



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, MAY 4, 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, Jouron, and Hayden were present. Members Greenman, Lembke, and Skluzacek were absent.

Michelle Rentzsch, Director of Planning and Economic Development, Latika Bhide, Planner, and Erik Morimoto, Director of Engineering and Building, 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 APRIL 20, 2011 PLANNING AND ZONING COMMISSION MEETING

Mr. Jouron moved to approve the minutes from the April 20, 2011 Planning and Zoning Commission meeting as presented. Mr. Gavle seconded the motion. On roll call, all members present voted aye. Motion passed.

2011-16 ROSATI – 9607 Lucas Road – PUBLIC MEETING

Minor Subdivision deferrals to create one lot.

Joe Gottemoller, attorney, and William Rosati, owner, were present to represent the petition. Mr. Gottemoller said Mr. Rosati owns 15 acres of property on Lucas Road and his intention is to subdivide off the house and give it to his granddaughter. He said this could be done by the Plat Act but the City doesn't acknowledge it. This request meets the Plat Act requirements. Mr. Gottemoller said their only concern is condition #4 in the staff report regarding the dedication of easements for road improvements. He said that is usually required when property is to be developed and the petitioner has no current intention of developing this property. This condition would make sense if they were putting in roadways. They only want to break off the house from the rest of the property. Mr. Gottemoller said the long term plan for the remaining acreage is to leave it as farm land and they see no reason to dedicate easements at this time.

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 he has no problem with the request.

Mr. Goss asked what would happen if the property across the street developed. Mr. Gottemoller said they wouldn't have a problem with the easements. Mr. Goss said he was not in favor of striking the condition. Mr. Gottemoller said he is in fine with the condition so long as there is an understanding that it is in the future and the easement is not dedicated now. Ms. Bhide said the intention was that the dedication would occur in the future when development occurs and not at this time. Mr. Gottemoller said he doesn't have a problem with the condition so long as the understanding is that the easements will be requested in the future when development occurs.

Mr. Batastini moved to approve the Minor Subdivision to create a lot and Deferral from the requirement to install sidewalks, parkway trees, and street lighting for the Rosati Subdivision at 9607 Lucas Road with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Development Application, received 3-29-11
 - B. Final Plat of Subdivision, Terra Technology, received 3-29-11
2. Final Plat of Minor Subdivision:
 - A. The Plat shall meet all the requirements of Article 5-200 G 3 b, including but not limited to, names of owners; exact location, width and name of all streets and dedication status; and building.
 - B. A note shall be added to the Plat, that part of the property along the Kishwaukee River is a Zone A SFHA, no base floor elevations have been determined.
3. A deferral until an area wide program is hereby granted for the following UDO requirements:
 - A. From the requirement to install sidewalks.
 - B. From the requirement for street lighting.
4. ~~Lucas Road is classified as a minor arterial roadway. A right-of-way easement is required along Lucas Road. The easement shall be 50 feet from the centerline of the roadway for Lot 2 and 33 feet from the centerline of the roadway for Lot 1. The right-of-way dedication must be made at such time as development occurs on these lots or when the City requires the right-of-way, whichever is earlier.~~
5. Whenever development occurs on Lot 2, wetland delineation is required to identify wetland and buffer area easement limits with accompanying easement provisions.
6. The petitioner shall address all the comments of the Engineering and Building Division, Fire Rescue, Police, Public Works and the Planning and Economic Development Departments.

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

2011-21 JAPANESE CULTURE INSTITUTE/AIKIDO STUDIO – 1095 Pingree Road – PUBLIC HEARING

Use Variation for a Japanese cultural institute in the “M” Manufacturing district.

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.

Lisa Tomoleoni, petitioner, and Tony Sarillo, owner, were present to represent the petition. Mr. Sarillo said the building currently has a mixture of uses – mostly small businesses. The Japanese Culture Institute would have small classes including martial arts. The space is a large open area which is well suited for their needs.

Ms. Tomoleoni said they will hold several small classes in the facility. The classes will be mostly weekday evenings and Saturday mornings. She said the building is well suited to their needs.

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 during a prior petition there was concern with materials that were stored behind the building. Ms. Bhide said that has been taken care of.

Mr. Gavle said this business won't be in competition with others already in the building.

Mr. Esposito asked if there were enough parking spaces for the building and the uses. Ms. Bhide said yes and this unit has direct access to the parking in the rear as well.

Mr. Jouron asked if there were any concerns with the conditions listed in the staff report. Ms. Tomoleoni said no.

Mr. Hayden said it seems to be a trend to take away the available manufacturing spaces. He is not really in favor of that but with looking at the neighboring businesses in the building there has already been a precedence set. Ms. Bhide said that was one of the concerns of the Zoning Commission for businesses to ask for a use variation to locate in a manufacturing district. The UDO addresses that concern by restricting manufacturing uses to the “M” district. She said for this property however the precedence has already been set. Mr. Hayden said he supports the petition.

