



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JULY 16, 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, Goss, Jouron, Skluzacek, and Hayden were present. Members Batastini, Gavle, and Greenman were absent.

Michelle Rentzsch, Community Development Director, Elizabeth Maxwell, Planner, 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 JULY 2, 2014 PLANNING AND ZONING COMMISSION MEETING

Mr. Goss moved to approve the minutes from the June 18, 2014 Planning and Zoning Commission meeting as presented. Mr. Jouron seconded the motion. On roll call, members Esposito, Goss, Skluzacek, and Hayden voted aye. Mr. Jouron abstained. Motion passed.

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

This petition is being continued to the August 6, 2014 PZC meeting.

Mr. Goss moved to continue 2014-08 Crystal Lake Rib House to the August 6, 2014 PZC meeting. Mr. Esposito seconded the motion. On voice vote, all members voted aye. Motion passed.

Mr. Hayden asked if there were any objections from the Commissioners if they suspend the order of the Agenda and hear 2014-30 UNE Church prior to 2013-40 Three Oaks Recreation Area – Wake Board Park. There was no objection from the Commissioners.

2014-30 UNE NUEVO EJERCITO CHURCH – 100 S. Main St. – PUBLIC HEARING

Special Use Permit to allow a Religious Organization.

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.

John Green with Home State Bank and Pastor Elias Villarreal were present to represent the petition. Mr. Green said the Bank received title of the property in February of 2013 and there are currently 3 users in the building. The Bank was approached by the church to hold their services there since the building they were in did not meet the City codes. The church currently has 50 to 60 members. Mr. Green said the portion of the building the church is looking at is currently improved with finished classroom spaces. He said they will take care of the few items that are needed for the building to be up to the code. Mr. Green added that after he spoke with the Building Division they may need to move the church to another area of the building. He understands that they would not be required to seek another Special Use.

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 the floor plan provided shows 2 accesses. He asked if the north access is dedicated to them, will there be another access available to the other tenants. Mr. Green said the tenants are instructed to have 2 access points open when they are in the building.

Mr. Skluzacek asked if there will be child care provided during the services. Pastor Villarreal said no. Mr. Skluzacek asked if there will be classes before or after the services. Pastor Villarreal said no.

Mr. Hayden asked staff if the location of the church within the building changes, would they need to amend their Special Use Permit. Ms. Maxwell said they would be ok. They would still need to comply with the Building and Fire Code requirements.

Mr. Goss said this request meets the Findings of Fact listed in the Staff Report.

Mr. Goss moved to approve the Special Use Permit to allow a Religious Organization for UNE Church at 100 S. Main Street with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Villarreal, received 06/19/14)
 - B. Floor Plan (Unnamed, received 06/19/14)
2. All signage shall meet the requirements of the Unified Development Ordinance.
3. Provide a detailed floor plan illustrating seating, walls or partitions and exiting (doors) for the space.
4. The petitioner shall address all of the review comments and requirements of the Fire Rescue and Community Development Departments.

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

2013-40 THREE OAKS RECREATION AREA – WAKE BOARD – PUBLIC HEARING

This petition was continued from the July 2, 2014 PZC meeting.

Special Use Permit Amendment to the Three Oaks Recreation Area Special Use to allow a cable wakeboard park; and Variation from Off-Street Parking and Loading for landscape island every 10 spaces and end landscape islands.

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.

Steve Konters with Hitchcock Design, Dan Repholz, architect, Charley Copley, owner, Pat McGinnis, developer, and Gary Blazek, engineer, were present to represent the petition. Mr. Konters said this is a follow up to the Conceptual Plan Review that was held almost a year ago. He showed the aerial photo of the Three Oaks Recreation Area noting the area that will have the wake board park. The north slope is about 40 to 50 feet tall and the towers for the wake park are 30 to 35 feet tall. The towers will not be seen from outside the park. Soil borings were taken over the proposed area for the tower structures as well as the amenities of the park. Mr. Konters said they will be working with a structural engineer for the footings of the towers. He showed the site plan with the boardwalk, building, parking area, and beach. The beach will not be for swimming, but only for viewing the wake boarders. The building will include a stage area and patio. Mr. Konters added that there will be a hot tub area, rinse area, and trail system around the “lake.”

Mr. Konters showed the upper deck area and site amenities including tables with umbrellas, railings, and volleyball court. The tables and railings will match the existing items that are currently used elsewhere on the site. He showed a photo of the existing sign with modifications for the wake board park.

Mr. Repholz said the building is a collection of plans. He showed the floor plan for the upper and lower decks as well as the restaurant area. The building will include a “kids’ party room” to be used during the season for parties and events and will double in the off season for storage. Mr. Repholz said the materials to be used in the building are similar to the buildings that already exist on the property but the architecture is different. The building is set into the hill to reduce the mass of the building.

Mr. Hayden said they received a letter from Nancy Loomis objecting to this use. He gave a copy of the letter to the petitioners.

Haig Haleblian, 450 Essex Lane, said from an economic standpoint this will reinvent the Community. He also has known the petitioners for many years and they are both upstanding guys.

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

Mr. Jouron asked if there will be alcohol served. Mr. Copley said they will be requesting a liquor license. Mr. Jouron asked where the viewing areas will be. Mr. Konters said the areas will be the beach, boardwalk, and deck areas. Mr. Jouron asked how deep the lake is. Mr. Konters said there will be rope and bollards to keep people from getting into the water. Mr. Jouron asked which of the signs the petitioners prefer. Mr. Konters said they prefer the metal grating with the copper sign. Mr. Jouron said that is similar to the tower material. Mr. Konters said yes. Mr. Jouron said he prefers the all stone sign.

