



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, APRIL 1, 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 Batastini, Esposito, Gavle, Goss, Greenman, Jouron, Skluzacek, and Hayden were present.

James Richter II, Planning and Economic Development Manager, Kathryn 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 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 MARCH 18, 2015 PLANNING AND ZONING COMMISSION MEETING

Mr. Jouron moved to approve the minutes from the March 18, 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 Batastini, Gavle, and Greenman abstained. Motion passed.

Mr. Hayden stated that prior to the regular agenda items, staff had a question for the Commissioners. Mr. Richter thanks the Commissioners for agreeing to hold a Special Meeting on April 22, 2015. There will be a large number of petitions for that meeting and he suggested starting at 6:30 p.m. instead of the usual 7:30 p.m. We will need to do some minor notifications of the time change, but it would be better to have an earlier start time. Mr. Greenman and Mr. Jouron said they would not be able to attend the special meeting. Mr. Batastini said he wasn't sure if he would be in town, but the earlier start would be fine. Mr. Esposito said he may be a few minutes late because of the train he takes, but he will be here. The remaining members (Gavle, Goss, Skluzacek, and Hayden) said the earlier start time would be fine.

Mr. Batastini moved to start the Special Meeting of the Planning and Zoning Commission on April 22, 2015 at 6:30 p.m. instead of the usual 7:30 p.m. Mr. Goss seconded the motion. On voice vote, all members voted aye. Motion passed.

2015-13 CVS PHARMACY – SW ROUTE 14 & VIRGINIA ROAD – PUBLIC HEARING

The petitioner is requesting to be continued to the April 22, 2015 Special PZC meeting

Mr. Goss moved to continue 2015-13 CVS Pharmacy to the April 22, 2015 Special Planning and Zoning Commission meeting which will begin at 6:30 p.m. Mr. Greenman seconded the motion. On roll call, all members voted aye. Motion passed.

2012-79 ATHANS CO. – 6710 Pingree Road – PUBLIC HEARING

Rezoning upon annexation to M-Manufacturing; Variations from: A. Article 2-400 C(8), the requirement of outdoor storage of commercial vehicles and equipment to be screened; and B. Article 4-200 C, the requirement of off-street parking surfacing to allow the existing gravel parking lot to remain.

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.

Robert Riffle, attorney, and George Athans, co-owner of the property, were present to represent the petition. Mr. Riffle said Athans Company manufactures the parts that connect the trucks to the trailers. This is a thriving business. Mr. Riffle said there are manufacturing uses to the immediate south and west of this property. They are requesting variations to allow the business to remain as is. Mr. Riffle added that staff has been extremely accommodating and made this an easy process for them. He said this annexation is a very positive step for both the City and Athans.

Mr. Hayden asked if there were any issues with the suggested conditions of approval listed in the Staff Report. Mr. Riffle said there are no problems with the conditions. They are annexing the property as is.

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 this annexation is similar to others they have done with existing developed property. He said this request meets the Findings of Fact listed in the report.

Mr. Gavle supports this annexation and thanked the petitioners for coming into the City.

Mr. Skluzacek asked if there would be outside storage of materials as well as the vehicles. Mr. Athans said the materials are stored in the building. The only thing stored outside is the vehicles and dumpsters for the waste material. Mr. Skluzacek said the outside storage will not be seen from the street.

Mr. Greenman thanked the petitioner for working with the City and he welcomed the business. Members Esposito, Jouron and Batastini concurred.

Mr. Hayden said this use clearly meets the Findings of Fact and supports this annexation.

Mr. Greenman moved to approve the Rezoning upon annexation to M-Manufacturing and Zoning Variation from: A. Article 2-400 C(8), the requirement of outdoor storage of commercial vehicles and equipment to be screened; and B. Article 4-200 C, the requirement of off-street parking surfacing to allow the existing gravel parking lot to remain for Athans Company at 6710 Pingree Road with the following conditions:

1. A motion to recommend approval of the petitioner's request to rezone the subject property to "M" Manufacturing district upon annexation, allowing the existing uses and improvements via the annexation agreement.
2. Any other improvements that are made to the property shall comply with the current City standards and codes.
3. The petitioner shall comply with the requirements of the Community Development Department, Public Works, Police and Fire Rescue Departments.

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

2015-18 EISENMANN – 150 E. Dartmoor Drive – PUBLIC HEARING

Final PUD Amendment; Plat of Subdivision for 3 lots; Variation from: A. Article 3-200 for the lot area, lot width, maximum impervious surface coverage and principal structure setbacks; B. Article 4-200, for the parking lot setbacks, parking space dimensional requirements; C. Article 4-400 for the parking lot landscaping requirements; D. Article 4-1000 for the freestanding height and area requirements.

