CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, FEBRUARY 3, 2016
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, Jouron, Skluzacek, and Hayden were present. Mr. Greenman was absent.

Michelle Rentzsch, Director of Community Development, Katie 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 JANUARY 20, 2016 PLANNING AND ZONING COMMISSION MEETING

Mr. Jouron moved to approve the minutes from the January 20, 2016 Planning and Zoning Commission meeting as presented. Mr. Batastini seconded the motion. On roll call, all members presented voted aye. Motion passed.

2015-67 FIRST MIDWEST BANK – 170 N. Route 31 – PUBLIC HEARING

Final Plat of Subdivision and a Variation from Article 3-300(D) from the requirement that a lot shall abut a public or private street.

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.

Warren Opperman was present to represent the petition. Mr. Opperman showed the proposed plat of subdivision. He said the banked has owned the property for over 20 years. The parcel is 4.3 acres and has an approximate 90-foot frontage on Route 31. This request is to divide property into 2 lots. Mr. Opperman said the bank owns many properties and is looking to sell some of them. Only 2+ acres of this lot is being utilized. He said they have no purchaser or user in mind. He added that because there is no frontage on Route 31 for the proposed Lot 2, they will need a variation for not fronting a public street. There is an ingress/egress easement for the rear lot to access Route 31. Staff has suggested easements and the bank does not have a problem with that request.

Mr. Hayden asked if the petitioner had any concerns with the conditions in the staff report. Mr. Opperman said they have no concerns with the conditions. Mr. Hayden asked if the petitioner feels the standards listed in the staff report are met. Mr. Opperman said they believe they are met.

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 can't support the request. This is a standard square commercial lot and even though it is possibly underutilized he feels this request doesn't meet the Findings of Fact. The traffic for the new lot would go through the existing parking lot and he just doesn't see it. He doesn't see the hardship. Mr. Batastini said the lot was purchased as it is currently. This lot does back up to homes on Orchard Lane and they need to be aware of that. This subdivision could create more traffic if a business is crammed onto it.

Mr. Jouron agreed. He is not sure what could be put back there.

Mr. Batastini said if there was a prospective use for the lot, he could possibly consider the subdivision. Mr. Opperman said the lot is already zoned "B-2". Mr. Batastini said he would like to have control over what is going there.

Mr. Hayden asked since the property is zoned "B-2" would there be any restrictions to put another business there without a subdivision. Ms. Rentzsch said they could expand the business but if another business were put on the back portion of the lot, it would require a PUD or a subdivision.

Mr. Esposito said if this came in as a PUD with the bank in front and business in back there would be another discussion regarding the roadway. As it is now, the bank is taking up the frontage and would put a road through to the back. He is sure that if something was behind the bank they would probably want access to the roadway to south which won't happen. He would prefer it come in as a PUD.

Mr. Opperman said there is a cross access to the properties to the north and they have a full 24-foot driveway. Any business there would need to come back for review. Mr. Goss said any business allowed in the "B-2" district could go in there. He is sure that any business would want a sign on Route 31, which would be an off-premise sign.

Mr. Skluzacek said there would be too much traffic at that entrance. He would prefer to know what was going back there.

Mr. Opperman said he is not sure what requirements are for a PUD. He asked if the bank were to enter into discussion with potential purchaser would Commissioners be in favor of the subdivision. Mr. Hayden said he could not determine that now. That would be a discussion of "what ifs." Mr. Goss said the bank could possibly request rezoning of the property and limit the allowable uses in that lot. Mr. Batastini said he is not in favor of variations even though the lot is narrow. He said the business would need to be low intensity and well screened. Those homes have been there for many years.

Mr. Opperman said there is a City lift station on the south side of the bank's property. Mr. Goss asked why purchase the property that size if they were not going to use it. Mr. Opperman said he is not sure why the

bank wanted the lot but believes when they purchased the lot 20 years ago the area was very different and they wanted the Route 31 frontage.

Mr. Hayden reviewed the Findings of Fact. He believes this lot is not unique and it is zoned appropriately. The variation will alter the character of the neighborhood and there are several residential lots along that property. Mr. Hayden said he doesn't see a hardship that is caused by the City's ordinances. The variation would possibly impede the light and air, but that is not known at this time. It also could impact the area and be detrimental to the neighbors. This approval would be like writing a blank check.

