CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, DECEMBER 2, 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, Goss, Greenman, Jouron, Skluzacek, and Hayden were present. Mr. Esposito arrived at 7:32 p.m.

Michelle Rentzsch, Director of Community Development, 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 NOVEMBER 4, 2015 PLANNING AND ZONING COMMISSION MEETING

Mr. Jouron moved to approve the minutes from the November 4, 2015 Planning and Zoning Commission Meeting as presented. Mr. Skluzacek seconded the motion. On roll call, members Batastini, Goss, Jouron, Skluzacek, and Hayden voted aye. Mr. Greenman abstained. Mr. Esposito had not arrived yet. Motion passed.

2015-43 OAK HOLLOW – S. Ken St, N RR tracks, W. Thomas – PUBLIC HEARING
The petitioner is requesting a continuation to the January 6, 2016 PZC meeting.

Mr. Hayden stated that the petitioners had republished their request and are asking for a continuation.

Mr. Greenman moved to continue 2015-43 Oak Hollow to the January 6, 2016 PZC meeting. Mr. Goss seconded the motion. On roll call, all members voted aye. Motion passed.

2015-59 WALNUT GLEN – 1200-1276 Walnut Glen Dr. – PUBLIC HEARING
The petitioner is requesting a continuation to the January 6, 2016 PZC meeting.

Mr. Greenman moved to continue 2015-59 Walnut Glen to the January 6, 2016 PZC meeting. Mr. Goss seconded the motion. On roll call, all members voted aye. Motion passed.

2015-57 GARFIELD'S BEVERAGE WAREHOUSE – 320 Virginia – PUBLIC HEARING
Special Use Permit to allow a drinking place.

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.

Adam Silverstein and David Garfield were present to represent the petition. Mr. Silverstein said they have been in this community for some time. They want to expand and create a destination store. By moving to new location, they will be able to expand their product lines. He said they want to offer an on-premises bar area. Mr. Silverstein said the trends in this type of retail store is to allow customers to try new products in the store that they otherwise would not try due to cost and other factors. This changes the shopping mentality.

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

Mr. Batastini said he is excited to have a new, larger store. The current store is a little cramped. He asked about the bar area. Mr. Silverstein said the bar area will be along the back wall, about 20 feet long with 6 or 7 stools. They also plan to have a few tall tables as well. They will be able to interact with customers to help them make their decisions, as well as to educate them on their various products. Mr. Garfield said this area will also be used for wine tastings. They understand there could be a concern with hard liquor. Currently, bourbons are popular and very expensive. They would allow the customer to try a small sample. Mr. Garfield said they can steer the customer in the right direction if they are not sure what they want. He added that wine is a large portion of business. It's nice for people to try a new wine. Mr. Garfield said this is a big trend in grocery stores, like Mariano's in Chicago and other retailers in New York. Mr. Batastini said he doesn't have a problem with the request, but only wanted to understand it better. Mr. Silverstein said the market is going in this direction. Mr. Batastini asked if they will be charging for the samples. Mr. Silverstein said yes. Mr. Batastini said they currently do tastings now and asked what the difference is. Ms. Cowlin said they will be charging for the samples and that changes the type of zoning approval that is needed. Mr. Batastini asked about the hours of operation. Mr. Silverstein said they will remain the same as their current hours.

Mr. Batastini said there are recommended conditions listed in the staff report and asked if the petitioners had any concerns or objections to them. Mr. Silverstein said they are concerned with conditions #4 and #5, which refer to exterior renovations. Ms. Cowlin said there were no exterior plans provided and added that there are certain architectural features/requirements for the Virginia Street Corridor area. Mr. Silverstein said it is not financially feasible to do any exterior work at this time. The money will be used for purchasing the property, new signs, and interior renovations. He said they would like to complete exterior updates in the future. Mr. Garfield said the building is not a fancy building, but it is brick. They won't have to spend a lot of money outside. He added that they might paint the stucco to fit their business colors. Mr. Batastini asked about music. Mr. Silverstein said they will not have any bands. Mr. Batastini said he likes the idea.

Mr. Jouron did not have any questions.

Mr. Greenman said they are thrilled that this business will remain in Crystal Lake and the good news is that the business is thriving. He said since they will be selling samples, that crossed the border and the

establishment now falls within the "Bar" category. Mr. Greenman understands that this won't be a typical bar as we know it. He asked if there were any thoughts given to having food as well, such as cheese, that would pair up with the liquor. Mr. Garfield said they are not sure at this time as to if or what they would be serving. He added that they do sell cheese now and are flexible for snacks or food. Mr. Greenman said this request meets the Findings of Fact listed in the Staff Report.

