



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, FEBRUARY 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 JANUARY 21, 2015 PLANNING AND ZONING COMMISSION MEETING

Mr. Jouron moved to approve the minutes from the January 21, 2015 Planning and Zoning Commission meeting as presented. Mr. Skluzacek seconded the motion. On roll call, members Esposito, Goss, Jouron, Skluzacek, and Hayden voted aye. Members Gavle and Greenman abstained. Motion passed.

2014-31 CANYON CROSSING - SE East Street and Route 176 – PUBLIC HEARING

The petitioner is requesting to be continued to the February 18, 2015 PZC meeting.

Mr. Goss asked how many times a petition may be continued. Mr. Richter said he will check into that. He added that the plan was being reconfigured to meet the storm water requirements.

Mr. Esposito moved to continue 2014-31 Canyon Crossing to the February 18, 2015 PZC meeting. Mr. Jouron seconded the motion. On voice vote, all members voted aye. Motion passed.

2014-58 COMMUNITY HIGH SCHOOL DISTRICT 155 – CRYSTAL LAKE SOUTH HIGH SCHOOL – 1200 McHenry Avenue – PUBLIC HEARING

The petitioner is requesting to be continued to the March 4, 2015 PZC meeting.

Mr. Esposito moved to continue 2014-58 Community High School District 155 – Crystal Lake South High School to the March 4, 2015 PZC meeting. Mr. Skluzacek seconded the motion. On voice vote, all members voted aye. Motion passed.

2015-07 SCHMIDT – 664 Country Club Road – PUBLIC HEARING

Variation from Articles 3-200 and 3-300(B)(3) from the minimum front yard setback requirements to allow a 4-foot encroachment for a covered front porch on new construction.

Ms. Cowlin said the petitioner had not arrived and asked that the Commissioners hear the next item. The Commissioners agreed.

2015-08 CITY OF CRYSTAL LAKE – BRINK STREET MARKET PARKING LOT – PUBLIC HEARING

Variations from: A. Article 4-200(E)(1)(a), the required 20-foot parking lot setback along a roadway to allow setbacks of 6 feet along Brink Street and 5 feet along Grant Street; B. Article 4-200(H)(1), the required 24-foot dimensional standard for parking lot aisles to allow 22-foot parking lot aisles; and the dimensional standard for vehicle parking spaces of 19 feet to allow 18-foot long spaces; C. Article 4-400(F)(1), the parking lot landscaping requirements including: to provide landscape parking islands every 10 parking spaces in a row to allow the absence of two interior parking lot islands along the north and south perimeters, the required 10-foot wide perimeter landscaping abutting rights-of-way to allow 5-foot wide perimeter landscaping areas, the required 8-foot wide perimeter landscaping area not abutting a right-of-way to allow a 2-foot wide landscaping area, and the requirement to provide a continuous visual screen abutting rights-of-way and not abutting rights-of-ways to allow no continuous screening.

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.

Ms. Cowlin said the City is requesting variations to reconfigure and resurface the Brink Street parking lot. This will increase the number of parking spaces by 10. Also the street lights will be upgraded to include electrical service for the use of the Downtown Association. She added that there will be two-15 minute parking spaces added. Ms. Cowlin said the plans include the grading to be improved and increase the sidewalk area for outside seating by Starbucks. The City believes they meet the Findings of Fact. This lot can't be expanded in any direction and it won't impair light or air to the adjacent properties.

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 the snow from the lot was currently being hauled away. Ms. Cowlin said she passed the parking lot today and the snow piles were still there. Mr. Goss said when this is reconfigured he believes the snow will need to be removed completely. Ms. Cowlin stated she would relay the Commissioners' concern to the City Engineer.

Mr. Gavle said this is great for the downtown. Mr. Jouron is happy that 10 spaces will be added. He asked about the 15 minute parking and is concerned that there will be traffic backups. Ms. Cowlin said there is another City parking lot across Grant Street for people to use as well as this lot.

