



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, SEPTEMBER 17, 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, Jouron, Skluzacek, and Hayden were present. Members Batastini and Greenman were absent.

James Richter II, Planning and Economic Development Manager, Katie Cowlin and Elizabeth Maxwell, both Planners, 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 welcomed the newest member of the Planning and Economic Development Department, Katie Cowlin.

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 20, 2014 PLANNING AND ZONING COMMISSION MEETING

Mr. Skluzacek moved to approve the minutes from the August 20, 2014 Planning and Zoning Commission meeting as presented. Mr. Gavle seconded the motion. On roll call, all members present voted aye. Motion passed.

2013-60 LAPETINA – 8611 Huntley Road – PUBLIC HEARING

The petitioner is requesting a continuation until the October 15, 2014 PZC meeting.

Mr. Richter stated that Staff has reviewed the UDO, and it stated that a petition cannot be continued more than 2 months without renotification.

Mr. Esposito moved to deny the continuation request for 2013-60 Lapetina Annexation. Mr. Skluzacek seconded the motion. On voice vote, all members voted aye. Motion passed.

2014-36 AFFINITY FOR GAMING – 19 E. Berkshire Dr. – PUBLIC HEARING

UDO Text Amendment to allow a Hobby, Toy and Game Stores as a Special Use Permit in the B-1 Neighborhood Commercial zoning district; and Special Use Permit for Affinity for Gaming.

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.

Michael Purn and Justin Maher were present to represent their petition. Mr. Hayden asked if there was anything the petitioners wished to add since this request was discussed at length at a previous meeting. Mr. Purn said they will be offering discounts to people who car pool to tournaments. Also, if they discover there is a large demand for the weekend tournaments, they will break it up into two separate groups for morning and afternoon. Mr. Hayden said there was concern at the last meeting with allowing this type of use in this district because of potential parking issues. Now the petitioner is requesting the amendment to the UDO to require this type of business to receive a Special Use Permit.

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 anything, other than parking, raised a red flag for staff such as loitering. Ms. Maxwell said that would be a Police issue. If the businesses notice that type of problem they usually call the Police to take care of any crowd. Mr. Goss asked if the petitioner agreed with conditions listed in the Staff Report. Mr. Purn said yes. Mr. Goss said he would like to add to condition #2 that no parking is allowed in any of the businesses along Virginia Road, such as Nick's Pizza and Pub.

Mr. Esposito asked if there are places to park bicycles. Mr. Purn said there is one rack by the convenience store but that is the only one. He will be requesting additional racks from the property owner.

Mr. Jouron said now that the parking issue has been taken care of, what type of sign the business will have. Mr. Purn said they will use the sign cabinet from Laser Tag, but change the face.

Mr. Gavle asked how many people the petitioners are expecting for the tournaments. Mr. Purn said they will have 6 tables for 36 people. He said if they have a larger number, they could rent space elsewhere such as the Holiday Inn. They will also have registration on-line. They expect possibly 30 people, but can accommodate 36. Mr. Purn said they can't crowd the players. The games require a lot of math and concentration. If players feel they are cramped, they won't come back. Mr. Gavle asked if the players are beaten early in the tournament, will they be done. Mr. Purn said a round takes about 45 minutes to play. Usually there are 4 rounds and some players stay to watch the game to improve their skills. Mr. Gavle asked what the age groups that attend tournaments are. Mr. Purn said they are middle and high school age and then there is the college age – 20 to 30s.

Mr. Hayden asked about the incentives for the winners. Mr. Purn said the participants pay a registration fee and the winners get merchandise. The winner gets the most and so on down the list. Usually if they are young players, he tries to have everyone win something. Mr. Purn added that this is considered a skill game by the State of Illinois and there is no cash prizes involved.

Mr. Goss moved to approve the UDO Text Amendment to allow Hobby, Toy and Game Stores as a Special

Use in the B-1 Neighborhood Commercial zoning district and to approve the Special Use Permit to allow a Hobby, Toy and Game Store for Affinity for Gaming at 19 E. Berkshire with the following conditions:

The Table 2-300 illustration below shows how the ordinance would be changed.

