



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION  
WEDNESDAY, JUNE 20, 2012  
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Chairman Hayden at 7:25 p.m. On roll call, members Esposito, Gavle, Goss, Jouron, Lembke, Skluzacek, and Hayden were present. Members Greenman and Batastini 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, was 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 JUNE 6, 2012 PLANNING AND ZONING COMMISSION MEETING**

Mr. Jouron moved to approve the minutes from the June 6, 2012 Planning and Zoning Commission meeting as presented. Mr. Esposito seconded the motion. On roll call, members Esposito, Gavle, Goss, Jouron, and Lembke voted aye. Members Skluzacek and Hayden abstained. Motion passed.

**2012-40 CRYSTAL LAKE BUSINESS CENTER - KNIGHTSBRIDGE COMMERCIAL - EXTREME TRAMPOLINE – 215 Exchange – PUBLIC HEARING**

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

Land Use Variation and Special Use Permit pursuant to Article 2, Land Use of the UDO to allow a trampoline amusement park as a special use in the "M" district at the specified location.

Mr. Hayden stated the petition requested to be continued to the July 18, 2012 PZC meeting.

Mr. Goss moved to continue 2012-40 Extreme Trampoline to the July 18, 2012 PZC meeting. Mr. Jouron seconded the motion. On roll call, all members voted aye. Motion passed.

**2012-43 CANYON HOMES – S. Route 176; W. railroad tracks – PUBLIC MEETING**

Conceptual review

Mr. Hayden stated that this is a conceptual review.

Steve Greenberg with Canyon Development Group was present to represent the request. Mr. Greenberg said his company has owned the property for eight years. They originally wanted to develop the property with a larger office for the company but the need for a larger office went away and they were not able to

sell the property. Mr. Greenberg said they tried to find a good buffer between the industrial/commercial uses and the residential areas. They thought a good buffer would be multi-family. He said the design they came up with has the entrance off of the existing alley.

Mr. Greenberg said their purpose for this meeting is to gather information and comments from the Commission as well as the neighbors who have come to this meeting. He said their company has done several in-fill projects and have done custom homes in this area. Their idea for this development is to give it a bungalow like – in-town feel. They want to remain consistent with the surrounding designs and they are requesting the Commissioners' opinions. He said that he would like to adjust his plans, so that it is easier to go through the approval process with the City.

Mr. Hayden asked if this project receives positive feed-back, what the next step would be. Would they need variations, rezoning, etc? Mr. Greenberg said they are showing 28 units which is slightly over the maximum density for this acreage. They don't have a set number of units in mind and this plan is just to get ideas of what the City feels if this is appropriate for this area.

Mr. Greenberg said there is a situation with the three homes along Route 176 sharing one water line. That needs to be corrected as well as the area system needs to be upgraded. He said they knew that the water was an issue when they purchased the property.

Mr. Hayden said the Commission doesn't design projects for companies and nor make statements that they will vote yes on a particular project if certain things are done. He can see that rezoning would have to be requested for this type of project. Mr. Hayden said the Commissioners can comment on the possible change to zoning. Mr. Greenberg said he has not built in Crystal Lake and the majority of municipalities are difficult to deal with. He doesn't feel that office belongs in this location and that there is a sufficient amount of vacant office space available in the City.

Mr. Greenberg said the site plan also shows the proposed utilities and keeps the character of the neighborhood.

Mr. Hayden said the Commission needs a clear understanding of what the developer wants for this parcel so they can comment on it. He said he does not have a clear understanding of the conceptual development. Mr. Hayden said the first thing they should discuss is the possible rezoning.

Mr. Goss said the acreage listed in the staff report is different than what is shown on the site plan. Mr. Greenberg said the property approximately 2.5 acres and not 3.5 that is stated on the site plan. Mr. Goss said the alley needs to be brought up to City standards. Also there will be water drainage problems on this property because of the slope. Mr. Greenberg said they met with staff and the City does not want the alley dedicated to them. Mr. Goss said it needs to be wide enough for two way traffic. Ms. Bhide said the alley may need to be widened but based on the conceptual drawings staff could not provide too many details.

