



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, FEBRUARY 15, 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, Goss, Greenman, Skluzacek, and Hayden were present. Members Gavle, Jouron, and Lembke were absent.

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

Latika Bhide, Planner, and Rick Paulson, Building Commissioner, 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 FEBRUARY 1, 2012 PLANNING AND ZONING COMMISSION MEETING

Mr. Batastini moved to approve the minutes from the February 1, 2012 Planning and Zoning Commission meeting as presented. Mr. Goss seconded the motion. On roll call, all members present voted aye. Motion passed.

2012-08 GALA EVENT – 1275 Randall Road – PUBLIC HEARING

Special Use Permit for outside storage of trucks.

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.

Joe Rupe was present to represent his petition. Mr. Rupe said he has been in business for over 20 years in Crystal Lake. Because of the economy the way it has been for the past few years, it has devastated his equipment rental business. Mr. Rupe said he has sold off the equipment and will continue to rent party equipment and rental trucks. His request is to be allowed to park 8 trucks in the rear of the store. The trucks will be slightly visible from Rakow Road during the winter.

Mr. Hayden asked if Mr. Rupe had any concerns with the recommended conditions in the staff report. Mr. Rupe said no.

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

Mr. Skluzacek said he has no problem with the request and asked about the truck overhang. Mr. Rupe said the trucks will be backed into the parking spaces so the overhang will not cause a problem with blocking the aisle. He said they tried a few trucks back there and the owner of the building was satisfied that they won't interfere with the traffic flow.

Mr. Goss asked about the deliveries in the rear. Mr. Rupe said all of the businesses use that area and it will remain striped. Mr. Goss asked if the lighting in the rear of the building needs to be increased. Mr. Rupe said it should be fine the way it is currently. Mr. Goss asked about parking returned trucks in the front of the building. Mr. Rupe said they will inform the renters where to return the trucks but that is no guarantee that they will comply with that. He said the owner of the building will have a key to the lock box where the truck keys are deposited after business hours just in case the truck needs to be moved.

Mr. Greenman asked about screening the trucks. Ms. Bhide said it is difficult to screen trucks that are that tall. Mr. Greenman said he doesn't believe it would apply in this situation. He said the Findings of Fact are met. Mr. Greenman asked if it would be possible to park the trucks more to the south. Mr. Rupe said that would be the natural way to park them. He added that he is not after advertising the rental trucks. Mr. Greenman asked if this business is sold would the Special Use Permit still apply. Ms. Bhide said this approval would be limited to this ownership. If it would change, the new owners would need to come back to the City for approval.

Mr. Hayden said he has no concerns with the request. He asked if there would be displays of tents or the bounce units used for kids parties. Mr. Rupe said he would not be doing that. He said all of the items are stored in a warehouse except for a few tables and chairs. The items from the warehouse are then delivered to the renters.

Mr. Goss asked if the curb would be changed. Mr. Rupe said they would be changing the angle of the parking instead.

Mr. Batastini moved to approve a Special Use Permit for outside storage of trucks for Gala Event located at 1275 Randall Road with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Development Application and Letter (Rupe, received 1-26-12)
 - B. Site Location showing vehicle storage area (received 1-26-12)
2. The outdoor storage is limited to Gala Events for a maximum of eight vehicles. No wrecked, inoperable or other vehicles not associated with the business are permitted to be stored overnight.
3. The vehicles must be parked in designated stalls and must not extend into the drive aisle.
4. The parking stall striping should be remarked for 8 stalls with the revised angle parking.

5. The parking of the trucks cannot block any required egress points, the drive aisle or access to the fire department connection or hydrants.

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.

2012-07 GO 24-7 FITNESS – 141 N. Main Street – PUBLIC HEARING

Variation from the parking requirements to allow the existing parking lot to remain as is.

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.

Dave Alms, attorney, David Witek and Justin Stansing, petitioners, and Rick Gilmore, architect, were present to represent the petition. Mr. Alms thanked staff for their help with this petition. He said the building has been there since the 1960s and it does need some work cleaning it up and landscaping. They want to preserve the character of the neighborhood. Mr. Alms said this property is unique to the downtown area because it has its own parking lot and the employees will use the City's Z-lot.

Mr. Witek said since they are started working on the interior of the building they have received many positive responses from the neighbors. They have also received support from the Downtown Association. He said they will be adding landscaping to the property.

