



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION  
WEDNESDAY, OCTOBER 20, 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, Goss, Greenman, Lembke, Skluzacek, and Hayden were present. Mr. Jouron 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, 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 OCTOBER 6, 2010 PLANNING AND ZONING COMMISSION MEETING**

Mr. Skluzacek moved to approve the minutes from the October 6, 2010 Planning and Zoning Commission meeting as presented. Mr. Goss seconded the motion. On roll call, members Batastini, Esposito, Goss, Lembke, Skluzacek, and Hayden voted aye. Members Gavle and Greenman abstained. Motion passed.

**2010-55 LUKAS - 1764 Andover** – PUBLIC HEARING

This petition was continued from the October 6, 2010 PZC meeting.

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

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.

Dan Lukas was present to represent his petition. Mr. Lukas said they want to put an extension on their deck to allow his handicapped kids to get to their pool.

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. Goss said he understands the connection from the deck to the pool. He said our ordinances don't give leeway for ADA connections. Ms. Maxwell said no. Mr. Goss said if the deck were not attached to

the house this would not be an issue. Ms. Maxwell said the pool came first and then the deck and that created the issue.

Mr. Gavle asked if there was a permit applied for. Ms. Maxwell said the Building Division did not find a permit for the pool. Mr. Lukas said they had a permit for the fence and were installing the pool at the same time. The inspector inspected both the fence and pool. Mr. Gavle asked if any of the neighbors had a problem with the variation request. Mr. Lukas said his kids are known by the neighbors and he has not heard of any problems. He stated that he may need to do something different next summer with the deck depending on how successful the recent surgeries were.

Mr. Greenman said we have a situation that our ordinances don't necessarily support. He said if the deck were detached, there would not be a need for this variation request. Mr. Greenman added that the Findings of Fact do support this and this is an unusual situation. This variation makes sense.

Mr. Skluzacek said he can't see not supporting this request. Mrs. Lembke agreed.

Mr. Hayden asked if Mr. Lukas had any concerns with the conditions listed in the report. Mr. Lukas said no.

Mr. Hayden said if the deck were not connected to the house or it was without the pool, this would not require a variation. Ms. Maxwell said there may be a slight variation for the ramp. Mr. Hayden agrees with the comments that had been made by the Commissioners.

Mr. Goss said this is a unique circumstance of handicapped children and that is the only reason he is supporting this request.

Mr. Esposito moved to approve the Simplified Residential Variation to allow a deck and pool attached to the house to encroach 11 feet 5 inches within the required 20-foot rear yard setback at 1764 Andover with the following conditions:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
  - A. Application (Lukas, received 9/7/10)
  - B. Site Plan (Lukas, received 9/7/10)
2. A simplified residential variation is hereby granted to allow a pool and deck 11 feet 5 inches into the required rear yard setback.
3. The petitioner shall comply with all of the requirements of the Engineering and Building, Fire Rescue, Public Works and Planning and Economic Development Departments.

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

**2010-58 DONALDSON – 567 Larium Lane** – PUBLIC HEARING

Variation to allow a garage addition to be as close as 2 feet from the side property line and for the combined interior side setback to be 16.3 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.

Tom and Marirose Donaldson were present to represent their petition. Mr. Donaldson said they are requesting to enhance their property with the addition to the garage for a third car. He said they have a daughter who will be driving soon. One of their cars was broken into while on the driveway in the past few weeks. Mr. Donaldson said he had spoken with the neighbors and has received a letter of support from the neighbor to the south that would be the most affected by this addition. He read the letter from the neighbor. He said they don't have any concerns with the conditions listed in the staff report.

Mrs. Donaldson handed out copies of a photo of the home and a copy of the neighbor's letter. Mr. Hayden reviewed the Findings of Fact. Mr. Donaldson said they have no issues with the recommended conditions.

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 he can appreciate the request for the variation. He is challenged because the addition would be three feet from the property line and if in the future the neighbor wanted an addition as well, that would create a tunnel effect. Mr. Batastini added that he doesn't see the hardship. Everyone has the same challenges and this would set precedent. This would make the area look more like a townhouse development. Mr. Donaldson said it would enhance the area. He said he is a good neighbor and you could find him sweeping the street. He added that if you talk with any neighbor they would say he takes care of his property. Mr. Batastini said there is no doubt they have a beautiful neighborhood but if the petitioner were his brother he would still have the same comment.

