



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, APRIL 4, 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 Esposito, Gavle, Goss, Greenman, Jouron, Lembke, Skluzacek, and Hayden were present. Mr. Batastini was 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 and Elizabeth Maxwell, both Planners, 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 MARCH 21, 2012 PLANNING AND ZONING COMMISSION MEETING

Mr. Gavle moved to approve the minutes from the March 21, 2012 Planning and Zoning Commission meeting as amended. Mr. Esposito seconded the motion. On roll call, members Esposito, Gavle, Goss, Lembke, Skluzacek, and Hayden voted aye. Members Greenman and Jouron abstained. Motion passed.

2012-20 COUNTRY CORNERS SHOPPING CENTER – DOLLAR TREE – 230 Virginia Street – PUBLIC HEARING

The petitioner is requesting to be continued to the April 18, 2012 PZC meeting.

Mr. Greenman moved to continue 2012-20 Country Corners Shopping Center/Dollar Tree to the April 18, 2012 PZC meeting. Mr. Skluzacek seconded the motion. On roll call, all members voted aye. Motion passed.

2012-17 CRYSTAL LAKE PARK DISTRICT/CRYSTAL LAKE ROWING CLUB – Kamijima Park – 1294 North Ave. – PUBLIC HEARING

Special Use Permit Amendment to allow an expansion of the boat storage area.

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.

Ann Viger, Park Planner for the Crystal Lake Park District, and Ted Pounds with the Crystal Lake Rowing Club were present to represent the petition. Ms. Viger said the rowing club is an affiliate group of the Park District. Affiliate groups fulfill a need in the community which the Park District cannot on

their own. She said they are requesting to expand the storage facility on the park property. This request was also presented to the Park District Board and received unanimous approval.

Mr. Pounds said he appreciates the work the PZC members do for the community. He said the rowing club was established in 2004 and built a secure fenced area for boat storage in 2005. There was damage to the boats in 2006 and a roof was added to the fenced area in 2008. Mr. Pounds said their programs have grown and they will be purchasing several boats of various sizes so extra storage space is needed.

Mr. Hayden asked if there were any concerns with the conditions listed in the staff report. Ms. Viger said no.

Bernard Boyle, 1324 Snowberry, said he lives immediately west of the park and he objects to the proposal. The structure is in the flood plain and there is also 6 to 12 inches of gravel to elevate the surface of the structure which is not allowed by FEMA in the flood plain. Mr. Boyle said there is no indication on the plans of any fill but he would think they would want them to be the same height which would require fill. He added that the plans show concrete to be used which is not allowed by FEMA in the flood plain. Also there would need to be excavation for the concrete which is also not allowed by FEMA.

Mr. Hayden asked who told Mr. Boyle that these are violations of FEMA. Mr. Boyle said he was told by the City Engineer that he could not do anything to his property because it was in the flood plain and that it would be a violation of the FEMA requirements. He reviewed the criteria for the Special Use Permit listed in the staff report. Mr. Boyle stated that this is not necessary or desirable for the neighbors and the property values will be reduced. This is an industrial-type building in a residential area. There also is no on-site parking available.

Mr. Hayden said one of the staff conditions is that the petitioner must abide by the requirements of the Engineering Department. Mr. Boyle asked if that would be retroactive to the original building. Mr. Hayden said the improvements would be done within the requirements of the Engineering Department who also follows the FEMA requirements when in the flood plain.

Robert Skalany, 1369 Dolo Rosa Vista, said he has lived on the west end of the lake since 1994. He asked how this use will impact the flooding; is it pleasing; will there be more traffic; will there be a bathroom provided; and where will parking be provided. He said this is in violation of FEMA requirements and the building is not attractive. Mr. Skalany said the traffic is terrible now and the kids dart between parked cars now. Someone will get hurt.

Kerey Landtiser, 1359 Dolo Rosa Vista, said the General Store is across the street from this park and the traffic is always a problem. She said Edgewater is a divided highway and it is very narrow. It is hard to get around cars that are parked there. Ms. Landtiser said there is not enough parking at the beach. Mr. Hayden asked if the traffic is similar to the traffic on Election Day. He votes there and knows how that

traffic is then. Ms. Landtiser said the traffic is dicey on a good day in that area. She said there is a large parking lot at Main Beach with lots of room there for storage. That seems like a better area.

Bill Frank, 237 Edgewater, said he doesn't have a problem with the people and he lives two houses down from the park. If the storage area is doubled, there will be too many cars. He said parking does need to be addressed. It is very congested.

