



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, MAY 6, 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, Goss, Greenman, Jouron, Skluzacek, and Hayden were present. Mr. Gavle had resigned.

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 APRIL 22, 2015 SPECIAL PLANNING AND ZONING COMMISSION MEETING

Mr. Skluzacek moved to approve the minutes from the April 22, 2015 Planning and Zoning Commission as presented. Mr. Goss seconded the motion. On roll call, all members voted aye. Motion passed.

2014-60 LUTTER CENTER – WALMART-MURPHY OIL - 1205 S. Route 31 – PUBLIC HEARING

This petition is being continued to the May 20, 2015 PZC meeting.

Mr. Goss moved to continue 2014-60 Lutter Center – Walmart – Murphy Oil to the May 20, 2015 PZC meeting. Mr. Jouron seconded the motion. On voice vote, all members voted aye. Motion passed.

2015-25 McHENRY ATHLETIC COMPLEX - 1310 Ridgefield Rd – PUBLIC HEARING

This petition is being continued to the May 20, 2015 PZC meeting.

Mr. Jouron moved to continue 20145-25 McHenry Athletic Complex to the May 20, 2015 PZC meeting. Mr. Goss seconded the motion. On voice vote, all members voted aye. Motion passed.

2015-24 ZUKOWSKI ROGERS FLOOD & McARDLE - 50 Virginia St. – PUBLIC HEARING

Variations from Articles 3-200(B)(1) front yard setback, 4-200(E)(1)(a) off-street parking and loading setback and 4-400(F) landscaping and screening standards to allow no perimeter parking lot landscape screening, a parking lot setback of 8-feet and a 23.91-foot front yard setback to allow the property to remain in its current condition.

Mr. Hayden stated the petitioner is requesting a continuation to the June 3, 2015 Planning and Zoning Commission meeting.

Mr. Greenman moved to continue 2015-24 Zukowski, Rogers, Flood & McArdle to the June 3, 2015 Planning and Zoning Commission meeting. Mr. Goss seconded the motion. On voice vote, all members voted aye. Motion passed.

2014-48 95 Grant St. – PUBLIC HEARING

Preliminary and Final PUD for a multi-family development in the “B-4” Downtown Commercial zoning district.

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.

George Ieremciuc was present to represent his request. Mr. Ieremciuc thanked the Commission for their time. He said the property currently has an existing 1 ½ story brick office building with a small shed in back. The shed would be removed and parking would be added. He would like to renovate the building for apartments. The roof line would change to a pitched roof and new windows would be added.

Mr. Hayden asked if the petitioner had any concerns with the conditions in the report. Mr. Ieremciuc said he has no problem with the conditions and all of them can be met. Mr. Hayden asked about the Findings of Fact that are listed in the report. Mr. Ieremciuc believes he meets all of them. The biggest issue is parking, but with the removal of the shed they can create eight parking spaces with using smaller stalls. Mr. Ieremciuc said he will be one short of the required number of spaces. He will rent parking spaces within walking distance, as long as there are tenants in the building by securing Z-lot passes.

Mr. Ieremciuc said he has owned rental property within the City for a few years and he is not going anywhere. This site would be for a more specific tenant. They would mostly be single or young professionals who commute to work via the train.

Patrick Coen, a beneficiary of 65-67-69 Woodstock Street, said parking downtown is terrible. This use would increase the burden on parking in the area and would cause more problems. By providing only 1.5 parking spaces per unit additional parking problems would occur. Mr. Coen added that the row houses on the west side of Grant Street were built with the same concept in mind, commuters, but it didn't prove feasible. Only half of the units were built. The “guest” parking spaces that were built are full all of the time because the people in the units have more than one car and they have a one car garage. He added that giving a variation for parking will create more congestion. Mr. Coen asked where the location of the dumpster is. People have used other dumpsters in the area. The dumpster should be in the rear of the building like the others in the area. He does welcome improvements to the area but doesn't want to burden the businesses more than they already are. Mr. Greenman asked if Mr. Coen feels that providing 1.5 parking spaces is not enough parking because the tenants may have more than 1 car. Mr. Coen understands that the downtown area is allowed a 30% reduction of the parking requirements. That flies in the face of reality. There is limited street parking and limited parking spaces. It is hard to find a parking space that allows parking for more than 4 hours.

