



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION  
WEDNESDAY, MAY 5, 2010  
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, and Hayden were present. Members Greenman and Skluzacek were absent.

Mr. Hayden asked those 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 APRIL 21, 2010 PLANNING AND ZONING COMMISSION MEETING**

Mr. McDonough moved to approve the minutes from the April 21, 2010 Planning and Zoning Commission meeting as presented. Mr. Esposito seconded the motion. On roll call, members Batastini, Esposito, Jouron, and McDonough voted aye. Members Goss and Hayden abstained. Motion passed.

**2010-19 SCHMIDT – 148 Lakewood Ave. - PUBLIC HEARING**

This petition was continued from the April 7, 2010 PZC meeting.  
Special Use Permit to allow an accessory structure over 600 square feet.

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.

Jeff Schmidt, owner, and Tim O'Neill, President of the North Beach Home Owners Association, were present to represent the petition. Mr. Schmidt said he is proposing a large garage and has spoken with the neighbors about the location. He said the revised location is better for drainage. Mr. O'Neill passed around photos of the property.

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 about the play set. Mr. Schmidt said that may need to be moved forward a bit. Mr. Batastini said he understands there are two platted lots but it is one zoning lot. He asked what the side

yard setback is in the “R-2” district. Ms. Maxwell said this is a detached accessory structure and it can be 5 feet off the property line. Mr. O’Neill added that there is an alley way behind the property which is owned by the Home Owners’ Association and they have no problem with this request.

Mr. McDonough said this garage will still need to go through the building permit process. He asked how tall is the garage. Mr. Schmidt said the peak is under 15 feet tall. Mr. McDonough asked about the driveway location. Ms. Maxwell said a comment was made by the Engineering Division about the location since a trench drain will be needed. Mr. McDonough said this is in the Watershed and asked if this request meets the requirements. Ms. Maxwell said yes.

Mr. Hayden asked what the garage will be used for. Mr. Schmidt said he has a camper and 3 older cars that he will store in the garage.

Mr. Batastini asked if the petitioner reviewed the conditions recommended by staff especially #3 regarding subdivision of the lot. Mr. Schmidt said he had reviewed the conditions and has no problem with any of them.

Mr. Batastini moved to approve the Special Use Permit to allow an accessory structure over 600 square feet for 148 Lakewood Avenue with the following conditions:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
  - A. Application (Schmidt, received 3/12/10)
  - B. Plat of Survey (Luco Construction, dated 7-07-08, received 4/22/10)
  - C. Site Plan (Schmidt, received 4/22/10)
  - D. Garage floor plan (W. Kost, dated 3/01/10, received 4/12/10)
2. A special use permit to allow an accessory structure over 600 square feet is hereby granted.
3. The lots shall not be subdivided and sold unless a plat of subdivision, variations and impervious coverage reductions have been reviewed by the Planning and Zoning Commission and approved by City Council.
4. The petitioner shall comply with all of the requirements of the Engineering and Building and Planning and Economic Development Departments.

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

**2010-10 SAM’S CLUB – 5670 Northwest Highway - PUBLIC HEARING**

This petition was continued from the April 7, 2010 PZC meeting.

Final PUD Amendment, Final Plat of Re-subdivision and variations to create a one-acre lot.

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.

Gretchen Westerkamp was present to represent the petition. Ms. Westerkamp handed out information to the Commissioners. The first page is a copy of the originally approved plan and page 2 shows an aerial photo of the existing cross access. She said neither Sam's nor the adjacent property owner want the additional access. Sam's Club feels that this access point will cause additional traffic where pedestrians will be crossing to get to the parking lot.

Ms. Maxwell stated that she had spoken with Inland Real Estate, the owners of the adjacent property, and they were not in favor of the additional cross access. She said the recommended condition was modified. Mr. Hayden asked if the two share the same concern. Ms. Maxwell said she didn't know if the traffic would increase or not. Mr. Batastini asked what Inland's reason was. Ms. Maxwell said there is already an access point. Mr. McDonough agrees that this access would make the crossing less safe.

