



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JUNE 15, 2011
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Vice Chairman Greenman at 7:30 p.m. On roll call, members Esposito, Gavle, Goss, Jouron, Lembke, Skluzacek, and Greenman were present. Members Batastini and Hayden were absent.

Michelle Rentzsch, Director of Planning and Economic Development, and Elizabeth Maxwell, Planner, were present from Staff.

Mr. Greenman 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 JUNE 1, 2011 PLANNING AND ZONING COMMISSION MEETING

Mr. Jouron moved to approve the minutes from the June 1, 2011 Planning and Zoning Commission meeting as presented. Mr. Skluzacek seconded the motion. On roll call, all members present voted aye. Motion passed.

2011-25 BP-McDONALDS – 7615 Route 176 – PUBLIC HEARING

This petitioner was continued from the June 1, 2011 PZC meeting.

Rezoning upon annexation, special use permits for a gasoline service station and fast food drive through for the existing business.

Mr. Greenman 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. Greenman waived the reading of the legal notice without objection.

Donald Hemmesch, attorney for BP, and Mark Edison, attorney for the business owners, were present to represent the petition. Mr. Hemmesch said he was retained by BP to petition the City for Annexation. He said the property is currently developed with a gas station and fast food restaurant with a drive-through. This annexation will resolve several issues for them. First, they want to abandon the well and connect to City water. Mr. Hemmesch said they are required by the EPA to check the well water and they have continually provided that information to the County. Second, they want to connect to City sewer to replace the existing connection to a septic field on the adjacent property. Mr. Hemmesch said there have been some issues with the adjoining property owner. They are requesting annexation, rezoning, and Special Use Permits for the gas station and fast food restaurant with the drive-through. He said they will also be requesting a liquor license and cigarette license from the City Council.

Mr. Greenman asked if they had received the staff report and memo and if there were any concerns regarding the conditions. Mr. Hemmesch said they had received the reports and they did not have any problems with the conditions. He said they have requested a copy of the spill plan that was created and approved by the City for the Shell gas station across the street. Instead of recreating the wheel, they will use that as a model.

There was no one in the public who wished to comment on this petition. The public portion was closed at this time.

Mr. Goss said the petitioner will need to have the spill plan ready for Council review. Mr. Hemmesch said it may be done by the end of the week but certainly prior to Council. Mr. Goss asked if there is a sit-down area. Mr. Hemmesch said yes. Mr. Goss asked if there are tables outside. Mr. Hemmesch said no. Mr. Goss said he is concerned with selling liquor and cigarettes in a fast food restaurant that draws children. Mr. Hemmesch said the business owner will not do anything to jeopardize the liquor license. Mr. Goss said he doesn't believe there are any fast food restaurants in town that sell liquor.

Mr. Gavle asked if they will be over-sizing the water and sewer lines to handle the capacity for adjacent properties. Mr. Hemmesch said they are deferring to staff and will do what staff wants. He said they are talking with adjacent property owners for the easements that will be needed. The water connection is simple but there are issues regarding the necessary separation between the water and sewer lines as well as all of the traffic signal equipment, etc. at that intersection.

Mr. Skluzacek said all of his questions were answered and he has no problem with the request.

There were no other questions or comments from the Commissioners.

Mr. Greenman said he is pleased this area will be annexed into the City since the property is in the watershed. He knows that the City annexes property "as is" but questioned the signage. Ms. Maxwell explained if the sign structure is changed they would need to meet the Sign Ordinance requirements but if they are only changing the copy such as from one gas station name to another, that would not require the signs to be removed and brought into compliance.

Mr. Greenman asked if they should separate the Special Use Permits. Ms. Maxwell said if the building were to be demolished in the future, the owners would need to meet the setback requirements as well as request other Special Uses.

Mr. Greenman said this request meets all of the criteria for Special Use Permits as stated in the staff report.

Mr. Goss said if the liquor license was part of the Commission's purview, his vote would be no.

Mr. Esposito moved to approve the Rezoning from B-1V McHenry County to W PUD Watershed allowing

the B-2 General Commercial bulk standards and uses, upon annexation; and Special Use Permits to allow a gas station and fast food restaurant with a drive-through for BP-McDonald's at 7615 Route 176 with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Donald Hemmesch, Jr., received 04/26/11).
 - B. Plat of Annexation (Cemcon, Ltd., dated 4-18-11, received 04/26/11)
 - C. Plat of Survey (Cemcon, Ltd., dated 4-18-11, received 4-26/11)
2. Changes to the site which affect the building architecture, on-site structures, parking and traffic circulation, increase the impervious surface coverage or change uses shall be required to be reviewed by the City and may require a PUD Amendment. Changes to sign copy are not required to amend the PUD.
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.
4. The owner shall provide the City with a copy of their spill protection plan for review and approval.

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

2011-35 AMICI – 811 Dover Court – PUBLIC HEARING

Special Use Permit for an accessory structure greater than 600 square feet for a combined deck and pool.

Mr. Greenman 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. Greenman waived the reading of the legal notice without objection.

Don Franz, attorney, and Anthony Amici, owner, were present to represent the petition. Mr. Franz said they are requesting to add a 10 x 10 wood deck next to the existing pool. The pool was previously approved by the City.

Mr. Greenman asked if they had received the staff report and if there were any concerns about the suggested conditions. Mr. Franz said they are ok with the conditions.

