



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, APRIL 2, 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, Jouron, Skluzacek, and Hayden were present. Members Gavle and Greenman were absent.

James Richter II, Planning and Economic Development Manager, Latika Bhide and Elizabeth Maxwell, both Planners, 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 25, 2014 SPECIAL PLANNING AND ZONING COMMISSION MEETING

Mr. Jouron moved to approve the minutes from the March 25, 2014 Special Planning and Zoning Commission meeting as presented. Mr. Batastini seconded the motion. On roll call, all members voted aye. Motion passed.

2014-12 UDO TEXT AMENDMENTS. – PUBLIC HEARING

This petition is being continued to the April 16, 2014 Planning & Zoning Commission meeting.

Mr. Batastini moved to continue 2014-12 UDO Text Amendments to the April 16, 2014 PZC meeting. Mr. Skluzacek seconded the motion. On roll call, all members voted aye. Motion passed.

Mr. Batastini moved that the order of the agenda be modified to have 2013-36 Cress Creek be heard before 2014-13 Teckler Blvd. Self Storage. Mr. Jouron seconded the motion. On voice vote, all members voted aye. Motion passed.

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

This petition was continued from the March 25, 2014 Special PZC Meeting. Special Use Permit and variations for an electronic message center and a second freestanding sign.

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.

Penny Hughes with Hughes Signs was present to represent the petition. Ms. Hughes said they are requesting two free standing signs with one having an electronic message center. One of the two free standing signs will be relocated from the Route 31 location. The two signs will match in design and materials. She added that car dealerships are required to have separate free standing signs for each of the makes they have.

Mr. Hayden asked if there were any concerns regarding the sign standards or the conditions listed in the report. Ms. Hughes said there are no objections.

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

Mr. Batastini said he is good with the existing sign even though it doesn't meet the sign standards for maximum height but feels that the electronic message center color must be amber or white not the requesting red. Ms. Hughes said Brilliance Honda on Route 176 has red and that is what the business owners want for this site. Mr. Goss said the EMC signs on Route 14 all have white or amber. None use red. Mr. Batastini said there was a big discussion about white, red and amber when the UDO was amended. They felt that amber and white were less obtrusive. He is not in favor of red.

Mr. Batastini asked about the variation from the property line. Ms. Hughes said it is a matter of space. The property line juts in and out on the property. Mr. Goss said it is because of the IDOT property taking. Ms. Hughes said they also will have landscaping at the base of the sign. Mr. Batastini asked about the cover of the sign. Ms. Hughes said the owners want a smooth surface on the sign and the material not be pieced together. The second sign will be like the existing sign relocated from Route 31. Mr. Batastini said the petition meets the Findings of Fact. His only comment is he prefers amber and not red.

Mr. Jouron said he is ok with the height and agrees that amber would be better than red. Mr. Skluzacek agreed and said he could not vote for red.

Mr. Esposito said the dealership across Route 14 will be coming in soon and he is sure that they will want their signs to be as close to the roadway as these will be. If it is done here, they will want it there. Mr. Hayden said that is not necessarily so. He said the location of the building, the depth of the lot and other factors are taken into consideration. Mr. Goss said the property across the street is very deep and has a lot of room to put signs. He preferred that the two signs on this property be the same distance from the property line. Mr. Goss added that he prefers white or amber to the red proposed. It is hard to read the letters when they are in red. They tend to wash out and they are very bright at night.

Mr. Hayden said he is ok with the red but agrees that red tends to wash out the letters and it is difficult to read. He has no problem with the request. The business owners have done a wonderful job on

improving the site.

