CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, FEBRUARY 5, 2014
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

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

James Richter II, Planning and Economic Development Manager, Latika Bhide, Planner, and Victor Ramirez, Director of Public Works, 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 JANUARY 15, 2014 SPECIAL PLANNING AND ZONING COMMISSION MEETING

Mr. Jouron moved to approve the minutes from the January 15, 2014 Special Planning and Zoning Commission meeting as presented. Mr. Goss seconded the motion. On roll call, members Goss, Jouron, Skluzacek, and Hayden voted aye. Members Batastini and Gavle abstained. Motion passed.

2013-59 SMK CENTER – 835 Virginia St. – PUBLIC HEARING
Special Use Permit to allow a TV-VCR clinic as a special use in the "M" district at the specified location.

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.

Dale Wagner, owner of the TV-VCR Clinic and Minuteman Press, was present.

Mr. Goss noted that the petitioner meets the findings of fact.

Mr. Skluzacek asked about hours of operation. Mr. Wagner responded that he would be open from 8:00 - 5:00 p.m., Monday through Friday.

Mr. Gavle had no issues with the request, based upon the surrounding properties having similar uses.

Mr. Hayden asked about the staff recommended condition for a future Special Use Permit amendment if the petitioner's request expands the use. Ms. Bhide indicated that typically the condition is added to

ensure that there are no parking concerns if the use expands.

There was no one in the public who wished to comment on this petition. The public portion was closed at this time.
Mr. Skluzacek moved to approve a Special Use Permit pursuant to Article 2, Land Use of the Unified Development Ordinance to allow a TV-VCR clinic as a special use in the "M" district at the specified location for the SMK Center at 835 Virginia Street with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application, SMK, received 11-22-2013

2. If the facility is expanded in area or intensity, the petitioner shall be required to seek a SUP amendment.

3. All proposed signage must meet the provisions of the UDO. Permits through the Building Division must be obtained for all signs.

4. The petitioner shall address all of the review comments and requirements of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

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

2014-06 IAFIGLIOLA – 817 Village – PUBLIC HEARING
Variation to allow an encroachment in to the required rear yard setback of 20 feet to allow a setback of 12 feet for an addition to the residence.

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.

John Jackowski, architect, and Mr. Iafigloiola were present to discuss the petition. Mr. Jackowski stated that they were here to request permission to encroach approximately 3 foot 6 inches into the rear yard setback with another 2 feet for the overhang to allow for a greater usability of the space. Mr. Jackowski stated that this property, as a cul-de-sac property, has a shallower depth and a dog-leg in the back of the property, which is a hardship.

Mr. Hayden asked for clarification on the dog-leg that was presented. Mr. Jackowski responded that it was due to the angle of the rear property line.

Mr. Jouron provided a correction regarding the subdivision location. Mr. Jouron asked if the petitioner

sought permission from the HOA for this zoning variation. Mr. Iafigloiola indicated that he met the notification requirements for the zoning variation, but hadn't presented this matter to the HOA at this time. Getting the approval from the City was the first step.

Mr. Hayden said that for the purposes of the current request, the HOA may have a different opinion than the Commission, so he advised the petitioner to review the association requirements for architectural changes.

Mr. Goss asked for clarification on the amount of the variation being requested, as well as what is also located in the back yard. Mr. Iafigloiola responded that there is a basketball court in the back yard. Mr. Goss advised the petitioner to observe the drainage requirements.

Mr. Batastini asked for clarification on the graphics illustrated in the staff report. He also indicated that he felt like there was a lot going on within the backyard and that he wasn't sure because he felt that the setbacks are there to provide the appropriate separation between the adjacent property owners, and that he was on the fence regarding the request.

Mr. Iafigloiola responded that the whole reason that he was requesting this was that the deck that was previously installed was poorly constructed, without the lag-bolts and joist hangers. It has been there for over 10 years, and they had made the decision to have safe, usable space that is more aesthetically appealing to the neighboring property. Additionally, due to the existing landscaping, there is adequate privacy between the petitioner's property and the neighbor.

Mr. Skluzachek asked if this was going to be a three-seasons room.

Mr. Jackowski responded that this addition will be elevated on piers and appropriately insulated.

Mr. Skluzachek said that he doesn't have any problems with the request.

Mr. Jouron inquired about the dimensions of the existing deck. Mr. Jackowski said that it extends from the house 13 feet. Mr. Jouron asked how it compares to the proposed addition. Mr. Iafigloiola responded that it is similar, except that it runs more of the length of the building.

Mr. Jouron asked if there would be a pitched roof on the addition.

Mr. Jackowski responded that it will be a shed roof.

Mr. Hayden said that as he is finding out more information verbally about the request, he is less comfortable with recommending it for approval at this time.

Mr. Gavle recommended that it may be best to continue this request until such time as they have more information from the petitioner.

Mr. Goss recommended that while they gather information regarding this request, to please get more information regarding the drainage.

Mr. Jackowski explained the existing drainage patterns.

Mr. Batastini said that he appreciates what the petitioner is trying to do, but that they need more information to make a recommendation to the City Council.

Mr. Hayden asked if there was anyone from the public who wished to comment on this request. There was no one in the public who wished to comment on this petition. The public portion was closed at this time.

Mr. Goss moved to continue the request to the February 19, 2014 Planning & Zoning Commission meeting. On roll call, all members voted aye. Motion passed.

2014-07 CITY OF CRYSTAL LAKE - CITY PUMP STATION 12 - 330 Terra Cotta Ave., Route 176 & Erick St. – PUBLIC HEARING
Variation from the required minimum side yard setback of 15 feet to allow a building addition to the existing Pump Station No. 12, on the west edge of the existing building as close as 9 feet from the property line.

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.

Latika Bhide summarized a memo that she had written to the Commission that evening clarifying the variations that were being requested for the pumphouse expansion.

Victor Ramirez briefly outlined the request.

Mr. Goss asked who owns the property to the east, north, and west. Ms. Bhide responded that this was the Geske property, and that it is owned by Mr. Hansen.

Mr. Jouron had no questions regarding the request.

Mr. Batastini asked if there is anything with the addition to the pump house, from a mechanical perspective that would impact the adjacent property.

Mr. Ramirez responded that to his knowledge, there would be no detrimental effects.

Mr. Batastini asked if Route 176 is widened in the future, would the building need to be relocated.

Mr. Ramirez responded that it would not, as there is sufficient setback.

Mr. Goss asked if the variation ordinances were filed or recorded with the plat. Ms. Bhide responded that typically it is not. She said that in the past, if there are restrictions on a property, the City has recorded them against that property.

Mr. Hayden said he has no issues with the request.

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

Mr. Batastini moved to approve the Variation from the required minimum side yard setback of 15 feet to allow 9 feet and the required front yard setback of 30 feet to allow 24'-8" for a building addition to the existing City Pump Station #12 at 330 E. Terra Cotta Avenue with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application, dated 1-22-2014
   B. Site Plan, Baxter and Woodman

2. A variation from the required minimum interior setback of 15 feet to allow 9 feet and from the required front yard setback of 30 feet to allow 24'-8" is hereby granted.

3. The applicant shall meet all the conditions of the Community Development, Fire, Public Works and Police Departments.

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

REPORT FROM PLANNING

- Martin Chevrolet – 5220 Northwest Hwy. – SUP Amendment, Variations
- PZC reappointments

Ms. Bhide reviewed the items that are scheduled to be heard at the next PZC meeting on February 19, 2014.

COMMENTS FROM THE COMMISSION

None

The meeting was adjourned at 8:25 p.m.