Mr. Esposito moved to approve the Land Use Variation from Article 2 of the UDO to allow a Japanese Culture Institute (including an Aikido Martial Arts Studio) within the “M” Manufacturing zoning district for the Japanese Culture Institute at 1095 Pingree Road with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:

- A. Development Application, received 4-19-11
- B. Floor Plan, received 4-19-11
- C. Signage Information, received 4-19-11

2. The Use Variation is granted to the petitioner for the use as proposed. 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. Sign permits are required for all exterior signage and all signage must meet the provisions of the approved Common Sign Plan.
4. If events that could draw large crowds are proposed (such as competitions) at this location, approval by City staff prior to the events is required.
5. The petitioner shall address all comments of the Planning and Economic Development, Engineering and Building, Public Works, Fire Rescue and Police Departments.

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

2011-20 CRYSTAL POINT OUTBUILDING – 6000 Northwest Highway – PUBLIC HEARING
Final PUD Amendment for multi-tenant building and drive-through lane.

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.

Joe Gottemoller, attorney, Enrique Castel with JTS Architects, and Scott Carr with Inland Real Estate, were present to represent the petition. Mr. Gottemoller said this property is currently the Colonial Café location which will be moving across Route 14 soon. They intend to rebuild the outbuilding to match the other outbuilding in the shopping center. He said at the request of staff, windows will be added to the south side of the building. Ms. Rentzsch handed out copies of the revised elevation showing the additional windows. Mr. Gottemoller said it will look more like a front of a building than a rear elevation. As for the Special Use Permit requirements, he is not sure what could be done with the building other than retail since it is part of the larger shopping center.

Mr. Gottemoller said there are two issues with the drive-through. The lane is designed to go along the south side of the building with parking available on the other three sides of the building. The customers will exit the building towards the parking to the north. He added that the employees will use the doors to the south to remove garbage. They don't want to encourage customers to use those entrances. Mr. Gottemoller said pedestrian traffic and drive-through traffic don't mix.

Mr. Carr described the area available for the drive-through clearance. Mr. Gottemoller said he is certain that IDOT won't give up any of their right of way for a drive-through. He said the 18 foot wide drive-through puts it right up against the building and there is very little room for a grassy area. Mr. Gottemoller said staff is requesting that a sidewalk by the rear doors but they don't want to encourage people to enter from those doors.

Mr. Gottemoller said there was a comment made about the materials to be used in the building. He said they have samples but we just need to look at the other outbuilding with Panera Bread since it will be the sister building.

Mr. Hayden asked how does the width of this drive-through compare to the drive-through across Route 14 at Caribou Coffee. Mr. Morimoto discussed the "escape" route from the drive-through lane and that he was comfortable with the layout as shown. He added that the request for the sidewalk on the south side of the building was for the employees to get to the dumpster. Mr. Gottemoller said there will be glass doors on the south side of the building so the employees will be able to see if cars are coming in the drive-through.

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 asked about the drive-through width. Mr. Gottemoller said there is enough room for two cars and they are proposing three glass doors on the south side because of three units in the building. Mr. Batastini said he likes the idea of orienting the building to the north toward the stores. He asked about the signage for the building. Mr. Gottemoller said they would be allowed signs on 3 sides for the corner units. Mr. Batastini asked if the lattice area will be for outdoor seating. Mr. Gottemoller said yes and there will be rail to protect the people sitting in that area from the drive-through.

Mr. Batastini thanked the petitioners for working on the south elevation of the building. He asked if staff had any other thoughts about the elevations. Ms. Rentzsch said the building will be stepped back and that will help with mass and articulation of the building.

Mr. Goss asked about the entrance in the middle and asked about the floor plan. Mr. Gottemoller showed the proposed elevation and said the eastern-most unit will be smaller because of the step-in of the building. Mr. Goss said he would prefer the trash enclosure to be orientated to the west. Mr. Gavle agreed and asked if there is a problem with the drive-through backing up to block the handicap parking. Mr. Morimoto said they exceed the stacking requirements and believe that the handicap parking will not be blocked.

Mr. Jouron asked if there is a lot of landscaping now. Ms. Rentzsch said the current landscaping is very bare, pretty much non-existent. She said staff will work with the petitioners on a landscape plan so there will be a nice screening from Route 14.

Mr. Esposito said this is a great idea for more than one tenant. He would prefer a monument sign to replace the existing Colonial sign. He also wouldn't care for the drive-through width to be smaller so the building won't be hit.

Mr. Hayden said he likes what they are proposing with the building. He does have a problem with the doors on the south elevation opening into the drive-through lane. Mr. Gottemoller said there will be about a foot there. Mr. Carr said they can also install bollards which would keep the drivers to the right of the drive-through lane. They would also give the employee more of an opportunity to get out of the building. Mr. Hayden asked about deliveries. Mr. Carr said the businesses that would go in this building will not require heavy deliveries.