Mr. Batastini moved to approve the Variations from: A. Article 4-1000 Signs of the UDO to allow two freestanding signs; B. Article 4-1000 Signs to allow the freestanding sign #1 to be 14'-8" tall and a variation to allow the sign base to be less than 80% of the sign width; C. the Special Use Criteria for electronic message center signs including sign area, sign height (14'-9"), ~~LED color (Red)~~ and to allow the sign base to be less than 80% of the sign width; and D. Article 4-1000 Signs, to allow the signs to be located closer than 10 feet (#1 at 4.8 feet and #2 at 7.5 feet) to the property line; and a Special Use Permit to allow an electronic message center sign # 2 in the "B-2" General Commercial district for Anderson VW located at 5213 Northwest Highway with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application, Volkswagen of Crystal Lake, received 2-21-14
 - B. Site/ Sign Plan Sheet, Roake, received 3-10-14
 - C. Sign Details, Simon, dated 2-21-14
2. A Special Use Permit to allow an electronic message center sign at this location is hereby granted.
3. Variations
 - A. A variation to allow two free standing signs at this location is hereby granted.
 - B. A variation from the required minimum setback of 10 feet to allow signs to be located at 4.8 feet and 7.5 feet is hereby granted.
 - C. A variation to allow the signs to be 14 foot 8 inches tall and 14 foot 9 inches tall is hereby granted.
 - D. Variations to approve both free standing signs with the sign base lesser than 80 percent of the sign width is hereby granted.
 - E. Variations from the criteria for electronic message center signs as listed in this report are hereby granted.
4. Landscaping meeting the provisions of the Ordinance shall be provided at the base of both freestanding signs.
5. A Municipal Utility Maintenance Agreement (MUMA) must be executed between the applicant and the City as (City) utilities run along the front of the property along Northwest Highway. If the City requires work on the underlying utilities and the signs have to be removed and/or are damaged, the sign owner is responsible for the repair/replacement of the signs.
6. Electronic Message Center Sign
 - A. The sign structure must use materials or architectural elements from the principal structure on site.

- B. The EMC unit must be equipped with both a programmed dimming sequence as well as an additional overriding mechanical photocell that adjusts the brightness of the display to the ambient light at all times of day. Such programming and mechanical equipment shall be set so that the EMC, at night or in overcast conditions, will be no more than 40% of the daytime brightness level;
- C. The EMC unit must have the “flash” feature disabled and messages shall have a 5-minute “hold” time.
- D. The messages displayed on the EMC can transition from one message to another only by fading or dissolving to black with another message appearing immediately thereafter, without movement or other transition effects between messages
- E. All messages displayed on the EMC must be static and cannot reflect movement, flashing, scrolling or changes in shape or size of messages or portions of messages. Streaming and/or live-time video may is not permitted and this function of the EMC must be disabled.
- F. The EMC unit must be equipped to override commercial messages for emergency situations such as an “Amber Alert” or other such acute public emergencies.
- G. The EMC sign must be set in a manner that the display will turn dark in case of a malfunction

7. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments.

Mr. Goss seconded the motion. On roll call, members Batastini, Goss, Jouron, Skluzacek, and Hayden voted aye. Mr. Esposito voted on. Motion passed.

Mr. Esposito stated his no vote was because the signs were too close to the road.

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

This petition was continued from the March 25, 2014 Special PZC meeting.

Text Amendment to define Bingo Halls and to allow them as a Special Use Permit in the B-2 Zoning District; and a Special Use Permit to allow a Bingo Hall at 540 E. Terra Cotta Avenue.

Mr. Hayden stated the representatives for this petition has been sworn in at a previous meeting.

Joe Gottemoller, attorney, and Dave Faccone, operator, were present to represent the petitioner. Mr. Gottemoller said they would like to discuss the UDO Amendment first since Mr. Esposito will recuse himself from the Special Use Permit discussion. Mr. Gottemoller said they are not trying to do a standalone Bingo Hall. He handed out packets that included information on different types machines that are used in Bingo Halls. They are not video gambling devices. These machines can't be used if the numbers are not being called. He added the pull tabs are usually used as extra fundraising during bingo which would require a raffle license.

Mr. Hayden said currently there is a provision in the City Code that allows Bingo, but this goes beyond the scope of that provision. He asked if the Council has established a policy on gambling.