Mr. Pounds said the members are asked to park at West Beach or at Lakewood Village Hall. They have been a little lax in the past few years but they have sent information to their members regarding parking. He added that if the neighborhood petitions the City to make the area "No Parking" they would support it.

Ms. Viger said they will comply with the Engineering Department's requirements and they do make certain that FEMA requirements are followed. She added that property values increase when near a park. Ms. Viger said there are bathrooms available at West Beach for the members to use. Mr. Pounds said there is also a port-a-potty at the boat ramp. Ms. Viger said most neighborhood parks don't have parking lots available and they are used for baseball, football, and soccer games and practices as well as others. She asked if the neighbors see something that is unsafe to contact the Police Department so it can be taken care of.

Mr. Pounds said there will be fencing around the sides of the storage area. Ms. Viger said they practice early in the morning or after school. Mr. Pounds said their season is from now to mid-May and then again from Labor Day to the beginning of November. Ms. Viger said the boating and swimming season is from Memorial Day to Labor Day and this is an off-season use. She said they have worked through many issues over the years.

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

Mr. Jouron asked about the flood plain. Ms. Maxwell said there are many home lots along the lake that are in the flood plain. Mr. Jouron asked about the number of members in the club and how much larger do they anticipate growing with the additional boats. Mr. Pounds said the new boats won't necessarily increase their membership but be able to be used by the current membership. Mr. Jouron asked who they compete against. Mr. Pounds listed several clubs in the Chicago area.

Mr. Gavle asked if the petitioners had received any calls from neighbors. Ms. Viger said she received one e-mail and several calls all with the same issue. Mr. Gavle said landscaping does help block the storage area. He understands the purpose of the area but it will block neighbors from seeing the lake. Mr. Pounds said they can't see the lake because of Lakewood's Village Hall. Mr. Gavle asked if landscaping will be provided. Mr. Pounds said yes and they maintain it. Ms. Viger said that was a condition of the Park Board that landscaping is added.

Mr. Goss asked if the boats are trailered. Mr. Pounds said sometimes they are trailered to other regattas. Usually they are kept in the racks. Mr. Goss said he is ok with the request so long as they comply with the FEMA requirements. He also suggested they talk with the Police Department about the possibility of temporary “No Parking” signs on one side of the street. Mr. Pounds said he lives near Ken Bird Park and there is a lot of use. He said recently parking was restricted by the City Council.

Mr. Skluzacek asked if two people can carry a boat. Mr. Pounds said yes but the larger ones need four people. Mr. Skluzacek asked if the boats are left there all year. Mr. Pounds said some are privately owned and they are taken home after the season. The majority of the boats are owned by the club.

Mr. Esposito said he lives near South High School and people don’t use the parking lots but park on the side streets. The best way to break people of that habit is to create “No Parking” zones. He doesn’t feel that the practice times during the week would be big problem but Saturday mornings may. If there is a problem with the parking, something will need to be done.

Mr. Greenman said he understands the club wants to grow. He thinks this use is great and enhances Crystal Lake and the area. Mr. Greenman said he doesn’t understand – will there be more use because there are more boats? Mr. Pounds said they would like the boats to be used more but the boats they have are jammed in the space they have. They need the additional storage space even if they didn’t purchase additional boats. He added that no one else uses the boats other than the members.

Mr. Greenman said four neighbors who spoke were very specific and mentioned traffic as a concern. He doesn’t feel this has been resolved and hasn’t seen the traffic from the club being controlled. There are many parking/traffic situations in Crystal Lake and they try not to exacerbate parking issues. They need to balance the residential area and the club. Mr. Greenman said he is not sure he can support the request since it will bring more traffic. He wants the club to be successful and both can survive but parking has not been addressed. Ms. Viger said the Park Board was also concerned about parking from day one. Mr. Greenman said he doesn’t see that there is a balance. This is a risk out there. He struggles with increasing the use and the safety of the residents. He said the neighbors should not be the ones to fix this problem. Ms. Maxwell said she will talk with Engineering about the possibility of limiting parking to one side of the street or even “No Parking.” Mr. Greenman said he is not sure that will work. It may just move the parking down to another area.

Mr. Hayden asked how many boats they currently have. Mr. Pounds said about 15 of various sizes. Mr. Hayden said he understands that about 50% of the proposed storage will be for other stuff and not the boats. Mr. Pounds said yes. Mr. Hayden said the #4 and #8 of the Findings of Fact listed in the staff report concerned him. He said #8 – meeting the requirements of other jurisdictions – can be met. Ms. Maxwell said Engineering will look at the FEMA requirements so there doesn’t need to be an addition of FEMA to the conditions.