Jim Thorpe, President and CEO of Crystal Lake Bank and Trust, said this property is immediately behind theirs. Mr. Thorpe appreciates any improvements made in the downtown area. Parking is the issue. He said the bank owns parking spaces for their customers and it is a constant battle with others using them, even with signage. The parking issues are compounded with residential uses. Mr. Thorpe said the bank has a right to tow cars parked in their spaces. He added that there is limited access to this property and beer and food delivery trucks jam up the traffic in the alley. Also, the pizza delivery drivers jam up the back alley, as well as the access to this property. They have had discussions with businesses and employees about where to park, but even with the "Z" lot people won't walk that distance.

Lisa Waggoner, attorney for the owner of 60-68 Williams Street, said the building has been significantly rehabbed and their parking spaces have been paved recently. There have been many issues with parking, which are mostly tenants from other buildings. The owner of the property doesn't want to have the cars towed. Ms. Waggoner said this raises the question that if a building that is a 100% residential use, is it compatible with commercial uses in downtown. They are also concerned with the dumpster that will take up a spot. Ms. Waggoner also asked about the snow plowing. Will the snow be completely removed? Ms. Waggoner is concerned with an all residential building. The City hasn't gotten to be pedestrian friendly yet. People still want their cars to get around and is concerned that there would be 2 cars for each of the 6 units.

Rich Francos, representative of the bank who currently owns 95 Grant, said the variations requested are a significant improvement to the variations that would be needed for the building to continue to be office uses. Currently, the office building has three parking spaces. He added that parking problems are the nature of a downtown district and the proposed use is realistic. Mr. Francos said this is an aesthetic improvement to the building and he supports improving the area. He added that it is an important benefit to returning this property to highest and best use and to the active tax rolls. The bank has attempted to lease the office building and the problem of having only three parking spaces has always come up. Mr. Francos added that there is a spot for a dumpster and was placed in an area that staff suggested. He hopes the Commission supports the plan as proposed.

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

Mr. Ieremciuc said he understands the other property owners' issues. He is improving the parking situation. The dumpster would be enclosed and no other business in the area have their dumpster in an enclosure. As for the delivery trucks blocking the alley and entrances, that is a shared burden and not just for this property. Mr. Ieremciuc manages 800 rental units and currently 30% of the tenants have 1 or no car. He is confident that the tenants will have 1 or no car.

Mr. Goss said half of the units will have access from the front and the residents will need to walk around the building to get to the parking. Mr. Ieremciuc said that is correct. Mr. Goss hopes that eight parking spaces will be enough. The petitioner would need to purchase Z-lot permits. Mr. Goss said he supports this petition.

Mr. Esposito asked how many rental units that are owned by the petitioner are suburban units. Mr. Ieremciuc said 70 units are in Crystal Lake and 30% of those tenants have 1 or no car. Some of his tenants have medical conditions and don't own a car. Mr. Esposito said he has problems with granting variations for parking in the downtown area.

Mr. Skluzacek said the only access to the parking area for this building is off Brink Street. It is very congested there. He added that the exit from the parking area is on the north side of the building and there would be windows on that side. Mr. Ieremciuc said the windows would be raised and there would be a curb installed. Also, the windows would have tempered glass. Mr. Skluzacek said the glass would break easily with snow plowing. He asked how the residents would get out of the units on the second floor in an emergency. Mr. Ieremciuc said they would go out the windows. He added that the windows meet the codes. Mr. Skluzacek said the blue prints show a guard rail on the windows. Mr. Ieremciuc said he would meet the requirements of the Fire Department.

Mr. Greenman understands the concerns raised by the neighbors and they are not unique to this petition. This property has a high potential for parking issues. If you look at the potential uses for an office building, it would currently exasperate the parking issue. He heard from the neighbors that people don't want to walk to the extra parking spaces, but leaving this building office would create a worse parking problem. The use would be a challenge, but it could be much worse. This is not necessarily the best use, but a proper use for this property. Mr. Greenman said the snow removal is important. The petitioner needs to think about it and work with tenants to be sure their needs are met, as well as being a good neighbor to the businesses. Mr. Greenman said he supports this request.

Mr. Jouron agreed with Mr. Greenman that he has seen worse parking issues. There are bars in that area that need 100 spaces and they have six. If there is a real estate office in that building it would create a larger problem. He suggested that the potential tenants be made aware of the parking situation, delivery trucks, tow trucks, etc. There are not many buildings downtown that are all residential. Mr. Jouron asked where the petitioner's other rental units are located. Mr. Ieremciuc listed the locations and stated that he does have a front end loader to remove snow from his other sites. Mr. Jouron asked about the size of the dumpster. Mr. Ieremciuc said he will have a 2-yard dumpster and it will be enclosed on three sides. Others will dump their garbage here and he knows it will happen.

