



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JULY 18, 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, Gavle, Goss, Skluzacek, and Greenman were present. Members Esposito, Jouron, Lembke, and Hayden were absent.

Latika Bhide, Planner, was present from Staff.

Mr. Greenman 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 JULY 9, 2012 SPECIAL PLANNING AND ZONING COMMISSION MEETING

Mr. Skluzacek moved to approve the minutes from the July 9, 2012 Special Planning and Zoning Commission meeting as presented. Mr. Goss seconded the motion. On roll call, members Batastini, Goss, Skluzacek, and Greenman voted aye. Mr. Gavle abstained. Motion passed.

2012-47 AMERICAN AUTO SALES (Gammoh) – 189 S. Main Street – PUBLIC HEARING
Use Variation and Special Use Permit

Mr. Greenman 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. Greenman waived the reading of the legal notice without objection.

Joe Powalowski, attorney, and Frank Gammoh, petitioner, were present to represent the petition. Mr. Powalowski said the petitioner is the contract purchaser of the property and his intention is to reopen an auto dealership like had previously occupied the site. They are not proposing any changes to the site but will repair the building. He said that the best and highest use may have been manufacturing at one time but this property has been used for car sales for several years. Mr. Powalowski said this use won't change the character of the neighborhood or reduce property values. He said they anticipate the customers will be coming from the current traffic on Main Street. There are no underground tanks on this site currently nor will there be. Also there will not be an outdoor PA system. Mr. Powalowski said the bays that are within the building will be used to repair cars that will be for sale on this site.

Mr. Greenman asked if the petitioner had reviewed the recommended conditions listed in the staff report. Mr. Powalowski said they had reviewed them and they will meet the conditions recommended by staff.

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

Mr. Skluzacek asked how many employees they anticipate. Mr. Gammoh said possibly 3 or 4. Mr. Skluzacek asked where they will park. Mr. Gammoh said they will park in the front. Mr. Skluzacek feels there is not enough room on the lot to park 40 cars. Mr. Gammoh said he doesn't want to have too few cars so the business looks abandoned. Mr. Powalowski said they don't park cars like you do in a regular parking lot. They are much closer together. Mr. Skluzacek said the survey doesn't look like that many cars can fit on this lot. He also asked how the petitioner was going to block off the one driveway. Mr. Gammoh said they will use concrete barriers. Mr. Skluzacek said he wants the business to be successful but feels that is a lot on this site.

Mr. Goss said he is also concerned with the number of cars and added that the cars will need to be shuffled to get to the right car. Mr. Gammoh said they will probably have to move only one or two cars at a time. Mr. Goss said there is no place to shuffle the cars to. Mr. Gammoh said they will use the north side of the building. Ms. Bhide said under the new UDO there are no requirements for cars that are to be stacked. Mr. Goss said he would prefer the lot to be striped so they know where the cars will be parked. He also asked where the snow will be put. Mr. Gammoh said in the back. Mr. Goss said it needs to remain on this property and not go onto the railroad tracks that are behind this property.

Mr. Goss asked where the petitioner's other business is located. Mr. Gammoh said it is next to Scoobies Hot Dogs on Route 31. Mr. Goss said there were issues in Algonquin with the number of cars that were parked there. Mr. Gammoh said that is not his lot but another car dealership down the street. He said the bypass is taking 40% of his property on Route 31. Mr. Goss feels that the petitioner is proposing too many cars for this lot. He would be open to allowing 20 cars and if successful they can always ask for more cars. Mr. Gammoh said he doesn't want his business to look abandoned. Mr. Goss asked what the previous use was allowed. Ms. Bhide believed it was 14-17 cars. Mr. Goss said that looked ok and people could see the cars.

Mr. Gavle said this is a good location for auto sales and stated they need to stick to the confines of the lot.

Mr. Greenman agreed with Mr. Goss about the number of cars proposed. He understands there is a fine line between too few and too many cars. He thanked the petitioner for coming to Crystal Lake. He said the points that were previously raised are good ones such as snow removal. This is a very unusual size and shaped lot. Mr. Gammoh said they will haul away the snow if they need to. Mr. Greenman said he wants to be sure the business is successful and it fits in Crystal Lake. Having too many cars is difficult and there may be more than one customer at a time. Another issue is that this property is manufacturing but the question is if this use is appropriate relative to the TIF district.

