



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION  
WEDNESDAY, MARCH 7, 2012  
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, Greenman, Jouron, Lembke, Skluzacek, and Hayden were present. Mr. Gavle 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 FEBRUARY 15, 2012 PLANNING AND ZONING COMMISSION MEETING**

Mr. Goss asked that the minutes be amended to eliminate "or board on board fence" in condition #10 on page 7 of the minutes. Since the fence was mentioned in another condition, this addition was not necessary.

Mr. Skluzacek moved to approve the minutes from the February 15, 2012 Planning and Zoning Commission meeting as amended. Mr. Esposito seconded the motion. On roll call, members Batastini, Esposito, Goss, Greenman, Skluzacek, and Hayden voted aye. Members Jouron and Lembke abstained. Motion passed.

**2012-10 CRYSTAL LAKE PLAZA – Keith & Virginia** – PUBLIC HEARING

Final PUD Amendment to change timing of EMC signage.

*The petitioner is requesting a continuation to the March 21, 2012 PZC meeting.*

**2012-11 UDO TEXT AMENDMENTS** – PUBLIC HEARING

Amendments to various sections of the UDO text.

*The petitioner is requesting a continuation to the March 21, 2012 PZC meeting.*

Mr. Esposito moved to continue 2012-10 Crystal Lake Plaza and 2012-11 UDO Text Amendments to the March 21, 2012 PZC meeting. Mr. Goss seconded the motion. On roll call, all members voted aye. Motion passed.

**2012-09 DAMAS - 909 Aberdeen Dr.** – PUBLIC HEARING

Variation to allow a sunroom and garage addition along the back of the house.

Mr. Hayden stated that 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 Damas was present to represent his petition. Mr. Damas said he is requesting a variation to put an addition on his home. The property line angles in and he would prefer to keep the addition straight and not have it jog in.

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

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

Mr. Skluzacek asked if there will be an overhead garage door facing the rear yard. Mr. Damas said no. There will only be a service door. Mr. Skluzacek thought there might be lawn equipment, etc. stored in that garage addition. Mr. Damas said no.

Mr. Goss said with the shape of the property, if a deck were to be put on the other side of the lot there will be the same problem with the setback requirements. Mr. Damas said they have a small patio and that is fine. Mr. Goss said he is going to add a condition to the approval stating that. Mr. Damas said he didn't have a problem with that.

Mr. Greenman said this makes sense to him and the request meets the findings of fact. The hardship is the shape of the lot.

Mr. Goss moved to approve Simplified Residential Variation from Article 3, Density and Dimensional Standards, to allow an interior side setback of 5 feet instead of the required 7 feet along the east property line and a combined interior side setback of 14.3 feet instead of the required 18 feet for 909 Aberdeen with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Development Application (Damas, received 1-30-12)
  - B. Plat of Survey (E. Dembrowski and Associates, received 1-30-12)
  - C. Site Location (Damas, received 1-30-12)
  
2. A variation from an interior side setback of 7 feet to allow 5 feet along the east property line and from the combined interior side setback of 18 feet to allow 14.3 feet is hereby granted.

3. The addition must be designed to be visually compatible with the existing structure in terms of materials and color.
4. The proposed addition cannot encroach into the 5 foot Utility and Drainage Easement along the east property line.
5. A grading plan consisting of existing and proposed grades illustrating how the existing drainage will be affected by the addition is required. Water cannot drain onto the neighboring property. The direction of the drainage and grades within 18 inches of the property line cannot be changed.
6. If any new concrete stoops or patios are to be added, they must be indicated on the plan. Stoops and patios, if proposed must meet all required setbacks.
7. Exterior walls less than 5 feet from the property line require one-hour fire rated walls with exposure from both sides.
8. Roof overhangs less than 5 feet from the property line shall have a 1-hour fire rating on the underside. No projections must be less than 2 feet from property line.
9. The proposed sunroom will require air sealing and insulation per the 2009 IECC.
10. The petitioner shall address all of the review comments and requirements of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

**11. No Variations for other structures in the rear yard to encroach into the side yard setback shall be granted.**

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

**2012-14 HANSSLER – 305 Elmwood Ave. – PUBLIC HEARING**

Variation from the lot width requirement of 49 feet to allow 44 feet to construct a new house.

Mr. Hayden stated that 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.

Geoff and Kyla Hanssler were present to represent the petition. Mr. Hanssler said the properties are his daughter's and they were platted years ago. He said there is a new plan for the house which is not as wide as the originally submitted plan. Mr. Hayden asked if there was a problem with the legal notice. Ms. Bhide said no because the variation is for the lot width and they will not be asking for variations

from the yard requirements. Mr. Hanssler said this house is 26 feet wide. Mr. Hayden said this new plan is more compatible with the neighboring homes.

Mr. Hayden asked if the petitioner had any concerns with the proposed conditions. Mr. Hanssler said no.

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

Mr. Goss asked if the homes to the north and south of this property received variations. Ms. Bhide said no.

Mr. Jouron asked is what the square footage of the revised plans. Mr. Hanssler said it is approximately 1,200 square feet.

Mr. Skluzacek said he is ok with the variation.

Mr. Greenman asked about the meaning of the comment regarding the assessment being paid for the property and the buildability of the lot is vested. Ms. Bhide said the owner of the property paid for the sanitary sewer connection and it was determined at that time the lot was buildable. Mr. Greenman said that this is just a formality and it their hands are tied by a previous approval.

Mr. Esposito moved to approve Variation from Article 7, Nonconformities, to allow a new residence on a non-conforming lot, permitting a reduction in the minimum lot width to allow ~~44~~ 45 feet instead of the required 49 feet for nonconforming lots for 305 Elmwood Ave. with the following conditions:

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

- A. Development Application (Hanssler, received 2-16-12)
- B. Plat of Survey (Luco, dated 5-19-10, received 2-16-12)
- C. Site Plan (Hanssler, received ~~2-16-12~~ 3-7-12 )
- D. Sample Home Plans (familyhomeplans, received ~~2-16-12~~ 3-7-12)

2. A variation from Article 7, Nonconformities, to allow a new residence on a non-conforming lot, permitting a reduction in the minimum lot width to allow ~~44~~ 45 feet instead of the required 49 feet for nonconforming lots is hereby granted.

3. The proposed residence must meet all other requirements of the UDO, including building coverage, impervious coverage, FAR, building height and other requirements.

4. No variations from the interior side and combined side setbacks are granted with this request. The new residence must meet a minimum 4.9 feet and a combined 12.6 feet setback requirement.

5. A grading plan consisting of existing and proposed grades with proposed top of foundation grade will be required to show how the existing drainage will be affected by the new construction. Water will not be allowed to drain onto neighboring property. The direction of the drainage cannot be changed and grades within 12 inches of the property line cannot be changed.

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

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

**REPORT FROM PLANNING**

- Go 24-7 Fitness – 141 N. Main St. – Use Variation
- Gala Event – 1275 Randall Rd. – SUP
- LSSI – 15 acres off Commonwealth - Preliminary Plat and PUD

Ms. Rentzsch reviewed the petitions for the next PZC meeting.

**COMMENTS FROM THE COMMISSION**

There were no comments from the Commissioners.

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