#2014-31
Canyon Crossing Conceptual PUD
Project Review for Planning and Zoning Commission

Meeting Date:	October 15, 2014	
Request:	Conceptual PUD review for a 14-lot single-family subdivision.	
Location:	271 E. Terra Cotta Avenue, Route 176 east of Sherman	
Acreage:	Approximately 2.52 acres	
Existing Zoning:	O Office	
Proposed Zoning:	R-2 PUD Single-Family Residential	
Surrounding Properties:	North:	R-2 Single Family Residential
	South:	R-3A Two-Family Residential
	East:	R-2 Single Family Residential
	West:	R-2 Single Family Residential
Staff Contact:	Elizabeth Maxwell (815.356.3615)	

Background:

- Existing Use: The property is an existing 2.52-acre vacant, wooded lot.
- Previous Zoning Applications:
  - 1976: A Special Use Permit was granted to permit a roofing and carpentry business with a storage yard on the lot in the rear zoned M. The lot along Route 176 was zoned R-2.
  - 1979: Rezoning from R-2 to O. Signage was required to prohibit truck traffic between the alley and Glen Street on Glenn Street. Approved.
  - 1991-44: Rezoning to O and Special Use Permit for a bank with drive-through. The rezoning was approved, the SUP was not approved.
  - 1991-66: Request for a Comprehensive Land Use Map Amendment and Rezoning to Office. Approved.
  - 1992-45: Request for Comprehensive Land Use Map Amendment and Rezoning to Office. This request never went forward.
  - 1993-46: Rezoning of the property to O and plat of consolidation. Approved.

- 1997-42: Conceptual PUD application for a 28-unit townhome development with Comprehensive Land Use Map Amendment, Rezoning and Variations.
- 1997-76: Comprehensive Land Use Map Amendment, Rezoning from O to R-4 PUD, and zoning variations for a 28-unit townhome development. The request was referred by Council back to the Plan Commission and Zoning Board of Appeals. The petitioner did not pursue the request further.
- 2012-43: Concept PUD application for 27-unit townhome development. The request required a Comprehensive Land Use Map Amendment, Rezoning, density bonus as well as other variations.

- Request: The petitioner is requesting a Conceptual PUD review for a 14-lot single-family subdivision requiring a Comprehensive Land Use Map Amendment, Rezoning and variations.

Development Analysis:

Land Use/Zoning

- The property is currently zoned O Office. This project would require a rezoning to R-2 PUD, which allows up to 4.15 net dwelling units per acre. The proposed density is 5.4 gross dwelling units per acre requiring a variation or density bonus.
- The land use map shows the area as Office. A Comprehensive Land Use Map Amendment is required from Office to Urban Residential. Urban Residential permits 1-4 dwelling units per acre.

Site Layout

- The site layout illustrates 14 residential lots along a cul-de-sac. The lots range in size from 42 feet to 55 feet wide.
- Resident and guest parking is along the east side of the site adjacent to the detention pond.
- A 6-foot privacy fence is proposed around the development including along Route 176.
- A sidewalk is required to be constructed along both frontages, unless a deferral is granted by the City Council.
- The overhead utility lines are required to be buried, unless a deferral is granted by the City Council.

Building Elevations

- The petitioner has provided an example of the house models in Elevation C, the higher trim option.
- The homes have a variety of siding styles with a mix of vertical and horizontal. They have front porches and decorative windows.
- The front elevation is comprised of brick, with soldier course around the windows, and

The following comments are for discussion and consideration in future submittals:

1. The site is zoned O Office, is this site more appropriate for single-family residential?

2. The Police Department is requiring a second access out of the development, which the petitioner proposes as an emergency access onto the alley. There are no plans to improve this alley. The petitioner plans to improve Sherman as the main access. Are there any concerns with the access to and from this development?

3. Are the architectural materials and design details of the homes acceptable?

4. Is the lot layout and density appropriate?




Plan 2399
The Laurelhurst
360 VIEW
Large Plan for Narrow Lots Full of Character


Plan 21124BA
The Halsey
360 VIEW
Suburban Craftsman with Elegant Entry

2014 31

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: CANYON CROSSING

RECEIVED
JUL 02 2014
BY:

Action Requested

___ **Annexation**
X **Comprehensive Plan Amendment**
___ **Conceptual PUD Review**
___ **Final PUD**
___ **Final PUD Amendment**
___ **Final Plat of Subdivision**
X **Preliminary PUD**
X **Preliminary Plat of Subdivision**
X **Rezoning** R3B PUD
___ **Special Use Permit**
X **Variation**
___ **Other**

Petitioner Information

Name: CANYON INVESTMENTS, INC.
Address: 3665 Tamarack
Prairie Grove, IL 60012
Phone: 815-356-6889
Fax: _____
E-mail: stephengreenberg@me.com

Owner Information (if different)

Name: _____
Address: _____
_____
Phone: _____
Fax: _____
E-mail: _____

Property Information

Project Description: See attached narrative

Project Address/Location: Southeast corner of East Street and Route 176, northwest of the Metra tracks

PIN Number(s): 14-33-326-011

Development Team

Please include address, phone, fax and e-mail

Developer: Canyon Investments, Inc., Stephen Greenberg , Principal

Architect: Midwest Design Group

Attorney: Thomas C. Zanck

Engineer: Haeger Engineering

Landscape Architect: Stonewood Group

Planner: Haeger Engineering

Surveyor: Haeger Engineering

Other:

Signatures

7/2/2014

PETITIONER: Print and Sign name (*if different from owner*) **Date**

As owner of the property in question, I hereby authorize the seeking of the above requested action.

OWNER: Print and Sign name **Date**

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

2014 31

RECEIVED
JUL 02 2014
BY:

EXHIBIT "A"

Canyon Crossing Narrative Project Description

Petitioner, Canyon Investments, Inc., through its principal, Stephen Greenberg, seeks approval of R3B-PUD zoning for the purpose of developing 17 detached single family homes. It is the Petitioner's intent that this project will compare very favorably to the residential project located immediately south of the YMCA in Crystal Lake, Illinois. Petitioner formerly applied for 26 townhomes with a significantly different layout.

This Canyon Crossing proposal is in an older neighborhood of Crystal Lake at the southeast corner of East Street and Route 176 northwest of the Metra railroad tracks and lends itself to this type of infill development. The plan includes a 50-foot private road consistent with the site plan attached hereto.

The development will provide a much needed housing type not presently offered in the City and will enhance the water flow in the vicinity of this area.

Petitioner seeks those variations of the bulk standards to allow the residences to be constructed as set forth on the attached site plan.

Petitioner seeks a comprehensive plan amendment from "O" Office to "CUR" Central Urban Residential.

Respectfully,

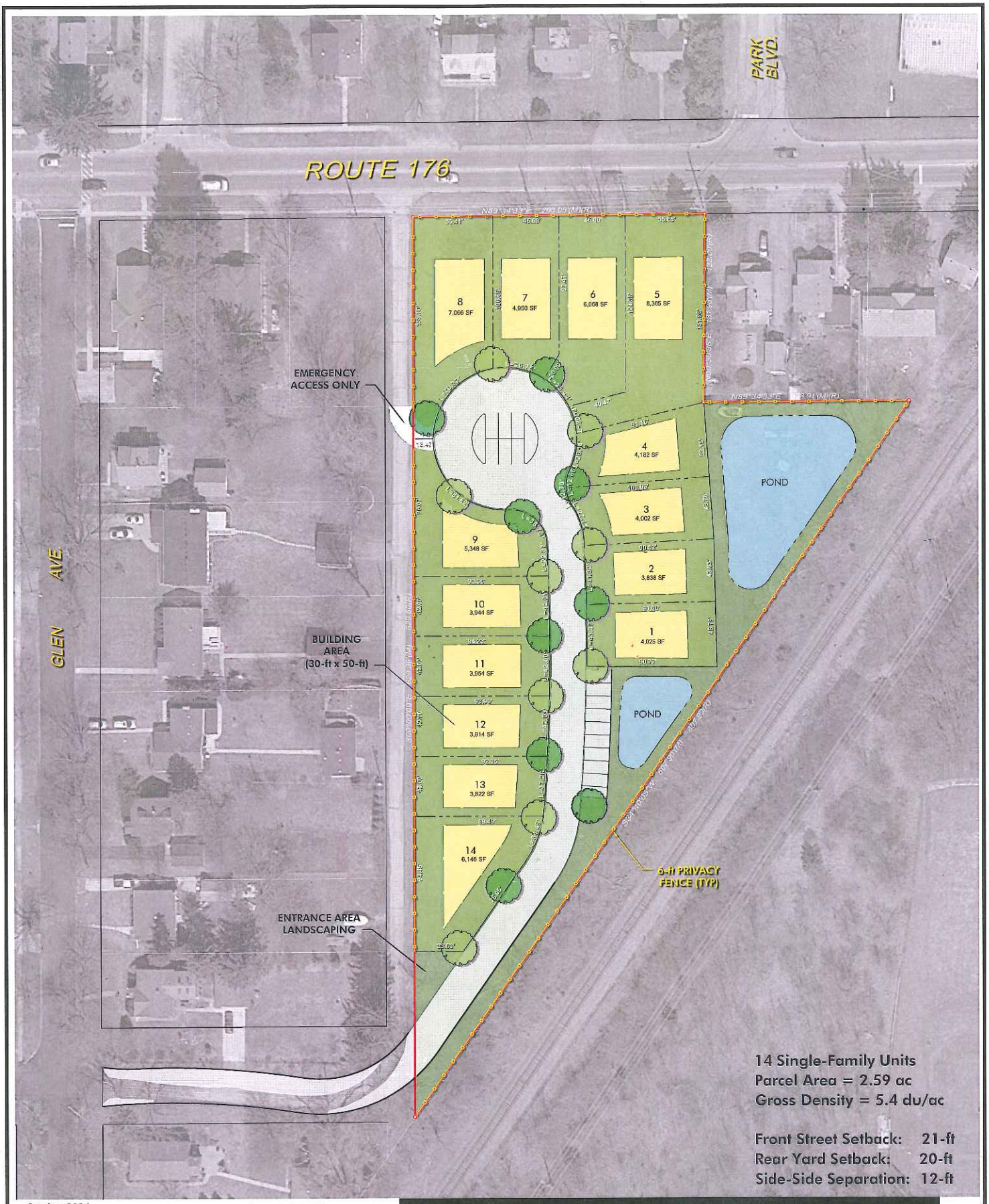
CANYON INVESTMENTS, INC.

By: ZANCK, COEN, WRIGHT & SALADIN, P.C.
Thomas C. Zanck




Plan 2399
The Laurelhurst
Large Plan for Narrow Lots Full of Character


Plan 21124BA
The Halsey
Suburban Craftsman with Elegant Entry



October 2014

PRELIMINARY SITE PLAN

NORTH

Scale: 1" = 40'

HAEGER ENGINEERING
consulting engineers • land surveyors
1304 N. Plum Grove Road, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
www.haegerengineering.com

CANYON CROSSING

CANYONDEVELOPMENT GROUP

City of Crystal Lake

100 WEST MUNICIPAL COMPLEX • P.O. BOX 597 • CRYSTAL LAKE, ILLINOIS 60014 • 815/459-2020

9166

November 14, 1991

Mr. Brent & Andrew Nilsson
271 W. Terra Cotta Road
Crystal Lake, IL 60014

Dear Mssrs. Nilsson:

This letter will serve as formal notification that at the regular City Council meeting on November 5, 1991, the Mayor and City Council of the City of Crystal Lake reviewed your request for the rezoning of property located directly south of 295 E. Terra Cotta Avenue from the current "M" Manufacturing to "O" Office District. The property is located south of Illinois Route 176, west of the Chicago North Western Railroad McHenry Line and east of Glen Avenue.

The Council adopted a motion approving the rezoning for the vacant parcel south of 295 E. Terra Cotta Avenue from "M" Manufacturing to "O" Office District, subject to the Plan Commission and Zoning Board of Appeals recommendations. The Council also adopted an amendment to the City's Comprehensive Plan redesignating the property for office use.

Enclosed please find a copy of an ordinance adopted providing for the rezoning. Should you have any questions regarding this matter, please feel free to contact us.

Very truly yours,

Joseph J. Misurelli
City Manager

JJM/gt

Enclosure
cc: William Ganek, Planning Director

MAYOR
GEORGE WELLS

CITY MANAGER
JOSEPH J. MISURELLI

CITY COUNCIL
HARRY N. DILLON
DAVID GOSS
MARY ANN HIDDING
ROY "BUD" NYSTROM

CITY CLERK
JAMES B. KELLEY

CITY TREASURER
BARBARA L. McCORMICK

Ord. No. 3463
File No. 440

AN ORDINANCE GRANTING A REZONING REQUEST

WHEREAS, certain territory has previously been duly annexed by Ordinance to the CITY OF CRYSTAL LAKE: and

WHEREAS, said territory is currently zoned "M" Manufacturing; and

WHEREAS, pursuant to the terms of a Petition before the Crystal Lake Zoning Board of Appeals, the Petitioner has requested to rezone the subject property to "O" Office; and

WHEREAS, the required hearings were held on the petition of the property owners in the manner and the form required by the Zoning Ordinance of the City of Crystal Lake and the statutes of the State of Illinois; and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Rezoning request be granted as requested in said Petition.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

Section I: That the following described property be and the same is zoned and classified "O" Office;

Lot 2 of Nilsson Subdivision of part of the Southwest Quarter of Section 33, Township 44 North, Range 8 East of the Third Principal Meridian, in McHenry County, Illinois,

Commonly known as 271 E. Terra Cotta Avenue, Crystal Lake, IL 60014.