Mr. Opperman said even if the lot were in a different direction it would still be zoned "B-2". Mr. Goss said it would not require a variation. Mr. Opperman asked to be continued to a future meeting to allow him time to talk with the bank.

Mr. Hayden reopened the public portion of the meeting since there was a question from those in attendance.

Richard Hoen, 4707 Orchard Lane, asked if the property could be divided so the adjacent home owners could add to their properties. Mr. Opperman said he would talk with the bank. He said it could be done via the Plat Act. Mr. Goss said the City doesn't recognize the Plat Act.

Cindy Knaack, 4602 Orchard Lane, asked if the property is sold to some businesses, could that business be open until midnight. That would not be good for the neighbors.

There was no one else who wished to speak on this matter. The public portion of the hearing was closed.

Mr. Batastini moved to continue 2015-67 First Midwest Bank to the March 2, 2016 PZC meeting. Mr. Goss seconded the motion. On roll call, all members voted aye. Motion passed.

2016-03 ACHIEVE FOOTWEAR (FORMER NEW BALANCE) – 1AW Crystal Lake Plaza – PUBLIC HEARING

Final PUD Amendment to the master sign plan to allow a 54 square-foot sign on a 48 square-foot sign band.

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.

Penny Hughes with Hughes Signs was present to represent the petition. Ms. Hughes said the owners of the business are requesting to move the existing sign to a new location which would be centered over the business. They would also eliminate the other signs.

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 all of the other signs would be coming down. Ms. Hughes said yes.

Mr. Skluzacek said it is better to have the sign centered over the business.

Mr. Batastini said he believes this request meets the Findings of Fact. He asked if there were any concerns with the conditions listed in the staff report. Ms. Hughes said no.

Mr. Hayden said he is disappointed. The last time the owner was before the City was for the Plaza's EMC sign and was told it would benefit the public and be used by all of the tenants in the center. He said it seems that it is used primarily by New Balance. Mr. Hayden said he is afraid they were sold a bill of goods. Ms. Hughes said she understands the concern and was not involved with that sign. Mr. Hayden said this request seems to be giving that business more signage than the others in the center since this business uses the EMC sign. Ms. Hughes said she is not familiar with how the use of that sign is determined. Mr. Hayden said he thought it would be like other centers that rotate the businesses. Mr. Jouron asked who controls the sign. Ms. Hughes said she believes it is the owner of the center.

Mr. Batastini moved to approve the Final PUD Amendment to the master sign plan to allow a 54 square-foot sign on a 48 square-foot sign band for Achieve Footwear (formerly New Balance) at 1AW Crystal Lake Plaza with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application (Katie Van Diggelen, received 01/13/16)
   B. Sign Plan (Hughes Signs, received 01/13/16)

2. The petitioner shall comply with all of the requirements of the Community Development Department.

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

2015-66 CASEY'S GAS STATION – SW Route 176 & Terra Cotta – PUBLIC HEARING

Special Use Permit to allow a Gasoline Service Station and Convenience Store with a Gasoline Electronic Pricing signs; Final Plat of Subdivision for 2 lots; and Variations from: A. Article 2-400 13 c and d. Special Use Criteria for Gasoline Stations from the requirements to construct a solid fence adjacent to residential and a peaked canopy; B. Article 4-200 Parking and Loading from the required on-site parking to allow 15 spaces, a variation of 2 spaces; C. Article 4-1000 Signs to allow 252.05 square feet of wall signage, which is over 150 square feet of signage allowed, a variation of 102.05 square feet; and D. Article 5 Subdivision approving a deferral from the requirement to bury the overhead utility lines and install sidewalk along the frontage, until such time that an area wide program is established.

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.

Steve Schwartz, developer, Ryan Swanson, engineer, and Bryce Loring with Casey's, were present to represent the petition. Mr. Swanson gave an overview of the project. The site is on the southwest corner of Route 176 & Terra Cotta Road and is approximately 5 acres. The property is zoned "B-2" and he described the surrounding uses and zoning. Their request includes subdividing the property into 2 lots and there will also be property dedicated to the City along the right-of-way. Currently there is nothing planned for lot 2. The infiltration basin is on the rear of the site. Mr. Swanson said they have conceptual approval from IDOT for the access location. He reviewed the traffic study which said this entrance can support the traffic from both lots. The tree line on the south and west property lines will be maintained and they will be adding street trees and a slight berm to the south. There is a lot of open space/green space on this site.

