



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION  
WEDNESDAY, SEPTEMBER 16, 2009  
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Chair Hayden at 7:30 p.m. On roll call, members Esposito, Goss, Greenman, Jouron, Skluzacek, and Hayden were present. Members Batastini and McDonough were absent.

Latika Bhide and Elizabeth Maxwell, both Planners, were present from Staff.

Mr. Hayden asked the people in attendance to rise to say the Pledge of Allegiance. He led those in attendance in the Pledge.

Mr. Hayden stated that this meeting is being televised now as well as being recorded for future playback on the City's cable station.

**APPROVE MINUTES OF THE SEPTEMBER 2, 2009 PLANNING AND ZONING COMMISSION MEETING**

Mr. Skluzacek moved to approve the minutes from the September 2, 2009 Planning and Zoning Commission meeting as presented. Mr. Jouron seconded the motion. On roll call, all members voted aye. Motion passed.

**APPROVE MINUTES OF THE SEPTEMBER 3, 2009 PLANNING AND ZONING COMMISSION SPECIAL MEETING**

Mr. Greenman moved to approve the minutes from the September 3, 2009 Planning and Zoning Commission special meeting as presented. Mr. Goss seconded the motion. On roll call, members Goss, Greenman, Skluzacek, and Hayden voted aye. Members Esposito and Jouron abstained. Motion passed.

**2009-49 TERRA COTTA CORNERS – 650 E. Terra Cotta Ave. – PUBLIC HEARING**

Final PUD Amendment for a monument sign.

Mr. Hayden stated that the fees have been paid, and the sign has been posted. He said the surrounding property owners have been notified and the Certificate of Publication is in the file. Mr. Hayden waived the reading of the legal notice without objection.

Penny Hughes with Hughes Signs and Lane Moyer, President of Terra Cotta Corners, were present to represent the petition. Mr. Moyer said they purchased the property in 2007 and there have been some tough years. The building is “L” shaped with the majority of units along Terra Cotta Road. Those units can't be seen when traveling eastbound on Route 176. He said they were asked about a year ago by the tenants along that portion of the building to add a monument sign so people driving by know they are there. Mr. Moyer said they currently have one tenant on that side of the building. They are requesting an amendment to the PUD to allow the monument sign. He said the sign is consistent with the brick and trim on the building.

Ms. Hughes said the sign meets the requirements of the Sign Ordinance regarding size, square footage, and setbacks. The sign will be a directory sign to identify the businesses in the center.

Mr. Hayden asked if the petitioner had any concerns with the conditions listed in the staff report on page 3. Mr. Moyer said no.

There was no one in the public who wished to speak on this petition. The public hearing was closed at this time.

Mr. Goss said he now understands why there are 12 panels on the sign.

Mr. Jouron said he likes the sign and agrees that they do need something there to identify the tenants.

Mr. Greenman asked about the comment on page 2 regarding the future expansion of the roadway and moving the sign. Ms. Bhide said there are currently no plans to expand Route 176 in this area but if there were to be any expansion the sign would have to be moved because it would be within the sight line triangle. Mr. Greenman supports the request.

Mr. Skluzacek said he likes the sign.

Mr. Hayden asked about the original agreement that was reached regarding the signage. Ms. Bhide stated that originally the owner of the property agreed to give up the monument sign in order to have different color wall signs for the units. She said the petitioners are the new owners of the building.

Mr. Greenman moved to approve the Final Planned Unit Development Amendment to allow a monument sign for Terra Cotta Corners at 650 E. Terra Cotta Avenue with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application, received 8-28-09
  - B. Plat of Survey, VSEI, dated 12-21-06
  - C. Sign Details, received 8-28-09
2. All applicable conditions of the Final PUD approval for the Terra Cotta Corners (Ordinance # 5759) shall apply, excluding the requirement that the monument sign at this location be eliminated.
3. At sign-permit, the petitioner shall confirm that the sign location complies with the clear sightline triangle requirements of Article 4 of the Unified Development Ordinance (UDO) for a major arterial road (Route 176) and a minor arterial road (Terra Cotta Road).
4. The petitioner understands and agrees that should the roadway easements along IL Route 176 and Terra Cotta Road ever be utilized, the sign as proposed will be located within the future sightline triangle and must be removed/relocated at the petitioner's expense.

5. Allow a minimum of 3-feet in each direction for fire hydrants if located in the area of construction.
6. The materials and colors of the proposed sign must match the materials and colors of the existing building. Provide material and color samples of all materials to be used for the sign.
7. Any landscaping that will be removed to install the sign must be replaced on-site.
8. The petitioner shall address all of the review comments and requirements of the Engineering & Building, Fire Rescue, Police, Public Works, and Planning & Economic Development Departments.

Mr. Jouron seconded the motion. On roll call, all members voted aye. Motion passed.

