



#2012-17
Naoki Kamijima Park
Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	April 4, 2012
<u>Request:</u>	Special Use Permit for a structure exceeding 100 SF
<u>Location:</u>	1294 North Avenue
<u>Acreage:</u>	Approximately 1.2 acres
<u>Zoning:</u>	R-2 Single Family
<u>Surrounding Properties:</u>	North R-2 Single Family South R-2 Single Family Home of the Sparrow and B-1 Neighborhood Business The General Store East Lakewood Village Hall West R-2 Single Family
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- Kamijima Park is located along Crystal Lake and accessed from North Avenue. The park is small and offers a small beach and access to the lake for The Crystal Lake Rowing Club.
- The rowing club currently stores their sculls within a fenced area at this park. In 2008, the rowing club requested a Special Use Permit to construct a roof over the fence to better protect their equipment.
- As the rowing club has become more popular and able to take on new members and equipment, they need an additional structure for outdoor storage.
- They are requesting a special use permit amendment to construct a second structure at 736 square feet, identical to the existing structure.

Development Analysis:

- The property is zoned R-2 Single Family Residential which permits parks and open space uses.
- Per the Land Use/Parks definition any structure over 100 square feet requires a Special Use Permit.
- The new structure would be adjacent to the existing structure and require one pine tree to be removed.
- Landscape plantings would be continued along the structure on the Edgewater Drive side.

Findings of Fact:

SPECIAL USE PERMIT

Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.
 Meets *Does not meet*

2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.
 Meets *Does not meet*

3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, Building and Fire Codes and all other applicable City Ordinances.
 Meets *Does not meet*

4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.
 Meets *Does not meet*

5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.
 Meets *Does not meet*

6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.
 Meets *Does not meet*

7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.
 Meets *Does not meet*

8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.

Meets *Does not meet*

9. That the proposed use shall conform to any stipulations or conditions approved as part of a Special Use Permit issued for such use.

Meets *Does not meet*

10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.

Meets *Does not meet*

2030 Comprehensive Land Use Plan Review:

The Comprehensive Land Use Plan designates the property in question as Parks & Open Space, which represents public and private areas reserved for passive and active recreational use, preservation of wildlife areas and protection of environmentally sensitive areas. The following goals are applicable to this request:

Land Use

Goal: Preserve, protect and enhance the City's open space and natural resources, through cooperative efforts with land owners, developers and conservancy groups.

This can be accomplished with the following supporting action and success indicator:

Supporting Action: Establish programs or policies which lead to better open space planning and natural resource preservation.

Success Indicator: The coordination with the Park District on parks and open space projects.

Parks and Recreation

Goal: Preserve, protect and enhance the City's open space and natural resources, through cooperative efforts between the City and the Crystal Lake Park District.

This can be accomplished with the following supporting action and success indicator:

Supporting Action: Support the Park District in achieving its goals.

Success Indicator: Number of development applications and building permits approved for work in the parks.

Recommended Conditions:

A motion to recommend approval of the Special Use Permit, and the following conditions are recommended:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (Crystal Lake Rowing Club, received 03/01/12).
 - B. Site Plan and Landscape Plan (CL Rowing Club, received 03/01/12)
 - C. Roof Structure Details and Rendering (American Steel Inc undated, received 03/01/12).
 - D. Kamijima Park Master Plan (Crystal Lake Park District dated 08/08, received 09/25/08).

2. Work with the Engineering Division to provide additional information illustrating the planned improvement, which may include a drainage/grading plan, and/or detailed site and landscape plan as the improvement is located within the floodplain and Crystal Lake Watershed.
3. The petitioner shall address all of the review comments of Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

Property in Question Maps



City of Crystal Lake Development Application

Office Use Only
File # 17 2012

Project Title: Rowing Club Storage Area Expansion

RECEIVED
MAR 01 2012
BY: _____

Action Requested

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Preliminary PUD |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Final PUD | <input checked="" type="checkbox"/> Special Use Permit Amendment |
| <input type="checkbox"/> Final PUD Amendment | <input type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Name: Ted Pounds, CL Rowing Club
Address: PO Box 65
Crystal Lake, IL 60039
Phone: 815-670-1800
Fax: _____
E-mail: p.pounds@juno.com

Owner Information (if different)

Name: Ann Viger, CL Park District
Address: 1 E. Crystal Lake Ave.
Crystal Lake, IL 60014
Phone: 815-459-0680 x 205
Fax: 815-477-5005
E-mail: aviger@crystallakeparks.org

Property Information

Project Description: Construct a 736 SF addition to the existing fenced boat storage area at Kamijima Park.

Project Address/Location: 1294 North Ave.

PIN Number(s): 18-01-176-015

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

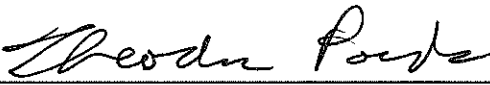
Landscape Architect: Ann Viger, Crystal Lake Park District

Planner: _____

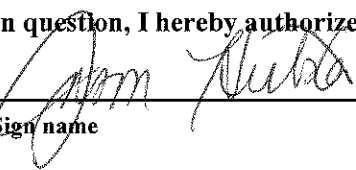
Surveyor: _____

Other: Builder: American Steel Carports, Inc. 866-730-9865

Signatures

Ted Pounds		29 Feb '12
PETITIONER: Print and Sign name (if different from owner)		Date

As owner of the property in question, I hereby authorize the seeking of the above requested action.

Jason Herbster		2/29/12
OWNER: Print and Sign name		Date

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

PUBLIC NOTICE

**BEFORE THE PLANNING AND
ZONING COMMISSION
OF THE CITY OF CRYSTAL LAKE,
MCHENRY COUNTY, ILLINOIS**

**IN THE MATTER OF THE PETITION
OF The Crystal Lake Park District**

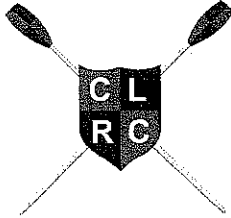
LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission of the City of Crystal Lake upon the application of Ted Pounds, representing the Crystal Lake Rowing Club on behalf of the Crystal Lake Park District, for a Special Use Permit Amendment, relating to the following described real estate commonly known as Kamiyimo Park, 1294 North Avenue Crystal Lake, Illinois 60014, PIN: 18-01-176-015.

