



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, SEPTEMBER 15, 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 Batastini, Esposito, Gavle, Greenman, Jouron, Lembke, Skluzacek, and Hayden were present. Mr. Goss was 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, Elizabeth Maxwell, Planner, and Rick Paulson, Building Commissioner, 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 SEPTEMBER 1, 2010 PLANNING AND ZONING COMMISSION MEETING

Mr. Esposito moved to approve the minutes from the September 1, 2010 Planning and Zoning Commission meeting as presented. Mr. Skluzacek seconded the motion. On roll call, members Esposito, Gavle, Greenman, Jouron, Lembke, and Skluzacek voted aye. Members Batastini and Hayden abstained. Motion passed.

2010-55 LUKAS - 1764 Andover – PUBLIC HEARING

Variation to allow a deck and pool to encroach 11' 5" into the rear yard setback.

Mr. Hayden stated the petitioner is requesting this petition be continued to the next Planning and Zoning Commission meeting to allow them time to work with Staff.

Mr. Esposito moved to continue 2010-55 Lukas Variation to the October 6, 2010 PZC meeting. Mr. Batastini seconded the motion. On roll call, all members voted aye. Motion passed.

2010-51 CHASE BANK (LUTTER CENTER) – 1186 Route 31 – PUBLIC HEARING

Preliminary & Final PUD for a financial institution.

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.

Tim Meseck, architect for Chase Bank, and Mike Metzger with Chase Bank were present to represent

the petition. Mr. Metzger said this site makes sense for them. It is the perfect location just outside of a 2 mile radius of their other branches. He added that having Wal Mart behind them is a plus.

Mr. Meseck said the building is approximately 4,000 square feet and a single story. This will be a full service bank with not only tellers but also personal bankers. He described the materials and colors to be used which are similar to those used in the surrounding buildings. Mr. Meseck said you won't be able to see the mechanicals on the roof of the building. The trash enclosure they are proposing will match the building and will have wood slat gates in front.

Mr. Meseck said the signs have been modified and it is their intent to meet the sign ordinance requirements. They are withdrawing their request for sign variations. He added that the pylon sign originally requested has been replaced with a monument sign which will be similar in height and design of the monument signs for the surrounding property.

Mr. Meseck said they are showing 48 parking spaces for this building. They anticipate the need of 48 spaces and are not asking for a parking variation.

Mr. Hayden recapped that the petitioner is requesting Preliminary and Final PUD approval without any variations. Mr. Meseck said that is correct.

Mr. Hayden asked the petitioner if they feel they have met the Findings of Fact listed in the staff report. Mr. Meseck said yes. Mr. Hayden asked if the petitioner had any concerns regarding the conditions listed in the staff report. Mr. Meseck said they have no problem with the conditions except for #4 regarding architecture. He said the materials they will be using are consistent with the surrounding properties. They don't feel they need additional architectural elements because this building is not as massive as others in the immediate area. Mr. Meseck added that they would prefer to use a metal canopy so the signs are easier to move or replace. The canopy is in the rear of the building and staff is recommending it be finished off. Mr. Meseck said Harris Bank is cast stone with brick but that building doesn't have the elements this building has. He said the entrance has a shingle roof to give it a more residential look.

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

Mr. Jouron thanked the petitioner for substituting the pylon sign with a monument sign. He asked about the lighting for the signage. Mr. Meseck explained how the sign lighting is designed. Mr. Jouron said they did a nice job on the building.

Mr. Batastini also appreciates the elimination of the variations. He said the PZC has been very rigorous regarding drive-through canopies. They even took Harris Bank to task with the poles supporting the canopy. Mr. Batastini added that it is difficult to see how the canopy will look with the photos that they were given. Mr. Meseck said they will be painting the columns. Mr. Batastini said the City made Harris

Bank wrap them up. Ms. Rentzsch said that is correct. Mr. Batastini said he would like to see the canopy be dressed up. Mr. Meseck said they could dress up the columns with a cast stone base up to the canopy. Mr. Batastini said he is looking for the durability three or more years down the road. Mr. Metzger said the closest similar building is in Palatine. Mr. Meseck said the canopy does hold up over time. Mr. Batastini asked about the comment to recess the windows. Mr. Meseck said they don't feel it is necessary.

