



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, APRIL 3, 2013
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, Esposito, Gavle, Goss, Greenman, Jouron, Skluzacek, and Hayden were present. Mrs. Lembke was absent.

Latika Bhide, Planner, and Rick Paulson, Building Commissioner, were present from Staff.

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

Mr. Hayden 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 MARCH 20, 2013 PLANNING AND ZONING COMMISSION MEETING

Mr. Jouron moved to approve the minutes from the March 20, 2013 Planning and Zoning Commission meeting as presented. Mr. Skluzacek seconded the motion. On roll call, members Batastini, Esposito, Gavle, Goss, Jouron, Skluzacek, and Hayden voted aye. Mr. Greenman abstained. Motion passed.

2013-11 YMCA – 701 Manor Road – PUBLIC HEARING

Final PUD Amendment for expansion and renovation of the existing facility.

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

Lisa Waggoner, attorney, Sean Nelson, Executive Director of the Sage YMCA, Jeff Lietz and Bruce George with CVG Architect, Jack Devedjian and Norbert Gold with YMCA Metro Chicago, Ryan Jacox and Todd Bright with TranSystems were present to represent the petition.

Ms. Waggoner said they have an exciting project for the City which is doubling the size of the YMCA. They are requesting to amend the PUD to allow interior and exterior improvements to the main building as well as update the outbuildings.

Mr. Nelson said Metro Chicago YMCA took over the ownership of the Sage YMCA and the membership has grown. They are in need of updating the facility including more space for wellness classes and adding a competitive swimming pool. There will be two licensed day care facilities and the parking lot will be upgraded. He added that their summer day camps are very successful.

Mr. Lietz showed conceptual renderings of the project. They have been working on this for over 2 years. After they finished their design, they met with the neighbors and got their input and several amenities were added to the plan. Mr. Lietz showed an aerial photo of the property and the existing building. There are many mature trees on both lots and part of the request is for a sign on Route 31. He said they won't be doing much to Lot 2. He explained the changes to the parking area and the entrance will not be moved. There will be landscaping along the south property line to block headlights from the residential area. Mr. Lietz said they are requesting a variation from the landscape island requirement. There will be some landscaping but they would prefer to keep it open for snow removal. He showed the emergency access road to the rear of the property and stated that there will be overflow parking there. Because of the topography of the lot, the pool will be looking out to the trees and not the parking lot. The detention area will be dry. Mr. Lietz said they will be working with staff on the buffer needed for the north property line. They are trying to maintain as many of the mature trees as possible.

Mr. Lietz said there will be new tennis and basketball courts and are asking to use black vinyl coating for the fence instead of using the green that staff has suggested. They are also showing a turn-around where the buses can drop off the children. There will be evergreens added to block the headlights from the residential area.

Mr. Lietz said they are requesting a reduction in the landscaping around the foundation perimeter since there will be extensive landscaping throughout the property. The plan also shows a sidewalk along Manor which will not be in the right of way but meander along the west property line. This walk will have landscaped areas and will have brick plazas. They will be providing a public easement for the sidewalk and it will be back in the right of way at the entrance/exit to the Y for safety.

Mr. Lietz showed the floor plan of the proposed building including the competitive pool area, splash pad, current pool and family area. The child care wing will have their own entrance/exit for safety. He showed color renderings of the building. Mr. Lietz said their request includes two wall signs on the "tower" of the building. The building will be earth tones and the "tower" feature will be in slate tones and there will be many windows so the common areas can be lit naturally. Since there is a large distance from the parking lot to the main entrance there will be a covered walkway. Mr. Lietz said the courts and fields will not be lit. He said they are also requesting a height variation for the competitive pool area. He showed the renderings for the pavilions which will include areas for the port-a-potties that will only be there during the summer for the day camp.

Mr. Lietz showed the monument sign along Manor Road which is just over 8 feet tall. They wanted that monument sign to match the building and it will be externally illuminated. The "wood panel" is synthetic, it won't fade, and will last almost forever. He said they are also requesting a pylon sign along Route 31 because you can't see the Y from Route 31 because of the trees. They have reduced the height from 35 feet tall to 28 feet with a square footage of 179. The City allows a sign 9 feet tall but with the speed on Route 31 being 50 mph, it would be impossible for motorists to see the sign. Mr. Lietz said they are also requesting off-site way finding signs. They want to be sure that people know where they are located.

