



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JANUARY 16, 2013
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, Gavle, Goss, Greenman, Lembke, Skluzacek, and Hayden were present. Mr. Jouron was absent.

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

Elizabeth Maxwell, Planner, was 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 JANUARY 2, 2013 PLANNING AND ZONING COMMISSION MEETING

Mr. Skluzacek moved to approve the minutes from the January 2, 2013 Planning and Zoning Commission meeting as presented. Mr. Batastini seconded the motion. On roll call, members Batastini, Esposito, Gavle, Goss, Greenman, Lembke, and Skluzacek voted aye. Mr. Hayden abstained. Motion passed.

2012-123 CITGO – 471 W. Virginia Street – PUBLIC HEARING

Special Use Permit and Variations for replacement wall, gas station canopy and free standing signage (include an EMC sign).

Mr. Hayden stated that the petitioner has withdrawn their request.

2012-122 HUTSON – 16 E. Franklin Ave. – PUBLIC HEARING

Special Use Permit for a garage greater than 600 square feet to be 920 square feet

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.

Clay and Christina Hutson were present to represent their petition. Mr. Hutson said they are requesting approval for an addition to their garage. He said it was not his intent to build the garage without a permit. The builder, who has since gone out of business, did not get the necessary permits and as the building was progressing the workmanship was not up to his standards. Mr. Hutson said they fired the builder and contracted with another building to repair and complete the job. He stated that a building

inspector came by and gave them a ticket for lack of a permit for the garage. The hearing was last week and he pled no contest. He was led to believe from the original contractor that a permit was obtained. Mrs. Hutson handed out copies of paperwork regarding the permit as well as photos of the garage.

Mr. Hutson said they purchased the home 3 years ago and have slowly been upgrading the home inside and out.

Mr. Hutson said the garage is 600 square feet which is very tight for 2 cars and the additional storage is for his motorcycle as well as work related items. He is required to store the work related items either at a specifically secured storage area or in an area under his monitoring or control. Mr. Hutson said they do not want a shed but wanted something that looked nice and added to the value of their home and the neighborhood. Most homes being built today have 3-car garages. He added that they have planted 20 trees in their back yard in the last year and this garage won't impact the neighbors or be seen from the street. They also have a privacy fence for their dogs.

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

Mrs. Lembke said she supports this request. Mr. Esposito said he has no problem with this.

Mr. Greenman said the Findings of Fact are generally met.

Mr. Skluzacek said he has no problem with the request and asked if there would be a garage door in the back. Mr. Hutson said no because he doesn't have a need for it.

Mr. Gavle said he doesn't have a problem with the request and the neighbors don't have anything close.

Mr. Goss thanked the petitioners for the explanation regarding the permit. He asked if the garage would be heated. Mr. Hutson said not at this time.

Mr. Hayden also thanked the petitioners for the permit explanation. He asked if the Building Division was ok with the project. Ms. Maxwell said they are fine with it and the paper work is ready as soon as they receive the necessary approvals from PZC and Council.

Mr. Greenman moved to approve a Special Use Permit for a detached accessory structure greater than 600 square feet to allow a garage at 920 square feet at 16 E. Franklin Street with the following conditions:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (Hutson, received 12/20/12)
 - B. Architectural Detail Plans (Hutson, received 12/20/12)
 - C. Plat of Survey (Streamline Survey, received 12/20/12)

2. Expansion of the garage in size and or volume shall require an amendment to the Special Use Permit.
3. Complete required building permit information.
4. The petitioner shall comply with all of the requirements of the Engineering and Building and Planning and Economic Development Departments.

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

REPORT FROM PLANNING

Ms. Maxwell asked if the PZC would like staff to look at the UDO requirement for an SUP for accessory structures over 600 square feet. She asked if the square footage was too low.

Mr. Esposito said a common 2-car garage is about 600 square feet and a 3-car garage is a little over 900 square feet. He would like the requirement for a Special Use Permit be for decks, sheds, etc. but increase the square footage for garages.

Mr. Batastini said each lot is different. He is concerned with the lot size and non-conforming lots.

Mr. Hayden said currently each lot stands on their own.

Mr. Greenman said some garages they have seen recently are larger than the homes that are on the lot. He looks at the size of the home as well as the size of the lot.

Mr. Batastini said he also takes into account what is surrounding the property.

Council meeting reviews

- Congress Pkwy Apt (Pedcor) – Congress-E. Commonwealth; W Memorial @ Ambassador Circle - Final PUD/Plat
- Milestones Therapy – CL Bus Cnt. – 394 Federal Dr. – Final Plat of Subdivision
- C & D Recycling – 1350 S. Virginia Rd. – Final Plat of Sub, Variations
- “Flooring Business” – 4500 Northwest Hwy. – Use Variation

Ms. Maxwell 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.