AGENDA
CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, FEBRUARY 3, 2016
HELD AT THE CRYSTAL LAKE CITY HALL
7:30 p.m.

1. Approve Minutes of the January 20, 2016 Planning and Zoning Commission Meeting.

2. **2015-67 FIRST MIDWEST BANK – 170 N. Route 31** – PUBLIC HEARING
Final Plat of Subdivision and a Variation from Article 3-300(D) from the requirement that a lot shall abut a public or private street.

3. **2016-03 ACHIEVE FOOTWEAR (FORMER NEW BALANCE) – 1AW Crystal Lake Plaza** – PUBLIC HEARING
Final PUD Amendment to the master sign plan to allow a 54 square-foot sign on a 48 square-foot sign band.

4. **2015-66 CASEY'S GAS STATION – SW Route 176 & Terra Cotta** – PUBLIC HEARING
Special Use Permit to allow a Gasoline Service Station and Convenience Store with a Gasoline Electronic Pricing signs; Final Plat of Subdivision for 2 lots; and Variations from: A. Article 2-400 13 c and d. Special Use Criteria for Gasoline Stations from the requirements to construct a solid fence adjacent to residential and a peaked canopy; B. Article 4-200 Parking and Loading from the required on-site parking to allow 15 spaces, a variation of 2 spaces; C. Article 4-1000 Signs to allow 252.05 square feet of wall signage, which is over 150 square feet of signage allowed, a variation of 102.05 square feet; and D. Article 5 Subdivision approving a deferral from the requirement to bury the overhead utility lines and install sidewalk along the frontage, until such time that an area wide program is established.

5. **2015-45 UDO AMENDMENTS** – PUBLIC HEARING
UDO Text Amendment for various provisions of the Unified Development Ordinance.

6. **REPORT FROM PLANNING**
- Crystal Pines – 335 N. Illinois St. – PUD Amendment, Variations
- Crystal Lake South HS – 1200 S. McHenry Ave. – Special Use Permit, Variation

7. **COMMENTS FROM THE COMMISSION**

8. **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.