Mr. Hayden believes that on Election Day the traffic in the area is more hazardous than this use. This use has a limited time frame. He doesn’t want to restrict the parking in the neighborhood. Ms. Viger

said they will check into temporary “No Parking” signs from the Police Department. Ms. Maxwell said she will talk with the Police Department. Mr. Hayden asked if there are any documented complaints. Ms. Maxwell said she had not received any information on complaints.

Mr. Hayden said he lives near a park which is constantly being used for games/practices and people park on the street. If you want to have a great community you need to pay a price. We have a great downtown area with a parking problem but that is a good thing.

Mr. Goss moved to approve Special Use Permit for a structure exceeding 100 SF for the Crystal Lake Park District/Crystal Lake Rowing Club at 1294 North Avenue (Kamijima Park) with the following conditions:

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, **and agencies such as FEMA.**
- 4. Work with staff and the Police Department to lessen the parking problem in the area.**

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

Mr. Greenman said he voted no because he is not comfortable the parking situation and feels that the neighbors need to be included in working it out. Mr. Esposito agreed.

2012-10 CRYSTAL LAKE PLAZA – Keith & Virginia – PUBLIC HEARING

This petition was continued from the March 21, 2012 PZC meeting.

Final PUD Amendment to change timing of the electronic message center sign.

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.

Kathie Van Diggelen, owner of New Balance, was present to represent the petition. Ms. Van Diggelen said the original approval for the pylon sign was for the copy to change twice a week. Since that time the City's ordinance was amended to allow the copy to change every 5 minutes. She said they are requesting that the copy change on the sign every three minutes. This center has 33 units when completely filled and currently there are 22 businesses there. The other LED signs on Route 14 are for single use buildings such as Walgreens, car dealerships, and Colonial.

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

Mr. Goss said he has a problem with allowing the sign to change every 3 minutes. Then the City would be receiving requests from other businesses wanting the 3 minutes or even less. Mr. Goss said there are three very large signs for this center that accommodate the businesses. His concern is that the lighting from the EMC sign does not dim at night. He goes past it very early in the morning and it is almost blinding. He also doesn't want it to flash or scroll. Ms. Bhide said the ads scroll when they change and this is not permitted in the ordinance.

Mr. Skluzacek said he agrees with 5 minutes but can't support 3 minutes. Mr. Esposito agreed and added that if 3 minutes are allowed for this sign there will be a line forming for the others that will also want that or even less time. He said that the number of tenants should not dictate the amount of time to between ad changes.

Mr. Hayden said when they were looking into changing the ordinance, they were concerned with safety of the traveling public and changing quickly or flashing would be a safety issue.

Mr. Greenman said what is being promoted and the location of the sign is taken into account. He said even the sign changing every 2 minutes won't give the businesses enough time to display their offerings. Ms. Van Diggelen said 5 minutes is a long time and scrolling is not distracting. Mr. Greenman said even 2 minutes won't give the petitioner what she is looking for. He can't believe that someone would be waiting for the light in that area and be able to see more ads. Mr. Greenman said he appreciates the petitioner's request but there is more sign space for this property than most of the others. Mr. Esposito said for it to work the sign would need to change every 30 seconds.

Mr. Greenman said what is going on with the Plaza is great for the community. It's going in the right direction.

Mr. Jouron said there are other signs on the property and asked how many businesses have presence on those signs. Ms. Van Diggelen said about 20 of the 33 businesses. Mr. Jouron said he doesn't like the sign in question – it's huge and it only has 4 businesses on it.

Mr. Gavle agrees with the 5 minutes. Mr. Hayden agreed and said the longer the ad is up there is a better

chance for it to be read. He asked if the sign is rented out to businesses. Ms. Van Diggelen said there is a \$10 fee per use. Mr. Hayden said if he were paying the money he would prefer 5 minutes to 3 minutes. Mr. Hayden said the signs that are 1 minute are the time and temperature only.

Mr. Goss moved to approve Final Planned Unit Development Amendment to allow changes to the existing electronic message center on the existing pylon sign to allow a ~~3-minute~~ **5-minute** hold for messages for Crystal Lake Plaza located at 1-29 Crystal Lake Plaza with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:

A. Application, received 10-13-11.

2. A Final PUD Amendment to rescind the condition of Ordinance #6523 that the EMC messages be changed twice a week is hereby granted. A 5-minute hold time for messages is approved. All other applicable conditions of previous Ordinances shall apply.