**2009-50 CITY OF CRYSTAL LAKE – 25 Brink Street** – PUBLIC HEARING

Variations for a parking lot

Mr. Hayden said the surrounding property owners have been notified and the Certificate of Publication is in the file. He waived the reading of the legal notice without objection.

Ms. Maxwell gave a Power Point presentation regarding downtown parking. She said there is still a deficit of parking and showed the possible future parking garage. That would house between 318-416 parking spaces depending on the height of the building as well as stores on the street level. This building will cost approximately \$15 million to construct and could be funded through SSA, parking meters, TIF, grants and/or a developer partner. Ms. Maxwell said that is the long term option and in the short term, the City is checking into expanding the surface parking of which there are several options. One is the swapping of parking with the “Z” lot which is for employees of the downtown area. She also stated that the downtown area is very important to the City.

Ms. Maxwell said the hardship for the variations is they want to add to the employee parking and it needs to fit into the existing area.

There was no one in the public who wished to speak on this petition. The public hearing was closed at this time.

Mr. Goss said the variation is justified since the City has approved parking variations for business in this area in the past. He asked if it would be possible to connect to the Home State Bank parking lot but that is for employee parking. Mr. Goss said he supports this request.

Mr. Esposito said there is more parking needed on the south side of the railroad tracks and the parking on the north side isn't used much because the direction the trains run. He feels this parking will be used.

Mr. Jouron said he likes the idea.

Mr. Greenman said he appreciates what the City is trying to accomplish and for the short term this is the

right thing. He understands why the City is requesting a variation from the landscaping. He said they need to be very clear as to why we would allow this variation and not grant a similar request to a developer. Mr. Greenman said the variation does make sense in this area and the property is land locked.

Mr. Skluzacek said he agrees with Mr. Greenman. People do ask for the same variation but this is the downtown area. He asked if the City will use the brick pavers or if it will be pavement. Ms. Maxwell said the pavers were too expensive and it will be paved. There will be a bio swale along Brink Street.

Mr. Goss asked if there is any way to continue the streetscape improvements such as benches from the downtown to tie this parking area into the area.

Mr. Hayden asked if bike racks could be added. He said that would be helpful.

Mr. Esposito moved to approve the Variations from: A. The required 20-foot-setback along a roadway to allow a setback of 9 feet along Grant Street and 2 feet along Brink Street; B. The requirement to provide landscape parking islands every 10 parking spaces in a row to allow 0 interior parking lot islands; and C. The requirement to provide a continuous visual screen a minimum of 10 feet wide along Brink and Grant Streets and a minimum of 5 feet wide along interior property lines for the City of Crystal Lake at the Southeast corner of Brink and Grant Streets with the following conditions:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
  - A. Application (City of Crystal Lake, received 08/28/09).
  - B. Site Plan (City staff, undated, received 08/28/09).
  - C. ~~Landscape Plan (City staff, dated 9/10/09)~~

2. The project shall incorporate all the City's requirements.

**3. The City should consider extending the downtown streetscape improvements to this area which may include a bench and bike rack.**

Mr. Goss seconded the motion. On roll call, all members voted aye. Motion passed.

**2009-51 GOODWILL – Lutter Center** – PUBLIC MEETING  
Conceptual Plan Review

Joe Gottemoller, attorney, Samuel Schmitz, President of Goodwill Northern Illinois, Craig Grugel, Director of Retail Operations, Garry Bower, Chief Financial Officer, David Howitz and Kevin Sadowski both with Legend Realty services and Tim Opfer and Jim Stuckman, owners of the property, were present to represent the petition. Mr. Schmitz showed a Power Point presentation about Goodwill. He reviewed the number of employees for this location, amount of tax dollars generated and estimates that they divert 520,000 pounds from waste treatment centers. Goodwill also has an agreement with Dell to collect computer equipment, including monitors, at no charge. As a part of the agreement with Dell, the equipment will not go overseas or be put in landfills.

Mr. Schmitz said they provide a Community Room to be used free of charge for community based organizations.

Mr. Schmitz said they are constantly asked where the money goes. Some of the money goes to providing employment services to people with barriers, who find it hard to find work. Their mission is to help people experience the “dignity of work.” Mr. Schmitz said the building will match color and texture to complement existing structures. He showed a map of Batavia, Illinois and stated that their Goodwill store is in with the big guys – Sam’s, Target, etc. The building in Carpentersville is similar to what they would be proposing for this location. Mr. Schmitz said they feel their competition is TJ Maxx and Marshalls.

Mr. Grugel explained how Goodwill operates. They don’t store donated goods outdoors and do not have drop boxes. They do not use them on or off site and believe they are a scourge. Mr. Grugel said they use a covered drop-off area and it takes an average of 2 ½ minutes to complete a drop-off transaction. There are some people who do leave things outside after hours but they have security cameras and a security company that monitors their sites after hours. They do contact people who have left things outside after hours asking them not to do that.

Mr. Grugel said they have gone with dumpster compactors to discourage “dumpster diving” and what they can’t use is trucked to another location and it is sold to brokers to be used for other things.