Mr. Esposito asked if there were plans for this area during the off-season. Mr. McGinnis said there are no plans currently. They are interviewing different restaurant options and that area might be open all year around.

Mr. Skluzacek asked about the trail at the end of the parking lot. Mr. Konters said that is for maintenance and emergency equipment only. They will be sure that area is secure. Mr. Skluzacek asked what type of restaurant they are looking for. Mr. Copley said it will be a full service restaurant. The service will be basket style and not fine dining.

Mr. Goss asked if there will be a lot of earth moving for the parking lot. Mr. Copley said they will not haul any material off-site. Mr. Goss asked how deep the lake is. Mr. Copley said it is about 15 feet. Mr. Goss asked if soil borings were taken on the far eastern portion of the property. Mr. Copley said there were soil borings done originally and they will be using those. Mr. Goss asked if there will be any impact to the sled hill. Mr. Copley said no. Mr. Goss asked about the size of the stage. Mr. Copley said 18 feet by 25 feet. Mr. Goss asked about overflow parking and parking for special events. Mr. McGinnis said they have talked with the property owners for the shopping center on Route 14 and they will use shuttle buses like the City did for the Centennial celebration last year. Mr. Goss asked about special events. Mr. McGinnis said they will be from Friday to Sunday and expect 4,000 to 8,000 people for the weekend. They will coordinate with the City for the events. Mr. Copley said they will also have a vendor area set up on the volleyball court.

Mr. Hayden asked about the restrictions for alcohol. Mr. McGinnis said it will be restricted to building, patio area, and the beach. He added that the riders will have wrist bands and will not be served alcohol. They want this to be a family area. Mr. Copley said the tower operators will also be trained and will be required to report any violation.

Mr. Hayden said the additional parking on Route 14 may be only a temporary solution if the property redevelops. He asked if they had any alternative plans. Mr. McGinnis said they hope to put in another parking lot. Mr. Hayden asked if there will be a satellite Fire and/or Police office on-site. Mr. Copley said they are not planning on it. Mr. Helm said there is a potential, but they don't anticipate it.

Mr. Goss asked if there will be a boat on this lake. Mr. McGinnis said they will have two smaller recovery boats and there will be lifeguards present.

Mr. Hayden said he understands there are two or three options for siding of the building and asked if it is a wise choice to use wood siding from a maintenance stand point. Mr. McGinnis said there are products available with less maintenance. Mr. Copley said this would take away “the look.” They are contemplating allowing the siding to “age” on its own.

Mr. Hayden added that he liked the all stone monument sign best.

Mr. Goss said they need to work with staff on parking. Mr. Helm said each special event will be looked at separately by staff and Council.

Mr. Goss said this request meets the Findings of Fact listed in the staff report.

Mr. Esposito asked if there will be ancillary signs for parking and directions to the wake board park area. Mr. Konters said they will be the same type as what is currently being used.

Mr. Jouron asked about where this sport is going. Mr. Copley said this sport started in Europe and new parks are opening up every year. Mr. McGinnis said there is talk about this being an Olympic sport. He added that they will have tubes for special needs people so they will be able to use the park. Mr. McGinnis said this park is already being talked about in Europe and the US.

Mr. Goss moved to approve the Special Use Permit Amendment to the Three Oaks Recreation Area Special Use to allow a cable wakeboard park; and Variation from Article 4-400 F 1 Off-Street Parking and Loading from the requirement to have a landscape island every 10 spaces and end landscape islands for the Three Oaks Recreation Area Wake Board Park at 5517 Northwest Highway with the following conditions:

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

- A. Civil Plan Set (Hitchcock Design Group, dated 6/13/14, received 06/13/14)
- B. Architectural Plans (Repholz Design Studio, dated 6/13/14, received 7/3/14)

2. Site and Landscape Plan

- A. Provide a landscape plan at building permit, which complies with Article 4-400.
- B. The site and parking lot shall incorporate native landscape materials and incorporate BMPs similar to the current Three Oaks parking lot with rain gardens and bio-swales.
- C. Sign plans shall be presented to the City for review and approval for the free-standing sign or any wall signs. **The monument entrance signs shall be of all stone to compliment the original signs.**

3. The elevations shall incorporate design elements from the existing Lakehouse; including, but not limited to, horizontal cedar siding, square-cut natural stone, similar column elements and a similar color scheme.

4. Work with staff to ensure noise levels do not exceed 75 dB, to be measured at the front of the lakehouse, unless a separate approval is granted by the City for special events.

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

Mr. Hayden said the petitioners have done a great job on this. Mr. Jouron asked when this will be up and running. Mr. McGinnis said probably in the spring. Mr. Hayden said this will be great for the City. Mr. Goss asked if the construction traffic will be coming into the site from Pingree Road. Mr. Helm said yes.

REPORT FROM PLANNING

- Plat / PUD extensions – Fairfield Inn, Preston Pines, Bard Square, Pinetree Mall, Al & Joe's Deli, Riggsby-Hahn
- Mayfair Carpets - 661 S. Main St. – Special Use Permit, Sign Variation

Ms. Rentzsch reviewed the items for the next meeting on August 6, 2014. She added that there will be a training session before the meeting that will start at 6 p.m. and dinner will be provided.

COMMENTS FROM THE COMMISSION

Mr. Hayden asked about a hookah lounge in Crystal Lake. Ms. Rentzsch said it is not allowed in the City. The Building Division inspectors are aware of the one and have been in contact with them.

The meeting was adjourned at 8:45 p.m.