AGENDA
CRYSTAL LAKE PLANNING AND ZONING COMMISSION
SPECIAL MEETING
THURSDAY, AUGUST 13, 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. **2015-42 PETERSON PAVING – 362 Industrial** – PUBLIC HEARING
The petitioner is requesting to be continued to the August 19, 2015 PZC meeting.

3. **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.

4. **2015-33 BMO HARRIS BANK – 5545 Northwest Highway** – PUBLIC HEARING
This petition was continued from 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.

5. **2015-34 BMO HARRIS BANK – 1105 S. IL Route 31** – PUBLIC HEARING
This petition was continued from 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

6. **2015-37 BEARD – 1394 Teakwood** – PUBLIC HEARING
This petition was continued from the July 1, 2015 PZC meeting
Special Use Permit Amendment for Home Daycare

7. **2015-38 OSHINSKI – 103 N. Caroline St.** – PUBLIC HEARING
This petition was continued from the July 1, 2015 PZC meeting.
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.

8. **2015-41 EDMONSON – 163 Lakewood Ave.** – PUBLIC HEARING
This petition was continued from the July 1, 2015 PZC meeting.
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.

9. **2015-44 CRYSTAL SPA – 386 W. Virginia St.** – PUBLIC HEARING
This petition was continued from the July 1, 2015 PZC meeting.
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.