This application is filed for the purposes of seeking a Special Use Permit to construct a 736 square foot covered and fenced storage area for the storage of equipment by the Crystal Lake Rowing Club pursuant to Articles 4-600 D, 9-200 A and 9-200D. Plans for this project can be viewed at the City of Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday April 4, 2012, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

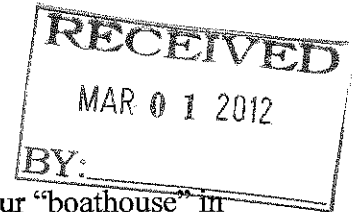
*Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald
March 19, 2012)*



CRYSTAL LAKE ROWING CLUB

crystallakerowing.org email: info@crystallakerowing.org

MAR 17 2012



The Crystal Lake Rowing Club is requesting to build an addition onto our "boathouse" in Kamijima Park. We need this addition to handle our continued growth. We have recently purchased a second motor launch to handle coaching for our growing Juniors team. Meanwhile our first launch stored in the boathouse is beginning to get in the way. We recently picked up some new members when a facility in St. Charles closed down. The new members brought with them 4 boats -2 singles and 2 doubles. While we are able to temporarily store these boats over the winter we will not have room for them when the season starts. We are also actively looking to buy 2 more boats - a quad for our Masters program and an eight for our Juniors program.

What we are proposing to build is a smaller structure, identical in design to the one we currently have. It will be built by American Steel, the same company that built the current structure. The overall dimensions will be 32 feet long (running in the long axis of the current boathouse), 23 feet wide (the same as the current boathouse) and 10 feet high at the sides (2 feet shorter than existing). It will have the same green, sheet metal roof. Instead of the green chain-link fence on the sides we are proposing to have clear panels.

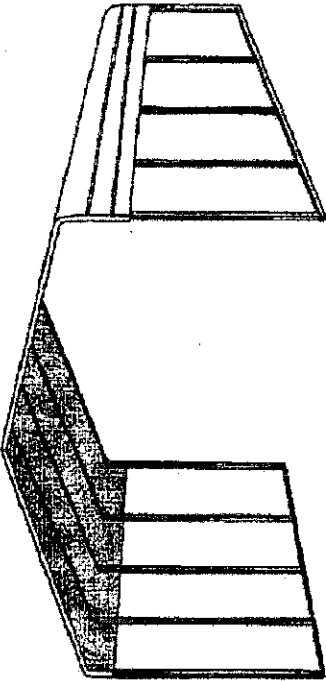
The Rowing Club will be responsible for landscaping to blend with the current landscaping. This will include relocating a 15 foot pine tree that is located where the new structure will be. One of our Junior rowers is considering making the landscaping his Eagle Scout project.

Attached are engineering drawings from American Steel and plat of Kamijima showing where the addition will be sited. I will be the Rowing Club's point of contact on this project. My email is p.pounds@juno.com and my phone number is 815-670-1800 if you have any questions or need further information. Thank you for your consideration of our request. We look forward to working with the Park District to make our plans a reality.

Sincerely,

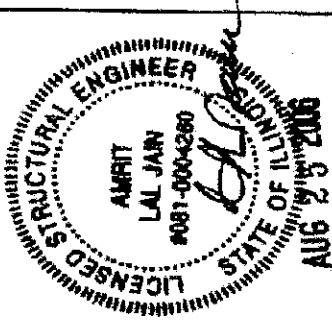
Ted Pounds, Juniors Director

Roof panels green
to match existing
structure.



AMERICAN STEEL INC.

832 N.E. ST.
KEWANEE, IL 61443
MAIN - 1-309-853-1800
1-800-487-4010
FAX - 1-309-853-1805



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American Steel 23 Ft. Wide Model (ASI - 23IL)

DESIGN CRITERIA

PREVAILING CODE: IBC 2000/IBC 1997

BASIC WIND VELOCITY: 90 MPH

ROOF DEAD LOAD: 1.0 PSF

ROOF LIVE LOAD: 90 PSF

GROUND SNOW LOAD: 30 PSF

SEISMIC ZONE: 2A

IMPORTANCE FACTOR: 1.0

LOAD COMBINATIONS:

DL+LL

DL+0.75LL+WL

DESIGN NOTES

ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH
STANDARD BUILDING CODE, OSHA, AISC, AISC 11 CODES AND ALL
APPLICABLE LOCAL REQUIREMENTS.

SHELTER BASE CONNECTIONS SHALL BE PROVIDED AS SHOWN ON
SHEET 8 AND SHALL BE FIELD ADJUSTED ON THE BASIS OF MFR.'S
REQUIREMENTS FOR ACTUAL SOIL TYPE.

ALL MATERIALS IDENTIFIED BY MANUFACTURER NAME MAY BE
SUBSTITUTED WITH MATERIAL EQUAL OR EXCEEDING ORIGINAL.

ALL SHOP CONNECTIONS SHALL BE WELDED CONNECTIONS.

ALL FIELD CONNECTIONS SHALL BE TEKS #3 (1/4"X1").

DRAWING INDEX

SHEET 1 - COVER

SHEET 2 - BUILDING SECTIONS

SHEET 3 - ELEVATIONS

SHEET 4 - FRONT INTERIOR - FULLY
ENCLOSED MODELS - END WALLS

SHEET 5 - REAR ENCLOSURE -
INTERIOR VIEW W/ OPENING

SHEET 6 - REAR ENCLOSURE - FULLY
ENCLOSED MODELS - END WALLS

SHEET 7 - DETAILS

SHEET 8 - ANCHORAGE OPTIONS

RECEIVED

MAR 01 2012

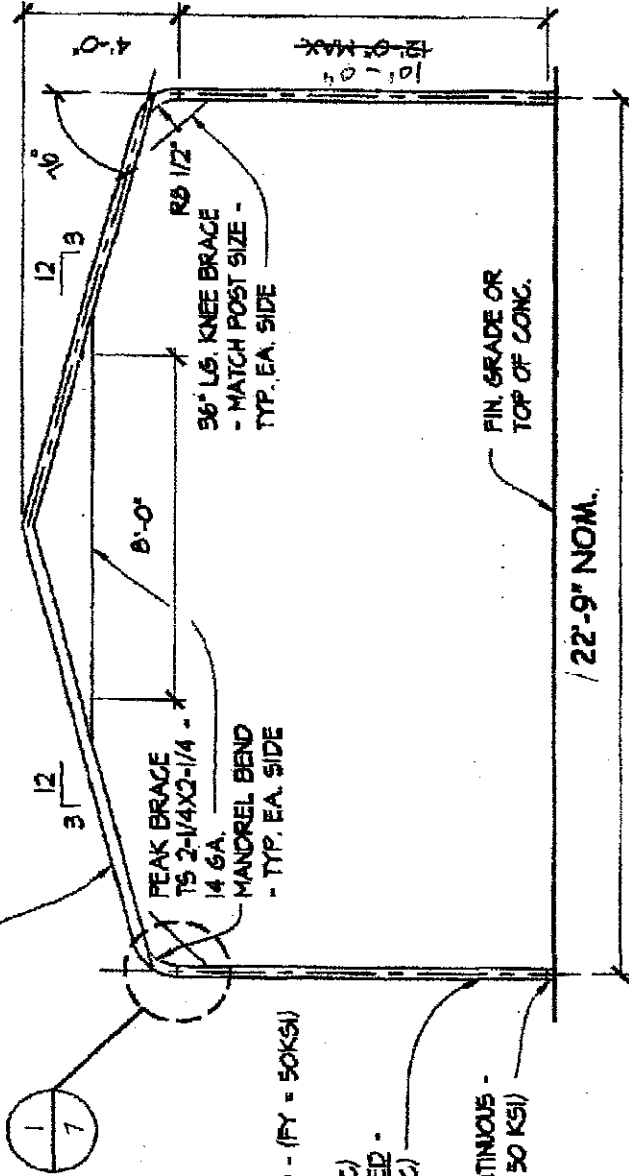
BY:

MAR 17 2012

FOR FULLY ENCLOSED -
 TOP MEMBER - 15 2-1/4X2-1/4 - 12 GA.
 FOR PARTIALLY ENCLOSED -
 TOP MEMBER - 15 2-1/2X2-1/2 - 12 GA.

