CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, MAY 21, 2014
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, Greenman, Jouron, Skluzacek, and Hayden were present. Mr. Goss was absent.

Latika Bhide 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 MAY 7, 2014 SPECIAL PLANNING AND ZONING COMMISSION MEETING

Mr. Gavle moved to approve the minutes from the May 7, 2014 Special Planning and Zoning Commission meeting as presented. Mr. Jouron seconded the motion. On roll call, members Esposito, Gavle, Greenman, Jouron, Skluzacek, and Hayden voted aye. Mr. Batastini abstained. Motion passed.

2014-08 CL RIB HOUSE – 540 E. Terra Cotta Ave. – PUBLIC HEARING
This petition is being continued to the June 18, 2014 PZC meeting.

Mr. Esposito moved to continue 2014-08 Crystal Lake Rib House to the June 18, 2014 PZC meeting. Mr. Batastini seconded the motion. On roll call, all members voted aye. Motion passed.

2014-22 UDO AMENDMENT – Medical Marijuana – PUBLIC HEARING
This petition is being continued to the June 4, 2014 PZC meeting.

Mr. Esposito moved to continue 2014-22 UDO Amendment – Medical Marijuana to the June 4, 2014 PZC meeting. Mr. Batastini seconded the motion. On roll call, all members voted aye. Motion passed.

2014-17 BUCKY'S GAS STATION (BUCHANAN ENERGY) – 8108 Pyott Rd. – PUBLIC MEETING
A motion is requested to set a public hearing date of June 4, 2014.
Preliminary PUD and Special Use Permit for a Gasoline Station/Convenience Store, and EMC sign; Variations to allow a flat gasoline canopy, 2 free-standing gas station EMC signs with red illumination, from the requirement to install a permeable surface for parking, requirement to have a landscape island every 10 spaces, and to allow 595.5 square feet of wall signage.

Richard McMannon with Buchanan Energy was present to represent the petition. Mr. McMannon said they have purchased 81 Exxon Mobile facilities and are in the process of updating them. They are also searching for new locations. He said they are the contract purchasers for the L & V Distributors property and they are requesting a public hearing be set for the June 4, 2014 PZC meeting.

Mr. McMannon said they have already received permission from McHenry County Department of Transportation for the curb cuts on Pyott and Rakow Roads. They have studied the water in the area and this use will not affect the fen. The water from this property goes to the southeast to Curran's property where the clean fill landfill will be located. Mr. McMannon said environmental reports will be presented and explained at the hearing. Sensors will be used to detect any spills and the tanks to be used are double walled. There will also be a monitoring well.

Mr. McMannon said they have a good way to handle on-site water which will go to a detention basin. Also, the parking lot runoff will go through a water/oil/grease separator and then an infiltration basin to further filter the runoff.

As for the convenience store, Mr. McMannon stated it is proposed to be 7,000 square feet and will not be a typical convenience store. There will be more offerings for their customers. The architecture looks more retail than a standard gas station convenience store. They are also proposing a car wash. Mr. McMannon said the cycle will be very quick so to avoid backups. There will be 20 gas pumps and all are out of the well head protection area. He added that this proposed gas station will be adjacent to the bike path, which will allow the bikers to stop to use the washrooms as well as purchase items. They feel this is a great location in Crystal Lake and it will be great for the community.

Mr. Hayden stated that this is only the public meeting but asked if anyone was in attendance who wished to comment on this request. There was no one in the public who wished to comment on this petition. The public portion was closed at this time.

Mr. Esposito said during the public hearing the petitioner should be prepared to show the hardship for the variations that are requested. Also how the traffic could affect the bike path.

Mr. Greenman asked that the petitioner review the Findings of Fact as well as the conditions presented in the staff report at the next meeting.

Mr. Skluzacek feels that this site is over parked and asked if it could be reduced. Also, having parking lot landscape islands would make this project look nicer.

Mr. Jouron said he was having difficulty reading the dimensions and asked that they be sure there is sufficient stacking for the car wash. He is also concerned with having 2 free standing signs.

Mr. Hayden said the staff report is very complete. He would like highlighted at the next meeting the site layout and the on-site traffic analysis. Also, explain how a spill would be contained. There seems to be

a lot of signage for this site. Mr. Hayden is also concerned with the environmental impact of this use. He will not support a variation for the flat canopies and asked how the vending machines outside will be handled. He also asked that the design criteria be addressed and asked the petitioner to look at condition #3 regarding the architecture of the building.

Mr. McMannon said he has been working with staff on this project and stated that the City has a great staff.

Mr. Esposito moved to set the public hearing for 2014-17 Bucky's Gas Station at 8108 Pyott Road for June 4, 2014. Mr. Greenman seconded the motion. On roll call, all members voted aye. Motion passed.

2014-21 DARK HEART TATTOO - 448 W. Terra Cotta Ave. – PUBLIC HEARING
Special Use Permit to allow a tattoo studio.

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.

Joe Beatty was present to represent the petition. Mr. Beatty said he would like to open a tattoo studio with possibly two additional employees. He said they won't be making many changes to the space – just painting and sinks. They usually have 2-3 appointments a day. Mr. Beatty added that this is a fairly small space with limited parking.

Mr. Hayden asked if the petitioner had any concerns with the conditions listed in the staff report. Mr. Beatty said no.

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

Mr. Jouron asked what type of window signage will be used. Mr. Beatty said he will check into what the City will allow. It will not be anything flashy.

Mr. Gavle asked how many people could be there at one time. Mr. Beatty said typically he books one large or two medium tattoos per day. His employees will probably do the same. They will open around 1 and close at 9 p.m. Sunday their hours will be from 1 p.m. to 6 p.m. and closed on Monday.

Mr. Skluzacek asked if it will only be tattoo or will there be body piercings too. Mr. Beatty said he doesn't do it but possibly one of the employees would if they already have a client list. He will need a separate license from the State for body piercings.

Mr. Greenman asked about condition #2 requiring an amendment to the SUP if the business expands.

Ms. Bhide said if the business were to expand into another space or increase the number of employees that would be considered an increase in intensity. Mr. Greenman said from a City standpoint they are concerned with how many customers can be served.

Mr. Esposito said that since this business is located next to residential and a church, he would suggest the signage be low key.

Mr. Hayden said that the petitioner has a good record for the past 10 years.

Mr. Greenman moved to approve the Special Use Permit to allow a tattoo studio for Dark Heart Tattoo at 448 W. Terra Cotta Avenue with the following conditions:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application, submitted 4-21-2014
   B. Floor Plan, Beatty, submitted 4-21-2014

2. This Special Use Permit is granted specifically for Dark Art Tattoo Inc. Any increase in the intensity of the use will require an amendment of this SUP.

3. If the use is not established, this Special Use Permit shall terminate one year from the date of approval.

4. The petitioner shall address all of the review comments of the Community Development, Fire Prevention Bureau, Police, and Public Works Departments.

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

REPORT FROM PLANNING

- Gargiulo - 1112 Cedar Crest Dr – Variation
- Ims - 154 Mayfield – Variation
- Heritage Title – Three Oaks Rd LLC – 4405 Three Oaks Rd. – PUD Amendment, Variation

Ms. Bhide reviewed the items for the next meeting on June 4, 2014.

COMMENTS FROM THE COMMISSION

Mr. Batastini said that since the Council approved the variation to allow red for electronic message centers that possibly they should change the UDO to reflect that. Mr. Hayden said he supports using red, but it is very difficult to read. He said Walgreens uses a blue-white and that is the easiest to read.

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