



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JULY 6, 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, Lembke, Skluzacek, and Hayden were present. Mr. Greenman was absent.

Michelle Rentzsch, Director of Planning and Economic Development, and Latika Bhide, Planner, were present from Staff.

Mr. Hayden asked those in attendance to rise to say the Pledge of Allegiance. He led those in attendance in the Pledge.

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 JUNE 22, 2011 PLANNING AND ZONING COMMISSION MEETING

Mr. Skluzacek moved to approve the minutes from the June 22, 2011 Planning and Zoning Commission meeting as presented. Mr. Esposito seconded the motion. On roll call, members Esposito, Gavle, Goss, Jouron, Skluzacek, and Hayden voted aye. Members Batastini and Lembke abstained. Motion passed.

2011-34 ERICK STREET COMMONS – 407-413 E. Terra Cotta Ave. – PUBLIC HEARING
PUD Amendment, variations for the addition of ten parking spaces.

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.

Ryan Farrell, Bruce Breda, and Wayne Kaczmarek were present to represent the petition. Mr. Farrell said they are requesting a Final PUD amendment for 10 additional parking spaces in the rear of the existing building. He said the spaces are parallel spaces next to the detention area. They have a few new tenants and one tenant will be occupying the entire eastern building. That tenant has requested additional parking. Mr. Farrell said the tenant will be holding training sessions for their employees as well as seminars for potential clients which will require additional parking. He added that there is plenty of space in the rear of the building for the additional parking spaces.

Mr. Farrell reviewed the criteria listed in the Staff Report for the Special Use Permit. He stated this use is desirable for the City and will bring people from outside of Crystal Lake to the City. The use also

won't be detrimental to the property values and will be in general compliance with the ordinance. Mr. Farrell said with the addition of the parking spaces, the traffic in the rear will be one-way traffic only.

Jack Davenport, owner of the Davenport Funeral Home to the east of this property, said he supports the proposal. Mr. Davenport added that the parking spaces will not impact the surrounding properties.

Mr. Hayden asked Mr. Davenport about a cross access agreement. Mr. Davenport said that has been addressed with the property owner, Mr. Hayes, and there is an agreement for both properties to use the other's parking. Mr. Batastini asked if there is an objection to having a cross access. Mr. Davenport said yes there is. Mr. Batastini said he is concerned with people not finding a parking space at the funeral home and having to make a left turn onto Route 176 and another left turn onto Erick Street to get to the adjacent property to park. Mr. Davenport stated that was addressed a couple of years ago and that they are not here to discuss the cross access between the properties. Mr. Batastini said he recalled the argument with possible fast food restaurants or convenience stores to the west of the funeral home. The tenants in those buildings are professional services such as yoga studio, florist, etc. Mr. Davenport stated that did not change anything.

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

Mr. Batastini asked if the tenant was planning to occupy the entire east building. Mr. Farrell said yes. Mr. Batastini asked when the seminars would be taking place. Mr. Farrell said he believed they would be mostly during the day but he was not exactly sure.

Mr. Skluzacek asked how much room is there between the bollards at the rear of the building and the curb next to the detention area. Mr. Farrell said he believes it is 14.5 feet but he is not sure. Mr. Skluzacek said he parked his vehicle in one of the proposed parking spaces next to the curb and measured 15 feet. He said it will be difficult to get a truck through that space and he is certain that most people won't park as close to the curb as he did. Mr. Breda said trucks won't have any problem getting through that space. Mr. Farrell said a garbage truck would be the largest truck to get through. Mr. Skluzacek said he can't support this request.

Mrs. Lembke asked if the Fire Rescue Department had any concerns with the space. Ms. Bhide said the fire connections are in the front of the building and they did not have any concerns. Mr. Hayden said the emergency vehicles will need to get to the rear of the building as well and he feels it will be hard to get them back there. Mr. Jouron agreed and said it will be very tight.

Mr. Goss asked about the number of employees for the tenant. Mr. Farrell said he did not know. Mr. Goss asked how many people usually attend the seminars. Mr. Farrell said the tenant feels the attendance will be substantial and possibly have 50 people attend a seminar. Mr. Goss said even if there are 30 people usually they come in couples and there will be 15 cars. He asked how much square footage was still unoccupied in the west building. Mr. Kaczmarek said approximately 3,500 square feet.

Mr. Goss said they don't know what the requirements should be. There are a lot of unanswered questions such as the number of people at a seminar or training session. Mr. Farrell said they are only asking for 10 parking spaces. Mr. Goss said he questions the need for those spaces. He also asked about the snow removal for the property. Mr. Kaczmarek said they just push the snow over and it is not removed.

Mr. Batastini feels that most seminars are held at night because he would think the possible clients would be working during the day. He said there is a question about the number of people who usually attend the seminars and if a service is being held at the funeral home next door that could be an even larger problem.

Mr. Hayden said it comes down to what types of seminars are being held and how often. He said usually seminars are held in a local restaurant. He asked if this is more like a school. Mr. Kaczmarek said the use will be both which will be for the client, employee training, and for the community. Mr. Hayden said it goes back to - is this use proper in this zoning classification. It sounds like this is more like a school. Mr. Farrell said the seminar room that was put in was very large and training will be held there. Mr. Hayden again said it sounds like a school. Mr. Farrell said it is not a school.

Mr. Goss said the use isn't the problem - it's the intensity. Mr. Hayden said they are shooting in the dark without information.

Mr. Gavle suggested signage be added to the additional rear parking stating "for seminar parking only" so emergency vehicles can reach the rear of the building. Mr. Farrell said they are not concerned with trucks getting to the rear of the building. They also don't want to tell potential or current customers that they aren't good enough to use the front door but employees are.

