



## AGENDA

CRYSTAL LAKE PLANNING AND ZONING COMMISSION  
WEDNESDAY, SEPTEMBER 2, 2015  
HELD AT THE CRYSTAL LAKE CITY HALL  
7:30 p.m.

1. Approve Minutes of the August 19, 2015 Planning and Zoning Commission Meeting.
2. **2015-43 OAK HOLLOW – S. Ken St., N. RR Tracks, W. Thomas** – PUBLIC MEETING  
The petitioner is requesting to be continued to the September 16, 2015 PZC meeting.
3. **2013-61 MARTIN CHEVROLET – 5220 Northwest Hwy.** – PUBLIC HEARING  
Site lighting review
4. **2015-37 BEARD – 1394 Teakwood** – PUBLIC HEARING  
This petition was continued from the August 19, 2015 PZC meeting.  
Special Use Permit Amendment for Home Daycare
5. **2015-39 SPARTA BROTHERS OIL – 90 Brink St.** – PUBLIC HEARING  
Special Use Permit to allow a Gasoline Service Station and Convenience Store with a Gasoline Electronic Pricing signs; and Variations from: A. Article 2-400 13 d. Special Use Criteria for Gasoline Stations from the requirement to construct a peaked canopy and from the required 15-foot setback to allow a flat canopy and a 10-foot setback along Brink St. and a 6-foot setback along Crystal Lake Ave.; B. Article 3-200 Density and Dimensional Standards from the required 20-foot rear yard setback to allow 6 inches; C. Article 4-400 Landscape and Screening from the requirement to provide a landscape island every 10 parking spaces and at the ends of the parking rows; D. Article 4-800 Exterior Lighting from the requirement not to exceed 0.5 foot candles of light at the property line allowing up to 9 foot candles and the requirement not to exceed 30 foot candles of light under the gas station canopy to allow up to 40.3 foot candles; and E. Article 4-900 Design Standards from the requirement to meet at least six of the standards.
6. **REPORT FROM PLANNING**
  - BMO Harris Bank - 5545 Northwest Hwy. – PUD Amendment
  - BMO Harris Bank – 1105 S. IL Route 31 – PUD Amendment
  - Oshinski – 103 N. Caroline St. – Special Use Permit, Variation (garage)
  - Villages 3 – Hoffman-Wilson – 778-782 Villages – Plat Amendment
  - Edmonson – 163 Lakewood Ave. - Variation
  - Petersen Paving – 362 Industrial – Final PUD Amendment, Special Use Permit
  - Crystal Spa – 386 W. Virginia St. – Special Use Permit
  - UDO Amendments - various - referral
  - Crystal Lake Park District – 300 Lakeshore Dr. - Main Beach – SUP (boat rental building)
  - Verizon Tower – 6521 Commercial Rd – Special Use Permit, Variation (cell tower)

## 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.*