



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JUNE 18, 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 Esposito, Gavle, Goss, Greenman, Jouron, Skluzacek, and Hayden were present. Mr. Batastini was absent.

James Richter II, Planning and Economic Development Manager, and Elizabeth Maxwell, 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 JUNE 4, 2014 PLANNING AND ZONING COMMISSION MEETING

Mr. Jouron moved to approve the minutes from the June 4, 2014 Planning and Zoning Commission meeting as presented. Mr. Goss seconded the motion. On roll call, all members present voted aye. Motion passed.

2014-26 MAYFAIR CARPETS – 661 S. Main St. – PUBLIC HEARING

This petition is being continued to the July 2, 2014 PZC meeting.

Mr. Goss moved to continue 2014-26 Mayfair Carpets to the July 2, 2014 PZC meeting. Mr. Esposito seconded the motion. On voice vote, all members voted aye. Motion passed.

2014-08 CRYSTAL LAKE RIB HOUSE – 540 E. Terra Cotta Ave. – PUBLIC HEARING

This petition is being continued to the July 2, 2014 PZC meeting.

Mr. Jouron moved to continue 2014-08 Crystal Lake Rib House to the July 2, 2014 PZC meeting. Mr. Goss seconded the motion. On voice vote, all members voted aye. Motion passed.

2014-20 ST. THOMAS THE APOSTLE PRE-SCHOOL - 454 Lake St. – PUBLIC HEARING

Special Use Permit Amendment to allow a preschool as part of the St. Thomas campus; Variations from: minimum lot area and width; front and rear yard setback; maximum impervious surface coverage; maximum building coverage; off street parking and loading; tree preservation; and fence height.

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, and Mike Klepitsch, project manager, were present to represent the petition. Mr. Gottemoller handed out, prior to the meeting, an aerial photo showing the property that is owned by St. Thomas the Apostle Church which surrounds this parcel. He said when they reviewed their request they used the most conservative interpretation of the UDO. They are asking for variations for this parcel as if it were a stand-alone lot and not going to be part of the overall St. Thomas School campus.

Mr. Klepitsch showed the first floor plan for preschool showing the double lock entry way, three classrooms – each with its own washroom facility. The class sizes will be approximately 12-15 children per room. He added that they are planning a lower level that can be reached by two stairways – one in the front and one in the back – as well as an elevator. Mr. Klepitsch said the lower level will have two meeting rooms with a retractable wall along with two washrooms, a mechanical room and file storage.

Mr. Klepitsch showed the color elevations of the proposed building, which will be comprised of red brick with beige accents to match the gym next door. Along the sides of the building there will be brick up to the window sills and siding. There will be small windows for the lower level to allow sunlight to come into the meeting room.

Mr. Klepitsch showed the site plan showing the setbacks including the front setback of 33 feet for the building, and 20 feet from the rear lot line. The rear of the property backs up to the teachers' parking lot for the school. He added that the proposed building meets the side yard setbacks. Mr. Klepitsch said the site plan shows rain gardens to filter the water runoff. The information has been presented to staff and received a positive feedback. Mr. Gottemoller said it makes sense to divert the water runoff away from the building and playground so the kids don't jump in the puddles. He said they have had discussions with Engineering regarding alternatives to divert the water towards the lake. He added they will comply with the stormwater requirements.

Mr. Gottemoller said the lot is approximately 13,000 square feet and three sides of the lot are adjacent to other institutional uses. It makes sense to have the preschool next to the school it feeds into. It makes for a very smooth transition for the children. He said the minimum lot width required is 150 feet and this lot is 99 feet. If it is looked at as part of the overall campus it is a non-issue. Also, there was some discussion about the portico needing a variation, but they are requesting it anyway. Mr. Gottemoller said the rear setback required from residential is 50 feet but both uses are institutional. The impervious surface for this lot is 13% too high, but if it is combined with the other lots included in the campus it is well below the allowable coverage.

Mr. Gottemoller said there is a parking area for Little Christopher's Resale, which is not used as a play area for the students. There is more than enough room without conflicts for parking or stacking for dropping off the children. He reviewed the trees that are currently on the lot which include Ash and Silver Maple trees. He is not sure that the trees in the front which are Linden and Maple can be saved.

There are also several scrub trees along the lot line between the gym and this property. Mr. Gottemoller said they aren't sure which property those trees are on.

Mr. Gottemoller said that a fence around the play ground is required by DCFS. They would like to put up a decorative fence. Also for many years there has been a 4 foot chain link fence along the paved lot at Pierson and Washington. Due to the weather this past winter, the fence has taken a beating and they would like to replace it. This paved lot is where the students are dropped off in the morning, use it as a play area during lunch, and where the buses pick up the students at the end of the day.

Mr. Gottemoller said they don't have any concerns with the conditions listed in the staff report.