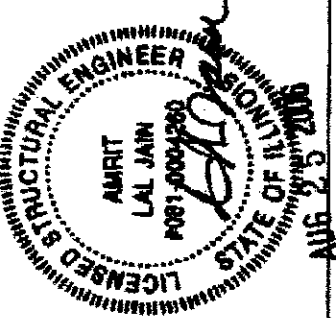
SIDE POST - GALVANIZED - (FY = 50KSI)
 FOR FULLY ENCLOSED -
 2-1/2X2-1/2X12GA (60° C/C)
 FOR PARTIALLY ENCLOSED -
 2-1/2X2-1/2X12GA (48° C/C)

BASE RAIL - 12 GA. - CONTINUOUS -
 MATCH POST SIZE - (FY = 50 KSI)



TYPICAL BUILDING SECTION

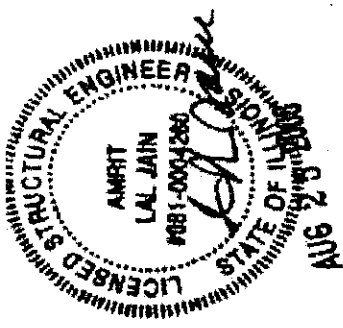
SCALE: NTS



AMERICAN STEEL INC.
 200 INDUSTRIAL AVENUE BOX 910
 PIONEER, OH 43154
 MAIN - 1-419-937-1331
 1-800-871-4087
 FAX - 1-419-737-1330

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DATE:	
DESIGNED BY:	SRM
CHECKED BY:	OA
APPROVED BY:	PC
DRAWING TITLE:	TYPICAL BUILDING SECTION
DRAWING NO.:	ASI - 231L
	SHEET # 2 OF 8

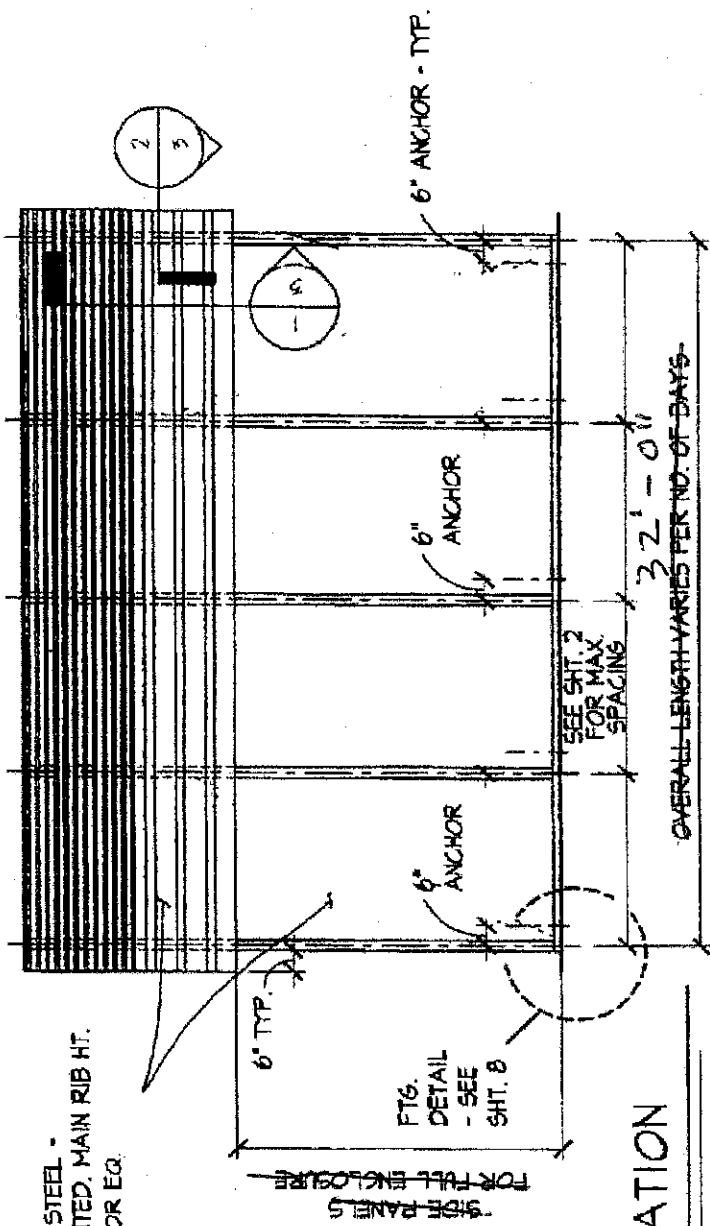


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DATE	
DESIGNED BY	SRM
CHECKED BY	GA
APPROVED BY	PC
PROJECT TITLE	
ELEVATIONS	
DRAWING NO.	ASI - 231L
SHEET #	3 OF 8

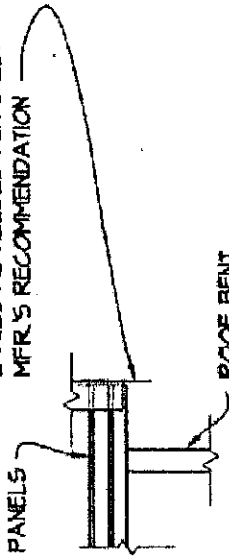
29 GA. CORRUGATED STEEL - GALVANIZED OR PAINTED, MAIN RIB HT. = 3/4" (FY = 80 KSI) OR EQ.