3. The messages displayed on the EMC can only transition from one message to another by either fading or dissolving to black with another message appearing immediately thereafter, without movement or other transition effects between messages.

4. Messages must be static and not reflect movement, flashing, scrolling or changes in shape or size of messages or portions of messages. Streaming and/or live-time video are not permitted.

5. If the EMC unit is equipped to override commercial messages for emergency situations such as an "Amber Alert" or other such acute public emergencies, the owner of the EMC unit is requested to cooperate with the City of Crystal Lake in order to allow the City to exercise its override authority

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.

Mr. Eilers said this is the third major renovation for the Plaza since they owned it. He thanked the City for their support.

2012-13 INDIAN HILL TRAILS – HICKEY – 10 lots along Burning Bush Trail, Indian Hill Trail, and Arrowhead Lane – PUBLIC HEARING

Simplified Residential Variation (Section 4-700B3) to allow a 6-foot tall fence in a yard abutting a street along Walkup Road, Burning Bush Trail, and Indian Hill Trail instead of the maximum permitted height of 3 feet.

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.

Rich Hickey was present to represent his petition. Mr. Hickey said he is representing 10 families who are asking for a variation from 3 feet to 6 feet for a fence. During the Walkup project, the County added a bike path but removed most of the established berm so their privacy was lost. The fence will help to keep their children and pets in. Mr. Hickey said they felt as a group they needed a fence. He said they did not want a solid wood fence like the one on the west side of Walkup. This will be a commercial grade see-through fence so there won't be any compromise of vision.

Mr. Hayden asked if there were any concerns with the conditions listed in the staff report. Mr. Hickey said no and that Ms. Bhide had been very helpful throughout the process.

David Barber, 640 Arrowhead, said he is one of the property owners involved with the petition. Mr. Barber said he purchased his home in 1988 and there was an extensive berm. Now that the berm has been removed and the bike path added, this past winter there were snowmobiles using the path and decided to use his yard as well. There are also horses that are taken on the bike path. Mr. Barber said they talked with the County about a fence to be installed and the County escrowed the money for the fence. They want the fence to be pleasing and they will probably do more landscaping individually after the fence is installed.

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

Mr. Gavle asked where the fence will be placed. Mr. Hickey said it will be on private property and not County right of way. Mr. Gavle reminded the homeowners that if anything happened to the fence that they are responsible to repair it. Mr. Hickey said they understood.

Mr. Goss asked if the County gave them an option of a fence or landscaping. Mr. Hickey said no. Mr. Goss said it will be a while before the landscaping fills in. Mr. Hickey said yes but they did not want a stockade fence.

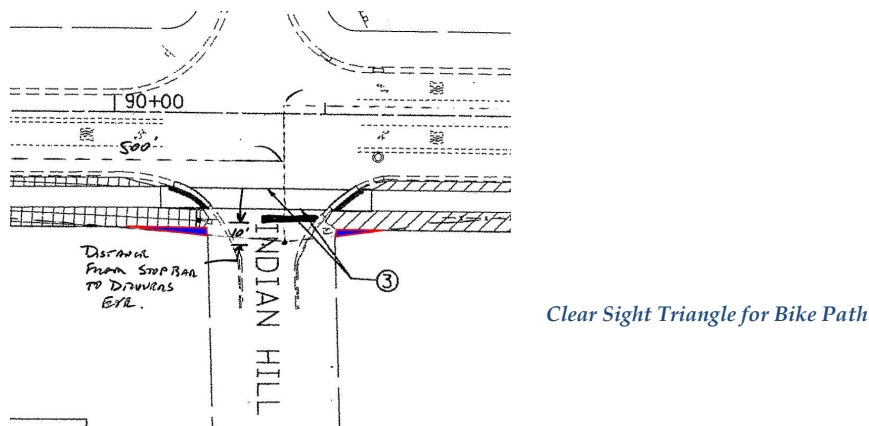
Mr. Skluzacek agreed with the 6 foot fence. Mr. Hayden said he would prefer a 6 foot fence in that location.

Mr. Esposito moved to approve Simplified Residential Variation to allow a 6-foot tall fence in a yard abutting a street along Walkup Road, Burning Bush Trail and Indian Hill Trail instead of the maximum permitted height of 3 feet for Indian Hill Trails with the following conditions:

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

- A. Development Application, received 2-7-12
- B. Proposed location plan, received 2-7-12
- C. Fence Details, received 2-7-12

- 2. A building permit is required prior to the installation of a fence.
- 3. To ensure visibility for the bike path users, the proposed fence will be stepped down to 2 ½ feet within the clear sight triangle for the bike path.



