CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, AUGUST 4, 2010
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. Hayden asked those 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, Latika Bhide and Elizabeth Maxwell, both Planners, and George Koczawara, Deputy City Manager, 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 JULY 21, 2010 PLANNING AND ZONING COMMISSION MEETING

Mr. Skluzacek moved to approve the minutes from the July 21, 2010 Planning and Zoning Commission meeting as presented. Mr. Esposito seconded the motion. On roll call, members Batastini, Esposito, Goss, Jouron, Skluzacek, and Hayden voted aye. Mr. Greenman abstained. Motion passed.

2010-47 SPIRIT HALLOWEEN – 5500 Northwest Highway – PUBLIC HEARING
Land Use Variation to allow a temporary retail store.

Mr. Hayden stated that the fees have been paid, and the sign has been posted. He said the surrounding property owners have been notified and the Certificate of Publication is in the file. Mr. Hayden waived the reading of the legal notice without objection.

Lyle Chiappetta was present to represent the petition. Mr. Chiappetta said this is their sixth year in Crystal Lake and they are excited about coming back. They will be in a new location this year – the former Pier One space.

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

Mr. Jouron asked where the store was in previous years. Mr. Chiappetta said last year they were in the former La-Z-Boy space.

Mr. Greenman welcomed Mr. Chiappetta back to Crystal Lake. He asked staff if there were any issues with the use last year. Ms. Maxwell said no. Mr. Greenman said while reviewing the findings of fact

there is nothing that would prohibit this use.

Mr. Esposito moved to approve the Land Use Variation from Article 2, of the Unified Development Ordinance, to allow a Halloween Store, classified a Temporary Retail Use/Activity as a Permitted Use in the "B-2" district for Spirit Halloween at 5500 Northwest Hwy. with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application packet including sign information (Chiappetta, received 7/19/10)

2. The banner wall signs shall not exceed 75 square feet in size and the building shall not contain more than 150 square feet of signage. Window signs shall not exceed 25% of the overall glass storefront area.

3. All signs are required to comply with the requirements of Article 4-1000 in the Unified Development Ordinance and obtain building permits.

4. All retail signs associated with this use are required to be taken down or replaced with a blank sign panel by November 15th. If not, sign penalties will apply anytime after November 15th.

5. The point of sale for all sales tax transactions shall be noted as the City of Crystal Lake.

6. The petitioner shall comply with all of the requirements of the Planning and Economic Development, Engineering and Building, Public Works, Fire Rescue and Police Departments.

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

2010-48 OAKS PROFESSIONAL – APTAR - 475 W. Terra Cotta – PUBLIC HEARING
Final PUD Amendment to allow internally illuminated tenant identification signs.

Mr. Hayden stated that the fees have been paid, and the sign has been posted. He said the surrounding property owners have been notified and the Certificate of Publication is in the file. Mr. Hayden waived the reading of the legal notice without objection.

Penny Hughes with Hughes Signs and Susan McGorrian with Aptar Group were present to represent the petition. Ms. Hughes said they are requesting to replace a small sign with an internally illuminated sign. She explained the design of the sign and said the light that will be seen from the sign will be a halo effect. The sign will be single faced and very small. Ms. Hughes said the background doesn't light up.

Mr. Greenman asked why they are requesting this type of sign. Ms. McGorrian said Aptar Group is realigning their business world-wide and all of their signs have been changed to this design. She added that they either own or lease all but one of the units in the complex. This one sign will replace all of the other signs except for the one tenant. Ms. McGorrian said the sign will be on a timer and will be off

overnight. Ms. Hughes said the sign will face west and in the winter it is hard to find the business you are looking for because there is no lighting on the existing signs.

Mr. Goss said he didn't realize that the petitioner owned or leased most of the units.

Mr. Batastini said this is a PUD and feels this sign as described is appropriate. Ms. McGorrian said they are planning to expand and they are not leaving.

Mr. Skluzacek asked if the sign on Route 176 will be eliminated. Ms. Hughes said no. This sign will be near the doorway and used in place of the old directional sign.

Mr. Jouron said he likes the sign and is happy that several other signs will be eliminated.

Mr. Greenman stated this request meets all of the criteria listed in the UDO.

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

Mr. Goss said this is a PUD Amendment and he would not like to give a blanket approval for internally illuminated signs for this development. He would like this approval tied to this sign only. Mr. Greenman said that makes sense.

Mr. Greenman moved to approve the Final PUD Amendment to allow an internally illuminated tenant identification sign for the Oaks Professional Center at 475 W. Terra Cotta Avenue with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Penny Hughes, received 7/23/10)
   B. Sign Detail (Hughes Signs, received 7/19/10)
   C. Site Plan (Hughes Signs, received 7/19/10)

2. All conditions from the original PUD Ordinance #2970 and subsequent Ordinance #3129 shall remain valid, as applicable, unless specifically modified by this request.

3. The illuminated sign shall comply with the lighting requirements in Article 4-800 and with the illuminated sign requirements for hours of operation in Article 4-1000.

4. Any CC&R's shall be modified as necessary to allow this internally illuminated sign. Copies of the revised CC&R's shall be provided to the City.

5. The petitioner shall address any review comments of the Engineering and Building, Fire Rescue,

Police, Public Works, and Planning and Economic Development Departments.

6. The PUD Amendment shall be for the Aptar Group and with the "halo" lighting only, any other tenant or illumination would require an additional PUD Amendment.