SIDE ELEVATION

SCALE: NTS

CONT. EDGE TRIM - 2-1/2" X 2-1/2" 29 GA. ALUM ANGLE ATTACH W/ TEKS SCREEN W/ NEOPRENE/STEEL WASHER EVERY 2 RIBS AS NEEDED PER SHEET MFR'S RECOMMENDATION



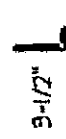
EDGE DETAIL

SCALE: 3/4" = 1'-0"



TRIM DETAIL

SCALE: NTS

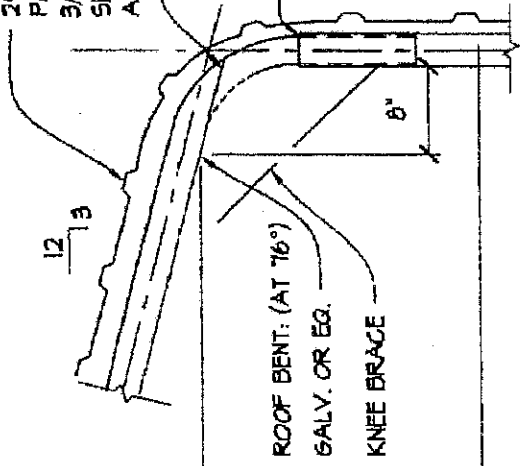


29 GA. CORRUGATED GALV. OR PAINTED STEEL - MAIN RIB HT. = 3/4" (FY = 80 KSI) OR EQ. SEE FASTENER SCHED. FOR ATTACHMENT

NOTCH LOWER BENT - FORM SIDES AROUND UPPER BENT - WELD ALL AROUND SLEEVE TOP MEMBER INTO BTM. MEMBER

FASTENER SCHED.

TEKS #12X1" SCREWS W/ NEOPRENE/STEEL WASHER @ 6" C/C OF CORNER PANEL AND 8" C/C ELSEWHERE - MIN. ONE FAST. PER SPAN AT SIDELAP PANELS



BENT DETAIL

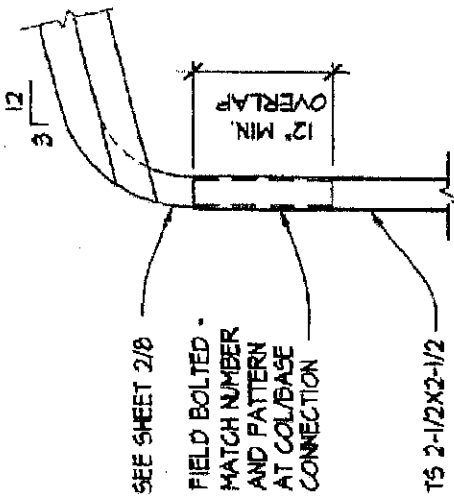
SCALE: NTS



13098531805

MAY 28 2008 10:45AM AMERICASTEEL INC

13098531805

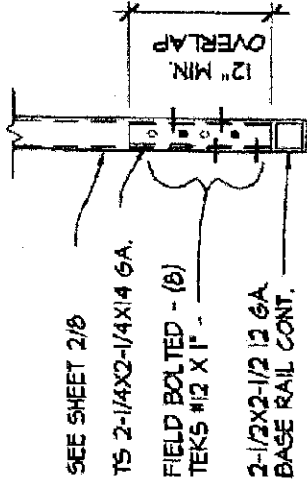


SEE SHEET 2/B
FIELD BOLTED -
MATCH NUMBER
AND PATTERN
AT COL/BASE
CONNECTION

TS 2-1/2X2-1/2

2-1/4" X2-1/4" SQUARE ROOF FRAME TO
2-1/2" X2-1/2" POST COL. CONNECTION

SCALE: NTS



SEE SHEET 2/B

TS 2-1/4X2-1/4X1/4 GA.

FIELD BOLTED - (B)
TEKS #1/2 X 1"

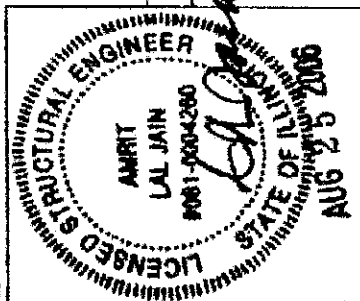
2-1/2X2-1/2 12 GA.
BASE RAIL CONT.

COLUMN/BASE CONNECTION

SCALE: NTS



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DATE

DRAWN BY
SRM

CHECKED BY
CA

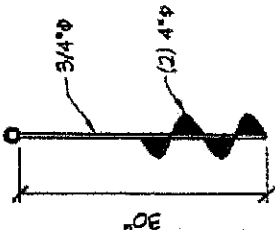
APPROVED BY
PT

DRAWING TITLE

DETAILS

DRAWING NO.
ASI-231L

SHEET # 7 OF 8



OPTIONAL HELICAL ANCHOR ON SAND/CLAY

SCALE: 3/4" = 1'-0"

MOBIL HOME ANCHOR FOR SAND/CLAY

COST: CALL REP.

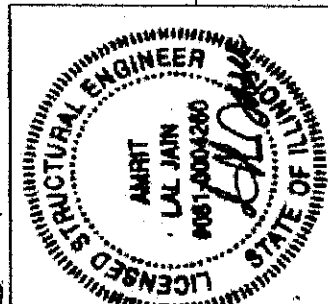
HELICAL ANCHOR NOTE:
HELICAL ANCHORS ARE NOT
TO BE USED IF DRIVING IS
TORQUE INTO GROUND IS
LESS THAN 150 FT-LBS

4"
REI
6X4

ANCHOR REQUIREMENTS:
WIND
30 MPH - ONE NEXT TO EVERY OTHER POST (MIN. 4 PER SIDE)

SEE PAGE 4, 5, & 6 FOR END WALL ANCHOR REQUIREMENTS

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Anchored with
4 (2 per side).

COST: CALL REP

AMERICAN STEEL INC.

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MAIN - 1-419-737-1131

FAX - 1-419-737-1330

DATE:

EXAMINER: SRM

CHECKED BY: OA

APPROVED BY: PC

DRAWING TITLE:

ANCHOR DETAILS

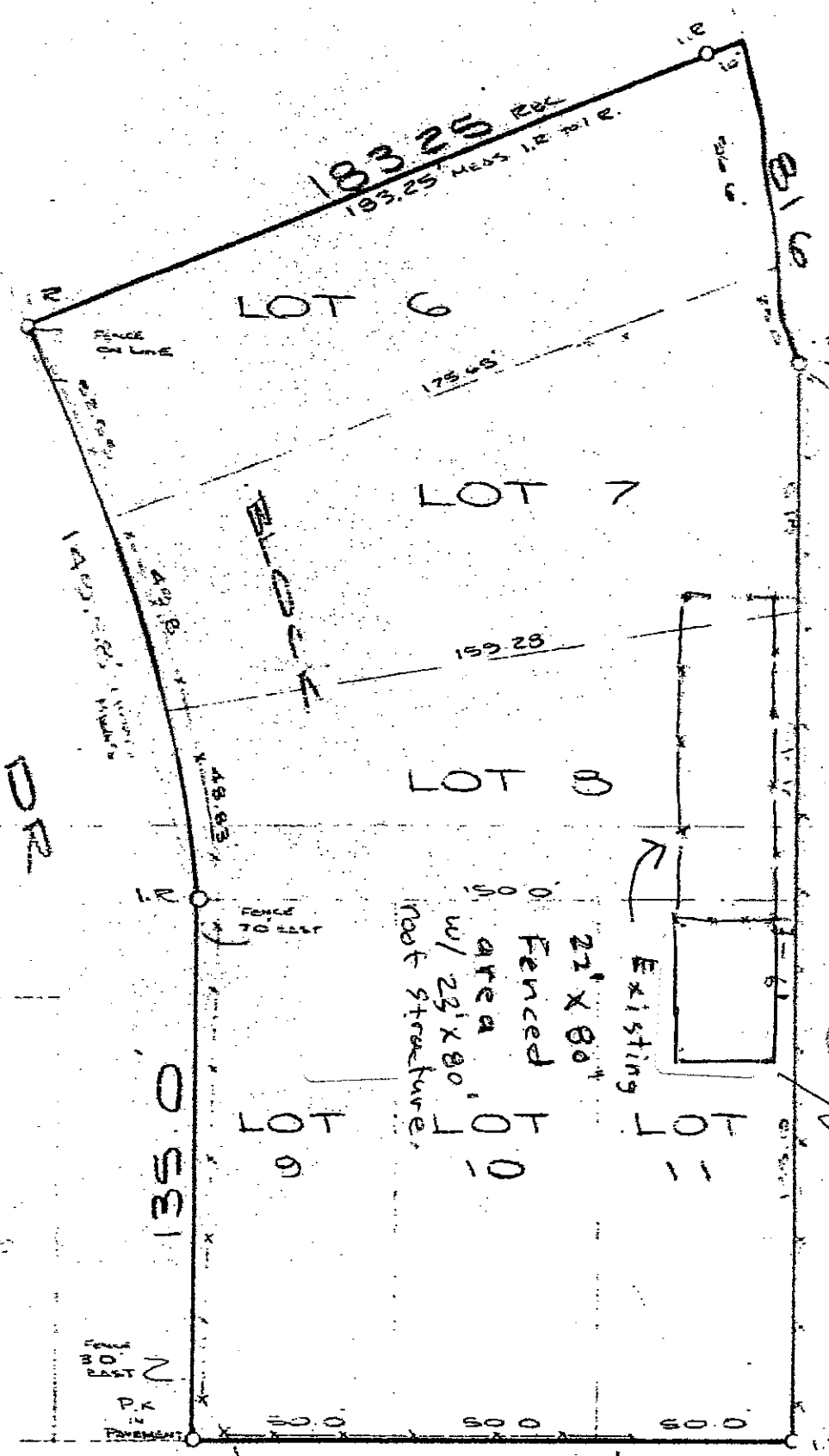
DRAWING NO. / ASI - 231L

SHEET # 8 OF 8

13098531805 (079)

CRYSTAL LAKE

EDENWATER



22M 3 102
56 692

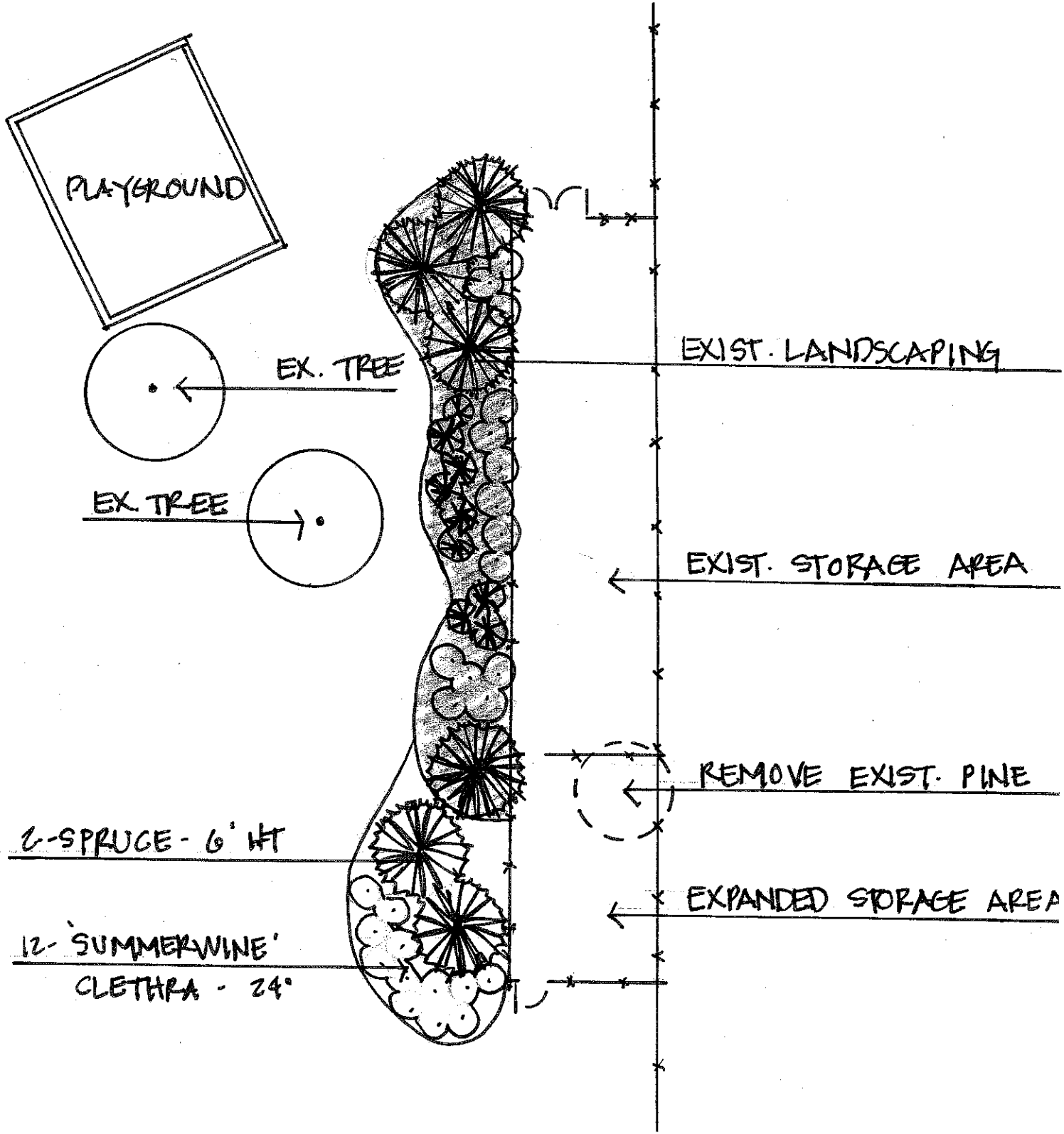
Proposed
23' X 32'
roof structure

22' X 80'
Fenced
area
w/ 23' X 80'
roof structure

10 NORTH

REC & MEAS

10 NORTH



CRYSTAL LAKE PARK DISTRICT
 KAMIYAMA PARK

LANDSCAPE PLAN

1" = 20'

