



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, NOVEMBER 5, 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, Gavle, Goss, Greenman, Jouron, Skluzacek, and Hayden were present. Mr. Greenman was absent.

James Richter II, Planning and Economic Development Manager, Elizabeth Maxwell, Planner, and Abby Wilgreen, City Engineer, 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 OCTOBER 15, 2014 PLANNING AND ZONING COMMISSION MEETING

Mr. Jouron moved to approve the minutes from the October 15, 2014 Planning and Zoning Commission meeting as presented. Mr. Gavle seconded the motion. On roll call, all members present voted aye. Motion passed.

2014-44 AUTO TECH – 350 Virginia Street – PUBLIC HEARING
Special Use Permit to allow Automotive Repair, Major for Auto Tech

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.

Mark Saladin, attorney, Ed Miculinich, owner, Mike Miculinich, manager, Tim Schmitt and Kelly O'Conner, both architects, and Al Schmitt, engineer, were present to represent the petition. Mr. Saladin said the property is at Virginia Street and McHenry Avenue. They are requesting a Special Use Permit for Major Automotive Repair in the "B-2" General Commercial district. He added that this use is right on the fence between Major and Minor Automotive Repair and minor does not require a Special Use. Mr. Saladin said they want an extra review since this property is within the Virginia Street Corridor overlay district and they want to be sure they are doing the best for this corner.

Mr. Saladin said this property has been vacant for some time now. With the current market condition, the petitioner will be making a substantial investment. The petitioner has three other locations in Woodstock, McHenry, and Huntley. The Crystal Lake location has been in business for 27 years. Mr. Saladin said there is a proposed future use for the current location and they are looking to relocate. As

a point of reference, the Huntley site on Route 47 has a market value of over \$1 million. They want to enhance this corner and make it useful again.

Mr. T. Schmitt said the property is 1.1 acres and the project needs to address the Virginia Street Corridor requirements. They are proposing to move the curb cut on McHenry Avenue as far north as they can and the curb cuts and improvements along Virginia Street were completed just a few years ago. He said the proposed building is 8,000 square feet on the first floor with an additional 2,000 square feet on the second floor. Mr. T. Schmitt said the site is challenging with three detention areas on-site. They placed the building as far from residential and the detention areas as possible. He added that staff requested the building be moved and property be dedicated for future right-of-way expansion on McHenry Avenue. They will also be providing a cross access to the adjacent property.

Mr. T. Schmitt said the bays will not be “drive-through” because that eats up too much parking. Also nothing will be stored outside – oil, tires, etc. The elevations proposed are similar to their Huntley location and handed out color renderings of the building. Mr. Hayden asked if the renderings that were just handed out are consistent with the drawings they have with the red lines. Mr. T. Schmitt said the plans that the Commissioners received in their packets are the suggestions made by staff.

Mr. T. Schmitt explained the elements of the building and what was being used to break up the mass of the building. There are requirements for the amount of glass in the overlay district. He showed photos of the Huntley location and floor plan for the building.

Mr. A. Schmitt said soil borings were taken on the site and there will be three basins – pre-treat, sediment storage, and infiltration. If there are any drainage issues in the area, this should help alleviate it.

Mr. Miculinich said they are a Good Year tire dealer and maintenance facility. This use is a good fit for this location. There won't be additional impact on traffic and is neighbor-friendly. He said they close at 7 p.m. weekdays, 5 p.m. on Saturday and are closed on Sunday. They do not store cars outside that need to remain overnight. They are kept inside the building. Mr. Miculinich said they do not rebuild engines. They do mostly smaller jobs such as brakes, etc.

Mr. Saladin reviewed the conditions listed in the staff report. He said they will dedicate the additional 13 feet for future right of way for McHenry Avenue. Mr. T. Schmitt said the building may need to be moved slightly and the parking is currently shown 20 feet back from the property line. Mr. Saladin said they are ok with conditions 3B-G. Mr. T. Schmitt said if the knee wall requested for the windows is put in, then the percentage of glass required for the overlay district will not be met. They prefer the stone base and not the knee wall along McHenry Avenue. Also if the additional band is added to the south elevation, the amount of glass will again be reduced. Mr. T. Schmitt said they do agree with adding lighting on the elevation along Virginia Street. That would make the area more pedestrian friendly.