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

2010-46 T-MOBILE – CITY OF CRYSTAL LAKE - 1100 Coventry Ln. (WW treatment plant #2) – PUBLIC HEARING
Land Use Variation and Special Use Permit and Variation to allow a telecommunications tower.

Mr. Hayden stated that the fees have been paid, and the sign has been posted. He said the surrounding property owners have been notified and the Certificate of Publication is in the file. Mr. Hayden waived the reading of the legal notice without objection.

Mark Layne, Jesse Sylvie and Sanjay Jaisingani, all with T-Mobile, were present to represent the petition. Mr. Layne said they are requesting approval to build a "tower" at the Waste Water Treatment Plant. They have received FAA certification for the height because of the close proximity of the Lake in the Hills Airport. The pole will be midway on the site and the antenna will be internal. There are a total of 5 slots that will be available for others to collocate.

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

Mr. Goss asked if a staff member needs to be with them for emergency access. Mr. Koczawara said they will have a maintenance access code to the security gate. Mr. Goss asked if the other slots are filled will they need to come before the PZC and City Council for additional approval. Mr. Koczawara said no.

Mr. Esposito said he has no problem with this request.

Mr. Greenman asked if the petitioner had any concerns with the conditions listed on page 8 regarding the fence height and revised landscaping. Ms. Bhide said the intent was to add evergreen species and they will work with the petitioner on the specific plantings. Mr. Layne said they didn't have a problem with the conditions.

Mr. Greenman thanked the petitioner for all of the information they were given. It was very helpful. He mentioned that there was no one present to object to the request. Mr. Greenman added that the findings of fact from the UDO support the request.

Mr. Jouron asked about the diameter of the pole. Mr. Layne said each one is slightly different. It is designed based on the number of antenna in the pole and the space required for the cables.

Mr. Hayden asked about the flag to be used. Mr. Koczawara said it is based on the height of the pole. The petitioner will provide 6 – 30 x 60 flags to begin with. Mr. Greenman asked who will maintain the flag. Mr. Koczawara said the City will raise and lower the flag and replace it as needed.

Mr. Hayden asked about the switching equipment. Mr. Layne said they use a refrigerator size cabinet. He said other companies build shelters but they don't. He added that this will have a separate power source and not connect up to the City's power source.

Mr. Hayden asked if the pole at City Hall is about the same height. Mr. Koczawara said the pole at City Hall is 150 feet and this proposed pole will be a little shorter. Mr. Hayden asked about the maintenance of the light at the top of the pole. Mr. Layne said a crane is brought in to replace or repair the light. Mr. Koczawara said they use LED lights which require less maintenance. Mr. Sylvie said they usually maintain the light on top of the pole when other maintenance on the pole or equipment is done.

Mr. Esposito moved to approve the Land Use Variation to allow a telecommunications tower in the "RE" Residential Estate district; Special Use Permit for a telecommunications tower; and Variation from Article 4-800, Exterior Lighting Standards to allow three-1000 watts up lights to illuminate the flag poles for T-Mobile at 1100 Coventry Lane (WW Treatment Plant #2) with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application, Statement in support of application (Layne, received 7-15-10)
   B. Lease Site and Easements Survey (ASM, dated 1-21-10, received 7-15-10)
   C. FAA Determination (Issue Date 3-23-10, received 7-15-10)
   D. LITH Approval Letter (Issue Date 6-15-10, received 7-15-10)
   E. SRF Emissions Compliance Report (Sitesafe, Inc. dated 12-17-09, received 7-15-10)
   F. Coverage Maps, Flag Pole Tower example (Layne, received 7-15-10)
   G. Plan Set (Kamry, dated 5-11-10, received 7-15-10)

2. A variation from Article 4-800, Exterior Lighting Standards to allow three-1000 watts up lights to illuminate the flag poles is hereby granted.

3. The security fencing around the lease site shall be 8 feet tall with the appropriate anti-climbing devices.

4. Evergreen species (hemlocks, junipers, pines) are recommended for proposed plantings.

5. The petitioner shall address <u>all</u> comments of the Planning and Economic Development, Engineering and Building, Public Works, Fire Rescue and Police Departments.

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

REPORT FROM PLANNING

- 2010-15 Metra Ridgefield Station – Ridgefield Road - Preliminary PUD – cont to 9-21-10
- 2010-27 Park Place – PUD Amendment
- 2010-45 Halloween City – 5831 B Northwest Hwy. – Special Use Permit (temporary store)

Ms. Rentzsch stated there are no petitions scheduled for the next meeting on August 18; therefore, the meeting will be cancelled. She also informed the Commissioners that two members were appointed at the City Council meeting the night before. Darrel Gavle, retired President of Baxter & Woodman engineering firm and Ann Lembke, who is an architect. Both will be welcome additions to the Commission.

COMMENTS FROM THE COMMISSION

Mr. Batastini asked about the property at Main and Crystal Lake Avenue. There seems to be a lot of digging there. Ms. Rentzsch explained that the site was contaminated and the owners are complying with the EPA requirements for monitoring wells, etc.

Mr. Batastini asked about the trees that were removed from Pingree and Congress. Ms. Rentzsch said the City removed the trees because of the number of accidents at that intersection. The trees were blocking the sight lines and will be replaced elsewhere on the parkway.

Mr. Esposito said there is a sign on McHenry Avenue selling puppies. Ms. Rentzsch said she will check with the Building Division.

The meeting was adjourned at 8:20 p.m.