



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JANUARY 5, 2011
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, Gavle, Goss, Greenman, Jouron, Lembke, Skluzacek, and Hayden were present. Mr. Batastini 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, and Rick Paulson, Building Commissioner, were present from Staff.

Mr. Hayden wished everyone a Happy New Year.

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 DECEMBER 1, 2010 PLANNING AND ZONING COMMISSION MEETING

Mr. Jouron moved to approve the minutes from the December 1, 2010 Planning and Zoning Commission meeting as presented. Mr. Goss seconded the motion. On roll call, all members present voted aye. Motion passed.

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

This petition was continued from the December 1, 2010 PZC meeting.
Final Plat of Subdivision/Final PUD for five single family lots and one outlot.

Ms. Maxwell stated the petitioner is requesting to be continued.

Mr. Jouron moved to continue 2010-69 Shafer Subdivision to the January 19, 2011 PZC meeting. Mr. Goss seconded the motion.

Mr. Greenman said they had requested a lot of information prior to the meeting. Ms. Maxwell said the Commission asked for architecture and roadway information. She said the petitioner knows that a bond is required to cover repairs that are needed for the private road. She also said that the petitioner was

going to have custom homes on the lots and there were no architectural plans. Mr. Greenman asked if there will be covenants of some sort that provide guidelines for the architecture. Ms. Maxwell said the petitioner was not planning on creating a Homeowners' Association but that criteria could be established for the subdivision as part of the PUD approval.

Mr. Hayden agreed and also has concerns with the architecture. That is one thing that is used to protect the neighbors and is a very important feature. He asked that a draft document be worked on regarding architecture – it would make him more comfortable. Ms. Maxwell said there are standards in the UDO and asked if the Commission wanted additional criteria that go above and beyond what is listed there. Mr. Hayden said he is looking for details such as minimum square footage. He doesn't want a 900 square foot ranch that meets the UDO requirements there. That would change the price points of the existing homes.

On roll call, all members voted aye. Motion passed.

2010-65 WALGREENS – 151 W. Northwest Hwy. – PUBLIC HEARING

Special Use Permit Amendment to allow a new free standing sign and a variation to allow an electronic message center.

Mr. Goss recused himself from the discussion of this petition.

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.

John Harris with Corporate Image Signs and Brian Hall, store manager, were present to represent the petition. Mr. Harris said currently this Walgreens has a manual reader board and they want to update the signage with a more appealing sign. They are proposing a monument sign with an electronic message center to replace the current sign. He stated the Engineering Division would like to have the sign moved slightly closer to the building to avoid a drainage structure.

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 said they received two sign plans and asked which one was the latest sign. Mr. Harris explained that it is the sign that is enclosed in brick. Mr. Jouron asked about the electronic portion of the sign. Mr. Harris said it has the standard time and temperature and will be used for sale items and the Take Care Clinic information. The display will be amber LED lights and will conform with the City's criteria on flashing, copy changes, etc. Those requirements are similar to the IDOT requirements. Mr. Jouron asked about rolling lettering. Mr. Harris said that feature won't be used.

Mr. Hall said the sign will also be used for community notices such as the library book sale, Amber Alerts, etc. It is Walgreen's policy to have the copy of the sign stationary and not flashing or rolling. It makes the sign look like it is in Las Vegas.

Mr. Greenman said he doesn't see the hardship for the variation but this is the direction of the Council who wants these types of signs. He suggested that we come up with standards for this type of sign so a Variation is not needed. Mr. Greenman said the sign looks great. Mr. Paulson stated that this type of sign is prohibited in the UDO and requires a variation. He said staff had previously determined criteria for this type of sign when it was allowed for a short time in the previous sign ordinance.

Mr. Gavle said he is in favor of this smaller sign. He agrees that there is a need for consistent criteria for the messages.

Mr. Hayden said the hardship is something that the City made since the signs were allowed for a short period of time. Mr. Jouron said the sign is being reduced in size.

Mr. Esposito said he has not seen any Walgreen's signs where the copy is flashing or rolling.

