CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, FEBRUARY 18, 2015
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

The meeting was called to order by Chairman Hayden at 7:30 p.m. On roll call, members Batastini, Esposito, Gavle, Goss, Jouron, Skluzacek, and Hayden were present. Mr. Greenman was absent.

James Richter II, Planning and Economic Development Manager, and Elizabeth Maxwell, Planner, were present from Staff.

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

Mr. Hayden stated that this meeting was being televised now as well as recorded for future playback on the City's cable station.

APPROVE MINUTES OF THE FEBRUARY 4, 2015 PLANNING AND ZONING COMMISSION MEETING

Mr. Jouron moved to approve the minutes from the February 4, 2015 Planning and Zoning Commission meeting as presented. Mr. Esposito seconded the motion. On roll call, members Esposito, Gavle, Goss, Jouron, Skluzacek, and Hayden voted aye. Mr. Batastini abstained. Motion passed.

2014-31 CANYON CROSSING - SE East Street and Route 176 – PUBLIC HEARING

This petition was continued from the February 4, 2015 PZC meeting.

Comprehensive Land Use Plan Amendment from Office to Urban Residential; Rezoning from Office to R-2 PUD Single Family Residential; Preliminary PUD; and Preliminary Plat of Subdivision for an 11-lot single-family subdivision

Mr. Hayden stated that the sign had been posted. He said the surrounding property owners were notified and the Certificate of Publication was in the file. Mr. Hayden waived the reading of the legal notice without objection. He added that the petitioners had been sworn in at the previous meeting.

Thomas Zanck, attorney, and Steve Greenberg, developer, were present to represent the request. Mr. Zanck said they have tried to take into consideration the suggestions from Staff and the Commissioners. They have reduced the density of the project and showed the revised plan. They plan to enhance and improve the existing alley as a roadway. He said the setback is staggered by 5 feet and they have submitted architectural criteria. Mr. Zanck said these will be custom home designs with the customers and they will be enhancing the utilities in the neighborhood. He said they will also be requesting a zoning change for the property.

Mr. Greenberg said the soils in the center of the property are like peanut butter and would not support a road. The garages are now shown to be off the alley, which will be improved. The homes will be on

wider lots than previously shown and have 12 feet between the homes. Mr. Greenberg said the homes will be between 2,200 and 2,300 square feet. They will also be requesting a deferral for the burial of the existing utility lines but the lines for these homes will be buried.

Mr. Hayden noted that there has been a significant change in the plan layout. He asked the petitioners to review the Findings of Fact as well as the conditions listed in the staff report.

Mr. Zanck believes this development is consistent with the trend in the neighborhood and is in keeping with the standards set in the ordinance. Mr. Greenberg said they have gone through most of the conditions with staff and will continue to work with them to resolve the issues.

Debbie Berk, 201 Glen, said her home would be surrounded on three sides by streets. She asked why the alley would not be made a dead end. Mr. Zanck said the residents can come into the area from either the north or the south. Ms. Berk said that would create a lot more traffic.

Fred Berk, 201 Glen, asked what width the alley would be. Ms. Maxwell said it would be 25 feet from back of curb and it is currently 12 feet. Mr. Berk said that is double the size it is now. He is concerned with his property value with the addition of the roadway.

Jose Bello, 185 Glen, said he purchased his home because of the quiet area. The increase in traffic is not good for anyone.

Frank Barciak, 227 Glen, said there won't be any place to go on their properties for quiet. There will be no place to retreat to. There will be two major roads on both sides of his house.

Gary Taylor, 313 E. Terra Cotta, asked if there will be an improvement to the watermain since the homes along Terra Cotta share one water service. Mr. Greenberg said they are proposing to bring in an 8 inch water main with a better capacity.

Dominique Mills, 181 Glen, said her parents live in the home and she grew up there. She is concerned with the major increase in traffic. She asked how the emergency vehicles will get to the homes. Ms. Mills is also concerned with the detention area attracting the kids. Mr. Greenman said the detention area is not a pool. Ms. Mills said the kids will do what they want to do. She added that the property values will go way down.

Mary Oberhart, 202 Glen, said she has lived there for over 20 years. The south intersection has had flooding issues in the past. So much so the emergency vehicles have problems getting through. She added that the bike path is part of Glen Avenue and is very congested in the summer.

Matt Palot, 260 E. Terra Cotta, said he purchased the home two years ago because it was a quiet neighborhood. He said the character of the new homes doesn't match what's existing. This is a nice quiet area.

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

Mr. Batastini thanked the petitioners for coming back. He liked the previous plan better since it didn't use the alley as a roadway. The petitioner does build very nice homes. Mr. Batastini reviewed the Findings of Fact and feels that some of them have been met while others have not. The garages seem to be the predominate feature of the homes. He believes this development would be detrimental to the property values in the area since they will create double frontage lots on existing homes to the west. Mr. Batastini said they do give latitude in a PUD designation, but these homes will be on very narrow lots. He is not opposed to single family on this property but he is not sure that it meets the Findings of Fact. He understands that the soils are bad in the area where a roadway was proposed. Mr. Batastini said he can't approve this based on the Findings of Fact.

