CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JANUARY 18, 2012
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, Gavle, Goss, Greenman, Jouron, Lembke, 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, 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 7, 2011 PLANNING AND ZONING COMMISSION MEETING

Mr. Goss moved to approve the minutes from the December 7, 2011 Planning and Zoning Commission meeting as presented. Mr. Gavle seconded the motion. On roll call, members Esposito, Gavle, Goss, Greenman, Lembke, and Skluzacek voted aye. Members Batastini, Jouron and Hayden abstained. Motion passed.

2012-06 LSSI – 15 ACRES OFF COMMONWEALTH – PUBLIC MEETING

A motion is requested to set a public hearing date on February 1, 2012.

Preliminary Planned Unit Development for a senior independent living development; and Use Variation to allow a continuing care retirement community without nursing facilities, in the "B-2" zoning district.

Mr. Hayden stated that this was the public meeting for this petition. The public hearing date will be set.

Kevin Hagemann and Lisa Ingalls, both with Lutheran Senior Services of Illinois, and Ron Billy, architect, were present to represent the petition. Mr. Hagemann said he and Ms. Ingalls both oversee the housing division for LSSI. He said there are 20 senior housing sites in Illinois. They brought additional plans that include building elevations and site grading. Mr. Billy handed out the new plan sets.

Mr. Hayden asked if there was anyone in attendance who would not be able to attend the public hearing at the next PZC meeting. He would allow them to speak now. There was no one in attendance who wished to speak on this matter.

Mr. Goss said the plans show only four handicapped parking spaces. He understands that the number shown may be what is required but he believes more will be needed.

Mr. Skluzacek asked if there is enough room for the fire equipment to maneuver around the site. He said the entrance seems to be a little tight. Ms. Maxwell said staff will be sure that the site meets the maneuvering requirements for the City's equipment.

Mr. Greenman asked for information regarding architecture, building materials to be used, and property enhancements. He also is concerned with being able to maneuver the City's large emergency equipment on the site.

Mr. Gavle said the scale shown on the drawings they originally received is incorrect. Mr. Billy said that has been corrected on the revised plans that were just handed out. Mr. Gavle said the plans show doors on the east and west sides of the building and asked if there will be a sidewalk leading to the door on the east elevation since that is a further distance from the parking area than the door on the west side. He said he has a relative who lives in one of the LSSI facilities and asked if the side doors will be key operated only or will there be the ability to buzz in someone at those doors. Mr. Hagemann said the front door will have the buzzer system and the side doors will have key entry. He said that is a good idea to have a sidewalk on the east side.

Mr. Gavle asked about the size of the units and added that this will be a factor in the approval. Mr. Billy said the units are 540 square feet for the 1-bedroom units and 800 square feet for the 2-bedroom unit. He said there is only 1 – 2-bedroom unit in the building. The units themselves meet the HUD guidelines for square footage.

Mr. Batastini asked if the development will be age restricted. Ms. Maxwell said it will be for residents 62 years old and up. Mr. Batastini asked if that restriction will be part of the approval. Ms. Maxwell said the petitioners are requesting a Use Variation to allow a retirement community but the City does not have age restrictions in the UDO. Ms. Ingalls said the building is funded under HUD and there are restrictions that the head of household will be 62 years old. The only way someone under 62 would live in the building is if the spouse who was over 62 had passed away.

Mr. Batastini asked what the City's long term plans are for Congress Parkway and Commonwealth. Ms. Maxwell said Commonwealth is currently a private road and HUD requires their facilities to be on a public right of way. Part of this petition is to have the City accept the dedication of the roadway. It would probably only be the portion that does not go through the shopping center. Mr. Batastini said he is concerned that the owner of the property to the south will block off the roadway. Ms. Maxwell said there is a cross access agreement and the roadway can't be barricaded.

Mr. Gavle asked about the sanitary sewer and detention area. Mr. Billy said he understands that the sanitary sewer is there and the detention area will be developed on the property to the east. Mr. Gavle wants to be sure the detention is covered. Ms. Maxwell said the sanitary stubs to the lot. The bank owns the property and our Engineering Department has talked with their engineer. They will be required to expand the detention site since it was designed with this parcel being vacant.

Mr. Batastini said the City will be handcuffed with what can be done with the property to the north because of this residential development. He said this area is all over the map as far as uses are concerned. Ms. Maxwell said the subdivision of the property has not been complete and the bank is looking into other uses for that parcel.

Mr. Hayden said he is confused with term that is used for this use. Ms. Ingalls said the building is apartment style living with a service coordinator. She said there are no meals provided or nursing care but they can be brought into the building.

Mr. Batastini moved to set the public hearing date for 2012-06 LSSI for the February 1, 2012 PZC meeting. Mr. Esposito seconded the motion. On roll call, all members voted aye. Motion passed.

