



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, FEBRUARY 1, 2012
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.

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

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

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 JANUARY 18, 2012 PLANNING AND ZONING COMMISSION MEETING

Mr. Batastini moved to approve the minutes from the January 18, 2012 Planning and Zoning Commission meeting as presented. Mr. Esposito seconded the motion. On roll call, all members voted aye. Motion passed.

2012-04 MILLER – 348 College St. – PUBLIC HEARING

Special Use Permit and Variations to expand the garage farther into the front yard setback.

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.

Richard Miller, petitioner, was present to represent the petition. Mr. Miller said this is a 3-unit building that he will be moving into and would like to have additional storage space. There currently is a 3-car garage on the property and he would like to add a fourth bay.

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 what is in the rear yard. Mr. Miller said it is a low area but it is not a flood plain. He added that the water from the neighbor's property collects there. Mr. Miller said he would prefer to add onto the existing garage. Mr. Goss said he is concerned with the location of the buildings in the area and this proposed addition would create a tunnel. It is also a safety issue. He would prefer it to be in the rear yard. Mr. Miller asked if Mr. Goss had seen the plat of survey for the property. Mr. Goss said he

understands but he doesn't know how the lighting is in the area. This addition would make the buildings very close and block sight lines.

Mr. Gavle asked about the parking requirement. Ms. Maxwell explained that the current parking requirements are enforced only when an existing use is modified such as this request to expand the garage. The current code requires seven parking spaces. Mr. Gavle asked about the dimensions of the addition. Mr. Miller said it will be the same size as one of the existing parking bays. Mr. Gavle asked when the garage was installed. Mr. Miller said it was prior to him purchasing the property.

Mr. Gavle asked about the Special Use Permit request. Ms. Maxwell said in the UDO any structure over 600 square feet in a residential area requires a Special Use Permit. When the garage was originally built, there was no requirement. The SUP request is just to bring the property up to compliance with the current ordinance.

Mr. Skluzacek asked if the addition was just for storage and not for parking. Mr. Miller said additional asphalt will be added along the side of the garage for parking. Mr. Skluzacek said currently there are three units in the building and three spaces in the garage. He doesn't see the hardship for the variation and this addition would not be adding any parking only storage.

Mr. Batastini agreed with Mr. Skluzacek. He said he can't support this request and it is too close to the road. Mr. Esposito and Mr. Jouron agreed. Mr. Miller said he would be storing motor cycles too.

Mr. Greenman said he understands what the petitioner is trying to accomplish but from a planning standpoint this is not a good plan. There is a three car garage currently on the site and the addition would only exacerbate the current conditions. There are several criteria that need to be looked at for variations and he doesn't feel that they have been met. Mr. Greenman said this addition would create a tunnel. He understands the petitioner's plight but he can't support the request.

Mr. Hayden agreed with Mr. Greenman. This request is taking a non-conforming lot and adding impervious surface to it which leaves very little green area on the lot.

Mr. Miller said he wasn't sure if he definitely wanted the addition to the garage and thought it was a good idea just to try for the variation.

Mr. Batastini moved to deny 2012-04 Miller Variation at 348 College Street. Mr. Esposito seconded the motion. On roll call, all members voted aye. Motion to deny passed.

2012-06 LSSI – 15 ACRES OFF COMMONWEALTH – PUBLIC MEETING

This petition was continued from the January 18, 2012 PZC meeting.

Preliminary Plat of Subdivision and Preliminary Planned Unit Development for a senior independent living development; and Use Variation to allow a continuing care retirement community without nursing facilities, in the "B-2" zoning 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.

Kevin Hagemann and Lisa Ingalls, both with Lutheran Senior Services of Illinois, Ron Billy, architect, and Frank Cuda, engineer, were present to represent the petition. Mr. Hagemann showed a Power Point presentation. He said LSSI currently has 20 buildings in the state of Illinois. Mr. Billy reviewed the architectural firm's credentials and awards they have received. Ms. Ingalls showed photos of various interior features including a lounge area with a fire place, reading area with light coming from a window behind the chairs, formal dining room, and exercise area.

