



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JULY 7, 2010
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Chairman Hayden at 7:30 p.m. On roll call, members Esposito, Goss, Jouron, McDonough, Skluzacek, and Hayden were present. Members Batastini and Greenman 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 JUNE 16, 2010 PLANNING AND ZONING COMMISSION MEETING

Mr. Skluzacek moved to approve the minutes from the June 16, 2010 Planning and Zoning Commission meeting as presented. Mr. Jouron seconded the motion. On roll call, members Esposito, Goss, Jouron, Skluzacek, and Hayden voted aye. Mr. McDonough abstained. Motion passed.

2010-44 CHARLIE'S DOGHOUSE- 140 W. Terra Cotta Ave Suite B – PUBLIC HEARING

Land use variation to allow a Pet Care use in the M- Manufacturing district.

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.

Diana Schoeneck, Ken Schoeneck and Kara Sylthe were present to represent their petition. Mrs. Schoeneck said they are proposing a dog and cat day care, grooming, and boarding facility. There will be an outdoor play area that will be fenced off and each dog will be temperament tested prior to allowing the dog to attend the day care. Mrs. Schoeneck said when a dog arrives their collar is removed for safety and the dogs are separated into the play groups. She said the waste is cleaned up immediately, the floors are sanitized twice a day, and the dogs are mostly kept indoors. She said there will be limited boarding space available.

John Boyd, 108 Crystal Ridge Drive, said he is an adjacent property owner across the railroad tracks and he objects to the petition. He said this use is not permitted in this zoning district and he couldn't find the use variation criteria listed in the ordinance. He said if the Special Use criteria are used, this request

doesn't meet them and he doesn't see a hardship for the variation. Mr. Boyd said the trains rev up about 4:30 a.m. and go past 9 p.m. He said animals have temperamental issues and may have problems with the noise. He added that this property is adjacent to where kids hold their soccer practice. Dogs could get out and pose a problem for the area. Mr. Boyd said this is not a proper fit for the area.

Gary Myers, 100 Crystal Ridge Drive, said he is speaking for several other homeowners since their Homeowners' Association meeting is being held at this time. Mr. Myer said they previously had dog issues in the area to deal with. He asked how the sound proofing will be determined. It's a matter of the quality of life for the residents. He added that there are small children in the area that go to bed prior to 9 p.m. Mr. Myer stated that there are many businesses that are not near residential areas and feels this property is better suited for another use to serve the residential area.

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

Mrs. Schoeneck said the dogs are not left out loose. They are in a fenced area. She said when the dogs arrive they take them out one at a time to relieve themselves and small groups go out during the day. Mrs. Schoeneck said most of the dogs are picked up by 6-7 p.m. and the noise level is high inside the building but not outside. She added that there is more than 100 feet between this property and the adjacent residential which is across the railroad tracks.

Mr. Schoeneck said this is a large building. Mrs. Schoeneck said it is hard to find a place for a dog day care with a play area outside.

Mr. Goss asked if there will be overnight employees. Mrs. Schoeneck said there could possibly be a third shift to watch any dogs boarded overnight. Mr. Goss asked how tall the proposed fence will be. Mrs. Schoeneck said they would like an 8 foot tall, either chain link with privacy slats or PVC fence. Mr. Goss asked what the height of the wall is between the large and small dogs. Mrs. Schoeneck said it will be 4 feet. Mr. Goss asked what the size of the play area will be. Mrs. Schoeneck said 13 feet by 21 feet. Mr. Goss asked if the height of the sound barricade by the tracks is known. Mrs. Schoeneck showed photos of the building which showed the barrier and guessed it was about 15 feet tall.

Mr. Skluzacek asked if the slab was going to be kept. Mrs. Schoeneck said yes. Mr. Schoeneck added that the play area will be in that area.

Mr. McDonough asked when the dogs arrive which area are they taken to outside. Mrs. Schoeneck said they are taken to the play area. Mr. McDonough asked what the total number of dogs will be. Mrs. Schoeneck said there will be about 40 dogs that come and go during the day. Mr. McDonough said that would mean about 35 to 40 cars a day. Mrs. Schoeneck said they also would provide a drop off service. Mr. McDonough said there is no traffic signal and asked if the petitioner was concerned. Mrs. Schoeneck said they won't have many cars at one time.

Mr. Esposito said he was also concerned with not having a traffic signal there. He asked why isn't Pet Care a Limited Use in the "M" district. Ms. Rentzsch said there was a great deal of discussion by the Zoning Commission when they were working on the UDO. That Commission wanted to keep the manufacturing areas for manufacturing uses and look at these uses on a case-by-case basis.