Mr. Skluzacek said he has no problem with the requested sign and asked if the petitioner had any concerns with condition #3 where the copy can't be changed for less than 10 minutes. Mr. Harris said that seems to be a bit long. Mr. Paulson said other similar signs within the City are allowed to have copy changes every 5 minutes. He would prefer this to be consistent. Mr. Skluzacek said he has noticed in other communities that the copy changes every 20 seconds. Mr. Paulson said that is not permitted in the criteria established. Mr. Harris said they were ok with 5 minutes.

Mr. Hayden said he recognizes that the City needs to keep control over these signs either by variation or PUD. He is ok with the signs as long as they meet the City's criteria.

Mr. Hayden asked about ordinance #5475. Ms. Maxwell said that is the original ordinance approving the Special Use Permit for the drive-through, etc. for this Walgreens.

Mr. Esposito moved to approve a Special Use Permit Amendment to allow a new free-standing monument sign; and a variation from (Article 4 Section 1000 J. Prohibited Signs) to allow a moving sign with electronic message center for Walgreen's at 151 Northwest Highway with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Corporate Image Sign, received 10/13/10)
 - B. Sign elevation (Walgreens, dated 10/29/10, received 11/12/10)
 - C. Site Plan (Walgreens, dated 11/01/10, received 11/12/10)
2. Conditions of Ordinance #5475 shall remain in effect as applicable.

3. The EMC message cannot change more than one time every ~~ten~~ five minutes.
4. A final landscape plan shall be submitted with the building permit submittal for review and approval by staff.
5. The petitioner shall address all of the review comments of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments

Mr. Skluzacek seconded the motion. On roll call, members Esposito, Gavle, Greenman, Jouron, Lembke, Skluzacek, and Hayden voted aye. Mr. Goss did not vote. Motion passed.

Mr. Goss said in 2001 Walgreens wanted to request a message board sign but knew at that time it would not be approved. That is the hardship. Mr. Hayden said if this type of sign is to be approved via a Special Use Permit/Variations, then there needs to be better defined standards.

2010-74 EXCLUSIVELY NAPA – 35 N. Williams – PUBLIC HEARING

Special Use Permit for a drinking place to allow a wine bar and Variation from the required parking.

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.

Dr. Dennis Kellar, owner, and Robert Ganofsky, architect and builder, were present to represent the petition. Dr. Kellar said this store will carry only products from the Napa region. They will also have a limited appetizer menu, hold wine seminars, etc. Mr. Ganofsky said they will carry higher-end wines and hold wine seminars. They will have a limited liquor license and have a limited food menu available. He said there are a few businesses in the downtown area that have a small wine selection.

Dawn Gerth, who owns the business at 19 N. Williams, said her space is larger and has limited seating. She asked where the people are going to park. Also what are the hours of operation for this proposed business? Ms. Gerth said there is a parking problem already on Thursday, Friday, and Saturday with having the Raue Center there. She said she also holds wine seminars with the help of the owners of 1776 restaurant. She also asked why the Z-lot parking is only for full-time employees and not also part-time. Ms. Gerth said she has watched people park in front of her business and go to Finn McCool's. She was told that she could have only 13 seats in her business because of the parking and she doesn't recall having a parking variation.

Nikki Jonas, works at 25 N. Williams Street (Clip Joynt), asked about the parking variation. Mr. Hayden said it is something that most downtown businesses have requested and received. Ms. Jonas asked if the parking will be just for this store. Mr. Hayden said there is not enough on-site parking for

the businesses downtown. This petitioner is asking for the same variation that most businesses requested and were granted in the downtown area. The parking required is based on the business and the size of the space. Ms. Bhide said most of the downtown businesses don't meet the parking requirements as there is no parking available on-site.

Ms. Rentzsch stated that 19 N. Williams Street was granted a parking variation from 5 parking spaces to zero in 2004. Mr. Hayden said this is the same argument presented. Mr. Greenman said they don't recommend every variation to Council. They look at each petition individually and make a recommendation to City Council.

