CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JUNE 17, 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, Goss, Jouron, Skluzacek, and Hayden were present. Mr. Greenman was absent.

James Richter II, Planning and Economic Development Manager, Kathryn Cowlin and Elizabeth Maxwell, both Planners, were present from Staff.

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

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

APPROVE MINUTES OF THE JUNE 3, 2015 PLANNING AND ZONING COMMISSION MEETING

Mr. Jouron moved to approve the minutes from the June 3, 2015 Planning and Zoning Commission as presented. Mr. Goss seconded the motion. On roll call, all members present voted aye. Motion passed.

2015-14 Gentile-Zeitler - 237 Ash Street – PUBLIC HEARING

The petitioner is requesting to be continued to the July 1, 2015 PZC meeting.

Mr. Batastini moved to continue 2015-14 Gentile-Zeitler at 237 Ash Street to the July 1, 2015 PZC meeting. Mr. Jouron seconded the motion. On roll call, all members voted aye. Motion passed.

2015-27 VIRGINIA ROAD MINI STORAGE – 201 S. Virginia – PUBLIC HEARING

This petition was continued from the June 3, 2015 PZC meeting.
Final PUD Amendment to expand the climate-control building for mini-warehousing/self-storage;
Parking Variation for Option B from the required 54 parking spaces to allow 37

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.

Steven Schwartz, developer, Christopher Michalek, architect, and Ryan Swansor, Engineer, were present to represent the petition. Mr. Schwartz reviewed the petition that was before the PZC for Final PUD a few months ago. Since that time they have closed on the property and have worked with staff to modify the plan. Some of the originally approved storage buildings have been consolidated. Mr. Schwartz said he has reviewed the conditions in the staff report and is ok with them. He showed a Power Point presentation which included the originally approved site plan, revised plan, and aerial photo of the property. He added

that there are still no plans for the corner property. Mr. Schwartz said after the last approval, they went back and studied the plan. They feel it would be best to consolidate the smaller storage buildings. Even with the enhanced building, the net rentable storage area is close to the original plan. The loading berth and drive aisles meet the code requirements. He said they have been working with staff on the additional landscaping to break up building mass. Also, landscaping has been added to the loading area, along Dartmoor Drive side, the rear of the building and along Rakow. Mr. Schwartz showed the elevations of the proposed building and they have added a drive-through element to the building. Architectural features were added to the front of the building and along the Rakow Road side. He stated that the building will be sprinklered and there will be a mezzanine level available. They show 37 parking spaces and the Ordinance requires 41 spaces. They believe they are over-parked with the 37 spaces that are shown.

Mr. Michalek said they extended the facade improvements to both the Dartmoor and Rakow sides of the building and embellished the landscaping.

Mr. Swansor said they extended the landscaping and embellished it along the Dartmoor side of the building to match the Virginia Street elevation. They will also provide trees to help screen the building.

Mr. Schwartz thanked the Commissioners for their time and asked for approval of their revised plan.

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

Mr. Goss asked if the petitioner had contacted the County Highway Department regarding the access point. Mr. Schwartz said yes and that they're planning to meet with them again shortly. Mr. Goss said in recent past the City hasn't received the County's recommendations for access points and the County can refuse to sign their plat. Mr. Goss added that the Findings of Fact have been met. He reminded the petitioner that nothing can be stored on empty lot. Mr. Schwartz said they are not planning on it.

Members Skluzacek, Esposito, and Jouron did not have any comments or questions.

Mr. Batastini asked why the petitioner wanted more climate controlled units. Mr. Schwartz said their market study revealed it would be a great addition for the area. They looked at the mix of storage units in this area and believe this will be well received. Mr. Batastini asked if there will be cameras in the climate control walkways and drop off areas. Mr. Schwartz said yes and it will be recorded. Mr. Batastini said he likes the elevations and asked about what seems to be a lack of landscaping in the middle of the elevations. Mr. Michalek said they will be widening the sidewalk and remove the awnings. Mr. Batastini agreed that this request does meet the Findings of Fact. He asked if the petitioner will be required to maintain the landscaping. Ms. Maxwell said that is regular property maintenance requirement, and part of the PUD.

Mr. Schwartz said he is in discussions currently with the Council Department of Transportation regarding the access to the site. They are not changing the existing access point and this is less intense than the previous use. He feels comfortable with the existing drives.