Mr. Esposito said he rarely agrees with variations in a residential area and he can't support this request.

Mr. Goss said there would be little to no access to the rear yard which is what the minimum side yard allows. Mr. Donaldson said he could locate a few homes in the area that have smaller side yards.

Mr. Gavle said he can't find a hardship. This is a slippery slope for this Commission. He added that the home is beautiful and the plat of survey does show the building setback requirements.

Mrs. Donaldson said it was not noted that recently she lost her mother and is now taking care of her step-father who has Alzheimer's. She would prefer that he stay with them and they might need a wheel chair in the future for him.

Mr. Skluzacek agreed with the statements made by the other Commissioners. He said there is a fence along the lot line and it would be extremely difficult to get a ladder up on the side of the house to clean the gutters and the roof line would encroach even farther into the setback. Mr. Skluzacek said he can't support this request.

Mrs. Lembke said if this lot were designed for a three car garage she would not have a problem with the request, but it was designed for a two car garage. She can't support this request either.

Mr. Greenman stated the Commission is charged with listening to the petitioner, the concerned citizens and staff as well as applying the UDO to the request. He said he would love to have the petitioner as a neighbor and is very sorry for Mrs. Donaldson's loss but there is no hardship for the variation. If the neighbor were to request a variation as well, there would be no room to get to the rear of the property. Mrs. Donaldson said she did her homework and most of the variations were approved. Ms. Bhide said the staff report reviews the request, states the facts, and lists conditions of approval if the PZC and City Council sees fit to approve the request.

Mr. Hayden agrees with the Commissioners. He said there are no unique circumstances for this variation request. Based on the arguments used for this request they could be used by any neighbor. Mr. Hayden said they hear these comments at almost every meeting.

Mr. Batastini moved to deny 2010-58 Donaldson Variation at 567 Larium Lane. Mr. Goss seconded the motion. On roll call, all members voted aye. Motion to deny passed.

**2010-61 AARON'S SALES – 6107 Northwest Highway Unit C** – PUBLIC HEARING  
Special Use Permit to allow outside storage of trucks.

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.

Casey Pristoy was present to represent the petition. Mr. Pristoy said he is the owner and operator of the franchise. They are opening a store on Northwest Highway and as part of their business they deliver the household items. He didn't realize they were restricted as to where they could park their trucks. Mr. Hayden said they can't be seen from the road. Mr. Pristoy said there is a fire lane in the rear of the building so they have to request a variation to park their two trucks in the parking lot.

Mr. Hayden asked about the business. Mr. Pristoy said they offer household durables such as appliances, computers, etc. to families who have poor or little credit. The items are rented and can be purchased. He wants to bring a successful business to the community and will employ six full time employees to start.

Mr. Hayden asked if there were any concerns about the conditions. Mr. Pristoy said no. He said the two vehicles are a cargo van which will fit in one of the parking spaces and a larger box truck which will extend slightly into the drive aisle.

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. Goss said he is concerned with parking a truck or van blocking people's view, especially the animal hospital next door. He was the one who asked staff to check into parking in the rear of the Cash for Gold building. There is a parking lot there that is seldom used. Mr. Pristoy said he doesn't know who owns the property and is concerned with what they will charge. He wants to do this as economical as possible. He isn't even sure if the owner would be agreeable to the trucks parking there.

Mr. Batastini said we need to add to the top of the applications "Got Trucks?" Ms. Bhide said we do ask but it's usually when they come in for their occupancy application. Mr. Pristoy said he didn't do his homework and should have found out about any restrictions the City might have. Mr. Batastini agreed with Mr. Goss. They don't want trucks parked in the front or on the sides of the buildings. They prefer them to be in the back so they aren't seen from the street. Mr. Pristoy said he wants the trucks to be a reasonable distance from the store.

Mr. Greenman asked if the petitioner were interested in continuing the request until the next meeting to allow the petitioner to contact the adjacent property owner and discuss the possibilities. Mr. Pristoy said he planned to open quickly but having the truck parking not nailed down is unnerving. He wants to be sure he has an area to park the truck. Mr. Greenman said the next meeting on November 3<sup>rd</sup>.

