AGENDA
CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JUNE 3, 2015
HELD AT THE CRYSTAL LAKE CITY HALL
7:30 p.m.

1. Approve Minutes of the April 15, 2015 Planning and Zoning Commission Meeting.

2. Approve Minutes of the May 20, 2015 Planning and Zoning Commission Meeting.

3. **2015-27 VIRGINIA ROAD MINI STORAGE – 201 S. Virginia** – PUBLIC HEARING
The petitioner is requesting a continuation to the June 17, 2015 PZC meeting.

4. **2015-13 CVS PHARMACY - SW Rt 14 & Virginia Rd** – PUBLIC HEARING
This petition was referred back to the PZC from City Council
Rezoning to O Office for Lot 2 only; and Variations from Article 4-400 to allow a 5-foot landscape buffer between B-2 zoned property and O zoned property, reduced from the 30-foot required

5. **2015-24 ZUKOWSKI ROGERS FLOOD & McARDLE - 50 Virginia St.** – PUBLIC HEARING
This petition was continued from the May 6, 2015 PZC meeting.
Zoning variations from: A. Article 3-200(B)(1) minimum front yard setback of 40 feet along Route 14 to allow a 23.91-foot front yard setback; B. Article 4-400(F) 15-foot perimeter landscape requirements to allow no perimeter landscaping; C. Article 4-200(E)(1)(a) 20-foot parking lot setback requirement to allow an 8-foot setback.

6. **2015-30 GIBSON – 330 E. Crystal Lake Ave.** – PUBLIC HEARING
Variation from Article 3-200 from the minimum side yard setback requirement to allow a 2-foot encroachment for a detached garage

7. **2015-31 LABEMIS – 109 N. Main St**. – PUBLIC HEARING
Variation from Article 4-700(B)(3) the requirement to measure the height of a fence from grade, to allow a 6-foot fence on a raised deck.

8. **REPORT FROM PLANNING**
- Oak Hollow – S. Kent St., N. RR tracks, W. Thomas – Annex, Rezone, Prelim Plat, Variation
- 95 Grant St. – Prelim/Final PUD, Special Use Permit
- Lutter Center – WalMart-Murphy Oil - 1205 S. Route 31 - PUD Amend, Minor subdivision
- McHenry Athletic Complex - 1310 Ridgefield Rd – Final PUD Amendment
- Aldi – 5831 Northwest Hwy. – Sign Variation

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 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.