Mr. Gottemoller showed the site plan. He said this is a good site for them. Goodwill is not competing with Walmart but yet it is truly a retail space. There will be only 2 truck docks. The third space is the compactor. Mr. Gottemoller said Lutter Drive is already designed for truck traffic and the trucks will be adjacent to the large detention area. The public drop off will be on the other side of the building nearer to Walmart so the trucks and cars are separated. He said they would be requesting variations – one of which would be the setback from the rear lot line - that backs up to the 6 acre detention/open space. Mr. Gottemoller said they will be landscaping the project and will meet the City standards.

Mr. Gottemoller showed the floor plan for the store. He said this is a retail use and the original PUD allowed a drive-through on this site. He showed photos of existing buildings that would be similar to the one proposed.

Bud Nystrom, 306 Rebecca, said it is refreshing to have a petitioner come before the City and conform to the City’s requirements. It is very refreshing.

There was no one else present who wished to speak on this petition.

Mr. Jouron asked how long the store in Carpentersville has been open. Mr. Grugel said they opened October 31 last year. Mr. Jouron said he visited that site recently and was very impressed with the operation. He said he likes the sign and the plan.

Mr. Esposito said this is a very classy operation. He has never seen anything outside of any store he has

seen. This building and use fits in the area. Mr. Esposito asked why they are going to build a new building versus going into an existing building. Mr. Grugel said he does understand what the vacancy rate is, but most spaces don't have the ability to have a drive-through. Also there are centers that prohibit resale uses. Mr. Schmitz said they want to do this right and have a first class operation.

Mr. Goss asked if there will be a cover over the truck loading dock. Mr. Grugel said the trucks will be there for a very short period of time. Mr. Goss suggested that if they were to request placing the building up to the property line in the rear against the detention area he would ask that there be landscaping there to hide the mass of the building. Mr. Gottemoller said the detention area is owned by Walmart and he doesn't believe they have had discussions regarding landscaping there.

Mr. Goss said he would prefer to eliminate the 6 parking spaces on the west side at the point and the diagonal spaces on the south side of the building.

Mr. Greenman said this is a great land use and agrees with the request. He said he has used the Community Room at the Carpentersville store and was jealous that we did not have something similar in Crystal Lake. The traffic in the area will be great and a landscape plan will be needed. He agrees that this will put the petitioners' best foot forward as opposed to using an existing space which would limit them. Mr. Greenman said he is not certain he likes the 1-way traffic on the south side of the building. He feels traffic will still enter the site from the east. Mr. Grugel said if they do come in the wrong direction they will be serviced quickly and moved out. Mr. Greenman said he agrees with the concept but feels there may still be a problem.

Mr. Skluzacek said he likes the looks of the building and it is in a good spot. He asked if they really needed all of that parking. Mr. Grugel said they usually have more parking for a building of this size. Mr. Skluzacek said it is almost double what is required by the City's ordinance.

Mr. Hayden said he also is concerned with the southeast entrance being one way. He asked how the petitioners were going to prevent people from pulling in there. He asked that it be looked into prior to the submittal. Mr. Hayden said he is pleased with the design of Walmart and Pauly Toyota but doesn't feel that this store needs to mimic either of them. He would like this building to compliment them but not mimic them. He likes the drive-through canopy but would like the petitioner to work on the direction of the traffic. The access point at the southeast corner concerns him but he does like the separation of the truck and vehicle traffic. Mr. Hayden said this is a well thought out plan and looks forward to seeing them in the future.

Mr. Gottemoller thanked the Commissioners for their time and feedback. Mr. Schmitz also thanked the Commission and said they would be back soon.

### **REPORT FROM PLANNING**

- 2009-32 Crystal Lake Park District – 680 W. Terra Cotta Ave. – PUD Amend, Special Use Permit, Var
- H2009-42 Bauer House – 86 Dole Ave. – Landmark Designation
- 2009-47 Pyott Place II - 970 Pyott Road – Comp Plan Amend, Rezone, Final Plat, SUP, Variation

- 2009-46 Spirit Halloween – 4423 Northwest Hwy. – Variation (temp store)
- 2009-44 Panda Express (Bohn Farm) – 5260 Northwest Hwy. – Final PUD Amendment
- 2009-45 EDC Business Incentives – application approvals (Rock's Bar & Grill)

Ms. Maxwell reviewed the items that will be discussed at the next PZC meeting.

**COMMENTS FROM THE COMMISSION**

Mr. Hayden said he is concerned with the change in dynamics of the business on Route 14 going from a family restaurant to a bar. He said that is not what the neighbors had agreed to. Ms. Maxwell said the new use, Rock's Bar and Grill, is not strictly a bar, which would require a Special Use Permit, but is also a restaurant use which is allowed in that zoning district. If there are any problems with noise or the liquor license, the Police Department will take care of it.

The meeting was adjourned at 8:50 p.m.