Mr. Gavle agrees with the continuation. He said he would like more clarity of the size of the vehicles and exactly where the vehicles will be parked. It seems to be very open-ended. Mr. Pristoy said he gave the specific location. He is asking to park 4 trucks but only needs 2 now. He is planning for the future.

Mr. Hayden asked where they would load and unload the trucks. Mr. Pristoy said they will do that in the rear of the building which would temporarily use the fire lane.

Mr. Pristoy said he will contact the owner of the parking lot behind the Cash for Gold. Mr. Greenman said if it doesn't work out that can be presented at the next meeting.

Mr. Hayden said he is opposed to parking the trucks in the front of the building and using them for advertising. Mr. Pristoy asked if they can come to an agreement about parking off-site, he would not need to come back before the PZC or Council. Mr. Hayden said that is correct.

Mr. Goss moved to continue 2010-61 Aaron's Sales and Lease to the November 3, 2010 PZC meeting. Mr. Batastini seconded the motion. On roll call, all members voted aye. Motion passed.

**2010-64 SCHOOL DISTRICT 47 - 115 Erick Street** – PUBLIC MEETING  
Conceptual Plan Review for a Support Services Facility.

Susan Harkin, Chief Financial Officer, and David Schuh, Director of Operations, both for District 47 were present to represent the conceptual review. Ms. Harkin said they are currently leasing 2 facilities and the Board is looking at consolidating those locations into one. This would save the district money. Mr. Schuh said the building square footage meets the needs of the district and allows for future growth. The parking lot would be expanded to the east to allow for 50 buses. The detention in the northwest corner could possibly be converted to parking. They have not done any engineering on this property until they receive feedback from the City.

Ms. Harkin said there are not a lot of properties available that would fit their criteria. They need to get the buses in and out effectively and they don't want to build a new building. This one is currently vacant. Ms. Harkin said the district has a letter of intent for the property but has not gone much further than that. They don't want to move forward until they are certain the City is ok with the use at this location.

Mr. Hayden said they appreciate the district coming before the City with a conceptual review before going too far with this property not only as a PZC member but also as a tax payer.

Andrew Kopidlowski, 551 Blackthorn, said the major problems with this building are the lighting and the noise. Their subdivision homeowners association had to install trees to block the view of the building since the landscaping that was required of the original builder of 115 Erick Street was not done. Mr. Kopidlowski said he is concerned with the buses coming in and out at all hours and them running all night due to the cold weather. He said there is a park between this property and his home so he is not as affected by the use but there will still be fumes that will get to his home.

Greg Senior, 518 Primrose Ln., said he is concerned about the retention area. When it rains, it does get full and he asked where the water would go. Ms. Rentzsch said Staff will be looking into that. There was a pipe installed several years ago to help alleviate the water situation.

Dale Nelson, 386 Poplar, said if more people knew about this meeting this room would be full. His property backed up to another business which is very noisy until about 11:30 p.m. Mr. Nelson said to get to Crystal Lake Avenue on Erick Street it is up hill which would be noisier. It is rough getting out of Erick Street onto Crystal Lake Avenue now with the train tracks right there and the traffic. A traffic signal may be needed in the near future. Mr. Nelson added that Erick Street was just repaired and it was in sad shape. The bus traffic will rip up the road again. He also recalls that a few years ago there were vandals that damaged several buses. He doesn't want to bring that to the neighborhood. He asked if repairs to the buses would be inside or outside.

Stephanie Van Herzeele, 542 Blackthorn Drive, said she lives adjacent to the subject property. She also

brought a letter from a neighbor who was not able to attend this meeting. She appreciates the district wanting to consolidate but her biggest concern is the fumes. Ms. Van Herzeele said they don't know the long term effects of the fumes on people.

Mark Wood, 945 Blackthorn, said he is concerned with the communications bleeding through their home phones, TV, and radios.

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

Mr. Hayden reviewed the concerns of the residents – noise, fumes, property values, stormwater, hours of operation, traffic, quality of life, health issues, and communications.