Mr. Stansing said he owns a gym in Chicago and there is always a problem with parking. He said their gym will have a higher price point than some gyms. The lower price gyms attract high school students who just want to hang out. Their business will be for 18 years and older. Mr. Stansing said even though they will be open 24 hours a day, the majority of the use will be early morning – before work, and between 5 to 7 p.m. – after work. Mr. Hayden believes the only time of the year there will be a parking issue will be in January and will trail off in February.

Mr. Stansing said they will have a more individualized attention. The groups will be small – 4 to 6 people – and will vary with ability. They don't want to have thousands of members at \$10 a month. They want to help people individually. That also will be great advertising for their business.

Renee Valoskez, lives in the area, and is concerned about the parking. She said the requirement is for 42 parking spaces and they can't supply even half of that amount. She has company on weekends and with parking only allowed on one side of the street, she feels it will be taken up by the overflow parking from this business.

Andrea Garcia, 136 E. Prairie Street, said there are many people who turn around in their driveway to get back to Main Street. She is concerned with the increase in traffic in the area. Ms. Garcia said she has a small child and is concerned with his safety.

Tom Hefner, 140 E. Prairie Street, said he would be happy to have a business there but is concerned with the parking lot across from his home. He has a daughter who rides her bike and roller skates in the area. Mr. Hefner said he agrees with having the employees use the Z-lot. He added that there is no garbage dumpster on the site and the garbage has been flying into his yard. Now, with construction going on inside the building, there is a lot of garbage in the parking lot and still there is no dumpster. Mr. Hefner said he doesn't want the alley to be striped for parking. He would prefer a fence or thick bushes which would also block the head lights from the cars from going into his house. He had heard that the grocery store, La Rosita's, will be reopening soon and this lot is where the people would park to go to that business. Mr. Hefner asked what concessions will there be for the neighbors who live next to a 24 hour business.

Mr. Hayden asked if Mr. Hefner had seen a copy of the staff report. Mr. Hefner said he had and would prefer parking plan "A." He added that there are street lights in the downtown area and there has not been a problem around there so additional lighting would not be necessary. More lights would damage the esthetics of the neighborhood.

Dan Adams, 136 Prairie Street, said if anyone would be affected by the additional lighting it would be him. He handed out a Google map of the area noting where his house is located. Mr. Adams is concerned with the entrance/exit of the parking lot being on Prairie Street since that is the only in and out of the lot. He feels the entrance should be moved to come off Main Street. Mr. Adams agreed that the parking lot was loaded with cars on Friday, Saturday, and Sunday when La Rosita was open. He added that this is a residential area. The trees in the alley that may possibly be removed are the only things that are between his property and this one and they absorb the sounds of traffic and general noise. He is concerned that this business will be open 24 hours a day with people slamming car doors, car alarms going off, etc. in the middle of the night. Mr. Adams added that the area has been quiet since La Rosita closed. He suggested the entrance be moved to be off Main Street.

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 thanked the neighbors for coming to the meeting. He asked if La Rosita will reopen and will it need a variation for parking. Ms. Bhide said yes it will reopen and she will check to see if they received a variation for parking and if the variation is still valid.

Mr. Batastini said he is sensitive to the neighbors but the property is zoned for business. He said there is a 24 hour fitness center near his home and there is very little traffic in the off hours. He would prefer to leave the parking lot as is and if additional parking is needed the petitioner can come back. He also would prefer no parking in the alley and keep the trees. Mr. Batastini feels there won't be a lot of

parking required for overnight usage of the business. He asked if there is enough room along Prairie Street for landscaping. Ms. Bhide said yes.

Mr. Greenman asked if there was anything the City could do to help with cars turning around in the driveways. Mr. Paulson said he did not believe so. Ms. Bhide said that the petitioner could advise their clients to be sensitive about the neighbors.

Mr. Batastini said he would prefer landscaping be added.

Mr. Greenman thanked the residents for attending. He asked about the classes that would be held at the business. Mr. Stansing said the classes are usually 4 people but they can be as many as 6. They prefer to have smaller classes.

Mr. Batastini asked if the fitness center will be manned 24 hours a day. Mr. Stansing said no and they will use a key pass system with cameras. Mr. Batastini asked when it will be staffed. Mr. Stansing said Monday through Thursday 12 to 8, Friday 12 to 5, and Saturday and Sunday 10-2.