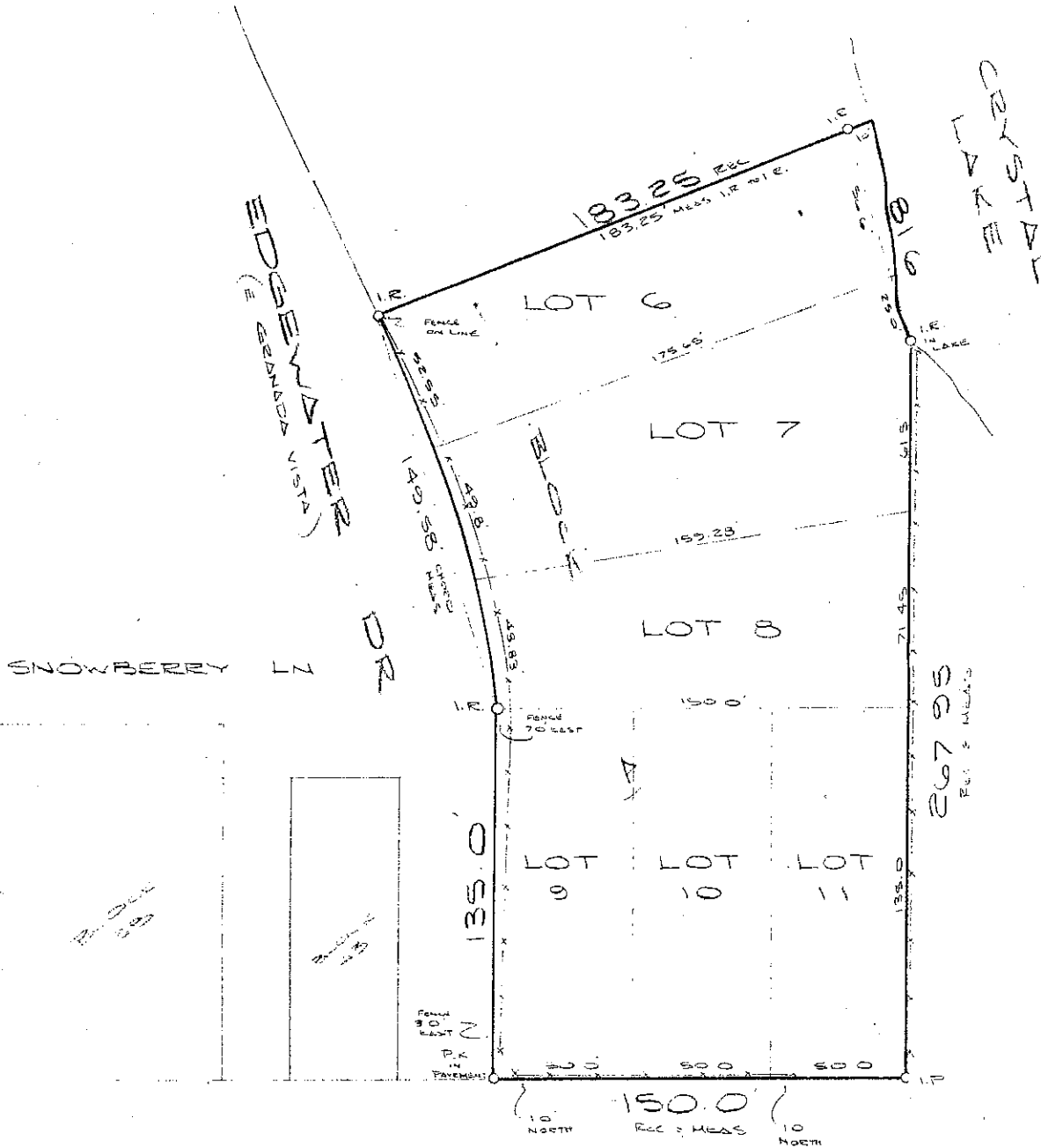


2/12

Plat of Survey

OF PROPERTY DESCRIBED AS:

Lots 6, 7, 8, 9, 10 and 11 in Block 41 in R.A. Cepek's Crystal Vista, a subdivision of part of Section 1, Township 43 North, Range 7 East of the Third Principal Meridian, and part of Section 36, Township 44 North, Range 7 East of the Third Principal Meridian, according to the plat thereof recorded February 11, 1927 as Document No. 76823, in Book 6 of plats, page 18, in McHenry County, Illinois.



MAR 17 2012

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BY:

DUNDEE ENGINEERING (312)428-2929
Dundee, Illinois

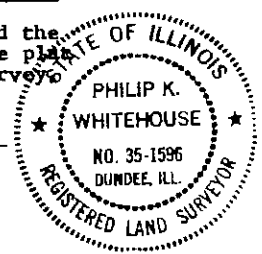
STATE OF ILLINOIS
COUNTY OF KANE ss 6-16-82

Scale: 1" = 40'
Ordered: Cowlin, Cowlin & Ungvarsky
Owner: _____
Page: 13-36-3
Job: 37681L

I hereby certify that I have surveyed the above described property and that the plat annexed correctly represents said surveys.