Mr. Batastini said he understands the parking issue downtown and currently there is no solution. Making the parking spaces smaller is not a great idea. He said the other solution is to leave building vacant which is not a good solution.

Mr. Greenman summarized the situation and they don't have a solution for the parking downtown. He added that this is a fine project and will bring the property back on the tax role again.

Mr. Hayden asked if there were comments from Police and/or Fire Departments. Ms. Maxwell said this meets all of the requirements for emergency exit. There will be fire rated areas to allow people to get out. She said the new plans show a pitched roof for the building and fire stops many need to go up into the roof.

The City hired a consultant to do a parking study for Downtown. There was found to be a surplus of parking downtown by over 560 parking spaces. There is a surplus of parking to the west and south of this site. She added that the Council had looked at several options that were listed in the study.

Mr. Ieremciuc said the people who will be parking in these spots won't be coming and going like they would for a store and doesn't see a problem with having them a little smaller. At large parking complexes, people have to walk from the building to their car. He added that these spaces will be controlled and he knows whose car is whose. Mr. Ieremciuc said he is open to either adding the pitched roof or keeping it flat. He would not waste his money on a project if it is not going to work. Mr. Batastini asked what the rent will be. Mr. Ieremciuc said about \$1200.

Mr. Hayden asked how the fire rating between units will be achieved. Mr. Ieremciuc said he will use gypsum and the building will be sprinklered. Mr. Hayden said there is no easy way for a handicap person to get out in an emergency. He would hate to have his fire fighter son try to rescue someone handicapped. Mr. Ieremciuc said this is not classified as a two story building and doesn't need to meet handicap accessibility. He said the building will be sprinklered and doesn't see a problem with this. Mr. Hayden said this is a tough decision. He said the Commission must look at the Findings of Fact that are listed in the report. He didn't hear testimony that this is desirable at this location. Mr. Ieremciuc said the new trend is for people live near the train station and won't need cars. Mr. Hayden agreed, but the key is at this proposed location. Palatine and Arlington Heights have large apartment buildings near their train stations, which is a better fit than this building. Mr. Ieremciuc said he would also be marketing to employees of businesses in the downtown area so they will be able to walk to work. Mr. Hayden said another Findings of Fact is that this use won't negatively impact traffic. Mr. Ieremciuc said there will be eight cars in this parking lot. If this building would continue to be an office use, people would be coming in and out all day and traffic in the area would be impacted more. Mr. Hayden asked if there will be any covenants for the residents. Mr. Ieremciuc said yes and they would be assigned a parking space that they must use. There won't be any pets and they can't discriminate with children. Mr. Goss agrees with the issue regarding the Findings of Fact for traffic impact, but this use is better than an office use.

Mr. Batastini prefers the peaked roof. Mr. Goss agreed especially since it reduces the chance of water damage. Mr. Batastini is concerned with who would enforce the parking for the tenants. He agrees the proposed use is the better of two evils. Ms. Maxwell said the tenants will also have Z-lot passes. As for enforcement of which tenant parks in which space, the enforcement would be the petitioner's. If the problem is parking on the street, it would be the Police Department. Mr. Batastini asked where the closest Z-lot is to this property. Ms. Maxwell said next to Ormsby. Mr. Batastini said that is a good distance away from this building. Ms. Maxwell said if it is the tenant's second car it can be parked farther away. Mr. Goss asked if the new parking lot just north of Home State Bank on Grant Street is a Z-lot. Ms. Maxwell said it is limited to 4 hour parking.

Mr. Greenman moved to approve the Preliminary and Final PUD for a multi-family development in the B-4 Downtown Commercial zoning district for 95 Grant Street with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Ieremciuc, received 02/10/15)
 - B. Architectural Plans (Joseph A. Meyer, dated 04/29/15, received 04/30/15)
2. The petitioner shall apply for one (1) Z-lot pass per unit each year.
3. The building is required to be fully sprinklered and connected to the City's alarm system.
4. Maintain fire rating requirements between units, which would need to continue up through the attic, and the adjacent building.
5. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments.

Mr. Jouron seconded the motion. On roll call, members Goss, Greenman, Jouron voted aye. Members Batastini, Esposito, Skluzacek, and Hayden voted no. Motion did not pass.