Ms. Waggoner said there are several differences in the plans that were presented here and the plans that the Commissioners received but not the footprint of the building.

Ms. Waggoner reviewed the conditions listed in the staff report. She said there are only a few that they are not in agreement with. The first being condition #2H. They would prefer to use the black vinyl chain link fencing instead of the green that staff is suggesting. Also #3Aa regarding the landscaping along the southern property line and the southernmost row of parking. They will be adding landscaping to buffer the residential to the south but if the landscaping is added to the row of parking they would need to eliminate some of the spaces to accommodate the landscaping. Ms. Waggoner continued and stated that condition #5Bc mentions the white or amber LED being allowed and not the multi-color. She said they will be using the amber lighting on the LED and not the multi-color. Condition #5Cb and #5D discusses the sign on Route 31 and way finding sign. With the possibility of the high schools finally hosting swim meets, they want to be sure that people know how to find the Y. The sign on Route 31 and the way-finding signs are important to have. They are also requesting a deferral of the required street lights until there is an area wide program.

Ms. Waggoner thanked the Commissioners for their time reviewing this project.

Helen Stern, 7407 Manor Road, said she lives directly across the street and has lived there since before the Y was built. Ms. Stern is concerned with the exterior plan. She doesn't feel the bus drop-off loop will work and suggested that it be replaced with an entrance only that would line up with Drive In Lane. She said when they start to inventory the mature trees that are on the property, they will find that the trees aren't worth saving. She planted many of them when the property was just a farm field. Most of the trees are more than ½ dead. Ms. Stern said there was a walking path around the Y originally but it was not used and doesn't feel that this walkway will be used either. She is also concerned with the amount of runoff water that will be created from the addition to the parking lot. There previously was a sign on Route 31 but that was when there was an entrance on Route 31 until there was a terrible accident and IDOT took property for Route 31.

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

Mr. Batastini supports the expansion of the Y. He is concerned that the traffic report does not suggest any intersection improvements such as a left turn lane on Manor at Three Oaks. He feels there will be a large backup of traffic on Manor when an event ends. Mr. Jacox said he used industry standards and looked at similar land uses. He said they also looked at similar traffic patterns and this area won't see the type of traffic that would warrant the turn lane. Mr. Batastini feels that people will also use Manor to go to Route 14 for restaurants and then go back to the Y. Mr. Jacox said the warrants aren't there for the improvements.

Mr. Batastini suggested that the EMC portion of the monument sign on Manor be moved to the sign on Route 31. He feels they will get more bang for their buck if it is there. Mr. Devedjian said they want to let people know where the Y is located. Route 31 has a very high rate of speed so people won't be able to read

the EMC sign. The Route 31 sign is to get people to the facility.

Mr. Batastini said the UDO is not an exact science when it comes to parking. He would prefer to eliminate some parking spaces. Mr. Devedjian said the counts used for the parking lot are based on similar size facilities. They propose to be doubling the size of the facility but not quite doubling the parking lot.

Mr. Batastini said he is concerned with the buffer on the north property line. He would like the screening to be done on that property line to allow the neighbors to the north to have their privacy as well. Ms. Waggoner said they will work with Staff.

Mr. Batastini said he likes the plan and this is an underused service in Crystal Lake. He understands the petitioner's request for no landscaped islands but would prefer that the parking lot be broken up because of the sea of asphalt.

Mr. Gavle asked if the detention area was going to be dry. Ms. Waggoner said yes. Mr. Gavle said they may need to protect the kids from that area. Mr. Lietz said there is a gradual 8 foot slope and they don't want to put a fence around the detention area. Mr. Gavle said he likes the idea of entering the site off Drive In Lane. He asked if there were exit doors on the north elevation of the building. Mr. Lietz said there are 3 that are exit only on the north elevation.

Mr. Jouron said there are currently 2,000 members and asked what the membership projection was. Mr. Nelson said 3,500. There will be room in the competitive pool area for 150 to 200 kids and the spectator seating is just under 400. There won't be a swim meet every weekend and they wanted to be sure the spectators have elbow room.

