



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION  
WEDNESDAY, DECEMBER 1, 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, Jouron, Lembke, Skluzacek, and Hayden were present.

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, and Elizabeth Maxwell, Planner, were present from Staff.

Mr. Hayden stated that this meeting is being televised now as well as being recorded for future playback on the City's cable station.

**APPROVE MINUTES OF THE NOVEMBER 3, 2010 PLANNING AND ZONING COMMISSION MEETING**

Mr. Jouron moved to approve the minutes from the November 3, 2010 Planning and Zoning Commission meeting as presented. Mr. Gavle seconded the motion. On roll call, members Batastini, Gavle, Goss, Greenman, Jouron, Lembke, and Hayden voted aye. Members Esposito and Skluzacek abstained. Motion passed.

**2010-67 CRYSTAL LAKE FIRE DEPT – 844 Virginia Road** – PUBLIC HEARING  
Special Use Permit, variation for outdoor storage of two sea/land containers.

Mr. Hayden stated that 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.

Jerry Larsen, Bureau Chief of Fire Prevention, was present to represent the petition. Bureau Chief Larsen said they are requesting to place two storage containers at the Fire Station off of Virginia Road. The containers will store rescue equipment for various situations such as building collapse, water rescue, etc. The equipment will be used by both Lake and McHenry County. He added that the storage units will be well off of Virginia Road.

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 asked if the units will be inside a fenced area. Bureau Chief Larsen said no. The truck for the trailers will be stored inside the fire station but the storage units wouldn't fit.

Mr. Gavle asked if the containers will be locked and if so, will the other departments that will use the equipment have a key. Bureau Chief Larsen said the containers will be locked but they deliver the containers where they are needed and will unlock them.

Mr. Greenman reviewed the Findings of Fact and stated this request meets all but one which is the screening they are requesting a variation for. He said he supports the request. Mr. Esposito said the screening would be for the baseball fields.

Mr. Skluzacek asked if the equipment is removed from the containers and delivered to the site. Bureau Chief Larsen said no that they deliver the entire container. Mr. Skluzacek said he has no problem with the request.

Mr. Hayden said if there is only one truck and two containers is the equipment in the containers divided by the type of indecent. Bureau Chief Larsen said yes.

Mr. Greenman moved to approve a Special Use Permit to allow outside storage of two sea/land containers with a variation from the requirement to provide a solid six foot screening of either fence, earth berms, or dense evergreen growth around the container. (Article 2-400 Limited and Special Use Criteria) for the Crystal Lake Fire Department at 844 Virginia Road with the following conditions:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
  - A. Application (Crystal Lake Fire Rescue Department, received 10/26/10)
  - B. Aerial plan (received 10/26/10)
2. A Special Use Permit is granted to allow two sea/land containers on site with no requirement for the six foot screening of fence, earth berms, or dense evergreen growth around the containers.
3. Prior to placement, a Julie Locate should be called for the location to ensure that the containers are not placed over any utilities that might need maintenance, repair or replacement.
4. The containers shall be located so they do not block any access drives, parking or utility access. Any changes to grades may require adjustment to manholes in the area.
5. The petitioner shall comply with all of the requirements of the Planning and Economic Development, Engineering and Building, and Public Works Departments.

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

Mr. Hayden thanked the Fire Rescue Department for all that they do for the residents.

**2010-68 WILBRANDT - SW corner Oriole Trail and Pine Street** – PUBLIC HEARING  
Comprehensive Plan Amendment, Rezoning and Minor Subdivision to create an additional 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.

Larry Wilbrandt, attorney and managing member of the LLC that owns the property, was present to represent the petition. Mr. Wilbrandt said there are a few issues with this property including the triangular shaped section that is a portion of the property that fronts Route 14 but extends into the lot on Oriole Trail. He said the City has a lift station on the property but he cannot find any easement that was granted to have that on the property. Mr. Wilbrandt stated he is trying to clean up a mess that was created many years ago. He is requesting to make two lots out of the three and add the triangular shaped section to the lots. One lot would be 70 feet wide and the corner lot would be 80 feet wide. He is also requesting to rezone the triangular shaped section since it is currently zoned Office to Residential and amend the Comprehensive Land Use Plan accordingly.

Mr. Hayden asked for clarification on the subdivision as well as the legal notice. Ms. Rentzsch stated that the only notification that was required was for the rezoning. There is no notification required for subdivision or the Comprehensive Plan Amendment. Mr. Wilbrandt handed out an additional map with the requested changes highlighted.

Mr. Goss asked if there is one tax id number for the three lots. Mr. Wilbrandt said yes. Mr. Goss asked if there are hook ups for the lots. Ms. Maxwell said she didn't believe so. Mr. Wilbrandt added he would be surprised if there were any.

Mr. Gavle said he noticed when driving by the lots that there is a low area and asked if there is any flood zones in the area. Mr. Maxwell said there is a depressional area but not a flood zone. There is a condition that a note be added to the recorded plat stating that Engineering is to review the location of any building on the lots.