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

Mr. Goss said he doesn't have a problem with the variations requested. He asked if the lower level of the building would be used as a play area. Mr. Gottemoller said it could be if needed. Mr. Goss asked if the lower level would be used as an emergency shelter. Mr. Gottemoller said yes since there are a very limited number of windows in that area. Mr. Goss asked if there will be classes year around. Mr. Gottemoller said he was not sure. Mr. Goss asked about the vehicle stacking. Mr. Gottemoller said there is room for 7 cars. Mr. Goss is concerned that this will turn into another Thunderbird where the cars stack on the side street and when that is full they stack in the turning lane on McHenry Avenue. Mr. Gottemoller said he is not sure how many students they have a Thunderbird. He said they were also discussing having a staggered starting time for the classes. Mr. Goss suggested a flashing red light there. He is concerned with the possibility of strange traffic movement.

Mr. Skluzacek said he has no concerns with the variation. He suggested a striped crosswalk. Mr. Gottemoller said agreed.

Mr. Esposito said the preschool is currently located at St. Elizabeth Ann Seton Church. With the addition of this preschool building, it will keep all of the kids together. He added that he has no concerns with the variations. He looks at this as one large campus.

Mr. Gavle said there is a 4 to 5 foot drop-off between the parking lot next to the current school and this site. Mr. Gottemoller said there will be a ramp. Mr. Gavle was concerned about the roof. Mr. Klepitsch said the building is wide and most buildings of this nature have a roof of this pitch.

Mr. Greenman said he supports this petition and the Findings of Fact have been met. The hardship is the ordinance's intent. The ordinance sets an undo standard for an institutional use that is surrounded by institutional uses. He said the stormwater has been addressed. Mr. Greenman asked staff if they were comfortable with the parking/drop off options that were available or did staff want something else prior to going before Council. Ms. Maxwell said staff is comfortable with the petitioner doing something safe for the kids and pedestrians. If stacking cars start to create a problem the City can step in to correct it.

She said if we receive complaints from the neighbors or if we notice a problem we will be able to do something about it. We don't want to add impervious surface in the watershed area.

Mr. Jouron said he is ok with the request.

Mr. Hayden said DCFS covers everything. He said for the additional parking, the lot at Little Christopher's can be used. Mr. Gottemoller agreed. Mr. Hayden suggested that since that parking lot is also used as a play area for the older students at St. Thomas that they use something to temporarily block that area from cars for the safety of the students. Mr. Gottemoller agreed and said there is not a lot of traffic in that area. The only time the parking lot is full is evenings and weekends during the basketball season. Mr. Esposito said that people could possibly park at McCormick Park which is where most of the parents park for St. Thomas School now. Mr. Hayden said the crosswalk is a good idea in that area. Mr. Gottemoller said he will talk with the City.

Mr. Hayden asked what the closest structure is to the proposed building. Mr. Gottemoller said it would be the gym. Mr. Klepitsch said there is 25 to 30 feet between the buildings. Mr. Gottemoller said the Fire Department will be able to get in between the building, but not the trucks. Mr. Hayden agreed with the hardship previously stated.

Mr. Esposito moved to approve the Special Use Permit Amendment to allow a preschool as part of the St. Thomas campus; Variations from: A. Article 3 Density & Dimensional Standards Table 3-200A from the requirements of: (i) The minimum lot area of 40,000 SF to allow 13,087 SF, a variation of 26,913 SF; (ii) The minimum lot width of 150 feet to allow 99 feet, a variation of 51 feet; (iii) The minimum front yard setback of 30 feet to allow 27 feet, a variation of 3 feet; (iv) The minimum rear yard setback of 50 feet to allow 20 feet, a variation of 30 feet; (v) The maximum impervious surface coverage of 40% to allow 48%, a variation of 8% or 1,047 SF; and (vi) The maximum building coverage of 20% to allow 33%, a variation of 13% or 1,701 SF; B. Section 4-200 B 7 Off-Street Parking and Loading to allow the required parking for this use on an adjacent lot across Lake Street; C. Section 4-300 Tree Preservation from the requirements to inventory and replace the removed trees; and D. Section 4-700 B 3a Fences, Walls & Screening from the requirement of 3-foot high fence in the front or corner side yard to allow the replacement of an existing 4-foot high chain link fence with new 4-foot high chain link fence and installation of new 4-foot high decorative fence around the playground area, a variation of 1 foot for St. Thomas the Apostle Preschool at 454 Lake Street with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (St. Thomas, received 05/30/14)
 - B. Architectural Plans (Site Plan, Floor Plans and Elevations) (Apex Project Management, dated 05/30/14, received 06/02/14)

2. Site and Landscape Plan

- A. The petitioner shall submit a landscape plan, which complies with Article 4-400.
- B. The decorative fence must be an open “wrought-iron” style fence.
- C. The new sidewalk must be a minimum of 5 feet wide, it shall then taper to the existing 4-foot sidewalk.
- D. Provide a detailed utility plan.
- E. A grading plan shall be provided which illustrates the difference in impervious area from the existing improvements to the proposed preschool. Provide drainage calculations for review.
- F. “No Stopping, Standing or Parking” signs shall be posted along Lake Street and Washington Street to discourage drivers from blocking the lanes to enter into the stacking drop-off lane. Drivers must park and walk across to pick-up their child if the stacking drop-off lane is full.