Mr. Esposito said he has no concerns with the request and now has a better understanding of their request.

Mr. Skluzacek believes they should serve some food. Mr. Garfield said they will have room to serve food.

Mr. Goss likes the concept. He asked if customers will be confined to the bar area or be able to walk around. Mr. Silverstein said they will allow people to walk around with their sample so they will be able to make other suggestions or refine the customer's search. He added that no one will be able to leave the store with their sample. Mr. Goss asked about children in the store. Mr. Garfield said they don't allow anyone under 21 in the store, except for possibly a very small child with their parent. They hope the parent won't give it to the child. He added that this will be monitored. Mr. Garfield added that the customer won't be allowed to leave their glass anywhere in the store. They will possibly require the customer to give them their driver's license to be sure the glass is returned. They will be very cautious. Mr. Goss said conditions 4 & 5 stem from this property being part of the Virginia Street Corridor which has design guidelines. He would prefer to leave in those conditions, which can be discussed further at Council.

Mr. Hayden likes the concept. This is something new. He said he has a few suggestions. The first would be to limit the exit onto Route 14 to "NO LEFT TURN". It is hard enough to make a left turn out of that property and across all of those lanes of traffic without having a tasting of liquor. The other suggestion is to have the one proposed condition regarding live music be changed to any type of music whether it is recorded, jukebox, etc. He said noise is noise.

Mr. Batastini asked if the City has funds available to help businesses with improvements. Ms. Cowlin said there is one, but that is for new businesses not existing or relocating businesses.

Mr. Esposito asked if a featured item will be on display in the bar area. Mr. Garfield said he hadn't gotten that far, but it does make sense to do that.

Mr. Greenman suggested that they keep in conditions 4 & 5 in the motion. He further suggested that the petitioners work with staff prior to the City Council meeting to get a better idea of what could be done on the outside of the building and even possibly a ball park figure of cost. They could possibly upgrade the building in phases. Mr. Greenman said we have incredible staff and they are very creative. Mr. Garfield said they will talk with staff. Mr. Greenman said they all want the same thing – for this business to be successful.

Mr. Goss moved to approve a Special Use Permit to allow a drinking place for Garfield's Beverage Warehouse at 320 Virginia Street with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (received 10/20/15)
   B. Survey (received 10/20/15)
   C. Floor Plan (received 10/20/15)
   D. Site Plan/Utility Plan (dated 10/4/94, received 10/20/15)

2. The six-foot solid wooden fence shall be extended along the northeast perimeter of the property that abuts residential property.

3. If ~~**live**~~ music is to be played, in-wall sound-barriers or other means to prevent sound from traveling beyond the property lines of the subject property must be provided. Any amplified sound as measured at the closest property line of the closest adjoining property, must not exceed 55 decibels where adjoining residential property and 65 decibels where adjoining nonresidential property.

4. The petitioner will work with Staff to add a cornice element to the south and east elevations.

5. The petitioner will work with Staff to replace the EIFS material with an approved material that is consistent with the Virginia Street Corridor design standards on the overhang over the entryway.

6. The proposed bar and standing room area shall not encroach on or obstruct the path of egress to any exit door.

7. The petitioner shall remove/thin-out the overgrown trees in the detention basin immediately west of the building.

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

9. Consider a "NO LEFT TURN" onto Route 14.

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

2015-60 CONTAINER INTERNATIONAL – 176 W. Terra Cotta Ave. – PUBLIC HEARING

Variations from: A. Article 3-200(B)(6) the minimum interior side yard setback requirement to allow a 4.5-foot encroachment, and B. Article 4-400(F)(5) the general landscape buffer requirement to allow a 29.5-foot encroachment for a principal structure addition.

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 Brandt, President of Container International, and Alan Freiberg, architect, were present to represent the petition. Mr. Brandt said their business is custom injection molding. They started the business in 1958 and plan to move from Palatine to Crystal Lake - tripling their size and to have everything under one roof. They will need to put on addition on the building for additional space as well as the height which is needed for some of their equipment. Mr. Brandt said this business is very labor intensive and will employ approximately 150 people.

Mr. Hayden asked if the petitioner had reviewed the proposed conditions listed in the staff report on page 5. Mr. Brandt said he is ok with the conditions. He said they use a lot of material and if they need additional storage space they will add more silos and not add to the height. Mr. Brandt said they don't have enough employees and the items they do make can't be made fast enough for the demand. He believes this company could double in the next 5 years.

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 it looks like the driveway to the rear is over an easement. Ms. Cowlin said one easement is a common utility easement and the other is a railroad right of way easement which is for the benefit of the businesses in that area. Mr. Goss believes this request meetings the Findings of Fact found in the staff report. He asked about the noise from the machinery. Mr. Brandt said the newer equipment is much quieter. He added that all of their equipment is 7 years old or newer.