Mr. T. Schmitt said they would prefer to have a similar door than a 6-panel door. They would prefer a 2-panel. It was also suggested that the projection be 2 feet to break up the mass of the building. He said they are showing a projection, but only a few inches. They feel that a larger projection will look out of place. Mr. T. Schmitt said they currently show a canopy over the entrance and they feel that additional canopies don't add anything to the building's architecture. Also they show the door facing the intersection, which is what the customers will use when they drop off and pick up their cars. He added that the windows suggested would look right into the service bay which will not add to anything.

Mr. Saladin believes there needs to be more discussion to get a sense of what the community would like in this overlay district. He said they will provide a landscape plan, they will meet the Sign Ordinance requirements and will comply with the comments of the various City departments.

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

Mr. Jouron said one of the problems with the previous use was their deliveries. He asked what size trucks will be used for deliveries to this business. Mr. Miculinich said their deliveries are usually in either a box truck or pickup truck. It is very seldom that they receive anything via semi trucks. Mr. Jouron asked about the parking along Virginia Street. Mr. T. Schmitt said that parking was recently constructed by the City. Mr. Jouron asked if there will be a ground sign. Mr. T. Schmitt said they had originally planned one for the corner but with the taking of the property and moving of the building, he is not sure there will be room for one. Mr. Jouron said he is ok with the 2-panel door and would like a few awnings. He asked about the air guns that are used to put tires on the vehicles. Mr. M. Miculinich said there were the same concerns in Huntley being adjacent to residential. They use a muffler that reduces the noise. Also, usually the bay doors are closed and the mechanics leave at 5 p.m. Ms. Maxwell said there is a noise requirement in the City Code and the Police Department enforces it.

Mr. Esposito asked about the number of employees. Mr. Miculinich said there will be 8 to 10 full and part time employees. Mr. Esposito said at the current location cars are sometimes double parked. Mr. Miculinich said there are not enough parking spaces at the current location. Mr. Esposito said he likes the awnings. This is a more pedestrian friendly area and he was looking for architecture with an older feel to it. He added that the awnings and lighting have a more downtown feel to it. Mr. T. Schmitt asked if the awnings would be metal or fabric. Mr. Esposito said he would like fabric. Mr. Miculinich said he has never seen windows in a service area. That is very unusual since someone is working right there. Mr. Esposito said it would break up the wall on the west elevation. Mr. Miculinich said it can be done with architecture. Ms. Maxwell said the majority of the comments made in the report are to meet the criteria of the overlay district and the UDO Design Standards. The plans were not received and reviewed until after the legal notice was to be published therefore the only request in the notice was for the Special Use Permit. She added that there are certain criteria for the UDO that 6 out of 10 need to be met before a variation is required. Mr. Saladin said they don't want to come back for variations. They would prefer to have the Special Use conditioned. They will work closely with staff.

Mr. Goss asked about the knee wall and not meeting the 30% requirement for glass. Ms. Maxwell said there are several standards that are required in the overlay district. She said staff will review the requirements. Mr. Goss said he would like the knee wall on the south elevation but doesn't feel it is needed in the sales areas. If there is no door on the side of the building, signs would need to be put up directing customers to the front door.

Mr. Goss said he provided a photo of a building in Barrington that houses an auto repair. They have windows with blinds. He doesn't see a lot of changes that need to be made to the building. He feels that what needs to be changed are minor and can be included in the Special Use approval. This is the first building in the overlay district and that is why they are having longer discussions. He added that there won't be a problem with cars waiting to be serviced blocking the sight line for vehicles turning at the light. Mr. Goss said he hopes the petitioner has a month to month lease with the location they are at currently. Mr. Miculinich said they are working on it.