Mr. Gavle asked if the petitioner were agreeable to use masonry on the drive-through. Mr. Meseck said they are agreeing to add masonry to the columns but would like to have the canopy remain pre-finished metal to match the building.

Mr. Greenman thanked the petitioner for taking the comments made by the Commissioners at the previous meeting and making the changes to the plan. He appreciates what has been done with this building and since this is the entrance to the City and the building will be seen from all four sides because of its location, he is looking for more in the architecture and materials. He added that this is also a Final request which means this is the one and only time they will be able to see this plan. They have been very consistent regarding the use of brick.

Mr. Esposito and Mr. Skluzacek agreed with the comments that have been made.

Mr. Meseck showed samples of the materials and colors to be used in the building. Ms. Maxwell said Staff is looking for the colors to match the existing buildings.

Mr. Batastini said he would prefer to have masonry on the top of the canopy. Ms. Maxwell said that the City has requested a more integrated canopy element on previous drive-through canopies in this area. Mr. Batastini said Harris Bank has stone caps and it looks much better. He would like more architectural interest.

Mr. Esposito feels that the building doesn't look bad and feels that wrapping the poles will be enough. Mr. Hayden doesn't want this building to look like WalMart since WalMart isn't that close.

Mr. Batastini moved to approve a Preliminary and Final Planned Unit Development to allow the construction of a financial institution for Chase Bank at 1185 South Route 31 (Lutter Center) with the following conditions:

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

- A. Application (Tim Meseck, The Architects Partnership, received 08/18/10)
- B. Alta Survey (Gewalt Hamilton, dated 08/09/10, received 08/10/10)
- C. Engineering plans (Gewalt Hamilton, dated 08/09/10, received 08/10/10)
- D. Elevations (The Architects Partnership, dated 06/29/10 received 08/10/10)
- E. Photometric Plan (The Architects Partnership, dated 06/29/10 received 08/10/10)

- F. Landscape Plan (The Architects Partnership, dated 08/06/10 received 08/10/10)
- G. Floor Plan (The Architects Partnership, dated 06/29/10 received 08/10/10)
- H. Site Plan (The Architects Partnership, dated 06/29/10 received 08/10/10)

2. ~~The requested parking variation shall be eliminated:~~

- ~~A. Chase Bank shall provide additional data on the total number of employees on shift and customers per hour that support a higher parking requirement.~~
- ~~B. Any parking provided above the 125% required shall be constructed of pervious materials.~~

3. Site Plan

- A. The site plan shall be amended per Wal-Mart's driveway requirement and Engineering's comments. This shall shift the driveway further south away from the right-in/right-out access from Route 31 and increase the opening radius.

4. Architecture

- A. Material samples shall be presented to the Planning and Zoning Commission and City Council ~~and shall resemble the current Wal-Mart colors and materials.~~
- B. The window bays shall be recessed into the elevation to provide additional relief and interest to the elevation. If they cannot be recessed larger headers and sills shall be incorporated around the window and door openings to provide the architectural details.
- C. An additional top element shall be added to the drive-through canopy to finish off the canopy and provide integration with the building elevations.
- ~~D. Column features shall be added around all four sides of the building to emulate Wal-Mart.~~
- E. The rear man door shall be a 6-panel decorative door.
- F. The four supporting columns for the drive-through canopy shall be wrapped with block around the base and brick veneer up to the underside of the canopy.**

5. Signage

- ~~A. The building wall signage shall be reduced in square footage to meet the total of 150 square feet of signage.~~
- B. No signage shall be placed on the drive-up ATM machine with the exception of any legally required or instructional signage.
- ~~C. The directional signage shall meet the UDO requirements and shall not exceed 3 feet in height and 4 square feet.~~
- ~~D. The free standing sign shall be reduced to 5 feet in height and 32 square feet. The monument base shall include materials from the building.~~

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

Mr. Hayden said the petitioner went a long way to meet the suggestions of the Commission.

