



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, SEPTEMBER 21, 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.

Latika Bhide and Elizabeth Maxwell, both Planners, 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 AUGUST 17, 2011 PLANNING AND ZONING COMMISSION MEETING

Mr. Skluzacek moved to approve the minutes from the August 17, 2011 Planning and Zoning Commission meeting as presented. Mr. Gavle seconded the motion. On roll call, members Esposito, Gavle, Goss, Greenman, Jouron, Lembke, Skluzacek, and Hayden voted aye. Mr. Batastini abstained. Motion passed.

2011-40 BP – 281 S. Virginia – PUBLIC HEARING

This petition is being continued to the October 5, 2011 PZC meeting.

Mr. Esposito moved to continue 2011-40 BP to the October 5, 2011 PZC meeting. Mr. Jouron seconded the motion. On roll call, all members voted aye. Motion passed.

2011-42 WETHAM – 125 S. Williams – PUBLIC HEARING

Special Use Permit, Variation for an 871 square foot 2-story detached garage.

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.

John and Geri Whetham were present to represent their petition. Mrs. Whetham said their garage is very old and they found a replacement garage that will fill their needs of both storage and parking their vehicles. The only problem is it requires a variation. Mr. Whetham said they need to add the second floor for storage. He said the angle of the property makes it difficult to increase the garage width.

Mr. Hayden asked if the petitioner received the staff report. Mr. Whetham said yes. Mr. Hayden said they need to show a hardship for the variation such as lot size or shape. Mr. Whetham said their property is odd shaped and they would like to keep the rear of the property more open for the neighbors. The location they have proposed won't impact any of the neighbors. Mrs. Whetham added that they are not able to have their cars in the garage now. She added that they will be able to eliminate the shed they currently have on their property and put everything in one place.

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

Mr. Goss asked if the side yard setback is 5 feet. Ms. Maxwell said yes. Mr. Goss stated the garage can't be square with the house. Mrs. Whetham said she understood.

Mr. Gavle said they built a larger garage a few years ago and reminded the petitioner of the height limit. Mrs. Whetham said they were aware of it from staff.

Mr. Greenman thanked the petitioners for coming before the Commission with their request. He said the only problem he has with the request is the hardship. He understands they would like a garage this size because of the amount of items then have to store but that is not a hardship. Mr. Greenman said he is not against the request.

Mr. Hayden asked about notations on the Plat of Survey. Mrs. Whetham said the front of the lot is wider than the rear. Mr. Hayden said the lot is unique in shape and the location of the house on that lot makes the placement of the garage tough. He recalls approving other garages of this type and size in the general area. The requested garage won't be out of place.

Ms. Maxwell said the hardship is more because of how we determine the measurements of the garage. She said there would not be a variation needed if the "second story" was open and not enclosed. From the outside it will look like a standard garage.

Mr. Esposito moved to approve the Special Use Permit for a detached accessory structure greater than 600 square feet to allow 871 square feet; and Variation to allow an accessory structure (detached garage) to be two stories, al pursuant to Articles 3-200 A 4, 4-600 D and 9-200 A and D at 125 S. Williams with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Development Application, (Whetham, received 08/22/11)
 - B. Plat of Survey (Mid America Survey Company, dated 09/06/88, received 08/22/11)
 - C. Garage Plan (Cool House Plans, received 08/22/11)

2. A special use permit and variation are hereby granted to allow the petitioner's request with the understanding that full construction plans shall be submitted for review and approval to the Building Division.

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

2011-44 MOBIL – 451 Virginia St. – PUBLIC HEARING

Special Use Permit for an electronic pricing upgrade.

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.

Eric Carlson and Jim Tarzon were present to represent the petition. Mr. Carlson showed a Power Point presentation of the request. He said the owner has owned this business for about four years and has been doing improvements to the property. Mr. Carlson showed a photo of the existing sign and said the numbers are a problem since they blow away or pop out easily. He showed additional photos of existing signs both in Crystal Lake and surrounding communities. They are also requesting lighting on 3 sides of the canopy and showed photos of an existing back-lit canopy in Island Lake and another Mobil Oil location.

Mr. Carlson said this site is difficult to see when coming southbound on Virginia Street. It is blocked by the adjacent building. He reviewed the criteria for the Special Use Permit. There is a condition listed in the staff report regarding landscaping and the owner does not have a problem with that. Mr. Hayden asked if there were any conditions in the report that the petitioner did not agree with. Mr. Carlson said condition 3A regarding the LED lighting to be either white or amber in color. They would prefer red for the numbers. Mr. Tarzon said the Gas Depot on Virginia has amber and Mr. Goss added that the Shell at Keith and Virginia also has amber. Mr. Hayden asked if there are any signs using the red numbers. Ms. Bhide said the gas station at Berkshire and Virginia Road. Mr. Goss stated there are none on Route 14. Those are either white or amber. Mr. Carlson said the other conditions are ok.

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

Mr. Goss recalled that back-lit canopies that are currently in use were approved under another version of the Zoning Ordinance. Ms. Bhide said Council's direction when this was approved in the UDO was that it is to be treated as wall signs.

