



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION  
WEDNESDAY, DECEMBER 2, 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 Batastini, Esposito, Goss, Jouron, McDonough, Skluzacek and Hayden were present. Mr. Greenman was absent.

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

Michelle Rentzsch, Director of Planning and Economic Development, Latika Bhide and Elizabeth Maxwell, both Planners, were present from Staff.

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 NOVEMBER 4, 2009 PLANNING AND ZONING COMMISSION MEETING**

Mr. Batastini moved to approve the minutes from the November 4, 2009 Planning and Zoning Commission meeting as presented. Mr. Goss seconded the motion. On roll call, members Batastini, Esposito, Goss, Jouron, and McDonough voted aye. Members Skluzacek and Hayden abstained. Motion passed.

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

This petition was continued from the November 4, 2009 PZC meeting.

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

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.

Larry Hostetter with Hobby Lobby was present to represent the petition. Mr. Hostetter said they want to have a successful Hobby Lobby. The building is 800 feet from the road and is hard to see. They are requesting to increase the square footage of the sign as well as add ancillary signs to let people know what they do. He said they have over 400 locations and most sales are up 2% over last year except this store which was recently enlarged. Mr. Hostetter said 90% of their customers come in on an impulse – not advertising. The ancillary signs will be 18 inches tall and the total Hobby Lobby signage will be increased to 435 square feet.

Mr. Hostetter said they have investigated a monument sign that was discussed at the previous meeting. He said this is the last option for them. They would prefer to keep the existing pylon sign and remove the trees blocking it from view of the passing cars. The pylon sign needs attention and the trees are blocking it. The landlord doesn't want to remove the sign and replace it with a monument sign but they will help if necessary. The monument sign has a smaller sign face and is the same distance from the

road as the KFC sign. Mr. Hostetter said if the monument sign was installed, trees would still have to be removed. The sign won't be seen even if the trees are trimmed.

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

Mr. Batastini asked what position Mr. Hostetter holds with the company. Mr. Hostetter said he is a buyer for the company. Mr. Batastini said Mr. Hostetter was not present at the previous meeting when there was a discussion as to moving the sign closer to Teckler. He said that entire side of the shopping center could benefit from that sign but it sounds like the petitioner doesn't want to do that. Mr. Hostetter said they don't have easement rights there. Mr. Batastini said the direction was to allow staff to contact the property owners to discuss a possible easement. Ms. Maxwell said no property owners were contacted since the petitioner informed staff they were not looking to move the sign to a different property. Mr. Hostetter said they contacted the property owner at Teckler Blvd. and was told they could move the sign there provided it allowed several panels for their tenants. Ms. Maxwell said a sign panel on a multi tenant sign would be smaller than what would be on the monument sign shown.

Mr. Batastini said they received misinformation about the trees previously. He said one of the benefits of this center is the mature landscaping and there isn't much of that along Route 14. Mr. Batastini continued to say the material shown in the monument sign presented looks like aluminum. Mr. Hostetter said it is. He also stated that the trees that are planted near the pylon sign are not the approved plantings shown on the landscape plan. Mr. Hostetter said one tree does not beautify an area.

Mr. Jouron feels the current sign is in a tough spot. A monument sign closer to Teckler would be more visible and give people an opportunity to turn into the center safely. Mr. Hostetter said KFC has the same monument sign and it is not fair if they had to reduce their signage to be on a multi-tenant sign. Mr. Jouron said people are looking down at signs now and not up for pylon signs as they had in the past.

Mr. Esposito said he also prefers a monument sign and he doesn't have a problem if it needs to be larger. He also doesn't have a problem with the ancillary signs but the proposed Hobby Lobby sign is larger than Home Depot. Mr. Esposito said he would like to leave the current Hobby Lobby sign alone and add the ancillary signs.

Mr. Skluzacek said he agrees with the other members. He also prefers the monument sign and is ok if it is larger. He doesn't have a problem with the requested building signs.