Mr. Esposito said he is always concerned with granting variations for parking in the downtown area. Also the cars will be parked longer than a few hours, which is a different situation. Mr. Batastini said he voted no because they need a solution to the parking in the downtown area. Mr. Hayden based his no vote on the Findings of Fact and didn't feel that the impact on traffic or that this was desirable and necessary in this location were met. Mr. Skluzacek said his no vote was about the tightness of the parking spaces and the egress from the building to the parking area.

2015-23 CRYSTAL LAKE FAMILY DENTAL – Carlemont – PUBLIC HEARING

This petition was continued from the April 22, 2015 Special PZC meeting.
Preliminary Planned Unit Development for an office development.

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.

Brian Korte, architect, and Dr. Sandhu were present to represent the petition. Mr. Korte said the property is located on Carlemont Drive, just north of Dr. Sandhu's animal hospital. They are proposing two new buildings and there would be one access point to this development. Mr. Korte said they have talked with Staff who felt the proposed access point was unsafe and they would be modifying their drawing. They are required to provide 71 parking spaces and have provided 72. The variation from the impervious surface coverage is from the allowed 65% to 68%. The dental clinic is proposed to be a brick and stone clad building. This building would include a call center to be used by both the dental clinic and the animal hospital. He added that there would be private spaces for the family use within that building. Mr. Korte said there are no tenants proposed for the building, but it can be broken up into 3 to 6 spaces.

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

Mr. Goss stated that this request meets all of the Findings of Fact and supports this request. The impervious coverage is not a concern for this lot. The lot is designed to drain to the detention area in the rear.

Mr. Esposito agreed and is ok with the request. Mr. Skluzacek supports this project. He asked if any animals will be brought into the office building. Dr. Sandhu said no and there is a shortage of offices in the animal hospital. This space will be used mostly to store paperwork.

Mr. Greenman agreed with the use. He asked about the recommended conditions in the staff report. Mr. Korte questions the thick stone cap. They are showing a stucco-type stone cap and asked if that would meet that condition. He added that a heavy stone cap would be costly. Ms. Maxwell said they want the stone cap look since sometimes walls are not finished off. She added that the condition could be modified to use similar material. Mr. Greenman asked how staff would prefer it to be done. Ms. Maxwell said the parapets for both buildings need to be finished off with a top cap. Mr. Greenman asked about reviewing the plans to be sure it is what we are looking for. Ms. Maxwell said when the building permit is submitted, she would have a chance to review it again. Mr. Greenman said he is not sure of the verbiage to use to give Staff enough teeth. Ms. Maxwell said they can work with the petitioner. Mr. Korte asked if what is shown would meet the condition. Ms. Maxwell said they want to be sure it is capped off. Mr. Goss suggested striking "stone" from condition.

Mr. Jouron said when the animal hospital came before the Commission, they held the Dr.'s feet to the fire to be consistent with the architecture in the area. He doesn't have a problem with the dental office, but have problem with the office building's architecture.

Mr. Batastini has no comments. Mr. Hayden said he is impressed with the designs and materials. Usually they have to ask for this type of building material. He appreciates what has been done and likes the uniqueness of both buildings.

Mr. Goss said he is not sure he agrees with the right-in/right-out for the property. That would force traffic to go through the residential area. Ms. Maxwell said there is a cross access between the lots. Mr. Goss said putting up signs stating where vehicles can turn left could be confusing.

Mr. Goss moved to approve the Preliminary and Final PUD for Crystal Lake Family Dental located southwest of Carlemont Drive and Angela Lane with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Korte Architects, received 04/17/15)
 - B. Site Plan (Korte Architects, dated 04/03/15, received 04/14/15)
 - C. Grading Plan (Korte Architects, dated 04/03/15, received 04/14/15)

D. Architectural Plans (Korte Architects, dated 04/06/15 and 04/08/15, received 04/14/15)

2. Site and Landscape Plan

- A. Provide a final landscape plan that meets all the requirements of Article 4-400.
- B. Amend the driveway to a right-in/right-out to address safety concerns.
- C. All signage shall meet the UDO.

3. Elevations

- A. Provide a thick top-~~stone~~-cap along the parapet roofs of both buildings.

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

5. Provide signage to inform clients exiting the site where left turns can be executed.

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

Mr. Jouron said his no vote was because of the architecture that was required in this area when it was first being developed.

2015-26 DEDDO – 1784 Kennsington Ln. – PUBLIC HEARING

Variation from Articles 3-200 from the minimum rear yard setback requirement to allow a 10-foot encroachment for an above ground swimming pool and deck.

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.

Richard Deddo was present to represent his petition. Mr. Deddo said he is requesting a 10 foot variation to attach the deck to the house and pool. He would also have an additional deck that is in the corner of the house at ground level.