Mr. Goss asked if this would require a change to the Comprehensive Plan. Ms. Rentzsch said yes it would need to be amended to Public Use. Mr. Goss asked if they would be working on the buses there. Ms. Harkin said there are no plans for it at this time but it is a possibility in the future. Mr. Goss suggested that they include that in their request up front. He asked if there were double basins in the building. Ms. Rentzsch said she believes so. Mr. Goss said this is near the recharge area for one of the City's wells and the double basin would probably be required. He is also concerned about the fumes and storage of buses. He lives near South High School where the bus barn is currently located. Mr. Goss added that storm water management will be critical here. He said that personally he understands the need to consolidate but he is concerned with taking a manufacturing zoned property off of the tax rolls.

Mr. Gavle said this seems to be a very large building for this use. He is concerned about expanding the parking lot in the rear. It seems that the detention is not working completely at this time. Mr. Gavle said the protection of the well is important and can be taken care of and the circulation on the site is also important.

Mr. Esposito said little Erick Street would be taking on a lot of heavy traffic which is currently on McHenry Avenue. That was designed to handle large amounts of heavy traffic. He said there are also trains in the area that need to be considered for getting the buses out on time.

Mr. Batastini said he lives on Blackthorn but east of Terra Cotta. This is a beautiful building that is ready for a company to move into and this use would take the property off the tax rolls. He was trying to think of other property that was ready made and there aren't many. He suggested the former Black Dot property that is vacant. It is close to Route 14 and in an industrial area.

Mr. Skluzacek said with 50 buses you would need 50 employees and he feels there is not enough parking on the property. Ms. Harkin said they have the same concerns.

Mrs. Lembke said she doesn't believe that Erick Street can handle the buses passing each other since this is a very narrow street.

Mr. Greenman said the residents did a good job in expressing their concerns. He feels this site will be a challenge and the district will need to be very creative to make this work. Ms. Rentzsch said they will need to have a traffic analysis done as well as other engineering for detention, etc. Mr. Greenman said that will be very expensive. Another large concern for him is the amendment to the Comprehensive Plan.

Mr. Goss said he is sympathetic but concerned.

Mr. Hayden feels this project would be cost prohibitive with the fuel tank protection that will be needed, added parking, detention areas, etc. It seems like a very expensive building for this use. There is an argument for consolidation but if the buses were scattered in various areas allowing them to be closer to where they need to go it would be a cost savings. Ms. Harkin said the building will be completely used since they would be consolidating locations. She said if there were multiple sites she isn't sure where they would be. They need to make this work for everyone.

Mr. Hayden asked what was prompting this move. Ms. Harkin said two of the leases will be up soon and they are anticipating losing one of the sites as well as the warehouse.

Mr. Goss said they also need to remember that the buses are also used by District 155 which service Cary.

Ms. Rentzsch said the neighbors received a notice for this meeting as well as the City Council meeting on November 2. It has not been determined if this will be going to that meeting. Please either contact the City or visit the City's website the Friday prior to the meeting for the agenda. Ms. Harkin thanked everyone for their comments.

**2010-60 STRAIGHT SHOOTERS GALLERY – 560 Beechcraft** – PUBLIC HEARING  
Special Use Permit to allow Commercial Recreation for a shooting range.

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, Bo Strom, property owner, and Dave Gillespie, architect, were present to represent the petition. Mr. Strom said they are requesting a Special Use Permit for Commercial Recreation for an indoor shooting range and ancillary retail business. The property is zoned "M" and he described the zoning and surrounding uses. This property is perfect for this use since it is out of the way and because of the surrounding uses. Mr. Strom explained the gas main that is running through the property and stated the building will be on one side of the gas main and the parking will be on the other. The hours of operation will be from 10 a.m. to 8 p.m. He said this use will allow for tactical training for police departments.



Mr. Gillespie described the building materials to be used which will absorb and deflect sound. The layout of the building is very simple and easy to manage. He said one of the staff comments is that the site is over parked and he described the number of lanes for shooting, class sizes, staffing, retail, overlapping sessions, etc. on how they determined the parking they will require. Mr. Gillespie said he understands the landscaping requirements will eliminate 5 spaces, but feel they need to keep the remaining spaces.

Mr. Gottemoller said this is a good location since it is out of the way and there is room for the detention and parking. He said there are only a handful of indoor shooting facilities in northern Illinois and the McHenry County Sheriff's Department has to go out of the county for their certification. Mr. Gottemoller said the building is located south of a 200+ foot ComEd easement before you reach the rear yards of the homes. There is also good traffic circulation in this area and this use won't impact the utilities. This building is near the City's well and in a protected area but won't have any impact on the well.

