CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JANUARY 21, 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. Members Gavle and Greenman were absent.

Kathryn Cowlin, Planner, was 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 7, 2015 PLANNING AND ZONING COMMISSION MEETING

Mr. Jouron moved to approve the minutes from the January 7, 2015 Planning and Zoning Commission meeting as presented. Mr. Batastini seconded the motion. On roll call, all members present voted aye. Motion passed.

APPROVE MINUTES OF THE AUGUST 27, 2014 PLANNING AND ZONING COMMISSION WORKSHOP

Mr. Skluzacek moved to approve the minutes from the August 27, 2014 Planning and Zoning Commission workshop as presented. Mr. Jouron seconded the motion. On roll call, members Batastini, Esposito, Goss, Jouron, and Skluzacek voted aye. Mr. Hayden abstained. Motion passed.

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

The petitioner is requesting to be continued to the February 4, 2015 PZC meeting.

Mr. Goss moved to continue 2014-31 Canyon Crossing to the February 4, 2015 PZC meeting. Mr. Batastini seconded the motion. On voice vote, all members voted aye. Motion passed.

2012-74 BLOMSNESS THEBAULT – 6813 Sands Rd. – PUBLIC HEARING

Rezoning upon annexation to M-Manufacturing; Variation from Article 2-400 C(8), the requirement of outdoor storage of commercial vehicles and equipment to be screened.

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.

Mr. Goss pointed out that the petitioners are requesting two variations and not just one that is mentioned

on the agenda. Mr. Hayden asked if the second variation was in the legal notice. Ms. Cowlin said the legal notice states "and all other variations necessary to approve the plans as presented."

Jim Bolz, attorney for the owners, was present to represent the petition. Mr. Bolz said his clients are out of town and unable to attend this meeting. He said the property has housed one of the largest outdoor amusement companies since 1981. The owners were contacted by the City in August of 2014 regarding annexation of the property. Mr. Bolz said the property is fenced in and is used to store and maintain amusement rides. There are three buildings on the property and no one lives there. He pointed out that this property is an island surrounded by property within the City limits. He reviewed the surrounding property zoning. Mr. Bolz said they agree with the zoning of "M" Manufacturing for this property. He added that they are requesting two variations – one for screening of the outdoor storage and the other to keep the gravel parking lot.

Mr. Hayden said this annexation is for the property as is and it has been used in this manner for some time.

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 this request meets all of the Findings of Fact.

Mr. Hayden asked if the petitioner had any concerns with the conditions listed in the staff report. Mr. Bolz said no.

There were no comments or questions from the Commissioners.

Mr. Goss moved to approve the Rezoning upon annexation to M-Manufacturing; and Zoning Variations from: A. Article 2-400 C(8), the requirement of outdoor storage of commercial vehicles and equipment to be screened; and B. Zoning Variation from Article 4-200 C, the requirement of off-street parking surfacing, to allow the existing gravel parking lot to remain for Blomsness Thebault at 6813 Sands Rd. with the following conditions:

1. A motion to recommend approval of the petitioner's request to rezone the subject property to "M" Manufacturing district upon annexation, allowing the existing uses and improvements via the annexation agreement.

2. The Variation from Article 2-400 C(8) for outdoor storage without screening is hereby granted.

3. The Variation from Article 4-200 C for the gravel parking lot is hereby granted.

4. Any other improvements that are made to the property shall comply with the Unified Development Ordinance standards.

5. The petitioner shall comply with the requirements of the Community Development Department, Public Works, Police and Fire Rescue Departments.

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

REPORT FROM PLANNING

- Virginia Road Mini Storage – 201 S. Virginia Road – Prelim PUD
- Potter - 1730 Moorland Ln – Variation
- UDO Amendment – definition – e-cigarettes, vaping
- Express Employment – 580 E. Terra Cotta Ave. – Special Use Permit – EMC sign
- Pence – 145 W. Crystal Lake Ave. – Variation
- Mattress Firm - 5501 Northwest Hwy. – Conceptual Review
- Planning and Zoning Commissioners reappointment (Goss, Esposito)

Ms. Cowlin reviewed the items for the next meeting on February 4, 2015.

COMMENTS FROM THE COMMISSION

Ms. Cowlin said the Council discussed EMC signs on Route 176 during the Express Employment petition. It was the Council's decision to leave the UDO as it stands currently. They prefer to review the requests on a case by case basis.

Mr. Batastini mentioned that there are several temporary signs that are up for a long time. Ms. Cowlin said businesses are allowed to have those signs for a total of 4 times a calendar year for 39 days each.

There were no other comments from the Commissioners.

The meeting was adjourned at 7:50 p.m.