Mr. Hagemann said they had brought enlarged photos of existing developments they built including Rockford and Decatur. He showed a color rendering of the proposed building.

Mr. Billy showed the revised site plan which includes the walkway on the east side of the building, increased radii for fire equipment, increased number of handicapped parking spaces, and a drop off area in front of the building. He also showed the engineering plan which illustrated the location of the detention area and berm. The sanitary sewer extension will be provided by the property owner. Mr. Billy showed the landscape plan and stated they know the foundation plantings are lacking in this plan. They will also need to complete a tree survey and the sign will be relocated out of the easement. He said they will be talking with staff about the street tree requirements since there is an easement there. Mr. Billy added that a fire hydrant has been relocated per a request from the Fire Department.

Mr. Billy showed the floor plans for each level which includes community rooms, trash shoot, computer labs, and laundry. He said the 1-bedroom units are 540 square feet and the 2-bedroom unit is 800 square feet. Mr. Billy showed the building elevations and brick sample. The brick is 16 inches long instead of the typical 12 inches. They will be using fiber cement board siding, high efficiency windows, high R-ratings for insulation, and architectural roof shingles. They tried to break up the building with various shapes and bump-outs.

Mr. Cuda showed the preliminary plat of subdivision with Lot 1 being used by this request. Outlot A is for detention of the parcels and the utilities are easily available for this site. He said they will be requesting to dedicate Commonwealth right-of-way to the City. They will work with staff on other improvements that are required.

Mr. Hagemann thanked the Commission for the opportunity to present their request.

Mr. Hayden asked about the size of the parcels for the other LSSI developments. Mr. Billy said they are mostly 3 acres but there is one that is 4 acres. Mr. Gavle asked if all of the developments are funded by HUD. Mr. Hagemann said yes.

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

Mr. Gavle is concerned with sound between the units and asked if there will be sound deadening required. Ms. Maxwell said they have not gotten that far yet in the review. She said that will certainly be reviewed by the Building Division when the plans are submitted. Mr. Billy said they will meet all of the HUD requirements.

Mr. Goss asked where Lot 2 drains. Mr. Cuda said it drains onto Congress Parkway. Mr. Goss asked about snow removal. Ms. Ingalls said they have a private contractor who plows the snow and removes it if necessary. Mr. Goss asked about the construction of Commonwealth. Ms. Maxwell said it is basically constructed to City standards but the width is not quite to City standards. Mr. Goss thanked the petitioners for acting on their comments from the last meeting including the additional handicap parking. Mr. Billy said 5% of the units will be fully handicap accessible and all of the units will be 100% adaptable.

Mr. Gavle asked if the building will be sprinkled. Mr. Billy said it is a requirement. Mr. Gavle asked if the handicap units will be on the first floor. Mr. Billy said they will be disbursed around the building. Mr. Gavle asked what happens in the case of an emergency if the elevators are not running. Mr. Billy said the tenants will go to the stairwells and there are safe refuges for them with communications so the Fire Department knows where they are.

Mrs. Lembke thanked the petitioner for such detail in the elevation and plans at Preliminary.

Mr. Skluzacek asked about the possibility of cross access with the other lots in this subdivision. Ms. Maxwell said it depends on the adjacent uses. Mr. Skluzacek said the possible locations are not shown on the site plan. Ms. Maxwell said they will be at final.

Mr. Skluzacek asked about the heating and air conditioning units. Mr. Billy said they are individual units similar to what is used in a hotel. Mr. Hagemann said the common areas have central heating and air. Mr. Skluzacek asked how the air will get to the bedroom or bathroom in the units. Mr. Hagemann said there will be duct work to other rooms from the heating/cooling unit. Mr. Skluzacek feels the units are ugly. Mr. Billy said it is difficult to have individual furnaces in each unit or one unit for the building. This is more economical and efficient. The units do have an architectural grate on the outside and only stick out a few inches.