Mr. Swanson said the business is based in Iowa and they have a little over 1,900 stores. Corporate branding is important to them. They provide a convenient one-stop shop. He showed photos of the inside of the store from various angles. The proposed building is 4,500 square feet and there will be 16 fueling position. There is a separate delivery area for trucks and the trash enclosure will be brick with gates, which will be in the rear. Mr. Swanson said they show significant landscaping around perimeter of the property as well as foundation plantings. They are not asking for seasonal outdoor displays. He added that they will follow the stormwater ordinance and won't have a negative impact on the ground water from the site. He described the water quality features including a slotted drain to the oil/water separator. There will be additional inlets to capture sediments and an infiltration basin for this site and for lot 2. The gas tanks are double walled underground tanks and will be monitoring electronically as well as have procedures in place for smaller spills.

Mr. Swanson showed the building elevations comprised of brick with banding features along with EIFS material, and accent lighting. He also showed the locations of the signage. The main sign is very subdued and internally illuminated. Mr. Swanson showed the elevations with landscaping showing shrubs, trees, etc. The landscape islands will have trees and shrubs. The canopy will have a small Casey's logo on them and they have included small advertising signs on the columns.

Mr. Swanson said the monument sign will be down sized and will have the Casey's logo. Mr. Schwartz said they have worked with staff, commissioned an environmental review and traffic study. This will be a beneficial use in this area.

Elaine Twigg, 681 Silk Oak Lane, thanked the Commissioners for thinking of the homes in area. She said the City has not been keeping people from using their subdivision as a cut through. She asked if there will be speakers on the pumps. Mrs. Twigg said they are also concerned with trash since even now it is hard to keep the neighborhood looking good. She said there has been a lot of change in the area and feels that the area would be better served with an office building on this property. This use will create a lot of traffic and pollution in this area. That will also increase the cut through traffic in their neighborhood. Mrs. Twigg asked if liquor will be purchased there and if it will be open 24 hours.

Lori Harms, owner of Countryside Flower Shop, said they agree with having this use on this corner. They have a large fleet of vehicles and since the intersection of Routes 31 and 176 has been improved, it is hard to get to and out of the gas stations. Also there are not many choices for lunch in this area. This will be beneficial to the surrounding areas. Ms. Harms is concerned with water runoff from Route 176 and the flooding of the road on Route 176. Currently the water collects in their parking lot which is why they have not paved it. She is concerned that this will add to the water issue. She added that they have been to Casey's many times and they are great.

William Twigg, 681 Silk Oak Lane, asked about the up lighting, hours of operation, and outside speakers. He asked how the required number of parking spaces is determined. Mr. Hayden said the City has a formula based on the size and type of business. Mr. Twigg said the signs are larger than allowed and asked if the square footage in the report is for one sign or for the total signs. Mr. Hayden said it is for the total signage.

Lane Moyer, owner of Terra Cotta Corners, said he is in favor of this development. He asked how frequently the tanks are replaced and how often is there an environmental audit. Mr. Moyer asked if there were any specifics in the traffic study that were flagged as potential problems. He feels the signs were too big. Mr. Moyer said he is in favor of this project since there is not much new business activity on Route 176.

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

Mr. Schwartz appreciated the input. They want to be on this site to help businesses in the area. This site is a distance away from the residential area to the south. The lighting will meet the City's requirements. He said there are no speakers on pumps. Mr. Schwartz said significant amount of work has gone into the collection of storm water, run off, etc. Everything is done to protect the public.

Mr. Swanson said staff has stated that Route 176 has drainage issues. The water will be collected and run to the south infiltration area. The pipes will be over sized and there is a large stormwater detention area. Casey's has been using LED lighting for many years and it is not as intense as regular lighting. They will be submitting a photometric plan for staff review. Mr. Swanson added that the tanks are checked by the State Fire Marshall regularly. The new fiberglass tanks have not failed to this point at their other locations and have not been replaced.