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

Mr. Hayden said he feels that the Commission is looking for direction. This doesn't fit the technical term of slot machine gambling. Mr. Gottemoller said the PZC is reviewing a Zoning Ordinance matter and if this moves forward, what the language should say and then it would be up to City Council to approve, deny or modify it.

Mr. Hayden said he is not sure that "B-2" zoning is an appropriate. Parking, for an example, is a problem now on that site. He feels the request should go before City Council for clarification and have them refer it back to the PZC. Then the Special Use Permit could be discussed after the wording is approved. Mr. Batastini feels that this is a form of gambling and he agrees that City Council should discuss the UDO Amendment first. Mr. Esposito said they could kick it up to Council. Mr. Batastini said they need to know if Council feels this is gambling.

Mr. Gottemoller said anyone has the right to petition the City for an UDO Amendment. They have the right to recommend changes and that is why they are before the PZC now. He added that going before the City Council is not the way to start an UDO Amendment. Mr. Goss said they can request City Council look at this and refer it back to the PZC to look at a possible text amendment. Mr. Gottemoller said an amendment can go through the City's process in several different ways.

Mr. Hayden said the language presented seems to be tailored towards this one business. There are many questions – Is a full service restaurant appropriate? Is "B-2" the appropriate zoning district? Is Bingo considered gambling? Mr. Batastini said the gambling question is the one the Council needs to decide. Mr. Hayden said the City hasn't said they are opposed to Bingo because the City Code allows it for religious institutions. Mr. Goss said another question is where to put it. Mr. Gottemoller suggested the PZC make a recommendation in terms of the text amendment and then Council can decide. Mr. Batastini feels it would be better if the Council is asked first about bingo. Mr. Hayden said he wants to be sure they are headed in the right direction. Mr. Gottemoller said this doesn't fall under video gambling.

Mr. Jouron said he is concerned with parking. The last time he drove past the property, the parking was an issue. Mr. Esposito asked what is considered a full service restaurant.

Mr. Hayden said this is a public policy decision and bingo is clearly gambling. Mr. Batastini said they could send information to the City Council and ask for their input. Mr. Gottemoller said this is tied to not-for-profit groups and this isn't poker tables.

Mr. Hayden took a straw poll of the Commissioners on the text amendment as presented. The members said they didn't care for it and one said he didn't like the way the text was worded and they didn't feel comfortable voting on it at this time. Mr. Hayden said they should ask Council to clarify their position on bingo and gambling.

Ms. Maxwell said bingo is separate from video gambling in the State Statutes. Staff was comfortable bringing this forward to the PZC because it was reviewed by an attorney as well as wording the amendment so that it can't go everywhere. She added that there have been instances recently where citizens have requested text amendments – TV repair in “M” district, and repossession lots. Mr. Hayden said this is well beyond the scope of what is allowed. He understands that bingo is different than slot machines, but he is uncomfortable crafting something that goes against City policy.

Mr. Goss said they should also ask Council if they feel bingo is ok, and what district it should be in. Mr. Hayden said they may want a different district.

Mr. Esposito asked how bingo is allowed in the City currently. Ms. Maxwell said it is an ancillary use for churches, senior centers, and the Park District and the City doesn't regulate it.

Mr. Hayden said he ran a casino night for a church and had to get licenses. Mr. Batastini said this is different. Mr. Gottemoller said what is different is there is a bingo hall for it to be held at. This place allows not-for-profit groups to use the space for bingo as a fund raiser. Having it in a full service restaurant eliminates many places. This won't stop bingo at churches. Mr. Gottemoller said if Council decides to open it up, it needs to be tied to another use.

Mr. Jouron feels this is opening up a big can of worms. Mr. Hayden said they have options – vote on this as presented or wait for feedback from Council. Mr. Goss said if they vote on this to deny the request, it would require a supermajority vote at Council. He feels it is better to send a note to Council asking for their feelings on bingo, etc.

Mr. Gottemoller agreed to ask Council their opinion on bingo, etc.