Ms. Westerkamp said they agree with the other conditions listed in the revised staff report.

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 was on the Plan Commission when Sam's Club originally came through the process. He said the land that originally was to be land banked parking was turned into outlots. He added that Applebee's has an agreement to use some of the parking in that area. Mr. Goss said there are already too few parking spaces and Sam's always has special events in the parking lot which limits the parking even more.

Mr. McDonough said they don't know the use for this outlot and if this is approved they will have to ok whatever the new traffic pattern will be. He would prefer to have this request come through the process with a use that is known so they know exactly why they should approve the PUD Amendment, Special Use Permit and Variations. Mr. McDonough added that there are a lot of empty storefronts along Route 14 and doesn't see the need to add more.

Mr. Esposito agreed. He added that during the Holiday Season Sam's Club is crazy and it is hard to find a parking space. He also doesn't care for the cross access to be close to the building. Mr. Esposito said he prefers the access to be away from the building like it is currently.

Mr. Jouron said he was on the Zoning Board of Appeals when Sam's Club originally came through the process. He recalls the City wanting the cross access up towards buildings and not down towards Route 14 originally. Mr. Jouron said there is little traffic from Sports Authority who has about 6 cars in their lot at any one time.

Mr. Batastini said supports the cross access and doesn't believe there will be a safety issue there. He said there is already a problem with people walking out of the building and directly into the drive aisle. He also wants more control over the use of the outlot to be created.

Mr. Hayden agreed with the other Commissioners and said he would want to see the entire package. They have no idea what they are approving and as far as the cross access is concerned he is neither for nor against it since they don't know what this use would be. He said when Sam's Club has a use for the outlot then they should come back with the request.

Mr. Batastini moved to deny the Final PUD Amendment and a Final Plat of Re-subdivision for Sam's Club. Mr. Jouron seconded the motion. On roll call, all members voted aye. Motion to deny passed.

**2010-21 TOPPS – 3.25 acres near MCC – PUBLIC HEARING**

This petition was continued from the April 21, 2010 PZC meeting.

Rezoning upon annexation and Minor Subdivision to create one additional 1 acre lot.

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.

Anthony Topps and Heidi Gramme were present to represent the petition. Mr. Topps said they want to subdivide the property and annex it into the City. They want to build a home on 1 acre of the property.

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 if they had reviewed the recommended conditions listed in the staff report. Mr. Topps said they had and they don't have a problem with any of them.

Mr. Goss asked if a variation was needed to have a septic on the property. Ms. Bhide said the City Council needs to approve that variation for both septic and well because this property is within the Crystal Lake Watershed.

Mr. Batastini moved to approve the rezoning upon annexation to the "W" Watershed District and a Minor Subdivision to create one additional one-acre lot for Topps/Gramme property located at 8307 Ridgfield Road with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Petition for Initial Zoning (received 4-1-10)
  - B. Application (Gramme, received 4-1-10)

C. Plat of Annexation, Plat of Survey, Final Plat of Minor Subdivision (Luco, received 4-19-10)

2. The requirements of the *Crystal Lake Watershed Stormwater Management Design Manual* shall apply to any future development in this subdivision.
3. Lots 1 and 2 shall be subject to the density and dimensional standards of the “E” Estate Residential district.
4. Work with City Staff to determine individual impervious coverage limits for each lot and include as plat restrictions on the Final Plat of Subdivision.
5. Include plat restrictions for pollutant source control measures that minimize the opportunity for pollutants to reach the lake, including but not limited to: fertilizer management (no phosphorous used), herbicide/pesticide management (minimize use), and no bulk chemical storage.
6. An access permit from the McHenry County Division of Transportation is required for any new driveway to Ridgefield Road from Lot 2.
7. Provide an easement along the outside of the existing or proposed right-of-way for Ridgefield Road for the purpose of future pedestrian/bicycle facilities along this arterial route.
8. Final Plat of Minor Subdivision:
  - A. The Plat shall meet all the requirements of Article 5-200 G 3 b, including but not limited to, names of owners and certification by licensed surveyor; exact location, width and name of all streets and dedication status; purpose of easements; building setback lines; school districts in which each lot is located; certification indicating all taxes and assessments are paid in full; and proper form for City Council and PZC approval.
  - B. Include a signature block for the County Engineer’s signature.
9. A deferral until an area wide program is hereby granted for the following UDO requirements:
  - A. From the requirement to install sidewalks.
  - B. From the requirement for street lighting
  - C. From the requirement to bury aerial utilities.
10. The petitioner shall address all the comments of the Engineering and Building Division, Fire Rescue, Police, Public Works and the Planning and Economic Development Departments.