Mr. Jouron said there are multiple signs for this project. He feels that the EMC on the Manor Street monument sign is not needed. He also feels that the sign proposed for Route 31 is huge and a 28 foot tall sign is not needed. Mr. Lietz said they originally started with a 35 foot sign and went down to 28 feet. That is based on the signs in the area. Mr. Jouron said he would prefer a shorter sign. Mr. Jouron asked why the petitioner wants black vinyl instead of green on the fencing. Mr. Devedjian said the black disappears when looking at it from a distance and the green does not. Also the black goes better with the building.

Mr. Jouron said they always hear from petitioners that snow plowing will be a problem and they want a variation from the landscape island requirement. If the group that is plowing the snow can't do it, then find another who can.

Mr. Esposito said he likes what they have proposed and it is definitely needed. His concern is traffic and putting it on Manor. This is not a collector street nor is Three Oaks Road. These are small streets and will not be able to handle the traffic. Also there are a lot of kids who live in the residential area to the west of the Y and he is concerned with cut through traffic. There are no sidewalks and the streets are narrow. Mr. Esposito feels the sign on Route 31 is too tall and 28 feet is taller than most homes. He said this is the middle of a residential area and not on Main Street. The trees that are on the site are mostly Box Elders and

Black Cherry trees. There will be more trees to be removed than the petitioner thinks. Mr. Esposito said he likes the plan and the pools are needed as well as off-site signs.

Mr. Skluzacek said he likes the building and the design. This is a needed addition. His concern is the traffic. That will be a lot for the small roads that are in that area. Mr. Skluzacek added that he would like to see the sign on Route 31 lowered.

Mr. Greenman congratulated the petitioner on their success over the last few years. The services that are provided by the Y are desired in this community. He agrees with all of the conditions listed in the staff report. Mr. Greenman stated that staff has done an outstanding job with the notation at the beginning stating that the plans are still evolving. The only condition he would like to amend would be using black vinyl instead of green on the fence. He asked if the petitioners had reviewed the height restriction in the UDO before designing the competitive pool area. Mr. Lietz said they looked at the size of the pool and the angle that would be required for the spectators to view the events. Mr. Greenman said he would like to know how many seats would need to be removed for that portion of the building to be brought into the height requirement and how many parking spaces would be eliminated. He said both of those would save the Y some money. He suggested that the petitioner do the calculations prior to the Council meeting.

Mr. Greenman said there are two wall signs proposed by the front entrance which would require a variation. He understands why they would want them but the people are already there and don't need both signs.

Mr. Goss asked why the petitioner is not using Lot 2. Mr. Lietz said it is mostly due to the trees and the topography of the lot. Mr. Goss said if the competitive pool were connected to the east side of the building and using the slope, they would not need a height variation. Mr. Goss asked about the construction traffic. Mr. Lietz said it would enter/exit the site on the north side and go north on Manor to Route 14.

Mr. Goss feels that improvements to the Route 31 and Three Oaks Road intersection will be needed. He would like the petitioner to make contributions to the intersection improvement. Mr. Jacox said the problem with that intersection is existing even though the traffic from this site will add to it. Mr. Goss asked who has jurisdiction over Manor Road. Ms. Bhide said from the Y south to Three Oaks it is the City and north of the Y to Route 14 is the township. Mr. Goss said there will be foot traffic in the summer. Mr. Jacox said not many cars use the side streets so pedestrians and bikes feel safer there. Mr. Goss asked if the culvert will be filled in or remain. Mr. Lietz said yes – to enable the sidewalk to cross access the drive.

Mr. Goss said they will need clarification from the Fire Rescue Department if the overflow parking in the rear of the building is where the emergency vehicle turn around will be. He also doesn't like the size of the sign on Route 31. He prefers it to be lower – more eye level. If you look up to read the sign it takes your eyes off of the road for too long. Mr. Goss said the monument sign on Manor Road should be internally illuminated. That would help in the winter when the snow will cover the exterior lighting fixture. He is ok with the height and the EMC of the monument sign. Mr. Goss said this is a beautiful building that everyone can be proud of.

