



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, OCTOBER 19, 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, Jouron, Lembke, Skluzacek, and Hayden were present. Mr. Batastini was absent.

Michelle Rentzsch, Director of Planning and Economic Development, Elizabeth Maxwell, 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 OCTOBER 5, 2011 PLANNING AND ZONING COMMISSION MEETING

Mr. Jouron moved to approve the minutes from the October 5, 2011 Planning and Zoning Commission meeting as presented. Mr. Goss seconded the motion. On roll call, all members present voted aye. Motion passed.

2010-06 COMPREHENSIVE LAND USE PLAN AND MAP – PUBLIC HEARING

This petition is being continued to the November 2, 2011 PZC meeting.

Mr. Esposito moved to continue 2010-06 Comprehensive Land Use Plan and Map Update to the November 2, 2011 PZC meeting. Mr. Greenman seconded the motion. On roll call, all members voted aye. Motion passed.

Mr. Hayden stated that information regarding the Comprehensive Plan and Map update is available on the City's website. Comments can also be sent to staff through the website, via mail, or call them.

2011-48 SAGE YMCA – 701 Manor Street – PUBLIC HEARING

The petitioner is requesting a continuation to the November 2, 2011 PZC meeting.

Mr. Esposito moved to continue 2011-48 Sage YMCA to the November 2, 2011 PZC meeting. Mr. Goss seconded the motion. On roll call, all members voted aye. Motion passed.

2011-53 MAIN STREET APARTMENTS – E. Main St.; N. Congress Pkwy. – PUBLIC MEETING

A motion is requested to set a public hearing date on November 2, 2011.

Annexation, Rezone to “R-3BPUD, Preliminary PUD for a 71 unit apartment development.

Joe Gottemoller, attorney, was present to represent the petition. Mr. Gottemoller said the petitioner, Banner Company, has many apartment complexes in many states. They build and manage the units. Mr. Gottemoller said the publication of the public hearing stated they would be presenting a Preliminary PUD for the property, but that will not be ready to be discussed. Instead they will be moving forward with annexation and rezoning but will discuss a conceptual plan. He showed an aerial photo of the area as well as a conceptual site plan and building elevation. He said utilities will need to be brought to the site but are nearby. The detention area is the concern and that is what is holding up the Preliminary PUD review.

Mr. Gottemoller said the surrounding properties are manufacturing and office and there are no current plans for the remaining vacant acreage of approximately 60 acres. The conceptual plan will include 4 – two-story buildings with a total of 72 apartments, which will be a combination of 1-, 2-, and 3-bedroom apartments.

Mr. Hayden said public comments are normally taken at the public hearing but asked if there was anyone in the public who wished to speak on this request. There was no one present who wished to speak on this petition. The public comment portion of the meeting was closed at this time.

Mr. Jouron asked about the density. Mr. Gottemoller said it is 10.9 gross units per acre and will be around 9 units when the detention area is determined.

Mr. Skluzacek asked if the water and sewer lines would be extended to the end of the property. Mr. Gottemoller said they would, which is something the ordinance requires. Mr. Skluzacek asked about parking. Mr. Gottemoller said the petitioners are well versed in the parking needs of a development of this type and he is certain that they will not under-park the site. Mr. Skluzacek asked if there will be a restriction that there is one car for a 1-bedroom apartment and so on. Mr. Gottemoller said he was not certain, but would ask the petitioner.

Mr. Gavle asked if there will be apartments that are two stories. Mr. Gottemoller believes the units will be single story, but stacked.

Mr. Esposito said he is concerned with the lack of infrastructure in the area for biking, walking, etc. He feels that needs to be in place before a development like this is built. He also has a problem with the density and that the location is off by itself.

Mr. Greenman said this use does not align with the Comprehensive Plan. He will be looking for rationale for this type of zoning in this area. Also the property is not landlocked and he would prefer the

petitioners purchase enough property to meet the ordinance requirements and not request variations.

Mr. Goss said the original proposal for this property did not include residential. He is concerned with only one road access to the site.

Mr. Hayden agreed with the comments that have been made. He asked about the target residents for this development. Mr. Gottemoller said the petitioners build their complexes to target the median income of the area. Mr. Hayden said that the 3-bedroom units could have a family of 4 that includes two teen age drivers so there could be 4 cars from that unit. Mr. Gottemoller said the parking is not designed for that. Mr. Hayden asked about guest parking. Mr. Gottemoller said the site won't be over or under parked. Mr. Hayden said they need to discuss the Comprehensive Plan designation. He is also concerned with the project receiving federal funding, i.e. what happens to the development if the funding is not available. Mr. Gottemoller said they don't want to apply for the funding if the City is not in favor of this use in this location. He explained that if the petitioner were to apply and receive the funding, and not use the money and give it back, they would be sanctioned for a number of years for applying in the future.

Mr. Esposito moved to set a public hearing date for 2011-53 Main Street Apartments to discuss annexation, rezoning, and the conceptual plan at the November 2, 2011 PZC meeting. Mr. Goss seconded the motion. On roll call, all members voted aye. Motion passed.