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

**2010-24 CRYSTAL LAKE SENIOR HOUSING PROJECT – SW Congress & Commonwealth – PUBLIC HEARING**

This petition was continued from the April 21, 2010 PZC meeting.

Preliminary Planned Unit Development and variation for a senior independent living development.

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.

Kelly Cahill, attorney, Tom Monico, developer, Mike DeRouin, architect, and Frank Cuda, engineer, were present to represent the petition. Ms. Cahill said this project is 100 unit 4-story building for people age 55 and older and is located across from Health Bridge. The property has been vacant for some time and they are proposing an affordable senior independent living facility. She said this use will build a customer base for the businesses on Route 14 and Downtown Crystal Lake. This project will also increase the property values in the area. Ms. Cahill added that if this residential project were to be put in a residential area they are sure the residents would not care for a 4-story building next to or near their property. This project will provide a benefit to the community.

Mr. Monico said the large units will be 1 and 2 bedrooms and they want this to be a high quality development. He added that the construction company has built Lakepointe Towers in Chicago as well as being the preferred builder for Crate and Barrel as well as the Disney Stores. The architectural firm has won many awards for their designs. Mr. Monico described several of the amenities such as a gym, craft room, etc. The units range in size from 700 to 1000 square feet and each unit has a balcony. He said this development will be similar to the one in Glenview and one under construction in Fox Lake. Mr. Monico said their marketing shows there is a ready market here in Crystal Lake. Their research shows that 70% of the occupancies are from area residents and the remaining 30% are from people wanting to move close to their families in the area. He added that they will be the long term holders of the property.

Mr. DeRouin said they have done residential developments in all shapes and sizes. This building will be "H" shaped with parking both enclosed and outside. He showed the site plan and aerial view of the development. The roof is a hip roof to keep the height of the building down. Mr. DeRouin passed around samples of materials and colors and showed the elevations of the building. He said they increased the height of the brick on the building and added a band. Mr. DeRouin said the mechanical closets don't project out past the roof line and gives privacy to the balcony. They have changed the entry to lighten it up.

Ms. Cahill reviewed the criteria for both the PUD and Special Use Permit. They believe this use is desirable in Crystal Lake. This use won't impact traffic circulation and the architectural materials are high end. She said they have been working with staff to be sure they meet the City requirements.

Mr. DeRouin reviewed the changes to the elevations including adding a third garage door to load and unload the trash easier.

Ms. Cahill said there is a theme in the Comprehensive Land Use Plan. That is to have mixed uses and

residential close to businesses. This allows people to live, work and play in the same area. Ms. Cahill said this also fills a market and it is affordable. She added that the only conditions that are of concern are 5B and D regarding different color materials by the front entrance and garage doors.

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

Ms. Maxwell stated that revised plans were received and condition #1A date should be changed from 4-13-10 to 5-3-10.