Mr. Gottemoller said there are Federal and State requirements which will be adhered to. He is concerned about the comments regarding the parking and is asking that it be deleted. They are planning to have the water runoff go into a detention area so it can be "cleaned" prior to it permeating into the ground.

Eilene Swank, 5206 Nunda Trail, said she lives on the north side of the ComEd easement and represents the 12 homeowners on that street. She read a letter of concern to the Commission and presented it to staff. They are concerned with the safety of their children playing in their back yards. She said they would feel better if this use was in a rural area.

Gail Cleveland, 5013 Nunda Trail, asked what police departments have been lined up for this use. Mr. Strom said he has spoken with both the Crystal Lake Police and the County Sheriff but didn't want to get a commitment until this becomes a reality. He added that most police units need to be certified twice a year. Ms. Cleveland asked if the business would be mostly for police or citizens. Mr. Strom said it would be for both. Ms. Cleveland asked how the petitioner arrived at this use and if the police had asked for this use. Mr. Strom said no. Ms. Cleveland asked if they bring their own guns. Mr. Strom said they can bring unloaded guns and prefer that they use the ammunition available for purchase at the site. Ms. Cleveland said she is concerned with bringing in a criminal element and sees a safety issue.

Cheryl Dawson, 5005 Nunda Trail, said she can see all the way to the substation and does call the police when necessary. There have even been deer hunters on the easement. She is concerned with the air quality and doesn't want the fumes they get from Knaack to be increased.

Mr. Hayden asked if the fumes would be similar to that of fireworks for July 4<sup>th</sup>. Mr. Strom said they would be far less. There will be no odor outside at all. Mr. Greenman said the indoor air quality would be regulated as well as outdoor. Mr. Strom agreed.

Jeanette Gehrmann, 5117 Nunda Trail, said she lives directly behind this property. As for the fireworks – that is one day out of the year and this is every day. They will hear the traffic from the business because the ComEd easement is not that large.

Ron Swank, 5206 Nunda Trail, said this type of business when closed will attract the wrong elements because they know ammunition is in the building. He is more concerned with the business when it is closed than open.

Mike Fry, 68 Talcott Ave., said he is a competitive shooter and there aren't many ranges in the area. This is sorely lacking in the county and it will provide tax dollars and attract people from other areas.

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.

Mr. Gottemoller said he doesn't believe this use will have as negative of an impact on the neighborhood as the truck yard next to this. He doesn't believe that deer hunting is allowed in the City limits and the police should be called. Mr. Gottemoller stated that WalMart even sells guns and no one seems to be worried about the wrong element being attracted to that store. This business will be directly wired to the Police and Fire Departments. He stated that he would be more concerned if the kids were playing in the truck parking lot or substation than this business. There are many people who will be attracted to this business – police, security, and regular citizens. As for the criminal element – they are everywhere in the world.

Mr. Batastini said he lives near this and supports the request. With the zoning on this property it could be a stamping plant which would be far worse than this use. It will attract people who want to practice and will be a great training facility for everyone. Mr. Batastini said he doesn't own a gun but this is a controlled situation and he is very comfortable with it here. This is the right spot for it.

Mr. Esposito said this is over 200 feet from the nearest house and the walls, floors and ceiling are going to be concrete. He said the over parking discussion was originally intended for the big box stores and not a use such as this. He can see them needing all of this parking and possibly more.

Mr. Gavle asked if the number of people per station were limited to one. Mr. Strom said no there will be only one person shooting in a station at a time but there could be another person there. Mr. Gavle said there could be a total of 48 people for the stations available. He asked if the people can bring their own ammunition or purchase it there. Mr. Strom said they would prefer it be purchased there so they know what they have. Some ammunition is unsafe and there will be an employee inspecting the items brought in. Mr. Gavle asked how often the lead would be taken care of. Mr. Strom said once a week or every other week depending on how many shooters they have had. A service will be hired to clean and dispose of the lead properly.

Mr. Goss asked about automatic weapons. Mr. Strom said automatic weapons are not allowed and that is a State law. Mr. Goss said he would prefer a different feature than a bull's eye on the side of the building. Mr. Strom said the building's construction is similar to Millennium Electronics.