Mr. Hayden asked where the speaker for ordering will be placed. Mr. Gottemoller explained the location. Mr. Hayden said he would prefer the drive-through width to be smaller so there is no doubt that two cars can not fit through there. Mr. Morimoto said the width could be reduced to 14 feet to add the walkway. Mr. Gottemoller agreed but is concerned with the walkway and the use of the entrances on the south elevation. He would not have a problem with a short step but not a 3 foot walk. Mr. Batastini agreed that a 3-foot walk would not be a good idea. Mr. Gottemoller said if the walk is there it is inviting people to use those entrances. There will be signs on the doors that they are for employees and/or emergencies.

Mr. Batastini asked about the location of the speaker. Mr. Castel explained the location. Mr. Hayden agrees with reducing the width of the drive-through. Mr. Goss suggested the doors on the south elevation open so the person coming out of the door will be facing the cars in the drive-through.

Mr. Morimoto thanked the petitioners for working with Staff on this project.

Mr. Carr said they would prefer to rehab the existing sign. Ms. Rentzsch said it is a legal non-conforming sign. The majority of the Commissioners felt that based on the renovations that will be done to this building it would be nice if the sign was updated as well to match the building.

Mr. Goss stated that the request meets all of the criteria for a Special Use Permit.

Mr. Batastini moved to approve the Final PUD Amendment to allow for a redeveloped multi-tenant building with a drive-through lane as shown for the Crystal Point Outbuilding at 6000 Northwest Highway with the following conditions:

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

A. Development Application, dated 4-12-11

B. Site Plan, JTS Architects, dated 4-11-11

C. Architectural Plan, JTS Architects, dated 4-15-11, **plan submitted at PZC meeting, dated 4-29-11**

2. Site Plan

A. The drive aisle for the drive-through lane should be ~~20~~ **14** feet wide to allow for a bypass lane for the drive-through **with the narrowing to come from the south with a landscape plan to be worked out with staff.**

B. Show the location of the order board and the stacking configuration for the drive through. Minimum stacking of 8 cars with a minimum 4-vehicle queue between the order board and the pick-up window is required.

C. The rear of the building should have access doors for deliveries and trash take-out. ~~A 4-foot sidewalk should be located along the rear of the building for access to the dumpster.~~ **The doors on the south elevations are to be hinged on the east side of the doors.**

3. Architectural Elevations

A. Provide a material and color sample board for review and approval at the Planning & Zoning Commission and City Council meetings.

B. The trash enclosure must be constructed of materials that match the architecture of the building **and to be adjusted so as refuse company does not enter drive-through lane.** Provide plans to staff for review and approval.

C. Ensure that the multi-tenant building provides the architectural details found in the remainder of the center, including but not limited to, cornice pendants, scored dentil trim above the windows and the wall sconce fixture lighting.

D. Given the orientation of the building and the location of the rear of the building along Route 14, introduce opaque windows elements along the south elevation to double face the building.

4. Landscape Plan

A. Provide a landscape plan for staff review and approval that shows the replacement of any dead or dying existing landscaping; the location, size and varieties of the proposed foundation plantings to meet Article 4-400F4; and the landscape screening along the drive-through lane to shield headlights from oncoming traffic to meet the provisions of Section 4-400 Landscaping and Screening Standards.

5. This Final PUD Amendment approval includes the drive-through lane as submitted, with changes as approved by the petitioner, PZC and City Council.

6. The current address for the existing building is 6000 Northwest Hwy and the United States Postal Service assigned a mailing address of 6000-13. The address will remain 6000 Northwest Hwy and a meeting with the Fire Rescue Department to discuss temporary unit designations is required. The City reserves the right to reassign a permanent address if the entire complex is assessed for compliance with the City's ordinance, Chapter 192 Building Numbering.

7. The petitioner shall address all of the review comments and requirements of the Engineering & Building, Fire Rescue, Police, Public Works, and Planning & Economic Development Departments.

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

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

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

Mr. Hayden stated the petitioner is requesting to be continued to a future meeting. Since this is a public meeting, a date certain is not required.

Mr. Batastini moved to continue 2010-69 Schafer Subdivision to a future PZC meeting date. Mr. Goss seconded the motion. On roll call, all members voted aye. Motion passed.

REPORT FROM PLANNING

- Savers – Country Corners – 230 Virginia St. – Special Use Permit
- Retake Resale Shop - 19 Berkshire – Use Variation (resale shop)
- Approvals extension

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

COMMENTS FROM THE COMMISSION

Mr. Goss asked that a list of the approvals that were extended for three years be sent to the PZC members in their next packet. Ms. Rentzsch said it will be done.

The meeting was adjourned at 8:35 p.m.