Mr. McDonough asked if this property were zoned Residential what district would this use best fall in. Ms. Maxwell said "R-3b." Mr. McDonough asked what the allowable density would be. Ms. Rentzsch said it would be 9 units per acre. Mr. McDonough said when looking at a PUD they look at the overall site creativity for bonus density. He said he is struggling with the creativity of the building design and this development pretty much fills the entire site. Mr. McDonough asked what the floors are made of. Mr. DeRouin said the first floor is pre-cast concrete and the others are wooden trusses. Mr. McDonough asked what the cost per square foot of the building is. Mr. DeRouin said approximately \$105 to \$110 per square foot for the complete exterior and building structure. Mr. McDonough said that is not what he would call high quality building price.

Mr. Goss is concerned with the parking garage and asked what would be the size of the drive aisles and widths of the parking spaces. Mr. Thomas said they would be standard size. He said they found in their Glenview site that seniors drive smaller sized cars. Mr. Goss said he would prefer more color above the portico to make it more distinctive. Mr. McDonough added that he would prefer the brick that was removed be put back.

Mr. Esposito asked if a senior would park outside of the building would they need to walk around to the front of the building to enter. Mr. DeRouin said there are areas such as the fenced courtyard in the rear that could be keyed to allow entry. He said they could also go through the garage.

Mr. Batastini said this use makes sense here. It is very close to many things. He asked if the brick to be used is regular size brick or a thin brick cover. Mr. DeRouin said it is a full size brick. Mr. Batastini said he is concerned that there are no sidewalks shown on the plan and he feels that the seniors will be active and walking in the area. He doesn't want them walking in the street. He is also concerned with how hard it is currently to get out of Health Bridge which is across the street from this development at just about any time of the day. It will be very difficult for the senior to get out of this development. Mr. Batastini said he would prefer that a connection be made to the property to the south. Ms. Maxwell said that is the detention area. She said the residents can access Commonwealth Drive. Mr. Batastini suggested a bridge to go over the detention area and connect to the property to the south.

Mr. Batastini asked what will happen if this development doesn't fill up with 55 years or older seniors. He said he is not in favor of changing the age restriction. Mr. Monico said he has complete confidence

that this building will be full and the number of people turning 65 goes up every year. Mr. Batastini said this is a nice project but was hoping for more masonry elements since just about everything in the business park is brick. He would like the entry way to be brick up to the roof to distinguish it from rest of the building. Mr. Batastini added that this is a lot of units to this building. Mr. Monico said the brick was increased to 30%. He said there are 144 units at Glenview. Mr. Batastini said most of the buildings in the business center are brick except for the warehouse buildings. He also worries about the seniors getting in and out of the site regularly because of the congestion there.

Mr. Jouron said he is not crazy about the color scheme for the building. Mr. McDonough said he is not concerned about the color as much as the density of the project and the cost of the building. He said the school that will be built next to this property is only going to be 2 stories tall and the building in Glenview that is similar to this project is only 3 stories tall. Mr. McDonough said this size of a building is more suited for a larger lot that will allow open space and walking paths for the seniors to use. He does agree that the use is ok in this area.

Mr. Jouron said the Commission has been picky before. Mr. Batastini said the Bickford Cottage building originally looked similar to this and with some changes it looks beautiful. Mr. McDonough said that is not a fair density comparison. They have rooms and not apartments. The density is not comparable.

Mr. Hayden is concerned with the massiveness of the building. He doesn't have a problem with a 3 story building and the garage underground. Mr. Monico said that increases the cost of the entire building. The parking for the Glenview site is underground but the Village gave them the additional property and a \$1 million loan. He doesn't believe there is enough room on this site to allow for the ramps to go to an underground garage.

Mr. Hayden said they need to get back to discussing the fundamentals of this project. He asked what would happen with this project if it doesn't work out like the petitioner thinks it will. What would the site be turned into? Mr. Monico said marketing is an important point. Ms. Cahill said a condition could be added restricting the age. Mr. Hayden said that is the fear. This is giving up commercial for residential. Mr. Monico said their least fear is marketing. He said in Glenview they didn't even put up additional signage and closed the applications after 1 month with the building was filled in 3 months. He added that the Fox Lake site has over 120 people on the list for 75 units. Mr. Hayden said those are indicators but not necessarily what would happen here.

