



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION  
WEDNESDAY, AUGUST 17, 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, Lembke, Skluzacek, and Hayden were present. Mr. Jouron arrived at 7:35 p.m. and Mr. Batastini 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 JULY 6, 2011 PLANNING AND ZONING COMMISSION MEETING**

Mr. Esposito moved to approve the minutes from the July 6, 2011 Planning and Zoning Commission meeting as presented. Mr. Goss seconded the motion. On roll call, members Esposito, Gavle, Goss, Lembke, Skluzacek, and Hayden voted aye. Mr. Greenman abstained and Mr. Jouron had not arrived yet. Motion passed.

**2011-39 SIGNATURE AUTO GROUP – 1095 Pingree Rd. Units 112-113 – PUBLIC HEARING**  
Land Use Variation to allow an auto show room 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.

Mr. Jouron arrived at 7:35 p.m.

Tony Sarrillo, property owner, and Brent Pennington, owner of Signature Auto Group, were present to represent the petition. Mr. Pennington stated his business is currently located in Lake in the Hills. They are proposing to lease space in this building to be used as an indoor showroom for the higher-end cars. He said they will comply with the sign requirements of the City.

Mr. Sarrillo said this business is ideal for this area. He said he was before the City a few months ago with a Japanese Cultural Center which received Council approval but failed to materialize because of a Building Code requirement.

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

Mr. Skluzacek asked if the petitioners had any concerns with the recommended conditions listed in the staff report. Mr. Pennington said no. Mr. Skluzacek asked if they were aware that no auto repairs such as oil changes, etc. would be allowed to be performed at this location. Mr. Pennington said he agreed and those repairs will take place at their Lake in the Hills location. He said this place is more to display the more expensive cars they have.

Mr. Goss asked if the cars are taken in and out of the facility constantly. Mr. Pennington said the cars are not usually taken out for test drives. He said most of the sales are done on-line. Mr. Goss asked if they will need to have ventilation for exhaust. Mr. Pennington said no. Mr. Goss asked if the rear of the building will have 4 to 6 cars stored. Mr. Pennington said they probably will be stored there.

Mr. Hayden said he would love to have this business in Crystal Lake but is concerned that it is taking up industrially zoned property. He said there are other locations available in the city that are better suited for retail uses. He was reviewing the Findings of Fact prior to the meeting and said he struggled with several of them such as if the use is permitted in this zoning district without the requested variation; would the use alter the character of the area; and is this use in harmony with the UDO. Mr. Hayden asked what the hardship is for this use to come to this location. He also asked where the point of sale would be since the petitioner stated they do most of their business over the internet and have another location in Lake in the Hills. Mr. Pennington said there will be office space in the front of their unit and they intend to have all sales through Crystal Lake. He said this dealership is different than the typical auto dealership. They have few cars in the lot or on display. Mr. Sarrillo said most of the business is done on-line. Mr. Pennington said they take many photos of the cars and have them on-line.

Mr. Hayden said he struggles with the location and zoning district. He said there is a precedence set for this area with this use. The industrial zoning may be needed in the future. Mr. Sarrillo said the building and area have evolved into somewhat of a hybrid with doctors' offices, indoor swimming facility, a school/day care facility, etc.

Mr. Hayden asked if the petitioners would agree to an additional condition that the point of sale will be Crystal Lake. Mr. Pennington agreed.

Mr. Jouron said his office is next to a car dealership of this type and it is a very quiet use.

Mr. Hayden asked if the business is mostly internet how are the cars shipped. Mr. Pennington said most buyers fly in and drive the cars home or a hauler comes in to pick up the cars for delivery. There is a lot of room in the rear for the trucks to move around and pick up the cars.

Mr. Skluzacek moved to approve the Land Use Variation from Article 2 of the UDO to allow an auto show room (automobile dealer) within the "M" Manufacturing zoning district for Signature Auto Group 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 7-26-11
  - B. Floor Plan, received 7-26-11
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. No outdoor display or storage of vehicles is permitted.
4. No repairs (including minor repair, oil changes, etc.) are permitted on-site.
5. Sign permits are required for all exterior signage and all signage must meet the provisions of the approved Common Sign Plan.
6. The sprinkler system will need to be evaluated to ensure that proper density and spacing requirements are met. Fire alarm notification devices need to be evaluated for proper coverage.
7. Indoor display of vehicles requires that the fuel tanks have no more than ¼ tank of fuel and not greater than 5 gallons. The batteries must be disconnected.
8. A grease/oil triple basin interceptor is required per the Illinois Plumbing Code.
9. The petitioner shall address all comments of the Planning and Economic Development, Engineering and Building, Public Works, Fire Rescue and Police Departments.
- 10. The point of sale for all sales for this business shall be noted as Crystal Lake.**

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

**2011-41 TURTLE WAX – 161 Liberty Dr.** – PUBLIC HEARING  
Special Use Permit Amendment, Variations for changes to the existing car wash facility.

