



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION  
WEDNESDAY, MARCH 2, 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 Batastini, Esposito, Gavle, Goss, Greenman, Jouron, Lembke, Skluzacek, and Hayden were present.

Michelle Rentzsch, Director of Planning and Economic Development, Latika Bhide and Elizabeth Maxwell, both Planners, and Abby Wilgreen, Assistant City Engineer, 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 FEBRUARY 16, 2011 PLANNING AND ZONING COMMISSION MEETING**

Mr. Skluzacek moved to approve the minutes from the February 16, 2011 Planning and Zoning Commission meeting as presented. Mr. Goss seconded the motion. On roll call, members Esposito, Gavle, Goss, Greenman, Jouron, Lembke, and Skluzacek voted aye. Members Batastini and Hayden abstained. Motion passed.

**2011-07 LEAPS AND BOUNDS – 764 Tek Dr. – PUBLIC HEARING**

Use Variation and Parking Variation to allow a Daycare Use in the M Manufacturing zoning district.

Ms. Maxwell said the petitioner has withdrawn the request.

**2011-08 SHELL – CIRCLE K – 280 N. Route 31 – PUBLIC HEARING**

Special Use Permit Amendment to allow changes in signage from Shell to Circle K and electronic pricing signage.

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.

Auna Foote with Corporate Identification Solutions was present to represent the petition. Ms. Foote said they are requesting signage changes due to a change in the revenue split between Shell and Circle K. She described the changes to the signs and buildings.

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. Goss said he has a problem with the height of the pole sign and the amount of branding that is being done to this location. He said it is a lot more than what is permitted by our ordinances. Ms. Foote said they will agree to remove some of the signage at the car wash and passed around a revised plan. Mr. Goss asked if staff has had an opportunity to review this information. Ms. Foote said she just received it earlier in the day. Mr. Goss said that will not reduce the signage significantly.

Mr. Skluzacek asked if the petitioner had any concerns with condition #3 regarding elimination of the striping, etc. Ms. Foote said it is confusing. Mr. Skluzacek said it will reduce the amount of signage. Ms. Foote said the fascia of the building will be white. She said she can ask the people at Circle K if they will allow any changes but they want to move forward with this.

Mrs. Lembke agreed that there is too much signage and the sign is too tall. Mr. Esposito said this seems to be a bit too much. He also has a problem with the height of the pole sign. Ms. Foote said it would be very costly to replace the sign.

Mr. Greenman said he doesn't feel right telling the petitioner what is the right amount of signage. They need to go back to the client and explain what is allowed in the City. He said the City wants businesses to be successful but they want to create a look for Crystal Lake. This business is already at this location and is established therefore he is struggling with approval of what is being presented.

Mr. Gavle suggested that the petitioner talk with staff so they can get closer to what is allowed. Ms. Foote said she thought they could negotiate the amount of signage now.

Mr. Jouron said he doesn't like the pole sign and would prefer a monument sign. He added that there is too much signage for this location. Ms. Foote said this hasn't been an issue in other towns.

Mr. Batastini agreed with the other Commissioners. He said the stripes make it look like a large beach ball. He added that if this were on an interstate and out in the middle of nowhere and needed to be found he would agree with the amount of colors and signs, but this is in town at a very busy intersection. This is not needed here. Mr. Batastini said he would like the height of the sign lowered. He does agree that an electric sign would be beneficial but this project needs to be toned down. He added the Walgreens across Route 31 has a very nice monument sign.

Mr. Hayden said the Commissioners rely on staff to review the information presented by the petitioner and give them a report and recommendations. They don't usually negotiate at this level that is usually done at City Council if needed. Mr. Hayden said he would support the petitioner working with staff to reduce the amount of signage for this request. Mr. Goss said the petition could be continued to the next meeting on March 16 or the following meeting on April 6. Ms. Foote said the March 16<sup>th</sup> meeting would work.

Ms. Maxwell passed around photos of the existing Circle K/Shell on Routes 176 and 14 which shows the amount of signage at that site including the Shell canopy, Circle K striping on the convenience store and signage on the gas pumps. She understands the petitioner wants to move forward quickly with this request

and suggested that a condition be added that the petitioner work with staff to revise the signage and reduce it to a specific number.

Mr. Batastini appreciates what the petitioner brought but stated the free standing sign on Routes 176 and 14 is better and that is also a high profile intersection.

Mr. Goss moved to continue the Special Use Permit Amendment for Shell / Circle K located at 280 N. Route 31 to the March 16, 2011 Planning and Zoning Commission meeting. Mr. Jouron seconded the motion. On roll call, all members voted aye. Motion passed.

**2011-11 STEWART – 7910 Northwest Hwy (Ridgefield Road & Rt 14)** – PUBLIC MEETING  
Conceptual Review for a gasoline service station with a convenience store.

Mr. Hayden stated this is a conceptual review discussion.

Ms. Bhide stated that the petitioner had undergone surgery and was not able to attend this meeting. His request was that the Commissioners discuss this proposed use so staff could relay the comments to him.

Mr. Batastini said he is not a big fan of this at this location. That intersection is goofy and there are a lot of ins and outs there. He is not sure he would want this use there. Mr. Batastini added that the watershed can be handled; there are two gas stations nearby already. He would prefer to see a business use there and not a gas station.

Mr. Jouron agreed. He would not like a gas station in that location.

Mr. Gavle asked if the developer would be obligated to extend the water and sewer to the furthest points of the property on both Route 14 and Ridgefield Road. He said that would be beneficial to the area to have that extended. Mr. Gavle added that there is a fair amount of storm water issues in the area and he is concerned that this will increase the run off to that area.

Mr. Greenman agreed and is not in favor of this use here. He is also concerned with the traffic in that area already.

Mr. Esposito said there are already two gas stations just a short drive south to Route 176 and one has a convenient store and the other has a McDonalds. The only difference with this plan is it has truck fueling which belongs on an interstate road. Mr. Esposito said this is not a good use for the property.

Mrs. Lembke agreed it should not be in this location. Mr. Skluzacek said he is concerned with the Watershed.

Mr. Goss stated that Chem Tool had a leak a few years ago and it was in the lake within hours. He

doesn't want this in the watershed. Mr. Goss said he won't support this.

Mr. Jouron asked if there are special things that can be used to protect the watershed. Ms. Wilgreen said yes. Mr. Batastini said there were extra things that were going to be done when Murphy's Oil wanted to have a gas station in the Super WalMart parking lot since it was near Cary's well.

Mr. Hayden agreed. He is concerned with the trucks and doesn't believe there is enough truck traffic there. This intersection is already dangerous. Mr. Hayden added that he is concerned if they have a regular car wash that there will be cars dripping on Route 14 and create an icy condition.

Ms. Bhide thanked the Commissioners for the comments and they will be forwarded to the petitioner.

**REPORT FROM PLANNING**

- Advance Auto Parts – 6130 Northwest Hwy - Final PUD Amendment, Variations
- Metra Ridgefield Station – Ridgefield Road - Preliminary PUD

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 8:05 p.m.