Mr. Hayden agrees with the Commissioners that the building is very large for this site. He asked about the length of the leases. Mr. Monico said they will be 1 year with no subleasing.

Mr. Hayden said this building looks like a less expensive hotel. Mr. Monico said they will add more masonry. Mr. Batastini said he struggles with the negative impact on traffic. It will be a hassle to get in and out there. He said this is a Special Use Permit without rezoning. He asked if this should be rezoned. Ms. Cahill said staff preferred the use variation. It is safer to have the variation because once



the property is rezoned it stays rezoned.

Mr. McDonough asked about the rent. Mr. Monico said the rent will be between \$600 to \$840 per month not including utilities. Mr. McDonough said that is very inexpensive. Mr. Monico said they will hold the building for at least 15 years.

Mr. Batastini said he doesn't believe this project meets some of the findings of fact. He said the traffic volume is steady all day because of the types of uses in the business center. Mr. Goss said the master plan shows this property as office which would create more traffic than this use. Mr. Esposito said he lives off of Golf Course Road and there are townhouses there with many seniors. He believes Golf Course Road is just as busy as Congress Parkway.

The consensus of the Commission was the use was ok for the site.

Mr. Hayden said the next question is the size of the building. Mr. Goss said he is concerned that the school next door is half the height. Mr. McDonough said he is concerned with 10 to 15 years down the road and fears that they will be looking at a building in need of upgrading. Mr. Jouron feels it is too tall for the area. Mr. McDonough asked how tall the Crystal Lake Medical Arts building is. Ms. Rentzsch said it is 3 stories and so is the medical building across the street from it. Mr. Esposito said he is not opposed to it. Mr. Hayden feels it is too massive and possibly more details would help as well as underground parking. He asked if there is anything the City can do to keep the building from going condo. Ms. Maxwell said that would require a condo plat.

Mr. Monico said they would be willing to add masonry to the building but he isn't sure where it would look the best. Also the underground parking would be expensive since there would need to be lights on 24 hours a day because it is public space besides there the fact that there isn't room for ramps to get down to the property. Mr. McDonough said he would prefer to see what the changes would be prior to approval. Ms. Cahill said they are under a time frame to apply for state funds for affordable housing tax credits. Mr. Monico said if they show the state that this project is in the review process there is a possibility that they may get the approval but it's also possible to be denied. Mr. Goss suggested a special meeting next week. Ms. Maxwell said the Council information is due on Wednesday at noon. Mr. Monico suggested that they vote on the use variation and continue the remaining request to the next meeting. They will continue with the state application process and hope for the best.

Mr. Batastini moved to continue the Preliminary Planned Unit Development for a senior independent living development for Crystal Lake Senior Housing Project to the May 19, 2010 PZC meeting. Mr. McDonough seconded the motion. On roll call, all members voted aye. Motion passed.

Mr. Batastini moved to approve the Use Variation from Article 2, Land Use of the Unified Development Ordinance, to allow a continuing care retirement community without nursing facilities, in the "B-2" zoning district for Crystal Lake Senior Housing Project located at the southwest corner of Congress Parkway and Commonwealth Drive with the age restriction of 55 years or older. Mr. McDonough

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

**2010-28 NIGHTTIME ENTERTAINMENT – 5831 Northwest Highway** – PUBLIC HEARING  
Special Use Permit to allow a lounge.

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.

Lisa Waggoner, attorney, and Carmen Tronolone, petitioner, were present to represent the petition. Ms. Waggoner said they are requesting a Special Use Permit for a drinking place as stated in the UDO. She showed an updated site plan which showed the location in the building more clearly. Mr. Tronolone said he has been in the management field for 16 years. He said they will have couch seating, tables and open area. They are looking for this to be more upscale and not a sports venue. There will not be any food service. Mr. Tronolone said their hours will be 5 p.m. to 1 a.m. weeknights and 5 p.m. to 2 a.m. on weekends. All of the wait staff will have certification and there will be a dress code – no hats or jerseys. He added that there is nothing like this in the northwest suburbs.

