



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION  
WEDNESDAY, MARCH 4, 2015  
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, Kathryn Cowlin, 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 FEBRUARY 18, 2015 PLANNING AND ZONING COMMISSION MEETING**

Mr. Jouron moved to approve the minutes from the February 18, 2015 Planning and Zoning Commission meeting as presented. Mr. Esposito seconded the motion. On roll call, members Esposito, Gavle, Goss, Jouron, Skluzacek, and Hayden voted aye. Mr. Greenman abstained. Motion passed.

**2014-58 COMMUNITY HIGH SCHOOL DISTRICT 155 – CRYSTAL LAKE SOUTH HIGH SCHOOL – 1200 McHenry Avenue – A REQUEST FOR CONTINUATION HAS BEEN MADE TO THE APRIL 15, 2015 PLANNING AND ZONING COMMISSION MEETING.**

Mr. Hayden stated that the attorney for the surrounding property owners asked for this continuation – not the School District.

Mr. Goss moved to continue 2014-58 Community High School District 155 – Crystal Lake South High School to the April 15, 2015 Planning and Zoning Commission meeting. Mr. Jouron seconded the motion. On roll call, all members voted aye. Motion passed.

**2015-11 WASTE MANAGEMENT – 1400 Virginia Road – PUBLIC HEARING**

Special Use Permit to allow outdoor storage of a fuel tank in the front of the property.

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.

Kurt Nebel, Senior District Manager for Waste Management, was present to represent the petition. Mr. Nebel thanked the Commission for hearing their request and thanked Staff for all of their help with the

process. He said the facility opened up in late 2009 and currently a fuel truck comes daily to fill up their equipment. They are requesting to add an above ground fuel tank since bulk deliveries would be cheaper, increase efficiency, and it would reduce their carbon footprint with reducing the fuel delivery to once a week. They would prefer the tank to be in the front to make it easier to fuel some of their equipment that is not as easily moved as the trucks.

Mr. Nebel said the proposed tank is double walled, 4-foot in diameter and 11 feet long. They are proposing it be located in the front of the building near the ramp. The location is 10 feet from the fire hydrant and will be located outside of any easements. Mr. Nebel added that this request has been reviewed by the State Fire Marshall's office and received their approval. Prior to the meeting, he provided to the Commissioners a photo of the ramp area as well as a rendering of the type of fence they are proposing to use. The fence will be a 6 foot tall stockade fence that will be painted gray to match the building. Mr. Nebel added that the surrounding area is industrial in nature.

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 there will be a drainage facility required to catch any fuel spills. Mr. Nebel said it is not required by the State Fire Marshall.

Mr. Gavle asked how much room is needed between the tank and the building. Mr. Nebel said 30 feet is required by the State. There will also be bollards around the tank – at the corners and on the sides - to ensure the tank's safety.

Mr. Skluzacek asked how long the ramp is. Mr. Nebel said he wasn't sure. Mr. Skluzacek asked how tall the tank will be and will it be on a "stand" or sit on the ground. Mr. Nebel said the tank will be about 4 feet-6 inches tall and the fence will be 6 feet tall.

Mr. Esposito said he has no problem with the request.

Mr. Jouron asked how tall the bollards will be. Mr. Nebel said they will probably be 5 to 6 feet tall.

Mr. Greenman asked if the tank were placed in the rear, would the petitioner need to have this public hearing. Ms. Cowlin said as long as they met the criteria for a Limited Use Permit, which requires the item to be stored in back of the property, the tank would be approved as a Limited Use, and a Special Use before this Commission would not be required. Mr. Greenman asked about the machine they use in the building. Mr. Nebel said it would need to be walked around the back of the building. With the tank in front it would just be up and down the ramp. Ms. Cowlin added that the Special Use Permit is more to protect the neighbor's view. Mr. Greenman asked if it is just for aesthetics. Mr. Richter said yes. Mr. Greenman said he supports the petitioner's request.

Mr. Goss added that when Waste Management received their original approval it included the storage of

trailers in the front, close to the road. He said the tank would be in that area.

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

Mr. Greenman moved to approve the Special Use Permit to allow outdoor storage of a fuel tank in the front of the property for Waste Management at 1400 Virginia Road with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Waste Management, received 02/05/15)
  - B. Site Plan (revised by staff 02/17/15)
  - C. State Fire Marshall Application (Waste Management, received 02/05/15)
2. The outdoor storage of the fuel tank cannot be located in the municipal utility easement.
3. The outdoor storage of the fuel tank cannot be located within 10-feet of the fire hydrant.
4. Board-on-board fencing shall be used to screen the fuel tank from surrounding properties and the right-of-way.
5. The petitioner shall address all of the review comments and requirements of the Public Works, Fire, and Community Development Departments

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

#### **2014-48 95 GRANT STREET – PUBLIC MEETING**

*A motion is requested to set a public hearing date of March 18, 2015.*

Rezoning; Preliminary and Final Planned Unit Development for a 6-unit residential conversion.

George Ieremcilic was present to represent his petition. Mr. Ieremcilic thanked staff for all of their help. He said this is a good location in the downtown area but the building is not appealing. The building is 1 ½ stories and in the rear there is a metal “shed-type” building. He is requesting to convert the building into a 6-unit apartment building. Mr. Ieremcilic said he will remove the metal structure and add parking. The building façade will remain about the same. He showed photos of the existing building and metal building in the rear.

Mr. Hayden asked if there was anyone in attendance who wished to speak on this matter. He added that there will be another opportunity to speak during the public hearing. There was no one in the public who wished to comment on this petition. The public portion was closed at this time.

Mr. Richter said staff will provide a complete staff report for the public hearing. He said an office use in the downtown area would require 23 parking spaces. The proposed use would require less parking.

Mr. Goss asked if there would be any special requirements to allow housing on the first floor in the “B-4” zoning district. Mr. Richter said both the Building Division and Fire Rescue have been through the building. Mr. Goss asked about the residential use on Walkup. Mr. Richter said he would check into that.

Mr. Hayden asked if these units would be condos or rental apartments. Mr. Ieremcilic said it could be either, but he preferred apartments.

Mr. Goss moved to set a public hearing for 2014-48 95 Grant Street on March 18, 2015. Mr. Skluzacek seconded the motion. On roll call, all members voted aye. Motion passed.

### **REPORT FROM PLANNING**

- Virginia Road Mini Storage – 201 S. Virginia Street – Final PUD
- MJK Building – 5005 Northwest Hwy – Sign Variation
- County Zoning Request – Klatt - 5309 E. Terra Cotta

Mr. Richter reviewed the items for the next meeting on March 18, 2015.

### **COMMENTS FROM THE COMMISSION**

Mr. Goss asked if the County had approved the entrances/exits for CVS. Mr. Richter said they have not received any information from either the State or County at this time.

Mr. Skluzacek asked about the street parking on both sides of the street near the nursing home. He said it is a problem for school buses to get through. Mr. Richter said he would check into it.

Mr. Jouron asked about parked cars blocking an entrance/exit of the car repair business at Berkshire and Virginia. He recalls that they were not allowed to block that entrance. Mr. Richter said he has checked the ordinances for that property and there is nothing specific that requires that the entrance be open. He added that there are other access points for this building and the Fire Department doesn't have an issue with the cars.

Mr. Esposito asked when there will be permanent traffic signals at Main Street and Crystal Lake Avenue. Mr. Richter said that is being held off until the redevelopment of the former Hines Lumber site at the southwest corner.

There were no other comments from the Commissioners.

The meeting was adjourned at 8:10 p.m.