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

Mr. Esposito said he has no problem with the deck going up to the pool. Mr. Skluzacek said he has no problem with the request. Mr. Greenman said this makes perfect sense and meets the Findings of Fact. He added that the way the ordinance is written it is erroneous and the hardship is justified. They want people to take care of and improve their property.

Mr. Esposito moved to approve the Variation from Articles 3-200 from the minimum rear yard setback requirement to allow a 10-foot encroachment for an above ground swimming pool and deck at 1784 Kennington Lane with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Deddo, received 04/17/15)
 - B. Site Plan/Survey (received 04/17/15)
2. The petitioner shall address all of the review comments and requirements of the Community Development Department.

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

2015-20 OAK HOLLOW – S. Kent St.; N. RR Tracks; W. Thomas – PUBLIC HEARING

This petition was continued from the April 22, 2015 Special PZC meeting.

Rezoning, upon annexation, to R-3A Two-Family Residential; Preliminary Plat of Subdivision to create a 62-lot subdivision with outlots for detention; and Variations from: A. Section 3-200 5 from the required lot width for Lots 17, 18; lot area for Lot 53; and the combined side yard setbacks to allow 14 feet for ranch home lots; B. Section 4-100 D 2 from the required horizontal curve radius of 200 feet to allow 85 feet and 100 feet; and C. Section 5-200 G 2 b xxii from the growth management plan 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.

Harold Francke, attorney, Jim Truesdell with D R Horton Builder, Ron Adams, engineer, Sharon Dickson, landscape architect, and Chris Naatz were present to represent the petition. Mr. Francke said they have shortened the list of requested variations. There would also be another public hearing at the City Council for the annexation of the property. Mr. Francke said they have been working with staff for a while and they have been very helpful.

Mr. Truesdell showed a Power Point presentation. He showed an aerial photo and described the area. This is a central in-fill location and reviewed the Comprehensive Land Use Plan map, which calls for Urban Residential with density of 1 to 4 units per acre. The request complies with Comprehensive Plan. Mr. Truesdell reviewed the goals in the Comprehensive Plan text, which encourage a diversity of houses types in the City. He also showed the Zoning Map of the area and said the property is totally surrounded by Crystal Lake. They are asking for “R-3A” zoning. He added that many lot sizes on John and Kent Avenue are smaller lots and this development will enhance the area. Mr. Truesdell said Kent Avenue would be continued through this site. He showed the site plan for the project and said the site is approximately 21 acres with 62 units. The minimum lot size is 7200 sq ft. He said they initially asked for two lot width variations but they determined that if some minor configuration changes were made they could meet the lot

width. Therefore the lot width variation is withdrawn. All of the lots will meet requirements of “R-3A”. Mr. Truesdell said they are requesting one minor variation. They have a ranch home that is slightly wider than the other homes which would require a variation from the combined side yard setback to a total of 14 feet. He said over half of the lots exceed the minimum lot size. They show two roadway curves on the site. Kent Avenue needs to connect into this site and with the railroad tracks there, they need to have that sharp of a curve.

Mr. Truesdell said they want fewer homes along the railroad tracks. This is a local street and won't generate significant amounts of traffic and when people travel on the tighter curve, they would have to slow down. This is a good way to plan the site and they have justifiable variations. Mr. Truesdell showed how the proposed footprints of the homes would fit on the minimum size lots. Also shown are the buildable areas of those lots which would allow for room additions and decks. The two-story homes would have a front porch and will fit behind the front setback line. Even the largest 2 story homes have 10 feet in allowable building area. He added that John Street would remain a dead end and they would work with the Fire Department regarding an emergency turn around for that street. He said they have kept the open space along the tracks and deeper lots back up to lots on Kent Avenue. Also open space/detention area backs up to the school property. Mr. Truesdell gave a summary of the request. There will be no more than 6 lots that would have the variation for the side yard requirement due to the larger ranch home footprint. They hope to sell more than 25 units a year. The housing market is picking up and the Grown Management requirement dates back to when the development was going quickly. They believe that 25 homes a year is a small amount and it would be hard to get financing with that restriction. Mr. Truesdell said they don't feel this is necessary at this time.

Mr. Adams said he worked on many other projects in Crystal Lake including Ashton Pointe. The sanitary sewer and water mains were stubbed to this property and they would also provide an additional connection to the water main on Kent Avenue so the water would circulate better. All pavement width, sidewalk width, etc. would meet the City's requirements. Mr. Adams said the detention areas shown on the plan are currently depressed areas. They would determine the percolation of the soil and design the areas to accommodate those calculations. There is currently no evidence that water would store in those areas. Mr. Adams said this property not in the City's watershed and they would design the site in accordance with both the City's and County's storm water requirements.