Section II: That the City Clerk be and is hereby directed to amend the official zoning map of the City of Crystal Lake and all pertinent records of the City of Crystal Lake to show the zoning and classification of the above described property in accordance with the provisions of this Oridnance, as provided by law.

Section III: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

AYES: 5

NAYS: 0

ABSENT: 0

PASSED this 5th day of November, 1991.

Louise Wells
MAYOR

ATTEST:

Gregory A. Fetter
CITY CLERK PRO TEM

PLANNING DEPARTMENT STAFF REPORT

August 20, 1991

TITLE:

Nilsson Property Special Use Permit, 91-44.

PETITIONER:

Brent E. Nilsson and Andrew C. Nilsson.

REQUEST:

Special Use Permit to construct and operate a drive-up facility in conjunction with a bank in an "O" Office district.

LOCATION AND SIZE:

The property is located approximately 300 feet west of the intersection of Chicago and Northwestern Railroad and Illinois Route 176 commonly known as 271 E. Terra Cotta Avenue and consists of approximately 1/2 acre.

ZONING AND LAND USE:

The property is zoned "O" Office and is improved with an office.

SURROUNDING ZONING AND LAND USE:

North: "R-2" Single Family, residences.

East: "R-2" Single Family, residences.

South: "M" Manufacturing, vacant.

West: "R-2" Single Family, residences.

COMPREHENSIVE LAND USE PLAN:

The Comprehensive Land Use Plan has designated the area as "Industrial."

DEPARTMENTAL REVIEW:

Building:

A. The address is 295 E. Terra Cotta.

B. Submit signage for review and approval as part of Special Use Permit.

C. Who will install alley improvement?

D. Obtain State permit for improvements and work in right-of-way.

E. The waterline from the existing building on this property serves the house on the adjacent lot to the east. What will be done to resolve this?

F. Note setbacks from building to lot lines.

G. Provide recorded covenant to park on property to rear

zoned "M".
H. Who will run sewer and water to Lot 2?

Engineering:
See attached memo from Clyde F. Wakefield dated August 16, 1991.

Fire:
1. Fire hydrant location not shown on plan.
2. Paved exit drive to be 18 feet wide.

PLANNING ANALYSIS:

ZONING HISTORY

1976 - A Special Use Permit was granted to permit a roofing and carpentry business with a storage yard on the lot in the rear zoned "M". The lot along Route 176 was zoned "R-2".

1979 - The Zoning was changed on the northern portion of the lot from "R-2" Single Family to "O" Office. Signage was added to prohibit through traffic between the alley and Glen Street and to prohibit trucks on Glen Street.

1987 - The property was subdivided to match the Zoning lines. The front portion was zoned "O" Office while the rear portion was zoned "M" Manufacturing.

The petitioners are now requesting a Special Use Permit to construct and operate a drive through facility in conjunction with a bank. A bank is allowed in an "O" Office District, however, the Zoning Ordinance requires a Special Use Permit in an "O" Office District for drive through facilities.

SITE PLAN

The site plan indicates a 37.5 x 71 foot building with 3 drive up lanes and a by-pass lane. Also shown are 9 parking spaces located off of the subject property on the "M" Manufacturing zoned property and 2 handicapped parking spaces near the building. A cross access agreement will need to be submitted for the off site parking area.

The access to the bank facility is off of the present 20 foot alley. The site plan shows this alley to be improved to 25 feet in order to meet Engineering Department requirements. Surrounding this property to the north, east and west is "R-2" Single Family and "M" Manufacturing to the south. The Comprehensive Land Use Plan indicates the area as "Industrial". Staff has reservations about a drive through facility in this location. While a bank is allowed in an Office zoning district, the surrounding area is residential in nature with the Comprehensive Land Use Plan

showing Central Urban Residential to the west and Industry to the north, east and south. Because of the Comprehensive Plan, Staff fells that this request for a drive through may not be appropriate. While a bank is not necessarily obtrusive to the neighborhood on its own, the drive through may have a larger impact to the area. The surrounding uses and Comprehensive Land Use Plan does not indicate that this area will develop with office or office related uses but rather to manufacturing/industrial type uses. The review bodies will need to discuss what their opinions of the future of this area is as well as if the drive through is appropriate for this property.

Staff also questions the future uses planned for the "M" Manufacturing property to the south. The bank and drive through together appear to be too intense for the "O" Office site. This results in the need to spill over to the "M" zoned property. The petitioners shall be ready to discuss this with the review bodies.

UTILITIES

The Engineering and Building Departments have indicated a service problem with the house to the east of the subject property. A new exclusive service line must be added to service the existing single family home as well as a separate service line to the proposed bank. This issue must be resolved with the Engineering Department prior to a building permit being issued. There are also several other engineering issues which must be resolved prior to the issuance of a building permit.

ARCHITECTURAL REVIEW

The proposed building is two story with a brick veneer and aluminum siding with asphalt shingles. The building is residential looking and should not be obtrusive to the neighboring residential areas.

LANDSCAPE REQUIREMENTS

The site plan shows the access road to be improved to 25 feet wide abutting the west property line. Pavement completely surrounds the proposed bank. Because the area is used by vehicles, Staff will analyze this area as a parking lot. The Zoning Ordinance requires an 8 foot landscape area abutting a residential area for non right-of-way areas. Because the access road abuts the west property line, there is no landscape area provided. The site plan however, indicates approximately 14 feet of landscaping between the access road and the proposed building. There is also a 10 foot landscape area on the east property line which is also abutting residential. There is pavement from approximately 15 feet off of the north property line to the

south 173 feet. If this 173 feet was a parking lot, the setback off of Route 176 should be a minimum of 25 feet, this is an additional 10 feet along Route 176. Also, there is a clear view problem at the intersection of Route 176 and the access drive. The landscaping will have to be lowered to meet the clear view standards.

Staff feels that there is too much pavement proposed on this site. Should the drive through facility be denied and eliminated from the plan. The building can be shifted and additional green areas can be added.

The landscape plan indicates no sizes of any of the plantings. Future landscape plans must indicate the sizes of proposed plantings. Also, street trees must be added along Route 176.

SIGNAGE

The petitioners have not submitted a signage plan for this facility. Staff would like to remind the petitioners that an internally illuminated sign abutting a residential area requires a Special Use Permit. The petitioners should be prepared to discuss the signage they are requesting. Exact location, materials used as well as colors shall be provided at the meetings.

COMMENTS AND CONCLUSIONS:

The following comments and conclusions are based upon Staff review and analysis prior to the meeting and are to be considered viable unless evidence is established to the contrary.

SPECIAL USE PERMIT - To be reviewed by the Plan Commission, Zoning Board of Appeals and City Council.

It is the opinion of the Planning Staff that the Special Use for a drive-through facility at the property located at 271 E. Terra Cotta Avenue be denied.

PLANNING DEPARTMENT STAFF REPORT

OCTOBER 2, 1991

TITLE

Nilsson Rezoning, 91-66.

PETITIONER

Brent and Andrew Nilsson.

REQUEST

Petitioner:
Rezone Lot 2 of Nilsson Subdivision from "M" Manufacturing to "O" Office.

Staff:
1. Amend Comprehensive Land Use Plan Map to indicate Lots 1 & 2 of Nilsson Subdivision to "Office" from "Industry."

2. Amend Comprehensive Land Use Plan for Lots 1, 2, 3 & 4 of Buhrman's Addition to "Office" from "Industry".

LOCATION AND SIZE

The property is approximately 144.5 feet south and 300 feet west of the intersection of Chicago and Northwestern Rail Road and Illinois Route 176 and consists of approximately 1.94 acres.

ZONING AND LAND USE

The property is currently zoned "M" Manufacturing and is vacant.

SURROUNDING ZONING AND LAND USE

North	"O" Office, office. "R-2" Single Family, residences.
East	"M" Manufacturing, Chicago & Northwestern Rail Road right-of-way.
South	"M" Manufacturing, Chicago & Northwestern Rail Road right-of-way.
West	"R-2" Single Family, residences.

COMPREHENSIVE LAND USE PLAN

The Comprehensive Land Use Plan has designated the area as "Industry."

DEPARTMENTAL REVIEW

Building

1. No access should be allowed to residential area to

south.
2. Improve alley.

Engineering
No objection to the rezoning, however, unless the development is tied to Lot #1, access and traffic circulation will be piece meal and possibly difficult.

ZONING HISTORY

1976 - A Special Use Permit was granted to permit a roofing and carpentry business with a storage yard on the lot in the rear zoned "M". The lot along Route 176 was zoned "R-2".

1979 - The zoning was changed on the northern portion of the lot from "R-2" Single Family to "O" Office. Signage was added to prohibit through traffic between the alley and Glen Street and to prohibit trucks on Glen Street.

1987 - The property was subdivided to match the zoning lines. The front portion was zoned "O" Office while the rear portion was zoned "M" Manufacturing.

1991 -The petitioners requested a Special Use Permit to allow the construction and operation of a bank with a drive-through facility only on the portion zoned "Office". This petition was withdrawn prior to any review bodies review due to concerns addressed in the initial Staff Report.

PLANNING ANALYSIS

The petitioners are now requesting to rezone Lot 2 from "M" Manufacturing to "O" Office. Staff has added a request to the review bodies to consider amending the Comprehensive Plan for the entire area to reflect "Office" instead of "Industry".

Comprehensive Land Use Plan Amendment
Staff has added this request to be consistent with the Growth Management Plan which requires an amendment to the Comprehensive Land Use Plan whenever the review bodies consider a zoning change which may appear inconsistent with the designation on the plan map.

Staff feels that the future of the area bounded by Route 176 to the north, the public alley to the west and the Chicago and Northwestern Railroad right-of-way to the south and east needs some discussion by the review bodies. The Comprehensive Plan has the area to the west indicated as "Central Urban Residential", the south "Industry", east "Industry" and to the north as "Urban Residential" and "Industry". Because Lot 1 of Nilsson Subdivision is already zoned office and Lot 2 is proposed as office, Staff feels

that the remainder of this "triangle" should be looked at for office designation. This provides a better transition between the residential to the west and industrial to the east.

Rezoning
The subject property is currently zoned "M" Manufacturing and is vacant. To the south and east is the Chicago and Northwestern Railroad right-of-way, along the western border is a 20 foot public alley and residences. Because of the residential area to the west, Staff feels that Office uses will be a better transition into the "M" Manufacturing Districts from the residences.

Future Office Uses
Should the rezoning be approved, the petitioners should be aware of the following:

1. A 6 foot solid screen of any parking areas must be provided to the west to screen the residential area.

2. If more than one building is proposed, the property must be developed as a PUD.

3. The setback abutting residential is 50'.

4. A landscape setback for parking lots is 8 feet abutting non-right-of-way areas and 15 feet abutting public right-of-ways.

5. Office uses require 5 parking spaces per 1,000 square feet of usable space; medical office uses require 8 parking spaces per 1,000 square feet of usable space.

6. Internally illuminated signs in office zoned areas abutting residential areas require a Special Use Permit. Non-internally illuminated signs are permitted pursuant to the provisions of the Sign Ordinance.

COMMENTS AND CONCLUSIONS

The following comments and conclusions are based upon Staff review and analysis prior to the meeting and are to be considered viable unless evidence is established to the contrary.

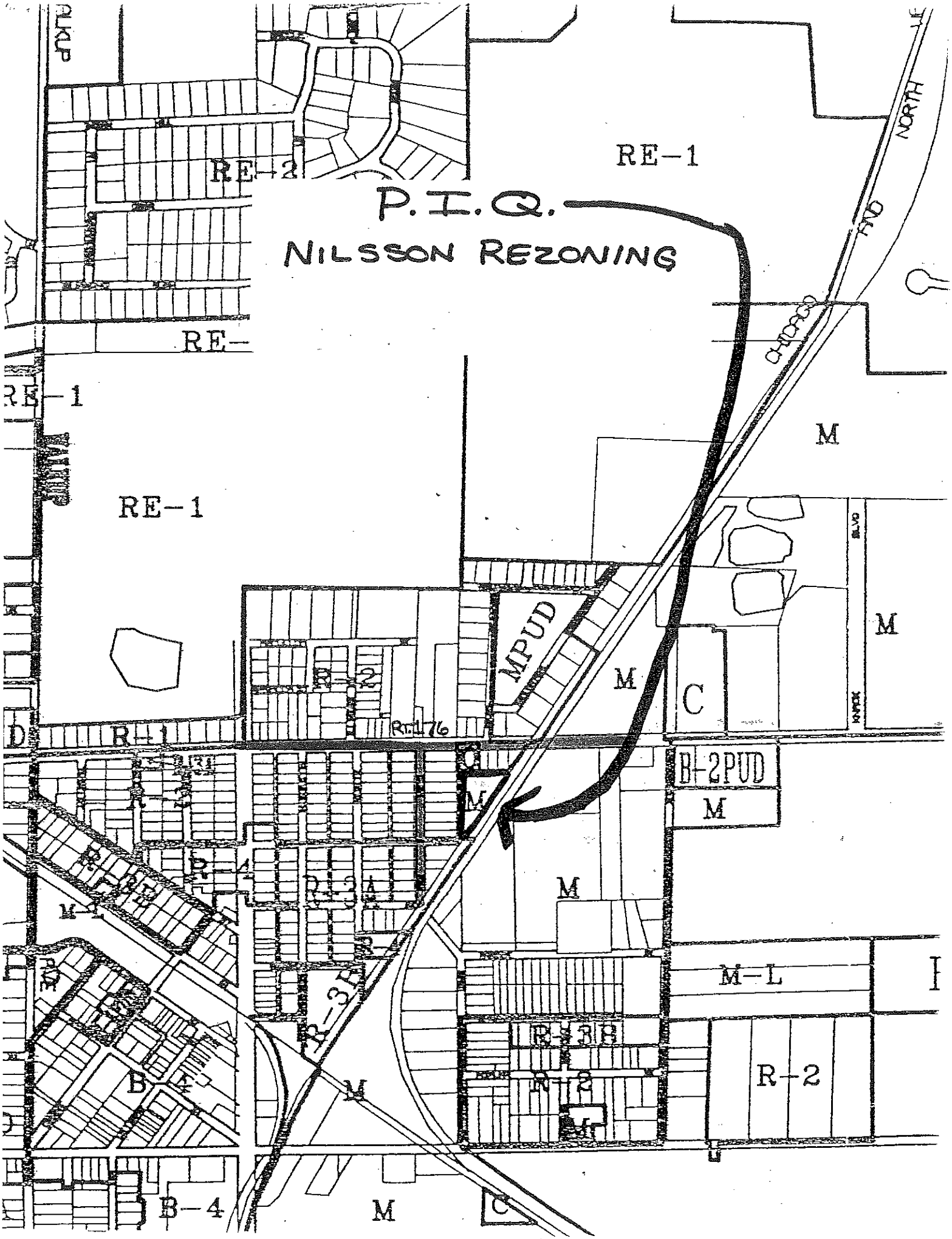
AMENDMENT TO THE COMPREHENSIVE LAND USE PLAN MAP - To be reviewed by the Plan Commission and City Council.