Mr. McDonough asked how many manufacturing buildings in the City are empty. Ms. Rentzsch said many are available.

Mr. Jouron asked how many dogs will stay overnight. Mrs. Schoeneck said during the summer there are more but it ranges from 1 to 5 a week.

Mr. Schoeneck added that the dog daycare in Cary is in an industrial park. When he went there, you could not hear the dogs from the parking lot but it was very loud inside the building.

Mr. Jouron said with the hours of operation were 6 a.m. to 7 p.m. there may need to be a light on for the play area. Mr. Skluzacek said the light won't shine into the residential area. Also there was never a problem with the traffic from the previous church use. They had meetings there every night. Mr. Skluzacek added that the railroad also uses a portion of the building. He has no problem with the requested use.

Mr. Hayden said dogs don't play all of the time and asked where the dogs will be kept. Mrs. Schoeneck said there will be cages and cots available for them to use during rest time. Mr. Hayden asked about the temperament test. Ms. Sylthe said she administers the test and did not bring it with her. There is a long check list of things they have to meet. They also are tested with the group they will be with.

Mr. McDonough asked what they will use the stage for. Mrs. Schoeneck said they may have costume contests or it could be used for obedience training.

Mr. Hayden said he has a large dog that he takes to a kennel. He can't hear the dogs in the building from the outside. He added that there is already a sound barrier for the trains in the area.

Mr. Esposito moved to approve the Use Variation from Article 2, Land Use of the Unified Development Ordinance, to allow a Pet Care Service as a Permitted Use in the M Manufacturing zoning district for Charlie's Dog House at 140 W. Terra Cotta Avenue with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Ken and Diana Schoeneck, received 6/7/10)
 - B. Plat of Survey (Harrison & Associates, received 06/7/10)
 - C. Floor Plan (Schoeneck, received 6/7/10)

2. The Use Variation is granted to allow Charlie's Dog House, as described in the application information. The use shall not be significantly increased, i.e., the addition of outdoor kennels or the conversion to a primarily retail operation without amending this request.
3. This petition must meet the Limited Use criteria for Pet Care Services.
4. The petitioner shall address any comments and requirements from the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

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

Mr. Goss said the hardship of this use variation is the lack of suitable places for this use.

GREENWAY PLANNING - PUBLIC MEETING

Presentation and general discussion of greenway planning for inclusion in Comprehensive Plan Update.

Deanna Glosser - Principle Investigator on the SWAT project (Sustainable Watershed Action Team), Nancy Williamson with IDNR, and Dennis Dreher with Cawhey, Gudmundson, Leder, were present to make the presentation. Ms. Glosser said they provide technical assistance to municipalities regarding greenway planning. She said they have met with staff previously.

Mr. Dreher said green infrastructure can be applied community wide, to conservation areas, or even on individual lots. Recommendations include land acquisitions, restorations, greenway connections, conservation development, and farmland preservation. He added that NIPC incorporated the green infrastructure in the 2000 + miles of greenways and trails in the Northern Illinois area. Mr. Dreher showed maps of the greenway areas.

Mr. Dreher explained that the conservation design is on a neighborhood scale. He showed photos of Settler's Ridge in Sugar Grove which has open space, wetland area, parks for active use, etc. It is important to connect green areas. By using greenway infrastructure, a developer can reduce his infrastructure costs by about 34%. Ms. Rentzsch added that it will also save the City money in the future – less for the City to maintain, i.e. road maintenance, utility main maintenance, etc.

Mr. Dreher said the Wedgewood Subdivision in Crystal Lake is not exactly a conservation subdivision but it is very close. It has most of the design elements you look for in a conservation design. He added that conservation design is not limited to residential developments. It can be done with commercial property and showed the site plan for a commercial development west of Route 47 just south of the tollway in Huntley. It would still have the same number of lots but they would be clustered and smaller than a usual lot in that zoning district. Mr. Dreher said even through the lots are smaller, backing up to a large open area gives the illusion of a larger lot.

Mr. Dreher said evidence suggests that a conservation development has a higher resale value because of the open area. Mr. Goss added that Kelly Woods is also a conservation development and the developers received awards for its design. Ms. Williamson said a golf course community is also a conservation design because they cluster the homes to allow for larger open space.

Mr. Dreher said it is common to have a backup SSA so if the Homeowners' Association doesn't live up to maintain the wetland, open area, etc. the municipality can put the SSA in place. He said that natural landscaping requires provisions for maintenance such as control burns. The conservation development also includes a tree preservation requirement, which the City already has in place. Mr. Dreher said that if a municipality is using their own development requirements such as a rain garden, bio swales, infiltration planters, green roofs, etc. it will be easier to have the developers continue in that line. With using natural detention basins it discourages nuisance goose populations because of the density and taller plants.