Mr. Greenman asked about the classes. Mr. Stansing said they will be led by trainers and not staffing. They consider staffing the front desk, etc. Mr. Greenman said there are no showers shown on the plan. Mr. Stansing said it is an insurance company requirement since the place will not be manned 24 hours a day. Mr. Greenman asked if there were no spin-type classes. Mr. Stansing said no. He added that their largest attendance is on Monday night. There may be 20-25 people there for about an hour. After that there may be 4-8 people there at a time. Mr. Greenman asked about the length of time the group would spend with the trainer. Mr. Stansing said it depends on what the group is doing.

Mr. Greenman asked if they will hold an open house event. Mr. Stansing said he hopes to hold it in conjunction with the Farmers' Market that is held in the downtown area. Mr. Greenman suggested the petitioners work with staff on signage that will help direct drivers. He doesn't feel the traffic will have a significant impact on the area. Mr. Stansing said he will meet with staff and the neighbors.

Mr. Batastini said after people have been there a few times, they will know where to park. He asked about parking on the streets overnight. Ms. Bhide said there is a restriction on street parking after 2 a.m. and that is why businesses are required to provide parking on-site. Mr. Hayden said this isn't a PUD and the petitioner is asking for a parking variation.

Mr. Greenman feels that there won't be any full-time employees at this business after hearing the hours it will be staffed. He would suggest that the condition be modified to all employees to park in the Z-lot.

Mr. Skluzacek said he agrees with Mr. Batastini. He asked about the parking lot on Beardsley. Ms. Bhide said that is a free 4-hour parking lot. Mr. Skluzacek said that is another alternative. He would like screening on the north and east side of the lot.

Mr. Esposito agreed and added that there really is a lot of parking but people just don't want to walk. He said the problem will come in the evening when the trains drop off the commuters. It gets very congested. Also there are several restaurants in the immediate area which will take over some of the parking.

Mr. Goss said he likes option "B" with all parking put in at this time and would like a board on board fence to protect the neighbors. Also landscaping can be added. This option doesn't have parking facing the houses. Mr. Goss asked where the stairways go. Mr. Stansing said there is a second floor and basement but those areas will not be used. The doors will be locked. Mr. Goss agrees with Mr. Greenman about the employee parking but the Z-lot is not near this location. It would probably be better for the employees to use the Beardsley lot.

Mr. Hayden said with some options other variations would be needed. Ms. Bhide said that was covered in the legal notice.

Mr. Goss would prefer additional lighting to be low – possibly 8 to 9 feet tall – with shields. Mr. Hayden said there are very low round lights that could be used to light only the parking area.

Mr. Hayden asked the petitioner if they have any concerns with the conditions listed in the staff report. The petitioners said they did not have a problem with the conditions. Ms. Bhide said if option "B" was preferred then a condition regarding a board on board fence could be included.

Mr. Greenman said option "B" reduces the variation but he is not certain that there will be a significant need for 9 spaces. They could possibly be landbanked. If there is more parking, that will create a greater challenge to keep the parking for their customers and not used by the surrounding businesses.

Mr. Hayden suggested a gate across the entrance so you need to use the key card for both the building and the parking lot.

Mr. Batastini feels the use won't need more parking. Mr. Goss said there is a proposed drywell in the proposed 9 parking spaces. To add that later would mess up a lot of the parking lot which would need to be regraded. He feels that the landbanking of the parking spaces would not be worth it.

Mr. Goss moved to approve a Variation from the required 34 parking spaces to allow the existing parking in its existing condition for Go 24-7 Fitness at 141 N. Main Street with the following conditions:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (received 1/16/12)
 - B. Parking Options (staff, received 1/10/12)
 - C. Floor Plan (received 2/6/12)

2. A variation from the required number of parking spaces to allow the existing number of parking spaces (Option **A B**), is hereby granted **with 9 spaces to be added.**
3. Variations from the required standards for parking lots, to allow the existing parking lot, are hereby granted.
4. If the facility is expanded in size or intensity at any time, the petitioner shall be required to consult with staff to determine if a further variation is necessary.
5. All ~~full-time~~ employees shall obtain Z-lot passes, as available, for their parking needs.
6. If more than 25 parking spaces are provided, two (2) accessible parking spaces are required.
7. An engineering plan must be submitted showing the proposed parking lot and grading indicating how the drainage will flow to existing or proposed storm structures.
8. Parking bumpers must be provided for all parking spaces.
9. Petitioner shall work with staff to provide adequate parking lot lighting to ensure safety in the parking lot **and less intrusive to residents.**
10. Petitioner shall work with staff to augment the landscaping along Prairie Street and the alley to prevent as far as possible, the light from the vehicles from shining into residences.
11. The petitioner shall comply with all of the requirements of the Planning, Engineering and Building, Public Works, Fire Rescue and Police Departments.