Mr. Goss made a motion to forward a request to the City Council seeking clarification on whether or not the Council's previous decision to opt-out of video gaming included bingo and other gambling, as well as to seek clarification on the Council's position to the games allowed under the Charitable Games Act, in the City Code Section 408-8, including cards, dice, casino nights, pull tabs, etc. Mr. Esposito seconded the motion. On roll call, all members voted aye. Motion passed.

Mr. Goss made a motion to continue Petition #2014-08 to the May 21, 2014 Planning & Zoning Commission meeting, to allow the City Council time to review the PZC's request. Mr. Batastini seconded the motion. On roll call, all members voted aye. Motion passed.

2013-36 CRESS CREEK – GEDZYK - W. McHenry Ave.; N. Barlina; E. St. Andrews – PUBLIC HEARING

Final PUD Amendment to allow screened porch/3-season room additions along the rear elevations of all units, and Variations for encroachments into the rear yard setback and a maximum building and

impervious coverage limits.

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.

Patricia Gedzyk, property owner, and Donna Smith with the property management group representing the Association's Board. Ms. Gedzyk said their Board has been discussing 3-season rooms/screened in porches for several years. She listed other townhouse developments in their immediate area that allow the 3-season rooms/screened in porches. A petition was filled with the City last year for the amendment but was told the Covenants needed to be amended to allow a resident to bring a change to the PUD forward. Ms. Gedzyk said their Covenants have been changed and are now able to move forward. She added that there is a lot of room in the common area to allow for the 3-season rooms/screened in porches.

Mr. Hayden asked if there were any concerns with the conditions listed in the report. Ms. Gedzyk said no. Ms. Smith said there was a lot of research done and requirements were written so the 3-season rooms/screened in porches don't stand out but blend in. Mr. Hayden asked if everyone will want one. Ms. Gedzyk said she knows of 3 or 4 who want them and this can be done in the future as well so they wouldn't need to do it right away. She added that this would apply to 44 units.

Rosemary Kurtz, 599 Cress Creek, said her townhouse is in another association and there seems to be enough room to put in the same type of screened porch as requested with this petition. It would be ideal. She added that the plans were aesthetically pleasing.

Karen Machroli, 601 Cress Creek, said they have a lot of land there and it is an ideal situation. She added that she would like her association since she backs up to the creek and there are many mosquitoes during the summer.

Rick Paulson, owner of a townhouse in Regency Park, said they amended their PUD several years ago and the property values significantly increased when the 3-season rooms/screened in porches were built.

Al Betz, 715 Exmoor, said he looks at the row of townhouses and asked himself for many years why they don't have 3-season rooms/screened in porches there. He is in favor of the request.

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

Mr. Goss asked if units have utility easements on their property, what could be done. Mr. Paulson said the property owner can receive permission from the utility company to place the addition in the easement but if it is a restricted easement – the addition could not be put there. Mr. Goss asked about setback lines along the roadways for a few of the units. Ms. Maxwell said they did not request variations for

those street yards, but the PZC could modify the request to allow them for those lots. Mr. Goss said he is in favor of the request and it is nice that the materials will be uniform. Mr. Esposito and Mr. Skluzacek agreed. Mr. Batastini said this is a nice addition. Mr. Goss added that this request meets the findings of fact.

Mr. Goss moved to approve the Final PUD Amendment to allow the extension of a 12 x 12 screened porch/three-season room off the back of the units, which would require variations to allow encroachment into the rear yard setback and to the maximum permitted building and total impervious surface coverage for Cress Creek Townhomes along Cress Creek Lane with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (Patricia Gedzyk, received 07/22/13).
 - B. Draft CC&R's Rule Revisions (Cress Creek HOA, dated June 13, 2013, received 07/22/13)
 - C. Porch/Three-Season Room Plan (ALA Architects, dated 06/21/13, received 07/22/13)
2. All previous approvals, restrictions and approved plans shall remain in effect, unless specifically modified by this request.
3. No screened porch/three-season room shall be permitted closer than 5 feet from any property line and shall not be permitted within a Municipal Utility Easement, Drainage Easement, Restricted Public Utility Easement, Access Easement or Public Utility Easement (unless permission is granted from that utility).
4. Each homeowner is required to complete a Building Permit application:
 - A. Providing complete plans with dimensions, materials, colors and other details.
 - B. Showing any landscape, including trees, to be removed and their relocation or in the case of large trees, the location of new trees.
 - C. Showing any utility lines including private sanitary sewer main lines, water main lines or public utility lines. The screened porch/three-season room shall not be located over a utility main line or public utility line without their permission. A survey showing the utility lines will need to be provided with the building permit application.
 - D. Listing the building surface coverage and the overall impervious surface coverage calculations.
5. Each permit shall be reviewed by the Engineering Division to ensure grading patterns remain intact. Any spoils would need to be removed off site.
6. The petitioner shall comply with all of the requirements of the Community Development Department.
7. Each patio or deck request shall adhere to the following criteria:

Permanent Structure: Permanent Structures are allowed provided they meet current applicable building codes and the following guidelines:

 - It shall be 12 feet wide by 12 feet long and wall height of 8 feet with one entrance door on side facing a privacy fence.

- The exterior material shall be T-111 plywood with soffits and fascia to match existing building along with commercial-size gutters.
- The knee wall from floor to window may be 10 inches to 24 inches.
- It must have aluminum screens with wood or other approved frame material or vinyl windows. If aluminum screens, they must be full view and door to match screen panels. If vinyl windows, then door shall be a full view storm door.
- It shall have 3 windows across the side facing the common area.
- Aluminum screen or vinyl window coverings shall comply with window coverings as noted on page 6.
- The roof shall be gabled and have the same shingles as the main building if the building has had its roof replaced since 2006. Otherwise, roof to be same as the new shingles as in the re-roofing program. The roof pitch must allow the peak of roof to be below existing roof line.
- It must be a minimum of one (1) exterior light and one (1) exterior outlet per current applicable building codes.
- All exterior utilities shall not be encapsulated.
- The interior of the permanent structure, which includes common area walls, shall be maintained by the homeowner.
- It shall not have heat. It shall be a 3-season room, not an all-year round room addition.
- An indoor ceiling fan is permitted.
- It is the homeowner's responsibility to maintain it and it should be maintained appropriately at all times.

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

2014-13 TECKLER BOULEVARD SELF STORAGE – PUBLIC HEARING
Preliminary PUD, Special Use Permit, and Zoning Variations for a self-storage 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.

Joe Gottemoller, attorney, Brennon Fitzpatrick, petitioner, Jim Condon, engineer, and Ed Reitan, architect, were present to represent the petition. Mr. Gottemoller handed out color renderings of the proposed buildings. Mr. Fitzpatrick said they are a family owned real estate investment company in Tennessee and they own office, apartment, and self storage facilities. He said this is ideal zoning for self storage units and is an appropriate location. Mr. Fitzpatrick said this is a very old area and this will help the area. He said there is a need for climate control storage in the area. One of the buildings you can drive into. There will also be vehicle storage on the property. Mr. Fitzpatrick added that this site is very long and narrow which requires variations.

Mr. Gottemoller said they are requesting a Special Use Permit for storage units and showed an aerial photo of the site showing the approximate building locations. They are not asking for a curb cut on

Teckler Boulevard. because of the amount of traffic on that roadway. The entrances will be off of Official. Mr. Gottemoller said the area was originally developed in the County prior to annexing to the City. The rear yard setback was 10 feet. He showed the Preliminary landscape plan. He added that they had brought a sample of the material they are proposing for the building and color samples.

Mr. Gottemoller said they are requesting a variation for impervious surface coverage. The previous buildings had 85% coverage and this use would be 75% which is lightly higher than allowed by ordinance but it would be lower than what was on the property. They also will need fencing for the vehicle storage area which fronts on Factory Road. They don't want a solid screen because they want the police to be able to see into their property when they drive by.

Mr. Gottemoller said the only condition they have an issue with is the brick for the buildings. He said buildings in this area are mostly metal. Mr. Fitzpatrick said they will be glad to do a tree survey, but he would prefer to put in new trees and landscaping. Mr. Gottemoller said there are very few trees in the entire area.