It is the opinion of the Planning Staff that the amendment to the Comprehensive Land Use Plan to change the designation from "Industry" to "Office" be considered for approval for

Lots 1 & 2 of the Nilsson Subdivision and Lots 1 through 4 of Buhrman's Addition.

REZONING - To be reviewed by the Plan Commission, Zoning Board of Appeals and City Council.

It is the opinion of the Planning Staff that the rezoning for the Nilsson Property from "M" Manufacturing to "O" Office be considered for approval.


P.I.Q.
NILSSON REZONING
RE-1
RE-2
RE-
M
MPUD
C
R-2
R-1
R-1/76
B-2PUD
R-4
R-3
M-1
M-L
R-3B
B-4
NORTH
BLVD

the most cost effective means of providing the sanitary sewer service. Staff feels that this annexation is important to insure the City's development standards as well as buffer future development proposed at a higher density by the Village of Lake in the Hills on property west of Swanson Road.

NILSSON REZONING

The petitioners are requesting to rezone Lot 2 of the Nilsson Subdivision from "M" Manufacturing to "O" Office. The property is located 144 feet south and 300 feet west of the intersection of Chicago and Northwestern Railroad tracks and Illinois Route 176 and consists of 1.94 acres. The property is currently zoned "M" and has been used as a storage yard for construction equipment and building materials. Since the property is bounded by Route 176 on the north, the railroad tracks on the east and existing residential uses to the west, the Zoning Board of Appeals felt that the office zoning request was more compatible with the residential area than the "M" zoning including the potential for intense uses on the site. The Plan Commission and Zoning Board of Appeals recommended approval of the rezoning from "M" to "O" Office.

Also, consistent with the City's adopted Growth Management Policy, an amendment to the Comprehensive Plan is necessary for this property as well as the four residential lots which are contiguous but not subject to this request. Lots 1, 2, 3 and 4 of Buhrman Addition are located along Route 176 immediately west of the railroad tracks and north of the subject property. An amendment to this area across from Precision Twist industrial area would serve as a transitional office zone between the manufacturing on the north side of Route 176 and the residential development to the south and west of this site.

MIKE'S AUTOBODY AND CAR WASH SPECIAL USE PERMIT

The applicant is requesting a Special Use Permit for an outside storage area located in the Teckler Industrial Triangle currently zoned "M" Manufacturing with a Special Use Permit for a car wash. The property is located on the northeast corner of Factory Road and Teckler Blvd. and consists of approximately 0.54 acres. Under the current zoning and Special Use Permit, the existing car wash and automotive repair business are allowed. However, the petitioner would like to store a number of vehicles and equipment requiring the Special Use Permit. Also with the request for the Special Use Permit is a variation to allow a 6 foot solid screen

asked if this property will be developed as a PUD. Mr. Gottemoller said he believes it will be a straight subdivision. He said that in years past there would be bonus densities given to a PUD but that has not been the case for a few years and it is faster to get through the process with a straight subdivision.

There was no one in the public who wished to speak on this matter. The public hearing was closed at that time.

Mr. Geddis moved that the Zoning Board of Appeals recommend to City Council approval to rezone the 23.41 acre Spiniolas property to "RE-3" Residential Estate for the east half of the property and "RE-2" Residential Estate for the west half of the property subject to the preparation of the appropriate legal descriptions. Mr. Foley seconded the motion. On roll call, all voted aye. Motion passed.

This is a continuation of the feathering to larger lots on the fringes of the community. The Board understands that the exact placement of the zoning line between the "RE-3" and "RE-2" can be subject to the legal descriptions. The Board understands that the zoning districts will be divided approximately half and half.

NILSSON REZONING

The petitioners are requesting rezoning of Lot 2 of Nilsson Subdivision from "M" Manufacturing to "O" Office. The property is approximately 144.5 feet south and 300 feet west of the intersection of Chicago and Northwestern Rail Road and Illinois Route 176, consists of approximately 1.94 acres and is currently zoned "M" Manufacturing.

Mr. Landon read the petition. The legal notice certification and green cards are in the file and the fees have been paid.

John Horeled, attorney, and Andrew Nilsson, owner, were present to represent the petition. Mr. Horeled said they have talked to Staff several times about possible uses of the property. Just a few months ago they proposed a bank on the front portion of the property but it was too tight. They are now asking for rezoning of the back portion of the property to office. They would like to clear the property and put up an office building which would be on both parcels. Mr. Horeled said that they would expand the existing alley entrance to use as the entrance to the proposed building, but would not expand the alley to use as a "back door" entrance for the residential lots on Glenn Street. Mr. Landon asked if the petitioners were going to make one lot instead of two. Mr. Horeled said that they will have one building on the two lots.

Mr. Erwin Bauman, 207 Glenn Avenue, lives west of the property in question. He has no problem with the rezoning but it seems that the alley has more traffic on it than the street and does not wish for the alley to be improved so he has streets to the front and back of the property.

There was on one else in the public who wished to speak on this matter. The public hearing was closed at this time.

Mr. Geddis moved that the Zoning Board of Appeals recommend to City Council approval of the rezoning for the Nilsson Property from "M" Manufacturing to "O" Office. Mr. Mitchell seconded the motion. On roll call, all voted aye. Motion passed.

"O" Office zoning district is definitely more advantageous rather than "M" Manufacturing located next to residential uses. Rezoning is a step in the right direction towards the development of the property as a productive part of the community.

MIKE'S AUTO BODY SPECIAL USE PERMIT

The petitioners are requesting a Special Use Permit for an outside storage area with a variation for a 6 foot fence with the yard abutting a street setback. The property is located at the northeast corner of Factory Road and Teckler Blvd., is approximately 0.547 acres and is zoned "M" with a Special Use Permit for a car wash.

Mr. Landon read the petition. The legal notice certification and green cards are in the file and the fees have been paid.

Mike and Sophia Szewczk, owners, were present to represent their petition. Mrs. Szewczk said that they want to build a fence 6 foot high to protect equipment and a Special Use Permit to allow outside storage of vehicles. They would be willing to move the fence back to 10 feet if that is what the Board would like and they would landscape that area.

Mr. Geddis asked if the car wash would be taken out. Mr. Szewczk said that the automatic car wash was gone but the manual stalls still remain. Mr. Geddis asked if there would be major car repair in the building. Mrs. Szewczk said that the business is an auto body shop and detailing of cars. There would be no major car repair.

Mr. Geddis asked if there would be barbed wired on the top of the fence. Mrs. Szewczk said that it would not be necessary.

Mr. Viger asked about the setback off of Factory Road. Mrs. Szewczk said that they asked for it to be up to the road but

CRYSTAL LAKE PLAN COMMISSION
WEDNESDAY, OCTOBER 9, 1991

The meeting was called to order by Chairman Burnett at 7:30 p.m. On roll call, members Babington, Otto, Werle, Valentine and Burnett were present. Members Overbay, Van Breda and Wilder were absent.

APPROVE MINUTES OF THE SEPTEMBER 25, 1991 MEETING

Mr. Otto moved to approve the minutes of the September 25, 1991 meeting. Mr. Werle seconded the motion. On roll call, all members voted aye. Motion passed.

NILSSON REZONING

The petitioners are requesting rezoning of Lot 2 of Nilsson Subdivision from "M" Manufacturing to "O" Office and Staff is requesting: (1) Amend the Comprehensive Land Use Plan Map to indicate Lots 1 and 2 of Nilsson Subdivision to "Office" from "Industry"; and (2) Amend Comprehensive Land Use Plan for Lots 1, 2, 3 and 4 of Buhrman's Addition to "Office" from "Industry." The Nilsson property is approximately 144.5 feet south and 300 feet west of the intersection of Chicago and Northwestern Rail Road and Illinois Route 176, consists of approximately 1.94 acres and is currently zoned "M" Manufacturing.

John Horeled, attorney, was present to represent the petition. Mr. Horeled said that they had talked to Staff several items about various ideas for this property. The property is an eyesore and in need of upgrading. They are requesting to rezone the back portion of the property to Office and would like to build one office building on both lots. Mr. Horeled said that the original petition was for a bank on the front portion of the property only, but was withdrawn do to many reasons. Mr. Horeled stated that the petitioners will work with Staff on the entrance from Route 176 and the alley.

Mr. Burnett asked how the entrance on Route 176 will be handled? Ray Forsythe, Planner, said that the existing entrance off of Route 176 will be upgraded. Mr. Horeled said that they would not improve the alley all the way down to end and will more than likely improve the existing entrance off of Route 176 instead of creating another entrance next to the existing one.

There was no one in the public who wished to speak on this matter.

Mr. Werle moved to approve the amendment to the Comprehensive Land Use Plan to change the designation from "Industry" to "Office" for Lots 1 & 2 of the Nilsson Subdivision and Lots 1

through 4 of Buhrman's Addition. Mr. Otto seconded the motion. On roll call, all voted aye. Motion passed.

Mr. Otto moved to approve the rezoning for the Nilsson Property from "M" Manufacturing to "O" Office. Mr. Valentine seconded the motion. On roll call, all voted aye. Motion passed.

MIKE'S AUTO BODY SPECIAL USE PERMIT

The petitioners are requesting a Special Use Permit with a variation for an outside storage area. The property is located at the northeast corner of Factory Road and Teckler Blvd., is approximately 0.547 acres and is zoned "M" with a Special Use Permit for a car wash.

Sophia and Mike Szewczk, owners, were present to represent their petition. Mrs. Szewczk said that they want to fence in the rear yard and up to Factory Road at zero lot line with a 6 foot high fence not a 3 foot fence as allowed in the Ordinance. They will eventually convert the existing building from a car wash to an auto body repair shop and plan to expand the building in the future.

Mr. Burnett asked if they agreed with Staff's comments. Mrs. Szewczk said that they did and they wished to place landscaping along the Teckler side of the property. She asked about the variations. Mr. Burnett said that the Plan Commission does not discuss variations. Those issues will be discussed at the Zoning Board of Appeals.

Mr. Forsythe said that Staff has no problem with the uses and encourages the idea of additional landscaping. The petitioners have been very good to work with and have been receptive to Staff's ideas.

There was no one in the public who wished to speak on this matter.

Mr. Werle moved to approve the Special Use Permit for an outside storage area for Mike's Auto Body with the following conditions:

1. The outside storage area shall be located ten feet from Factory road and screened in the manner approved by the review bodies. Landscaping shall be placed within the ten foot setback subject to approval of the Planning Director.

2. Stored materials may not exceed the 6 foot screen height.

3. The area shall be paved to meet Engineering Department

study during peak hours at that location and found one vehicle in the morning, two at midday, and seven vehicles in the evening had used Linn Avenue for that purpose. Mr. Miller stated that many people already turn left onto Linn Avenue when stopped westbound on Route 14 to avoid the traffic light at McHenry Avenue, or use Linn Avenue to access the liquor store or appliance store located on the other side of Linn Avenue at Route 14, but that they could likely live in the adjoining residential area. Mr. Miller concluded that the traffic on Linn Avenue should not increase due to the Amoco expansion.

Councilwoman Hidding moved to approve the Zoning Board of Appeals, Plan Commission and Staff recommendations and to adopt an ordinance to be published in pamphlet form by the authority of the Mayor and City Council authorizing the issuance of a Special Use Permit Amendment for 339 Virginia Street as requested. Councilwoman Chamberlain seconded the motion. On roll call, Councilmembers Chamberlain, Hidding and Mayor Wells voted aye. Councilmembers Hayden and Nystrom voted no. Motion passed.