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.

Peter Bazos, attorney, James Jarach, Regional Manager for Turtle Wax, and John Swierk, architect, were present to represent the petition. Mr. Bazos said they are requesting a Special Use Permit Amendment. He said the current ordinance allows car washes in this zoning district as a limited use, but because we were granted a Special Use Permit specifying the plans, elevations, etc. we needed to amend that Special Use. Due to the age of the facility, they are looking to upgrade their equipment and building. Mr. Bazos said staff has been extremely helpful through this process. They do meet the standards of the Special Use Permit listed in the staff report.

Mr. Bazos said there is a comment made in the report stating there are no bypass lanes available but they are shown on the site plan. There is also a comment regarding the stacking for the oil change area. Their records show that on their best day they had 21 oil changes in an 11 hour period. That would not require many cars to be stacked.

Mr. Jarach said they had state of the art equipment when they opened in 1997 and featured full-service car washes which included vacuuming of the vehicles. Since then there has been a large shift in consumer wants and they will be offering a \$6 car wash. They have seen a decline in their car wash business by 4% since 2002. The new equipment will allow them to process cars more efficiently and they will be reclaiming approximately 50% of the water they use.

Mr. Swierk showed a Power Point presentation showing the proposed elevations, site plan and floor plan. He stated the sign area will be the same but instead of it being on the building it will be on an open shelf coming out of the building. Mr. Swierk explained the traffic circulation on the site plan showing the bypass areas. He said the track of the car wash will be extended 30 feet out of the building to allow for a longer wash and dry areas for the vehicles. There will be no change to the oil change or detailing areas. Mr. Swierk pointed out an additional landscape island on the lot to help with traffic circulation. He explained that there will be a larger waiting area inside because there will no longer be a cashier station inside. Everything will be for paid outside.

Mr. Bazos reviewed the recommended conditions listed in the staff report. There are a few they have concerns with. Condition #5 regarding removal of the two northern-most towel-drying areas is a concern since those areas will be needed. Mr. Swierk said there is sufficient room to make a turn. Mr. Goss said he is concerned with vehicles coming out of the oil change area. He would prefer that the drying lanes be moved to the west. That would allow more room for cars exiting that area. Mr. Jarach said they are concerned with customers receiving the full-service car wash crossing that traffic lane to get to the waiting area.

Mr. Swierk said they will revise their drawing to include the 15 foot aisle. Mr. Hayden said would they still need the variation if they are revising their plan. Ms. Bhide said they would still need the variation

since the western aisle is also 12'-8". Mr. Swierk said they will also revise that aisle width as well. Ms. Bhide said in that case variation 2a can be deleted.

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

Mr. Gavle asked where the EIFS material will be used. Mr. Swierk said it will be on the west and south elevations and a portion of the east. The oil change and detail areas will not be changed.

Mr. Goss asked about the landscaping along Main Street. He feels it is a little bare. Ms. Bhide said when the Special Use was originally approved, they met the landscaping requirements but they do not meet today's UDO requirements. Mr. Jarach said they will upgrade their landscaping.

Mr. Greenman thanked the petitioner for reviewing the report prior to coming to the meeting and thanked them for staying in Crystal Lake. He asked about the bypass routes for the drive-through lanes. Mr. Jarach showed the exit routes which are the same as they are today. Ms. Bhide said staff was looking for exit routes prior to the first stop at the gate area.

Mr. Greenman stated that since the signs won't be on the walls but on a ledge that there may be more snow/ice falling onto the clean cars coming out of the wash bays. Mr. Jarach said the signs won't be on solid ledges, they will be open so snow and rain won't collect on them.

Mr. Greenman is concerned with the four parking spaces for the free vacuums. He said people are more aware of other vehicles when they are backing up in a parking lot than he believes they will be here. Mr. Jarach said there will not be a steady stream of cars in that area, although he hopes there will be.