Mr. Goss asked about the access gates and doors. Mr. Schwartz said there will be pass codes given to each unit renter and there will be access pads at each gate and doorway. Mr. Goss said the topography of the site steps down in the rear. Mr. Michalek said the interior will be ramped and the sections will step down with the grade. Mr. Schwartz feels this will be better received by the community since people will be able to store and/or retrieve their items without worry of the weather.

Mr. Hayden asked about the floor plan of the buildings and questioned the number of access points in case of fire. He asked if the Fire Department had any comments regarding the number of access points. Ms. Maxwell said there will be exit signs and the building will be sprinklered.

Mr. Batastini moved to approve the Final PUD Amendment to expand the climate-control building for mini-warehousing/self-storage; and Parking Variation for Option B from the required 54 parking spaces to allow 37 for Virginia Road Mini Storage at 201 S. Virginia Street 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 05/01/15)
   B. Site Plan (Sullivan Goulette & Wilson, dated 06/04/15, received 06/10/15)
   C. Preliminary Engineering [layout plan & grading plan] (ARC Design, dated 05/12/15, received 06/10/15)
   D. Elevations (Sullivan Goulette & Wilson, dated 06/09/15, received 06/10/15)
   E. Landscape Plan (ARC Design, dated 05/13/15, received 06/15/15)
   F. Floor Plans (Sullivan Goulette & Wilson, dated 05/29/15, received 06/10/15

2. Phase 2 is required to apply for Preliminary and Final PUD approvals.

3. The conditions from Ordinance No. 7091 and 7100 remain applicable unless modified by this request.

4. 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.

Mr. Hayden said there is a special guest in attendance. He asked the Boy Scout to introduce himself. Ben Cisco said he is currently working on two merit badges - Communications and Citizenship of Community. He described to the members what he needed to observe for both badges. Mr. Jouron said to remember they are always looking for new members when he gets older.

2015-36 Bryn Mawr – N. Router 176, E. Route 47 – PUBLIC MEETING

Conceptual Review for a single-family and multi-family subdivision.

Ken Rawson, petitioner, present to represent the petition. Mr. Rawson said this project has been sitting out there for over 12 years and has been working on this conceptual plan for more than a year. He wants to keep the trees and small lake so the homes were placed around it. This plan is conceptual so there are no engineering plans available at this time. Mr. Rawson said this plan shows land they don't currently have control over. Some of the land was sold in tax sales. He believes the townhouse design is a unique product. The single-family homes would be built by a few builders to reduce monotony. Mr. Rawson said they are proposing sidewalks on one side of the roads with ribbon curbs. They don't want this to look like a regular subdivision. He said they will want a fire station on the property as well since the closest fire station is some distance away. Mr. Rawson said they want retail along Route 176 in the future. The demand for retail is off the wall in this area. He said they want to give the open areas to MCCD or the Park District and not have the homeowners association maintain it.

There was no one in the public who wished to comment on this petition.

Mr. Batastini said the vision for the Northwest Corridor initially was for ½ acre and larger lots. He does understand where the market has been and where it is now. The first 90 homeowners who purchased in the initial development bought into the estate living and thought they were going to have a similar design around them. He doesn't care for the density or the layout. He doesn't believe the vision for the area has changed. He understands this concept. Mr. Batastini said the original layout was for the development to be custom and semi-custom homes, which the City didn't get. Mr. Rawson said any product will be back before the City for approval. Mr. Batastini said this is a different product than what is out there now. Also, with that number of units Route 176 would need to be improved. It's bad there now and with the addition of this many units, cars would be stagnant. Mr. Batastini said if he could get past the ½ acre lots, the density shown is off the chart. He added that they want development in this area, but they want what the vision was. Mr. Rawson said if this is not done now, there won't be a development there for a least another decade. There is room to feather design the single-family larger lots. Mr. Batastini said there is a boundary agreement with Lakewood and they would need to sign off on this as well and City Council is in charge of that. Mr. Rawson said he has shown this plan to Lakewood. They are trying to build a sports complex out there with retail. Mr. Batastini said he likes the commercial on Route 176. Mr. Rawson said you can't attract businesses unless you have rooftops. He added that research shows that this will sell, but it won't be a cake walk. This is hard and risky.

Mr. Hayden appreciates the background, but this is straying from the discussion of the plan itself. He wants to give you the feedback needed for this proposal.

Mr. Jouron asked what school district this development is in. Ms. Cowlin said Woodstock. Mr. Rawson said there is a new school nearby that has not been used. Mr. Jouron said he prefers the larger lots and developers are always going do to the 10,000 square foot lots. Mr. Rawson said he isn't sure what will happen until the engineering is complete. Mr. Jouron said he prefers the larger lots.

