



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, AUGUST 21, 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, Jouron, Lembke, Skluzacek, and Hayden were present. Mr. Greenman was absent.

Michelle Rentzsch, Director of Planning and Economic Development, and Eric Helm, Deputy City Manager, 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 AUGUST 7, 2013 PLANNING AND ZONING COMMISSION MEETING

Mr. Jouron moved to approve the minutes from the August 7, 2013 Special Planning and Zoning Commission meeting as presented. Mr. Goss seconded the motion. On roll call, members Batastini, Esposito, Gavle, Goss, Jouron, Skluzacek, and Hayden voted aye. Mrs. Lembke abstained. Motion passed.

2013-34 SIGNATURE AUTO – 970 Pyott Road – PUBLIC HEARING

This petition was referred back from the City Council and the petitioner is requesting to be continued to the September 4, 2013 PZC meeting.

Mr. Goss moved to continue 2013-34 Signature Auto to the September 4, 2013 PZC meeting. Mr. Skluzacek seconded the motion. On voice vote, all members voted aye. Motion passed.

2013-37 DELLAMARIA – 1089 North Shore Dr. – PUBLIC HEARING

This petition is being continued until the September 4, 2013 PZC meeting.

Mr. Esposito moved to continue 2013-37 DellaMaria to the September 4, 2013 PZC meeting. Mr. Jouron seconded the motion. On voice vote, all members voted aye. Motion passed.

2013-39 THREE OAKS RECREATION AREA – 5517 Northwest Hwy – PUBLIC MEETING

Conceptual review for a cable wakeboard park

Mr. Hayden stated that this is a public meeting for a conceptual review.

Dan Repholz, architect, Charlie Copley and Pat McGinnis, petitioners, were present to represent the petition. Mr. Repholz said this is a complex project with many aspects. It will require an Amendment to the current Special Use Permit for Three Oaks Recreation Area and they felt it would be a good idea to come before the Commission as a conceptual review. He said in their minds they would like to use this as a "Preliminary" because the request will be so complex. Mr. Repholz said this will allow the Commissioners to give as much feed back as possible. He played a video of what a cable wake park is. He asked that the Commissioners look past what is going on and look at the surrounding land and towers.

Mr. Repholz said there are also two other team members – Hitckcock Design and Civil Tech Engineering who are guiding them.

Mr. McGinnis showed photos of wake boarding and an event that was recently held in Pleasant Prairie, Wisconsin. That was an event that used boats but it is similar. He said there are cable wake board facilities in Cincinnati and Kansas City.

Mr. Repholz said this would be a daily use park and there is an opportunity for events and competitions to be held here. This would be a great way to bring people to Crystal Lake as a destination location. He reviewed the background of the project including a feasibility study that was done last summer; the City sending out requests for proposals; and the City Council authorizing them to come up with a concept site plan for the area.

Mr. Repholz showed photos of the existing conditions of the north lake at Three Oaks Recreation Area. The map that was shown indicated the land that would be included for this project. He said the project would include one large full course loop and two smaller tower courses. There is also a possibility of a hot tub, fire pit and rope course. Mr. Repholz said the project would be completed in phases and showed the overall concept plan. With having the three courses, that would allow for different experience levels – beginning, intermediate, and advanced. The initial parking would be completed with the first phase of the project as well as the building, deck area, and towers. The building would be a combination of a pro shop at a golf course and a ski shop. People can either rent or purchase equipment there.

Mr. Repholz said this is a good spectator sport and they will need seating areas and showed possible locations. There will be beach elements but not for swimming in this lake but for watching the wake boarding. Mr. Repholz also showed the areas for the possible rope course and flow curling. He said the traffic study was complete and showed that this use would not have much impact on the surrounding properties.

Mr. Hayden said Staff did an outstanding job on the report given to the Commissioners. He asked the petitioners if those items brought up in the report are doable. Mr. Repholz said this is a concept level and they are taking it one step at a time.

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

Ms. Rentzsch introduced Eric Helm, Deputy City Manager and he is responsible for the day to day operations of the Three Oaks Recreation Area.

Mr. Batastini said he likes the idea and seeing the video presentation helped him understand what a cable wake board facility is. He also likes the idea of bringing events to the City. Mr. Batastini said he has seen people wake boarding behind a boat and feels this is more cost effective. Mr. McGinnis said it is much safer and cleaner too. Mr. Copley added that the lakes are becoming increasingly busy. Mr. Repholz said this is a unique opportunity to have three different courses in one location. Mr. Batastini said he doesn't see a lot of traffic for this and phasing the project is a good idea.

Mr. Repholz said when they do the grading for the parking lot they would also include the grading for the rope course and other amenities. He said in the beginning the area could only be open during the day but if it becomes successful lighting could be added for night time activities. He added that also the patios and paths would be included in Phase 1 construction.

Mr. Batastini asked if the towers would be on-shore. Mr. Repholz said the two tower system would have the towers in the water. Mr. Copley said the towers rest on piers and the cables hold them in place. Mr. Batastini said he is concerned that they won't be stable. Mr. Copley said that is not a concern.