Mr. Gavle asked how the car wash water is handled. Mr. Jarach said it will still be a triple basin system but with improved reclamation system. The machines will be more efficient, have smaller nozzles, and use more pressure.

Mr. Hayden is concerned with the free vacuums. He asked how many people bring their cars in just to use the free vacuums. Mr. Jarach said that would be difficult to do and believes it will be a small problem. He said they aren't used very much.

Mr. Hayden asked about the additional 30 feet of tracking outside the building. Mr. Jarach said currently the first 30 feet of the building there is nothing there. This way they can start the car wash immediately when the car enters the building.

Mr. Hayden asked if the petitioner was going to request an electronic message sign. Mr. Jarach said they are not requesting that at this time but they may in the future. Ms. Bhide said the variation currently requested are for the signs shown on the plans (order boards, etc.) and it does not include any electronic message signs.

Mr. Esposito moved to approve a Special Use Permit Amendment for a previously-granted SUP to allow changes to the site plan, elevation and signage; and Unified Development Ordinance Variation from: ~~A. The requirement to provide a 15-foot one-way drive aisle to allow the western-most drive aisle to be 12' 8"~~; B. The requirement to provide at least 5 stacking spaces per bay for oil change operation to allow stacking as proposed; C. The requirement to provide an escape route for drive-through uses; and D. The maximum allowable height and area requirements for a directional sign and the addition of a menu board sign for Turtle Wax at 161 Liberty Drive with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Development Application, received 7-29-11
  - B. Plat of Survey, received 8-2-11
  - C. Plan Set, Direct Design, received 7-29-**11 (site plan to be revised per discussion at 8/17/11 PZC meeting)**
  - D. Site Plan, Valerio Dewalt, received 7-29-11
2. A special use permit amendment is hereby granted to allow the depicted changes to the auto appearance center.
3. Provide material and color samples of all exterior building and sign materials to be used on the buildings for review and approval by the ~~Planning and Zoning Commission~~ **Staff** and the City Council.
4. Adjust the site layout to provide a 15-foot drive aisle for cars exiting the oil change area.
5. ~~The two northern-most towel drying areas are recommended to be removed to facilitate better circulation for express exit and oil lube customers.~~
6. ~~Consider removing west vacuum bay in order to provide access route for exiting Oil/Lube area.~~
7. The height of the proposed center element shall be no greater than the existing feature.
8. Signage
  - A. The proposed directional sign shall be revised to meet Ordinance Requirements.
  - B. The menu board sign area including the mounting boards shall not exceed the current allowances.
  - C. All wall signs proposed to be replaced must not exceed current wall sign area.
9. All applicable conditions of previous Ordinance # 4034 shall apply.
10. 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. Goss seconded the motion. On roll call, all members voted aye. Motion passed.

**REPORT FROM PLANNING**

- Erick Street Commons – 407-413 E. Terra Cotta Ave. – PUD Amendment, Variation
- UDO Amendment – Domesticated Animals – not referred to PZC

Ms. Rentzsch reviewed the petitions scheduled to be discussed at the next PZC meeting.

**COMMENTS FROM THE COMMISSION**

Mr. Goss asked if there is a 6 month waiting period before the Domesticated Animals matter can be discussed again. Ms. Rentzsch said there is no time restriction on an amendment to the City Code so it could be brought up tomorrow. Mr. Hayden recalled when he was on the City Council and they discussed the pot belly pigs. They determined them to be farm animals.

Mr. Skluzacek said there is a Homeowners' Association that is now allowing port-a-potties at a construction site. Ms. Rentzsch said the County Health Department regulates them but she will check with the Building Commissioner. Mr. Skluzacek said it used to be in the State Plumbing Code but they removed it several years ago.

Mr. Greenman said there are questions that need to be answered in the future regarding allowed uses in districts such as the first item on the agenda. He said they had a vision on what should be allowed in certain areas and he is not sure if it is necessary to have a variation for a business when the building is being used in the manner it currently is. Ms. Rentzsch said there will be sub-area plans discussed in the future with the Comprehensive Plan revision. Mr. Goss said there is no demand now but that could change quickly in the future. Ms. Rentzsch said the property owner creates that for themselves.

The meeting was adjourned at 8:45 p.m.