Mr. Batastini said he lives in the neighborhood too and understands the traffic in the area. He doesn't believe that the gas station will increase traffic. He said it is a hassle to get to a gas station since the improvements to Routes 31 and 176 have been completed. He is very familiar with Casey's and they are nice places. Mr. Batastini said he likes the look of the building and appreciates the wrapping of the columns. He also likes having the building pushing it to the front of the lot and the drainage to the back. That also gives more buffering to the neighbors to the south. There is also flooding on Terra Cotta Road and feels that this will improve things. Mr. Batastini feels there should be a left turn lane at the southern most entrance to the site. Mr. Swanson believes it can be restriped. Mr. Batastini believes a left turn lane with 3 car stacking will be needed since Terra Cotta Road is busy most of the day and there is a fair amount of traffic that comes

from the south. He asked if they will be selling liquor. Mr. Schwartz said yes and added that they would be a 24- hour operation. Mr. Batastini asked if the City restricts hours for liquor sales. Mr. Goss said that typically the City doesn't allow liquor sales in gas station. Mr. Schwartz said he doesn't believe there will be an issue with the lighting since it won't be directed towards them and the rear property line is heavily wooded. Mr. Batastini said he would like to see the monument sign reduced and typically he doesn't like sign variations but understands the need for them. He also likes the clean appearance of the windows without the typical advertising. This is a very nice building and would like to limit the sale signs but is ok the sign variation. Mr. Batastini said there is a lot of space on the property for the 2 parking spaces. Mr. Swanson said they could probably find some place to put them but they wouldn't be very useful. Mr. Batastini said they won't want any more asphalt than what is needed. The City's well is to the northwest of this site. He asked if the very large oak trees on the property would be saved. Mr. Schwartz said they are in the state right-of-way and they typically don't survive. They are very sensitive. Mr. Swanson believes the grading will kill them. Mr. Batastini asked if they could put in a Dairy Queen there.

Mr. Jouron asked if there would be anything sold outside. Mr. Swanson said only propane tanks will be outside for safety reasons. Mr. Jouron asked if they gave any thought to electrical charging stations. Mr. Swanson said not at this time. Mr. Jouron said he would prefer the side signs to be ¾ the size shown. For the monument sign, he suggested reducing the height on the end of the sign so it matches the building.

Mr. Esposito would prefer that the "Home Made to Go" sign be put on the monument sign. He feels that they would get more bang for the buck. He is concerned with the exit on Route 176 is very close to the exit for Countryside and the other business between. He likes the project and can see picking up fleets from businesses down the street. Mr. Esposito feels there will be more traffic on Terra Cotta Road but this is a good project and agrees with the location.

Mr. Skluzacek agrees with what has been said. He is concerned with large trucks entering the site to fill up. Mr. Swanson said trucks can get in and out and this will not be a truck stop. They have only small trucks that need diesel fuel. He added that that this site is larger than most and there is plenty of maneuvering room. Mr. Skluzacek said the garbage truck will need to back out along the rear of the building since most garbage trucks grab the dumpster from the front. Mr. Swanson said there is plenty of room for them to back up. They usually have garbage pickup early in the morning. Mr. Skluzacek said he likes the look of the building.

Mr. Goss said the detention area is very deep and would prefer having a fence around it for safety. He added that two parking spaces could be added in the rear of the building. Mr. Goss asked about the water runoff. It seems to be going towards Route 176. Mr. Swanson said there is a significant swale on the west side of the property and the water will drain to the south. Mr. Goss asked about the maintenance of the infiltration area. Mr. Schwartz said there will be an agreement in place. Mr. Goss feels the monument sign needs to be reduced in size. Also there are signs on the gas pumps. He agrees that there will be a need for a left turn lane on Terra Cotta Road into this property. Mr. Schwartz will check to be sure what can be done. Mr. Goss said he likes the plan. This is a good site for this use and it will take care of some of the water problems.

Mr. Hayden asked about the recommended conditions listed in the report. Mr. Schwartz said they don't have any problems with the conditions. Mr. Hayden reviewed the Findings of Fact for Special Use Permits. He said the items that have not been met have variations requested for them. He added that it is hard to find a hardship for variations with a lot this large. He suggested that an area be designated as to where two spaces could be installed if they are needed in future. Mr. Swanson said that is a good compromise.