FINAL PUD AMENDMENT - COMMONS SHOPPING CENTER - OLD COUNTRY BUFFET

Councilwoman Hidding moved to approve the Plan Commission and Zoning Board of Appeals recommendations and to adopt an ordinance to be published in pamphlet form by the authority of the Mayor and City Council authorizing an amendment to the Crystal Lake Commons Shopping Center Final Planned Unit Development to allow for various facade improvements for the Old Country Buffet, Inc, 6322 Northwest Highway, Units F5 and F6. Councilman Hayden seconded the motion. On roll call, all voted aye. Motion passed.

REZONING "R-2" TO "O" - NILSSON CONSTRUCTION COMPANY

The Council considered a request from Nilsson Construction Company to rezone Lot 1 in Buhrmann's Addition from "R-2" Single Family to "O" Office and to consolidate Lot 1 in Buhrmann's Subdivision and adjacent Lots 1 and 2 in Nilsson's Subdivision, currently zoned "O" Office, into a single one lot subdivision. Attorney John Horeled was present to represent the request.

Councilman Hayden asked for an explanation of the water situation. Mr. Horeled explained that three older homes in the area were built with water lines between the houses instead of connecting to a water main, and that this line also connects to their present office building. He stated that the petitioner had agreed to construct a new, larger main, bring it to the end of

their property, install a hydrant and buffalo box (water shut off valve) at no cost to the homeowners, and the remaining homes could connect to the buffalo box.

Councilman Nystrom noted that even though this was solely a zoning request, he was concerned about potential traffic onto Lorraine Drive, preservation of green space, the minimal setback of 40 ft. from Route 176, and adequate water pressure for fire protection.

Councilman Hayden expressed concern regarding water availability for fire protection. The City Manager stated any building on the lot in the future would still have to comply with Code requirements.

Councilman Hayden moved to approve the recommendations of the Plan Commission, Zoning Board of Appeals and Staff, to approve the Plat of Resubdivision consolidating the lots as requested, and to adopt an ordinance to be published in pamphlet form by the authority of the Mayor and City Council authorizing the rezoning of the property from "R-2" Single Family to "O" Office. Councilwoman Chamberlain seconded the motion. On roll call, all voted aye. Motion passed.

SPECIAL USE PERMIT - CIRCUS PLAYLAND - CRYSTAL LAKE PLAZA SHOPPING CENTER

The Council was requested to consider a request from Sam LaPisa, Dennis Gidley and Crystal Lake Limited Partnership for a Special Use Permit to allow a children's indoor playground, Circus Playland, to be located in the Crystal Lake Plaza Shopping Center, Units 2D and 2E. Attorney Joseph Gottemoller was present to represent the request.

In response to Council inquiries, Mr. Gottemoller explained that all children would need to be accompanied by a parent or guardian at least 21 years old, adults would not be allowed to enter unless accompanied by a child, and children would not be allowed to leave unless accompanied by their adult parent or guardian. He added that a coffee shop would be available for the adults while the children played on the recreational equipment or game machines.

Councilman Hayden moved to approve the Plan Commission and Zoning Board of Appeals recommendations and to adopt an ordinance to be published in pamphlet form by the authority of the Mayor and City Council authorizing the issuance of a Special Use Permit for Units 2D and 2E of the

#93-46 271 E. TERRA COTTA AVE. (NILSSON'S OFFICE BUILDING) REZONING & PRELIMINARY PLAT OF SUBDIVISION

Rezoning: From "R-2" Single Family to "O" Office.

Mr. Landon read the legal notice. The green cards for notification of surrounding property owners and the certificate of publication are in the file and fees have been paid.

John Horeled, attorney, was present to represent the petition. Mr. Horeled gave a brief history of the properties. He said the Comprehensive Land Use Plan Map was amended to show this area as Office and not Industrial. Mr. Horeled said there is a side issue of a water problem. He said the water services to the lots to the east are "piggy backed" from the existing building on their lot. Mr. Horeled said they are proposing to extend a larger water line to the end of their property and have the homeowners to the east, who are mostly retired, hook up to the B-box which would be less expensive for them.

Mr. Landon said the Board is to discuss the rezoning issue only. He said the water issue is to be handled by Staff. Mr. Van Steenhuyse said that the water issue is an Engineering and Water Departments issue.

Mr. Vause asked if the Plat of Consolidation is approved would the building line be vacated. Mr. Van Steenhuyse said it would be. Mr. Geddis asked if the Plat of Consolidation would make this one lot. Mr. Van Steenhuyse said if the rezoning and Plat of Consolidation is approved and recorded then they will be one lot.

Dan Miller, 305 Terra Cotta, said he lives next door. He feels the homes to the east will be squeezed out and the value of their property will drop. Mr. Miller said he cannot get out of his driveway now and if an office building is put there he will never be able to get out.

Mr. Landon said it is every property owner's right to petition the City to rezone their property and have a hearing regarding the rezoning. Mr. Miller said he feels the value of his lot will diminish.

There was no one else in the public who wished to speak on this matter.

Mr. Vause asked if the Comprehensive Land Use Plan Map was changed in 1991 from Industrial to Office to reduce the impact on the residential area. Mr. Van Steenhuyse said he was not here at the time but believes that was one of the reasons behind the change.

Mr. Landon said he believes the lots to the east are worth more as office property than residential.

Mr. Horeled suggested there be a cross access between the lots to the east and their parking lot.

The public hearing was closed at this time.

Mr. Foley moved that the Zoning Board of Appeals recommend to City Council approval of the rezoning from "R-2" Single Family to "O" Office. Mr. Geddis seconded the motion. On roll call, all voted aye. Motion passed.

The Board would like to note for the benefit of the Council the petitioner is willing to work out a cross access in the rear with the parking lot for the neighboring property if there is a way it can be done. He has also indicated that he will allow the current water situation to continue in the same manner and extend a larger water main to the east property line.

CRYSTAL LAKE PLAN COMMISSION
WEDNESDAY, OCTOBER 13, 1993

The meeting was called to order by Chairman Burnett at 7:30 p.m. On roll call, members Goss, Morehead, Otto, Subak, Valentine, Van Breda and Burnett were present. Members Wilder and Overbay were absent.

APPROVE MINUTES OF THE SEPTEMBER 22, 1993 MEETING

Mr. Morehead moved to approve the minutes of the September 22, 1993 meeting as presented. Mr. Otto seconded the motion. On roll call, all members voted aye. Motion passed.

#93-46 271 E. TERRA COTTA AVE. (NILSSON'S OFFICE BUILDING) REZONING & PRELIMINARY PLAT OF SUBDIVISION

Rezoning: From "R-2" Single Family to "O" Office.
Plat of Consolidation: Lot 1 in Buhrmann's Addition and Lots 1 and 2 in Nilsson's Subdivision into a single, one-lot subdivision.

John Horeled, attorney, was present to represent the petition. Mr. Horeled gave a brief background of the property. He said the larger of the two lots was recently rezoned to office from manufacturing and the Comprehensive Land Use Plan was amended. Mr. Horeled said that due to the topography of the land, the building needed to be moved to the front of the parcel instead of the rear and the building and parking couldn't fit on the property without variations. He said the petitioner purchased the property to the east and the request for rezoning is for that parcel and the Plat of Consolidation was for both parcels.

Mr. Horeled said there is a water problem in the area. He said basically all the 4 lots are "piggy backed" and not directly connected to the City water. The water line goes from one house to the other. Mr. Horeled said they would be willing to bring in a bigger line to the end of their property and the homeowners can be hooked up to the B-box which would be less expensive for them. He said most of them are retired and on fixed incomes. Mr. Horeled said the water pressure nor service will change to the homes.

Mr. Burnett asked if the other homes are required to hook on. Mr. Horeled said this problem is a Building Department issue and will need to be resolved with the Building Commissioner.

Mr. Goss said he did not like that the Commission would not be reviewing the buildings plans. He suggested to Staff that they

look into changing the ordinance to require PUD's on property abutting residential. He said there is very little green space shown on this plan. Mrs. Van Breda said this is a very hard property to work with because of the shape. She asked why they did not bring this in as a PUD. Mr. Horeled said they have worked with several different staff members over the years and each had their own idea regarding this property.

Mr. Goss asked how they will keep traffic from using the alley as a thoroughfare. Mr. Horeled said he believes the restrictions will be placed on the alley by the City.

Mr. Burnett asked about screening of this property from the residences in the area. Dave Hene, Planner, said there is a 6 foot fence planned. He said that sometimes landscaping may be better than a fence. It is more attractive and equally as effective as a fence.

William Doland, engineer, said there is more area for landscaping now that they have purchased the lot to the east.

Melissa Cooney, 1400A Skyridge, is an attorney representing the 4 homeowners that have the water problem. She said they are concerned about the water line. Ms. Cooney asked that the rezoning be hinged on the property owners hooking up to the B-box.

Mr. Horeled said they would like to help the retired homeowners and not have them spend much money and be able to hook up to the B-box. Mr. Hene said that hooking up to the B-box would give the homeowners an option but a condition cannot be placed on zoning of the property.

Mr. Burnett said the water problem needs to be handled by Staff and it cannot be resolved at the Commission.

Mary Tortorich, 285 Lorraine Drive, said she lives along Route 176 and she is not happy with having this building on the lot. Ms. Tortorich said she would like to see the area remain the way it is now. Mr. Burnett said this property is across the street from Precision Twist. Ms. Tortorich said Precision Twist has been there for years and this has not. She said she doesn't want to see anymore development. Ms. Tortorich said she does not want Route 176 to become another Route 14.

Andy Nilsson, owner of the property, said they purchased the other lot so there would be more green space and no variations necessary. He said they have worked with the neighbors. Mr. Nilsson said the lot was originally manufacturing and there could have been an industrial building placed there. He feels this will be better for the neighborhood and this will also solve the

water problems of the other homes that are currently connected to the home on his lot.

Mr. Burnett said they are only voting on the rezoning of the small parcel and the consolidation of the two lots.

There was no one else in the public who wished to speak on this matter.

Mr. Goss moved to approve the rezoning from "R-2" Single Family to "O" Office. Mr. Valentine seconded the motion. On roll call, all voted aye. Motion passed.

Mr. Goss moved to approved the Plat of Consolidation with the following conditions:

1. The certificate for signature by the City Clerk shall be removed.

2. The Easement provisions shall be amended to remove the words "Village of Glenview" and replace the works "Illinois Bell" with "Ameritech".

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

Mr. Goss asked that Staff work with the neighbors on the water problem and be sure there is adequate screening of the residences surrounding these parcels.

#97-42 THE MANORS OF CRYSTAL LAKE - 271 W. TERRA COTTA

Conceptual Plan Review for 28 manor home units

John Horeled, attorney, Greg Schmidt, builder, were present to represent the petitioner. Mr. Horeled said they received a favorable reading from the Zoning Board. Mr. Schmidt said they put the book together to answer questions for the Commission. He said this is geared toward the empty nester and is an infill piece. Mr. Schmidt said he has a problem with how the City calculates density. He works with gross acres. The Office zoning was a mistake since it is a soft market. Mr. Schmidt said they have worked with Staff and showed them a plan that shows 30 units but they said no. He said 28 works economically. There is a water main to be looped and described the sizes in the area. Mr. Schmidt said they understand that there is no recapture for that improvement.

Mr. Schmidt said the units will be 1 car garages with two bedrooms. They will improve the alley. He said this will make an excellent buffer between the single family and the railroad. Mr. Schmidt said they have supplied a copy of the traffic study that was done years ago but they understand that a new study will need to be done. They do not believe that the traffic on Route 176 has increased that much since the other study was done.

Mr. Horeled explained the water connection between the houses to the east of this site. This property is within walking distance of the downtown. He said this doesn't meet the Ordinance but feels that with fixing the water main problem in the area that would allow them a density bonus.

Mr. Schmidt said a lower number of units would not be possible. He said some variations would be needed.

Mr. Overbay said he would like them to see if a row house similar to the townhouse development

proposed near the YMCA with the garages in the rear and alleys used to get to the garages and would allow for more open space. Mr. Schmidt said they played with that concept but couldn't work it on the site. Mr. Overbay said there is an alley already there and put another dead end alley for the other townhouses. Mr. Schmidt said they could not make it work economically.

Mr. Overbay said he would prefer to see people living out of the fronts of their homes and not the backs. Ms. Marek feels it is a better idea to use the alley. She said Route 176 around this property is a poor area. Mr. Schmidt said he would revisit the design issue. Mr. Overbay said the density is not a problem. Mr. Vause said this is perfect for an infill piece which would allow for a higher density.

Mr. Smith suggested soundproofing the buildings as much as possible.

REPORT FROM STAFF

- #97-39 THREE OAKS SQUARE - ANNEXATION, ET.AL
- #97-46 ROSSMAN/FORD ANNEXATION - 7113 HUNTLEY RD.
- #97-36 WINDHAM COVE (JELLY PROPERTY)
- #97-40 HAWTHORNE (KEELAN) SELF STORAGE
- #97-41 SARAH RIDGE FINAL PLAT OF SUBDIVISION
- #97-46 KNAACK MFG. CO. - 420 TERRA COTTA AVE.
- #97-49 PRAIRIE RIDGE HIGH SCHOOL ANNEXATION
- #97-34 BAKERS SQUARE FINAL PUD AMENDMENT

The meeting was adjourned at 1:35 a.m.

#97-42 THE MANORS OF CRYSTAL LAKE - 271 W. TERRA COTTA

This discussion was continued from the July 16, 1997 Zoning Board of Appeals meeting. Conceptual Plan Review for 28 manor home units

John Horeled, attorney, Greg Schmitt, builder, and Andy Nilsson, owner, were present to represent this conceptual plan. Mr. Schmitt gave a history of the property since the ownership of Mr. Nilsson. He said the best use for this property is townhouses to buffer the single family from the rail road tracks. Mr. Schmitt said they showed Staff a plan with 32 units and they thought that was excessive. He said 28 units makes more economic sense. The road would be privately maintained by built to City specifications for cul-de-sacs. Mr. Schmitt said the units would have one car garages and only two bedrooms.