Mr. Goss said this would be spot zoning and he would prefer a larger parcel. Ms. Bhide said they are not requesting rezoning only a use variation. Mr. Goss said there is also another issue regarding snow and that is to move the cars back from Main Street so the City snow plows don't damage the cars close to the road with the flying snow.

Mr. Gavle said this property has been vacant for some time and it is a difficult piece no matter what the use will be. He still supports this use.

Mr. Batastini said the dealership at McHenry and Route 14 used to be very full. Mr. Goss said the owner changed the type of cars they sell and kept the inventory low. Mr. Batastini said he would prefer no more than 25 cars. Mr. Skluzacek agrees with 25-30 cars with review after a year. Mr. Gammoh said they may find that 30 would be enough cars.

Mr. Greenman said the Commissioners generally accept the use but the presentation of the vehicles is a concern. He said the City has a high standard and they want the business to succeed.

Mr. Batastini said part of his concern is the number of cars they are requesting. Because of the irregular shape to the parcel, the parking will look hodge-podge. It is hard to make it uniform. Mr. Greenman said most car dealerships are PUDs. Mr. Batastini suggested 25 cars with a 6-month review. He added that the petitioner should have a better parking plan prior to going to City Council.

Mr. Powalowski said he understands that the Council may approve more or less cars to be parked on the lot. Mr. Greenman added that they could also deny the request. Aesthetically, this needs to look like a car dealership and not parking for a Cub's game.

Mr. Greenman asked when the petitioner feels they will be opening the business. Mr. Gammoh said probably at the end of August. Mr. Goss suggested that if they go with the review after 6-months that the time starts the day they receive their Certificate of Occupancy.

Mr. Batastini moved to approve the Use Variation and Special Use Permit in accordance with Article 2, Land Use, of the Unified Development Ordinance, to allow an automobile dealer (used-car sales) in the M Manufacturing zoning district at 189 S. Main Street with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application, Project Description - received 6-28-12
 - B. Plat of Survey, Northern Illinois Survey Inc., dated 2/1/2012, received 6-28-12
 - C. Site Layout, CBRE, Northern Illinois Survey Inc., dated 2/1/2012, received 6-28-12
2. The Use Variation and Special Use Permit is granted to allow American Auto Sales/Frank Gammoh, as described in the application information. The use shall not be significantly amended, i.e., the addition of storage areas beyond listed in the application or adding other services, without amending this request. A change in ownership will not require a new use variation and special use permit if the conditions of this Ordinance are met.
3. This petition must meet the UDO criteria for Automobile Dealers (listed in the report above), as applicable.

4. A visual barrier across the south entrance must be installed to prevent vehicles from entering into this driveway.
5. Vehicles for display must be setback 10 feet from roadways and 5 feet from all adjacent property lines. No vehicles can overhang into the Main Street right-of-way.
6. Vehicles near the north entrance should be parked to avoid blocking the sight-line triangle.
7. The petitioner shall address all comments and requirements from the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

8. The auto inventory on the lot shall be limited to 30 cars, excluding the handicap and employee parking.

9. A review of the facility shall happen six (6) months after the Certificate of Occupancy is issued to assess if the number of vehicles allows shall be increased or decreased. It is recommended to the Council that the fees for this review shall be waived.

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

REPORT FROM PLANNING

- Cooper – 132 Ashton Ln. – Variation
- Ashton Pointe (Ryland Homes) – N. RR Tracks; W. Pingree Rd. - PUD Amendment
- Daly – 862 Wimbleton - Variation

Ms. Bhide reviewed the petition for the next PZC meeting which will be on August 1, 2012.

COMMENTS FROM THE COMMISSION

Mr. Goss suggested in the future if there is a situation like that of Ashton Pointe from the last meeting regarding new models, dimensions need to be provided so we can be sure the new models can fit on the lots that remain. He doesn't want houses to the lot line. Mr. Batastini said in the future, they need to be more mindful of plat restrictions for certain lots. Ms. Bhide said they have been aware of it and plat restrictions were added to several developments that came before the City after the original Ashton Pointe.

Mr. Batastini wanted to compliment the Street Department for doing a wonderful job trimming the trees along Crystal Lake Avenue.

Mr. Skluzacek wanted to bring to the City's attention that at the northwest corner of Main & Route 176 there is a hedge that is within the line of sight. It is not a problem currently because of the temporary

traffic signal but it will be when that is taken down. He asked if the City can have them trimmed. Ms. Bhide said she will let Engineering know.

The meeting was adjourned at 8:30 p.m.