Philip K. Whitehouse

Illinois Land Surveyor #35-1596

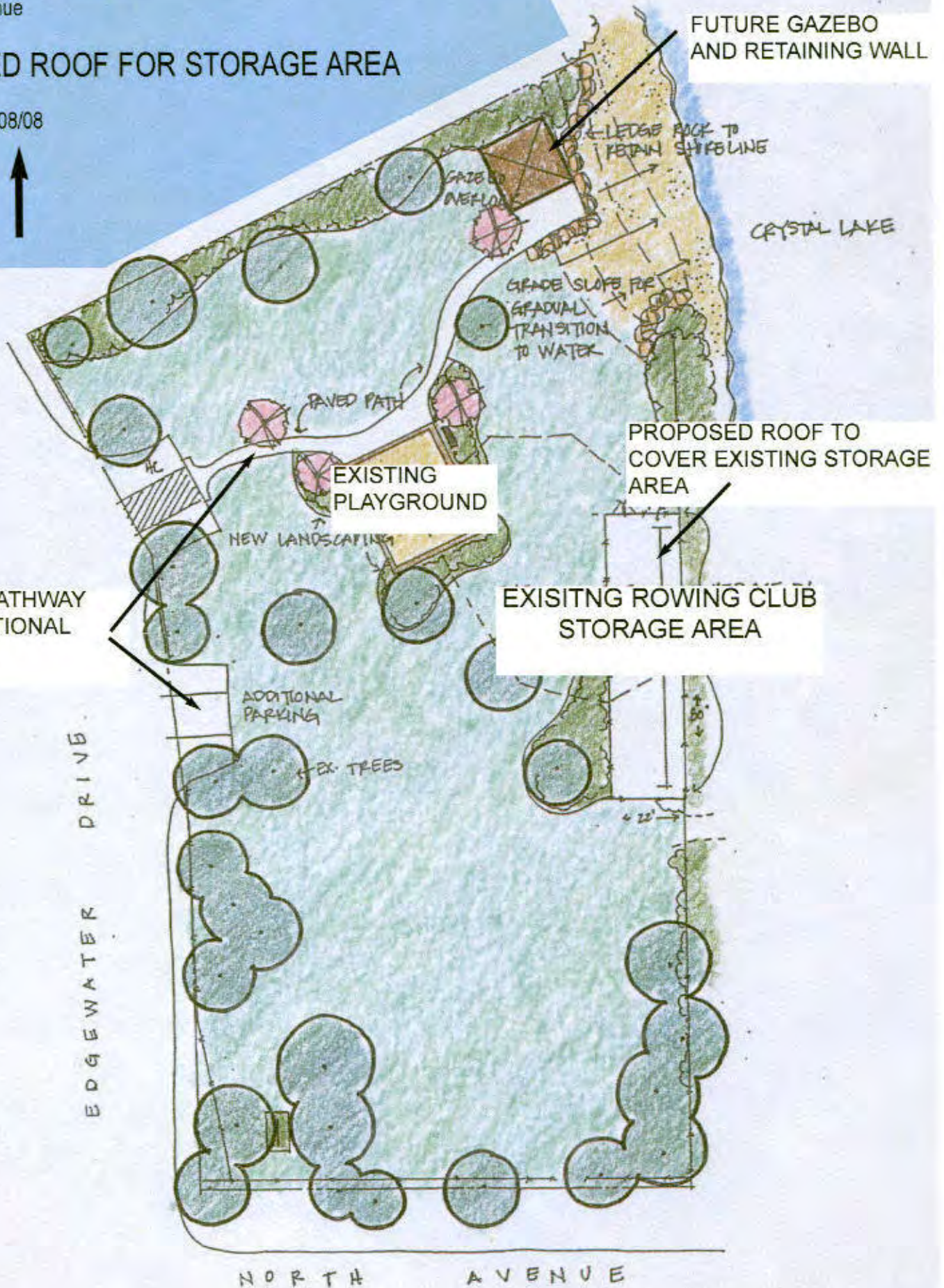


NAOKI KAMIJIMA PARK

CRYSTAL LAKE PARK DISTRICT
1294 North Avenue

PROPOSED ROOF FOR STORAGE AREA

Not to scale 08/08



FUTURE PATHWAY
AND ADDITIONAL
PARKING

EDGEWATER
DRIVE

NORTH AVENUE

FUTURE GAZEBO
AND RETAINING WALL

LEDGE ROCK TO
RETAIN SHIFTLING

CRYSTAL LAKE

PROPOSED ROOF TO
COVER EXISTING STORAGE
AREA

EXISTING ROWING CLUB
STORAGE AREA

EXISTING
PLAYGROUND

NEW LANDSCAPING

ADDITIONAL
PARKING

EX. TREES

**CRYSTAL LAKE ZONING BOARD OF APPEALS
SPECIAL MEETING
WEDNESDAY, JANUARY 5, 2005
MEETING HELD AT CITY OF CRYSTAL LAKE
POLICE DEPARTMENT TRAINING ROOM**

Chair Hayden called the meeting to order at 7:30 p.m.

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

On roll call, members Batastini, Jouron, Skluzacek, Wickham, and Hayden were present.

Brian Grady and James Richter, both Planners, were present from Staff.

2004-93 CL PARK DISTRICT – KAMIJIMA PK – 1294 NORTH AVE. – PUBLIC HEARING

Zoning variation from the maximum 6-foot fence height to allow an 8-foot tall fence, a variation of 2 feet.

Mr. Hayden stated the fees have been paid, and 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 with no objection.

Ann Viger and Kirk Reimer both with the Park District and Walt Gary, were present to represent the petition. Ms. Viger showed the Master Plan for the park and pointed out the area of the permanent storage area. The equipment is very expensive and needs to be protected. Ms. Viger said the Park District has ordered new playground equipment for the area, which is smaller than what is there now. Mr. Gary said the oars would be stored there as well. Ms. Viger described the type of fence and the club will pay for part of the fence.

Mr. Batastini asked if there would be any slats in the fence. Mr. Gary said no so people can see into the area.

Mr. Skluzacek asked if there would be racks used for the skulls. Mr. Gary said they will and the skulls will be stacked 4 high. He said they would maintain the area.

Mr. Skluzacek and Mr. Jouron said they have no problem with the use.

Mr. Hayden said this is located in the flood plain and asked about the Building Department comments. Mr. Richter said the ground level couldn't be raised which the petitioner is not proposing to do.

Mr. Batastini asked where will the people park. Mr. Jouron suggested either Lakewood Village Hall or along the road next to the lake.

ZONING BOARD OF APPEALS

January 5, 2005

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

Mr. Jouron moved to approve the variation from the maximum 6-foot fence height to allow an 8-foot tall fence, a variation of 2 feet for the Crystal Lake Park District at Kamijima Park, 1294 North Avenue with the following conditions:

1. Approved plan, reflecting the review comments of staff and the advisory boards, as approved by the City Council.
 - A. Master Redevelopment Plan for Kamijima Park (CL Park District, received 12/03/04), illustrating and approving the location and configuration of the fenced area only.
2. The petitioner shall address all of the review comments of the Building Department.

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



Animal Emergency Clinic, 1095 Pingree Road - Zoning Ordinance Text Amendment and a Special Use Permit for a veterinary clinic.

The Council considered a Zoning Ordinance Text Amendment and a Special Use Permit for a veterinary clinic. Ross Oliver, Practice Manager of the Animal Emergency Clinic, was present for the matter. He stated that he had been working with the City staff to find an appropriate location for the clinic. He confirmed that the Zoning Board of Appeals had recommended approval of the petition. Mayor Shepley asked if anyone in the audience wished to speak on the matter. No one wished to speak.

Following a brief discussion by the Council, Councilwoman Brady Mueller moved to approve the Zoning Board of Appeals recommendations and to adopt an ordinance to be published in pamphlet form by the authority of the Mayor and City Council approving the text amendment to the Zoning Ordinance to add veterinary clinics as an approved use in the "M" Manufacturing District with a Special Use Permit. Councilman Goss seconded the motion. On roll call, all voted aye. Motion passed.

Councilwoman Brady Mueller further moved to approve the Zoning Board of Appeals recommendations and to adopt an ordinance to be published in pamphlet form by the authority of the Mayor and City Council approving the issuance of a Special Use Permit for the Animal Emergency Clinic at 1095 Pingree Road. Councilman Goss seconded the motion. On roll call, all voted aye. Motion passed.