Mr. Schmitt reviewed the binder that was sent to each of the Board members. He said this is an infill site and doesn't want to do anything fancy to help keep the price down. Mr. Schmitt showed the floor plan. They are not sure if there would be basements as an option. He said Staff is requesting a traffic study be done. There was one done in the early 1990s and the traffic on Route 176 has not changed much since then.

Mr. Schmitt said the water main is an issue. Staff wants the water main looped. The owner is not sure why they have to do that when Lorraine Drive did not have to do that. Mr. Horeled said the water mains in the area goes from 4" to 6" to 8". Mr. Schmitt said there would be no recapture fee for this project with the water mains.

Mr. Schmitt said this property is yearning to be developed.

Mr. Horeled said the density doesn't match the book, but this development would fix a problem area.

Mr. Geddis said he has no problem with the density or design. Mrs. Kurtz said she would like fewer units. Mr. Schmitt said they can't make it work with fewer units. Mr. Franz asked if they would do screening. Mr. Schmitt said yes.

Mr. Jouron asked how far the one building is from the rear lot line. Mr. Schmitt said 12 feet. Mr. Horeled said they will be asking for variation. Mr. Jouron asked if there would be other decks allowed other than the one shown on the floor plan. Mr. Schmitt said no.

Mr. Jouron is concerned with guest parking and only one car garages for the units. He would not like to see the guest parking taken up by people with more than one car.

Mr. Fox asked if they think the traffic on Route 176 hasn't changed since the previous traffic study. Mr. Schmitt said yes. Ms. Davis said they would have to do a new study since this one is so old and the use has changed. Mr. Horeled agreed that it would have to be redone.

Mr. Fox asked if Staff felt that residential was best for this site. Ms. Davis said that is why it is before the Board for conceptual review. Input is needed from the review bodies.

Mr. Fox asked if that was the track for the McHenry line of the commuter train. Mr. Schmitt said no. Ms. Rentzsch said it was.

Mr. Fox asked if the alley were private or public. Ms. Rentzsch said it was public. Mr. Fox asked if the garages to the west had access to it. Ms. Rentzsch said yes. She said if this alley is used for access, they need to improve the alley.

Mr. Fox feels that the water main improvements in the area is enough to justify the bonus density. Ms. Rentzsch reviewed the criteria for density bonuses. Mr. Geddis asked what the density if for the Pingree Townhomes. Ms. Rentzsch said 46 units per acre.

Mrs. Kurtz asked if the water main would be put in first and then develop the property. Mr. Schmitt said it would be done at the same time.

REPORT FROM PLANNING

City Council

- #97-39 THREE OAKS SQUARE - ANNEXATION, ET.AL
- #97-46 ROSSMAN/FORD ANNEXATION - 7113 HUNTLEY RD.
- #97-36 WINDHAM COVE (JELLY PROPERTY)
- #97-40 HAWTHORNE (KEELAN) SELF STORAGE
- #97-41 SARAH RIDGE FINAL PLAT OF SUBDIVISION
- #97-46 KNAACK MFG. CO. - 420 TERRA COTTA AVE.
- #97-49 PRAIRIE RIDGE HIGH SCHOOL ANNEXATION
- #97-34 BAKERS SQUARE FINAL PUD AMENDMENT

The meeting was adjourned at 10:40 p.m.

97-76

**11. Awarded the bid for the purchase of one new microscope for use by the City's Utility Department to the lowest responsible bidder, Scientific Supply Company of Schiller Park, IL, in the amount of $5,105.10.*

SIMPLIFIED RESIDENTIAL ZONING VARIATION 1625 KENNSINGTON

The Council considered a request from Robert and Diane Corley for a Simplified Residential Zoning Variation for a 5 foot variation from the 20 foot minimum rear yard setback requirement under the Zoning Ordinance for the purpose of constructing a building addition for the property located at 1625 Kennsington Lane. Diane Corley and Mark Woodson, the contractor, were present.

Councilman Shepley asked if the neighbors had any objections. Mrs. Corley stated they did not. Councilman Hayden asked if they planned to construct a patio in the future. Mrs. Corley stated that they would just install landscaping and a brick walkway.

Councilman Shepley moved to approve the recommendations of the Zoning Board of Appeals and to adopt an ordinance to be published in pamphlet form by the authority of the Mayor and City Council authorizing the requested variation for 1625 Kennsington Lane. Councilman Hayden seconded the motion. On roll call, all present voted aye. Motion passed.

NILSSON/SCHMIDT REFERRED BACK TO PLAN COMMISSION

Attorney John Horeled stated that he represented the owner of the Nilsson/Schmidt property and they wished the Council to refer the proposed rezoning of their property, located east of Glen Avenue, near the southwest corner of Illinois Route 176 and the Union Pacific-McHenry rail line, back to the Plan Commission and/or Zoning Board of Appeals so that they could develop a revised plan with less density than the proposed 28-unit townhouse development, which had not received favorable recommendations from the Plan Commission and Zoning Board of Appeals. The City Attorney advised the Council that the matter could be referred back to the Plan Commission, and the Plan Commission could choose to refer it to the Zoning Board of Appeals. Councilman Shepley confirmed that the neighbors would be notified of any further public hearings on the matter. Councilman Hayden stated that he would be opposed to any rezoning of the parcel from its current "Office" designation, and Councilman Shepley agreed.

Councilman Hayden moved to refer the matter back to the Plan Commission with the provision that no presentation would be made at the Plan Commission's February 11th meeting so that there would be ample time to notify any interested residents. Councilman Shepley seconded the motion. On roll call, all present voted aye. Motion passed.

CRYSTAL LAKE PLAN COMMISSION
WEDNESDAY, JANUARY 14, 1998

The meeting was called to order by Vice Chair Overbay at 7:30 p.m. On roll call, members Greenman, McDonough, Morehead, Subak, and Overbay were present. Members Broman, Smith, Vause and Marek were absent.

Representing Staff were Michelle Rentzsch, City Planner, Carrie Davis and Patrick Dalseth, both Planners.

APPROVE MINUTES OF THE DECEMBER 10, 1997 MEETING

Mr. Morehead moved to approve the minutes of December 10, 1997 meeting as presented. Mr. Greenman seconded the motion. On roll call, members Greenman, Morehead, Subak, and Overbay voted aye. Mr. McDonough abstained. Motion passed.

#97-28 THE COMMONS SHOPPING CENTER
This item is continued to the January 28, 1998 Plan Commission meeting.

#96-03 MENARDS/ARCHWAY CENTER
This item is continued to the February 11, 1998 Plan Commission meeting.

#97-76 THE MANORS OF CRYSTAL LAKE - 271 E. TERRA COTTA AVE. - Public Hearing
Rezoning from the "O" Office district to the "R-4PUD" Multi-Family Residential district
Comprehensive Plan Amendment from Office to Central Urban Residential
Preliminary Planned Unit Development for town houses
Zoning Variations from: A. Section 6.5-10.4J to increase the allowable net density from 11.08 to 13.86 dwelling units per acre; B. Section 4.4-3 to allow a decrease in the standard front yard setback along the private road from 30 to 20.67 feet for each double unit building, and along Route 176 from 40 to 25 feet for the entire site; C. Section 4.4-4 to allow a decrease in the standard rear yard setback from 20 to 11.36 feet and along the rear property line from 20 feet to 15.61 feet; D. Section 4.4-6 to allow a decrease in the standard side yard abutting a street from 30 to 25 feet along Route 176; and E. Section 4.4-7 to allow a decrease in the standard yard abutting a lower density residential zone from 50 to as low as 11.36 feet.
Subdivision Variations from: A. Section 3.7-2(b)1 for typical cul-de-sac design standard; B. Section 3.7-3 to defer the burial of utility lines along Route 176 until an area wide program is implemented; C. Section 3.7-4 to waive sidewalk installation on the private cul-de-sac; and D. Section 3.7-5 to waive the requirement for parkway trees along the private cul-de-sac and Route 176.

John Horeled, attorney, Greg Schmitt and Andy Nilsson, owners and Tim Spies, engineer, were present to represent the petition. Mr. Schmitt reviewed the book that was handed out with the conceptual review plans. They are proposing 28 units with residential design that would range from approximately 1,300 square feet to 1,450 square feet. He said these townhouses will be under condo ownership with a private road that will be maintained by an association. They are targeting the empty nesters and young professionals. This development is non-kid oriented. Mr. Schmitt described the interior of the units each with a one car garage.

Mr. Schmitt said the property is near the old business district and they updated the traffic study

for the office facility and compared that use to the proposed townhouse development. He feels that employees of the industrial uses near this project would be interested in purchasing since they could walk to work. Mr. Schmitt described the surrounding uses and zoning.

Mr. Schmitt said there is an offer to purchase this property, to rezone it back to manufacturing and put mini-storage units on it. He said there is no demand for office use on this property.

Mr. Horeled gave a history of the site. Mr. Schmitt gave additional history of the property.

Mr. Schmitt said that the existing house is only a shell and is uninhabitable. It hasn't been torn down because of an existing water pipe extending from across Route 176 through the basement of the house and into the houses to the east. He said this is a classic infill piece. He showed the concept plan. They looked at several other layouts and they were not feasible. Mr. Schmitt said the existing abandoned home on the property has not been vandalized. He said that infilling is a revitalization of an old area that was zoned Manufacturing. Mr. Schmitt feels the property should be taxed as vacant land instead of improved land as it is now.

Mr. Schmitt said the train tracks are used infrequently. He showed the elevations of the buildings and described the changes. The rear elevations will be similar to the front. He said this blends nicely with the older residential area. Mr. Schmitt said basements will be an option and the first floor units will be handicapped accessible and geared toward the empty nesters.

Mr. Schmitt read portions of an article from 1997 in the Sun Times regarding developments such as this. He said the current Building and Zoning Codes for the City are geared toward outward growth and not infilling pieces.

Mr. Schmitt read from the end of the traffic study stating there will be little to no impact on the through traffic on Route 176. He reviewed the current property taxes and possible taxes from this development and it will shore up the old downtown area.

Mr. Schmitt described the water main locations and sizes in the surrounding area. He said they don't understand why there needs to be a 12" water main. The preliminary cost for an 8" main would be approximately $200,000 and a 12" main would be about $250,000 with most of the cost coming from augering under the tracks and streets. They would prefer a Special Service District be formed since there is no recapture on this line. Mr. Subak asked if development would be allowed on this property prior to the water main being taken care of. Ms. Davis said no. Mr. Horeled said they were given different requirements by the Building Director regarding the water and now Engineering has changed and increased the line and requirements. Ms. Davis said that it doesn't matter what is developed on this property, the water main needs to be improved.

Mr. Schmitt said density was not a problem at conceptual. He said the neighbors had concerns at the Zoning Board of Appeals. They feel that this product is a good product for the area and provides a good buffer between the rail road tracks and the single family homes.

Mr. Schmitt said the alley won't be used for ingress and egress from this project. He said there are discrepancies in the report regarding parking. Some departments say it is not enough while other say it is too much. He said parking would be allowed on one side of the street and still allow for 2-way traffic.

Mr. Horeled said the School District uses density charts and townhouses have substantially lower

impact on schools.

Mr. Spies showed the engineering plan showing water, sewer and storm sewer. He said the street lights will be a coach light system. Mr. Schmitt said they want two lights at the entrance to give a theme to the project. They want to instill a country kind of feel to the project.

Mr. Spies reviewed the Engineering Department comments. He said they haven't reviewed the report from Baxter & Woodman regarding the need for a 12" water main in that area. Many Engineering comments will be taken care of at Final. There will be no walks along the roadway and the burial of power lines will be looked at during Final.

Mr. Schmitt handed out comparable housing sales in the area. He showed photos of a townhouse/condo development that is similar to what is proposed.

Mary Oberhart, 202 Glen Ave., said the neighborhood has a good relationship with the businesses in the area and she was anticipating an office building due to the zoning. Her biggest concern is the townhouses are doomed being next to the rail road tracks. Ms. Oberhart said the density is bad and the buildings are very dense. She would like to see the setbacks required in the codes stuck to. There are too many variations requested. Ms. Oberhart said the property was wedge shaped when Mr. Nilsson purchased it.

Mr. Overbay asked how big her lot is. Ms. Oberhart said she was not sure. Mr. McDonough asked if there is a lot of turn over on Glen Ave. Ms. Oberhart said no.

Don Rokusek, 171 Glen Ave., said his property backs up to the tracks. He showed where his property is located. He doesn't view Pingree Townhomes as a successful development. Mr. Rokusek said the walks along Route 176 and Glen Ave. are not well maintained and is concerned with the people who are to be walking to the train or downtown. He said the Downtown area is strong and doesn't feel that it needs to be revitalized. Mr. Rokusek said there is a new vet clinic that just opened down the street on Route 176 and this is a medical office of sorts. He is concerned that there are no gates on the track crossing at Route 176. Mr. Rokusek said Glen Ave. was recently designated as the bike path.

Lloyd Johnson, 211 Glen Ave., feels they can reduce the number of units.

Bob Vetter, 223 Walkup Ave., doesn't feel that older people will want to spend their money on something that is next to railroad tracks.

