CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, OCTOBER 6, 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, Lembke, Skluzacek, and Hayden were present. Members Gavle, Greenman, and Jouron were absent.

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, and 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 SEPTEMBER 15, 2010 PLANNING AND ZONING COMMISSION MEETING

Mr. Skluzacek moved to approve the minutes from the September 15, 2010 Planning and Zoning Commission meeting as presented. Mr. Batastini seconded the motion. On roll call, members Batastini, Esposito, Lembke, Skluzacek, and Hayden voted aye. Mr. Goss abstained. Motion passed.

2010-55 LUKAS - 1764 Andover – PUBLIC HEARING
The petitioner is requesting to be continued to the October 20, 2010 PZC meeting.
Variation to allow a deck and pool to encroach 11' 5" into the rear yard setback.

Mr. Esposito moved to continue 2010-55 Lukas Variation to the October 20, 2010 PZC meeting. Mr. Goss seconded the motion. On roll call, all members voted aye. Motion passed.

Mr. Skluzacek asked how many times a petition can be continued. Ms. Maxwell said they can be continued many times as long as they are continued to a date certain. Usually if a petition is continued many times, the Commission or staff can recommend re-notification of the surrounding properties and publication in the paper. She added that the petitioner was out of town and they would be at the next meeting.

2010-57 WILLOW CREEK CHURCH – 220 Exchange Dr. Suite A – PUBLIC HEARING
Special Use Permit Amendment to remove the time-period limitation.

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.

Ira Leavitt, attorney, Jim Baird, Executive Operational Office for Willow Creek, were present to represent the petition. Mr. Leavitt said in 2004 the church signed a lease to perform Christian services in the space and was granted a Special Use Permit by the City. There was a time limitation placed on the approval. He said the church has grown and prospered in Crystal Lake and they have signed an extension of their original lease until July, 2016 with options to extend the lease until July, 2022. Mr. Leavitt said the Church is requesting to remove the time restriction. They understand that typically Special Use Permits don't have time limitations placed on them. He said at the time of the original approval there were questions regarding traffic and parking. Mr. Leavitt said the Church believes they are in compliance with the provisions of the UDO and will be in the future.

Mr. Hayden asked about the Special Use Permit requirements listed in the staff report. Mr. Leavitt said they believe they meet all of the requirements of the Special Use Permit.

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 he was on the City Council when the original request was voted on. He asked if the Church allows parking on the street. Mr. Baird said they don't disallow parking on the street but they don't encourage it and they have plenty of available space in the parking lot. Mr. Goss stated that Exchange Drive will eventually go through to Main Street which will change the traffic pattern in the area. He believes the Council may restrict parking on that street when it does connect. That is his only concern.

Mrs. Lembke had no questions or concerns.

Mr. Skluzacek asked if the Church was leasing the same square footage as they did originally. Mr. Leavitt said they originally leased 34,000 square feet and a few years ago they went up to 56,000 square feet. Mr. Baird said they did not increase the seating when they added the square footage.

Mr. Batastini said he originally voted no because of his concerns on traffic and parking. He does agree with Mr. Goss' comments. His concern is if there are any thoughts about adding a school. Mr. Leavitt said no. Mr. Batastini said they don't know what will happen 5 years down the road so he would prefer that the time limit remain in place.

Mr. Esposito said if they expand too much they will need more parking and will have to find a new location hopefully within the City.

Mr. Hayden feels this Special Use Permit request is no different than any other and feels the time limitation should be eliminated. He feels this is a good use and it is predominately used on Sundays. He

also agrees that there may be a parking restriction placed on that area in the future. Mr. Hayden said as long as the Church meets the requirements of the Special Use Permit and we are not aware of any parking problem he can support this.

Mr. Esposito moved to approve the Special Use Permit Amendment (Article 2 Section 2-300) to allow a religious establishment without a time-period limitation for Willow Creek Church at 220 Exchange Drive Unit A with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Willow Creek Community Church, received 9/08/10)
   B. Alta Survey (Compass Land Surveying and Mapping, dated 5/02/06, received 9/08/10)

2. The conditions from Ordinance 5861 shall remain in effect, with the exception of Condition #2, which stipulates a time limit for this SUP.

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

2010-06 COMPREHENSIVE LAND USE PLAN UPDATE – PUBLIC MEETING
Chapter Five – Housing

Ms. Maxwell reviewed the time line for the Comprehensive Plan review process.