Mr. Jouron said he would like the monument sign lighting to be turned off at 10 p.m. Ms. Bhide said the time suggested in the staff report reflects the previous approval granted by Council. Mr. Jouron said the sign proposed on Route 31 is larger than most signs in Crystal Lake. Mr. Batastini said Twin Ponds has a very large sign but it is multi-tenant. He would suggest that this sign not be any taller than the Pauly Toyota sign just to the south of this location. Mr. Goss asked where the sign would be located. Mr. Lietz said it would be at the former entrance.

Mr. Hayden said that reviewing the Findings of Fact listed in the staff report that the request meets all of them. He is concerned with the statement that the plans are still evolving. Usually that means it's a Preliminary. Ms. Waggoner said the plans that they presented at this meeting are the plans that will be built. Mr. Goss suggested just approving Phase 1 at this time. Ms. Waggoner said they would be ok with coming back for the other items. Mr. Goss said he is concerned with the confusion that may be created with what is approved to be built and what is not.

Mr. Hayden said he likes the building and the monument sign especially the materials to be used. He said if Lot 2 along Route 31 is sold, the sign would need to be removed. Mr. Lietz said that part of the reason they are not developing on Lot 2 is that there is a water main that would need to be relocated, which would be very expensive.

Mr. Hayden asked why the entrance/exit on Route 31 was closed. Mr. Devedjian said IDOT would not allow the access point and their predecessors sold off their rights to an access. Mr. Hayden said he could not approve a sign that is taller than the car dealership a little south of this site.

Ms. Waggoner thanked the Commissioners for their comments. She said this is a viable project, and they have a lot of commitment into it. Their intent is to build something the City can be proud of. Ms. Waggoner said the bus drop-off loop will only be used in the summer for the day camp. Mr. Goss said if the drop-off loop was eliminated, the kids would have to cross a drive aisle to get to the building and that is not safe.

Mr. Hayden took a straw poll of the Commissioners. The Commissioners mentioned the height of the sign on Route 31 is not to exceed the height of the existing car dealership to the south of this site; and the landscaping along the north and south property line to be of a sufficient density so the neighbors don't have to wait for it to grow for the lights to be blocked. Mr. Lietz said the additional landscaping along the entire property line would be a problem financially. Mr. Greenman said that if the use along the property line is intensified then the necessary buffer should be added and the neighbors should not have to wait 10 years for the landscaping to grow sufficiently and the landscaping would need to be maintained. Mr. Goss doesn't feel that the off-site directional signs are necessary. He feels they are only needed at Three Oaks/Manor and Route 14/Manor. Mr. Greenman said people will find them. Ms. Waggoner said the directional signs are more for events where people are not familiar with the area. Mr. Hayden said the Ice House is not on a main highway and there are no signs directing people to their location. The Ice House holds many events/tournaments. Ms. Waggoner said the proposed directional signs are very small.

Mr. Batastini moved to approve the Final Planned Unit Development Amendment for expansion and

renovation of the existing facility for Sage YMCA at 701 Manor Road with the following conditions:

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

- A. Application (received 3-14-13).
- B. Plat of Survey (Teng, dated 10-31-11, received 3-14-13)
- C. Plat of Survey, Lot 1 (Intech, dated 12-21-12, received 3-14-13)
- D. Preliminary Engineering Drawing (Intech, dated 3-12-13, received 3-14-13)
- E. Preliminary Stormwater Report (Intech, received 3-14-13)
- F. Site Photometric Plan (Cooper, dated 3-12-12, received 3-14-13)
- G. Site Plan, Floor Plan, Exterior Elevations, Pavillion Plans (CVGA, dated 3-13-13, received 3-14-13)
- H. Landscape and Tree Removal Plan (CVGA/Design Perspectives, dated 3-13-13, received 3-14-13)
- I. Monument Sign and Wayfinding sign package (CVGA, received 3-14-13)
- J. Pylon Sign (Kieffer, revised 3-12-13, received 3-26-13)
- K. Traffic Impact Study (TranSystems, received 2-25-13)

