



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION  
SPECIAL MEETING  
TUESDAY, MARCH 25, 2014  
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, Goss, Greenman, Jouron, Skluzacek, and Hayden were present. Mr. Gavle was absent.

James Richter II, Planning and Economic Development Manager, and Latika Bhide, Planner, 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 FEBRUARY 19, 2014 SPECIAL PLANNING AND ZONING COMMISSION MEETING**

Mr. Esposito moved to approve the minutes from the February 19, 2014 Planning and Zoning Commission meeting as presented. Mr. Jouron seconded the motion. On roll call, all members present voted aye. Motion passed.

**APPROVE MINUTES OF THE MARCH 19, 2014 SPECIAL PLANNING AND ZONING COMMISSION MEETING**

Mr. Goss moved to approve the minutes from the March 19, 2014 Planning and Zoning Commission meeting as presented. Mr. Esposito seconded the motion. On roll call, Mr. Goss voted aye. Members Batastini, Esposito, Greenman, Jouron, Skluzacek, and Hayden abstained. Motion passed.

**2014-12 UDO TEXT AMENDMENTS. – PUBLIC HEARING**

This petition is being continued to the April 2, 2014 Planning & Zoning Commission meeting.

Mr. Jouron moved to continue 2014-12 UDO Text Amendments to the April 2, 2014 PZC meeting. Mr. Esposito seconded the motion. On roll call, all members voted aye. Motion passed.

**2014-10 ANDERSON VW - 5213 Northwest Hwy. – PUBLIC HEARING**

This petition is being continued to the April 2, 2014 Planning & Zoning Commission meeting. Special Use Permit and variations for an electronic message center and a second freestanding sign.

Mr. Esposito moved to continue 2014-10 Anderson VW to the April 2, 2014 PZC meeting. Mr. Goss seconded the motion. On roll call, all members voted aye. Motion passed.

**2014-08 FACCONI - CL RIB HOUSE – 540 E. Terra Cotta Ave.** – PUBLIC HEARING

This petition is being continued to the April 2, 2014 Planning & Zoning Commission meeting.

Mr. Greenman moved to continue 2014-08 Crystal Lake Rib House to the April 2, 2014 PZC meeting. Mr. Goss seconded the motion. On roll call, all members voted aye. Motion passed.

**2014-13 TECKLER BOULEVARD SELF STORAGE** – PUBLIC MEETING

*A motion is requested to set a public hearing date of April 2, 2014.*

Preliminary PUD, Special Use Permit, and Zoning Variations for a self-storage facility.

Mr. Hayden stated the petitioner is present to request the setting of the public hearing for the next PZC meeting on April 2, 2014.

Joe Gottemoller, attorney, was present to represent the petition. The property is at the corner of Teckler and Official and runs all the way east to Eastgate Alley. He asked if there were any questions, concerns or additional information that the Commissioners wanted for the next meeting which is 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 the buildings would front on other streets besides Official. Mr. Gottemoller said yes.

Mr. Batastini asked for a color rendering and more detail of a typical building. Mr. Gottemoller said he would see what he could do. Mr. Batastini said just a little more detail would be helpful. He asked if there would be landscaping. Mr. Gottemoller said yes there is a landscaping plan.

Mr. Greenman asked if the petitioner could be prepared to walk through the variations at the next meeting.

Mr. Goss asked for dimensions of the drive aisles. It seems that some of them don't line up.

Mr. Skluzacek asked if the petitioner had any concerns with the conditions listed in the staff report. Mr. Gottemoller said he doesn't recall any that stand out as major concerns. He said they will review the conditions at the next meeting when the petitioner is here. Mr. Gottemoller said the petitioner is in Tennessee but will attend next week's meeting.

Mr. Batastini moved to set the public hearing for 2014-13 Teckler Boulevard Self Storage to the April 2, 2014 PZC meeting. Mr. Esposito seconded the motion. On roll call, all members voted aye. Motion passed.

**2014-11 PENNY PINCHERS RESALE SHOP – Crystal Lake Plaza** – PUBLIC HEARING  
Special Use Permit for a used merchandise store and variations.

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.

Toni Ballstaedt was present to represent her petition. Mr. Hayden thanked the petitioner for doing such a fine job of contacting the other businesses. Ms. Ballstaedt said she currently owns another business located in the Crystal Lake Plaza and has always wanted to help kids in McHenry County who are unable to pay for sports, camps, etc. The space the resale shop would occupy is 1,368 square feet and donations would be by appointment only. Ms. Ballstaedt added that she has a list of business owners who want to donate money to the cause. She said in the beginning 10% of the profit from the store will go to a local not-for-profit group that helps kids on our area. Eventually she will start her own foundation.

Ms. Ballstaedt said she does not object to any of the conditions recommended in the staff report. She understands the required reporting for certain items like electronics and jewelry. The community has been very supportive and she has enough merchandise to start the store. Ms. Ballstaedt showed a sample of the signs she will post on the building in front of and behind her space regarding donations by appointment. The hours of operation will be Monday through Friday 9 a.m. to 6 p.m. and Saturday and Sunday 10 a.m. to 6 p.m. The hours depend on the staffing. They will not accept box TVs, mattresses, etc.

Corrie Kranz, employee of Ms. Ballstaedt, stated that she has worked for Ms. Ballstaedt since 2011 and all of the staff are treated very well and encouraged to grow. She added that the petitioner currently provides free service to those who are less fortunate. Ms. Kranz added that the community will benefit greatly from this resale shop and it will add new jobs.

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

Mr. Greenman said this concept is fabulous and supports it 100%. He asked if the space this use will occupy is within 500 feet of another resale shop. Ms. Ballstaedt said yes staff confirmed the measurement. Mr. Greenman said this request meets the Findings of Fact.

The other Commissioners in attendance agreed and did not have any concerns with the request.

Mr. Hayden supports the petition and warned the petitioner that signs won't stop people from dumping items in the front or back of the store after hours. He asked that the petitioner police the areas regularly. Ms. Ballstaedt said will be sure to police the areas and she will not allow it to get out of hand. Mr.

Hayden said the letters of support went a long way.

Mr. Greenman moved to approve a Special Use Permit to allow a Used Merchandise Store for Penny Pinchers at Crystal Lake Plaza, Unit 8 with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
  - A. Application, Ballstaedt, received 2-28-14
2. Sign permits are required for all exterior signage and all signage (including any window signage) must meet the requirements of the Unified Development Ordinance.
3. No collection bins are permitted to be placed outdoors for donations. If donations are left outside the store, it is the petitioner's responsibility to remove all items in an expeditious manner.
4. The petitioner shall address all comments of the Community Development, Public Works, Fire Rescue and Police Departments.

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

**REPORT FROM PLANNING**

- Iafigliola – 817 Village Road – Variation

Ms. Bhide reviewed the items scheduled for the April 2, 2014 regular PZC meeting.

**COMMENTS FROM THE COMMISSION**

There were no comments from the Commissioners.

The meeting was adjourned at 7:55 p.m.