Mr. McDonough asked about the music. Mr. Tronolone said they will have DJs on the weekends and the music will be soft so you can talk to each other. They will be using local contractors. There will be complimentary valet parking.

Ms. Waggoner and Mr. Tronolone reviewed the findings of fact for a Special Use Permit. She said the business hours will be opposite of retail and all of the utilities are already installed. This business creates business diversity. Ms. Waggoner said the Special Use will not be transferable to a future owner and they have no problems with the recommended conditions.

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

Mr. Goss asked what the occupancy for Fire Bar is. Ms. Bhide said she was not sure, but the same calculation for the parking requirements were used. Mr. Goss said he is concerned because of the parking problem they have with Fire Bar. Mr. Tronolone said they will keep a count of who enters and leaves the establishment.

Mr. Jouron asked what the name will be. Mr. Tronolone said it will be Buzz Lounge. They feel that using the word “lounge” will attract a more mature client and there is no cover charge. Mr. Hayden said the type of business proposed is great but nothing says this can’t turn into a sports bar in the future.

Mr. McDonough moved to approve a Special Use Permit to allow a lounge located at 5831 Northwest Highway with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
  - A. Application, received 4-13-10
  - B. ALTA/ACSM Land Title Survey, Mionske, dated 9-5-2003, received 4-13-10
  - C. Floor Plan, JAKL, dated 3-8-10, received 4-13-10
2. This Special Use Permit is granted specifically to this applicant based on the floor plans submitted. An increase in the intensity of the use beyond what is indicated in the application is not permitted. A change in ownership will require a new Special Use Permit.
3. All proposed signage shall meet the requirements of the Unified Development Ordinance for Commercial Signs (Article 4-1000 F)
4. The petitioner shall address all comments of the Planning and Economic Development, Engineering and Building, Public Works, Fire Rescue and Police Departments.

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

Mr. Hayden called for a 5-minute recess. The meeting resumed.

**2010-30 CAMELOT SCHOOL – S. Congress Pkwy; E. Commonwealth** - PUBLIC HEARING  
Final PUD, Final Plat of Subdivision and variations for Camelot School.

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.

Christian Laden and Dwight Avram both with Camelot School were present to represent the petition. Mr. Laden said they made minor changes to the plan per the conditions of the Preliminary approval. They were able to purchase additional property so the parking lot setback won't require a variation. He said they have worked with staff regarding the detention basins and have covered the issues. One of the minor changes was the elimination of the access to the property to the south. The Fire Department has eliminated that requirement which allows for more green space. Mr. Laden said they will also be able to fence in the open space for the children's protection.

Mr. Avram said they are requesting to have the right in – right out immediately and will alleviate a traffic concern for the senior housing project. Mr. Batastini asked if they will do anything to Congress Parkway. Ms. Maxwell said Congress will be restriped and there will be a concrete island/pork chop installed so other traffic can't turn left into that entrance.

Mr. Avram explained the location and screening of the heating and air conditioning unit. He said they have addressed all of the issues from staff and are requesting approval. Mr. Hayden asked staff if there

all conditions were addressed. Ms. Maxwell said there are only a few minor comments that can be taken care of in the permit process.

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

Mr. Batastini thanked the petitioner for purchasing more property. The building looks wonderful. Mr. Jouron said the petitioner did a nice job. Mr. McDonough asked about the residents in the senior apartments next door walking through the property to get to a business. Mr. Laden said they can't because the open space will be fenced in. Mr. Goss thanked the petitioners for working with the Commission. Mr. Hayden said this will be a project that everyone will be proud of.