- 4. The petitioner shall address all comments of the Engineering and Building, Public Works, Fire Rescue, Police and Planning & Economic Development Departments.

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

2012-21 LSSI – E. Commonwealth Drive; S. Congress Parkway. – PUBLIC MEETING
Final PUD and Plat of Subdivision for a 60-unit senior independent living development.

Kevin Hagemann and Lisa Ingalls both with Lutheran Senior Services of Illinois, and Ron Billy, architect, were present to represent the petition. Mr. Hagemann said they revised their architecture to reflect the Victorian style that was requested by Council. He showed the color renderings of the building.

Mr. Billy said the City Council wanted a more Victorian look similar to the development that was done in Decatur. They added elements to this building and modified the floor plans of the units. He described the materials to be used. There will be 59 – 1-bedroom apartments and 1 – 2-bedroom apartment and there will be 6 different unit types because of the design of the building. The square footage will be approximately the same as previously presented. Mr. Hagemann said the common space will remain the same.

Mr. Hayden believed there was more brick on the other design of the existing development that was shown at Preliminary. Mr. Billy said there was a small amount of brick on the columns, but this site will not have a drive-through canopy because of the lot configuration.

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

Mr. Goss said he doesn't have a problem with the request. He did like the Prairie style. He said that at the last meeting there was a proposed apartment complex that was looking to go on the parcel next to this one. Mr. Goss stated that he did not have a problem the senior housing use or a school for special needs but a traditional residential development should be in a residential area and not here. He does not have a problem with this request.

Mr. Skluzacek said he has no problem with the request and asked about the age restriction. Ms. Ingalls said the head of household must be 62 years old. Mr. Skluzacek asked if grandchildren are allowed to live there. Ms. Ingalls said yes but it has not happened with any of their developments.

Mr. Greenman supports what they are trying to do with this project but feels this design doesn't compliment what has been done in the Crystal Lake Business Center at all. They have been very consistent in requiring brick. He understands the Council gave them this direction but he is not comfortable with it.

Mr. Gavle said he is pleased with the number of trees that have been added. He asked if the detention area is large enough for the amount of impervious surface on this site. Ms. Maxwell said the detention basin is designed for the entire 15 acre site – not just this portion. They used the maximum allowed impervious coverage to design it.

Mr. Jouron said he likes the architecture and the layout of the apartments.

Mr. Hayden said he was excited when the Council decided to go with the Victorian style. He questioned the flatness in some sections of the building. Mr. Billy showed Mr. Hayden an enlarged color rendering showing that those areas were not flat. He said those details don't show up in the reduced copy. Mr. Hayden agreed.

Mr. Goss moved to approve the Final Plat of Subdivision of Lot 3 in the Crystal Lake Business Center for a three lot re-subdivision of Crystal Courtyards and Final Planned Unit Development for a 60-unit senior independent living development for LSSI (Fox Hills Senior Living) located east of Commonwealth Drive and south of Congress Parkway 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 3/21/12)

- B. Architectural Plan Set (Tyson and Billy Architects, P.C., dated 03/21/12, received 03/21/12)
- C. Engineering Plan Set (Schefflow Engineers, dated 3/20/12, received 3/21/12)
- D. Final Plat of Subdivision (Terra Technology, dated 3/20/12, received 3/21/12)

2. Final 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.

3. Elevations

- A. A sample color and material board shall be presented with the Final PUD application.

4. 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, members Esposito, Gavle, Goss, Jouron, Lembke, Skluzacek, and Hayden voted aye. Mr. Greenman voted no. Motion passed.

Mr. Hayden said this is a truly special project than others they have recently seen. This is a good fit all the way around.

Mr. Greenman said he supports the project but voted no because of the architecture for this particular area.

REPORT FROM PLANNING

- 2012-18 Crystal Lake Library – 26 Paddock St. – concept plan review
- 2012-16 Tomasello - 290 E. Crystal Lake Ave. – Variation
- McHenry County College Master Place discussion

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

COMMENTS FROM THE COMMISSION

Mr. Greenman said he would like a member or two of the PZC to be part of the Master Plan discussions for MCC. Ms. Maxwell said MCC is not close to starting any project including parking lots or buildings.

The meeting was adjourned at 9:45 p.m.