Ms. Maxwell said that originally there were three small lots but over time they were combined. The City considers this one lot.

Loren Bynkett, 49 N. Oriole Trail, asked what the goal was. He stated that Route 14 is a mess and doesn't understand why the City would defer burial of utilities or sidewalks. Mr. Hayden said if there are no sidewalks in an area a deferral is usually granted until there is an area-wide program to put sidewalks in. Also with the burial of the utility lines, it wouldn't make sense to bury just one lot if the other lots have overhead utilities. Mr. Wilbrandt stated that there are sidewalks in front of his office on Route 14. Mr. Hayden stated as a side note that there is a TIF district for the Virginia Street Corridor to help the area. Mr. Goss said the deferral is more for Pine Street and Oriole Trail. Mr. Goss asked that in the motion the area of deferment should be stipulated as Oriole Trail and Pine Street.

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. Batastini said he was also concerned with the depressed area. He asked about the adjacent property on Route 14 which is also triangular in shape. Mr. Wilbrandt said they own that property as well but his siblings didn't want to do anything with that at this time.

Mr. Esposito asked about the small lot on the corner of Route 14 and Pine Street. Mr. Wilbrandt said there was a house there until a few years ago when they took it down because it was in disrepair.

Mr. Skluzacek asked if the petitioner was planning to sell the lots or build on them. Mr. Wilbrandt said they will sell the lots. Mr. Skluzacek said he is concerned with the size of the corner lot. If the future developer requests variations, he will not be in favor of them.

Mr. Hayden said he has no problem with what they are trying to accomplish. He asked if there were any other options. Mr. Wilbrandt said he was not aware of anything.

Mr. Esposito moved to approve a Comprehensive Land Use Plan Amendment from Office to Urban Residential; Rezoning from "O" Office to "R-2" Single-Family Residential; Minor Subdivision to create an additional residential lot, and Deferral from Article 5-200 F. the requirement to install sidewalks, parkway trees, street lighting and burial of aerial utilities along Pine Street and Oriole Trail for Wilbrandt Subdivision located at 65 Virginia Street and 48 South Oriole Trail with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Wilbrandt, received 11/02/10).
  - B. Final Plat of Subdivision (American Survey Co. Dated 10/04/10, received 11/02/10)
2. The Final Plat shall be revised as follows:
  - A. Add language to the end of Note #1 "Review fees shall be paid by the lot owner."
  - B. Illustrate the limits of the Municipal Utility Easement by arrows.
3. 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. Goss seconded the motion. On roll call, all members voted aye. Motion passed.

**2010-69 SCHAFFER SUBDIVISION - S. Rt. 176; W. Lippold Pk; E. Briarwood** – PUBLIC MEETING

Final Plat of Subdivision/Final PUD for five single family lots and one outlot.

Mr. Hayden stated the petitioner is requesting to be continued. He requested that staff talk with the petitioner. He would like to see architecture and what is planned for those lots. Mr. Hayden asked if the petitioner will be selling the lots and he wants to be sure the neighbors are protected.

Mr. Batastini said another challenge is the property is well treed. Mr. Gavle said he wants clarity on the private road. He is concerned with what the construction traffic will do to the small private road. Ms. Maxwell said that at Preliminary approval the petitioner was required to put up a bond for road repairs but she will get clarification. Mr. Gavle said that would be significant damage to the roadway. Mr. Batastini added that with the building climate it may take a while for the homes to be built and he wouldn't want the road repairs to wait.

Mr. Greenman said the wetland report changed significantly and would like clarification.

Mr. Skluzacek is concerned with impervious surface. Ms. Maxwell said they have been working with the Building Division as how to best monitor those calculations. There will be a restriction noted on the recorded plat and there will be a conservation easement.

Mr. Greenman asked if they could receive the information with their packets so they can review it prior to the meeting and not have the petitioner bring it to the meeting. Ms. Maxwell said she will contact the petitioner to give us this information.

Mr. Hayden asked if the Preliminary PUD approval expires after two years which would be June, 2011. Ms. Maxwell said yes.

Mr. Esposito moved to continue 2010-69 Shafer Subdivision to the January 5, 2011 PZC meeting. Mr. Goss seconded the motion. On roll call, all members voted aye. Motion passed.

### **REPORT FROM PLANNING**

- 2010-61 Aaron's Sales – 6107 Northwest Hwy Unit C - Special Use Permit
- 2010-62 Colonial Café - 5689 Northwest Highway – PUD Amend, Plat of Sub, Variation
- 2010-63 Soldan – 242 Ridge Ave. – Variation
- 2010-66 Sievertsen – 755 Blackthorn – Variation

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

### **COMMENTS FROM THE COMMISSION**

There were no comments from the Commissioners.

The meeting was adjourned at 8:20 p.m.