Sandy Wickham, who owns the business at 25 N. Williams, asked why the City doesn't help existing businesses in the downtown area. She said they have older clients that have problems walking distances. Mr. Hayden said the issue is parking and able bodied people just don't want to walk. He said there are more parking lots now then there were just a couple of years ago, due to the City's efforts.

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.

Dr. Kellar said he understands the reason for the petition. There is a lot of parking in the area. This is not a night club.

Mr. Goss asked what will the hours of operation be. Dr. Kellar said they will be from 1 p.m. to 11 p.m. Tuesday through Saturday. Mr. Goss said he understands the hardship. He sat on the Council for 10 years and they always granted parking variations for the downtown businesses. He added that this is a nice problem to have.

Mr. Skluzacek said he has no problem with the use.

Mr. Esposito recalls that when Finn McCool came in for their variation, they wanted to be open during lunch but they were restricted to after 3 p.m. and to have valet parking. He believes this is the best location for this type of business. It would be lost among the big box stores on Route 14. Mr. Esposito suggested that the petitioner work with their clients as to other parking that is available.

Mrs. Lembke suggested adding a rear entrance. Mr. Ganofsky said that retail is also an important component of their business and their intent with the hours of operation is to offer more of the retail during the afternoon hours and the wine tasting and classes in the evening. This space was not designed for a rear entrance. Mrs. Lembke said it would be nice to give parking information to the patrons.

Mr. Jouron asked the audience members when there is a big parking problem. A few of the ladies from the businesses downtown gave various times such as Tuesdays with their special, late afternoon and evenings, etc.

Dr. Kellar suggested that in his ads he include locations of additional parking. Mr. Hayden said that Libertyville just completed a parking facility in their downtown area. Mr. Jouron said there will always be a parking problem downtown. He asked how many full-time employees will there be. Dr. Kellar said two.

Mr. Greenman thanked the business people for their comments. He suggested that they go before the City Council with suggestions. He thinks it's a great idea to advertise additional parking locations. Mr. Greenman stated that Crystal Lake has an incredible downtown area and having a parking problem is a great problem to have. He agrees that this use belongs in the downtown area. This use can work if it is done creatively. Dr. Kellar said he has a deep commitment to this community as he owns other property in the area.

Mr. Gavle said he would also suggest looking into a rear entrance to this business. It would be convenient.

Mr. Hayden agreed and added that they could look into having a deck on the rear for summer use.

Mr. Greenman said he would prefer all employees, both full and part time, to park in the Z-lot. Ms. Rentzsch said the Z-lot was recently expanded and there is plenty of parking there for employees. Mr. Goss asked about the valet parking requirement for Finn McCool's. Ms. Rentzsch said there were very few people who took advantage of the free valet parking service so the requirement was rescinded. Mr. Goss added that there have been several proposals for a parking facility in the downtown and they were very expensive. The figures would knock your socks off.

Mr. Goss moved to approve a Special Use Permit for a Drinking Place to allow a wine bar; and Variation from the required 8 parking spaces to allow 0 spaces for Exclusively Napa at 35 N. Williams Street with the following conditions:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (received 12/20/10)
 - B. Floor Plan (RBG Associates, dated 12/15/10, received 12/20/10)
2. The Special Use Permit is limited to Exclusively Napa, LLC. If the facility is expanded in size or intensity at any time, the petitioner shall be required to obtain a Special Use Permit Amendment.
3. All ~~full-time~~ employees shall obtain Z-lot passes, as available, for their parking needs.
4. A variation from the required number of parking spaces of 8 to allow 0 spaces is hereby granted.
5. The petitioner shall comply with all of the requirements of the Planning, Engineering and Building, Public Works, Fire Rescue and Police Departments.

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

REPORT FROM PLANNING

- 2010-67 Crystal Lake Fire Dept – 844 Virginia Road – SUP Amendment, Variation
- 2010-68 Wilbrandt - SW corner Oriole Trail and Pine Street – Rezoning and Minor sub
- 2010-59 UDO 6 month review - #2

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 8:50 p.m.