Julie Casey, 201 Glen Ave., is concerned with the density and the number of variations requested. Ms. Casey said when they walk out their back doors they will see large buildings without a reasonable setback. Mr. Overbay asked if they have free standing garages. Ms. Casey said yes and they face the alley. Mr. McDonough asked how big her lot is. Ms. Casey said she was not sure.

Cathy Ferguson, 232 Glen Ave., said the petitioner has not been concerned with the property being an eye sore for the last 10 years. She said the neighbors pay attention to what goes on with that property. Mrs. Ferguson said it is not up to the neighbors to be sure the petitioner makes their profit margin. She is sorry that he is the last to develop property in the area but she doesn't want to pay for the water main extension with over density and variations. Mrs. Ferguson said "yuppies" want to get in their car and drive. She is concerned that the elderly and the

physically challenged people will not be able to walk since there won't be any sidewalks and they won't go in the street. She also doesn't like the density and variations.

Patricia Neal, 185 Glen Ave., is concerned that the density is too high.

Frank Barciak, 227 Glen Ave., would prefer office but can see that there is no market for it and would not care for mini-storage. He feels the density is excessive. Mr. Barciak said he would like to see the homeowners association requires the units to be owner occupied. He doesn't feel that the petitioner should pay for all the cost of the water main. When he was looking at his home, he was told by the realtor that there were only one or two trains a day that went by the home and there were considerably more after he moved in.

There was no one else in the public who wished to speak on this matter.

Mr. McDonough asked about the setback of the homes on Route 176. Mr. Schmitt said he was not sure and didn't want to guess. Mr. Horeled said the brown house is about 50 feet back. Mr. Schmitt said the three homes won't be there long. Mr. McDonough asked if he owned them. Mr. Schmitt said no. Mr. McDonough said they could remain residential for some time.

Mr. McDonough questioned the elevations showing 8 ft. ceiling heights. Mr. Schmitt said he told the architect that there were incorrect.

Mr. McDonough asked what the right of way is along the railroad tracks. Mr. Spies said it is approximately 100 feet. Mr. McDonough said the trains would be about 60 feet from the back of the buildings. Mr. McDonough said he objects to the wall of buildings along the alley. He said this plan is very unimaginative and very unattractive. Mr. Spies said they looked at various options including the purchase of the three homes along Route 176. Mr. McDonough asked what their hardship is for asking for the increased density. Mr. Schmitt said the installation of the water main. He read from the Zoning Board of Appeals minutes quoting Mr. Fox regarding that being a hardship.

Mr. Schmitt said in-town development is new for the City. He looks at gross acres differently than the City does. Mr. McDonough said how he looks at it is immaterial. He said the same density was shown on this plan prior to the water main issue. Mr. Schmitt said if the City would pay for the costs of the water main, they could reduce the number of units they are asking for.

Mr. Greenman asked if all the units have two bathrooms. Mr. Schmitt said yes. Mr. Greenman asked what a single person would need with a second bathroom. Mr. Schmitt said it is for guests. Mr. Greenman said the potential of having two people living in one of these units is greater which would mean more cars. He asked if there would be a restriction in the covenants regarding decks, patios, etc. Mr. Schmitt said the only porch allowed is the one they will construct with the unit.

Mr. Greenman said he appreciates them trying to improve the property but doesn't want the neighbors to see blank walls. He strongly encourages landscaping abutting the residential and the tracks.

Mr. Subak said the number of units allowed is 22, not 24, as the petitioners stated. He asked if the neighbors were in peril if this water main is not upgraded. Ms. Rentzsch said no or the Utility Department would have made this comment in their review.

Mr. Subak said he didn't look at the setbacks on the conceptual and seems the petitioner is asking for too many variances. He has no problem with this development being next to the railroad tracks.

Mr. Morehead said they suggested using the alley. He is concerned with setbacks between this development and the single family. He feels they are too close. Mr. Morehead is not concerned with the units along the rail road tracks. He would prefer that the units be owner occupied and there are developments within the City that have that in their covenants.

Mr. Overbay said he is concerned with the accidents along Route 176. There are no turn lanes there and no room for future expansion. He has a problem with the setback off of Route 176. Mr. Overbay would like to see a roadway dedication for future roadway expansion. He also has a problem with the distances between the buildings. Mr. Overbay understands that in the future the City will be upgrading the water main along Route 176 to a 12" main and it doesn't make sense to put in an 8" main when it will be replaced shortly. He said a 12" main would only add approximately $6 per foot to the cost and an SSD would be a Council decision. Sidewalks are also a concern on the site, he would like to see them installed.

Mr. McDonough said he doesn't like one car garages. He has a problem with the density. This is a good use and would support rezoning to R-3a or b but not R-4. He said this development is just a tunnel of buildings that are not imaginative in the plan nor the architecture.

Mr. Greenman asked if the property was zoned "O" when they purchased it. Mr. Nilsson said it was zoned "M" in the back and "O" in the front. Mr. Greenman said he is not convinced the property should not remain "O" and would like to have seen this meet the Zoning Ordinance. He feels they are trying to get the most out of this property. There are too many variations requested.

Mr. Horeled said the owner has a right to develop his property. He said the City keeps putting more onto this property. Mr. Subak said the City needs to resolve the water issue, they can't. Mr. Nilsson said they want to do a mini-storage but was told the water main would still need to be done even though there would only be one bathroom. He said they have an office building plan and has agreements with Ken Smith, Building Director, about taking care of the water problem. Mr. Subak said they are looking at this plan and nothing else.

Mr. Morehead said the water main shouldn't dictate the use and density of this property. Mr. Schmitt said some variances would need to remain. Mr. Overbay said they are not saying no variations at all.

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

Mr. McDonough suggested staggering the buildings and using the alley. Mr. Morehead said they suggested using the alley at conceptual as well as staggering the building and looking into purchasing the other homes. Mr. McDonough said he would like to see a more imaginative plan than this. Mr. Overbay said the water main question needs to be resolved before moving forward. It should not be left an open issue.

Mr. Nilsson said the neighbors don't want the alley used and he feels the City doesn't want this property to be developed so they will not resolve the water problem.

The public hearing was closed at this time.

Mr. McDonough moved to approve the Amendment to the Comprehensive Land Use Plan from Office to Central Urban Residential for 271 E. Terra Cotta Ave. Mr. Subak seconded the motion. On roll call, members McDonough, Morehead, Subak and Overbay voted aye. Mr. Greenman voted no. Motion passed.

Mr. Morehead moved to approve the rezoning from "O" Office district to "R-4PUD" Multi-Family Residential district for 271 E. Terra Cotta Ave. Mr. Subak seconded the motion. On roll call, members Morehead, Subak and Overbay voted aye. Members Greenman and McDonough voted no. Motion passed.

Mr. McDonough moved to deny the Preliminary PUD for the Manors of Crystal Lake at 271 E. Terra Cotta Ave. Mr. Greenman seconded the motion. On roll call, members Greenman, McDonough, Morehead and Subak voted aye. Mr. Overbay voted no. Motion to deny passed.

Mr. Morehead recused himself from discussion of the next petition and left the room. Mr. Overbay said there is no quorum for the next petition. Mr. Gottemoller asked to go forward without a recommendation.

#97-79 RECSPEC - N. TRACY TRAIL; W. PINGREE RD. - Public Meeting
Final Plat of Subdivision: For 3 lots

Joseph Gottemoller, attorney, was present to represent this petition. Mr. Gottemoller said there are corrections to the report on the first page. He said the property is now designated "Commerce" on the Comprehensive Plan, and Spikes Peak is still zoned "M" and the Comprehensive Plan is still "Industry."

Mr. Gottemoller said he has no problem with planting the street trees but only after Pingree Road is reconstructed. He said there are no drastic changes from the Preliminary.

Mr. McDonough asked about the article in the newspaper after the Preliminary was seen regarding alignment of the Road. Mr. Gottemoller said he will give them the short version. He said that at the Plan Commission Mr. Franz was present at the beginning of the meeting and left prior to the discussion of the Preliminary Plat. The Plan Commission discussed the road alignment. Mr. McDonough said he recalled that. Mr. Gottemoller said when it went to the City Council, they also discussed the road alignment. He said he did not know why Mr. Franz had left the Plan Commission. About one month later, Mr. Franz went before the City Council during the public comment portion of the meeting and frankly accused me of lying to the Council about what he knew and didn't know. Mr. Franz wants this petitioner to move the road to make his property more profitable while a portion of this property would be useless without offering to pay for it. Mr. Gottemoller said the letter that Mr. Franz has is dated August 1996 stating that the City was planning Pingree Road and they would plan it for these roads to line up someday. At the end of the letter was a statement that if anyone had a problem with that to contact the City. Mr. Deacon wrote a letter to the City in September 1996 stating that he had a problem with that since a portion of this property would be useless as well as AmCore Bank not having road access. Mr. Gottemoller said Staff wrote back stating that they will look at the plans when they come through.

Mr. Overbay said there was discussion about moving the road. He said Menards has come

#97-76 THE MANORS OF CRYSTAL LAKE - 271 E. TERRA COTTA AVE. - Public Meeting

Rezoning from the "O" Office district to the "R-4PUD" Multi-Family Residential district
Comprehensive Plan Amendment from Office to Central Urban Residential
Preliminary Planned Unit Development for town houses
Zoning Variations from: A. Section 6.5-10.4J to increase the allowable net density from 11.08 to 13.86 dwelling units per acre; B. Section 4.4-3 to allow a decrease in the standard front yard

setback along the private road from 30 to 20.67 feet for each double unit building, and along Route 176 from 40 to 25 feet for the entire site; C. Section 4.4-4 to allow a decrease in the standard rear yard setback from 20 to 11.36 feet and along the rear property line from 20 feet to 15.61 feet; D. Section 4.4-6 to allow a decrease in the standard side yard abutting a street from 30 to 25 feet along Route 176; and E. Section 4.4-7 to allow a decrease in the standard yard abutting a lower density residential zone from 50 to as low as 11.36 feet.

Subdivision Variations from: A. Section 3.7-2(b)1 for typical cul-de-sac design standard; B. Section 3.7-3 to defer the burial of utility lines along Route 176 until an area wide program is implemented; C. Section 3.7-4 to waive sidewalk installation on the private cul-de-sac; and D. Section 3.7-5 to waive the requirement for parkway trees along the private cul-de-sac and Route 176.

John Horeled, attorney, Greg Schmitt and Andy Nilsson, owners and Tim Spies, engineer, were present to represent the petition. Mr. Horeled said there were before the Board recently with a concept plan but since most of the people in attendance were not present they will do the entire presentation. Mr. Schmitt said the Plan Commission and Zoning Board did not have a problem with the conceptual plan for this project. He said these townhouses will be under condo ownership with a private road that will be maintained by an association. Mr. Schmitt said they are proposing 28 units total with a residential design. The units will be approximately 1,300 square feet with two bedrooms and 2 baths. They are targeting the empty nesters and young professionals. This development is non-kid oriented. Mr. Schmitt described the units with a one car garage.

Mr. Schmitt said the property was manufacturing and was changed to office and now they are requesting multi-family. This will be a buffer between the single family homes and the rail road tracks. He said the impact on traffic on Route 176 will be minimal. Mr. Schmitt gave a history of the site. He said a proposed 20,000 square foot office use would generate more traffic and would have approximately 80% lot coverage. There is an offer to purchase the property and put up mini-storage facilities. A residential development is necessary for economic purposes. He described the surrounding land uses.

Mr. Schmitt showed the site plan and the concept and new elevations showing more architectural details. He showed the floor plan and the landscape plan. There is heavy landscaping along the railroad tracks. Mr. Schmitt described the proposed lighting for the site. He said this is an infill piece.

Mr. Schmitt said that the existing house is only a shell and is uninhabitable. It hasn't been torn down because of an existing water pipe extending from across Route 176 through the basement of the house and into the houses to the east.

Mr. Schmitt read portions of an article from 1997 in the Sun Times regarding developments such as this. He said this would be a benefit to the area. The target price range is $120,000 to $125,000 but they are not sure of that. Mr. Schmitt said the first floor units will be handicapped accessible and the 2nd floor units will be a little more expensive. They feel this is the proper use of this property. The shape of this parcel makes development difficult. Mr. Schmitt said the railroad tracks are used infrequently. The design of the townhouses is not too modern to detract from the existing surrounding uses. The traffic study was presented at the concept discussion and it was suggested that it be revised which it was. Mr. Schmitt read from the end of the traffic study stating there will be little to no impact on the through traffic on Route 176.

Mr. Ehlert said the traffic study update was a paper study and not an actual count. Mr. Schmitt said they used IDOT figures and did not perform actual traffic counts.

Mr. Schmitt reviewed the current property taxes and possible taxes from this development. Mr. Horeled said according to the School District the impact on the school from townhouse developments is smaller than single family. Ms. Rentzsch explained the study the School District uses.

Mr. Spies showed the engineering plan showing water, sewer and storm sewer. He said they will connect to the water main on Lorraine Drive and extend the water main east to connect to another main creating a loop. Also the homes to the east will be connected directly to the water main instead of the current hookup. Mr. Spies said they will remove the two parking spaces by the entrance and relocate the buildings out of the sight triangle. He said the size of the water main will be worked out prior to Final; a 12 inch water main should not be a problem. Mr. Spies reviewed the Engineering Department comments. He said IDOT will make the final determination regarding a right turn lane on Route 176 into the project.

Mr. Ehlert said this development is within the signal area for trains. He asked what the requirements are for sound levels. Mr. Spies and Mr. Schmitt were not sure.