Mr. Batastini said this is a very complete plan. He likes the location but also doesn't because of what the area is zoned for as well as what was originally envisioned for this area. Mr. Batastini said he doesn't see an outside walking area or any other amenities. Mr. Billy showed the patio area and green space on the site plan. He said there will be a fire lane which would be used as a walking path. Mr. Hagemann said there is a bike path across Main Street. Mr. Batastini asked if the other projects – the school and other senior housing developments – are out of the picture. Mr. Cuda said they are both gone

and that is why the preliminary plat has changed.

Mr. Batastini asked how they will protect the project to be age restricted. Ms. Ingalls said there will be only 2 persons allowed in the 1-bedroom unit. The only way an adult child will be allowed is if they are the care givers for the seniors and must move in when the seniors move in. There has only been one case of seniors taking care of their grandchildren and that lasted for only two months.

Mr. Batastini is concerned with Commonwealth and the cross access being closed off. Ms. Maxwell said there are agreements in place and the roadway can't be blocked. Mr. Batastini asked if the property to the south redevelops, the connection can't be closed. Ms. Maxwell said no. Mr. Batastini wished there was a better view to the south but this was designed to be a commercial/industrial area.

Mr. Esposito asked about the average age currently in their developments. Ms. Ingalls said when a project first opens the majority of the tenants are in their high 60s or low 70s and as they age in place, the average age increases over time. Mr. Esposito said with people driving cars into their 80s, he is concerned there will be a parking problem on weekends or holidays. Ms. Ingalls said usually 2/3 of the tenants drive when they first arrive but after time – usually 5 years – they will give up their car. Mr. Esposito asked if disabled children would be allowed to live with the seniors. Ms. Ingalls said no since this is not that type of a facility.

Mr. Jouron said there is a lot of variety to the building and asked where the siding that was shown would go. Mr. Billy said it would be around the windows.

Mr. Greenman appreciates the detail of the plans provided. He asked about decorative elements on the building. Mr. Billy said they show up better on the larger elevation than their 11 x 17 copies. Mr. Greenman said he appreciates the amount of brick but would like the non-brick materials to be reduced. He is not sure of what uses would be adjacent to this project and would like to see more decorative details be added. Mr. Greenman is concerned with the view of this building from Main Street or will Baxter Credit Union block the building. He would like to see more natural light through windows be added. He would also like to see gables added to the roof line. Mr. Billy said they tried to stay with the Prairie Style design.

Mr. Hayden said he doesn't have an issue with the plat or PUD but is concerned with the variation for the use because this is not allowed in the "B-2" district. He asked about the rental rates being 30% of the tenants' income. Ms. Ingalls said the income figure they use is adjusted after medical expenses. Mr. Hayden asked if there is a limit. Ms. Ingalls said if a senior makes more than \$26,500 they are not eligible to live in this development. Mr. Hayden asked if they will provide transportation. Ms. Ingalls said not at this time since PACE is available.

Mr. Hayden asked if the snow will be completely removed. Mr. Hagemann said it will depend on the amount of snow received. If there is a blizzard like last year, certainly the snow will be removed from the site. He added that they will not plow in the cars that are in the parking lot.

Mr. Hayden is concerned with the size of the units. They seem to be a little small. Mr. Hagemann said they hear that a lot when people first come to see the units but after they downsize and move in the tenants seem to be very happy with the smaller space. Ms. Ingalls said the tenants learn to use their space wisely. Mr. Jouron asked if there is a basement with small storage units. Ms. Ingalls said no. Mr. Greenman said with seniors staying more active, he is concerned that there is no walking path or exercise area outside. Mr. Hagemann said they believe with the shopping so close the tenants will walk to those locations. Mr. Greenman said he is concerned that the area is not pedestrian friendly. He believes most tenants will need to take their car to Health Bridge or even the doctor offices in the area just because it will be safer. He asked if there is something the City can do to help. They need to be certain this area is safer for pedestrians. Mr. Goss asked if the Council can institute a sidewalk program in this area.

