AGENDA
CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, May 7, 2014
HELD AT THE CRYSTAL LAKE CITY HALL
7:30 p.m.

1. **Approve Minutes of the April 2, 2014 Planning and Zoning Commission Meeting.**

2. **2014-19 HERITAGE TITLE – THREE OAKS RD LLC – 4405 Three Oaks Rd.** – PUBLIC HEARING
PUD Amendment to remove interior grass islands in parking lot to create 17 additional parking spaces and to use parking stops instead of perimeter curbing while maintaining the mature oak trees surrounding the existing parking lot.

3. **2013-60 LAPETINA – 8611 Huntley Rd** – PUBLIC HEARING
Annexation, Rezoning to "B-2" Business District, Special Use Permit to continue to allow the rental of buildings for cold storage; outside storage, rental of one residential house, and sale of landscape materials.

4. **2014-16 GARGIULO - 1112 Cedar Crest Dr** – PUBLIC HEARING
Variation to allow a 4 foot fence in the yard abutting a street along Barlina Road and a 6 foot fence along the side abutting a street along Huntley Road and within the berm easement.

5. **2014-18 IMS - 154 Mayfield** – PUBLIC HEARING
Variation to allow: A. The existing principal structure to encroach into the required front yard setback of 33.59 feet to allow 22.88 feet; B. An accessory structure (deck and stairs) in the front yard; C. An accessory structure (deck and stairs) attached to the residence in the front yard and to encroach into the required front yard of 33.59 feet to allow 11 feet; D. The impervious surface coverage on the lot to exceed the maximum allowed 50%; and E. An existing nonconformity to expand.

6. **2014-12 UDO AMENDMENTS** – PUBLIC HEARING
This petition was continued from the April 2, 2014 PZC meeting
Various Sections

7. **REPORT FROM PLANNING**
- Cress Creek – Gedzyk – 580 Cress Creek Terrace – PUD Amendment (screen porch)
- Anderson VW - 5213 Northwest Hwy. - Special Use Permit
- Crystal Lake Plaza – Banquet Puebla – 22 Crystal Lake Plaza – Special Use Permit
- R. Helm – 7402 Teckler Blvd. – Sign Variation
- Rumford-Buelow – 175 & 179 Edgewater – Variation
- Teckler Blvd Self Storage - SE corner Teckler and Official Rd - Preliminary PUD, Variation

8. **COMMENTS FROM THE COMMISSION**

9. **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.