CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JANAURY 20, 2010
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

The meeting was called to order by Chair Hayden at 7:30 p.m. On roll call, members Batastini, Esposito, Goss, Greenman, and Hayden were present. Members Jouron, McDonough, and Skluzacek were absent.

Mr. Hayden asked the people in attendance to rise to say the Pledge of Allegiance. He led those in attendance in the Pledge.

Michelle Rentzsch, Director of Planning and Economic Development, Elizabeth Maxwell, Planner, were present from Staff.

Mr. Hayden stated that this meeting is being televised now as well as being recorded for future playback on the City's cable station.

APPROVE MINUTES OF THE DECEMBER 2, 2009 PLANNING AND ZONING COMMISSION MEETING

Mr. Goss moved to approve the minutes from the December 2, 2009 Planning and Zoning Commission meeting as presented. Mr. Batastini seconded the motion. On voice vote, members Batastini, Esposito, Goss, and Hayden voted aye. Mr. Greenman abstained. Motion passed.

2010-05 CAMELOT SCHOOL – S. Congress Pkwy; E. Main Street – PUBLIC MEETING

A motion is requested to set a public hearing date on February 3, 2010.

Preliminary Plat of Subdivision; Preliminary Planned Unit Development; and Variations: 1. to allow an educational service use in the B-2 zoning district; 2. parking lot setback; and 3. impervious coverage limit.

Christian Laden, attorney, and Dwight Avram, petitioner, were present to represent the petition. Mr. Avram said they are proposing a day and boarding school catering to autistic children and children with learning disabilities. They are requesting to subdivide a portion of the property just west of the post office for their school. He said they are proposing 2 buildings on the property – a dormitory with 60 bedrooms and a school building. Mr. Avram said the school is run like a regular school.

Mr. Avram showed a color rendering of a building similar to the one proposed for this site. He said this elevation is located in North Aurora. There are many Camelot Schools throughout the country. There is one in DeKalb and a new school in Kankakee. He also stated that the location in Hoffman Estates is in the Prairie Stone business park, which is where the Sears Centre is located. Mr. Avram said the design is a standard office structure so you won't be able to tell them apart from the other businesses in the area. Also these buildings can be eventually converted into offices if the school ever should leave this location.

Mr. Laden said Staff's memo is a good summary of their request. The biggest request they are asking for

is the variation for the use. He explained that Camelot School is a for-profit school and is a 1 to 1 ratio of teacher to student. They will have approximately 120+ employees.

Mr. Greenman asked about the variation requested for the impervious coverage. Mr. Avram said they would need a variation because of the amount of parking required in this particular zoning district. They will have 65% lot coverage between the buildings and the parking. Mr. Greenman said it would be good to have those exact figures at the next meeting. He said he likes the use. Mr. Greenman asked if both buildings will look the same. Mr. Avram explained the differences between the building designs. Mr. Greenman said it would be helpful to have the elevations of both buildings for the next meeting. Then he would be able to see the differences.

Mr. Batastini said the use is terrific but he is not sure this is the right area for it. He said the "B-2" district is very desirable. Mr. Batastini said he is not opposed to the use but would like to hear from the other Commissioners. Mr. Avram said these buildings are designed to be converted to office uses in the future. He said the facility in Naperville has been there for 15 years. He added that the owner of this facility previous worked for the State and ran hospitals. These schools are run by very experienced professionals. Mr. Avram said they reach out to the school districts in the area. Mr. Batastini said he likes the idea that the buildings can be converted to office in the future.

Mr. Esposito reminded the petitioner that they do need a hardship for the variations requested.

Mr. Goss asked if these buildings were converted to office in the future, would they meet the requirements for office or medical office uses.

Mr. Avram said they are requesting to land-bank some of the parking which allows more green space at this time until the parking would be needed. He said the dormitory building backs up to the post office property and the shopping center rear parking lot so it won't impact those uses or those uses impact them. Also the buildings are set so they won't have an impact on the property to the west that is currently vacant. Mr. Laden added that the proposed basketball court could be converted to parking in the future.

Mr. Hayden asked that since this school is for profit would it be covered by DCFS rules and regulations. Mr. Avram said yes. They are regulated by the State licensing agency, State Fire Marshall, etc. He added that they are currently upgrading their buildings to meet current codes of the State Fire Marshall's Office. Mr. Avram said they are certified every year.

Mr. Hayden asked about security. Mr. Avram said they are in perpetual lock down. Mr. Hayden said he would be very interested in the comments from the Fire Department and Police Department. He also would like additional information on the mixture of students – their ages, etc. He asked if there would also be smaller children and if there would be a fence. Mr. Avram said there will be a fence but to the rear of the property. Mr. Hayden said he would like to know what type of fence is proposed. Mr. Avram said the fence would not be in front of the building but next to the open areas adjacent to this property. He added that this is a very controlled environment.

Mr. Esposito moved to set a public hearing for 2010-05 Camelot School to the February 3, 2010 PZC meeting. Mr. Batastini seconded the motion. On roll call, all members voted aye. Motion passed.

COMPREHENSIVE PLAN UPDATE TIMETABLE – Public Meeting

Ms. Maxwell stated that the current Comprehensive Plan requires an annual review of the Plan by the PZC. She said Staff will be revamping the Comprehensive Plan by updating some sections and adding new ones. The current time table is to review current elements 3 sections at a time and each new section will be discussed individually. Ms. Maxwell said the information will also be available on the City's website for the residents and will be constantly updated. The process will take approximately 10 months including the public hearing and Council adoption. She said the updates will include items currently in the UDO.

Ms. Rentzsch said the time-line is a best case scenario. They were looking at the current Comprehensive Plan and found some holes. She said an economic development element is proposed to set goals for the city's future economic stability, as this relates to land use decisions. They also need to review the housing section since it is very basic. Ms. Rentzsch said the Comprehensive Plan needs to catch up with the UDO. Mr. Greenman asked about residential uses over businesses. Ms. Rentzsch said that also needs to be explored. She added that the UDO covers environmental resources and the sub-area plan.

Ms. Maxwell said they want as many people to make comments on the plan as possible. There will be a short survey on the website so we have more input. The e-mail addresses for staff will be posted so if people only want to make comments and not necessarily fill out a survey that will be possible. Mr. Hayden asked how will the members get this website and e-mail information. Ms. Rentzsch said the members will be given copies or a synopsis of the comments for each section as it will be discussed.

Mr. Greenman asked if we will be incorporating what other communities are planning for property adjacent to our boundaries. Ms. Rentzsch said staff will try to incorporate what other communities have shown. Mr. Greenman asked if the time line is kept and the Plan is approved in October will there still be an annual review held that next February. Ms. Rentzsch said no. The annual reviews will begin again in 2011.

REPORT FROM PLANNING

- 2009-67 Crystal Lake Plaza – 1-29 Crystal Lake Plaza – Final PUD Amendment
- 2009-69 Metra Ridgefield Station – Pre-Annexation Agreement

Ms. Rentzsch reviewed the items to be discussed at the next PZC meeting.

COMMENTS FROM THE COMMISSION

Mr. Batastini asked about the recent Bryn Mawr petition. Ms. Rentzsch said that was continued to the February 2, 2010 City Council meeting.

The meeting was adjourned at 8:15 p.m.