2011-47 CURRAN MARTIAL ARTS – 110 Woodstock Street – PUBLIC HEARING
Land Use Variation for a martial arts academy.

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.

Jeremy Lin was present to represent the petition. Mr. Lin said Curran Martial Arts has been in Crystal Lake for over 10 years and have moved several times. In their current location on Liberty Street, there were a few tenants and those tenants have moved out. Currently they are looking to down size but not move out of Crystal Lake. Mr. Lin said the majority of their students are from Crystal Lake. They would like to lease space in the building next to City Hall.

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 there could be another exit put in their space for an emergency exit or can they use an adjacent space to exit in an emergency. Mr. Lin said he would look into it.

Mr. Goss asked about the hours of operation. Mr. Lin said they would be open Monday through Friday from 10 a.m. to 9 p.m. and Saturday from 10 a.m. to 2 p.m. Mr. Goss said the light shining into the

parking lot is not working and needs to be repaired. Also he would like a fence to be put up to block the lights from the cars in the parking lot from going into the residential area.

Mr. Greenman asked about the last sentence in the Findings of Fact. Ms. Maxwell said the property is zoned residential currently and they need to look at what other uses are in the building now instead of the zoning itself. Mr. Greenman asked about the parking lot striping. Ms. Maxwell said the reason for the delay in requiring the parking lot to be striped is to allow the tenant to get into the building and allow them to work with the owner to work out any issues. Mr. Greenman said he supports this request and is glad the business will remain in Crystal Lake. Mr. Lin said one of the conditions of the lease is to stripe the parking lot. Mr. Greenman *asked if the petitioner would object to the conditions from the original location regarding tournaments (amended)*. Mr. Lin said they have not held any tournaments but there is a possibility they could host some on Saturdays. Ms. Maxwell said the condition was added because of the potential parking issues on Liberty.

Mr. Goss asked that the owner of the property be contacted regarding leasing of parking spaces. It seems that even at night there are cars parked in the lot. Mr. Esposito said there is also parking across the street but would prefer the kids not cross Woodstock Street at night. Mr. Goss said if the property owner is leasing parking spaces that could compromise this business. He added that screening of the residential properties should be evaluated.

Mr. Hayden asked if the property owner gave any time frame for the striping. Mr. Lin said he believes it is to be done in the spring because the weather is changing quickly.

Mr. Goss moved to approve the Use Variation to allow a commercial recreation use for Curran Martial Arts Academy within the R-3B zoning district at 110 Woodstock Street with the following conditions:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (Curran, received 09/23/11).
 - B. Floor Plan (Curran undated, received 09/23/11).
2. The Use Variation applies only to Curran Martial Arts Academy.
3. The parking lot shall be restriped within ~~4-year~~ **6 months** to ensure the striping is visible and customers have a clear understanding on where to park.
4. The petitioner shall address all of the review comments of Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

5. A fence shall be installed along the west property line to protect the apartments from lights and other late night activity.

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

Mr. Hayden thanked the petitioner for continuing to do business in Crystal Lake.

REPORT FROM PLANNING

- Hanus – N/S Alley S. Rt. 14; W. Main St. – Plat of Vacation
- Foundation Baptist Church – 7105 Virginia Rd Ste 5 – Special Use Permit
- BP Signage upgrade – 281 S. Virginia – Special Use Permit
- Uteg Apartments - S. Uteg St E College St W 1st St – Variation
- Shell Oil – 681 Terra Cotta Ave. – Special Use Permit Amendment – electronic signs

Ms. Rentzsch reviewed the petitions scheduled to be discussed at the next PZC meeting. She suggested possibly a special meeting for the Comprehensive Land Use Plan and Map.

Mr. Greenman feels it would be beneficial to have a work session to review the plan. Mr. Goss said there will be a lot to discuss. Mr. Hayden said having a work session that is open to the public but no public comments will be taken. Mr. Greenman agreed. Mr. Esposito suggested inviting the Council. Mr. Hayden said they are welcome to come but it is up to them. Mr. Goss would prefer to move ahead with this because the holidays are coming quickly.

Ms. Rentzsch suggested November 16th. Mr. Esposito said he will not be able to make that meeting since he will be out of town.

Mr. Hayden asked if they could receive comments that have been made on the City's website. Ms. Rentzsch said the members will be sent the information.

COMMENTS FROM THE COMMISSION

Mr. Goss asked if they could officially request the Council ask the PZC to look into amending the UDO with regards to the EMC signs for gas stations versus regular commercial signs. Mr. Hayden said he would also like direction about the colors. Mr. Goss said he has seen the green lighting used for a gas station pricing and he didn't have a problem with it.

Mr. Goss moved to recommend to the City Council that an Amendment to the UDO be referred back to the PZC for the separation of the EMC signs for gas station pricing and regular business signs. Mr. Esposito seconded the motion. On voice vote, all members voted aye. Motion passed.

The meeting was adjourned at 8:25 p.m.