



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, NOVEMBER 4, 2009
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

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

Michelle Rentzsch, Director of Planning and Economic Development, and Elizabeth Maxwell, Planner, were present from Staff.

Mr. Greenman 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 OCTOBER 27, 2009 SPECIAL PLANNING AND ZONING COMMISSION MEETING

Mr. Goss asked that there be a correction made to page 3 paragraph 3 to add the word "not" as follows: "He said this will not be an elevated station like Pingree Road."

Mr. Goss moved to approve the minutes from the October 27, 2009 Special Planning and Zoning Commission meeting as amended. Mr. Esposito seconded the motion. On roll call, members Goss, Jouron, McDonough, and Greenman voted aye. Members Batastini and Esposito abstained. Motion passed.

2009-48 SAM'S CLUB – 5670 Northwest Highway – PUBLIC HEARING

This petitioner was continued from the October 7, 2009 PZC meeting
Final PUD Amendment for parking lot, façade and signage changes.

Mr. Greenman stated this petitioned was continued from a previous meeting and the petitioners are still sworn in.

Doug Anderson and Amy Gilliam were present to represent the petition. Mr. Anderson said they previously requested a continuation in order to address the comments raised by the Commissioners at a previous meeting. He said they hired a traffic consultant in Niagara, New York to review the existing canopy/pick up area at the Sam's Club there. A video camera was set up to record the events on a typically business Saturday afternoon to determine how this drive up works. In the 3 hour period there was only one time that there were three cars in the loading area. Mr. Anderson said generally this loading area is not used by everyday shoppers but by people purchasing large items such as a mattress or large quantities of merchandise. They feel this design will work at the Crystal Lake location.

The video was shown to the members.

Mr. Anderson said there was previously a concern about vehicles being trapped in the loading lane. As

shown in the video there is enough room for a vehicle to get between the columns. They are not encouraging this but it can be done. Mr. Anderson said there is also a clear sight distance at the loading lane.

Mr. Greenman asked if the petitioners had received the updated memo showing 8 recommended conditions with one being removed. Mr. Anderson said they had received the memo and don't have any issues with the conditions. Ms. Gilliam said one of the conditions was to bring a sample color board for the project. She handed it to the Commissioners to review.

Mr. Greenman said he would reopen the previously closed public comment portion of the meeting. There was no one in the public who wished to speak on this petition. The public hearing was closed at this time.

Mr. Goss thanked the petitioners for hearing their concerns about the loading area. He asked if the lights in the canopy would be heat lamps for the winter. Mr. Anderson said no.

Mr. McDonough asked if there were any problems with people hitting the concrete pole bases. Mr. Anderson said the bases are more than enough to support the posts as well as protect them. He is not aware of any instances of a problem with them being hit. Mr. McDonough said he supports this request.

Mr. Greenman asked if Staff had any concerns with the potential safety hazard between the columns. Ms. Maxwell said Staff prefers people follow the signs, etc. that will mark the area but people will do what they want to do. She is not sure what else can be done other than putting in a curb which should be hazardous in the winter when snow piles up on it. They are also concerned if there is another lane added as a bypass that it would also be used as a loading area and not just for bypassing. Mr. Greenman said the petitioner may want arrows added. Mr. Anderson said they are already planned as well as signage on each column. The traffic pattern is defined. Mr. Greenman said one accident is one too many. He asked if the Sam's Club shown in the video was built with the loading lane or was that added on later. Mr. Anderson said it was added on later. Mr. Greenman asked if there were any injuries associated with the loading lane. Mr. Anderson said he was not aware of any. He added that some communities have put in a curb but this design allows people to get out. Mr. McDonough said if Engineering doesn't have a problem with it, he is going to let it go.

Mr. Goss said the conditions should be updated to reflect the dates of the revised plans.

Mr. Esposito moved to approve the Final PUD Amendment for changes to the exterior elevations, the parking lot, and the signage for Sam's Club at 5670 Northwest Hwy with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Sam's Club, received 8/14/09)
 - B. Site Development Plans (APD Engineering, dated 6/25/09, ~~revised 7/22/09, received 8/14/09~~ **revised 10-23-09, received 10-26-09**)

C. Exterior elevations and signage (Ronald D Rees Architect, dated 7/22/09, **revised 10-23-09,** received **10-26-09** 8/14/09)

2. All conditions from the original PUD Ordinance #3394 and subsequent amendments Ordinances #5431, #5551, and #5670 shall remain valid, as applicable.
3. ~~The parking lot shall be revised to add landscape islands at the ends of the three parking aisles, to ensure a safe delineation between the parking area and the drive aisle.~~ (Removed by Staff. The revised site plan illustrates the end landscape islands).
4. Due to the future changes on Route 14 to accommodate access into the Vulcan Lakes property, this petitioner shall work with staff to locate a future cross-access for the property to the east.
5. A material sample board illustrating the final color of the E.I.F.S System and the awnings shall be submitted for review by staff and presentation to the Planning & Zoning Commission and the City Council.
6. Restore or replace the missing, dead or dying plants on site.
7. Install a bike rack at the east end of the building on the side walk area.
8. The petitioner shall address all of the review comments of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

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

2009-55 HOBBY LOBBY – 6250 A Northwest Hwy. – PUBLIC HEARING

Final PUD Amendment to allow removal of landscaping and additional wall signage.