Mr. Greenman said someone could confuse the logo with another business. Mr. Gottemoller said there won't be as many cars at this establishment. Mr. Strom said this is not a target but more what you see through a scope. Mr. Greenman asked if it is going to be used on stationary, etc. Mr. Strom said possibly. Mr. Greenman said that would be a logo and it would be considered signage. Mr. Strom said it won't be used as a logo for the company. Mr. Greenman asked about the landbanking of the parking. Mr. Strom said they prefer not to do that since it is difficult to give a good seam connection and it is more expensive to bring another work crew on later. Mr. Greenman asked if the business would be purchasing guns from people coming in. Mr. Gottemoller said this is not a resale shop. Mr. Greenman said he appreciates all of the concerns and comments made by the residents and encouraged them to attend the Council meeting.

Mr. Hayden said he supports this request. He is a gun owner and former military and policeman. The first home he owned in Crystal Lake was near one of the fire stations and he was not aware that there was a shooting range in the basement. He never heard it and soundproofing has gotten better. Mr. Hayden said the only problem is the parking and they are only 18 over what they are required to have. The UDO parking was based on big box stores and not necessarily this type of business.

Mr. Greenman asked if any commissioner was interested in adding a condition that this use be reviewed after one year. Ms. Rentzsch said once a Special Use Permit is established, a time limit-type of condition can't be used to take away the Special Use Permit. If there was a year review it would be only for compliance with the conditions of approval. Adjudication is the mechanism in place to address if conditions are not being met.

There was a discussion about condition #4 regarding the parking including using other materials other than asphalt to allow the water to permeate into the ground. Mr. Gillespie said he is very familiar with the alternate paving but they have a detention area to allow the runoff to permeate into the ground. It would be redundant to do both. Mr. Goss feels that all of #4 could be deleted since they have a detention area.

Mr. Batastini moved to approve the Special Use Permit Amendment (Article 2 Section 2-300) to allow a commercial recreation use for a shooting range for Straight Shooters at 560 Beechcraft with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Charles River Development, received 10/01/10)
  - B. Site Plan package (Gillespie Design Group, dated 10/01/10, received 10/01/10)

2. The granting of the Special Use Permit is for an indoor shooting range, as presented in the petition and public hearing. If the use is increased in intensity or significantly modified, an amendment to the Special Use Permit shall be required.

3. Site Plan

- A. Label the front landscape setback correctly.
- B. Revise the parking lot layout and dimensions to comply with required parking stall dimensional standards.
- C. Stormwater will need to be reviewed by the City's consultant. In addition, an offsite easement will be required from ComEd to allow discharge to the north as illustrated by the engineer.
- D. Eliminate 5 parking spaces along Beechcraft to meet required 20 foot parking lot setback.

~~4. Address the apparent surplus parking spaces by providing one of the three following options:~~

- ~~A. Provide permeable asphalt or other porous material for the northern 18 parking spaces; or~~
- ~~B. Eliminate or landbank 18 parking spaces; or~~
- ~~C. Provide parking data from a similar use documenting the required parking spaces.~~

5. A final landscape plan shall be provided which meets all the requirements of the UDO.

6. Provide details of the trash enclosure for review and approval by staff.

7. All mechanical equipment whether on the ground or on the roof, must be screened per the UDO.

8. Extend a gravel, asphalt or grasscrete block from the parking lot north to the end of the building to allow for fire apparatus. Lane must be 20 feet in width.

9. A variation from Article 4-1000 Signage to allow the bullseye logo as designed and not counted towards the total wall signage permitted.

10. The petitioner shall comply with all of the requirements of the Engineering and Building, Fire Rescue, Police, Public Works and Planning and Economic Development Departments. **All Federal and State regulatory agency requirements shall be adhered to.**

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

**REPORT FROM PLANNING**

- Willow Creek – 220 Exchange Drive Suite A – Special Use Permit Amendment
- T-Mobile – 1100 Coventry Ln. (WW treatment plant)-SUP, Variation

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

**COMMENTS FROM THE COMMISSION**

Mr. Goss said he is concerned with the action taken by the Council regarding pick-up trucks with granite countertop advertisements being allowed on Route 14 with a TUP when the ordinance does not allow trucks to be stored in front of businesses. We need to be consistent. He feels that the City needs to take a step back and look at this matter.

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