



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, OCTOBER 7, 2015
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

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

Kathryn Cowlin, Planner, was present from Staff.

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

Mr. Greenman 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 SEPTEMBER 16, 2015 PLANNING AND ZONING COMMISSION MEETING

Mr. Jouron moved to approve the minutes from the September 16, 2015 Planning and Zoning Commission Meeting as presented. Mr. Skluzacek seconded the motion. On roll call, members Esposito, Jouron, Skluzacek, and Greenman voted aye. Members Batastini and Goss abstained. Motion passed.

2015-43 OAK HOLLOW – S. Ken St., N. RR Tracks, W. Thomas – PUBLIC MEETING

The petitioner is requesting to be continued to the October 21, 2015 PZC meeting.

2015-47 VERIZON TOWER – 6521 Commercial Rd – PUBLIC HEARING

The petitioner is requesting to be continued to the October 21, 2015 PZC meeting.

Mr. Skluzacek moved to continue 2015-43 Oak Hollow and 2015-47 Verizon Tower to the October 21, 2015 PZC meeting. Mr. Goss seconded the motion. On roll call, all members voted aye. Motion passed.

2015-49 THINNES – 113 N. Crystal Beach Ave. – PUBLIC HEARING

This petition was continued from the September 16, 2015 PZC meeting.

Variations from Article 3-200, Article 7-200(B) and Article 7-300(B)(4) for an existing front porch and an enlargement of a nonconforming structure that does not meet the minimum front yard setback, to allow a 14.16-foot encroachment and a second story addition.

Mr. Greenman 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. Greenman waived the reading of the legal notice without objection.

Richard Thinnies III was present to represent his petition. Mr. Thinnies said he purchased the home in 2004 and his family is growing. They would like to expand the second floor to go over the entire existing

structure. They will not be adding to the footprint of the existing home. Mr. Thinnes said this addition will be similar to another home on Crystal Beach Avenue and that they are the same style home. His home will have a different color siding. Mr. Thinnes said they want to stay in Crystal Lake. He added that he also owns both vacant lots to each side of his home. He is happy to have this chance to go through proper steps for this addition.

Mr. Greenman asked if the petitioner had any concerns or questions regarding the conditions listed in the staff report. Mr. Thinnes said he is ok with the conditions.

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

Mr. Goss believes this request is before the Commission because of a technical interpretation of the UDO. This would be an increase in the non conformity. The petitioner will not be changing the existing setbacks. Mr. Goss said this request meets the Findings of Fact listed in the staff report and he has no concerns with the request.

Mr. Skluzacek said he has no problem with the request and understands the need for additional space.

Mr. Esposito asked if the addition would be started now or in the spring. Mr. Thinnes said it is getting late in the year to start the addition now. They will start this in the spring.

Both Mr. Jouron and Mr. Batastini did not have any comments or questions.

Mr. Greenman congratulated Mr. Thinnes on his increasing family. He does not have any problem with the request. Mr. Thinnes said he wants to keep the vacant lots to each side of his home the way they are. He likes the room. Mr. Thinnes added that none of the neighbors recall there being a home on the one lot, but the foundation is still there and he has been working to beautify the lot.

Mr. Goss moved to approve the Variations from Article 3-200, Article 7-200(B) and Article 7-300(B)(4) for an existing front porch and an enlargement of a nonconforming structure that does not meet the minimum front yard setback, to allow a 14.16-foot encroachment and a second story addition for 113 N. Crystal Beach Avenue with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Thinnes, received 08/31/15)
 - B. Plan Set (Korte Architecture, received 08/12/15)
 - C. Survey (RLS, dated 07/24/01, received 08/31/15)
2. The architectural style of the addition shall be complementary to the principal structure.

3. The petitioner shall address all of the review comments and requirements of the Fire Rescue and Community Development Departments.

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

REPORT FROM PLANNING

- Express Employment - 580 E. Terra Cotta Ave – SUP Amendment, Variation

Ms. Cowlin reviewed the items for the next meeting on October 21, 2015.

COMMENTS FROM THE COMMISSION

There were no comments from the Commissioners.

The meeting was adjourned at 7:40 p.m.