2. Site Plan/Engineering Plan

- A. The proposed sidewalk along the Manor Road frontage must either be in the Manor Road right-of way or within a public sidewalk easement.
- B. The sidewalk along Manor Road must cross the entrance driveway within the right-of-way to improve sightlines and must be extended through the driveway.
- C. The parking lot is required to be curbed.
- D. A fire hydrant will need to be located within 100 feet, and not closer than 1 ½ times the height of the building, of the fire department connection.
- E. The fire lane on the east side must be widened to 26 feet wide.
- F. All exterior lighting (including any lighting mounted on the building) must be full-cutoff fixtures. Submit manufacturer's specifications for all exterior lighting fixtures (including selected luminaries), light pole, and light pole foundation specifications.
- G. The illumination along the south (adjacent to residential) property line exceeds the maximum allowable 0.1 foot-candles. Revise plans to meet this requirement.
- H. If a chain link fence is proposed to be used for the Sports Court, ~~green~~ **black** vinyl coated fence shall be used.

3. Landscaping

- A. Work with staff to augment the landscaping as follows:
 - a. Additional landscaping is required along the central portion of the southernmost row of parking and along the southern property line.
 - b. Additional plant material is required along the north property line, particularly along the playing field to mitigate any impact to the neighboring properties.

- c. To mitigate the impact of vehicles lights shining into adjacent residences, additional evergreen shrubs must be installed across from the bus drop off, drop off lane, and the south side across from the west most drive aisle.
- d. Work with staff to add landscaping along the west side of the sidewalk to meet the street tree requirement.
- e. The circle drive as well as the north and south property lines shall have mature-size landscaping to block the vehicle headlights.**

B. Additional details are required to determine the replacement ratios for the trees to be removed from the site.

4. Architecture/Building Materials

- A. Provide material and color samples of all exterior building materials to be used on the buildings for review and approval by the Planning and Zoning Commission and the City Council.
- B. All roof top appurtenances such as mechanical equipment, vents, intakes or stacks or other rooftop structures must be screened per the UDO requirements. All screening shall be architecturally compatible with the project.

5. Signage:

A. Free Standing Sign along Manor Road

- a. ~~The floodlight used for lighting of a free standing sign cannot exceed 1100 lumens and be angled at a maximum of 45 degrees.~~ **The sign shall be internally illuminated.**
- b. The EMC portion of the sign is permitted to be illuminated between the hours of 5:00 a.m. and ~~11:00~~ **10:00** p.m.
- c. The message area of an EMC **shall** ~~can~~ be illuminated by ~~white or amber~~ LED **only.** ~~not full color LED as illustrated on the submittal.~~
- d. The EMC portion of the sign is required to meet the criteria listed in Section 2-400 C 61 (except as specifically permitted through this approval).
- e. The petitioner shall submit a landscape plan that illustrates ground cover, low growing shrubs, and flowers around the base of the sign.

B. Free Standing Sign along IL-31

- a. An additional free standing sign along Route 31 is subject to Planning and Zoning Commission review and City Council approval.
- b. Given the proposed location of the sign on a major arterial, if an additional sign is approved, ~~staff recommends that the area and height of the sign must be as close to compliance with the UDO allowances for a commercial sign in Location A (80 square foot area, 9 foot height).~~ **the sign shall not be larger in height than the Pauly Toyota sign.**

C. Private Way-Finding signage “K” and “L” as illustrated are not permitted in the public right-of-way. A multi-use path version of MUTCD signage D1-2 is permitted for providing users of the multi-use path along Pingree Road to locate the YMCA. This signage is subject to City review and City Council approval.

D. If proposed Way-Finding signage at US Rte 14/Manor Rd and IL Rte 31/Three Oaks Rd is still requested, it will require IDOT approval.

6. A deferral until an area wide program is hereby granted for the Subdivision related requirement to install street lighting.

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

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

2013-15 UDO Amendments – PUBLIC HEARING

This petition was continued from the March 20, 2013 PZC meeting.

Discussion on various text amendments to the Unified Development Ordinance.

Mr. Batastini moved to continue 2013-15 UDO Amendment to the May 1, 2013 meeting due to the lateness of the hour. Mr. Goss seconded the motion. On voice vote, all members voted aye. Motion passed.

REPORT FROM PLANNING

- DSL Towing – 7218 Virginia Rd. – Special Use Permit, Variation

- Anderson VW - 5213 Northwest Hwy. – Variation

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

COMMENTS FROM THE COMMISSION

There were no comments from the Commissioners.

The meeting was adjourned at 10:15 p.m.