AGENDA

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, MARCH 18, 2015
HELD AT THE CRYSTAL LAKE CITY HALL
7:30 p.m.

1. Approve Minutes of the March 4, 2015 Planning and Zoning Commission Meeting.

2. **2015-13 CVS PHARMACY – SW ROUTE 14 & VIRGINIA ROAD** – PUBLIC HEARING
The petitioner is requesting to be continued to the April 1, 2015 PZC meeting

3. **2014-48 95 GRANT STREET** – PUBLIC HEARING
This petition was continued from the March 4, 2015 PZC meeting.
Preliminary and Final PUD for a multi-family development in the B-4 Downtown Commercial zoning district.

4. **2015-14 GENTILE-ZEITLER - 237 Ash Street** – PUBLIC HEARING
Variations from: A. Article 3-200 4 impervious surface coverage to allow approximately 4,941 square feet or 51% of impervious surface, which is 1% more than the 50% permitted; B. Article 3-200 4 minimum interior side yard setback and Article 7 non conformities to allow the expansion of a non-conforming structure (the proposed, attached garage), which does not meet the minimum 8-foot 4-inch principal structure interior side yard setback, allowing it to be 2-foot 9-inches from the property line; and C. Article 3-300 3 front yard setback and Article 7 non conforming structures, to allow the expansion of the non-conforming front porch to be as close as 14 feet 6 ½ inches from the front lot line, a variation of 14 feet 2 inches from the required 28-foot 8-inch averaged front yard setback.

5. **REPORT FROM PLANNING**
- Waste Management – 1400 Virginia – Special Use Permit
- Crystal Point SC – 6000 Northwest Hwy. – Minor Plat of Subdivision
- Approved Plat/PUD extensions

6. **COMMENTS FROM THE COMMISSION**

7. **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.