2010-06 2030 COMPREHENSIVE LAND USE PLAN AND MAP – PUBLIC HEARING
This petition was continued from the December 7, 2011 PZC meeting.
Update of the text and map.

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

Ms. Maxwell said this will wrap up the Comprehensive Land Use Plan Text and Map update. She said they have made minor changes to the map since it was sent out in the packets. This plan is different than previous plans. There as sections concerning Economic Development, Green Infrastructure, and Historic Preservation. The other existing sections have been updated to include new goals. The supporting actions and success indicators are more specific and staff can show how a specific development meeting the goals.

Ms. Maxwell said the minor changes made to the text that they had previously reviewed were just general corrections, typos, etc. The map now shows a designation for every parcel whether it is in the City limits or not and the land use categories were revised to match current zoning as well as the addition of a mixed use category.

Ms. Maxwell showed the revised map and the separate downtown map. The TIF plans were also used to develop these maps. She said the definition of “mixed use” will be expanded.

Mr. Gavle said the Northwest Sub Area is restricted by IDOT, MCC, etc. Ms. Maxwell said they took the development plan for the property west of MCC as proposed and incorporated that into this map. They still want to show agriculture and as time goes by, the map will be amended to reflect new trends. Mr. Gavle asked about the possibility of a third METRA station. Ms. Maxwell said that will probably not happen.

Mr. Batastini said he would prefer the property on Route 31 south of Route 176 be shown as commerce. If the homes that are currently there ever go away, that is what should go there. Mr. Esposito said those homes have been there for a very long time and probably won't be going anywhere anytime soon.

Mr. Batastini said he would like to see the property at the northwest corner of Miller and Randall Roads be shown as Commercial again. He was not excited about the condos. Ms. Rentzsch said the zoning won't go away but the PUD could expire. Mr. Esposito said that parcel has challenges. Mr. Goss said he did not want a strip center there because of the residential to the west. He said they don't deserve to look at the rear of those buildings. Mr. Batastini said it would be naive for homeowners to think that there would be a park on that vacant parcel that is next to such a major road.

Mr. Batastini asked if there was any thought given to have mixed uses adjacent to the Three Oaks Recreation Area (TORA). They need to take advantage of TORA. Ms. Maxwell said there is an Industrial area there which is noted.

Mr. Hayden said there is a white parcel at the southwest corner of Routes 14 and 31. Ms. Rentzsch said that property is owned by the Park District and she will note it to be updated.

Mr. Greenman said in some respects the map is very detailed and in others it is not. He asked if we are applying the map when developers come in to discuss their plans with the City. Ms. Maxwell said the Comprehensive Plan Map is not regulatory and staff uses both the Zoning Map and Comprehensive Plan map in their discussions with developers.

Mr. Batastini said Preston Pines had larger lots similar to Bryn Mawr and is shown as Urban Residential, whereas Bryn Mawr is Estate Residential. Ms. Rentzsch said she will check into it and make the necessary changes.

Mr. Hayden asked if the Commission was ok with the designation for Rakow Road near Pingree. Ms. Maxwell said they left the designation for what is currently there. Mr. Goss said it is zoned Manufacturing and would prefer it be left as that.

Mr. Batastini said the northeast corner of Three Oaks and Sands Road shows High Density Residential. He feels that commercial will be going there eventually and he is not sure how long the trailer park will be there.

The Commissioners thanked staff for their hard work on this project.

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

Mr. Goss moved to approve the updates to the Comprehensive Land Use Plan Text and Map as presented and discussed. Mr. Batastini seconded the motion. On roll call, all members voted aye. Motion passed.

REPORT FROM PLANNING

- Chase Bank – 1185 S Route 31 – Final PUD Amendment (signs)
- Kyoto Restaurant – Sam's Club Outbuilding – 5690 Northwest Hwy. – PUD Amendment
- UDO Amendment – gas price EMC Signs
- Shell gas stations – amendment for canopy lighting
- Davis Speed Center – Lakeview Business Center – 975 Nimco Rd Unit M – Variation
- Harris Bank – 5545 Northwest Hwy. – PUD Amendment – sign
- BeBe's Day Spa – 15 Morgan St. – SUP, Use Variation

Ms. Rentzsch congratulated Mr. Hayden, Mr. Batastini, and Mr. Gavle on their reappointment to the Commission. She reviewed the petitions for the next PZC meeting.

COMMENTS FROM THE COMMISSION

Mr. Goss asked for clarification from Council regarding the lighting on canopies of gas stations. They approved the lighting on the Shell stations at the last meeting. He would like clarification from the City Council as to what they expect and if the UDO should be amended to reflect that clarification.

The meeting was adjourned at 8:45 p.m.