Mr. McDonough asked how tall is the Jewel-Osco wall sign. Ms. Maxwell said she wasn't sure but the sign is 273 square feet. Mr. McDonough said it seems that the increase for the Hobby Lobby sign is a lot and the Jewel building is set back just as far from Route 14. Mr. McDonough asked how far back the KFC sign is. Mr. Hostetter said it is 25 feet. He said they want their sign to be closer to the sidewalk and then the shrubs and trees would not need to be cut. Mr. McDonough said if the sign were set back like KFC the sign would be in the easement. Mr. Hostetter said it has taken them 2 years to get to this point and it took 6 months for the property owner to sign the application. Ms. Rentzsch handed out a

chart of various sign sizes in Crystal Lake. Mr. McDonough said the Jewel wall sign is 7 foot 3 inches and Target is 6 foot. Mr. Hostetter said their standard size sign is 6 feet. Mr. McDonough feels the ancillary signs are a waste to have them on the building so far back from the road. He would prefer the square footage be put into the monument sign. He also would like to have the Hobby Lobby monument sign in line with KFC and remove some trees if necessary.

Mr. Goss said he is ok with the 6 foot tall letters and believes the ancillary signs can't be read from the road. He would prefer the money be spent on the monument sign. He is also against removing any of the trees. Mr. Goss added he would prefer the sign to be closer to the corner at Teckler. That would allow people to react and enter the shopping center. He said it is unfortunate that there are two outbuildings in front of the store but Hobby Lobby knew that when they came in.

Mr. Hayden said he agrees with the comments that have been made. He asked if the petitioner still feels that the trees need to be removed. Mr. Hostetter said yes even if they put in a monument sign. Mr. Hayden said he believes that maybe a couple of trees would need to be removed but feels that trimming of the trees would work. He suggested that they work with Staff and our arborist to save as many trees as possible. Mr. Hayden said since they started talking about this petition at a previous meeting he has noticed there are many signs that are obstructed. They can't start chopping down trees just because the trees are in the way of the sign. Mr. Hostetter said the pylon sign is still functional but are being asked to put in a monument sign. Mr. Hayden said he can support the additional signage with the monument sign. Mr. Hostetter said they know the ancillary signs will be hard to see from the road but people will see them when they get closer to the building.

Mr. Jouron said the petitioner would get the biggest bang for their buck if they concentrated on the monument sign by the street. He said more people will see that. Mr. Hostetter said they are willing to put in a monument sign but they still will need to remove trees around it.

Mr. Hayden said they are only a recommending body and the City Council has final say.

Ms. Maxwell suggested modifications to conditions 3 and 4 since they don't know exactly where the sign will be placed. There are several things that need to be checked including the sight triangle, setbacks, and size. Mr. McDonough suggested that the petitioner work with staff on the location with minimal tree removal. He feels that staff can supervise this. Mr. Batastini feels they should see this again. Mr. McDonough asked if he wanted the petitioner to come back again. Mr. Batastini said this is information they should have had for this meeting. He asked if Mr. McDonough liked the monument sign. Mr. McDonough said not actually. He would prefer it be of different material but in this economic time he feels this monument sign is better than the pylon sign and he will take what they can get.

Mr. Batastini said the KFC building is blocked by trees and is certain that they will be coming back asking to have more trees removed. Ms. Maxwell reminded the Commissioners that KFC recently came through the process and was given striped awnings and a tower element because of the trees. She agreed that staff will work with the petitioner but there is a larger burden to find a new location for the sign and run the electrical to it.

Mr. Batastini said half of the center is empty and feels it is better to have a larger monument sign that would include all of the tenants. He said they had discussed at the previous meeting that staff and the petitioner were going to work on a possible new location.

Mr. Hostetter said they will abide by the requirements.

Mr. Jouron said this is one PUD and asked why they couldn't talk about another location for the sign. Ms. Maxwell said Mr. Hostetter had spoken with the neighboring property owner and they wanted panels for many other tenants which would reduce the size of the panel for Hobby Lobby.

Mr. McDonough moved to approve the Final PUD Amendment for changes to the wall signage for Hobby Lobby at 6250 Northwest Highway with the following conditions:

1. **Submit revised** ~~Approved~~ plans, reflecting staff and advisory board recommendations, as approved by the City Council:

A. Application (Jones Sign Company, received 10/01/09)

~~B. Tree Removal Exhibit (Joe Meyer Tree Service, undated, received 11/23/09)~~

C. Landscape Plan (Joe Meyer Tree Service, undated, received 11/23/09) **as modified and approved by Staff.**

D. Monument sign exhibit (Jones Sign Company, dated 11/12/09, received 11/23/09)

E. **Wall** Signage exhibit (Jones Sign Company, dated 08/07/08, received 10/01/09)

2. A landscape plan, which illustrates the location of all improvements on the site including sidewalk locations, sign locations, overhead utilities and easements, the location of the new trees and plant materials and the proposed planting condition of all the species shall be submitted to staff for review and approval.