Mr. Goss said he would prefer using white or amber number on the sign and no back lighting on the canopy. He said the Shell at the corner of Routes 176 and 31 requested back lighting of the canopy but that was not approved. Mr. Tarzon said he just took a photo of the canopy 40 minutes ago and it was lit.

Ms. Bhide said she would have the Building Division check into that. Mr. Goss said it was not approved.

Mr. Jouron agreed with Mr. Goss and doesn't want the back lit canopy lighting and prefers the amber or white numbers on the LED sign. Mr. Skluzacek agreed.

Mr. Esposito said he would prefer the white or amber numbers. He added that he feels gas stations are a different animal and doesn't have a problem with the canopy back lighting. He asked if those lights go off at a certain time. Mr. Tarzon said they can put them on a timer. Mr. Esposito said this gas station is blocked by another building and this might help.

Mr. Hayden said this request was previously heard by the Zoning Board of Appeals several years ago and it was rejected. He said what bothers him is that this is a special area of the City that they are taking great pains to beautify. He does not have a problem with the LED sign for gas prices in amber but not red.

Mr. Jouron asked about the condition regarding replacing missing landscaping. Ms. Bhide said staff wants to be sure the landscaping that is approved is maintained and if it dies it is to be replaced. Mr. Hayden said previously Mr. Carlson said the owner was willing to landscape to beautify the property. Mr. Carlson said the owner does not have a problem with replacing the dead plants but not to enhance or increase it.

Mr. Goss moved to approve the Special Use Permit Amendment to reface the existing sign with an electronic pricing sign and deny the Special Use Permit to allow an illuminated canopy fascia for a gas station for Mobil Oil at 451 Virginia Street with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application, received 9-7-11
 - B. Sign Details, Everbrite, received 9-7-11
2. A special use permit amendment is hereby granted to allow the electronic pricing signs ~~and illuminated canopy fascia.~~
3. The electronic pricing signs must comply with the following:
 - A. The electronic pricing sign must be illuminated by white or amber incandescent lamps.
 - B. Sign must be equipped with both a programmed dimming sequence as well as an additional overriding mechanical photocell that adjusts the brightness of the display to the ambient light at all times of day.
 - C. Pricing signs cannot fade, dissolve or have other movement or transition effect.
 - D. The EMC sign must be set in a manner that the display will turn dark in case of a malfunction

4. Any missing landscaping on-site shall be replaced in accordance with the landscaping plan.

~~5. If the canopy fascia is illuminated, the lighting level for the canopy must comply with the UDO standards including but not limited to minimum and maximum average light levels.~~

6. 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.

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

2010-06 COMPREHENSIVE LAND USE PLAN – PUBLIC MEETING

General discussion – Chapter 12 Community Facilities.

Ms. Maxwell said this is the final chapter for the Commission to review. They are all available on-line if anyone wants to make further comments on them prior to the public hearing. She said Chapter 12 is divided into two sections – City facilities and Public facilities. There is a separate chapter for Parks and Recreation which includes the Park District and City areas.

Mr. Goss asked if SECOM should be mentioned separately. Ms. Maxwell said they tried to stay as broad as possible and tried to hit highlights. Mr. Goss said they have a significant function even though it is not all Crystal Lake but it is significant.

Ms. Maxwell reminded the Commissioners to send their comments to staff as well. Sometimes you think of something after the meeting. She added that they are working on the land use map. Staff has created and placed display boards at several locations around the City including TORA, the Park District office, the library, and Metra stations. They have received several comments regarding the map. The public hearing for the Comprehensive Plan is scheduled for October 19.

Mr. Goss said on the last page of this section there is a comment regarding the burial of lines and asked if there is a push by the City to have more of the lines buried. Ms. Maxwell said they would like to see several utilities use the same trench. Mr. Goss asked if the City inspects private utility trenches before they are covered up. Ms. Maxwell was not sure.

There was no one in the public who wished to comment on this Chapter of the Comprehensive Land Use Plan.

Mr. Goss said all of the surveys at TORA were gone. Ms. Maxwell said they are having a problem with the wind. Mr. Hayden asked if there are any interesting comments made by residents so far. Ms. Maxwell said people are interested in more protected walking and biking in the downtown area.

Mr. Jouron said he noticed an article in the paper regarding Lake in the Hills residents wanting to share TORA. Ms. Maxwell said she understands that nothing has been presented officially to the City.

REPORT FROM PLANNING

- Turtle Wax – 161 Liberty Dr. – Special Use Permit Amendment
- Signature Auto Group – 1095 Pingree Rd. Units 112-113 – Use Variation
- Hanus – N/S Alley S. Rt. 14; W. Main St. – Dedication and Plat of Vacation

Ms. Bhide and Ms. Maxwell reviewed the petitions scheduled to be discussed at the next PZC meeting.

COMMENTS FROM THE COMMISSION

There were no comments from the Commissioners.

The meeting was adjourned at 8:30 p.m.