Mr. Esposito said the smallest lot is 8,400 square feet. He understands that times have changed and the people purchasing homes have changed. Most prefer small lots and larger homes. This is at the farthest end of Crystal Lake. We are starting out dense and where do we go from there. They might have to look at what will sell, what can be put there, and maybe we need to do some soul searching. Residential there is great, but with only 40 houses out there now, people are stuck. We need to come up with ideas for the area and what type of housing can go there. He would have no problem if it were closer to the heart of the City, but not out there. Mr. Rawson said larger lots are more profitable, but people won't buy them.

Mr. Hayden said they need to stick with discussing this project. Mr. Rawson said the Midwest is the weakest market in the Country. People need to stop thinking as housing as an investment and think of it as a place to live. Mr. Hayden asked what type of feedback the applicant wants. Mr. Rawson asked if the concept will work.

Mr. Skluzacek said he prefers larger lots. There is no room to expand the homes on those lots and people will need to ask for variations. Mr. Rawson said it can be put in the Covenants.

Mr. Goss said if a 3-car garage is put on these lots the space between the homes goes out the window. Mr. Rawson said 3-car garages are selling. Mr. Goss said the space between homes is gone. Mr. Rawson said the lot sizes may change depending on the engineering. Mr. Goss said feathering lots makes more sense. Mr. Rawson said the bonds are the problem. Mr. Hayden said they can't control that.

Mr. Goss said boundary agreements are cast in stone. If Lakewood wants to amend it, it also effects what they can build too. He added there is no sewer capacity in that area for an increase like this. Mr. Rawson said he worked out the numbers with the Public Works Director and there is enough capacity for this development and there will be space remaining. If numbers are wrong the development can't be done. Mr. Goss said this needs to be presented to City Council. He is concerned with the impact on the Woodstock schools, but this won't be built out that fast. He is also concerned with no curb and gutter. That won't work with a townhouse development and guest parking. Mr. Rawson said he knows he needs more parking for the townhouses. Mr. Goss said he likes the homes that are there now. They are nice.

Mr. Hayden summarized the comments made by the Commissioners. They desire larger lots, less density, and are concerned with the sewer capacity and boundary agreement with Lakewood.

Mr. Batastini said if this density is put out there, where will we get the help for Route 176. The road will be impassible.

Mr. Hayden asked the petitioner if the Commissioners answered his questions. Mr. Rawson said he will try for larger lots if they can. They need to be able to sell them. Developments like this haven't been tried for years.

Mr. Goss added that the petitioner will probably need to pay for the traffic signal on Route 176 completely. Mr. Rawson said certain things need to take place or this development won't happen.

Mr. Hayden polled the Commissions on several items: Comprehensive Land Use Plan amendment – majority said no; rezoning – majority said no; and the Annexation Agreement amendment is up to City Council. Mr. Hayden feels the City is a "man of his word" and unless the two sides come together to ratify the amendment to the boundary agreement, this won't happen. Mr. Goss said they need to take the UDO and apply it consistently. People have expectations on what will be behind them. Mr. Esposito said they try to protect the neighbors.

Mr. Hayden feels what was presented is inappropriate for what is out there now. Mr. Goss said there needs to be additional access points. Mr. Batastini said this is a good plan, but the wrong location. He said he can support commercial on Route 176.

Mr. Rawson said he wants to make this work.

REPORT FROM PLANNING

- CVS Pharmacy - SW Rt 14 & Virginia Rd – Prelim Final Plat, Zone, SUP, Variations
- Zukowski Rogers Flood & McArdle - 50 Virginia St. – Variations
- Gibson – 330 E. Crystal Lake Ave. – Variation
- Lessner-Beasley - 8310 Ackman Rd. – Annexation
- Labemis – 109 N. Main St. – Variation
- Downtown CL – Food & Fun at Depot Park
- Downtown CL – J Appleseed/Great Ball Race

Mr. Richter reviewed the items for the next meeting on July 1, 2015.

COMMENTS FROM THE COMMISSION

Mr. Skluzacek said the Council approved Labemis and the project was over 90% completed prior to going before Council. That is disrespectful to the City. Mr. Esposito agreed. The petitioner did what he wanted to do.

Mr. Hayden asked about the Brink Street parking lot construction. Mr. Richter said there will be more spaces and the grading will be better.

Mr. Hayden again thanked Ben Cisco for attending this meeting and he is very proud of that Mr. Cisco is doing.

The meeting was adjourned at 9:10 p.m.