Mr. Greenman 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. Greenman waived the reading of the legal notice without objection.

Brandon Rotajczik, arborist, and Lorri Hendzel with Jones Signs, were present to represent the petition. Mr. Rotajczik said there are 8 trees that are completely blocking the Hobby Lobby sign. They want to remove the trees and replace them with species that are better suited for the area that are shorter. The trees would be of varieties that were in the approved landscape plan for this shopping center. He said the revenue of the store has been down and they want more exposure.

Mr. Greenman asked if there were any concerns with the recommended conditions in the staff report. Mr. Rotajczik said they believe they can be addressed.

Ms. Hendzel said they are not asking to modify that pylon sign. It has been damaged by the trees and

weather so they are only going to reface the sign. She said their main objective is to see the sign and with the speed and amount of traffic on Route 14 the best thing is to remove the trees. Ms. Hendzel said the remaining signs in the request are for the building. Currently the sign on the building only says "Hobby Lobby". She said the store was recently expanded but the sales have not increased. Hobby Lobby wants to add product signs – seasonal, crafts, floral, and home accents. Because of the economy more people are doing crafts and they want to reach out to them. Ms. Hendzel said across the country the stores have had an 8% increase in sales but not this store.

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

Ms. Maxwell said the two requests are outlined in the report.

Mr. Batastini said his wife shops at Hobby Lobby and he struggles with this request. There is not a lot of green space on Route 14. He likes the trees and agrees that the sign is difficult to see. Mr. Batastini prefers a monument sign which would be lower than the trees. Ms. Hendzel said that is very expensive. Mr. Batastini said it is challenging to see the building from Route 14 unless you look at just the right moment. Ms. Hendzel said they like the product line signs and expect those to increase sales so people know what they have in the store. She said the current signs were approved in 1986 and many stores do have product signs. Mr. Batastini understands they want signs but is concerned with someone in the future will come before them to remove trees because they are blocking the building or sign. He would prefer a monument sign be installed. Ms. Hendzel said they are not able to trim the trees properly. Mr. Rotajczik said the trees are Austrian Pines which are not native to this area. The trees show signs of a disease that kills that type of tree. He said the trees are probably the biggest they will get. Mr. Batastini said he has three such trees in his backyard which are in much worse shape than these. Ms. Hendzel said Hobby Lobby will donate the wood from the trees and will replace the trees with ones that are better suited for this area. Mr. Batastini suggested a monument sign. Ms. Hendzel said the problem is Hobby Lobby doesn't own the property the pylon sign is on.

Mr. McDonough agrees with Mr. Batastini. He said you can't really see the current Hobby Lobby sign from Route 14. He asked if the standard for a sign is 1 inch of sign per 20 feet of distance to the street. Ms. Hendzel said with the speed and amount of traffic on Route 14 the sign is hard to see. Mr. McDonough agrees that a sign is needed on Route 14 that is not hidden by trees but he would also prefer a monument sign. That could also include the product lines instead of craning your neck to see the small product signs on the wall of the building. He said they already have more square footage of signage than what is allowed. Ms. Hendzel said the total square footage listed in the report is incorrect. She listed the square footage by sign. Mr. McDonough added up the square footage and stated the amount listed in the report is correct. He would prefer a monument sign like KFC. Ms. Hendzel said she is not sure Hobby Lobby would invest \$20,000+ for a new monument sign. She said when they met with staff she was told they felt the additional square footage was justifiable. Ms. Hendzel stated it is ridiculous to hold them to the 1986 sign standards. Mr. McDonough said the new ordinance allows more signage. He feels they are throwing good money towards a bad design with the addition of the product line wall signs. It's hard to see the Hobby Lobby sign from Route 14 now and it is much larger than the product line wall signs that are proposed.

Mr. Goss said he agrees with the larger Hobby Lobby wall sign but the product line signs won't be able to be read at that distance. He also would prefer a monument sign with changeable copy. Ms. Maxwell said the monument sign would need to be 10 feet back from the property line and a maximum of 80 square feet.