Phil Murphy, co-owner of The Keep, said he is also Vice President of the National Self Storage Association. When looking through the plans they found several life safety issues including turning into the site for emergency response vehicles. Mr. Gottemoller said the climate controlled building will be sprinklered. Mr. Murphy said the congestion on Official will impact his property. He added that the placement of the buildings is causing the variations. If the buildings met the setback, that would reduce the coverage percentage for the property. Typically facilities such as this can disburse traffic around the property but the aisles won't allow that. Mr. Murphy showed photos of existing storage buildings that are metal and are rusting. His buildings are block and don't look like they are 40 years old. He said the petitioner will need to resize the RV parking area since there is no turn-around room. Also, there is no place to put the snow.

Jack Murphy, co-owner of The Keep, said this project has many fire safety and traffic issues. The design of the project is the reasons for the variations.

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

Ms. Maxwell said the Fire Department reviewed the plans and they did not have any concerns with the layout or being able to enter/exit with their equipment.

Mr. Gottemoller said he offered to meet with the owners of The Keep after the special PZC meeting on March 25th but they declined. There won't be any semi pulling into the site off Official, but if there is they would go to the back side and pull straight in. Also, the locations of their entrances on Official are across the street from existing entrances. As for the Fire Department equipment, the sprinkler will kick in prior to any emergency equipment arriving at the site.

Mr. Gottemoller showed an aerial photo of the area showing the rear setbacks of the buildings that back up to this property. There is only one that is larger than 10 feet and that is the building on the corner of Teckler and Factory. He said the drive aisles are 24 feet wide, which is the standard lane width. Mr. Fitzpatrick said they have superior access to the sites. They have 3 independent access points. Mr. Gottemoller said the parking area for the RVs and boats will not be striped. He said they put the lines on the plan so they could see approximately how many vehicles would be able to be parked there. He added that narrowing the building will not solve the impervious coverage percentage. Mr. Gottemoller said this use will not impact the very little traffic that is on Official. If it is needed, there is parking allowed on that street.

Mr. Gottemoller showed photos of the fencing that is used at The Keep which is similar to the type of fencing they want for this site. It is secure, but the police have the ability to see into the site. He showed photos of the properties in the area showing no landscaping or trees on the sites.

Mr. Gottemoller said this area is appropriate for this type of use. He reviewed the standards in the staff report. The redevelopment of this property may help property values in the area as well as spur other development. There won't be a high demand for City utilities on this site. Mr. Gottemoller said the standards for a PUD are mostly for residential development – not commercial. He added that a block building is not as well insulated and it doesn't make sense to have a block building.

Mr. Goss asked about the detention area and how deep it will be. Mr. Condon said it will be 2 to 3 feet deep and they will use the depressed area next to the road even though they are not required to provide detention. Mr. Goss asked about the size of the drive aisles. Mr. Gottemoller said they are between 24 feet and 33 feet wide. Mr. Goss asked about the size of the storage units in the buildings. Mr. Fitzpatrick said they will be 10 feet x 10 feet, 35 feet x 10 feet, and 15 feet x 10 feet. He added that cars can pull into the building up to a loading dock. Mr. Goss asked about the outdoor storage of RVs, etc. Mr. Fitzpatrick said they will mostly be RVs and boats but there could be some cars and trucks.

Mr. Esposito asked how they will keep the building from rusting. Mr. Fitzpatrick said they will maintain the buildings. Mr. Esposito said this is better than what was there previously. Mr. Reitan showed a sample of the panel material and color samples. He said a block building will not meet the energy code. The material they are proposing meets the wind load of 90 mph. If a panel becomes damaged, it can be replaced. Mr. Reitan said the product is very stiff and well insulated.

Mr. Batastini said he fully supports this request. It is a good place for it. The buildings have very long walls. Mr. Gottemoller said there will be landscaped to break it up. Mr. Batastini is concerned with the long-term maintenance of the landscaping. Mr. Gottemoller said a block building doesn't give them the "R"-rating they need and there will still be a long wall.