Mr. Greenberg said the homes are the same and the road size is the same. The only difference is they will be using the alley. They did enlarge the lots. This will be an improvement to the neighborhood. This is a difficult property. Mr. Zanck added that they will be improving the utilities.

Mr. Batastini said the petitioners will be creating double frontage lots in an existing neighborhood. This will impact the property values. He added that they understand it is a difficult piece but the Commissioners are here to represent the residents too. Mr. Zanck said they could put in a fence or landscaping. Mr. Hayden said they can't negotiate or redesign the project. They can only look at what is presented and make a decision on that.

Mr. Jouron asked if there were any comments from the Fire Department regarding access to the property. Ms. Maxwell said it is wide enough for emergency vehicles. Mr. Jouron said he likes the homes and asked if they could be moved back on the lots. Mr. Greenberg said the farther east they go the more difficult the soils are. He feels it is better to have residential in this area than offices. He said there would be issues placing the office building on this property. Mr. Greenberg said there won't be 10,000 cars traveling on the alley.

Mr. Zanck said their original vision was to have homes similar to the development just south of the YMCA or the development on Dole Avenue just south of Woodstock Street. Also, there are double frontage lots in the development off of Dole Avenue. Mr. Batastini said those lots were created as double frontage lots and the buyers were aware of it from the beginning. They weren't existing homes that suddenly had a second street along the rear of their lot. Mr. Greenberg said they are not here to stick it to anyone. They tried to create a cul-de-sac off of Sherman and it couldn't be done.

Mr. Esposito said it is still too dense for him. He understands were the neighbors are coming from and he also understands the property owner's right to develop.

Mr. Skluzacek asked what the white line on the plan was. Mr. Greenberg said it's the sidewalks. Mr.

Skluzacek asked how much room there would be from the garages to the alley. Mr. Greenberg said it would be the same as it is currently. They will be expanding the alley onto their property – not the adjacent properties. Mr. Skluzacek said he likes the other design better and agrees with Mr. Batastini.

Mr. Gavle said this property is a challenge. He also has issues with the density.

Mr. Goss said they can't create double frontage lots. He likes the homes. He added that traffic will increase down the alley. He can't support this plan.

Mr. Hayden believes that traffic will increase on the alley and anyone will be able to go down there. It will negatively impact the property values and he can't support the request.

Mr. Goss said he also can't support private sewers going between the homes. There isn't enough room for equipment to get between the homes to make repairs.

Mr. Zanck said he respectfully disagrees with what has been said. He said the City wants this area to be improved and the water and sewer lines will also be improved. He asked that this request be tabled to a future date. Mr. Zanck said if the City had the money to improve the area it would have been done.

Mr. Hayden said over time things change and the City is trying to create a vision. He isn't sure that this is what the City wants.

Mr. Goss said the existing alley doesn't create double frontage lots, but the widening of it and easier access to it does.

Mr. Goss moved to continued 2014-31 Canyon Crossing to the April 15, 2015 Planning and Zoning Commission meeting. Mr. Jouron seconded the motion. On roll call, all members voted aye. Motion passed.

2015-12 VIRGINIA ROAD MINI STORAGE – 201 S. Virginia Street – PUBLIC MEETING
Final PUD for multiple buildings on a zoning lot and for mini-warehousing/self-storage

Mr. Hayden said this is a Public Meeting and no notification was required.

Tom Zanck, attorney, Steve Schwartz, developer, and Mark Sullivan, architect, were present to represent the petition.

Mr. Goss asked about the Preliminary PUD approval relative to architecture. Mr. Richter said the petitioners have development rights to build a self storage facility, conditioned upon meeting the Preliminary PUD conditions. The architecture was prliminar at the time, so the additional details provided at Final PUD allow the topic of architecture to be on the table.

Mr. Zanck said they will enhance the landscaping. He read from the City Council minutes regarding the east elevation. Mr. Sullivan said they have been working with staff on the east elevation facing Virginia. The materials are the same color and they are proposing to add masonry piers. Where the glass was will be replaced with a lighter masonry color. Mr. Sullivan said they have modified the corner element of the building where the office will be so customers can easily find the entrance. They are also proposing awnings/canopies which are commonly used with storage facilities. Mr. Hayden asked how the columns are capped. Mr. Schwartz said they are stone caps.

Mr. Hayden asked about the building elevations. Mr. Schwartz said the south elevation won't have much exposure when the other lot is developed.

Mr. Sullivan said they have done an incredible amount changes to allow foundation plantings. It is a very attractive building and will be well received by both the customers and the neighbors. The monument sign has been moved to the corner of Rakow and Virginia. They have also added the wrought iron type fence. They agree with the conditions in the report except for 5a and b.