Mr. Fox asked what had been changed between the conceptual plan and this plan. Mr. Schmitt said the decks are included in the building envelopes and there will be no further decks. They shrunk the cul-de-sac to have additional open space. Mr. Fox asked what the benefit of the bonus density. Mr. Schmitt said they will pay for the water main extension. He said if they don't get the bonus units, the development won't be done.

Mr. Fox said he believes they wanted a new traffic study, not a new cover sheet to the old study. He said the traffic on Route 176 has changed since 1991.

Mr. Fox asked about the rear elevations of the buildings. Mr. Schmitt said they will match the front of the buildings with additional eyebrows, etc.

Mr. Fox asked if the petitioner received copies of the letters of objection. Mr. Horeled said he did.

Mr. Fox asked about the large fir tree on the property. Mr. Schmitt said it is nearing the end of its life naturally. He said it would probably have to be removed whether this development is done or not. He said that other trees would be preserved where possible.

Mr. Fox asked about the alley. Mr. Horeled said that will not be used as a right of way.

Mr. Fox said he would like to have known what people were told when they were given the petition to sign.

Mr. Ehlert said for as long as he has been on the Board he can count on one hand the number of times the Police Department has commented on a petition. In this petition, the Police Department has several concerns and recommendations. He asked if the petitioner has met with the neighbors. Mr. Schmitt said they had not had the time but would be happy to meet with them about the project. Mr. Ehlert asked if the Growth Management is acceptable. Mr. Schmitt said they will probably ask for a variation from that. Mr. Horeled said it is 25 units in one year.

Mr. Jouron said he has a problem with the parking. He asked how far is it from the garage to the street. Mr. Spies said it is 25 feet. Mr. Jouron said that is room for one car. He said that would be ok if there were parking on both sides of the street but there is only room for parking on one side. More parking will be needed because people will use the garage for storage and have to keep their cars outside and there will only be room for one. The other car will have to go in guest parking. Mr. Horeled said they can add guest parking spaces.

Mr. Jouron asked why there will be no sidewalks. Mr. Schmitt said they want a rural, country atmosphere. Mr. Jouron said he would prefer the sidewalks be put in. He said if there are walkers that live in the townhouses, they will have to walk in the street.

Mrs. Brady-Mueller asked about security along the rail road tracks. Mr. Schmitt said they are gearing toward empty nesters and there will be few to no kids. He said there should be no problem to require a fence, although heavy landscaping is preferable.

Mrs. Brady-Mueller asked how many times the train runs on those tracks to McHenry. Someone from the audience said six times plus freight trains.

Mr. Franz said the rationale for the higher density if the cost of the water line. Mr. Schmitt said the water line will cost approximately $150,000 to $200,000. Mr. Franz asked if the office were to be built on this site would the water line still need to be put in. Ms. Rentzsch said it would depend on the use.

Lloyd Johnson, 211 Glen Ave., said they are being asked to be the sacrificial lamb. They need 50 feet behind the alley. He feels they can reduce the number of units. Mr. Johnson said they are just trying to get the maximum profit.

Cathy Ferguson, 232 Glen Ave., said she doesn't object to development on this site but the petitioner is asking for extreme density and variations. She said the boring samples are not done yet. Mrs. Ferguson said the new Metra station on Pingree Road will increase the train traffic on the McHenry line. She said the traffic on Route 176 is stacked up in the morning and evening and the traffic on Glen to avoid Route 176 has increased significantly. Mrs. Ferguson said the traffic issues are significant. Pingree Road houses haven't sold yet and they were geared toward the same people. Mrs. Ferguson said the young professionals that will be walking to the train will need walkways both inside the development and leading out of the development.

Julie Casey, 201 Glen Ave., said her home backs up to the alley. She takes exception to the comment that they are not affected by the train. Ms. Casey said there won't be any controls that they can sell the townhouses to certain people. She said there currently are townhouses and apartments in the area and if it is owner occupied they are not usually maintained well. She understands the property will be developed, but 28 units is too much. There is already too much traffic.

Don Rokusek, 171 Glen Ave., said his property backs up to the tracks. He doesn't feel that 28 townhouses units on 3 acres are innovative. It is insane. Mr. Rokusek said Glen Ave. is now the designated bike path. He is also concerned that there are no gates on the track crossing at Route 176. Mr. Rokusek said MCCD purchased an easement along the tracks for the bike path. He is concerned that the value of the property surrounding this parcel will diminish.

Frank Barciak, 227 Glen Ave., feels the density is excessive. He said he can see the alley being

used for a parking area.

Ms. Casey said they understand that the property will be developed but they want something appropriate.

Mr. Franz read a letter from Mary Oberhart, 202 Glen Ave.

There was no one else in the public who wished to speak on this matter.

Mr. Horeled said he doesn't believe the tracks along this property are the tracks that will lead to the Pingree Road station. He said they won't have a connection to the alley. They feel this is an improvement and the pricing of the units will be similar to the value of the property in the area. The number of units has been decreased but 28 units are needed to justify the cost of building. Mr. Horeled said the School District figures show there are little to no kids from townhouse developments. He is not aware of any easement that was sold to MCCD.

Mr. Schmitt said the townhouses will provide a noise and sight buffer for the tracks to the residential area. He said this is an infill piece.

Mr. Ehlert said this track is a spur that would be just after the Pingree Road station.

Mr. Franz said this is the same thing that happened with the Northwest Crossing that they asked for higher density to cover the City required expenses.

Mr. Franz asked about rental units. Mr. Schmitt said that would have to be taken care of by the Homeowners Association.

Mr. Geddis suggested reducing the number of units but making them larger. He said when he commuted on the train and went past new developments in Barrington and Inverness that were building along the tracks. Those homes were larger and were very expensive and they sold. Mr. Schmitt said it couldn't work with larger units and a smaller number. He said it would price them out of the market.

Mr. Fox asked about the condition in the Staff Report regarding the variations. He said there are some of the variations missing from the condition. Ms. Rentzsch said that was intentionally done as they would probably be discussed at the meeting..

Mr. Schmitt said the codes are geared toward outward development not infilling like this is. Mr. Ehlert said the property down by the YMCA is an infill piece and they asked for many variations which were not all granted by the City Council. Mr. Schmitt said that is not an infill piece since it is not located near the old downtown area.

Mrs. Brady-Mueller asked if this property was included in the Downtown Comprehensive Land Use Plan. Ms. Rentzsch said it was not.

Mr. Ehlert said in the mid 1980's the Planning Department was very strongly in favor of high density in the downtown area and the residents fought that idea back then, too.

Mr. Franz asked about the hardships. Mr. Schmitt said that the density bonus is needed to pay the expense of the water line and the hardship for the variations is due to the shape of the lot.

Mr. Jouron suggested that the number of units be reduced and the City Council determine who pays for the water line.

Mr. Fox moved to approve the rezoning to the "R-4PUD" Multi-Family Residential Planned Unit Development district for 2.58 acres east of Glen Avenue, near the southwest corner of Route 176 and the railroad tracks. The motion died for lack of a second.

Mr. Fox moved to approve the Preliminary Planned Unit Development for The Manors of Crystal Lake, located east of Glen Avenue, near the southwest corner of Route 176 and the railroad tracks with the following conditions:

1. Approved plans by the City Council, with changes reflecting staff and advisory board recommendations:
   A. Nilsson's Consolidation Plat (Rec. #94R031426)
   B. Concept Plan (Spies, dated 4/28/97, revised 11/6/97)
   C. Landscape Plan (Countryside, dated 12/97)
   D. Preliminary Engineering Plan (Spies, dated 11/12/97)
   E. Water & Sewer Layout Plan (Spies, dated 10/20/97)
   F. Elevations & Floor Plans (Anastacio & Assocs., dated 1/98, received 12/26/97)
   G. Site Traffic Study (Marchris, dated 9/26/97)

2. Obtain a permit from the Illinois Department of Transportation for a driveway opening onto Route 176.

3. Address water main, sanitary sewer, and stormwater detention issues to the satisfaction of the Engineering and Utility Departments.

4. Move the two north buildings out of the 100-foot sight line triangle.

5. Submit results of soil borings.

6. Provide site lighting photometrics and catalog cuts.

7. Address traffic concerns along Route 176 to the satisfaction of the Engineering and Police Departments.

8. Provide Declaration of Covenants by Final PUD.

9. Submit a development schedule.

10. Concept Plan (Spies, dated 4/28/97, revised 11/6/97):
   A. Correct the Site Data section to reflect: .62 acres for floor area, .31 for FAR, 14 additional parking spaces, and 70 provided parking spaces.
   B. Correct the discrepancy between this plan and the Nilsson's Plat in the dimension of the property line along the railroad tracks.
   C. The town house footprint on this plan should indicate an entrance for the first floor unit like the floor plans do.
   D. Remove the 2 parking spaces near Route 176 to reduce potential conflicts with site visibility.
   E. Security along the railroad tracks should be provided in the form of landscaping or a

fence.
F. Label the detention area as Outlot A, as an easement for stormwater purposes, to be maintained by the condominium association.
G. Show walkways to the entrance of each unit.
H. Show all easements necessary for the development.
I. Indicate if a trash enclosure area or individual collection service will be provided. Show details of trash enclosure area, if applicable.
J. Site lighting for the development appears insufficient. All plans should meet the approval of the Engineering Department.
K. Relabel this plan to Preliminary PUD, The Manors of Crystal Lake.
L. Provide a street name for review and approval of the City.
M. The location of any proposed decks or patios should be indicated on this plan.

11. Elevation and Floor Plans (Received 12/26/97)
A. The scale should be provided for all plans.
B. Provide colors and types of exterior building materials.
C. Show details (i.e., dimensions and materials) of typical porches, decks or other accessory structure to be used for the units. Restrictions on the size of structures or larger building setback variations may be required depending upon what is proposed.
D. Provide additional architectural detail to the rear and side elevations as discussed in this report.

12. Landscape Plan (Countryside, dated 12/97)
A. Provide more landscaping, specifically coniferous trees, at the rear of units which are adjacent to lower density residential to the east and west.
B. Show all proposed easements to insure that landscaping does not conflict.
C. Attempts should be made to preserve existing mature vegetation. Provide an inventory of existing trees and those to be removed and saved.
D. Additional street trees should be spaced at 35 to 50 foot intervals to comply with the Subdivision Ordinance.
E. Additional coniferous trees should be planted by the two buildings closest to the railroad tracks to provide a better screen.

13. Zoning Variations are granted from Section 4.4-3, to allow a decrease in the standard front yard setback along the private road from 30 to 20.67 feet; and along Route 176 from 40 to 35 feet to insure the buildings are out of the sight line triangle.

14. Subdivision Variations are granted from Section 3.7-2(b)1 typical cul-de-sac design standard; Section 3.7-3 to defer the burial of aerial utility lines along Route 176 until an area wide program is implemented; and Section 3.7-4 to waive the sidewalk installation on the private cul-de-sac.

15. The petitioner shall address all the review comments of the Building, Engineering, Police, Utilities and Planning Departments.

Mr. Ehlert seconded the motion. On roll call, members Fox and Franz voted aye. Members Brady-Mueller, Ehlert, Geddis and Jouron voted no. Motion did not pass.

Mr. Fox moved to approve the rezoning to the "R-4PUD" Multi-Family Residential Planned Unit Development district for 2.58 acres east of Glen Avenue, near the southwest corner of Route 176

and the railroad tracks. Mr. Geddis seconded the motion. On roll call, members Fox and Franz voted aye. Members Brady-Mueller, Ehlert, Geddis and Jouron voted no. Motion did not pass.

The petitioner said they could do the project with 24 units without doing the water extension. They say they still need some of the variations.

#2012-43
Canyon Custom Homes
Project Review for Planning and Zoning Commission

Meeting Date:	June 20, 2012
Request:	Conceptual PUD review for a 27-unit single-family attached development
Location:	271 E. Terra Cotta Avenue
Acreage:	Approximately 2.52 acres
Existing Zoning:	"O" Office
Surrounding Properties:	North: "R-2" Single Family Residential South: "R-3A" Two-Family Residenial & "M" Manufacturing East: "R-2" Single Family Residential West: "R-2" Single Family Residential & "M" Manufacturing
Staff Contact:	Latika Bhide (815.356.3615)

Background:

- The property is an existing 2.52-acre lot located on Terra Cotta Avenue and bordered by a public alley along the west property line. The property is located immediately west of the railroad tracks, west of Erick Street.
- The petitioner is requesting a conceptual Planned Unit Development review for a proposed townhome development.

History:

- A rezoning from the "O" to the "R-4 PUD" district for this property, along with a Comprehensive Plan Amendment and a Preliminary Planned Unit Development for 28 townhomes was reviewed by the City in 1998.
- The City Council referred the request back to the review bodies and the petitioner withdrew the request.

Development Analysis:

Land Use/Zoning

- The site is currently zoned "O" Office and the Comprehensive Land Use map designates the property as "O" Office.

- To allow the proposed development, the property must be rezoned to the "R-3B" PUD Multi-family PUD district along with a Comprehensive Plan Amendment to the Central Urban Residential district.
- The "R-3B" district allows a (net) density of up to 9 units per acre whereas the recommended densities for the Central Urbam Residential district are 4 to 6 dwellings per acre.
- The plan currently proposes a gross density of 10.7 unites/acre, and will therefore require a density bonus.