Mr. Batastini asked if the business would fail what would the City do with the stuff and can the area be returned. Mr. Helm said there will be a development agreement that will cover that. Mr. Batastini asked if the community had been asked if this is what they would like to see in that area of the recreation area. Mr. Helm said they did not do a formal survey. He said the aspects of Three Oaks need to be protected and he knows that is a major concern with the community. Mr. Batastini said he would like this to have a longer "season." Mr. McGinnis said if the weather is nice early and longer they would keep it open.

Mr. Jouron said this is a great idea and it will pull people into the City. He suggested that the poles could be painted to camouflage them.

Mr. Batastini asked if it is possible to use the cables in winter. Mr. Copley believes it is possible to use the cables in winter if there is a good snow fall. Mr. McGinnis said it could be an option.

Mr. Esposito said he is concerned with the parking as interest in the area grows. He said that is a great use for the area and suggested that there be landscaping added.

Mr. Gavle asked if fisherman would be allowed to use the lake. Mr. Repholz said there will be an area on the west edge for shore fishing but no boats would be allowed. Mr. Gavle asked if they would be able to fish all around that lake. Mr. Repholz said that would be up to the City. Mr. Gavle said it is hard to believe that this use would only create 4 inch waves. Mr. Repholz said there will be a wave break all

around the course so the waves that are created will be contained. There will not be any shore erosion. Mr. Goss is concerned with the wake underneath the surface.

Mrs. Lembke asked how long one person would usually wake board at one time. Mr. McGinnis said there can be up to 12 people on the cable at one time and the amount of time one person would wake board is determined by the number of tricks that they would do. If they aren't doing the tricks, they could wake board for a while. Mrs. Lembke asked how they would charge for the wake boarding. Mr. McGinnis said it's by the hour not by the turns around the course.

Mr. Skluzacek said he likes it. He agrees with the comments that have been made and he too is concerned about the parking. Mr. McGinnis said they are working on determining the amount of parking they would possibly need for an event. Mr. Skluzacek said this will be good for the City.

Mr. Goss said he likes the concept but having 2,000 to 3,000 people there for an event scares him. He asked if people can walk around the lake now. Mr. Helm said no. Mr. Goss asked how long the tow ropes are. Mr. McGinnis said they are about 50 to 60 feet long. Mr. Goss asked if someone could run into the wave break. Mr. McGinnis said no. Mr. Goss asked if there will be a rescue boat inside the area. Mr. McGinnis said yes. Mr. Goss asked about the lighting. Mr. McGinnis said that could be added in the future and added that there could possibly be underwater lighting as well.

Mr. Goss said he is concerned that someone will lose control and run into the tower. Mr. Copley said the cable goes between 16 to 21 miles per hour and as soon as they let go of the rope or the rope is stopped, the person's momentum stops almost immediately.

Mr. Goss asked if the workers in that area need to be certified. Mr. McGinnis said no. Mr. Goss said he is concerned with the turbulence under the surface of the water. He asked if the anchors will go into the banks. Mr. Repholz explained where the anchors would be placed. Mr. Goss asked about security overnight for this area. Mr. McGinnis said the City currently has security guards there and they may possibly team up.

Mr. Batastini asked if the one in McHenry is successful. Mr. Helm said he believes they are.

Mr. Goss asked how they would keep the parking for the south lake separate from this use. Mr. Helm said that is a concern and they want to be sure they have enough parking for both. Mr. Repholz said he has been talking with other parks in the US and is using that to determine the amount of parking they would need.

Mr. Hayden said he likes the concept and staff has done an outstanding job reviewing this. He asked if the size of the park shown in the video is comparable to Three Oaks. Mr. Copley believes that the park in the video is about 10 to 15 acres in size and this site is 20 acres. Mr. Hayden asked about the ropes to be used. Mr. Copley said this is similar to a ski rope. Mr. McGinnis added that there can be up to 12 riders at a time but only the number of ropes needed for the riders at the time will be used. So if there

are 5 riders – only 5 ropes will be out and not all 12. Mr. Hayden asked about the emergency stop. Mr. McGinnis said there will be one for each course. Mr. Hayden asked if they had considered a water slide. Mr. McGinnis said they had not looked into that. Mr. Hayden also suggested that possibly a toboggan run would be good in that area. Mr. McGinnis said there are many options.

Mr. Hayden asked about the possible name of the park. Mr. McGinnis said that they felt the name had meaning behind it. He said since Vulcan Materials was the company who mined the area; they were suggesting Vulkan.

Mr. Hayden asked if anyone in attendance had any additional questions now that the presentation has been given. Ladies from the audience asked how durable are the cables and how often will they need to be checked. Mr. McGinnis said they had not received that information from the company yet. He added that the cables will be checked daily. Mr. Hayden said he is certain the City will have requirements. Mr. Jouron asked if this would fall under the State inspections for amusement park rides. Mr. Copley said it would.

Mr. Hayden added that this is very exciting and thanked everyone for their input.

REPORT FROM PLANNING

- Skyridge Apartments – PUD Amendment (Sign)

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

COMMENTS FROM THE COMMISSION

Mr. Batastini asked about the Ash trees being removed. Ms. Rentzsch said there is a removal program in place and the City is using a phased approach to removing them.

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