Mr. Skluzacek said he has no problem with the request. He said it looks tight to get trucks to the back to fill the silos. The other day when he drove by, there were three trucks in docks and there was little room to get around. Mr. Brandt said they receive one bulk truck a day and the spacing is not a problem. He added that there is no problem at their Palatine site and it is a smaller lot. Mr. Skluzacek asked if the petitioner would be clearing out the scrub brush and trees. Mr. Brandt said yes.

Mr. Esposito asked if their equipment is any louder than a train going by. Mr. Brandt said no.

Mr. Greenman and Mr. Jouron said they are ok with the request. Mr. Batastini said he had no questions and was happy the company was moving here.

Mr. Hayden agreed. He asked the petitioner if the designation for Crystal Lake as being one of the top 10 communities of our size in the country had anything to do with the company moving here. Mr. Brandt said he lives in the area and this will bring the company closer to home. Mr. Skluzacek asked if the other businesses in the building will be moving out. Mr. Brandt said yes, but in phases.

Mr. Batastini moved to approve the Variations from: A. Article 3-200(B)(6) the minimum interior side yard setback requirement to allow a 4.5-foot encroachment, and B. Article 4-400(F)(5) the general landscape buffer requirement to allow a 29.5-foot encroachment for a principal structure addition for Container

International at 176 W. Terra Cotta Ave. with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Brandt, received 11/13/15, dated 11/13/15)
   B. Preliminary Site Plan (Harris Architects, Inc., received 11/12/15, dated 10/29/15)
   C. Preliminary Landscape Plan (McCallum Associates, received 11/12/15, dated 10/29/15)

2. The proposed storage silos cannot exceed 55 feet in height.

3. The building addition shall be constructed using building materials that complement the existing structure in style and color, to be reviewed and approved by Staff.

4. The petitioner shall work with Staff to address the stormwater requirements.

5. The petitioner will work with Staff to save as many of the existing trees as possible to serve as the landscape buffer.

6. The petitioner shall comply with the Tree Preservation Ordinance requirements for replacing any trees that are removed for this project.

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

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

2015-61 WILLOW CREEK – 100 S. Main Street – PUBLIC MEETING
Conceptual Review for the Willow Creek Church

Tom Zanck, attorney, Marcus Bieschke, Pastor, and Don Greetham , Business manager, both with Willow Creek, and Carson Durham with BLDD Architects, were present to represent the petition.

Mr. Hayden read a prepared statement. He appreciates this conceptual review coming before the PZC to discuss the architecture.

Mr. Zanck said they are excited to present this conceptual review. This is not a mega church like the one in South Barrington, but it is affiliated with it. Pastor Marcus said Willow Creek has seven sites in the Chicago area. They want to have a positive impact in their community/City. He added that they have outgrown their leased space and added another campus in Huntley. Even after that site opening, Crystal Lake has still outgrown their facilities. Pastor Bieschke said they are eager to move into a new home. They have looked at over 80 properties during their search. They also had a comparison study done to help narrow down the number of parcels. He said they want this to be a visible community center. Pastor Bieschke said

they are grateful to the City Staff for pointing them in the direction of this property. Their plan is to develop this site over 10 to 12 years. The community center will be for the community's use and not just by the church. This will be a year round gathering place and geared for all age groups. There will be large and small group gathering spaces in the building.

Mr. Durham showed the conceptual view of building from the downtown area. The design is to be inviting to the community. He showed the overall building footprint and how the plan is divided between the 3 phases. The first phase will be to renovate the existing building as well as demolishing a portion of the existing building and build a new worship center. Phase 2 will include an addition of another portion of building with more junior and senior high school-aged children areas. Mr. Hayden asked about possible time lines. Mr. Durham said Phase 1 could possibly start in early spring. Mr. Greetham said the other phases could be in 3 to 4 year segments which could take about 10 to 12 years total. Mr. Durham said the last phase is the outdoor plaza, open space and remaining landscaping.

Mr. Greenman asked if phase 1 will only be internal. Mr. Durham said they will be raising the roof so that will be very visible to the community. Mr. Hayden said waiting for phase 3 is like a kid waiting for Christmas morning. He asked if some could be done now. Mr. Durham said they don't want to put the members is financial difficulties. Mr. Greetham said they wanted to be sure the City knew what the outside time frame is, but it could be sooner. Pastor Bieschke said they will go as far as they can, as fast as they can.