3. The petitioner shall construct a monument sign ~~as illustrated, to be located in an area where there are no visual obstructions.~~

4. ~~If an alternative location cannot be obtained, as determined~~ **Locate a new monument sign as agreed to** by staff **and the petitioner**, so that the new monument sign has ~~no~~ **minimal** visual obstructions, the tree removal request shall be modified to reflect ~~the~~ **a minimal** removal and replacement of ~~the Hawthorn trees and~~ the trimming of the lower branches of the Pine trees and the removal of a portion of the hedge row **as agreed to by staff.**

5. Due to the depth of the business back from Route 14, the Hobby Lobby business is permitted 240 square feet of wall signage, with an additional bonus of 194.7 square feet **if recommended** by the Planning and Zoning Commission and approved by the City Council, for a total of 434.7 square feet of wall signage.

6. 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.

**7. Remove the pylon sign.**

Mr. Goss seconded the motion. On roll call, members Esposito, Goss, Jouron, McDonough, and Skluzacek voted aye. Members Batastini and Hayden voted no. Motion passed.

Mr. Batastini stated his no vote was because he preferred the sign to be closer to Teckler. He is also not pleased with the design of the monument sign. He would have preferred a masonry base. Mr. Hayden said he voted no because they could do better with the monument sign. He also doesn't want to set a precedent on tree removal.

Mr. Hayden said there was a request to have the last item go first and asked if the next petitioner if he would mind going last. Mr. Eilers said their presentation won't take long.

**2009-67 CRYSTAL LAKE PLAZA – 1-29 Crystal Lake Plaza** – PUBLIC HEARING  
Final PUD Amendment for façade and signage changes.

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.

David Kennedy, architect, Tom Eilers Jr., partner in the ownership of the property, and Scott Freres, land planner, and Nate Postma with Vertical Endeavors, were present to represent the petition. Mr. Kennedy said they want to enhance the center. It has been remodeled 3 times under its current ownership. The proposed changes include adding new streetscape elements, new roofs, and awnings. Mr. Kennedy showed a Power Point presentation of the existing and proposed elevations of the Plaza. He said they are going for a more traditional look to enhance areas of the Plaza. They are reducing the roof height but keeping and revising the tower elements. They are not planning to change the portion of the Plaza where Joseph's Market is nor will they change the outlots at this time. There is an archway planned for the "V" which will have signage on it that is yet to be determined. Mr. Kennedy said they would like to use 4 different colors of awnings to allow for some variation to the building. The building will also have varying roof heights. He also said they would like to allow 85% of the sign band area above the storefront for signage. This will allow for more flexibility for tenants. Mr. Kennedy added that they would prefer to not to use the coated fabric awnings since the available colors are limited.

Referencing condition #2D, Mr. McDonough asked what items would be seen if there were no alternatives permitted. Mr. Kennedy listed several items including the sign band above the awnings, decorative brackets, cultured stone base, etc. He said the overall massing will remain the same.

Mr. Postma handed out information on their company, which is indoor rock climbing. They are looking forward to coming to Crystal Lake. The construction will hopefully start in the spring with opening in the fall next year.

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 petitioner for what was done with the fence behind the building. He asked if the message board sign could be used for "Amber Alerts." Mr. Eilers said that is not a problem. Mr. Goss asked that the petitioner respect the ordinance in terms of square footage. Mr. Eilers said they want a sign on each side. Mr. Goss asked if the sign in the rear of the building would be internally illuminated. Mr. Postma said yes. Mr. Goss said that would require a Special Use Permit because it is adjacent to residentially zoned property. Mr. Goss said he likes the elimination of the raceway since it is hard to see oncoming traffic.

Mr. McDonough said this is a much fresher look. He thanked the petitioner for investing in Crystal Lake. He said everyone in town knows where the "V" is. Currently it is dangerous to exit the businesses. He suggested adding a small sidewalk area so people have a place to stand and look for traffic. Mr. McDonough asked about the outlots. Mr. Eilers said they don't own Fannie Mae or Auto Zone. Mr. McDonough asked about the former Baird & Warner building. Mr. Eilers said the upgrade on that building will be tenant driven. He said they are in discussions with a possible tenant at this time.