Mr. Goss asked if the rear doors to the tenant spaces open out. Mr. Farrell said he believes they do. Mr. Goss said that leaves even less room for trucks/vehicles to get through. He would like to see this monitored and they may need to restrict the number of people attending either the seminars or training. The other tenants have rights to the available parking as well and he doesn't want anyone parking on Erick Street. Mr. Farrell said they don't know how many people will be there. He added that the tenant currently has a space on Congress Parkway and they are the ones requesting the additional parking spaces.

Mr. Batastini is concerned with people having to go onto Route 176 when a lot is full to find another parking space. Mr. Jouron asked if there is at least a sidewalk between the two properties. Mr. Goss said there is one there and there is a large grade change between the properties. Mr. Batastini said from a planning standpoint having a cross access is the way to go. Mr. Kaczmarek said tenants don't last forever and they need to look to the future. Mr. Batastini said it is a beautiful building and is concerned that one night there will be a lot of people between the two sites and nowhere to park. Mr. Farrell believes the seminars will be held during the day and there will be more cars at this site when there is a training session. Mr. Batastini said if the seminars are held during the day then the 10 spaces are not

needed because they have the funeral home lot to use. Mr. Farrell said the funeral home can go from empty to full in a short time. Mr. Goss said usually wakes are held from 3 p.m. to 9 p.m. and if the lot is already full - the agreement is no good.

Mr. Hayden stated that with what he was hearing 10 additional spaces may not be enough. He could tell on the drawings that they originally had more spaces. He added that it will be hard to control the parking in the rear no matter how it is striped and especially in the winter when you can't see the markings. Mr. Farrell said they are using the space that is already there. Mr. Hayden said he believes the space isn't there for trucks to get to the rear. Mr. Farrell said staff had no problem with it. Mr. Hayden said that is why there is a Planning and Zoning Commission as well as City Council to make the final decision.

Mr. Kaczmarek said the business is existing and they know how much parking they will need. Mr. Batastini said they don't have enough information to make a decision and he hopes the need for parking doesn't overlap. Mr. Farrell said they are not here for the use but only the parking spaces. Mr. Hayden said they don't know if 10 spaces are enough. He is also concerned with people parking next to the detention area which has a slope. There could be injuries.

Mr. Skluzacek said there is 15 feet between the building and a car parked in the rear. He is concerned that people won't park close to the curb and there will be less room for a garbage truck to get through. He added that we all know how well garbage truck drivers drive. Mr. Hayden is concerned with the garbage truck getting to the dumpster that is between the buildings. Mr. Farrell said they will pull out the dumpster and dump it into the truck. They will not have to maneuver the truck to lift the dumpster.

Mr. Kaczmarek said they want to make the tenant happy so they will stay.

Mr. Goss moved to approve the Final Planned Unit Development Amendment to allow the addition of 10 parking spaces for Erick Street Commons at 407 and 413 E. Terra Cotta Avenue with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Site Plan, Gillispie Design Group, received 5-20-11
2. Signage and/or pavement markings are necessary to delineate the drive behind the buildings as one-way (counter clockwise).
3. Show bollard locations in rear of building where they are adjacent to the proposed drive aisle.
4. Show delivery truck turning movements to ensure that delivery trucks can maneuver the one-way drive aisle.

5. As a condition of the Final PUD Amendment, variations are granted to allow the proposed development plans that meet the final requirements of the Planning & Zoning Commission and the City Council.

6. 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.

7. The remainder of the frontage of the detention area shall be striped as a “NO PARKING” area.

Mr. Esposito seconded the motion. On roll call, members Esposito, Gavle, Goss, Jouron, and Lembke voted aye. Members Batastini, Skluzacek, and Hayden voted no. Motion passed.

Mr. Batastini believes that a cross access is needed. He doesn't object to the 10 spaces but since the owners seem to treat the two lots as one, there should be a cross access. Mr. Hayden said his no vote was because he doesn't believe there is enough room for trucks to get to the rear. Mr. Skluzacek agreed.

DISCUSSION SERIES - Architecture – PUBLIC MEETING

Architectural terminology with examples.

Ms. Bhide said that since this was a light agenda they would like to review some of the architectural terminology that staff uses in the reports. She showed photos of various architectural features.

Ms. Bhide explained differences in materials used in buildings such as EIFS and Hardiboard. There are also plastic shingles that are being used in some buildings. They are more environmentally appealing – being made of recycled materials and they last very well.

Mr. Jouron asked about the differences between quoins and medallions. Ms. Bhide said that quoins are cornerstones of bricks or stone whereas a medallion is a plaque on which an object is represented in relief.

Mr. Hayden recalled the concerns raised about a certain material being considered for a building on Route 176 which has not been built yet. Ms. Rentzsch said that was a “Z” brick type material which is not sturdy. The one shown in the presentation, tilt up brick panels, is very sturdy since concrete is used.

Mr. Goss asked if hardiboard has better insulation than wood. Ms. Rentzsch said she was not certain and would check on it.

Mr. Hayden asked if there were any building materials that they should stay away from. Ms. Rentzsch said EIFS if it is incorrectly installed. There are lawsuits pending because the EIFS was not installed properly and there were complications with the building.

Mr. Batastini said he has been traveling recently and noticed that certain areas of Texas that seem to have a higher standard of building – more brick, etc.

REPORT FROM PLANNING

- Amici – 811 Dover Court – Special Use Permit
- UDO Amendment – EMC signs

Ms. Rentzsch stated the next scheduled meeting on July 20, 2011 is cancelled due to a lack of petitions ready for review by the PZC. She said the next regularly scheduled meeting will be on August 3, 2011.

COMMENTS FROM THE COMMISSION

Mr. Batastini and Mr. Hayden stated they liked the electronic packets.

The meeting was adjourned at 8:40 p.m.