

**MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF ZONING, PLANNING AND APPEALS**

**CASE NUMBER:** 18-ZPA-03-001

**HEARING DATE:** April 26, 2018

**PROPERTY ADDRESS:** Cary Fire Protection District Station 2, 2015 Crystal Lake Road

**PETITIONER:** Cary Fire Protection District

**PROPERTY OWNER:** Cary Fire Protection District

**PIN NUMBER:** 20-06-300-006

**REQUEST**

1. Amendment to Conditional Use for Accessory Building (Sec. 17.20.030)
2. Variance to Increase the Maximum Ground Floor Area for an Accessory Building (Sec. 17.50.090)
3. Variance to Increase the Maximum Permitted Lot Coverage (Sec. 17.20.040)

**MEMBERS PRESENT:** Khoury, Chairman  
Kretschmer  
Jasper  
O'Laughlin  
Pippen  
Graziano  
Williams

**MEMBERS ABSENT:** None

**STAFF MEMBERS PRESENT:** Brian Simmons, AICP  
Community Development Director

Chairman Khoury called the meeting to order at 7:30 PM. ZPA members reviewed and approved minutes from three previous ZPA meetings. Chairman Khoury called Village Case No. 18-ZPA-03-001.

Director Simmons stated the Petitioners are seeking approval of an amendment to an existing conditional use in order to construct an addition to an existing accessory building located on the Fire Station 2 property at 2015 Crystal Lake Road. In addition to amending the conditional use, the Petitioner is also seeking approval of a variance to increase the maximum floor area for an accessory building and increase the maximum permitted lot coverage for the property. Director Simmons stated the Petitioner is seeking to construct a 1,920 square foot addition to the existing 2,000 square foot accessory building on the subject property. The ZPA hearing was properly noticed to the public.

Cary Fire Protection District Chief Macko was present to discuss the petition. Chief Macko stated the Fire Protection district will use the additions to both the east and west ends of the existing building (totaling 1,920 sq. ft.) to store backup equipment, special team equipment, seasonal items used for Fire EMS and special rescue

operations. The building addition will blend with the current structures on the property and will not increase the overall height of the building.

Chief Macko stated there has been no feedback from the surrounding property owners.

Chairman Khoury opened the floor to Public Comment. With no comment from those present, Chairman Khoury closed the Public Comment portion of the meeting.

Discussion:

ZPA Board members discussed the zoning modifications being requested.

*Chairman Patrick Khoury entertained a motion.*

*Member Graziano moved, seconded by Member O’Laughlin, to recommend to the Village Board of Trustees, approval of a conditional use amendment for an accessory structure, variance to increase the maximum ground floor area for an accessory structure to 3,920 square feet, and variance to increase the maximum permitted lot coverage to 64.3% for the Cary Fire Protection District Station 2 property located at 2015 Crystal Lake Road subject to the following conditions:*

- 1. The conditional use shall be granted to the Cary Fire Protection District for the property located at 2015 Crystal Lake Road.*
- 2. The proposed improvements shall substantially conform to the attached plans and exhibits as part of this petition, except as they may be changed to conform to Village Codes and all conditions of approval.*

*Aye: Khoury, O’Laughlin, Kretchmer, Williams, Graziano, Pippen and Jasper*

*Nay: None*

*Abstain: None*

*Absent: None*

*Motion Passed: 7-0*

The ZPA Board members discussed one additional item on the agenda.

Chairman Khoury entertained a motion to adjourn at 8:54 pm. Member O’Laughlin moved, seconded by Member Graziano to adjourn at 8:54 pm.

*All Ayes by Voice Vote*

*Motion Passed*

Respectfully submitted,

  
Susan Greene, Deputy Village Clerk