Mr. Batastini moved to approve the Final Plat of Subdivision of Crystal Courtyards to create a three-lot subdivision and a Final Planned Unit Development to allow two buildings on a zoning lot for Camelot School with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Avram Builders LLC., received 01/13/10).
  - B. Final Plat of Subdivision (Terra Technology Land Surveying, dated 04/5/05, received 04/13/10)
  - C. Landscape Plan (Schefflow Engineering, dated 3/15/10, received 4/23/10)
  - D. Final Engineering Plans (Schefflow Engineering, dated 03/15/10, received 04/13/10)
  - E. Off Site Engineering Plans (Schefflow Engineering, dated 3/16/10, received 4/23/10)
  - F. Stormwater Management Report (Schefflow Engineering, dated 4/23/10, received 4/23/10)
  - G. Architectural Plans (K. Peterson Associates, dated 04/19/10, received 04/23/10)
2. Site Plan
  - A. Cross-access should be provided with the parcel to the west. The cross-access shall be revised to provide a smooth logical transition between both properties.
  - B. Upon development of western parcel, proposed entrance ~~should~~ **shall** be converted to a right in-right out ~~or closed~~. Congress Parkway pavement markings should be changed to a two-way left-turn lane east of the entrance. **A concrete island/pork chop shall be constructed for the right in-right out entrance to prevent left turns.**
  - C. Five accessible parking stalls are required for the proposed 136 parking spaces. The accessible stalls should be located as close to the public accessible entrances for both buildings as possible.
  - D. The minimum lighting levels are not being met for some areas of the public walkways. The rearrangement or addition of lights may be necessary to meet the minimum requirements.
3. The area of the roof used for mechanical units shall contain exterior materials and screening panels which closely match the color of the roof shingles to better hide the mechanical areas.

4. The amount of parking constructed shall be sufficient for the total number of on-site employees.
5. The following Variation is hereby granted as part of this PUD:
  - A. Maximum permitted 65% impervious surface coverage limit to allow 71% impervious surface as illustrated on the site plan, a variation of 6% or 10,890 square feet.
6. The petitioner shall address all of the review comments and requirements of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

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

**2010-31 RANDALL ROAD ANIMAL HOSPITAL – 1580 Carlemont Drive** - PUBLIC MEETING  
Final PUD, Final Plat of Subdivision for a veterinary hospital.

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.

Brian Korte, architect, and Dr. Sandhu, owner, were present to represent the petition. Mr. Korte said the project has not changed and have met the original approval conditions. He said the preliminary conditions covering landscaping and cross access will be addressed. Mr. Hayden asked staff if there all conditions were addressed. Ms. Maxwell said there are only a few minor comments that can be taken care of in the permit process.

There was no one in the public who wished to speak on this petition.

Mr. Goss moved to approve the Final Plat of Subdivision, and a Final Planned Unit Development to allow a veterinary animal hospital for Randall Road Animal Hospital at 1580 Carlemont Drive with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Mandeep Sandhu and William Kaper, received 04/28/10).
  - B. Final Plat of Subdivision (VSEI, dated 4/2/10, received 4/22/10)
  - C. Plan Set (Engineering plans, site plan, landscape plan, floor plan, elevations) (Korte Architects, dated 4/21/10, received 4/22/10)
2. Relocate the Little Leaf Linden tree and 7 Forsythia at the southeast corner of the parking lot slightly farther south to be out of the 20' MUE.

3. A cross-access shall be provided to the north at such time as the neighboring property (Lot 1) is required to provide cross access to this property.
4. The petitioner shall address all of the review comments and requirements of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

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

**REPORT FROM PLANNING**

- 2010-15 Metra Ridgefield Station – Ridgefield Road – Annexation, Preliminary PUD
- 2010-23 Alternative Garden Supply – 176 W. Terra Cotta – Use Variation, Variation
- 2010-20 Ashton Pointe – N RR Tracks; W. Pingree Rd - PUD Amendment
- 2010-22 Bryn Mawr Townhouses – E. Route 47; N. Route 176 – Annex Amendment

Ms. Rentzsch reviewed the items to be discussed at the next PZC meeting.

**COMMENTS FROM THE COMMISSION**

There were no comments from the Commissioners.

The meeting was adjourned at 10:40 p.m.