Mr. Esposito moved to approve the Variations from: A. Article 4-200(E)(1)(a), the required 20-foot parking lot setback along a roadway to allow setbacks of 6 feet along Brink Street and 5 feet along Grant Street; B. Article 4-200(H)(1), the required 24-foot dimensional standard for parking lot aisles to allow 22-foot parking lot aisles; and the dimensional standard for vehicle parking spaces of 19 feet to allow 18-foot long spaces; and C. Article 4-400(F)(1), the parking lot landscaping requirements including: to provide landscape parking islands every 10 parking spaces in a row to allow the absence of two interior parking lot islands along the north and south perimeters, the required 10-foot wide perimeter landscaping abutting rights-of-way to allow 5-foot wide perimeter landscaping areas, the required 8-foot wide perimeter landscaping area not abutting a right-of-way to allow a 2-foot wide landscaping area, and the requirement to provide a continuous visual screen abutting rights-of-way and not abutting rights-of-ways to allow no continuous screening for the Brink Street Parking Lot located at the southeast corner of Brink and Grand Streets with the following conditions:

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

A. Application (received 01/15/15)

B. Site Plan (received 01/15/15)

2. Staff shall provide a landscaping plan that provides vegetation complementary to the downtown for this parking lot.

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

Ms. Cowlin said the petitioner had not arrived and she would contact him. Mr. Richter suggested that he give the Report from Planning. Mr. Hayden agreed.

REPORT FROM PLANNING

Mr. Richter said there is a new grocery store that will be taking up a portion of the former Dominick's store. Fresh Thyme is headquartered in Arizona and we will be one of their first stores in this area. Their regional office will be moved to Downers Grove. He added that the Commissioners can anticipate a submittal from them in a month or so for exterior changes. Mr. Richter said the owner of the center is in negotiations with tenants for the other two spaces that will be created.

Mr. Richter said the announcement for Burlington Coat Factory was in the newspaper. They will be making minor changes to the entrance of the space so it is likely that the PZC will not be seeing that request. Also the request for CVS Pharmacy will be submitted soon. The attorney for CVS has been in contact with the surrounding property owners including Country Donuts to be sure their access is not diminished.

Mr. Esposito asked where Nancy's Pizza will be located. Mr. Richter said they will be in the retail center just north of CVS on Randall Road, where Galloway Subs is located.

Mr. Jouron asked about Family Video. Mr. Richter said the company has been looking for property in Crystal Lake but it is hard to find property in their price point.

2015-07 SCHMIDT – 664 Country Club Road – PUBLIC HEARING

Variation from Articles 3-200 and 3-300(B)(3) from the minimum front yard setback requirements to allow a 4-foot encroachment for a covered front porch on new construction.

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.

Todd Schmidt with ICON Building Group, arrived late, but was present to represent the petition. Mr. Schmidt said there was a single family home that was built over two lots. They tried to rehab the building, but finally decided to take it down and build two homes on the double lot. He said a sewer main was found in the rear yard of the lots and there is no record of an easement. The house on the other lot is currently being reviewed by the Building Division and the home for this lot will require a small variation to allow the front porch.

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 the original home was over the sewer main. Mr. Schmidt said no. Mr. Goss said this request meets the Findings of Fact. There is limited buildable space on this lot.

Mr. Gavle doesn't have a problem with the variation requested. Mr. Jouron, Mr. Skluzacek and Mr. Greenman all agreed.

Mr. Hayden said the difficulty with the Municipal Utility Easement (MUE) causes the hardship. He asked if the petitioner had reviewed the conditions listed in the staff report and if there were any concerns. Mr. Schmidt said he had reviewed them and had no problem with them.

Mr. Esposito moved to approve the Variation from Articles 3-200 and 3-300(B)(3) from the minimum front yard setback requirements to allow a 4-foot encroachment for a covered front porch on new construction at 664 Country Club Road with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Schmidt, received 01/19/15)
 - B. Site Plan (Sengstock Architects, dated 06/19/14, received 01/14/15)

C. Floor Plans (Sengstock Architects, dated 06/19/14, received 01/14/15)

2. The petitioner will work with City Staff to dedicate a 20-foot municipal utility easement around the sanitary sewer main.
3. The petitioner shall address all of the review comments and requirements of the Community Development Department and Fire Rescue Department.

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

REPORT FROM PLANNING

- Blomsness Thebault – 6813 Sands Rd. – Annexation

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

COMMENTS FROM THE COMMISSION

Mr. Jouron asked about the e-cigarettes. Mr. Richter said the Council took no action so everything is the way it was previously to the PZC hearing. Mr. Jouron said there are findings that e-cigarettes are more harmful than regular cigarettes.

There were no other comments from the Commissioners.

The meeting was adjourned at 8:00 p.m.