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.

Tom Zanck, attorney, Kathy Martinez with Terra Cotta Realty, Jeff Wehner with Eisenmann Corporation, and Mike Caldwell, engineer, were present to represent the petition. Mr. Zanck said Eisenmann is a long standing company in Crystal Lake and Terra Cotta Realty purchased a portion of the property. This request is to reconfigure the subdivision so Terra Cotta Realty owns Lot 2 and Eisenmann owns the new Lots 1 and 3. Also, through this process the cul-de-sac owned by Eisenmann will be rededicated to the City. Mr. Zanck said the original sign presented to staff was larger than what is allowed in the UDO. They are presenting a revised sign that meets the height requirement, but is slightly larger than the allowable square footage. Ms. Martinez showed a sample of the stone that will be used in the base of the sign.

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

Mr. Goss thanked the petitioners for changing their sign.

Mr. Skluzacek said he understands what they are trying to do.

Mr. Greenman and Mr. Esposito didn't have any questions. Mr. Jouron said he likes the revised sign and asked what the hours of illumination would be. Mr. Wehner said they had not given that any thought. Ms. Maxwell stated that there are only limitations on the hours of illumination for properties adjacent to

residential. Mr. Batastini said he likes the revised sign.

Mr. Hayden said this request meets the Findings of Fact in the report.

Mr. Greenman moved to approve the Final PUD Amendment; Plat of Subdivision for 3 lots; Variation from: A. Article 3-200 for the lot area, lot width, maximum impervious surface coverage and principal structure setbacks; B. Article 4-200, for the parking lot setbacks, parking space dimensional requirements; C. Article 4-400 for the parking lot landscaping requirements; ~~D. Article 4-1000 for the freestanding height and area requirements~~ Eisenmann TCR at 150 E. Dartmoor Drive with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (Eisenmann TCR, received 03/09/15).
 - B. PUD Site Plan (VSEI, dated 02/24/15, received 03/09/15).
 - C. Final Plat of Subdivision (VSEI, dated 03/09/15, received 03/09/15).
 - D. Free-Standing Sign, (~~no date, received 03/09/15,~~ **revised sign received 4-1-15**).
2. Final Plat of Subdivision
 - A. The Plat shall meet all the requirements of Article 5-200 G 3 b, including but not limited to, names of owners and certification by licensed surveyor; exact location, width and name of all streets and dedication status; building setback lines and school districts in which each lot is located.
3. The new parking areas on lot 1 and on the south side of lot 2 shall be restriped to reflect the new parking lot designs in accordance with the site plan.
4. For the additional and revised parking areas on lot 3, the owner shall provide a landscaping plan for review and approval by staff when permits for the additional parking area are applied for.
5. Signage
 - A. ~~The freestanding sign shall comply with the Sign Ordinance requirements.~~ **The free standing sign shall comply with the sign presented at the April 1, 2015 Planning and Zoning Commission meeting.**
 - B. Requests for wall signage beyond what is allowed by the Sign Ordinance shall be made through an application for a Sign Variation.
6. The petitioner shall comply with all of the requirements of the Community Development Department.

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

REPORT FROM PLANNING

Ms. Maxwell stated that there was no City Council meeting to report on. She said at the City Council meeting on April 7, 2015 there will be several previously approved projects that are requesting their approval to be extended. They are: 2005-29 Badger Midwest (PUD) Fairfield Inn hotel @ 900 COG

Circle; 2006-88 Ashwood Estates (Plat) 28 single family lots Located west of Huntley Rd.; south of Lake Ave.; north of Bard Rd.; 2007-21 Bard/Bartley Square (PUD) 38 townhouse units Located at the southwest corner of Bard and Huntley Roads; 2007-108 City Square (PUD) 48 townhouse units Located at 110 W. Woodstock St.; 2009-58 Crystal Lake Office (PUD) 741 S. McHenry Ave.; 2010-03 Creekside Office (PUD) 850 McHenry Ave.; and 2010-26 Crystal Creek (PUD) 92 townhouse units Located north of Miller Road.; west of Randall Road.

Ms. Maxwell reviewed the items for the next meeting on April 15, 2015 as well as the Special Meeting on April 22, 2015.

COMMENTS FROM THE COMMISSION

Mr. Batastini said there is a lot of activity at Terra Cotta Avenue and Terra Cotta Road. Ms. Maxwell said Bucky's gas station was looking at the southwest corner. She understands that someone is interested in the southeast corner, but has not contacted staff.

Mr. Hayden asked about the Route 14 improvements between Crystal Lake and Woodstock. Mr. Richter said the construction is starting in Woodstock first.

There were no other comments from the Commissioners.

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