Ms. Dickson said the street trees are shown at 40 feet on center and would be move to accommodate the utilities and sight triangles as well as driveways. The detention basins would be grasses similar to Ashton Pointe. Ms. Dickson said they will plant 157 trees to replace the removed trees, which will be mostly around the detention area and planted in clusters.

Mr. Truesdell showed original elevations of the buildings. Staff reviewed them and gave recommendations for meeting the architectural guidelines. All homes contain front porches and there are other character features that would be added such as shutters and molding over the garages. He added that there would be windows on every elevations – no blank walls. Mr. Truesdell said this would benefit the community. They hope the Commissioners can support this project.

Mr. Hayden asked if there were any issues with the conditions listed in the Staff Report. Mr. Truesdell said they don't have a problem with the conditions and stated that the variation needed to accommodate the larger ranch home will only be needed on 6 lots not 12.

Frank Shields, 40 Kent Avenue, asked if the landscaping would have a soil berm by the railroad tracks. Mr. Truesdell said there would be landscaping. Mr. Adams said there are issues with the grade along the railroad tracks and there are also fiber optic lines buried there. Mr. Shields said there would be a large increase in traffic especially school traffic unless it is somehow regulated by the City in the morning and afternoon. Parents will think that it is great to have a circle route. He also asked if the construction traffic would be limited. He would prefer using Oak Hollow not Kent.

Walter Wojack said he is not a resident of Crystal Lake, but does come to his son's home. He is concerned for the 30 children in the area that there is no place to play. Mr. Wojack is asking for a small play lot. He is not asking for something like Veteran's Acres. He added that there would be an increase in traffic and believes that speed bumps would be a good idea and keep the kids safer. He suggested that the two lots at the end of Kent Avenue that are vacant could be turned into the play park.

John Wojack lives on Kent Avenue. They paid for the sewer line and asked about recapture. Ms. Maxwell said there is recapture, but the connection to the sewer for this development would be from Ashton Pointe.

Mr. Shields said there is recapture for both water and sewer. Ms. Maxwell believes it is only sewer but she will check. Mr. Truesdell said they will connect to the water on Kent Avenue and believes there is also a connection at the school. Mr. Shields asked why not connect to Kent. Mr. Adams said the sewers are too shallow.

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

Mr. Hayden asked about traffic issues at school time. Mr. Truesdell said Oak Hollow Road ends at the church's property and picks up again just east of the church's property. He understands the concern and it would help when road is connected to Pingree. There are no alternatives, but to connect to Kent and part of the City's plan is to connect the roadway. Mr. Goss said it is not the petitioner's intention to put Oak Hollow through to the southeast. Mr. Truesdell said there is a letter of credit by the church to complete road. He said they did not show a park area when the plan was originally presented to staff since at that time it had not been determined that a park would be required. Recently, they received a call from the Park District and they indicated a small tot lot in this area would be appropriate. They would work with the Park District on the location of the park. Mr. Hayden said he sees a safety issue with a park being along the tracks. Mr. Truesdell said they would construct a fence and tot lot would be closer in. He said that speed bumps on Kent would be more a question for the City and believes the curves of the road would help the situation by causing the traffic to slow down. Mr. Esposito is concerned with cars speeding up on Kent after they get through the curves. Mr. Truesdell said that is not much different than any other subdivision in the City but it

is something that would need to be addressed. He added that they are currently in discussions with the homeowners' association about purchasing the 50-foot lot and adding that to this project. Mr. Francke said they would work with staff on the construction traffic.

Mr. Batastini said he likes the single family units there but doesn't care for the zoning. He feels that the petitioner wants as many homes as can be put on the property. They need to use Ashton Pointe as the example for the area and would prefer R-2 zoning. Mr. Batastini added that he doesn't care for the park to be next to the railroad tracks especially since they are very busy tracks with commuters and freight. The closest park to this property is not very close. He believes there would be a traffic increase because of the school and is not sure that is the developer's problem. Mr. Batastini said he went to the petitioner's website and saw very beautiful homes and feels that the homes presented here are very boxy. He understands the petitioner wants to blend in, but prefers to see differences in the homes and not barracks. He suggested there could be more creativity if the lots were larger.