Mr. Hayden asked if there will be breakaway hoses. Mr. Swanson said yes. Mr. Hayden talked about a recent situation with a breakaway hose that didn't have an automatic shut off. The gas was flowing out of the remaining hose until it was able to be shut down. Mr. Hayden asked who would be called for a large spill. Mr. Swanson said there are procedures that cover such an incident.

Mr. Hayden asked about the underground tank inspection. Ms. Maxwell said that is handled through the State Fire Marshall's office.

Mr. Hayden said the liquor will be decided by City Council.

Mr. Swanson suggested they eliminate the signs on the brick columns and maintain what is on the building. The Commissioners agreed.

Mr. Batastini said if the petitioners don't expand the road at the southern entrance to the site, they will be striping dirt. He said if they can't get a left turn lane he will vote no. Ms. Maxwell said the plans are in the process of being reviewed by the State and others. Ms. Maxwell said they will need to check if there is enough roadway to allow restriping. Mr. Esposito said there will be horns honking if people can't get through. Mr. Batastini said there are other detention areas in that immediate area that are very deep and don't have fences around them. Mr. Swanson said the area appears deep but it is not that deep. Mr. Schwartz feels it will be very unattractive if a fence is put around the area. Mr. Batastini said it is also a garbage catcher.

Mr. Batastini moved to approve the Special Use Permit to allow a Gasoline Service Station and Convenience Store with a Gasoline Electronic Pricing signs; Final Plat of Subdivision for 2 lots; and Variations from: A. Article 2-400 13 c and d. Special Use Criteria for Gasoline Stations from the requirements to construct a solid fence adjacent to residential and a peaked canopy; ~~B. Article 4-200 Parking and Loading from the required on-site parking to allow 15 spaces, a variation of 2 spaces;~~ C. Article 4-1000 Signs to allow ~~252.05~~ ***214*** square feet of wall signage, which is over 150 square feet of signage allowed, a variation of ~~102.05~~ ***64*** square feet ***and eliminate the changeable signs on the brick columns***; and D. Article 5 Subdivision approving a deferral from the requirement to bury the overhead utility lines and install sidewalk along the frontage, until such time that an area wide program is established for Casey's Gas Station at the southwest corner of Route 176 and Terra Cotta Road with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (ARC Design, received 12/30/15)

B. Plat of Subdivision (ARC Design, undated, received 01/22/16)
C. Site Plans (ARC Design, dated 1/19/16, received 1/22/16)
D. Elevations (Red Leonard Associates, undated, received 12/18/15)
E. Signage (Persona, dated 02/27/12, received 1/21/16)
F. Truck Turning Plan (ARC Design, dated 08/27/15, received 01/21/16)
G. Stormwater Management Report (ARC Design, undated, received 12/16/15)
H. Environmental Impact Statement (St. John-Mittelhauser, dated 01/25/16, received 01/26/16)

2. Site and Landscape Plan
A. Add trees and shrubs to the landscape islands to meet the UDO requirements.
B. Work with staff to provide proper cross-access and site circulation between this development and the future development to the west.

3. Final Plat of Subdivision
A. The "County Highway" signature block needs to be amended to an IDOT signature block.

4. Provide the City with a hazard mitigation plan illustrating proper procedure in case of a spill or emergency.

5. Work with staff to reduce the size of the brick area around the free-standing sign.

6. Petitioner shall secure an IDOT permit and address any associated comments.

7. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments and of the City's Stormwater Consultant.

8. A left turn lane for two stacked cars for the southern most entrance to the site from Terra Cotta Road shall be provided.

9. Two petitioner shall designate an area for two parking spaces to be landbanked until they are needed.

Mr. Jouron seconded the motion.

Mr. Goss moved to amend the original motion to include fencing of the detention area. Mr. Batastini seconded the motion. On roll call for the amendment, Members Goss and Skluzacek voted aye. Members Batastini, Esposito, Jouron and Hayden voted no. The amendment to the original motion failed.

On roll call for the original motion, all members voted aye. The original motion passed.

Mr. Hayden called for a 5 minute recess. The meeting resumed.

2015-45 UDO AMENDMENTS – PUBLIC HEARING
UDO Text Amendment for various provisions of the Unified Development Ordinance.