Crystal Lake Park District, Naoki Kamijima Park, 1294 North Avenue - Zoning Variation to allow an 8 foot tall fence

The Council considered a request from the Crystal Lake Park District for a zoning variation to allow an 8 foot tall fence at Naoki Kamijima Park, located at 1294 North Avenue. Anne Viger of the Park District was present for the matter, along with the President of the Crystal Lake Rowing Club, Walt Gary. Ms. Viger stated that they wished to construct a permanent fenced enclosure to store the rowing shells during the summer months. She stated that the rowing club would pay for the installation.

Councilman Dawson asked about parking. Ms. Viger stated that most of the rowing activities take place in the early morning hours, and they would be working out arrangements with the Village of Lakewood to park in their facility, or the rowers could park at West Beach.

Mayor Shepley asked if anyone in the audience wished to speak on the matter. No one wished to speak.

Councilwoman Ferguson moved to approve the Zoning Board of Appeals recommendations and to adopt an ordinance to be published in pamphlet form by the authority of the Mayor and City Council approving the Zoning Ordinance variation for 1294 North Avenue. Councilman Thorsen seconded the motion. On roll call, all voted aye. Motion passed.

**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, OCTOBER 15, 2008
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Chair Hayden at 7:30 p.m. On roll call, members Esposito, Greenman, Jouron, Schofield, Skluzacek, and Hayden were present. Members Batastini and McDonough were absent.

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

Mr. Hayden asked the people 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.

2008-66 CL PARK DISTRICT – KAMIJIMA PARK – 1294 North Ave. – PUBLIC HEARING

Special Use Permit for a structure exceeding 100 square feet.

Mr. Hayden stated that the fees have been paid, and 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.

Ann Viger, Park Planner with the Crystal Lake Park District, and Arne Arnesen with the rowers club, were present to represent the petition. Ms. Viger said the rowing club has a fenced in storage area just west of Lakewood Village Hall. She showed photos of the existing park and storage area. The storage area holds up to 11 shells and they are requesting to cover the fenced areas to protect the shells. Ms. Viger said the fence height previously was granted a variation.

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

The Commissioners did not have any questions regarding this request.

Mr. Esposito moved to approve the Special Use Permit for a structure exceeding 100 SF for the Crystal Lake Park District at Kamijima Park located at 1294 North Avenue with the following conditions:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (Crystal Lake Park District, received 09/25/08).
 - B. Plat of Survey (Dundee Engineering., dated 6/16/82, received 09/25/08).
 - C. Kamijima Park Master Plan (Crystal Lake Park District dated 08/08, received 09/25/08).
 - D. Roof Structure Details and Rendering (American Steel Inc undated, received 09/25/08).

2. The Special Use Permit hereby approves the 1,840 SF roof shelter for Kamijima Park.
3. The petitioner shall address all of the review comments of Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

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



08-66

The City of Crystal Lake
PROCEEDINGS OF THE CITY COUNCIL
November 4, 2008

Call to Order

Mayor Shepley called the City Council meeting to order at 7:30 p.m.

Roll Call

On roll call, Councilmembers Ellen Brady Mueller, Ralph Dawson, Cathy Ferguson, Dave Goss, Brett Hopkins, Jeff Thorsen, and Mayor Aaron Shepley were present. No one was absent.

City Clerk Roger Dreher, City Manager Gary Mayerhofer, City Attorney John Cowlin, Director of Planning and Economic Development Michelle Rentzsch, Director of Engineering and Building Victor Ramirez, Director of Public Works Eric Lecuyer, Director of Finance Mark Nannini, Chief of Police David Linder, Assistant City Engineer Erik Morimoto, Building Commissioner Rick Paulson and Deputy City Manager George Koczwarra were also present.

Pledge of Allegiance

Mayor Shepley led the Council and the public in the Pledge of Allegiance.

Approval of Minutes

Councilman Thorsen moved to approve the minutes of the October 21, 2008 regular City Council Meeting. Councilwoman Ferguson seconded the motion. On voice vote, all voted yes. Motion passed.

Accounts Payable

Councilman Goss moved to approve the Accounts Payable in the amount of \$1,798,711.72. Councilman Thorsen seconded the motion. On roll call, all present voted yes. Motion passed.

Public Presentation

None.

Mayor's Report

None

City Council Reports

None

Consent Agenda

Councilwoman Brady Mueller moved to approve the Consent Agenda, consisting of Items 9a, b, c, d, e and f, with the addition of Items 10, 12, 13, 15, 16 and 21. Councilwoman Ferguson seconded the motion. On roll call, all voted yes. Motion passed.

9a. *Approved a variation to Section 379-4 of the Crystal Lake City Code to allow the Festival of Lights Parade to be held at night; and approved a parking ban on the south side of Woodstock Street and both sides of Williams Street on Friday, November 28, 2008, beginning at 5:30 p.m. until the end of the parade.*

• 9b. *Adopted a Resolution allowing the waiver of recapture for the Crystal Heights' former well lot at 60 Kent Avenue.*

9c. *Adopted a Resolution determining the 2008 Tax Levy in compliance with the Truth in Taxation Procedural Requirement.*

9d. *Adopted an Ordinance dissolving the Special Tax Allocation District for the City of Crystal Lake Downtown Redevelopment Project Area. Councilman Goss noted that over \$10 million in assessed valuation would now go onto the tax rolls, which would be a great benefit to the schools.*

9e. *Adopted a Resolution authorizing execution of an Intergovernmental Agreement allowing the City of Crystal Lake Police Department to participate in the McHenry County Gang Task Force.*

9f. *Adopted an Ordinance Amending Chapter 496, Article XIII, Seizure and Impoundment for Certain Violations, of the Crystal Lake City Code.*

10. *Approved a Sign Ordinance variation request to display a temporary banner at 243-245 Uteg Street.*

→ 12. *Crystal Lake Park District, 1294 North Avenue - Approved the recommendation of the Planning and Zoning Commission and adopted an ordinance granting a Special use Permit for a roof shelter at Kamijima Park.*

• 13. *Congress Station, southwest corner of Congress Parkway and Exchange Drive – Approved the recommendation of the Planning and Zoning Commission approving the Preliminary and Final Plat of Resubdivision of Lot 2 to create 4 additional commercial lots; and Zoning Variations from the required lot area and width.*

• 15. *Regal Entertainment Group, 5000 Northwest Highway – Approved the recommendation of the Planning and Zoning Commission and adopted an ordinance amending the Final Planned Unit Development to allow exterior façade and signage changes for Regal Cinemas at 5000 Northwest Highway.*

• 16. *Kentucky Fried Chicken, 6280 Northwest Highway - Approved the recommendation of the Planning and Zoning Commission and adopted an Ordinance amending the Final Planned Unit Development Amendment to allow changes to the approved exterior façade; a Special Use Permit Amendment to amend the drive-through; and Zoning Variations to allow existing non-conforming improvements to remain for landscape islands less than 8-feet and more than 10*