Mr. Jouron asked about the ranch homes. Mr. Truesdell said they can be anywhere in the subdivision and would build the amount that is fueled by demand although the larger ranch homes would be limited. Mr. Jouron asked about basements. Mr. Truesdell said there would be walkouts as well as regular basements. Mr. Jouron asked about the number of bedrooms. Mr. Truesdell said they will be 3 to 5 bedrooms. Mr. Jouron said the homes look like the old salt box designs and is concerned that the homes are very plain. He asked about the selling price. Mr. Truesdell said they anticipate starting in the upper \$200,000 and \$300,000. Mr. Batastini said with that price point it should open up for more designs. Mr. Truesdell said they need to factor in the cost of the land, etc. and they believe these homes are suitable for the market. Mr. Jouron asked how much space is between the rear of the homes and the lot line. Mr. Truesdell said it is between 26 feet to 42 feet for the minimum lot size. There are lots that are deeper than these. Mr. Jouron prefers the "R-2" zoning district with larger lots.

Mr. Greenman said he is generally supportive of the "R-3A" zoning because it backs up to the tracks. He is concerned with anti monotony code and that the homes will look cookie cutter style. This would be a challenge and would like something different. He is also concerned with traffic flow of area. Ms. Maxwell said she doesn't know of a mechanism to keep people from cutting through. Putting "local traffic only" signs are a possibility, but there is limited ways to enforce it. Mr. Greenman said speed bumps are a good concept, but difficult with snow plowing. This is great example of in-fill piece. He asked that the petitioner work with staff on the traffic and the architecture. He is confident that the elevations can be better both in quality and aesthetics. Mr. Greenman can support the density, but he is not in favor of the variation for the larger ranch foot print.

Mr. Skluzacek said the lots could be slightly bigger and eliminate some of the variations requested. He understands the need to have a certain number of homes to make the project work. The lots need to be bigger and more comparable to Ashton Pointe.

Mr. Esposito agreed with the comments that have been made. His biggest issue is the requested zoning classification. These are single-family homes and should have single-family zoning. They show only 2 car

garages and people will want a 3 car garage. An eight foot deck is small. People in the area have asked for variations because the lots are too small and there is not enough room for pools and decks. Mr. Esposito said there would be a large increase in traffic if Oak Hollow doesn't go through to the east. He also would prefer another location for park and not along the tracks.

Mr. Goss asked how many units they would want to build in a year. Mr. Truesdell said they don't believe they will build all of the units in one year, but 25 units per year limitation makes it difficult to obtain financing for. Mr. Francke said the growth management plan was put in place because communities didn't have the staff to keep up with the construction. These are different times now. It is in the neighbors' best interest to have construction completed quickly. Mr. Goss said the reason for the growth management plan was because the school districts were getting hammered. He wished this was a concept plan and prefers "R-2." This will look like a long row of homes and would prefer different setbacks so there won't be a long line of homes. Mr. Goss is also concerned with detention area next to school. Also Kent Avenue can't handle the construction traffic and it would not be good to have it go next to school. The road connection needs to be worked out with church before first building permit. He can't support the request. It should be "R-2."

Mr. Hayden agreed. On bright side, the limited build out was primarily for the school districts and allowing them enough time so they know what would be coming to them in future years so they can plan. At this point, he agrees that times have changed, school district enrollment is down, and that is not a major issue. The bad news is he sees this as a blank canvas. With that said, he can't see how there can be a hardship for the variations. Are the lots too small or are the homes too big. The petitioner can adjust either to make them fit with no variations. Mr. Hayden stated that profitability can't be taken into account by this Commission. He can't find a hardship and therefore he would not approve this plan with the variations. Even the curve radii could be designed differently. Mr. Truesdell feels the curves will slow down traffic. Mr. Hayden asked if the cul-de-sac has enough room for fire trucks to turn. Ms. Maxwell said that is the standard design. Mr. Hayden asked if it is possible to design the project without variations and use the proper zoning. Ms. Maxwell said there are very few curves in the City that meet the requirements.

Mr. Goss said the problem with Ashton Pointe was when it came before the Commission there were smaller homes and property owner had room to do something with their back yard. As other developers came in and built their homes, they became monstrous homes with 3 car garages. He is concerned with the size of the lots. If a 3,000 square foot home is build on a 7,200 square foot lot that's too much and either the current or future home owners can't do anything with the back yard. Mr. Hayden said if this were a senior community where the yard maintenance, etc. is taken care of he could see the lot size. When building homes over 3,000 square feet and using that size lot, the homes are too large.