TABLE 2-300 Permitted Uses Table														
Service Uses														
		F	E	RE	R-1	R-2	R-3A	R-3B	O	B-1	B-2	B-4	M-L	M
Sporting Goods, Hobby, Book and Music Stores	Hobby, Toy and Game Stores									S	P	P		

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

- A. Application (Michael Purn, received 07/23/14)
- B. Project Description and Floor Plan (Purn, received 07/23/14)

2. The applicant shall be responsible to have adequate parking in the shopping center for this use. No vehicles shall be parked on the street or in the gas station or daycare lots **or any parking lots for businesses along Virginia Road.**

3. The petitioner shall instruct the tournament participants to park in the spaces directly adjacent to the tenant suite and then in the spaces along the perimeter at the ends of the aisles of the larger parking area along Berkshire in order to have the least impact on adjacent businesses as possible.

4. The petitioner shall address all of the review comments and requirements of the Community Development and Fire Rescue Departments.

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

2014-39 HEISLER – 131 Baldwin Ave. – PUBLIC HEARING

Variation from Article 3-200, from the minimum side and rear yard setback requirements for a principal structure. The principal structure will have approximately a 5-foot setback for the rear-yard and a 3-foot setback for the side-yard instead of the 20-foot rear-yard and the 7-foot side-yard requirement.

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.

Jim Heisler was present to represent his petition. Mr. Heisler showed a more recent plat of survey for the property than the one that is in the PZC members' packets. He is asking to make the roof line taller to allow for storage. Mr. Heisler said he has three active sump pumps and needs a storage area. He added that his request meets the standards set 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 asked which way the windows shown on the elevations face. Mr. Heisler said toward North Shore. Mr. Goss asked if the breezeway will remain. Mr. Heisler said yes that he planned on leaving it as it is. He said it is nice to have when the weather is bad and you are unloading groceries. Mr. Goss said this request meets the Findings of Fact.

Mr. Heisler said his home needs a new roof and he would like to do this all at one time so he needs to move forward quickly.

Mr. Skluzacek said he has no problem with the request. Mr. Jouron said this will look nice.

Mr. Esposito moved to approve the Variations from Article 3-200 to allow: A. A 4-foot minimum side yard setback from the required 7-foot; and B. A 15-foot rear yard setback from the required 20-foot for a principal structure at 131 Baldwin Avenue with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Heisler, received 08/25/14)
 - B. Plat of Survey (John Jennings Surveyor, dated 01/08/88, received 08/25/14)
 - C. Proposed Breezeway Extension Dormer Addition (Repholz Studio, dated 08/18/14, received 08/25/14)
2. Petitioner has the option to enclose the area immediately below the existing breezeway/connecting link to the house, provided that there are no structural or stormwater concerns. A permit will be required for this action to be completed.
3. The petitioner shall address all of the review comments and requirements of the Community Development Department, Public Works Department, and Fire Rescue Department.

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

2014-38 FORGE FITNESS – 141 N. Main St. – PUBLIC HEARING
Variation from Article 4-200, from the required number of parking spaces.

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.

Michael Kelly was present to represent his petition. Mr. Kelly said he wants to lease the adjacent vacant space to allow his current members an area to stretch without worrying about someone using free weights.

Robert Seymour, 151 N. Main Street, said he owns the home immediately to the north of this site. Mr. Seymour said it is great that this business is here, but there is a problem with the traffic. There was a fence put up adjacent to the alley which helps the homes in that direction, but there is not much to keep the headlights from shining into his kitchen. Mr. Seymour said he would prefer Option C. This is a very successful business and sometimes it is hard to turn around in this lot. Some people use the grassy area to turn around. Also people do park in non-parking spaces. Mr. Seymour added that this lot is used by other businesses in the area. There is a sign in La Rosita telling customers there is additional parking by the gym.