2010-53 DOLPHIN SWIM CLUB – 825 Munshaw – PUBLIC HEARING

Variation from the requirement to screen the rooftop mechanical units.

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.

Tony Sarillo was present to represent the petition. Mr. Sarillo said the original developer went bankrupt and almost took other businesses with them. There is only one remaining issue with the building which is the screening of the mechanicals. He said a roof supported system would be extremely expensive to install and it doesn't make sense to install a large box to screen a large box. Mr. Sarillo said the roof system is a rubber roof.

Mr. Hayden asked about the findings of fact listed in the staff report. Mr. Sarillo said they do meet the requirements. Mr. Hayden asked if the hardship is the roof. Mr. Sarillo said yes and the size of the screening that would be needed. He reviewed each criterion separately.

Mr. Paulson said the mechanicals were placed on the roof by the original owner without a permit. He said the wind load that would be created by a screen for this unit would be extremely large and would void any warranty they would have for the rubber roof. He added that this is the largest roof top mechanical unit in the City of Crystal Lake.

Mr. Batastini asked if there were any options. Mr. Sarillo said they could paint the unit or cover it with a vinyl covering. That would have the effect as a screening wall.

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

Mr. Batastini said Mr. Paulson's comments are very helpful.

Mr. Greenman asked if the only reason we have the screening is for aesthetics. Ms. Rentzsch said yes. Mr. Greenman said if they can find a happy medium he would support that. He asked if staff would be comfortable with having a condition added that the petitioner should work with staff on a practical solution. The Commissioners agreed. Mr. Greenman said they are not really approving a variation but they need to come up with a different than normal screening. He feels it is important to make the distinction. Ms. Rentzsch said this is a partial variation or an exception to the UDO but no a total variation.

Mr. Batastini asked if the size of this unit is dictated by the swimming pool use. Mr. Paulson said yes.

Mr. Batastini moved to approve a partial Variation from the requirement to screen rooftop units from view on three (3) sides not to be screened and/or covered but only the screen/cover the side facing Rakow Road for Dolphin Swim Club at 825 Munshaw with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Sarillo, received 8/20/10)
 - B. Plat of Survey (Baseline, dated 7/18/09, received 8/20/10)
2. A **partial** variation is hereby granted to allow Dolphin Swim Club to not fully screen the existing rooftop appurtenances from view. Work with staff to provide screening only along Rakow Road view, **i.e. vinyl, painting, etc.**
3. Any additional rooftop appurtenances that are added, either by this tenant or other future tenants at this location, will be required to be screened per the provisions of the UDO.
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. Greenman seconded the motion. On roll call, all members voted aye. Motion passed.

REPORT FROM PLANNING

- 2010-21 Topps – 8307 Ridgefield Rd.
- 2010-54 M’Lady Development Agreement – 5656 Northwest Hwy.

Ms. Rentzsch reviewed the items that are scheduled for the next PZC meeting.

COMMENTS FROM THE COMMISSION

Mr. Esposito asked about Pep Boys. Ms. Rentzsch said there is a provision in the lease of that shopping center that the other businesses must approve an auto repair business. She said things are moving forward and they are in for permit.

Mr. Hayden asked about the Goodwill store. Ms. Rentzsch said they are moving forward with looking at other locations. The site they were looking at was rather pricy for their budget.

Mr. Batastini asked about the former Oak Industries site on the north side of Crystal Lake Ave. Ms. Rentzsch said they are following the IEPA mitigation plan and explained what was being done.

The meeting was adjourned at 8:30 p.m.