Mr. Hayden asked if the buildings were single story. Mr. Fitzpatrick said yes. Mr. Hayden said some of the elevations seem like there is a second story. Mr. Reitan said that is for the office and the area where the trucks are backing up to use the loading dock. Mr. Hayden asked if there is more demand for climate

control units. Mr. Fitzpatrick said they ask the client if the items they wish to store there would be ok if stored in their garage; if yes – they won't need the climate control, and if no – they will need the climate control.

Mr. Hayden asked about restrictions for what is being stored in the units. Mr. Fitzpatrick said it is listed in the lease. Mr. Gottmoller said there are security cameras in place. Mr. Fitzpatrick said there is only so far a landlord can go. Mr. Hayden asked if there will be floor drainage if vehicles are stored there. Mr. Gottmoller said the required codes will be addressed. Mr. Paulson said under the Fire Code only a certain amount of fuel may be in the vehicle. The Building Code requires triple basins for drainage after a certain square footage and these units don't meet that required size.

Mr. Jouron asked if the petitioner could break up the buildings' long walls by using the colors that will be on the building elsewhere. Mr. Gottmoller said they will use landscaping to break up the buildings' long walls. Mr. Reitan said it is difficult to add color areas to the panels.

Mr. Batastini moved to approve the Special Use Permit to allow a Preliminary PUD for multiple buildings on a zoning lot, for mini-warehousing/self-storage and for outside storage; and Variations from: A. Section 3-200B Density and Dimensional Standards to allow 75% impervious surface from the permitted 70%, a variation of 5%; B. Section 3-200B Density and Dimensional Standards to allow a 10-foot rear yard setback from the required 20-foot setback, a variation of 10 feet.; C. Section 3-200B Density and Dimensional Standards to allow a 29 feet 9 inch front yard setback from the required 30-foot setback, a variation of 3 inches; D. Section A-400C Access Management Manual to allow the driveways off Official Road and Eastgate Alley to be closer than 60 feet from the edge of the intersecting right-of-way; and E. Section A-400F Access Management Manual to allow driveways wider than 36 feet for Teckler Self Storage located at the southeast corner of Teckler Boulevard and Official Road with the following conditions:

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

- A. Application (Teckler Blvd. Development, received 03/03/14)
- B. ALTA Survey (Webster, McGrath & Aglberg Ltd., dated 4/18/13, received 30/03/14)
- C. Engineering Plan Set (J. Condon & Associates, Inc., dated 03/03/14, received 03/03/14)
- D. Preliminary Engineering Report (J. Condon & Associates, Inc., dated 03/03/14, received 03/03/14)
- E. Architectural Plan Set (Reitan Architects, LLC, dated 03/03/14, received 03/03/14)
- F. Landscape Plan (UplandDesign Ltd. dated 03/05/14, received 03/14/14)

2. Site and Landscape Plan

- A. If this property requires any tree removal, ~~the petitioner shall provide a tree inventory, protection plan and removal calculations which meet Article 4-300 of the UDO~~ **the petitioner shall work with staff and remain within the required calculations in the UDO.**
- B. Additional building foundation landscaping is required to meet the UDO standards.

C. Work with staff on the final landscape plan, additional landscape materials may be added to the detention areas, to the front parking area, around the free-standing sign and along Eastgate Alley.

D. Relocate fire hydrant from entrance driveway.

E. The final landscape plan shall be robust and include year-round plantings to break up the building mass.

3. Elevations

A. Thought should be given how to soften and enhance the Eastgate Alley elevation (East Elevation) as this is adjacent to the Prairie Trail and Main Street.

B. A sample color and material board shall be presented with the Final PUD application for all exterior materials on all buildings.

~~C. A 2 or 3 foot high CMU or Brick base should be added along all exterior elevations, except where there are overhead doors.~~

4. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, Police, Public Works Departments and of the City's Stormwater Consultant.

