CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, MARCH 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 Esposito, Goss, Jouron, Skluzacek, and Hayden were present. Members Batastini, Gavle, and Greenman were absent.

Elizabeth Maxwell, 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 MARCH 4, 2015 PLANNING AND ZONING COMMISSION MEETING

Mr. Jouron moved to approve the minutes from the March 4, 2015 Planning and Zoning Commission meeting as presented. Mr. Goss seconded the motion. On roll call, all members present voted aye. Motion passed.

2015-13 CVS PHARMACY – SW ROUTE 14 & VIRGINIA ROAD – PUBLIC HEARING

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

Mr. Goss moved to continue 2015-13 CVS Pharmacy to the April 1, 2015 Planning and Zoning Commission meeting. Mr. Esposito seconded the motion. On roll call, all members voted aye. Motion passed.

2014-48 95 GRANT STREET – PUBLIC HEARING

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

Preliminary and Final PUD for a multi-family development in the B-4 Downtown Commercial zoning district.

Mr. Hayden stated that there was an issue with the legal notice and the petitioner will need to republish and renotify the surrounding property owners.

2015-14 GENTILE-ZEITLER - 237 Ash Street – PUBLIC HEARING

Variations from: A. Article 3-200 4 impervious surface coverage to allow approximately 4,941 square feet or 51% of impervious surface, which is 1% more than the 50% permitted; B. Article 3-200 4 minimum interior side yard setback and Article 7 non conformities to allow the expansion of a non-conforming structure (the proposed, attached garage), which does not meet the minimum 8-foot 4-inch principal structure interior side yard setback, allowing it to be 2-foot 9-inches from the property line; and C. Article 3-300 3 front yard setback and Article 7 non conforming structures, to allow the expansion of

the non-conforming front porch to be as close as 14 feet 6 ½ inches from the front lot line, a variation of 14 feet 2 inches from the required 28-foot 8-inch averaged front yard setback.

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.

Mark Zeitler was present to represent his petition. Mr. Zeitler said he would like to put an addition on his home, connecting the home to the garage with a breezeway, and repair the garage. If he met the setback for the garage he would only be able to put one car in the garage. The lot is not as wide as the requirement is currently. He added that the front porch is existing and the addition to it would not come out any more than it currently is. It would be across the house. Mr. Zeitler handed out a survey showing the setbacks of the adjacent properties' to the east and west of his lot.

Mr. Hayden asked about the hardship for the variations and if the petitioner had any concerns with the conditions listed in the staff report. Mr. Zeitler said if he was required to meet the setback for the property, he would need to turn the garage and eliminate the back yard. He does not have any problem with not having any windows in the garage and agrees with the separation wall.

Pat Kerin, 244 Ash Street, said a 66 foot wide lot is very common in this neighborhood. This property is in the City's Watershed and there are limitations on impervious surface allowed on the lot. He is concerned that the garage is extremely close to the property line and the adjacent property owner would probably be restricted as to the setback. Mr. Kerin is also concerned about fire with the garage so close to the property line and adjacent buildings. He said a 6 foot setback is not large. Mr. Kerin said he would prefer the petitioner to conform to the ordinances.

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

Mr. Goss said he is having a difficult time with this request. The petitioner is putting a house on this lot that is larger than anything in the area. He is not in favor of the garage where it is and suggested it be pushed back so cars can get in and out of it. Also, the house is taking up a significant amount of the lot too. Mr. Goss said there are restrictions in the amount of coverage allowed in the Watershed. He asked staff to review a trench drain. Ms. Maxwell explained that it is a trench that is dug out and stone is put in it to allow the water to drain from the lot and percolate into the ground. No additional storm water can drain to the adjacent lots. Mr. Zeitler added that the trench needs to be dug deep enough to get to permeable soils. He said this lot will have an underground storage facility to compensate for the storm water.

Mr. Skluzacek said he doesn't have a problem with the front porch since it won't be extending out farther into the setback. He asked if the bushes would be removed. Mr. Zeitler said yes, but they would be planting new landscaping after the project is complete. Mr. Skluzacek said he can't support the garage variation. He suggested a side-loading garage instead of a front-loading garage. That would also help keep it away from

the lot line. Mr. Zeitler asked if the setback for the garage is 5 feet if it is not attached to the house. Mr. Skluzacek said yes. Ms. Maxwell said typically garages are one-story and the garage proposed is 2-story.

Mr. Esposito said there is too much on this lot and can't support it.

Mr. Jouron said he has a problem with the garage being so close to the property line. He would prefer it be moved back. He doesn't have a problem with the front porch variation.

Mr. Hayden said connecting the house to the garage makes it one unit which allows a second story on the garage. He asked what the second story would be used for. Mr. Zeitler said he does wood working and would keep his tools there. It would be his workshop.

Mr. Hayden reviewed the Findings of Fact listed in the Staff Report. The lot width for this lot is the same as other lots in the area. This lot is not shallower than the others either nor is unique. The second story of the garage would impair light and air to adjacent properties and could diminish the property values with a structure so close. This would also increase the fire potential to the surrounding properties which endangers safety. He found the petition did not meet the Findings of Fact.

Mr. Goss suggested that Mr. Zeitler redesign his project and come back for the variations that he would need using their comments as a guide or the petitioner could also move forward to the City Council for their final vote. Mr. Zeitler said the only thing that doesn't seem to be an issue is the front porch. Mr. Skluzacek said when driving through the neighborhood the front porches seem to be like the one presented.

Mr. Zeitler said he will withdraw this request and redesign the project. He doesn't want to lose the building season. Ms. Maxwell said the soonest a new petition could be heard would be at a possible special meeting of the PZC on April 22. Mr. Zeitler agreed.

REPORT FROM PLANNING

- Waste Management – 1400 Virginia – Special Use Permit
- Crystal Point SC – 6000 Northwest Hwy. – Minor Plat of Subdivision
- Approved Plat/PUD extensions

Ms. Maxwell reviewed the items for the next meeting on April 1, 2015.

COMMENTS FROM THE COMMISSION

There were no comments from the Commissioners.

The meeting was adjourned at 8:15 p.m.