AGENDA
CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, DECEMBER 5, 2018
HELD AT THE CRYSTAL LAKE CITY HALL
7:30 p.m.

1. Approve Minutes of the November 7, 2018 Planning and Zoning Commission Meeting.

2. **2018-148 CAHILL – 140 Pomeroy Ave** – PUBLIC HEARING
Variations from Article 4-600(E)(2) and 7-300B4 to allow a 4.89-foot rear yard setback, a variation of 15.11 feet for a garage addition; enlargement of a non-conforming structure; and Special Use Permit for a 1,028 square-foot accessory structure.

3. **2018-159 CONNELL – 316 Douglas Ave.** – PUBLIC HEARING
Variations from: A. Article 3-200(A)(4) to allow a 3-foot interior side yard setback, a variation of 2 feet for a detached garage; B. Article 3-200(A)(4) to allow a 2-story accessory structure, a variation of one story; and C. Article 3-200(A)(4) to allow a 54% impervious surface coverage, a variation of 4%.

4. **2018-149 DKI – Station Drive** – PUBLIC MEETING
Preliminary/Final Plat of Subdivision for two lots; and Final Planned Unit Development for a continuing care retirement community without nursing facilities for 60 residential units.

5. **2018-146 PAPO'S EXPRESS CAR WASH – 1501 Carlemont Dr** – PUBLIC MEETING
Conceptual Review for a car wash.

6. **2018-133 HERMOSA GARDENS – 4202 Three Oaks Rd** – PUBLIC MEETING
Conceptual review for a residential and commercial development.

7. **2018-160 WATER TREATMENT PLANT #2 – 530 Edgebrook Dr** – PUBLIC HEARING
Special Use Permit for a water treatment plant; Variations from: A. Article 3-200 to allow 50% impervious surface coverage, a variation of 5%; B. Article 4-400 to allow no foundation landscaping; and C. Article 4-700 to allow no screening of the mechanical equipment.

8. **REPORT FROM PLANNING**
A summary of the previous petition outcomes from the City Council meeting and a brief explanation of the upcoming items for the Planning and Zoning Commission.

9. COMMENTS FROM THE COMMISSION

10. ADJOURNMENT

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