Mr. Goss said the water treatment plant in the area has pockets of water because the tracks are a barrier. He believes the homes would need to be moved toward the southern portion of the lot. If IDOT wants to expand Route 176 in this area in the future, the homes would be extremely close to the roadway. Mr. Greenberg said they have the same setbacks from Route 176 as homes to the west. Mr. Goss said they may be the same but there is an opportunity to move the homes back and it should be taken. Some units may need to be eliminated because of moving the units to the south. That would reduce the density. Mr. Goss added that he has a problem with some of the entrances being on the east side of the units and feels they should be moved to be like the others. He asked about the square footage of the units. Mr. Greenberg said the units will be approximately 1,200 square feet with a two-car garage. Mr. Goss said additional guest parking will be needed. Mr. Greenberg said that parking can be added along the railroad tracks. Mr. Goss said this development has too high of a density for him but if the units are moved, some may be eliminated reducing the density. He does not have a problem with the zoning change as long as the development fits.

Mr. Jouron said they need an improved road there. Mr. Goss said it could be private. Mr. Hayden said the City wants it built to our standards but does not want to maintain it. Mr. Greenberg said they don't know exactly who owns the alley now. It is not on their property. Ms. Bhide said that it is a public alley and not a roadway. Mr. Greenberg said Staff commented that the alley needed to be improved but he is not sure why it needs to be built to complete road standards. He feels it is excessive. Ms. Bhide said there is not enough information with this cursory review to determine exactly what dedication may be needed. She said the alley can be improved and still remain an alley.

Mr. Jouron said they may need to change the entrance into this subdivision from Route 176. He also doesn't like the density and feels it may need to stay office. There needs to be guest parking added and the rows of townhomes need to be put at angles or changed in some way so they don't look like army barracks. Mr. Greenberg said the original design showed an entrance off of Route 176 but they felt it would be better to have the traffic come off of the alley. Another option that was discussed was to go to Sherman.

Mr. Skluzacek said he has no problem with the zoning change but feels this is too dense. The alley needs to be improved. The traffic along Route 176 is a bear during rush hours. Mr. Greenberg asked if the townhouse is not a product for this property. Mr. Skluzacek said yes.

Mr. Esposito agrees with the zoning change as well as a change to the Comprehensive Land Use Plan. He also agrees that the density is too high and a curb cut is needed on Route 176 even if it is right in-right out. He also would like the units moved back and create more green space in the front. The density will be reduced as the engineering plans come together.

Mr. Gavle said based on the proposed site plan more right of way needs to be dedicated for the roadway. The detention area on the south needs to be moved because that is higher and water doesn't run uphill. Mr. Gavle said there is concern with storm water in this area. He said if the buildings were moved around it would be more comfortable. He added that there are many nice trees on the property and he

would like to save the trees.

Mr. Hayden asked if these were single story units. Mr. Greenberg said they are all two story units with convertible floor plans. He said they want to enhance the neighborhood with the use of various materials. They need to be careful of how the units will be appraised. They don't want to over build.

Mr. Hayden asked what the time line is for this conceptual plan. Mr. Greenberg said they would like to market the units in the fall, go through the building permit process in the winter and start construction the following spring. Mr. Hayden asked with the foreclosures on the market today, is this project feasible. Mr. Greenberg said they design efficiently and sell the units for the same as short sales. They don't want it to be built and then sit there. He said they will be working with the contractors to keep the prices of the units in line. The best thing is that they did not over pay for this property.

Mr. Hayden said they will look at the quality of the buildings and the materials used to qualify for density bonuses. Mr. Greenberg said they have been doing this for several years.

Mr. Hayden stated there are several people in attendance and asked if they wished to speak on this conceptual project.