Mr. Naatz appreciates the comments that have been made. They are thoughtful. While this is a blank canvas, there are tracks along the site. They did a complete analysis of the area and want to provide housing where people can stay in the community they grow up in. This plan allows them to do that. People can find homes in \$300,000 that need to be updated. That's what they are competing against. Mr. Naatz said they are not sure that 52 homes would be much different. The tracks at Ashton Point are buffered with townhouses and they are not selling. The alternative is single family homes that are attractive and would service the City. In

Ashton Pointe, the back yards are smaller and prospective home buyers feel that it was ok with them. Not everyone wants a larger lot. He said smaller lots mean a better maintained a community. This is a beautiful community and it is adjacent to a school. Mr. Goss said the second or third owner comes in and they want a sun room or larger deck and it doesn't fit. That is what he sees with Ashton Pointe when they came through. Those homes should have been an "R-1" district which was a mistake and he doesn't want it to happen again. Mr. Hayden asked what type of materials would be used. Mr. Naatz said vinyl siding that is attractive and less maintenance. There would be some brick, stone, etc. on elevations. Mr. Hayden asked what the maximum square footage would be. Mr. Naatz said 3,018. He can't predict what people would do in future, and these homes are flexible for growing families. Mr. Hayden asked where the homeowner would store their boat and camper. Mr. Naatz said there would be covenants that won't allow that type of stuff to be parked there so neighborhood will look good. These are not semi custom homes. People will be looking at the tracks and they need to look at what is most compatible for that. Some things that Commissioners are proposing are not possible. People are looking for affordability. Mr. Truesdell said people want a good product and affordable prices. He said that some variations could be eliminated. Mr. Naatz said they included ranches because many residents want to stay in Crystal Lake but want ranch homes. He added that lookouts and walkout basement would be about 40% of the lots.

Mr. Greenman recapped the discussion. He said there is over 120 years of total experience on the Commission. The petitioners have a few options with moving forward. The Commission can vote on this petition as presented or it could be continue to next meeting since they have received fairly clear direction from the Commission. They want the petitioner to be successful, which is a success for the City. They are looking forward to the second and third purchasers of the homes. The petitioners took a few minutes to discuss it amongst themselves.

Mr. Truesdell thanked the Commission for their patients. There are things that can be addressed and things to work on to find solutions. They will try to eliminate the variations and can look at the possibility of increase the lot size. There is little they can do regarding the price point and can't afford to lose 8-10 lots. Mr. Truesdell said they could request to be continued to the May 20th meeting, but they aren't sure they can satisfy everything. Mr. Goss said staff would need time to review the changes and give the Commissioners the information they need. Mr. Truesdell said they are running out of time and there are contractual issues as well.

Mr. Goss moved to continue 2015-20 Oak Hollow to the May 20, 2015 Planning and Zoning Commission meeting. Mr. Esposito seconded the motion. On roll call, all members voted aye. Motion passed.

Mr. Hayden asked if there were any comments that are a deal breaker for the petitioners. Mr. Hayden any comments give to the petitioner that is a deal breaker. Mr. Batastini prefers "R-2" zoning and better architecture. Mr. Goss would like a more specific number of units for the Growth Management requirement. Mr. Esposito agrees with "R-2" zoning. Mr. Skluzacek agreed. Mr. Naatz said if the majority of the Commissioners agree that there should be a different zoning, this project is not feasible. Mr. Hayden stated that the City Council has the final action. The Commission is only a recommending body. Mr. Naatz said this is an infill site that borders on railroad tracks. They are working within those constraints.

Mr. Greenman asked for a straw poll regarding the zoning. Mr. Hayden said if the homes fit on the lot size he is ok with it. Mr. Esposito agreed. Mr. Goss said the lots need to meet the minimum size lot for “R-3A.” Mr. Jouron said the architecture needs to change. They are too plain. Mr. Naatz said that is helpful.

Mr. Goss said they need to look at the net density not the gross density.

Mr. Truesdell said they have heard some flexibility. They will work on the plans and come back on May 20th. They have heard the Commission.

REPORT FROM PLANNING

- Doherty – 4420, 4501, 5201, & 5425 Rt. 176 - Annexation
- CVS Pharmacy - SW Rt 14 & Virginia Rd – Prelim Final Plat, Zone, SUP, Variations
- Bucky’s – Rakow and Pyott – Rezone, Prelim/Final PUD

Mr. Richter reviewed what will be on the next meeting agenda on May 20th.

COMMENTS FROM THE COMMISSION

There were no comments from the Commissioners.

The meeting was adjourned at 11:25 p.m.