3. Provide thicker aluminum frame and top cap around windows surrounded by the brick veneer around the elevations.

4. This project is located in the Crystal Lake Watershed.

5. This project’s stormwater drainage area is tributary to a known drainage problem area (Washington St & Pierson St). Additional runoff will result in additional adverse drainage impacts to adjacent properties in the area. Staff has met with the site design engineer to review three possible stormwater designs. Preliminary stormwater calculations were reviewed and staff is reasonably confident that a stormwater design can be prepared that would not exacerbate the Washington St and Pierson St drainage problem. However the review still needs to be reviewed by the City’s Stormwater Consultant and any concerns will need to be addressed.

6. Should traffic flow become an issue, the City may require the evaluation of the entire campus area and work with the City to determine a viable solution.

7. 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.

2014-28 SMK CENTER - SCHOOL FOR DOGS – 824 S. Main St. – PUBLIC HEARING
UDO Text Amendment and Special Use Permit to allow a pet care facility for dog training.

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.

Paula Gomoll was present to represent her petition. Ms. Gomoll said she is a certified dog trainer and goes to people’s homes to train their dogs. Sometimes she needs to take them away for a few hours for training and having a facility like this would be very helpful. She would also use the walking path for

training purposes. Ms. Gomoll said the dogs will not roam or bark. She is also planning an indoor potty area for the dogs with grass, but they will also be taken outside which she will clean up.

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

Mr. Jouron asked about the business hours. Ms. Gomoll said she trains during the day, 7 days a week. The use of the facility will depend on the dogs and it may be an hour or two at a time. It could be more and it could be less. Mr. Jouron asked how many dogs she trains at one time. Ms. Gomoll said 1 or 2 and they are from the same family. Mr. Jouron asked if there would be overnight staying. Ms. Gomoll said no. Mr. Jouron asked if there is a special drain needed for the indoor potty area. Ms. Gomoll said no.

Mr. Greenman supports the petition and it meets both the Findings of Fact and the Special Use Permit criteria. He asked if the petitioner anticipates adding additional trainers. Ms. Gomoll said it will only be her doing the training. Mr. Greenman said from a future standpoint – 1 or 2 dogs have less of an impact than 8 to 10 dogs.

Mr. Gavle asked if there will be a maximum of 2 dogs. Ms. Gomoll said yes.

Mr. Esposito said part of this request is a UDO amendment for pet care/dog training in the “M” District. He asked if this would be ok if there were a larger number of dogs. Mr. Goss said it is only in the “M” District.

Mr. Skluzacek asked how big the indoor potty area would be. Ms. Gomoll said it is approximately 4 feet by 5 feet and she would have a few. The area is not just a patch of grass. Mr. Skluzacek asked where the petitioner would get the replacement grass during the winter. Ms. Gomoll said it is shipped in.

Mr. Goss said he doesn't have a problem with the request.

Mr. Hayden said he supports this use in this location. He asked why the zoning on the property is “M.” Ms. Maxwell said the owner of the property requested that zoning when the buildings were originally built. Mr. Hayden suggested the property owner revisit the zoning. Ms. Maxwell said there are several businesses that benefit from large expanses that are available in buildings in the “M” district.

Mr. Esposito said this is dog training and not a day care. They need to be careful that the request is not a dog day care.

Mr. Greenman moved to approve the UDO Text Amendment to allow Pet Care in the “M” District and Special Use Permit for a pet care facility for dog training at 824 S. Main Street with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Paula Gomoll, received 05/30/14)
 - B. Site Plan (Plat and floor plan, received 05/30/14)
2. If dog noise becomes an issue with the adjoining tenants sound proofing of the space may be required.
3. The petitioner shall address all of the review comments and requirements of the Police, Fire Rescue, and Community Development Departments.

Mr. Jouron seconded the motion. On roll call, members Esposito, Gavle, Goss, Greenman, Jouron, and Skluzacek voted aye. Mr. Hayden voted no. Motion passed.

Mr. Hayden stated that he supports the request but his no vote was a statement to the property owner to rezone the property.

DROP BOX TUTORIAL

Mr. Richter proposed to the Commissioners a way of receiving their packets electronically in the future. He said the reports and plans will be saved in a way that will allow them to add their comments to only their files and be able to retrieve them at the meeting.

Mr. Goss asked if they will be able to save the reports/files they want or will they all be deleted after the meeting. Mr. Richter said the main files will be deleted by the Commissioners may save any files they wish on their own "folder" for reference if they wish.

Mr. Richter said this method is to cut down on the number of plan sets we require petitioners to give to the City. Mr. Hayden said that there are projects where a larger plan would be helpful. Mr. Goss said if anyone needs a larger plan, they can request it from staff.

REPORT FROM PLANNING

- Bucky's Gas Station (Buchanan Energy) – 8108 Pyott Rd. – Prelim PUD, SUP, Variations
- UDO Amendment - Medical marijuana

Mr. Richter reviewed the items for the next meeting on July 2, 2014.

COMMENTS FROM THE COMMISSION

There were no comments from the Commissioners.

The meeting was adjourned at 9:10 p.m.