Mr. McDonough asked even if the sign is recessed that will make a difference in the elevation and the culture stone base is not important to him. He feels that they could use a different block. There are great fixtures on the building. Mr. McDonough said this is very nice but he is not sure about the percentage requesting for the signage for each tenant but he is certain that there won't be many cases. Ms. Bhide said that - not including a square footage requirement - only a percentage width requirement could mean that the tenant could have any square footage of signage and she was concerned about that. A sign variation can be requested. Mr. Eilers said they want the signs to have a consistent look than what we have now. Mr. McDonough said he doesn't want to allow unlimited square footage.

Mr. Skluzacek said he likes the improvements and the different colored awnings. He is concerned that the plans show the elimination of the existing trees. Mr. Kennedy said they did not show the trees so the elevations could be seen. He assured the Commission that the trees would not be eliminated and bushes would be added.

Mr. Jouron said the petitioner did a nice job. He asked if this plan conforms to the landscaping requirements for the parking lot. Ms. Bhide said a condition could be added about replacing dead or dying landscaping. Mr. Goss stated that this is the only center that replaces landscaping.

Mr. Batastini thanked the petitioner for what they are doing with the Plaza and he is looking forward to Vertical Endeavors opening.

Mr. Hayden said it is refreshing to have an owner interested in their property. He can't find anything that he doesn't like about the project. He also doesn't have a problem with the 85% or 50 square feet because he knows the petitioner will do what is best for the community.

Mr. Kennedy said they would like to request that the copy on the marquee be changed twice a week like

it is currently being done and not every two weeks. Mr. Hayden said they are only requesting what they currently have.

Ms. Bhide said the height variation request should be changed from 40-feet to 45-feet to reflect the change to the rear of the building. She also suggested that a cap on the allowable square footage for signage for the Vertical Endeavors may want to be included.

Mr. Postma said there will be an entrance in the "V" for their business with an additional small sign over that door. He said they are requesting a total of 3 signs. He added that they are in negotiations for a possible sign on the arch, so there would be 4 total signs.

Mr. McDonough moved to approve the Final PUD Amendment for: A. Architectural changes; B. A variation from the maximum allowable height requirement for the "B-2" district of 28 feet to allow 45 feet; and C. Tenant sign criteria changes to allow additional signage and allow an electronic message center on the existing pylon sign for Crystal Lake Plaza at 1-29 Crystal Lake Plaza with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:

- A. Application, received 11-12-09
- B. Letter to PZC, received 11-12-09
- C. Plan Set, pk architects, dated 11-12-09, received 11-12-09

2. Façade Changes

- A. Detailed plans must be provided to clarify exactly which portions of the covered walkway would be removed and replaced by canvas awnings.
- ~~B. Canvas awnings must be coated fabric to make them stronger/more resistant to weathering elements.~~
- C. Provide material and color samples (including awnings) of all exterior materials to be used to be used on the buildings for review and approval by the Planning and Zoning Commission and the City Council.
- D. Several of the elements proposed to be used on the façades, including the cultured stone base, cultured stone at the false balconies, decorative brackets, precast ornaments, etc. are denoted as alternates on the drawings. If none of these elements are included in the final project, the elevation will lose some of its appeal. At a minimum, the cultured stone base **or contrasting masonry**, recessed EIFS for signage frame, cultured stone **or contrasting masonry** at the false balconies, ~~and decorative bracket for awning support~~ must be incorporated in the final improvements.

3. Signage

- A. Individual tenants are allowed to have signage that fits within 85% of the sign band area above the store. However, the square footage of the signage is limited to the Ordinance allowed 50-square-foot per tenant.
- B. If an electronic message center is approved:
  - i. The EMC sign must be illuminated by amber incandescent lamps, LED or magnetic discs (not red as proposed).

ii. The illumination portion of the sign shall not cause excessive brightness. The levels shall be determined by the Building Commissioner.

iii. Messages ~~must stay stationary for a period of two weeks~~ **may be changed twice a week.**

iv. The sign must have an automatic phased proportional dimmer, which must be used to reduce nighttime brightness levels (compared to daytime brightness levels). The applicant shall provide written certification from the sign manufacturer that the light intensity has been factory preset not to exceed levels specified and the intensity level is protected from end-user manipulation by password-protected software or other method deemed appropriate by the Building Commissioner.

