CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, AUGUST 6, 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, Jouron, Skluzacek, and Hayden were present. Members Goss and Greenman were absent.

James Richter II, Planning and Economic Development Manager, and Elizabeth Maxwell, Planner, 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 JULY 16, 2014 PLANNING AND ZONING COMMISSION MEETING

Mr. Jouron moved to approve the minutes from the July 16, 2014 Planning and Zoning Commission meeting as presented. Mr. Skluzacek seconded the motion. On roll call, members Esposito, Jouron, Skluzacek, and Hayden voted aye. Members Batastini and Gavle abstained. Motion passed.

2014-33 TECKLER BLVD SELF STORAGE - SE corner Teckler and Official Rd – PUBLIC MEETING
Final Planned Unit Development approval for Phase 1

Mr. Hayden stated that this request is for a Final PUD and no notification is required. He swore in the representatives of the petition.

Joe Gottemoller, attorney, Brennon Fitzpatrick, owner, Jim Condon, engineer, and Ed Reitan, architect, were present to represent the petition. Mr. Gottemoller said they had received Preliminary approval a few months ago. They are now requesting Final approval and believe they have met the conditions of the Preliminary approval. Mr. Gottemoller added that they agree with the conditions listed in the staff report for the Final approval.

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

Mr. Batastini said they had recommended 2 to 3 feet of brick at the base of the buildings. Mr. Gottemoller said Council agreed that landscaping would be better than the brick base. It breaks up the mass of the building as well as the depth.

Mr. Batastini asked if the material to be used on the buildings will get dented from vehicles, etc. and asked if the material was corrugated. Mr. Reitan said the main building that has the climate controlled units will have straight panels that are made to look like stucco. The only place the material will be exposed to traffic is on the inside of the site. Most of the buildings are against the fencing. He did not bring samples of the materials to be used, but had a color board showing the sample colors and color elevations.

Mr. Batastini said they were asking for landscaping that will be year-around greenery. He likes the evergreens but wants to be sure they will be maintained. The plantings will be close to the road and may get damaged by snow and/or salt. Ms. Maxwell said the owners must maintain the landscaping and replaced dead vegetation.

Mr. Jouron said he is ok with the project. Mr. Gavle agreed. Mr. Skluzacek said he likes the project.

Mr. Esposito asked Mr. Reitan to show on the color renderings where the various materials will go. Mr. Reitan said the material will be an EIFS material and showed where the various materials/colors will be located on the building. Mr. Hayden asked what EIFS is. Mr. Reitan said it is Exterior Insulating Finishing System that can be from ¾ of an inch up to 6 inches thick. It is a very hard surface and over the years it has been greatly improved. Mr. Esposito asked if the material needs to be painted. Mr. Reitan said there may be a slight discoloration from the sun and the material can be refinished.

Mr. Hayden said this project is in substantial compliance with the Preliminary approval. He thanked the petitioner for making the changes requested.

Mr. Esposito moved to approve Final Planned Unit Development approval for Phase 1 for Teckler Self Storage at the southeast corner of Teckler and Official Road with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Teckler Blvd. Development, received 07/30/14)
   B. Engineering Plan Set (J. Condon & Associates, Inc., dated 07/11/14, received 07/15/14)
   C. Architectural Plan Set (Reitan Architects, LLC, dated 06/20/14, received 07/15/14)
   D. Landscape Plan (UplandDesign Ltd. dated 07/14/14, received 07/15/14)

2. All previous conditions as approved in Ordinance #7022 shall remain applicable unless modified by this request.

3. Site and Landscape Plan

A. All exterior parking surfaces shall be of an approved dust-proof surface
B. A final landscape plan showing quantities shall be provided with the building permit.

4. Elevations
A. A sample color and material board shall be presented with the Final PUD application for all exterior materials on all buildings.
B. All signage shall meet the requirements in the UDO.

5. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, Police, Public Works Departments and of the City's Stormwater Consultant.

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

2014-32 BROWNSTONE – NW Crystal Lake Ave. & Terra Cotta Rd. – PUBLIC MEETING
Conceptual Review for a 30-unit or 34-unit multi-family townhome development.

William Hauck was present to represent his request. Mr. Hauck said he is a ReMax agent and is the co-owner of the property at the northwest corner of Crystal Lake Avenue and Terra Cotta Road. They looked at the property and felt that townhomes would be better on that property than single family homes. Mr. Hauck said after talking with staff, who has been very helpful, it was suggested that they come before the Commission as a conceptual plan to get feedback from the Commissioners.

