



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, FEBRUARY 6, 2013
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Vice-Chairman Greenman at 7:30 p.m. On roll call, members Batastini, Esposito, Gavle, Goss, Greenman, Jouron, Lembke, and Skluzacek were present. Mr. Hayden was absent.

Latika Bhide and Elizabeth Maxwell, both Planners, were present from Staff.

Mr. Greenman stated that this meeting was being televised now as well as recorded for future playback on the City's cable station.

APPROVE MINUTES OF THE JANUARY 16, 2013 PLANNING AND ZONING COMMISSION MEETING

Mr. Skluzacek moved to approve the minutes from the January 16, 2013 Planning and Zoning Commission meeting as presented. Mr. Goss seconded the motion. On roll call, members Batastini, Esposito, Gavle, Goss, Greenman, Lembke, and Skluzacek voted aye. Mr. Jouron abstained. Motion passed.

2012-87 NORTHSIDE COMMUNITY BANK - 5111 E. Terra Cotta Avenue – PUBLIC HEARING
Rezoning, upon annexation, from B-1 (McHenry County) to B-2 General Commercial

Mr. Greenman stated that the sign had been posted. He said the surrounding property owners were notified and the Certificate of Publication was in the file. Mr. Greenman waived the reading of the legal notice without objection.

Mark Saladin, of Zanck, Coen, Wright & Saladin, was present to represent the petition. Mr. Saladin explained that this site is the location of the Crystal Lake Rib House. It is approximately 3.4 acres. The surrounding uses are all commercial and they are seeking B-2 commercial zoning upon their annexation. He also stated that there is an existing billboard on the property. They wanted all the existing uses to remain as is. He stated the rezoning meets the Comprehensive Plan Land Use designation of Commerce.

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

Mr. Goss asked if this site had its own access. Mr. Saladin explained that it does have access to Route 176 and Pingree Road. The drive straddles the property and provides access to the barn lot as well. Mr. Goss also asked about how long the billboard would remain. Mr. Saladin said for the foreseeable future.

Mr. Skluzacek would prefer if the billboard would comply with the UDO requirement. Being a permitted use now in the County, Mr. Saladin said they did not want to lose that use by annexing into the City.

Mrs. Lembke, Mr. Gavle and Mr. Jouron were all in support of the petition and happy they choose to annex.

Mr. Batastini stated the petition met all of the Findings of Fact.

Mr. Greenman asked staff if there were any issues with the site not complying with the UDO. Ms. Maxwell said the site would be annexed as is and as changes are made; those would comply with the City's UDO.

Mr. Goss asked what happens if the billboard fell down. Ms. Maxwell stated unless it specifically states in the annexation agreement that it can be reconstructed, any new signage would meet the UDO requirements.

Mr. Batastini moved to approve the Rezoning upon annexation from "B-1" McHenry County to "B-2" General Commerce for the property located at 5111 E. Terra Cotta Avenue. Mr. Skluzacek seconded the motion. Mr. Jouron asked if they should further discuss the access issue. Mr. Saladin explained that the bank owns both properties. Mr. Jouron also asked if the commission should note their concerns about the billboard sign. On roll call, all members voted aye. Motion passed.

2012-116 SPENCE MANAGEMENT – 7624 Route 14 – PUBLIC HEARING

Rezoning, upon annexation, from B-1 (McHenry County) to W – Watershed PUD (City of Crystal Lake).

Mr. Greenman stated that the sign had been posted. He said the surrounding property owners were notified and the Certificate of Publication was in the file. Mr. Greenman waived the reading of the legal notice without objection.

Mark Saladin, of Zanck, Coen, Wright & Saladin, was present to represent the petition. Mr. Saladin explained this is a vacant site and has a pre-annexation agreement with the City. The pre-annexation agreement was to quell the City's objection to the County rezoning request several years ago. The pre-annexation agreement prohibited certain uses; a carwash, outdoor sales lot, parking lot/commercial garage and oil service station. As the property is now contiguous the petitioner has requested the annexation. Mr. Saladin stated that the property is approximately 9.4 acres on Route 14 and the other uses in the area are commercial in nature. The proposed W PUD zoning district with allowable B-2 uses fits the Comprehensive Land Use Plan designation of commerce. This petition also meets all of the Findings of Fact.

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

Mr. Goss was pleased that the owner signed the pre-annexation agreement and now has requested the annexation.

Mr. Skluzacek asked if, "car repair" could also be added to the list of excluded uses as it could have an impact to the watershed. Mr. Saladin stated that he was reluctant to agree to that since the excluded uses were already agreed upon in the pre-annexation agreement.

Mrs. Lembke, Mr Gavle and Mr. Esposito were in support of the request and happy the property was annexing into Crystal Lake.

Mr. Batastini said that the request met all of the Findings of Fact.

Mr. Batastini moved to approve the Rezoning upon Annexation from "B-1" McHenry County to "W PUD" Watershed, allowing the uses permitted in B-2, except car wash, outdoor sales lot, parking lot/commercial garage or oil service station for the property located at 7624 Route 14. Mr. Esposito seconded the motion. On roll call, all members voted aye. Motion passed.