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

Mr. Hayden asked that the new documents be reviewed by the Fire Department.

2014-14 CRYSTAL LAKE PLAZA – BANQUET PUEBLA – 22 Crystal Lake Plaza – PUBLIC HEARING

Special Use Permit for a banquet facility and Variations from the requirement to provide a covered loading area for attendees.

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.

Alfredo Osorio and Avelia Aguilera, petitioners, and Tom Eilers with Madison Corporate Group, were present to represent the petition. Mr. Osorio said his business is decorations for parties and people have asked him to open a banquet facility. He said Crystal Lake doesn't have a place that is reasonably priced. He wants to open a place that people can afford. Mr. Eilers said they do not have any concerns with the conditions listed in the staff report. He said there can't be an awning put up in the Plaza and this use will fit in with the tenant mix. Mr. Osorio said they will be open mostly on weekends but there could be some meetings during the week. He added that there won't be a parking problem because they will be open after most of the businesses are closed. Mr. Eilers said there are over 900 parking spaces in the Plaza so parking shouldn't be an issue. Mr. Hayden agreed with not having an awning because it wouldn't blend in with the Plaza.

Rodrigo Raygoza, 148 Jackman Dr., said it would be nice to have a place in Crystal Lake where you can

hold a party that doesn't cost a lot.

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

Mr. Goss asked if a license is required by the County to bring in food. Mr. Paulson said yes and there are requirements for the kitchen area as well. Mr. Goss asked if there are City restrictions as to bringing your own liquor. Ms. Maxwell said they would not need a license from the City. Mr. Eilers said the petitioners will be required to have Dramshop insurance.

Mr. Skluzacek asked if there is a rear entrance to bring in food, etc. Mr. Eilers said yes. Mr. Jouron asked if they will only be open on Friday, Saturday and Sunday. Mr. Osorio said yes mostly, but there could be a meeting during the week.

Mr. Batastini asked about music. Mr. Eilers said they will be required to keep the sound level down.

Mr. Hayden asked if people will be bringing their own food and not preparing it there. Mr. Osorio said that is correct. They are only renting out the space for a party. They will bring their own food, drinks, and music. Mr. Hayden asked if this could be a teen club too. Mr. Eilers said no. It will only be for parties or meetings. Mr. Osorio said they will also make the space available for retreats from their church.

Mr. Batastini said this use meets the Findings of Fact.

Mr. Batastini moved to approve the Special Use Permit to allow a Banquet Hall at 22 Crystal Lake Plaza with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Anavelia Aguilera, received 03/18/14)
 - B. Floor Plan (Aguilera, received 3/18/14)
2. The maximum number of seats shall not exceed 198 seats.
3. The petitioner/location manager shall encourage all guests to park their vehicles and not stop to unload in the drive-aisle to avoid backups in the center. The petitioner shall work with the center owner to install, "no stopping," or "no loading" signs in front of this tenant space.
4. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, and Public Works Departments.

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

REPORT FROM PLANNING

- Madsen, Sugden & Gottemoller – 1 N. Virginia St. – Sign Variation
- Penny Pinchers Resale Shop – Crystal Lake Plaza – Special Use Permit

Ms. Maxwell reviewed the items for the next meeting on April 16, 2014. Mr. Paulson said the permit for the Beer Company was approved earlier today.

COMMENTS FROM THE COMMISSION

Mr. Hayden stated that the ‘slime’ is back over the sidewalk, driveway and approach on the house on Shadowood. He said it is worse than before. Mr. Paulson said he would have someone check it out.

Mr. Hayden said there has been a request to send out packets electronically. Mr. Richter said the flash drives will still be available for the meeting to use on the lap tops. Mr. Jouron asked that large plans be available at the meeting.

Mr. Goss asked that the PZC be notified when Council acts on Temporary Use Permits that allow for parking on grassy areas.

Mr. Batastini said the Crystal Lake Rib House is parking a very large box truck out in front by the road. Mr. Paulson said he will check into it.

The meeting was adjourned at 11:00 p.m.