Site Layout

- The site plan proposes 4 buildings in the east-west direction, parallel to Terra Cotta Avenue.
- Access into the development is proposed off the alley along the west property line. The proposed public alley roadway section must be reviewed and approved by the Engineering and Fire Rescue Division.
- Detention areas are proposed along the south and east property lines along the railroad right-of-way.

Parking

- Single-family attached dwellings require requires 2 spaces per DU, one space is required to be an enclosed garage and one can be a driveway at least 21 feet long plus an additional 0.25 spaces per unit.
- As the plan is developed further, provisions for guest parking must be included.

Based on the conceptual plan provided, the petitioner is seeking initial comments on the overall concept of their development. Staff is interested in soliciting the Commission's input on the overall concept as well as the rezoning and comprehensive plan amendment request

The following comments are for discussion and consideration in future submittals:

1. The site is currently zoned "O" Office. This project would require a rezoning to the "R-3B PUD" district along with a Comprehensive Land Use Plan Amendment. Is this site appropriate for this type of development?

2. What are the Commission's thoughts about the proposed site layout including access into the development? Should the public alley be improved along the entire western length of the parcel?

3. It appears that a density bonus would need to be granted. The City's UDO outlines three processes for receiving a density bonus:
    i. Through the PUD process where bonuses may be granted for encouraging high quality design and environmentally sensitive development, superior design or the provision of additional amenities such as public open space.

ii. Through the Inclusionary Zoning provision, where bonuses can be granted when at least 10% of the total number of units proposed and not more than 30% of the total number of units proposed for a project are Inclusionary Dwelling Units.
iii. Through the Transfer of Development Rights (TDR) process where a TDR agreement has been presented to the City.

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CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JUNE 20, 2012
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

The meeting was called to order by Chairman Hayden at 7:25 p.m. On roll call, members Esposito, Gavle, Goss, Jouron, Lembke, Skluzacek, and Hayden were present. Members Greenman and Batastini were absent.

Mr. Hayden asked those in attendance to rise to say the Pledge of Allegiance. He led those in attendance in the Pledge.

Latika Bhide, Planner, was 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 JUNE 6, 2012 PLANNING AND ZONING COMMISSION MEETING

Mr. Jouron moved to approve the minutes from the June 6, 2012 Planning and Zoning Commission meeting as presented. Mr. Esposito seconded the motion. On roll call, members Esposito, Gavle, Goss, Jouron, and Lembke voted aye. Members Skluzacek and Hayden abstained. Motion passed.

2012-40 CRYSTAL LAKE BUSINESS CENTER - KNIGHTSBRIDGE COMMERCIAL - EXTREME TRAMPOLINE – 215 Exchange – PUBLIC HEARING

The petitioner is requesting to be continued to the July 18, 2012 PZC meeting.
Land Use Variation and Special Use Permit pursuant to Article 2, Land Use of the UDO to allow a trampoline amusement park as a special use in the "M" district at the specified location.

Mr. Hayden stated the petition requested to be continued to the July 18, 2012 PZC meeting.

Mr. Goss moved to continue 2012-40 Extreme Trampoline to the July 18, 2012 PZC meeting. Mr. Jouron seconded the motion. On roll call, all members voted aye. Motion passed.

2012-43 CANYON HOMES – S. Route 176; W. railroad tracks – PUBLIC MEETING

Conceptual review

Mr. Hayden stated that this is a conceptual review.

Steve Greenberg with Canyon Development Group was present to represent the request. Mr. Greenberg said his company has owned the property for eight years. They originally wanted to develop the property with a larger office for the company but the need for a larger office went away and they were not able to

sell the property. Mr. Greenberg said they tried to find a good buffer between the industrial/commercial uses and the residential areas. They thought a good buffer would be multi-family. He said the design they came up with has the entrance off of the existing alley.

Mr. Greenberg said their purpose for this meeting is to gather information and comments from the Commission as well as the neighbors who have come to this meeting. He said their company has done several in-fill projects and have done custom homes in this area. Their idea for this development is to give it a bungalow like – in-town feel. They want to remain consistent with the surrounding designs and they are requesting the Commissioners' opinions. He said that he would like to adjust his plans, so that it is easier to go through the approval process with the City.

Mr. Hayden asked if this project receives positive feed-back, what the next step would be. Would they need variations, rezoning, etc? Mr. Greenberg said they are showing 28 units which is slightly over the maximum density for this acreage. They don't have a set number of units in mind and this plan is just to get ideas of what the City feels if this is appropriate for this area.

Mr. Greenberg said there is a situation with the three homes along Route 176 sharing one water line. That needs to be corrected as well as the area system needs to be upgraded. He said they knew that the water was an issue when they purchased the property.

Mr. Hayden said the Commission doesn't design projects for companies and nor make statements that they will vote yes on a particular project if certain things are done. He can see that rezoning would have to be requested for this type of project. Mr. Hayden said the Commissioners can comment on the possible change to zoning. Mr. Greenberg said he has not built in Crystal Lake and the majority of municipalities are difficult to deal with. He doesn't feel that office belongs in this location and that there is a sufficient amount of vacant office space available in the City.

Mr. Greenberg said the site plan also shows the proposed utilities and keeps the character of the neighborhood.

Mr. Hayden said the Commission needs a clear understanding of what the developer wants for this parcel so they can comment on it. He said he does not have a clear understanding of the conceptual development. Mr. Hayden said the first thing they should discuss is the possible rezoning.

Mr. Goss said the acreage listed in the staff report is different than what is shown on the site plan. Mr. Greenberg said the property approximately 2.5 acres and not 3.5 that is stated on the site plan. Mr. Goss said the alley needs to be brought up to City standards. Also there will be water drainage problems on this property because of the slope. Mr. Greenberg said they met with staff and the City does not want the alley dedicated to them. Mr. Goss said it needs to be wide enough for two way traffic. Ms. Bhide said the alley may need to be widened but based on the conceptual drawings staff could not provide too many details.

Mr. Goss said the water treatment plant in the area has pockets of water because the tracks are a barrier. He believes the homes would need to be moved toward the southern portion of the lot. If IDOT wants to expand Route 176 in this area in the future, the homes would be extremely close to the roadway. Mr. Greenberg said they have the same setbacks from Route 176 as homes to the west. Mr. Goss said they may be the same but there is an opportunity to move the homes back and it should be taken. Some units may need to be eliminated because of moving the units to the south. That would reduce the density. Mr. Goss added that he has a problem with some of the entrances being on the east side of the units and feels they should be moved to be like the others. He asked about the square footage of the units. Mr. Greenberg said the units will be approximately 1,200 square feet with a two-car garage. Mr. Goss said additional guest parking will be needed. Mr. Greenberg said that parking can be added along the railroad tracks. Mr. Goss said this development has too high of a density for him but if the units are moved, some may be eliminated reducing the density. He does not have a problem with the zoning change as long as the development fits.

Mr. Jouron said they need an improved road there. Mr. Goss said it could be private. Mr. Hayden said the City wants it built to our standards but does not want to maintain it. Mr. Greenberg said they don't know exactly who owns the alley now. It is not on their property. Ms. Bhide said that it is a public alley and not a roadway. Mr. Greenberg said Staff commented that the alley needed to be improved but he is not sure why it needs to be built to complete road standards. He feels it is excessive. Ms. Bhide said there is not enough information with this cursory review to determine exactly what dedication may be needed. She said the alley can be improved and still remain an alley.

Mr. Jouron said they may need to change the entrance into this subdivision from Route 176. He also doesn't like the density and feels it may need to stay office. There needs to be guest parking added and the rows of townhomes need to be put an angles or changed in some way so they don't look like army barracks. Mr. Greenberg said the original design showed an entrance off of Route 176 but they felt it would be better to have the traffic come off of the alley. Another option that was discussed was to go to Sherman.

Mr. Skluzacek said he has no problem with the zoning change but feels this is too dense. The alley needs to be improved. The traffic along Route 176 is a bear during rush hours. Mr. Greenberg asked if the townhouse is not a product for this property. Mr. Skluzacek said yes.

Mr. Esposito agrees with the zoning change as well as a change to the Comprehensive Land Use Plan. He also agrees that the density is too high and a curb cut is needed on Route 176 even if it is right in-right out. He also would like the units moved back and create more green space in the front. The density will be reduced as the engineering plans come together.

Mr. Gavle said based on the proposed site plan more right of way needs to be dedicated for the roadway. The detention area on the south needs to be moved because that is higher and water doesn't run uphill. Mr. Gavle said there is concern with storm water in this area. He said if the buildings were moved around it would be more comfortable. He added that there are many nice trees on the property and he

would like to save the trees.

Mr. Hayden asked if these were single story units. Mr. Greenberg said they are all two story units with convertible floor plans. He said they want to enhance the neighborhood with the use of various materials. They need to be careful of how the units will be appraised. They don't want to over build.

Mr. Hayden asked what the time line is for this conceptual plan. Mr. Greenberg said they would like to market the units in the fall, go through the building permit process in the winter and start construction the following spring. Mr. Hayden asked with the foreclosures on the market today, is this project feasible. Mr. Greenberg said they design efficiently and sell the units for the same as short sales. They don't want it to be built and then sit there. He said they will be working with the contractors to keep the prices of the units in line. The best thing is that they did not over pay for this property.

Mr. Hayden said they will look at the quality of the buildings and the materials used to qualify for density bonuses. Mr. Greenberg said they have been doing this for several years.

Mr. Hayden stated there are several people in attendance and asked if they wished to speak on this conceptual project.

Shirley Teetsov, owner of a home on Glen Avenue, said she has been working hard to upgrade her home and feels that 28 units on that parcel is a lot. She asked where will the kids play and how the buses will get to the homes. There are no sidewalks along Route 176. Ms. Teetsov also said that there will be a lot of traffic in and out. She is certain that people living there will complain about the trains going by because they do make a lot of noise and the tracks are dangerous for the kids. Ms. Teetsov also questioned where other cars that are not in the provided garages will park. She said the streets in the area are narrow and there have been accidents at the intersection of the alley and Glen. Mr. Hayden asked if Ms. Teetsov would prefer home or office uses. Ms. Teetsov said it depends on the type of office uses.

Frank Barciak, 227 Glen, said he has seen this attempted before. The last proposed townhouse development started with 28 units and got down to 15 or 16. He is concerned that the alley can only accommodate 1 car going in one direction. There is not enough room for two cars. The only option people have with turning onto Route 176 is to go east because of the traffic. Mr. Barciak also said his home shakes when the trains go by and he is not next to the tracks. He added that there currently is not a lot of bus activity in their neighborhood and asked where the kids would be picked up. Mr. Goss asked if there is a water problem in the area. Mr. Barciak said yes. Mr. Hayden asked Mr. Barciak if he would prefer office or residential on this property. Mr. Barciak said he would prefer office or manufacturing since the traffic would be limited.

Jenny Miller said she saw a truck come down the alley and couldn't make the turn. Traffic is a major concern. Mr. Hayden asked what she would prefer. Ms. Miller said she prefers office to residential mostly because of where would the kids go and do. Mr. Hayden said there will still be deliver trucks

such as UPS or FedEx.

There was no one else who wished to speak on this conceptual plan.

Mr. Jouron said he would prefer the curb cut be on Route 176 with the alley as a secondary entrance. That should solve the density issue. Mr. Greenberg said he would like not having to improve the alley but would prefer having two entrances into the site.

Mr. Hayden asked if Mr. Greenberg got the information he needed about this proposal. Mr. Greenberg said it appears that the concern is this is too dense. He will discuss this with his engineers and the Commissioners might see him back again. He has no problem taking this in "baby steps." Mr. Hayden said City staff is very helpful and suggested they discuss possible entrances to the site with the Fire Department. Mr. Greenberg said all of the comments received have been great.

Mr. Jouron said whether this property is developed as office or residential, the street issue needs to be resolved. Mr. Greenberg said if this were to be office the entrance would be off of Route 176 and no truck traffic would be allowed in the alley. He said it is hard to think of putting office in between residential to the east and west.

Mr. Hayden said they know this is a struggle. No one totally opposes office or residential. He suggested working with the neighbors.

Mr. Esposito said there is a glut of office in Crystal Lake but struggles with manufacturing coming here because of the road network.

Mr. Hayden thanked everyone from the neighborhood for coming to the meeting.

REPORT FROM PLANNING

- School Dist 47 – Bernotas MS PTO – 170 N. Oak – SUP, Var
- Pedcor Housing Development – Congress Pkwy next to Post Office
- Springs of CL – 1000 Brighton Lane – PUD Amend, SUP
- Becker – 207 N. Main St. – Variation
- Brilliance Honda – 680 W. Terra Cotta Ave. – PUD Amendment
- Flagg Antique Mall – 2 N. Williams St. – SUP
- Straight Shooter Gallery – 560 Beechcraft – Variation

Ms. Bhide reviewed the petitions for the next PZC meeting which will be the Special Meeting on Monday, July 9, 2012.

COMMENTS FROM THE COMMISSION

Mr. Goss said he is concerned with the bar that opened across from Five Guys. They seem to be taking up all of the parking and it is difficult for the owner of the building to rent the remaining space.

Mr. Hayden asked about Off Premise signs. There is a business on Route 14 who is advertising a business in Cary on their electronic message sign. Ms. Bhide said they will check into it. Mr. Hayden said he understands we can't control the text on signage but then why do we have the restriction for off premises signs.

Mr. Esposito is concerned with large panel trucks that act as billboards are parking in various locations throughout the City starting at 5 p.m. on Friday and are moved by Sunday night.

The meeting was adjourned at 8:50 p.m.