2013-06 PATRON CORPORATION – 8411 IL Route 31 – PUBLIC HEARING

Special Use Permit Amendment to allow outdoor storage of vehicles for a used car lot and outdoor storage for a landscape business

The petitioner was not present at this time. The PZC skipped this item and moved to item 5.

2013-09 CD ONE PRICE CLEANERS – Liberty Plaza – 5765 Northwest Hwy. – PUBLIC HEARING

Final PUD Amendment to allow 108 square feet of total wall signage for CD One Price Cleaners.

Mr. Greenman stated that the sign had been posted. He said the surrounding property owners were notified and the Certificate of Publication was in the file. Mr. Greenman waived the reading of the legal notice without objection.

Brian Neader was present to represent the petition. Mr. Neader said he wanted a sign on the east elevation. This sign would be identical to the one already existing on the front elevation. They received a variation to allow that sign to be 54 square feet. CD One Price Cleaners brings a lot of traffic to this center. Mr. Neader said he had a letter from Buffalo Wild Wings supporting his request. He passed the letter around for the commission members to read.

Mr. Batastini asked if his business was doing well, why another sign was needed. Mr. Neader said that the east wall is blank. Also, it is dark on that side of the building adjacent to the bank drive-through and the bank has had security issues. A new sign would provide interest to that side elevation and illuminate the drive-through. Mr. Batastini asked about the west elevation of the building. Ms. Bhide stated that Vision Works has two signs one on the front and one on the west side elevation. Mr. Batastini felt a little more comfortable with this request knowing Vision Works had a sign on their side elevation also.

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

Mr. Jouron was in favor of the sign since it would be the same size. He asked about the noted "A-Frame" sign that the petitioner previously mentioned. Mr. Neader stated that was a moveable sign he puts out on the sidewalk to help attract customers.

Mr. Esposito said he was not happy about another sign on the building, but that Vision Works had two signs so it seems fair.

Mr. Gavle and Mrs. Lembke were ok with the request.

Mr. Skluzacek asked about the size of the sign and if a smaller sign could be constructed. Mr. Neader said he was getting a good deal by ordering the same exact size sign.

Mr. Goss asked how much signage Vision Works had. He said the total signage was too much. Also the sign would be placed back on the elevation and partially blocked by the bank, so really customers would be able to see the front sign at the same time as the proposed side sign. Mr. Goss also commented that the lights from the store were so bright in the early morning.

Mr. Greenman agreed with Mr. Goss and said they wanted to work with the petitioner so he could have a nice looking sign at a good deal, but that it wasn't too large. He said if the sign could be "CD" only that would help. He said the petitioner should try to get a smaller sign. Mr. Goss said if the total signage stayed under 75 square feet then he would not need to come back for the variation request.

Ms. Bhide said that Vision Works had (2) 76.4-square-foot signs. Mr. Batastini was disappointed with the amount of signage approved on that building.

Mr. Neader stated that he was contacted by the sign company and given a design of a smaller sign. He thought it was about half the size. Mr. Greenman asked the petitioner what he wanted to do. Did he want the commission to vote on the larger sign or wait to see the smaller sign design? Mr. Neader wanted to know what the commission wanted. The members took a straw poll and found that the request as is would likely receive a negative recommendation. Mr. Greenman said if the smaller sign was less than 21 square feet he would not need a variation.

Ms. Bhide clarified that as she further read the approval for Vision Works it stated it was (2) signs not to exceed 76.4 square feet total for both, not for each sign. The commission said that made a big difference since Vision Works only had 76.4 square feet and CD One Price Cleaners was asking for 108 square feet.

Mr. Neader did not have the details for the smaller sign to show the commission at this time. He could not find it. The members were hesitant to approve something they hadn't seen and not sure of the square footage size. They recommended the petitioner request a continuation to the next meeting.

Mr. Batastini moved to continue 2013-09 CD One Price Cleaners to the February 20, 2013 Planning and Zoning Commission meeting. Mr. Skluzacek seconded the motion. On roll call, all members voted aye. Motion passed.

2013-06 PATRON CORPORATION – 8411 IL Route 31 – PUBLIC HEARING

Special Use Permit Amendment to allow outdoor storage of vehicles for a used car lot and outdoor storage for a landscape business

The petitioner was still not present. The Commission decided to continue the request.

Mr. Batastini moved to continue 2013-06 Patron Corporation to the February 20, 2013 Planning and Zoning Commission meeting. Mr. Esposito seconded the motion. On roll call, all members voted aye. Motion passed.

REPORT FROM PLANNING

- Hutson – 16 E. Franklin Ave. – Special Use Permit

Ms. Bhide reviewed the petitions for the next PZC meeting and the upcoming workshop on February 27th.

COMMENTS FROM THE COMMISSION

Mr. Skluzacek asked that staff take a look at Main and Route 176. Many property owners have hedges that block the sight visibility at that intersection.

Mr. Goss made a motion to adjourn the meeting. Mr. Skluzacek seconded the motion. All members voted aye.

The meeting was adjourned at 8:25 p.m.