



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JUNE 2, 2010
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, Greenman, Goss, Jouron, Skluzacek, and Hayden were present. Mr. Batastini arrived at 7:35 p.m. Mr. McDonough was absent.

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

Michelle Rentzsch, Director of Planning and Economic Development, and Latika Bhide, Planner, were present from Staff.

Mr. Hayden stated that this meeting is being televised now as well as being recorded for future playback on the City's cable station.

APPROVE MINUTES OF THE MAY 19, 2010 PLANNING AND ZONING COMMISSION MEETING

Mr. Jouron moved to approve the minutes from the May 19, 2010 Planning and Zoning Commission meeting as presented. Mr. Skluzacek seconded the motion. On roll call, members Esposito, Goss, Jouron, and Skluzacek voted aye. Members Greenman and Hayden abstained. Mr. Batastini had not arrived yet. Motion passed.

2010-29 CARSS & SUNSET TREE SERVICE – 545 & 565 Dakota, 300 Millennium - PUBLIC HEARING

This petition is being continued to the June 16, 2010 PZC meeting.

Mr. Esposito moved to continue 2010-29 CARSS & Sunset Tree Service to the June 16, 2010 PZC meeting. Mr. Goss seconded the motion. On roll call, all members voted aye. Motion passed.

2010-37 EIBISCH – 520 Lake Street – PUBLIC HEARING

Special Use Permit for a detached garage greater than 600 square feet in area.

Mr. Hayden stated that the fees have been paid, and the sign has been posted. He said the surrounding property owners have been notified and the Certificate of Publication is in the file. Mr. Hayden waived the reading of the legal notice without objection.

Fred and Jeanne Eibisch were present to represent their petition. Mr. Eibisch said the garage is very old and is starting to lean and fall down. He explained the garage was used by some of his family members who owned an ice harvesting business. Mr. Eibisch added that they have three cars and they need the space.

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

Mr. Hayden asked the petitioners if they have any concerns with the conditions listed in the staff report specifically #2. Mr. Eibisch said he has a revised site plan showing the location of the deck and the home.

Mr. Goss moved to approve a Special Use Permit for a detached accessory structure greater than 600 square feet to allow a garage to be approximately 680 square feet at 520 Lake Street with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (received 5-11-10)
 - B. Site Plan (Conway Surveying, received 5-11-10)
 - C. Garage Plan and Elevation (Danley's Garage World, received 5-11-10)
2. The location and extent of the existing deck is not shown on the site plan. The proposed garage must be located at least 6 feet from the deck or any portion of the principal structure.
3. The petitioner shall address all comments of the Planning, Engineering and Building, Public Works, Fire Rescue and Police Departments.

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

2010-35 LECUYER – 490 W. Terra Cotta Avenue – PUBLIC HEARING
Rezoning upon annexation for a residential lot.

Mr. Hayden stated that the fees have been paid, and the sign has been posted. He said the surrounding property owners have been notified and the Certificate of Publication is in the file. Mr. Hayden waived the reading of the legal notice without objection.

John and Margaret Lecuyer were present to represent their petition. Mr. Lecuyer said they have lived in the home for over 40 years. He said this should have been done years ago but there was no urgency. Now the septic field is showing signs of senility. Mr. Hayden said they will love having them in the City.

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

Mr. Skluzacek asked if the petitioner will be connecting to water as well. Mr. Lecuyer said they may hook up later but they would like to continue using the well.

Mr. Hayden asked if there is an Annexation Agreement. Ms. Rentzsch said yes. Mr. Greenman said the findings of fact have been met.

Mr. Batastini moved to approve a rezoning upon annexation to the “W” Watershed district for the property located at 490 W. Terra Cotta Avenue. Mr. Goss seconded the motion. On roll call, all members voted aye. Motion passed.

2010-38 DUGGINS – 340 Poplar Street - PUBLIC HEARING

Variations to allow a second-story addition to be 11 feet from the property line instead of the required 21 ft.

Mr. Hayden stated that the fees have been paid, and the sign has been posted. He said the surrounding property owners have been notified and the Certificate of Publication is in the file. Mr. Hayden waived the reading of the legal notice without objection.

Jessica Duggins was present to represent their petition. Ms. Duggins said they purchased the home about a year ago and discovered there is no duct work going to the second floor which is where their baby’s room is. There is no easy way to get the duct work to that floor so they are proposing a small room addition which would allow them to put in the necessary duct work.

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

Mr. Goss asked if the building footprint will change. Ms. Duggins said no and that the addition would be going up and not out.