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 about the current users of the parking lot. Mr. Kelly said there are four users that share the spaces. Mr. Goss asked if the property owner will make the necessary improvements/repairs. Mr. Kelly said yes. He added that Option C would be good with the possibility of a fence. Mr. Goss said there would be no place to put the plowed snow. Mr. Goss asked if the attic or basement will be used for training. Mr. Kelly said no. Mr. Goss said this use being in the downtown district meets the Findings of Fact. He asked if the new brewery has had an impact on their parking. Mr. Kelly said he doesn't believe so.

Mr. Gavle said Option C would max out the petitioner's future options. Mr. Kelly said that 60 to 70% of the users of the lot are the gym members. The rest are used by other businesses such as LaRosita and the new ice cream shop. Those users park in the lot for about 20 minutes while the gym members will be there for 2 hours.

Mr. Skluzacek asked if the petitioner should put up signs. Mr. Kelly said there are signs that are posted.

Mr. Hayden said he didn't have much to add. He said the good news is there is a parking problem which means the business is successful. He said the business is open hours where City parking lots in the area are free. Mr. Hayden asked the petitioner if he had any issues with the conditions in the Staff Report. Mr. Kelly said no.

Ms. Cowlin reminded the Commissioners that if Option C would be implemented, the landscaping that is currently there would be removed and additional pavement be placed there. Mr. Hayden suggested a

board on board fence. Mr. Richter said that would possibly create a sight line problem. He showed an aerial photo of the property and showed what areas would be removed.

Mr. Esposito asked the objector, Mr. Seymour, why Option B would not be better. Mr. Seymour said Option B would be better for him with less head lights. He asked if that would require a variation for the number of parking spaces.

Mr. Hayden asked how many new clients they anticipate with the expansion. Mr. Kelly said they have just about maxed out. They don't advertise and they don't want to be a Charter Fitness-type business. They want to add the space to make it more convenient for the current clients. He said that a national statistic is 50 to 60% of people don't use their memberships. Mr. Hayden said if the business is not adding more clients, but only to increase their square footage, technically no additional parking would be needed except that it is required in the UDO. Mr. Kelly said he prefers Option B and he will speak with the members about the additional City lots that are available. He said Option C would have more head lights shine in the neighbor's home.

Mr. Hayden polled the Commissioners. They were in agreement that Option B would be best for all concerned.

Mr. Goss moved to approve the Variation from the required number of parking spaces for Forge Fitness at 141 N. Main Street with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Michael Kelly, Forge Fitness, received 08/25/14)
 - B. Site Plan (received 08/25/14)
 - C. Parking Options (staff, received 1/10/12)
2. A variation from the required number of parking spaces is hereby granted.
3. **Additional parking spaces shall be paved and striped as shown in Option B.** ~~Pave the additional eight (8) spaces along the eastern perimeter of the off-street lot as seen in Option B and C.~~
4. If the facility is expanded in size or intensity at any time, the petitioner shall be required to consult with staff to determine if a further variation is necessary.
5. If more than 25 parking spaces are provided, two (2) accessible parking spaces are required per the Illinois Accessibility Code.
6. An engineering plan must be submitted showing the proposed parking lot and grading indicating how the drainage will flow to existing or proposed storm structures.

7. Petitioner shall work with staff to augment the landscaping along Prairie Street and the alley to prevent as far as possible, the light from the vehicles from shining into residences.

8. The petitioner shall address all of the review comments and requirements of the Community Development Department, Public Works Department, and Fire Rescue Department.

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

REPORT FROM PLANNING

- Teckler Blvd Self Storage - SE corner Teckler and Official Rd - Final PUD
- Business Anniversaries for: Kinder Care on Berkshire – 30 years; Charles River Development – 30 years; and Autotrol – 50 years.

Mr. Richter reviewed the items for the next meeting on October 1, 2014.

COMMENTS FROM THE COMMISSION

Mr. Hayden asked about the pink building on Route 14 near Anderson VW. Mr. Richter said another business that is behind this building will be using it. Mr. Hayden asked about the K-Mart closing. Mr. Richter said Sears Holdings are making changes nationwide. He added that there is still term on the lease.

Mr. Hayden again welcomed Ms. Cowlin to City Staff and looked forward to working with her.

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