Ms. Maxwell said the goal for housing is to have adequate housing and to design the neighborhoods in an economical and "green" way. They would like to eliminate dead ends and cul-de-sacs, have diversity in single family homes and use the pattern book that is established in the Unified Development Ordinance (UDO). For the multi-family uses, they were suggesting also having mixed use developments with commercial on the lower floor and multi-family above. This type of use would be good around the two current Metra stations with the possibility of a third station in Crystal Lake.

Ms. Maxwell said affordable housing has a bad connotation. "Affordable Housing" needs to meet the requirements set by the State. We want to be sure we have a mixture of home values within our area. Mr. Hayden asked how it is determined. Ms. Maxwell said the State looks at the income of the area and looks to see if someone making 80% of the area income could afford houses in the area. Mr. Hayden asked if the affordability is different in each community. Ms. Maxwell said yes. Mr. Batastini asked what our number is currently. Ms. Rentzsch said we don't know. We only know that we meet the requirement. She added that it is not determined by just those within the City limits but also some of the surrounding areas such as The Manor. Mr. Goss said he believes it may be determined by the school district boundaries.

Mr. Batastini said the pattern book is good but asked if it is enforceable. Ms. Rentzsch said the Council wanted it to be voluntary in the neighborhood to serve as guidelines when a homeowner remodels. Ms.

Maxwell said there are some elements in the Design Standards in the UDO. There are a certain number of elements that are required and enforceable. Mr. Goss said some developers came up with their own pattern book such as the development just south of City Hall which was an infill development in an older section of town. Mr. Esposito said it was originally to protect the neighborhoods from take-downs and putting up extremely large homes. Would this protect the neighborhoods with larger homes from putting in much smaller homes? Ms. Maxwell said the UDO is ready for the year review and that could be reviewed.

Mr. Hayden is concerned with developers who go through the process now and get more variations, etc. because of the economy and then sit on the project until better times. Mr. Goss said there is a time limit in the ordinances for approved developments that have not started construction. Mr. Batastini said the City has a number of multi-family developments approved that have not been built. He believes it is about 1,200 units. Mr. Goss said the zoning stays with the land but if the approval expires, the developer would need to come back before the City for approval. He said there have been very few requests for extensions of the approval. Mr. Batastini said he would like to see the density for multi-family reduced to 6 units per acre. Ms. Maxwell said it is possible to have a nice conservation designed multi-family project with a lot of open space. The UDO also allows a wind turbine on a residential lot with certain limitations on height, etc.

Mr. Batastini said he went to a Kane County Cougar's game and their parking lot is not asphalt. He is not sure how it holds up but it would be a good idea to allow something like that. Ms. Rentzsch said that a portion of the proposed Ridgefield Metra station anticipates using similar material in their parking lot and the Curran Group's new building has permeable asphalt in their parking lot. Ms. Maxwell said the Engineering Division is looking into the new materials and how they will affect storm water calculations.

Mr. Goss suggested adding a Central Urban Residential section. There are a lot of places within the City where it would work and developers need to know it would be accepted here. He added that he likes the format used for the Comprehensive Plan.

REPORT FROM PLANNING

- 2010-49 Mobil Oil – 250 N. Route 31 – Special Use Permit
- 2010-50 McHenry County Mental Health – 620 Dakota - PUD Amendment
- 2010-52 KnowPlace Pets – 825 Munshaw Ln. – Use Variation
- 2010-51 Chase Bank (Lutter Center) – 1185 Route 31 – Preliminary & Final PUD
- 2010-53 Dolphin Swim Club – 825 Munshaw – Variation (roof screening)
- 2010-27 Park Place – PUD Amendment

Ms. Rentzsch reviewed the items that are scheduled for the next PZC meeting.

COMMENTS FROM THE COMMISSION

Mr. Batastini asked about disposing of the new light bulbs. Ms. Rentzsch said she could ask the Clean

Air Committee to check into possibly recycling them.

Mr. Goss said he was talking with a gentleman who was involved with the gas explosion in California recently. The gas line was not in an easement and over the years it was lost track of. Homes were built over the top of this gas line. Mr. Hayden asked if we have any gas pipe lines in town. Ms. Rentzsch said there is a forced gas pipeline on the north side of town just outside of the City limits.

The meeting was adjourned at 8:30 p.m.