Mr. Greenman said the findings of fact have been met and he supports the petition.

Mr. Hayden asked about the difference between the site plan and the plat of survey. Ms. Bhide showed the members how the addition lines up.

Mr. Batastini moved to approve the Variations from: A. Article 7-200 of the Unified Development Ordinance to allow a second story addition to be as close as 11 feet from the property line instead of the required 21 feet; and B. Article 7-300 B of the Unified Development Ordinance to allow the enlargement of a non-conformity at 340 Poplar Street with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application, received 5-14-10
 - B. Plat of Survey, Luco, received 5-14-10
 - C. Site Plan, ALA, received 5-14-10

2. The petitioner shall address all comments of the Planning, Engineering and Building, Public Works, Fire Rescue and Police Departments.

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

2010-36 COLEMAN'S – 7608 S. Virginia Road - PUBLIC HEARING

Minor Subdivision and variations to create two lots.

Mr. Hayden stated that the fees have been paid, and the sign has been posted. He said the surrounding property owners have been notified and the Certificate of Publication is in the file. Mr. Hayden waived the reading of the legal notice without objection.

Alan Hanke was present to represent the petition. Mr. Hanke said they are requesting to move the lot line to the east to allow a deck to be built on Coleman's. He said the original Special Use that was granted was approved with a deck to the street side of the building. They felt it was not a safe place for the deck so they held off building it. Mr. Hanke said these are two non-conforming lots.

Mr. Hayden asked if the petitioner has any concerns with the conditions recommended in the staff report. Mr. Hanke said no. He explained that they have a Class 7 liquor license from the City and they have had no problems in the past.

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

Mr. Goss asked if there will be a fence around the deck to control liquor. Mr. Hanke said there will be no liquor dispensed outside and they believe the deck will increase the control of it. Mr. Hayden asked if the petitioner decided to dispense liquor outside would they need a new or different license category. Ms. Bhide said she was not sure but will check into it prior to the City Council meeting.

Mr. Greenman stated that the petition meets the findings of fact.

Mr. Esposito moved to approve the Minor Subdivision to shift a lot-line; Variations from the minimum lot area requirement (for both lots); the minimum lot width requirement (for Lot 2); and the maximum permitted impervious surface coverage (for Lot 1) for the "B-2" General Commercial district; and Deferral from the requirement to install sidewalks, parkway trees, street lighting and burial of aerial utilities for Coleman's at 7808 Virginia Road with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:

- A. Application, received 5-10-10
- B. Plat of Survey, Luco, received 5-10-10
- C. Final Plat of Minor Subdivision, Luco, received 5-10-10

2. Per the County's access and right-of-way management ordinance, the plat of subdivision must be submitted to the County for approval per state statute as the property is located along a County roadway. All applicable County requirements must be included on the final Plat.

3. If alcohol is proposed to be served on the proposed deck, the petitioner shall contact the City to ensure that the appropriate liquor license is obtained.

4. Final Plat of Minor Subdivision:

A. The Plat shall meet all the requirements of Article 5-200 G 3 b, including but not limited to, names of owners and certification by licensed surveyor; exact location, width and name of all streets and dedication status; building setback lines and school districts in which each lot is located.

B. Include a signature block for the County Engineer's signature.

5. A deferral until an area wide program is hereby granted for the following UDO requirements:

A. From the requirement to install sidewalks.

B. From the requirement for street lighting

C. From the requirement to bury aerial utilities.

D. From the requirement to install parkway trees.

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

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

Mr. Hayden said he is concerned with the sale of liquor outside without some controls. Mr. Hanke said they don't feel the need to sell liquor outside. Mr. Goss said he is concerned with the consumption aspect.

REPORT FROM PLANNING

- 2010-21 Topps – 8307 Ridgefield Road
- 2010-26 Crystal Creek – NW Miller & Randall Rds. – Final PUD, Plat, Rezoning
- 2010-33 Regional Sports Center - 1310 Ridgefield Rd. – PUD Amendment
- 2010-24 Crystal Lake Senior Housing Project – Congress Pkwy– Prelim PUD, Variations
- 2010-34 Buy Buy Baby – 5540 Northwest Hwy. – Bonus Sign Area

Ms. Rentzsch reviewed the items to be discussed at the next PZC meeting.

COMMENTS FROM THE COMMISSION

Mr. Goss said he noticed that where American Mattress wants to park their trucks there are no plugs for the truck heaters for overnight parking. Ms. Bhide said there are plugs in the parking lot light fixtures. Mr. Goss stated that the truck is not being parked near those lights.

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