Mr. Rotajczik said there are no trees around the KFC monument sign and if Hobby Lobby would go with a new monument sign the trees would still need to be removed. Ms. Maxwell said the current sign is in an easement and the property is owned by KFC. Mr. Goss suggested a matching sign at the corner of Teckler and Route 14. He likes this development because of the landscaping. Mr. Goss feels it is money down the drain with the product line signs. Ms. Hendzel passed around photos of the building.

Mr. Batastini said people traveling on Route 14 are not looking up to see signs. They are looking at eye level. He doesn't believe people will travel hundreds of miles just to come to Hobby Lobby in Crystal Lake. Most people are local and will benefit from a monument sign with changeable copy.

Mr. Jouron said the trees can be replaced but he would prefer a monument sign. The City has slowly improved the area with monument signs like Sam's Club. He said the lower signs are easier to see and with the traffic and speeds along Route 14 people just aren't looking up for signs. Mr. Jouron also would prefer the monument sign to be at the corner of Teckler and Route 14. Ms. Hendzel said Hobby Lobby doesn't own frontage on Route 14. She asked how they can put a sign on Route 14 if they can't get the property from another business. Mr. Batastini said staff would be able to help contact the property owners. Ms. Hendzel asked if there is a separation minimum for signs. Ms. Maxwell said no.

Ms. Hendzel said a monument sign is not part of the request and she is not sure what Hobby Lobby's feelings would be.

Mr. Jouron said this store was originally a Venture and they couldn't have stripes on the building. He recommended they talk with Hobby Lobby. This is a tough site but doesn't believe a larger sign on the building will help since the building is hard to see now.

Mr. Esposito agrees with the comments that have been made. He would agree with a temporary sign for Hobby Lobby to give them exposure.

Mr. Rotajczik said he has been working on this since 2007. Ms. Hendzel said they have invested a lot of time in this. The other stores have increased their sales when they increase the size of the sign. They wanted to focus on a larger building sign and the additional product line signs. She said Hobby Lobby feels that signage is what is going to do it for them.

Mr. Greenman said they want Hobby Lobby to be successful here and understands they are not coming before them for a monument sign. He asked what the petitioner would like to do. They could move forward, take a vote and move on to Council or they can continue to give them opportunity to talk with Hobby Lobby about their feelings on a monument sign as well as Staff to talk with some of the property owners about easements. Ms. Hendzel asked to be continued to another meeting.

Mr. Rotajczik asked if the old sign would need to be removed. Ms. Maxwell said yes if a new monument sign is approved. Mr. Rotajczik said another business is on that sign as well. Mr. McDonough said they should contact them and it will help reduce the cost of the monument sign.

Mr. Goss said it is a good idea to have a temporary sign, such as a banner, for the holiday shopping season.

Mr. Batastini moved to continue 2009-55 Hobby Lobby to the December 2, 2009 PZC meeting. Mr. McDonough seconded the motion. On roll call, all members voted aye. Motion passed.

2009-57 LIBERTY PLAZA - CD ONE PRICE CLEANERS – 5765 Northwest Hwy. – PUBLIC HEARING

Final PUD Amendment for signage changes.

Mr. Greenman 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. Greenman waived the reading of the legal notice without objection.

Terry Doyle was present to represent the petition. Mr. Doyle said CD One Price Cleaners is hoping to open a store on Route 14. They are asking for bonus signage so they can use the standard sign from the company. Also, the original approval requires the monument sign panels to have beige backgrounds which they are ok with.

Mr. Greenman asked if there were any comments on the conditions recommended in the staff report. Mr. Doyle said they didn't have any concerns.

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

Mr. Batastini said he is ok with the bonus sign area and he likes the beige background for the monument sign panels. He asked what CD stands for. Mr. Doyle said it stands for Cleaners Depot which was the original name of the company.

Mr. McDonough agreed with the comments made regarding the signs. Mr. Goss also agreed. He asked how 2 monument signs got past the Commission when it came through. Ms. Rentzsch said there are three lots and each one is allowed a sign. Only Buffalo Wild Wings did not want a separate sign.

Mr. Esposito, Mr. Jouron, and Mr. Greenman all agreed about the comments made about both the bonus signage and the monument sign.

Mr. Batastini moved to approve the Final PUD Amendment to allow bonus sign area and changes to the monument sign for Liberty Plaza at 5765 Northwest Hwy. with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (Bright Light Sign, received 05/19/09).
 - B. Sign Elevation exhibit (sign panels with beige background) (CD One Price Cleaners) - (Doyle, dated 3/24/09)
 - C. Sign Elevation exhibit (Buffalo Wild Wings) – (Federal Heath, dated 2/24/09)
2. Due to the length of the business name, the CD One Price Cleaners business is permitted 54.05 square feet of wall signage. All other provisions shall meet the requirements of the Sign Code.
3. The freestanding sign panels are permitted to be beige or black in their background color.

