



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, OCTOBER 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, Jouron, Skluzacek, and Hayden were present. Members Goss and Greenman were absent.

James Richter II, Planning and Economic Development Manager, and Kathryn Cowlin, Planner, 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 OCTOBER 7, 2015 PLANNING AND ZONING COMMISSION MEETING

Mr. Jouron moved to approve the minutes from the October 7, 2015 Planning and Zoning Commission Meeting as presented. Mr. Esposito seconded the motion. On roll call, members Batastini, Esposito, Jouron, and Skluzacek voted aye. Mr. Hayden abstained. Motion passed.

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

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

Mr. Esposito moved to continue 2015-47 Verizon Tower to the November 4, 2015 PZC meeting. Mr. Skluzacek seconded the motion. On voice vote, all members voted aye. Motion passed.

2015-51 CARRIGAN – 125 Mayfield Ave. – PUBLIC HEARING

Variations to allow a new front porch that does not meet the following: A. Article 3-200(A)(4) minimum front yard setback, to allow a 3.6-foot encroachment, and B. Article 7-200(B) impervious surface coverage, to allow 53% impervious surface lot coverage.

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.

James Carrigan was present to represent his petition. Mr. Carrigan said they purchased the property and moved into the home at the end of June and have since made improvements to property. He attempted to purchase either of properties next door, but one owner wouldn't sell and the other wanted too much. Mr. Carrigan said they want to continue to make improvements to the property. Currently, there is a small porch attached to the home but there isn't enough room for a patio table. They would like to have enough room for

an outdoor dining area.

Mr. Hayden asked if there were any conditions listed in the staff report that the petitioner was concerned with. Mr. Carrigan said there are two driveways on the property and they recently re-paved one and would like to re-pave the other, but was told they would be over the allowed lot coverage. He added that recently they smelt a faint gas smell and discovered there is an issue with the gas meter leaking which is currently located under the existing porch. The porch will need to be removed so the meter can be repaired. Mr. Carrigan added that they would prefer to keep both driveways so they don't have to play musical cars.

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

Ms. Cowlin explained that condition #3 would allow the petitioner to keep a portion of the south driveway and condition #4 would require the removal of the southern driveway. Mr. Hayden asked which the petitioner would refer. Mr. Carrigan said he would prefer to eliminate condition #4 to remove the entire driveway.

Mr. Esposito asked if other homes in Crystal Lake had two driveways. Ms. Cowlin said there are a number of homes in older neighborhoods that have two driveways. Mr. Carrigan said the neighbor across the street has a shared driveway. Mr. Esposito said he is ok with the request.

Mr. Skluzacek asked if the driveway would be narrowed. Mr. Carrigan said it would be down to 11 feet. Mr. Skluzacek asked if the driveway would be on the lot line. Mr. Carrigan said it currently is on the lot line and wants to clean up the edges. Mr. Skluzacek said he has no problem with the request.

Mr. Jouron asked about the notes that were on the plat of survey they received. It noted a solid deck or pavers. Mr. Carrigan said they have decided on a cedar deck. It could be raised off the ground so the door would not require another step.

Mr. Esposito moved to approve the Variations to allow a new front porch that does not meet the following: A. Article 3-200(A)(4) minimum front yard setback, to allow a 3.6-foot encroachment, and B. Article 7-200(B) impervious surface coverage, to allow 53% impervious surface lot coverage for 125 Mayfield Avenue with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Carrigan, received 09/25/15)
 - B. Survey (Carrigan, received 10/07/15)
2. The proposed front porch shall be constructed with complementary building materials to the principal structure.

3. The 9-foot wide portion of the south driveway extending from the porch to the edge of pavement shall be removed prior to the completion of the front porch.

~~4. Remove the south driveway and approach and restore the area as grass to eliminate the impervious surface coverage variation.~~

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

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

2015-52 VERIZON SMALL SITE (transformer) - 282 Exchange Dr. - PUBLIC HEARING
Special Use Permit for a wireless communication antenna to be mounted on a city utility pole

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 Layne with Insite Inc was present to represent the petition. Mr. Layne said they are representing Verizon Wireless who would like to install a small cell unit on a city pole. This is new technology that supports the main network in areas that have large fluctuations in usage. He said that it is usually found by train stations, etc. Mr. Layne said the unit has very low power and it is designed to cover the Metra station and parking lot only. Since this is new technology, most ordinances don't cover this type of use.

Mr. Layne said they have reviewed the conditions of approval and don't believe there are any objections from Verizon.

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

Ms. Cowlin stated that the Special Use Permit criteria is for a standard wireless tower and most of the criteria don't apply to this particular use, and this has been covered in the staff report.

Mr. Jouron said it seems to be a box and asked for information about the antenna. Mr. Layne gave the dimensions of both the unit on the pole as well as on the ground. He added that the ground unit is smaller than a traffic signal box.

Mr. Esposito asked if there was that much usage at the Pingree Road station that warranted this unit. Mr. Layne said Verizon is making it a point to cover all Metra stations.

Mr. Hayden said he supports this request. He asked if there would be Wi-Fi offered from this antenna also. Mr. Layne said no - that this was only for cell service.

Mr. Skluzacek moved to approve the Special Use Permit for a wireless communication antenna to be mounted on a city utility pole at the west entrance of the Metra Station and Exchange Drive (42.23367, -88.30142) with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Insite RE, Inc., dated 09/28/15, received 09/30/15)
 - B. FCC License Reference Copy (received 09/30/15)
 - C. Plan Set (Terra Consulting Group, dated 08/11/15, received 09/30/15)
 - D. Structural Engineer letter/analysis (Hutter Trankina Engineering, dated 09/21/15, received 09/30/15)
 - E. State of Illinois-Illinois Commerce Commission Certificate (dated 01/20/1988, received 09/30/15)
 - F. Affidavit (Insite RE, Inc., dated 09/29/15, received 09/30/15)
2. No additional structures outside of what has been submitted in this application are allowed on this city utility pole.
3. The pole shall not be artificially lighted, unless required by the FAA or other applicable authority.
4. No commercial advertising shall be allowed on the pole or its related facilities.
5. An independent evaluation shall be conducted by a radio communications company (communications engineer) to confirm the Affidavit statement that the proposed antenna does not interfere with equipment operated by the City of Crystal Lake.
6. Tornado Siren Pole and Charles Cube-HPSC must be located between the existing sidewalk and storm sewer.
7. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works, Fire and Police Departments.

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

REPORT FROM PLANNING

- Switzer – 441 Northwest Hwy. – Sign Variations
- Thinnes – 113 N. Crystal Beach Ave. – Variation

Mr. Richter reviewed the items for the next meeting on November 4, 2015.

COMMENTS FROM THE COMMISSION

Mr. Batastini asked if there was any movement on the property at the southwest corner of Terra Cotta and Route 176. Mr. Richter said they are reviewing conceptual plans for retail and a gas station at that corner.

Mr. Batastini asked about the property by Ed's Rental where the trees are being cleared. Ms. Cowlin said that property is in the County and Countryside Nursery will be using it.

Mr. Hayden commented that the new monument and pole signs at the entrances to the City are incredible. He said they are setting an expectation of coming to a place that is really something special. Also the landscaping is great. Mr. Richter said he will forward that to the City Manager's Office.

The meeting was adjourned at 8:00 p.m.