Mr. Hauck said the units they are contemplating would have a 3-car garage and an elevator. The target market would be young professionals and empty nesters. He doesn't believe there are any townhouse units in the area with either the 3-car garage or elevator. The City's Comprehensive Plan states that the City wants to redevelop the downtown area with more residential. Mr. Hauck said single family homes won't work on this property because of the close proximity to two busy streets. People who have children won't even consider that location. Also commercial won't go there with the expensive homes behind it. He believes that sprinklers will be needed for these units.

Mr. Hayden said there are several things to discuss: would a Comprehensive Plan amended be needed; will this project require variations; etc. We already know there would need to be a change in the zoning. Ms. Maxwell said the density is very close with "R-3b" and the 30-unit plan. There would need to be a height variation and a story variation. She added that there may also need to have an impervious surface variation. Mr. Hayden asked about parking. Ms. Maxwell said based on the units, the site is over parked. Mr. Hayden said they would need to know more information before committing to a concept plan. Also, the variations requested would need a hardship.

Mr. Hauck said they were looking more for if townhomes are feasible on this property. If the City was looking for something else, they didn't want to spend a lot of money on plans if this type of development is not in the cards.

Mr. Batastini said he likes the Brownstones, but doesn't like the location. He would prefer it be closer to the downtown area. There is single family down Crystal Lake Avenue and this would be more spot zoning. The intersection is already challenged with the number of cars. Mr. Batastini said the development south near the railroad tracks is selling. He is also concerned about Primerose going through. Mr. Batastini said he also doesn't care for the parking being up against the homes on Sarah. He likes the product, but prefers it in a different location.

Mr. Jouron said he likes the architecture and the 3-car garages in the rear. He agrees with the zoning. They also look too much like Army barracks. They need to move the units around. This plan makes it look denser than it really is.

Mr. Gavel agrees that this is the wrong location for these units. They "clash" with the single family.

Mr. Skluzacek said he likes the design, but not in this location. He asked about the 3-car garages. Mr. Hauck said they will have a regular 2 car garage with 1 space behind one of the regular spaces so that would be two deep.

Mr. Esposito said usually townhouses buffer Commercial from Residential. Ms. Maxwell said the spoke with Engineering about the driveways on Terra Cotta Road and there was a problem with the number of curb cuts. Mr. Esposito said he likes the idea of the project, but would like it closer to the downtown area.

Mr. Hauck said there are many single family foreclosures in this area and there are a number of single family homes that have been up for sale for several years. As for Ashton Pointe, the lots along Pingree Road are the last to sell. That development also has townhouses along the railroad tracks.

Mr. Hayden said they understand the difficulties with single family. Mr. Hauck said he would love to find a 4 to 5 acre parcel closer to downtown that is reasonably priced. People want to move more towards the downtown area so they can walk to the stores, train, etc.

Mr. Hayden said these are very nice upscale units. He doesn't see these as being rental units. Mr. Hayden asked if the market is that strong for townhouses considered how many have been approved and not built. Mr. Hauck said these have unique amenities such as the 3-car garage and elevator. Mr. Hayden asked if they owned the small lot immediately to the north. Mr. Hauck said they do not own it and don't want to purchase another piece if the City will say no to this development. Mr. Hayden suggested that if they purchased that small parcel, they could move the units around and the stub road could be put though.

Mr. Batastini said single family homes are still feasible on this lot with deeper lots. Mr. Hayden said he still has a problem with the smaller lot remaining.

REPORT FROM PLANNING

- Three Oaks Recreation Area – Wake Board – Special Use Permit and Use Variation
- UNE Church – 100 S. Main St. – Special Use Permit
- On Target - 560 Beechcraft – off premises sign variation
- Anderson VW – 5213 Northwest Hwy. – Amend TUP to allow a 7 ft tall balloon – tabled to 8-19-14 meeting
- MCC – Meteorological tower for 1 year

Ms. Maxwell reviewed the items for the next meeting on August 20, 2014.

Mr. Richter asked about possible dates for the workshop. He said they would prefer to have everyone attend the workshop. Mr. Hayden said they could do it on a night with a light agenda or possibly hold a date for the workshop only since it may take longer than an hour for it. He also doesn't want to hold off any petitions because of a date being blocked for the workshop. Mr. Richter said there is a possibility of an alternate meeting week on a Wednesday.

COMMENTS FROM THE COMMISSION

Mr. Jouron asked about video gambling. Mr. Richter said the Council has discussed it several times and has remained consistent on their position to opt-out of allowing video gaming. Mr. Hayden said he has received several comments from people from other communities commenting that it is nice to take their families to a Crystal Lake restaurant and not be subjected to video games.

The meeting was adjourned at 8:35 p.m.