12. A board on board fence is to be added to the east property line.

13. Directional signage with internal lighting in accordance with the UDO shall be added on Prairie Street.

The motion died for lack of a second.

Mr. Batastini moved to approve a Variation from the required 34 parking spaces to allow the existing parking in its existing condition for Go 24-7 Fitness at 141 N. Main Street with the following conditions:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (received 1/16/12)
 - B. Parking Options (staff, received 1/10/12)
 - C. Floor Plan (received 2/6/12)

2. A variation from the required number of parking spaces to allow the ~~existing number of parking spaces~~ (Option **A B**) **with land banked spaces**, is hereby granted.
3. Variations from the required standards for parking lots, to allow the existing parking lot, are hereby granted.
4. If the facility is expanded in size or intensity at any time, the petitioner shall be required to consult with staff to determine if a further variation is necessary.
5. All ~~full-time~~ employees shall obtain Z-lot passes, as available, for their parking needs.
6. If more than 25 parking spaces are provided, two (2) accessible parking spaces are required.
7. An engineering plan must be submitted showing the proposed parking lot and grading indicating how the drainage will flow to existing or proposed storm structures.
8. Parking bumpers must be provided for all parking spaces.
9. Petitioner shall work with staff to provide adequate parking lot lighting to ensure safety in the parking lot **and less intrusive to the residents**.
10. Petitioner shall work with staff to augment the landscaping along Prairie Street and the alley to prevent as far as possible, the light from the vehicles from shining into residences.
11. The petitioner shall comply with all of the requirements of the Planning, Engineering and Building, Public Works, Fire Rescue and Police Departments.

Mr. Batastini withdrew his motion.

Mr. Paulson suggested that staff review the parking on an annual basis and/or on a complaint to determine if there is a parking issue to be resolved. Mr. Hayden said it would be difficult to trace a complaint back to what business the violation would be from. He added that they have granted parking variations in the downtown area before.

Mr. Greenman asked if the entrance could be changed to come off of Main Street. Ms. Bhide said that was not contemplated and that more curb cuts on Main Street are not desirable. Also that would have an impact on the street parking.

Mr. Batastini moved to approve a Variation from the required 34 parking spaces to allow the existing parking in its existing condition for Go 24-7 Fitness at 141 N. Main Street with the following conditions:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:

- A. Application (received 1/16/12)
- B. Parking Options (staff, received 1/10/12)
- C. Floor Plan (received 2/6/12)

2. A variation from the required number of parking spaces to allow the existing number of parking spaces (Option A), is hereby granted.
3. Variations from the required standards for parking lots, to allow the existing parking lot, are hereby granted.
4. If the facility is expanded in size or intensity at any time, the petitioner shall be required to consult with staff to determine if a further variation is necessary.
5. All ~~full-time~~ employees shall obtain Z-lot passes, as available, for their parking needs.
6. If more than 25 parking spaces are provided, two (2) accessible parking spaces are required.
7. An engineering plan must be submitted showing the proposed parking lot and grading indicating how the drainage will flow to existing or proposed storm structures.
8. Parking bumpers must be provided for all parking spaces.
9. Petitioner shall work with staff to provide adequate parking lot lighting to ensure safety in the parking lot **and less intrusive to the residents**.
10. Petitioner shall work with staff to augment the landscaping along Prairie Street and the alley **or provide a board on board fence** to prevent as far as possible, the light from the vehicles from shining into residences.
11. The petitioner shall comply with all of the requirements of the Planning, Engineering and Building, Public Works, Fire Rescue and Police Departments.
- 12. Directional signage with internal lighting in accordance with the UDO shall be added on Prairie Street.**

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

REPORT FROM PLANNING

- Comprehensive Land Use Plan Text and Map – intro only
- Sign Variation – Temp business signs in road construction project areas - 2012

- UDO Text Amendment – Various sections - referral

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

COMMENTS FROM THE COMMISSION

Ms. Hayden stated that it is very difficult to read some of the gas prices especially the green. Mr. Goss said they are too bright and need to be toned down.

The meeting was adjourned at 9:25 p.m.