Mr. Greenman said if the average age of the tenants rise, is there ever a time when it comes full circle and goes back to the late 60s where it started. Ms. Ingalls said no – that it never makes a full cycle but the average age does reduce.

Mr. Hayden suggested in the open space adding a gazebo so the tenants can sit out on a nice evening. He also requested that at Final they provide a rendering of what the units look like.

Mr. Goss stated that this request meets all of the findings of fact.

Mr. Greenman suggested adding three conditions to #4 for the petitioner to hold discussions with staff regarding enhancements on the west elevation, the roof line, and adding brick to the second and third story elevations. This would not be mandatory changes but to hold discussions to see if changes are possible.

Mr. Hayden asked the petitioners if they had any concerns with the conditions listed in the staff report. Mr. Hagemann said no.

Mr. Batastini moved to approve the Preliminary Plat of Subdivision of Lot 3 in the Crystal Lake Business Center for a for a three lot re-subdivision of Crystal Courtyards; the Preliminary Planned Unit Development for a 60-unit senior independent living development; and Use Variation from Article 2, Land Use of the Unified Development Ordinance, to allow a continuing care retirement community without nursing facilities, in the “B-2” zoning district for LSSI for the property located southeast of Congress Parkway and Commonwealth Drive with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Kevin Hagemann, LSSI, received 1/26/12)
 - B. Architectural Plan Set (Tyson and Billy Architects, P.C., dated 01/26/12, received 01/26/12)
 - C. Preliminary Plat of Subdivision (Scheflow, dated 1/25/12, received 1/26/12)

2. Preliminary Plat of Subdivision

- A. Indicate the floodplain designation for this property.
- B. Indicate all building setback lines and correct the ones that have been shown along Commonwealth to 30 foot setbacks.
- C. Show the location of Public Utility Easements and Municipal Utility Easements including a municipal utility and pedestrian easement for the sidewalk. Work with staff on the final location of these easements.

3. Site and Landscape Plan

- A. Illustrate the location for possible cross access for the parcels to the east and north.
- B. Sidewalk access shall be provided along the entire Commonwealth Drive to Congress Parkway with the plat of subdivision.
- C. The proposed sign is located within a Municipal Utility Easement and needs to be relocated.
- D. Shrink the perimeter parking spaces to 17.5 feet long, where an overhang exists, to capture more green space on this site.
- E. If this property requires any tree removal, the petitioner shall provide a tree inventory, protection plan and removal calculations which meet Article 4-300 of the UDO.
- F. Addition building foundation landscaping is required to meet the UDO standards.
- G. Work with staff to resolve the utility/landscaping conflicts shown where the new sanitary and water mains are proposed.
- H. A fire hydrant shall be available within 100 feet from the fire department connection and not closer than 1.5 times the height of the building.

4. Elevations

- A. A sample color and material board shall be presented with the Final PUD application.
- B. The petitioner shall discussion with staff possible enhancements to the west elevation.**
- C. The petitioner shall discussion with staff possible enhancements to the roof line (to break up the expanse).**
- D. The petitioner shall discussion with staff the possibility of increasing the brick on the second and third stories.**

5. The following Variation is hereby granted as part of the PUD:

- A. A variation from Article 3 Section 3 Density and Dimensional Standards to allow a three-story building at 33 feet exceeding the maximum height of 28 feet, a variation of 5 feet and one-story.

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

REPORT FROM PLANNING

- GIS RFP – bid award
- Phoenix Electronics – 300 Millennium Dr – Grant
- Chen’s – 6100 Northwest Hwy. – Grant
- Olive Tap – 68 N. Williams St. – Grant

Ms. Rentzsch reviewed the petitions for the next PZC meeting.

COMMENTS FROM THE COMMISSION

Mr. Hayden said he toured a development in Libertyville recently that has smaller homes but it was extremely well done. Ms. Rentzsch explained the development was based on the book series *Not So Big House*. The design is touted as the "anti-McMansion", where all the rooms have a purpose or dual purpose and there is no wasted space.

The meeting was adjourned at 9:20 p.m.