Mr. Dreher said staff is currently looking into incorporating greenways into the Comprehensive Plan. They are also completing an inventory of green assets and public open space. He said it is important for any municipality to lead by example. There is a lot of good information available on the internet and there is no need to reinvent the wheel.

Mr. Goss said the City has been using conservation development in one form or another in the Watershed area. He asked if old farm drain tiles should be removed. Mr. Dreher said it needs to be determined what the tile line is used to drain. You don't want to create problems down or up the line by removing the tiles.

Mr. Esposito is concerned that developers will want higher densities because of the amount of open space. Mr. Dreher said the City can provide bonus density but the Zoning Ordinance governs density.

Mr. Hayden said that is a large undertaking to acquire property. Mr. Dreher said all of the agencies work together with the developers. He said some communities require that open land be held by the Park District.

Ms. Williamson said they want to move towards green infrastructure and want to encourage Crystal Lake. The City should begin to retrofit and plan for open areas, which puts the City ahead of most communities to get funds that are available to aid in this type of work. It is better to plan now for the possibilities.

Mr. Dreher said not to replace everything with green infrastructure. He suggested that as it becomes time to replace areas, green infrastructure should be looked at. It would put the City in a better position.

Mr. McDonough said the current density calculations used by the City don't lend themselves to cluster development. Ms. Rentzsch said in the conservation section there is an explanation of the change in calculations.

Ms. Rentzsch said the City is looking at this as an opportunity to have greenway planning which is essential. Recently staff has been fielding questions about solar panels on homes, windmills, rain barrels, etc. She said developers want to include green elements and having greenway planning would set the City up for the future.

Mr. Jouron suggested that the City look at changing the lot size requirements. He also suggested that a rain garden would look great along portions of Route 14.

Mr. Hayden thanked the presenters for a very informative presentation.

COMPREHENSIVE LAND USE PLAN – PUBLIC MEETING

General discussion on Economic Vitality section for the Comprehensive Plan Update.

Ms. Rentzsch asked for feedback on the format used with this section. She said the City is heavily reliant on sales tax. To get some of the national retailers, the City needs higher density. Big box centers are outdated, walk-able mixed use is what the market is demanding.

Mr. Jouron said the mistake the City made was to put all of its eggs in one basket – all auto dealerships. As for walk-able – you can't walk anywhere in town even if you wanted to.

Mr. McDonough said higher density always has a battle in this community. He said the community needs to re-think it. Mr. Esposito said the higher density is in or near the downtown area and lessens as you go out.

Mr. McDonough said one of the hardest thing the City faces is business retention. Retention is very important. He also doesn't think of Crystal Lake as a tourism, meeting and events destination. Mr. Hayden said we do have tourism thanks to CABA and the Cardboard Cup Regatta. Mr. Goss said the Raue Center has brought many people to our downtown. Mr. Esposito said this town was a tourism location in the 1920's. Now we have Three Oaks Recreation Area, which will be the place to go and it is right on Route 14. He said this needs to be put together right. He said Summerfest in Milwaukee started small on a paved area next to the lake.

The members liked the format presented.

REPORT FROM PLANNING

- Topps – 8307 Ridgefield Road Annexation
- CARSS & Sunset Tree Service – 545 & 565 Dakota – Special Use Permit
- Lecuyer – 490 W. Terra Cotta Ave. – Annexation
- Verlo Mattress – 51510 Northwest Hwy. – Special Use Permit

- Fair Oaks Health Care Center – 471 W. Terra Cotta Ave. – Special Use Permit
- Pep Boys – 4423 Northwest Hwy – Final PUD Amendment
- Bourgeau – 779 North Shore Drive – Variation

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

COMMENTS FROM THE COMMISSION

Mr. McDonough stated that this would be his last meeting on the PZC. He was moving out of the City limits. He said this was a great learning experience. Mr. McDonough feels that this position is very stressful and sometimes there is no good answer. He also thanked the members for being patient with him.

Mr. Hayden thanked Mr. McDonough for his years of service not only on the Plan Commission, Planning and Zoning Commission, Zoning Commission reviewing the new UDO, but also the Downtown Crystal Lake plan. He presented him with a Certificate of Appreciation.

Mr. Goss thanked Mr. McDonough for having served once but then came back for a second go around. He added that Mr. McDonough has done a lot of pro-bono work for the City. Mr. McDonough said possibly his favorite is the way finding signs for the downtown area.

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