There was no one in the public who wished to comment on this petition. The public portion was closed at this time.

Ms. Maxwell said there have been several requests recently for accessory structures. The intent of the UDO was to limit the size of accessory structures on smaller lots. She said this is a large lot and the structure will not impact the neighbors as it might on a smaller lot. Ms. Maxwell added that staff is

looking into revising the UDO to allow larger accessory structures on larger lots without requesting a Special Use Permit.

Mr. Esposito said this pool does need a deck. Mr. Skluzacek said he has no issues with the request. The other Commissioners did not have any questions or comments.

Mr. Greenman thanked the petitioner for coming before to the City prior to constructing the deck.

Mr. Esposito moved to approve the Special Use Permit for a detached accessory structure greater than 600 square feet to allow a 100 square foot deck attached to a 572 square foot pool, pursuant to Articles 4-600 D and 9-200 A and D at 811 Dover Court with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Development Application, (Anthony Amici, received 05/26/11)
 - B. Deck Plan (Untitled, undated, received 05/26/11)
2. A special use permit and variation are hereby granted to allow the petitioner's request. If the deck is expanded or the accessory structure size is increased, this Special Use Permit will need to be amended.
3. The petitioner shall address all comments of the Engineering and Building and Planning and Economic Development Departments.

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

2010-06 COMPREHENSIVE LAND USE PLAN – PUBLIC MEETING

General Discussion – Sections 6, 9 and 10 – Transportation, Historic Preservation, and Northwest Area

Ms. Maxwell said all of the completed sections are located on the City's website. There is only one more section they need to review and then start on the map. The sections completed for this review are: Transportation, Historic Preservation, and the Northwest Sub-Area.

Ms. Maxwell said the Transportation section reviews the road standards of the City as well as incorporating other features such as bio-swales. The Engineering Division is working on this section with the Planning Department and they will be incorporating information from the Park District, Metra, etc.

Ms. Maxwell said Historic Preservation was broken out into its own section in this Comprehensive Plan. There is a possibility the Downtown Crystal Lake area will become a Historic District.

Ms. Maxwell said the Northwest Sub-area plan was previously adopted separately and now will be incorporated into the Comprehensive Plan. She said everything in this section is in the current sub-area

plan but this revision will be condensed down. The City wants to be certain the environment is protected and appropriate land uses are allowed.

Ms. Maxwell said there are several areas that they need to look at including Three Oaks Recreation Area, Downtown Crystal Lake, Route 31 & Rakow Road, and Routes 31 & 176.

Ms. Maxwell said Staff is checking into having the map and plan on displays in schools, the library and any other public place so we receive as much public input as possible. Mr. Greenman asked about the time frame. Ms. Maxwell said they are working on the exhibits for display. Mr. Greenman suggested that something be displayed at the Metra stations, Main Beach, Three Oaks Recreation Area, and the Gala. That is where people will be in the summer months.

Mr. Goss said the majority of historic preservation has been residential and he feels that there should be commercial sites as well. He asked what the benefits are of having a Historic District. Ms. Rentzsch said there are tax benefits as well as grants available. She said there are many people who think the Downtown area is already protected but it is not.

Mr. Esposito said he likes the bike path recently created along Dole Avenue and feels there are several places where more could be added. He suggested Golf Course Road, Barlina Road, Berkshire, and Coventry. It is a good way for kids to get to school or parks. Mr. Goss said the Park District is not mentioned. Mr. Esposito said the Park District only has so much property. Mr. Greenman said it is a good idea to get the bikes off of the sidewalks if the City wants walkability. Mr. Goss said he is concerned with the elderly who walk on Route 14 in the winter because there are no sidewalks or they are not shoveled. Mr. Esposito said there needs to be more places to park bikes downtown. Ms. Rentzsch said there are bike racks available and more are planned. We need to go the extra step such as providing a place to store helmets, etc. for serious bike commuters

Mr. Goss said Historic Preservation for the downtown is good and it may need to expand but he is not sure that an overlay would be a good solution.

Mr. Gavle said the Northwest sub-area is very challenging with environmental issues, etc. and he commends staff for their efforts.

Mr. Greenman appreciates the separate Historic Preservation chapter and feels there is a lot of meat behind it. He thought the City had more landmarked properties. Mr. Greenman said when he visits other cities, he marvels at the balance some have between the past and the future.

Mr. Greenman asked about the Ridgefield corridor. Ms. Maxwell said that since the new Metra station is all but dead, they are not certain when that area will redevelop.

Mr. Greenman said Staff has done a good job capturing things that the Commission feels are important. In the past the City has been reacting to developers who come in requesting land use changes to certain

areas. Ms. Maxwell said the City needs to be more proactive on land uses that they feel are more appropriate.

REPORT FROM PLANNING

- Evangelical Free Church – 575 E. Crystal Lake Ave. – Variation from Subdivision Standards
- Money – 1557 Hollytree Lane – Variation
- Vineyard Christian Church – 7105 Virginia Rd – Special Use Permit
- Dynamic Health & Wellness – 6119 A Northwest Hwy. – PUD Amendment, Variation
- Barnes - 321 Terra Cotta – Variation
- Schafer Subdivision - S. Rt. 176; W. Lippold Pk; E. Briarwood – Final Plat of Sub

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

COMMENTS FROM THE COMMISSION

Mr. Goss said the amount of yellow and red in the windows for Auto Zone makes the building look trashy.

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