AGENDA
CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, APRIL 20, 2016
HELD AT THE CRYSTAL LAKE CITY HALL
7:30 p.m.

1. Approve Minutes of the April 6, 2016 Planning and Zoning Commission Meeting.

2. **2016-10 KENSINGTON (FORMERLY BRYN MAWR) – N. Rt. 176; E. Rt. 47** –PUBLIC HEARING

Comprehensive Plan Amendment to change the land use designation from Estate Residential and Office to Urban Residential, High Density Residential and Commerce; Rezoning to R-2 PUD Single-Family, R-3B PUD Multi-Family Residential and B-2 PUD General Commercial; Preliminary Plat of Subdivision to create 300 single-family lots and 203 multi-family lots with outlots for detention, open space and park site; Preliminary Planned Unit Development for a 503-lot residential development; Variations from: A. Section 3-200(A)(6) Multi-Family Residential Dimensional Standards to allow: a. A lot area less than the required 13,400 square feet to allow a minimum of 3,820 square feet, b. A lot width less than the required 80 feet to allow a minimum of 71.92 feet, c. A front yard setback of zero from the required 30 feet, d. A rear yard setback of zero feet from the required 20 feet, e. A side yard setback of zero feet from the minimum required 8 feet, f. A corner-side yard setback of less than 30 feet to allow a minimum of 3 feet, g. A yard abutting a residential district that is less than the required 50 feet to allow a minimum of 25 feet, h. A maximum building coverage of up to 80% that is greater than the maximum of 30%, i. A maximum impervious surface coverage of up to 85% that is greater than the maximum of 65%, and j. A maximum floor area ratio of up to 1.40 that is greater than the maximum of 0.60; B. Section 3-300(D) Locations of Buildings to allow townhomes that do not abut a public or private street; C. Section 5-300(G)(1) Open Space Requirements and Standards for Conversation Design to allow 20% open space instead of the required 40%.

3. **REPORT FROM PLANNING**
- Willow Creek – 100 S. Main Street

4. **COMMENTS FROM THE COMMISSION**

5. **ADJOURNMENT**