AGENDA
CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, AUGUST 5, 2015
HELD AT THE CRYSTAL LAKE CITY HALL
7:30 p.m.

1. Approve Minutes of the July 1, 2015 Planning and Zoning Commission Meeting.

2. **2015-43 OAK HOLLOW – S. Ken St., N. RR Tracks, W. Thomas** – PUBLIC MEETING
A motion is requested to set a public hearing date of August 19, 2015.
Preliminary and Final PUD, and Final Plat of Subdivision.

3. **2015-33 BMO HARRIS BANK – 5545 Northwest Highway** – PUBLIC HEARING
This petition was continued from the July 1, 2015 PZC meeting and cancellation notice for the July 15, 2015 PZC meeting.
Final PUD Amendment to allow changes to the freestanding signage; and Variation from Article 4-1000 sign height and area to allow a 7-foot tall freestanding sign with an area of 42 square feet.

4. **2015-34 BMO HARRIS BANK – 1105 S. IL Route 31** – PUBLIC HEARING
This petition was continued from the July 1, 2015 PZC meeting and cancellation notice for the July 15, 2015 PZC meeting.
Final PUD Amendment to a second freestanding sign; and Variation from Article 4-1000 sign height and area to allow an 11.4 feet tall freestanding sign with an area of 60.90 square feet

5. **2015-37 BEARD – 1394 Teakwood** – PUBLIC HEARING
Special Use Permit Amendment for Home Daycare

6. **2015-38 OSHINSKI – 103 N. Caroline St.** – PUBLIC HEARING
Special Use Permit to permit an accessory structure, a detached garage, at 1,324 square feet; and Variations from: A. Article 4-600 from the required minimum side yard setback of 7 feet to allow 3.98 feet and from the required minimum rear yard setback of 20 feet to allow 14 feet; and B. Article 7-300 to allow the expansion of a nonconforming structure.

7. **2015-41 EDMONSON – 163 Lakewood Ave.** – PUBLIC HEARING
Variation from Article 3-200, Article 7-200(B) and Article 7-300(B)(4) from the minimum front yard setback requirement to allow a 7.8-foot encroachment for a covered front porch.

8. **2015-42 PETERSON PAVING – 362 Industrial** – PUBLIC HEARING
Final PUD Amendment to allow the addition of 7 overhead doors to the northwest elevation and one overhead door to the northeast elevation, outdoor storage, and to install an 8-foot chain link fence with a barbwire crown around the property.

9. **2015-44 CRYSTAL SPA – 386 W. Virginia St.** – PUBLIC HEARING
Special Use Permit to allow a massage establishment and a variation from Article 2-400(C)(65) to allow the business to be open at 10a.m.

10. **REPORT FROM PLANNING**
- Virginia Road Mini Storage – 201 S. Virginia – PUD Amendment
- Bryn Mawr – N. Router 176, E. Route 47 – Conceptual Review
- Salvi – farming vacant property E. Carlemont; W. Randall – Temporary Use Permit
- Gentile-Zeitler - 237 Ash Street – Variation
- Oak Hollow – S. Kent St., N. RR tracks, W. Thomas – Ordinance revisions

11. **COMMENTS FROM THE COMMISSION**
12. **ADJOURNMENT**

If you need special assistance in order to participate in the City of Crystal Lake public meeting, please contact Brad Mitchell, Assistant to the City Manager at 815-459-2020. If possible, please contact the City at least 24 hours before the meeting to make arrangements.