Mr. Hayden asked if the monument sign would be considered off-premises. Ms. Maxwell said it is not currently. If the property is subdivided it would be.

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

Mr. Goss said he likes the architectural changes and the colors proposed. He suggested adding a gable to the roof.

Mr. Gavle said the east and south elevations also wrap around the corner.

Mr. Skluzacek said he likes the changes to the front elevation. He added that the south elevation needs a little more since it can be seen from Rakow Road.

Mr. Esposito thanked the petitioner for the changes to the east elevation.

Mr. Jouron said he likes the revised monument sign and eliminating the other sign. He is ok with the colors presented.

Mr. Batastini agreed. He said the south elevation is softer. He prefers to see the landscape plan since this is a Final PUD.

Mr. Hayden agreed with adding a gable. He also would prefer the fence be uniform.

Mr. Sullivan said the gable would be a foreign element in this style. He proposed to tilt the canopy.

Everything is very square – with a clean edge.

Mr. Goss said he is ok with a different awning. Mr. Hayden said the project is short two parking spaces. Mr. Schwartz said they will meet the ordinance, but feels it is over parked.

Mr. Goss moved to approve the Final PUD for multiple buildings on a zoning lot and for mini-warehousing/self-storage for the Virginia Road Mini Storage at 201 S. Virginia Road with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Pearl Street Commercial LLC, received 02/12/15)
   B. Elevations (Sullivan Goulette & Wilson, dated 02/10/15, received 02/12/15)
   C. Site Plan (ARC Design, dated 02/10/15, received 02/12/15)
   D. Landscape Plan (ARC Design, dated 02/10/15, received 02/12/15)

2. The conditions from Ordinance No. 7091 remain applicable unless modified by this request.

3. Work with staff to provide a final landscape plan as part of the building permit submittal.

4. The petitioner shall work with staff to minimize the landscape removal along Rakow to provide visibility to the freestanding sign.

5. Architecture – Building 1
   A. ~~Provide a gable roof over the corner entrance area on both the east and south elevations~~. **Provide an awning structure that is visible with its pitch over the display windows on both sides of the east and south elevations.**
   B. ~~Continue the design of the stamped brick panels and columns to the south elevation to provide continuity and improve the look of the building from the south~~. **Extend the foundation planting area on the south elevation to approach the walk-in door, and change the color of the south elevation siding below the green banding between the store front and overhead door to a complimentary red/brown color to match the brick and break up the mass of the south elevation.**
   C. Provide alternative color palettes for review and approval by the Planning and Zoning Commission, City Council and staff.

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

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

2015-10 CRYSTAL POINT SC – 6000 Northwest Hwy. – PUBLIC MEETING
Minor Subdivision by Lease for the creation of a tax parcel.

Mr. Hayden said this is a Public Meeting and no notification was required.

Christy Rankin with Inland Commercial Real Estate Management was present to represent the petitioner. Ms. Rankin said Inland owners the shopping center and is request a subdivision to create a separate tax parcel for the former K-Mart site.

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

Mr. Goss said he supports the request. All of the Commissioners agreed.

Mr. Goss moved to approve the Minor Subdivision by Lease for the creation of a tax parcel for Crystal Point Shopping Center at 6000 Northwest Highway with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application, Inland Commercial Property Management, received 1-30-15.
   B. ALTA Survey, Heritage, dated 9-27-10, updated 1-15-15.
   C. Final Plat of Re-subdivision, Heritage, dated 1-29-15.

2. Final Plat of Subdivision by Lease:
   A. The Final Plat shall be re-titled "Final Plat of Subdivision by Lease of the Crystal Point Retail Center."
   B. Lot 1 shall be renamed "Lot 2a."
   C. A plat note shall be added on Lot 2a (the Sears parcel) stating "Lot 2a created by lease for tax purposes only."
   D. A plat note shall be added elsewhere on the plat document indicating:
      i. This Final Plat of Subdivision created by Lease has been approved through the Minor Subdivision process of the City of Crystal Lake in accordance with the Unified Development Ordinance [Ord. No. 6843]. Lot 2a of this Final Plat of Subdivision created by Lease is owned, along with the remaining portion of Lot 2, under single ownership and shall not be construed as a division of land. The City of Crystal Lake will not acknowledge lot 2a as a separate parcel, except as lot created by Lease for tax purposes.
   E. The Plat shall meet all the requirements of Article 5-200 G 3 b, including but not limited to, names of owners and certification by licensed surveyor; exact location, width and name of all streets and dedication status; building setback lines and school districts in which each lot is located.

3. The petitioner shall address the comments of Community Development Department.

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

REPORT FROM PLANNING

- City of Crystal Lake – Brink St. Parking Lot – Variation
- Schmidt - 664 Country Club Road (formerly 460) – Variation

Mr. Richter reviewed the items for the next meeting on March 4, 2015.

COMMENTS FROM THE COMMISSION

There were no comments from the Commissioners.

The meeting was adjourned at 9:15 p.m.