Shirley Teetsov, owner of a home on Glen Avenue, said she has been working hard to upgrade her home and feels that 28 units on that parcel is a lot. She asked where will the kids play and how the buses will get to the homes. There are no sidewalks along Route 176. Ms. Teetsov also said that there will be a lot of traffic in and out. She is certain that people living there will complain about the trains going by because they do make a lot of noise and the tracks are dangerous for the kids. Ms. Teetsov also questioned where other cars that are not in the provided garages will park. She said the streets in the area are narrow and there have been accidents at the intersection of the alley and Glen. Mr. Hayden asked if Ms. Teetsov would prefer home or office uses. Ms. Teetsov said it depends on the type of office uses.

Frank Barciak, 227 Glen, said he has seen this attempted before. The last proposed townhouse development started with 28 units and got down to 15 or 16. He is concerned that the alley can only accommodate 1 car going in one direction. There is not enough room for two cars. The only option people have with turning onto Route 176 is to go east because of the traffic. Mr. Barciak also said his home shakes when the trains go by and he is not next to the tracks. He added that there currently is not a lot of bus activity in their neighborhood and asked where the kids would be picked up. Mr. Goss asked if there is a water problem in the area. Mr. Barciak said yes. Mr. Hayden asked Mr. Barciak if he would prefer office or residential on this property. Mr. Barciak said he would prefer office or manufacturing since the traffic would be limited.

Jenny Miller said she saw a truck come down the alley and couldn't make the turn. Traffic is a major concern. Mr. Hayden asked what she would prefer. Ms. Miller said she prefers office to residential mostly because of where would the kids go and do. Mr. Hayden said there will still be deliver trucks

such as UPS or FedEx.

There was no one else who wished to speak on this conceptual plan.

Mr. Jouron said he would prefer the curb cut be on Route 176 with the alley as a secondary entrance. That should solve the density issue. Mr. Greenberg said he would like not having to improve the alley but would prefer having two entrances into the site.

Mr. Hayden asked if Mr. Greenberg got the information he needed about this proposal. Mr. Greenberg said it appears that the concern is this is too dense. He will discuss this with his engineers and the Commissioners might see him back again. He has no problem taking this in "baby steps." Mr. Hayden said City staff is very helpful and suggested they discuss possible entrances to the site with the Fire Department. Mr. Greenberg said all of the comments received have been great.

Mr. Jouron said whether this property is developed as office or residential, the street issue needs to be resolved. Mr. Greenberg said if this were to be office the entrance would be off of Route 176 and no truck traffic would be allowed in the alley. He said it is hard to think of putting office in between residential to the east and west.

Mr. Hayden said they know this is a struggle. No one totally opposes office or residential. He suggested working with the neighbors.

Mr. Esposito said there is a glut of office in Crystal Lake but struggles with manufacturing coming here because of the road network.

Mr. Hayden thanked everyone from the neighborhood for coming to the meeting.

#### **REPORT FROM PLANNING**

- School Dist 47 – Bernotas MS PTO – 170 N. Oak – SUP, Var
- Pedcor Housing Development – Congress Pkwy next to Post Office
- Springs of CL – 1000 Brighton Lane – PUD Amend, SUP
- Becker – 207 N. Main St. – Variation
- Brilliance Honda – 680 W. Terra Cotta Ave. – PUD Amendment
- Flagg Antique Mall – 2 N. Williams St. – SUP
- Straight Shooter Gallery – 560 Beechcraft – Variation

Ms. Bhide reviewed the petitions for the next PZC meeting which will be the Special Meeting on Monday, July 9, 2012.

#### **COMMENTS FROM THE COMMISSION**

Mr. Goss said he is concerned with the bar that opened across from Five Guys. They seem to be taking up all of the parking and it is difficult for the owner of the building to rent the remaining space.

Mr. Hayden asked about Off Premise signs. There is a business on Route 14 who is advertising a business in Cary on their electronic message sign. Ms. Bhide said they will check into it. Mr. Hayden said he understands we can't control the text on signage but then why do we have the restriction for off premises signs.

Mr. Esposito is concerned with large panel trucks that act as billboards are parking in various locations throughout the City starting at 5 p.m. on Friday and are moved by Sunday night.

The meeting was adjourned at 8:50 p.m.