Mr. Gavle asked about the storm water plan and how large is the grass area. Mr. A. Schmitt said the grass area is approximately 55 feet by 125 feet. The detention areas need to be open. They will use a mixture of native plants as part of the filtering process. He added it took some creativity to make it work.

Mr. Skluzacek said he likes the building the way it is presented as long as the minor changes are worked out.

Mr. Batastini said this business has an impeccable reputation around town. He has seen their building in Huntley. The question he has is if this fits in the Virginia Street Corridor. The building is nice but feels they should be at Routes 14 and 31. He doesn't see this as a pedestrian use. Mr. Batastini said he isn't sure this is the vision the City Council had for this area. He said there is no landscape plan and no sign plan. He is thankful they want to invest in the corner, but he is looking for diversity.

Mr. Hayden said there are a number of Commissioners who were involved with the writing of the overlay districts. There is not a lot of room on the property. Mr. Saladin said they understand that if they can't meet a certain number of criteria in the overlay district they will need to come back for a variation. If the City waits for the perfect use for this site, it may not come.

Mr. Batastini said the first building will set the tone for the area. They need to look down the road – is this the right place.

Mr. Jouron said there is a mixed bag in this area. They want something nice and they need architecture in the area to bring up the standards which will take some time.

Mr. Batastini asked if the petitioner is ok if there is not enough room for a monument sign. Mr. T. Schmitt said they will go with wall signs if there is not enough room. Mr. Miculinich said he likes the wall signs on the Walgreens at Routes 176 & 31. Mr. Batastini wants this use in the City, but maybe not

here. Mr. Hayden said they are only requesting a Special Use Permit. They need to determine if this use is worthy of a Special Use Permit. He asked what constitutes Major Auto repair. Ms. Maxwell said engine or transmission work is major repair while minor is oil change or tire repair. Mr. Hayden said they are requesting Major Auto Repair and would hate to see them move in a few years and another heavier user goes in that building. Ms. Maxwell said the Special Use is granted for that business. If there is another business that goes in that building, they would be required to get a Special Use Permit.

Mr. Saladin reviewed the Findings of Fact for the Special Use Permit. This use is a service facility and is a convenience for the community. It won't be detrimental and will enhance the value of the surrounding properties. This will not negatively impact the traffic in the area and the site has adequate parking. He added that this use will not negatively impact the utilities or the environment. Mr. Saladin said they will maintain the vegetation and will address the concerns of the Virginia Street Corridor.

Mr. Saladin reviewed the Findings of Fact for Automotive Repair, Major. They meet all of the requirements and there will not be any outside storage of vehicles overnight.

Mr. Hayden asked about the restriping of McHenry Avenue. Ms. Wilgreen said there was a traffic study preformed several years ago requiring changes to the striping. She said they will be sure it is still necessary. Ms. Maxwell said McHenry Avenue is proposed to be widened in the future so they want to get the land dedicated while they have an opportunity. Ms. Wilgreen said the additional turn lane was not identified by the City Council that the improvement needed to be completed soon.

Mr. Batastini said the traffic in this area moves at a good clip which makes the pedestrian friendly a challenge. Ms. Maxwell said they are trying to do what is best for both the petitioner and the City. Mr. Saladin said they will work closely with staff on any modifications.

Ms. Maxwell suggested that a condition be added that the petitioner work with staff to meet the design standards of the UDO and the Virginia Street Corridor overlay area.