C. Additional details for the proposed signage on the decorative arch must be provided prior to the City Council meeting.

D. The elevated portion of the proposed tenant space for '*Vertical Endeavors*' shows a sign area. No additional signage other than that permitted through the PUD approvals is granted. If additional signage is requested at that location, details must be provided.

4. As a condition of the PUD, variations from the provision of the UDO are granted to allow:

A. Up to ~~40~~ **45**-feet building height for the approximately 10,000 square feet of the former Karate studio.

B. Up to 38 feet for the tower elements.

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

Mr. Hayden called for a 5 minute recess while the next petitioner sets up. The meeting resumed.

**2009-59 BRYN MAWR – N. Route 176; W. Bryn Mawr Lane** – PUBLIC HEARING

Comprehensive Land Use Plan Amendment, Rezoning and Conceptual PUD for 107 townhouses.

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.

Joe Gottemoller, attorney, and Ken Rawson, owner, were present to represent the petition. Mr. Gottemoller said they are taking the conceptual plan review off of the table. If the property is not rezoned the conceptual plan is not necessary. He said this property is northwest of Route 176 and Bryn Mawr Lane at the entrance to the subdivision. There is approximately 390 acres remaining to be developed in this subdivision. Mr. Gottemoller said the office use was to be used as a buffer between the single-family and Route 176. They feel townhouses in that area would be a better buffer than office today, especially since you can drive through town and find many vacant office spaces. Also the City



recently approved a townhouse development at Randall and Miller Roads which was originally to be developed as Commercial.

Mr. Gottemoller said there currently is no townhouse zoning in that area but there is land on the south side of Route 176 in Lakewood that is under contract to be developed with ball fields, etc. He said the petitioner has more property that he owns in the area and wouldn't do anything that would hurt his investment. It is always best to have a variety of housing available in the City. Mr. Gottemoller said there currently is no demand for any type of housing but they want to be ready when the market turns around.

Mr. Hayden said there are many people signed up on the sheets to speak. He asked that they not repeat what had been said previously. Mr. Hayden also asked that there be no outbursts of any kind. He said the Commission does have limits to what can be discussed and asked that comments be kept to the rezoning and Comprehensive Plan Amendment. The conceptual plan will not be discussed.

Lynn Brzezinski, 2454 Bryn Mawr Lane, read a prepared statement. They are strongly opposed to the rezoning of this property. They had entered into pre-construction agreement with Ryland and Bryn Mawr Corporation which represented the subdivision as a country estate community. Ms. Brzezinski said the subdivision has had several issues such as sewer and drainage. This request doesn't have the best interests of the homeowners in mind. She said there will be heavy traffic issues with the change in uses. There is a certain quality of life that they expect. Ms. Brzezinski handed out copies of a signed petition.

John Kendzora, 2456 Ajax, said he works in construction and reviewed several townhouse developments in various communities that have not had any construction action in several years. Some have only the models complete, some have only a sales trailer, while others are completely closed.

Larry Erbach, 419 Helen Street, said they moved to this area because of the quiet setting. He said the City of Crystal Lake has a reputation on holding developers accountable and he is counting on the City to stick to the originally approved plan.

Mike DuCharme, 2387 Achilles Ct., said he waited two years to be able to move into his home. He contacted the City several times about Phase 2 and 3 and was told there was not enough sewer capacity off site to start those phases. Mr. DuCharme said he spoke with the City Attorney who stated there was capacity in the sewer system. If they put in the sewer improvements it would hike up the cost of the townhouse units. Mr. DuCharme said he is not sure how the City can think about rezoning property without a plan associated with it. He doesn't want to be associated with a townhouse development which is why he purchased his home in this subdivision. If the City approved ½ acre lots for the single family it doesn't make sense to put small townhouse lots next to it. He said when he read the criteria listing in the staff report, this request doesn't meet any of them.

Ron Buske, 2425 Bryn Mawr, said his home is separated from his neighbors. When he purchased his lot he changed the lot he was going to purchase because of the nursery coming down. If he would have known there was a possibility that this property would not be developed as office he would have left the development. He asked the Commissioners how they would feel if the vacant lot next to their single

family home would be developed with an apartment building.