Mr. Hayden stated that the Certificate of Publication was in the file. Mr. Hayden waived the reading of the legal notice without objection.

Ms. Maxwell said the UDO amendments will be brought before the Commission in two sections. Staff suggested that after the vote on the items to be presented during this meeting, that the remaining amendment be continued to the April 6, 2016.

Ms. Maxwell reviewed the changes to Article 2 including internet car sales, Home Kitchen and Cottage Food Operations, and electric vehicle charging stations. Mr. Hayden feels that internet auto sales could be done in residential district. Ms. Maxwell said they do need to store vehicles at a site for people pick up from. Mr. Hayden said they are not trying to regulate people from selling their own car in front of their home.

Mr. Hayden asked why only two charging stations. Ms. Maxwell said they have received requests for them but for only two stations. They also don't want charging stations to be run like a business. Mr. Jouron asked about companies who would want them for their employees. Mr. Batastini said this is just to create it since it can be modified later.

Ms. Maxwell reviewed the changes to Article 3 regarding finding the average front yard setback. This will be more consistent to get a similar look to the area.

Ms. Maxwell reviewed the changes to Article 4, which were suggested by the Engineering Division. This cleans up the ordinance and more accurately reflects what is in the City. Ms. Maxwell reviewed the site lighting information. Mr. Goss there are a few car dealerships whose lights shine into drivers' eyes and should be checked out. Ms. Maxwell said she will pass along the information to the Building Division.

Ms. Maxwell said they are also proposing changes to accessory structures for Park District properties, as well as how it is determined if a Special Use Permit is needed for an accessory structure in a residential area.

Ms. Maxwell said Article 5 updates the language for letters of credit and was drafted by an attorney to reflect recent Statute changes.

Ms. Maxwell said the change for Article 7 is to clean up the definition of the corner side yard setback.

Ms. Maxwell said Article 10 changes are to add new definitions and to clarify others. Also the Appendix was missing the information for the Downtown Signs and will be added.

Ms. Goss asked about the driveway spacing. Ms. Maxwell said IDOT doesn't have a driveway spacing

requirement. Ms. Rentzsch said it is more for a new driveway near an intersection.

Mr. Goss asked if smaller parking lots are roll tested. Ms. Rentzsch said every parking lot is roll tested but after time they do break down. We usually wait for the property owner to come in since it is a costly repair.

Mr. Hayden suggested they check into a formula to determine the seating for bleachers. Mr. Batastini said funeral homes are under parked.

Mr. Hayden asked about what is in Part 2 of the amendment. Ms. Maxwell said additional uses are to be clarified, clean up language for screening, and the sign code to name a few. Ms. Goss asked what Council thought about rolling back the PZC members from 9 to 7. Ms. Rentzsch said that will also be in Part 2 of the amendments.

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

Mr. Jouron moved to approve the following amendments to the Unified Development Ordinance as discussed during the meeting and presented in the Staff Report dated February 3, 2016. Mr. Goss seconded the motion. On roll call, all voted aye. Motion passed.

Mr. Batastini moved to continue the remaining sections of the UDO Amendment to the April 6, 2016. Mr. Jouron seconded the motion. On voice vote, all members voted aye. Motion passed,

REPORT FROM PLANNING

- Crystal Pines – 335 N. Illinois St. – PUD Amendment, Variations
- Crystal Lake South HS – 1200 S. McHenry Ave. – Special Use Permit, Variation

Ms. Cowlin reviewed the items on the agenda for the February 17, 2016 PZC meeting.

Ms. Rentzsch reviewed the conditions approved for Crystal Lake South Bleachers.

COMMENTS FROM THE COMMISSION

Mr. Goss noted that the former Walmart building had been taken down. He asked what was happening with the site. Ms. Rentzsch said a developer acquired the site and is hoping for a redevelopment opportunity.

Mr. Hayden said it was suggested at the last meeting that each request within a petition have a separate motion. He asked if there is no objection to the requests that one motion would suffice. Ms. Rentzsch agreed.

Mr. Batastini asked if the intersection of Crystal lake Avenue and Main Street will be improved. Ms. Rentzsch said it is currently being designed and the improvements are slated for 2017. They will also check to see if anything else is needed.

The meeting was adjourned at 10:40 p.m.