Mr. Goss moved to approve the Special Use Permit to allow Automotive Repair, Major for Auto Tech at 350 Virginia Street with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Edward Miculinich, received 05/30/14)
 - B. Plan Set (Studio 222 Architects, dated 10/27/14, received 10/28/14)
 - C. Engineering Plan (Schmitt Engineering, dated 10/08/14, received 10/28/14)

~~2. Staff has provided recommended revisions to the plans attached as Exhibits 1, 2 and 3.~~

3. Site Improvements

- A. Provide a Plat of Dedication for the 13 feet of additional right-of-way along McHenry Avenue including the corner for the future intersection improvements. The building shall maintain a 5-foot setback from the new property line.
- B. The existing back-to-back left-turn lanes on McHenry Avenue should be modified to allow for a southbound left-turn lane (McHenry Avenue to US-14) with a minimum 125 feet of storage and a bi-directional left-turn lane to service the proposed development, as well as, the existing entrances to Aldi's, Coventry Motors and Oriole Trail, as illustrated in the engineering review comments.
- C. All requirements of the Crystal Lake Watershed Design Manual must be met.
- D. This project's stormwater drainage area is tributary to a known drainage problem area. Additional runoff cannot result in additional adverse drainage impacts to the downstream area.
- E. All parking lot lights shall meet the VSC Design Standards and Exterior Lighting requirements in the UDO.
- F. Signs shall be installed at the McHenry Avenue drive restricting left turns during peak p.m. times. The times shall be determined by staff.
- G. The ground-mounted signage shall be located outside the dedicated right-of-way.

4. Elevations. **There will be discussion between the City and petitioner that there will be design elements added to the building that meet the Virginia Street Corridor and UDO design standards, which specifically include the following:**

- A. Provide a full knee-wall and increase the bottom block course levels to be at the same height as the soldier course brick, **for the Virginia Street elevation.**
- ~~B. A public entrance shall be provided from Virginia Street at the corner of the building.~~
- C. All windows shall be real see-through windows, as opposed to, faux windows.
- ~~D. Exterior metal doors shall be 6-panel decorative doors.~~
- E. The exterior wall lights shall be a style similar to the VSC lighting standards. Provide wall lighting cut sheets for review.
- F. The soldier course top brick band shall continue along all elevations.
- ~~G. All windows shall have an awning over them. The proposed metal awning over the back public entrance should be duplicated over each window bay.~~ **Awnings shall be over the sales area windows.**
- ~~H. The large windows along the South elevation shall be broken into two distinct windows with a brick section in between.~~
- ~~I. Columns shall project a minimum of 2 feet from the face of the building.~~
- J. The top of the building shall be finished with a top stone cap.

5. Landscape Plan

- A. Provide a complete landscape plan for staff review and approval which meets the requirements of Article 4-400.
- B. Parkway trees are required along McHenry Avenue.
- C. To better screen the overhead doors; a substantial amount of landscape should be added to the parking lot landscape areas.
- D. It is recommended to use the VSC landscape materials.

E. An 8-foot landscape buffer is required between parking lots and interior side lot lines.

6. No signage information has been provided; all signs shall meet the requirements in the VSC Design Standards and then those of Article 4-1000 of the UDO.

7. The petitioner shall address all of the review comments and requirements of the Police, Fire Rescue, and Community Development Departments, as well as, those by our Stormwater Consultant.

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

Mr. Esposito said he voted no because they will not see this again. Mr. Batastini said his reasons for the no vote were already discussed.

REPORT FROM PLANNING

- Business Anniversaries (Fox Valley Animal Hospital, Dobbe Marketing, Village Squire)
- McNeil-Boyer - 171 S. Main St. - Rezoning, Special Use Permit
- Dimopoulos - 103 Sunnyside Ave. – Variation
- Karr-Shoevlin – 153 Greenfield Ave. – Variation
- Crystal Lake Chamber of Commerce – request to rename Chamber building
- McHenry Co College – 8900 Route 14 – Sign Variation
- Parikh – Temporary Use Permit to allow farming at 560 N. Route 31
- Zukowski, Rogers, et.al - 50 Virginia St – Sign Variation
- Green Sprouts – 37 N. Williams St. – Grant
- County Zoning Request – 7010 Hillside Road

Ms. Maxwell reviewed the items for the next meeting on December 3, 2014.

COMMENTS FROM THE COMMISSION

Mr. Hayden said he received a letter from an elementary school student, who asked what it is like to be a Planning and Zoning Commission. He read the letter and stated he will respond to her.

The meeting was adjourned at 9:25 p.m.