David Frederick, 5211 Mt. Thabor, said the first he heard of this was last week. There were a lot of restrictions in the original annexation agreement. Mr. Frederick said the sewer line took 2-3 years to construct and there was a septic company that came out every day to pump out the line and they went out of business.

Cynthia Harris, 2408 Bryn Mawr, said she wished there were trees on this property since there is a lot of concern with trees during earlier discussions. She said she is new to the neighborhood. Ms. Harris said she understands that the SSA won't be covered with this property. She had picked this area to live in because of the environment and had previously lived in an area which was rezoned for townhouses and the neighborhood was never the same.

Carolyn Grant, 2408 Bryn Mawr, said it was difficult to see the sign that was posted for this meeting and doesn't feel it met the requirements. Also there were only a handful of people who received notification. Ms. Grant stated she believes the property is up for sale. Mr. Hayden said they will only discuss the rezoning and Comprehensive Plan Amendment. He said the property could be for sale but this is not part of this discussion. Ms. Grant asked if the property could have low income apartments. Mr. Hayden said it is possible. Ms. Grant asked if a traffic study was done. Mr. Hayden said if the property is rezoned and there is a plan presented for this property then a traffic study could be conducted. The petitioner is not required to have one done at this time. Ms. Rentzsch said a traffic study would not likely be required only a traffic analysis if the development would not be expected to generate more traffic than office uses. Ms. Grant said she chose Crystal Lake for many reasons and she hopes she didn't make a big mistake. She said if the property is rezoned she would look seriously at selling her home.

Jerry Cielak, 2462 Ajax, said he appreciates the tough job the Commission has to do. He said this property is the farthest west one can go in the City and there are many conserved open areas. He said if the zoning changes on this property it would change the "landscape" of the area and he hopes that doesn't happen.

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

Mr. Batastini stated he is opposed to the proposed rezoning and Comprehensive Plan Amendment. This request will destroy the open country design. Also the City has a boundary agreement with Lakewood. Mr. Batastini continued by stating they need to keep the promises made to the homeowners and Lakewood. He said he reviewed the findings of fact and this request seems to meet only 1. Also the state funding for the expansion of Route 176 in that area is not going to happen for some time.

Mr. Jouron agreed. He said they need to look at the entire area before they change anything.

Mr. Skluzacek said he agreed with the comments that were made and can't support this request.

Mr. McDonough said there is one thing we have in McHenry County and that is when you go from city to city there is country in between. He agreed that it will take many years for office to come to that area because it is the farthest west in the City but he feels townhouses don't belong there.

Mr. Goss said he was on the Council when this was originally approved. He said he doesn't want to approve something before a determination is made on what the impact it will have on the agreement the City has with Lakewood. Mr. Goss added that he doesn't believe townhouses are appropriate for this area.

Mr. Hayden said that outside of the findings of fact there is one other thing that bothers him and that is the agreement with Lakewood. He said there is a requirement of the agreement that there be a 300 foot buffer and the land use is limited to single family or office. Mr. Hayden said we always tell people to do their homework before they purchase property and the homeowners did that before they purchased their homes.

Mr. Gottemoller said they had a discussion with Lakewood about this request and they asked that it go through the City's process to see what happens prior to going through the process to change the agreement.

Mr. Goss said he doesn't think this is what they want to see here.

Mr. Esposito said they fought hard to get the ½ acre lots here and doesn't want to go back to smaller lots and more density.

Mr. Batastini moved to deny the Comprehensive Land Use Plan Amendment and Rezoning for Bryn Mawr development. Mr. Esposito seconded the motion. On roll call, all members voted aye. Motion passed.

### **REPORT FROM PLANNING**

- 2009-48 Sam's Club - 5670 Northwest Hwy. – PUD Amendment
- 2009-57 Liberty Plaza – 5765 Northwest Hwy. – Final PUD Amendment (sign)
- 2007-108 City Square – 110 W. Woodstock St. – Preliminary PUD Extension

Ms. Rentzsch stated there are no items currently scheduled for the January 6, 2010 PZC meeting.

### **COMMENTS FROM THE COMMISSION**

Mr. Esposito wished everyone a very Happy Holiday season.

The meeting was adjourned at 10:30 p.m.