Mr. Greenman said the City's desires are exactly the same as the Church's. He understands the application of the phasing but from the City's standpoint it is a critical property to our downtown area. He would like to think about the different phases to give to the community a visual statement sooner. The sooner that is created, he believes that more involvement will take place.

Mr. Hayden understands that funds need to be raised as they go. He asked if this site will be combined with Huntley. Pastor Bieschke said no. They will remain separate.

Mr. Goss asked if the Council members have been shown the architecture. Pastor Bieschke said it was not available at the time they met with each member one on one. Mr. Goss said he was on the City Council when the new City Hall was being finalized and there were many split votes when moving this building forward due to architecture.

Mr. Goss said the northern portion of the building will transform Crystal Lake Avenue. Mr. Durham showed the landscape plan for the site.

Mr. Batastini said he personally likes phase 3. He said the parking lot itself is large and asked if there is any way to improve the look. Pastor Bieschke said there will be landscaping in the parking lot. Mr. Greetham said they know there will be improvements to the Main Street - Crystal Lake Avenue intersection so most of the paved area won't be seen.

Pastor Marcus said they want this property to be an expression of the Crystal Lake community. They want this to be the heart of the City.

Mr. Greenman said the overall project is very open and inviting. He is comfortable with modern architecture and feels it doesn't take away from the downtown area. It might be a good idea to do portions of the architecture with each phase. Mr. Greenman believes it would be a missed opportunity if it is not include each phase of the project.

John Fuhler, a member of Willow Creek for many years, assured the Commissioners that leadership of Willow Creek promises conservatively and usually comes through earlier than promised.

Mr. Batastini asked about the membership. Pastor Bieschke said they currently have multiple services due to the size of the facility they are currently in but with the new facility more could be accommodated. Mr. Batastini asked about a café. Mr. Durham said that will be in phase 1 and another in phase 2. Pastor Bieschke said the intent is to have the building open throughout the week.

Mr. Greenman asked if there were any thoughts to create a connection with the bike path. Mr. Greetham said they are working on how to safely cross from this site to the downtown area.

Mr. Batastini said he would like to see phase 3 up front but understands the need to get the people in the building. It would be nice if portions of the outside work for phase 3 be included in phases 1 and 2. Pastor Bieschke said they will do everything to increase their time line. They want the community to know that there are new owners of this property and good things are going to happen. Mr. Batastini asked why they chose this property. Pastor Bieschke said they wanted to be in the heart of the city. They are very cautious not to move out too far.

Mr. Jouron said he loves the architecture. Mr. Goss said the change in elevations and the glass will make a big statement.

Mr. Hayden asked if they had considered renting out retail space to help generate some money for the project. Mr. Greetham said they need to be careful due to their status with the IRS.

Mr. Batastini asked where they have expanded in other communities and has that attracted other businesses. Pastor Bieschke said they have expanded in West Chicago, Lincolnshire, Glenview, Huntley, and Downtown Chicago by the Auditorium Theater. Businesses do take notice of them and they usually go into communities that have strong businesses. In sites in other states, businesses have said it has been good for their business.

Mr. Greenman asked what is the next step for Willow Creek. Mr. Greetham said they are in their final stages of due diligence which should be completed in the next week or two. They hope to finalize the plans in December and be back before the City in January.

Mr. Hayden asked if the presenters needed anything else from the Commissioners or did they get enough feedback. Mr. Zanck said they wanted input on the architectural and they received what they were looking for. Mr. Hayden said they can't discuss traffic until there is a study before them. Mr. Greetham said they wanted the City to get a better idea of what to expect on the property. They want this to be a center of the community first and a place of worship second.

Mr. Hayden said this is exciting. Mr. Goss agreed. Mr. Skluzacek said the project will be beautiful and would like phase 3 to come quickly. Mr. Esposito said any redevelopment of the property will be good. Mr. Greenman appreciates the opportunity to share thoughts prior to formal submittal. Mr. Jouron said the architecture is beautiful. Mr. Batastini said he has no issues with the project. This is setting the bar high for the area.

Pastor Bieschke thanked the members for their time.

Mr. Goss suggested that a special meeting be held for this request so they can take their time to do what they need to do.

REPORT FROM PLANNING

- Verizon Tower – 6521 Commercial Rd – SUP, Variation (cell tower)
- Plat - PUD Extensions
- Preston Pines Annexation Agreement extension – It was determined that the City will allow this to lapse.

Ms. Cowlin reviewed the items on the agenda for the January 6, 2016 PZC meeting.

COMMENTS FROM THE COMMISSION

Mr. Goss asked if the City has received anything from School District 155 regarding the bleachers. Ms. Rentzsch said no.

Mr. Esposito wished everyone a very happy holiday season.

The meeting was adjourned at 9:20 p.m.