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

2009-58 CRYSTAL LAKE OFFICE PARK – 741 McHenry Avenue – PUBLIC HEARING

Comprehensive Land Use Plan Amendment, Rezone from Office to Commerce, Final PUD Amendment to allow wall signs.

Mr. Greenman 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. Greenman waived the reading of the legal notice without objection.

Rick Dunn, owner, was present to represent the petition. Mr. Dunn said he has been contacted by a convenience store to open in this location and that is why he is requesting a zoning change. Also the additional signage allowed in that district will be beneficial to the current tenants.

Mr. Greenman asked if there were any concerns with the recommended conditions in the staff report. Mr. Dunn 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 and other members were on the review boards when the original request was approved. He said one of the main reasons this property was allowed to be office uses was because the property on the corner of Berkshire and McHenry was zoned office at that time. Changing the zoning would allow additional lighting of the property which is a concern of his. He can't support the rezoning request. Mr. Goss said he is also concerned with allowing illuminated signs across from residential.

Mr. McDonough said the uses in the proposed zoning district are more intense. He wants the current zoning to remain. Mr. Dunn said he lives across from Bickford Cottage and their lights are very bright. Mr. McDonough said they are not discussing Bickford Cottage but are discussing the types of uses that would be allowed in the proposed district. Mr. Dunn said he understands what the zoning allows and he doesn't want everything. He only wants a coffee shop and convenience store.

Mr. Batastini said if the zoning changes, he believes the retail uses will increase and the offices will decrease. He is concerned for the neighbors. This is not a positive thing.

Mr. Jouron asked if the petitioner was the original owner. Mr. Dunn said yes. Mr. Jouron said they didn't want retail in this center and can't support the request. It would change the entire area.

Mr. Esposito agreed. He asked about possibly having small wall signs. Mr. McDonough asked if the tenants didn't have small signs already. Ms. Maxwell said the original PUD did not show or request wall signs.

Mr. Greenman said he was also on the Commission when this property originally came through and the rezoning would create a big risk. He is open to allowing signs for the individual businesses but not to rezone the property. If the property were to be rezoned he would fear that the businesses would change as well as the traffic pattern.

Mr. Batastini agreed with the signs but not illuminated. Mr. Goss said a Special Use Permit would be needed for lighting the signs because this property is next to residential. He would not be able to approve lighting.

Mr. Dunn said no one cares about the lights from Bickford Cottage and that it disturbs him. Mr. Goss agreed that the lights are very bright but it's not from the signage.

Mr. Batastini moved to deny the Comprehensive Land Use Plan Amendment from Office to Commerce; Rezoning from "O-PUD" Office to "B-2 PUD" General Commercial for Crystal Lake Office Park at 741 McHenry Avenue. Mr. Goss seconded the motion. On roll call, all members voted aye. Motion to deny passed.

Mr. Batastini moved to approve the Final PUD Amendment to allow wall signs for Crystal Lake Office Park at 741 McHenry Avenue with the following conditions

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (Dunn, received 10/12/09).
 - B. As built Survey (Evan Evans, dated 8/22/01, received 10/12/09)
 - C. Elevation and Sign exhibit (Dunn, received 10/12/09)
2. If wall signage is approved, a Tenant Sign Criteria shall be submitted to staff for review and approval and all signs shall be consistent in style, ~~lighting~~ and color.
3. All conditions from Ordinance #5067 shall remain in effect, as applicable.
4. The petitioner shall address any review comments of the Engineering and Building, Fire Rescue, Public Works and Planning and Economic Development Department

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

REPORT FROM PLANNING

- 2009-54 Fleck - 805 Wedgewood – Variation
- 2009-56 Reece – 996 Ridgewood Ln. – Variation
- 2009-60 Metra Ridgefield Station - Ridgefield Road – Conceptual Plan

Ms. Rentzsch discussed the draft agenda for the Workshop between the PZC and City Council to be held next Tuesday. She said if there are any additions or changes to be agenda to please let her know as soon as possible. This workshop will also help staff better prepare petitioners regarding the City’s “vision” on certain topics.

Mr. Greenman said he would like to discuss the UDO especially what are the Council members’ thoughts. Also we have recently had several petitions come before them that were after all of the work had been completed without a permit or any prior approval.

Mr. Jouron asked that they discuss the vision for the property around the new recreation area – Vulcan Lakes. He also would like to include watershed property.

Mr. McDonough feels that the shared vision should be discussed first and then go into the subtopics.

Mr. Jouron added discussing traffic. Mr. McDonough said most of the future projects will be in-fill. Mr. Goss said the problem is that roads are not under the City’s jurisdiction. We don’t control them or how property has access to them.

COMMENTS FROM THE COMMISSION

There were no comments from the Commissioners.

The meeting was adjourned at 9:30 p.m.