



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION  
WEDNESDAY, JUNE 15, 2016  
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Chairman Hayden at 7:30 p.m. On roll call, members Esposito, Goss, Jouron, Skluzacek, and Hayden were present. Members Batastini and Greenman were absent.

Elizabeth Maxwell, Senior Planner, and Kathryn Cowlin, Planner, were present from Staff.

Mr. Hayden asked those in attendance to rise to say the Pledge of Allegiance. He led those in attendance in the Pledge.

Mr. Hayden stated that this meeting was being televised now as well as recorded for future playback on the City's cable station.

**APPROVE MINUTES OF THE JUNE 1, 2016 PLANNING AND ZONING COMMISSION MEETING**

Mr. Jouron moved to approve the minutes from the June 1, 2016 Planning and Zoning Commission meeting as presented. Mr. Skluzacek seconded the motion. On roll call, all members present voted aye. Motion passed.

**2016-24 MATT'S EXPRESS CAR WASH – 1165 S IL RT 31 – PUBLIC MEETING**

*A motion is requested to set a public hearing date of July 6, 2016*

Preliminary and Final PUD and a Special Use Permit for a car wash. Final PUD Amendment to amend Conditions #2F from Ordinance 5917 to allow a free-standing sign on this property.

Mr. Hayden stated the petitioner is here to give an overview of the project and set a Public Hearing date.

Joe Gottemoller, attorney, Matt Speiser and Matt Gleitsman were present to represent the petition. Mr. Gottemoller said the proposed location is in front of the Walmart on Route 31 next to the right in/right out entrance. Mr. Speiser showed a Power Point presentation of the proposed car wash. He stated this facility would be a top of the line car wash at a reasonable price. This is a premium outlot and they will provide a lower cost option of car wash, which is needed in this area. Upgrades to the service will be available. Mr. Speiser said they currently own and manage businesses, car washes and gas stations, and hope to use the same business model here. There will be free vacuum and other interior cleaning items available for purchase.

Mr. Gleitsman showed the site plan and they want to keep everything moving. This is the same plan that they have successfully used at the Romeoville location. He showed elevations of building and photo of the inside of the existing car wash. These photos show this is not a typical car wash tunnel. They want to make this use as attractive as possible. The car wash can wash about 140 vehicles an hour. Mr. Speiser showed the proposed signs. He said Crystal Lake is a growing and thriving community. This is a high traffic area

and a very attractive site. Also, there are no express car washes within 5 miles of this location and they feel there is a need in this community for this business. Mr. Speiser said they are looking forward to being part of this community.

Mr. Gottemoller said this is a commercial use and the property is zoned that. They are requesting a Special Use Permit for the car wash. He said there are questions concerning the sizes and locations of the signs. One sign is larger than allowed and they are also looking for monument sign. The shopping center was designed not to have a monument sign other than the one at the traffic signal to the north, which is a long distance away. This is not a typical car wash and they will be asking for variations.

Mr. Hayden stated that this meeting was to set the public hearing and asked if anyone was present who wished to speak on this request and would not be able to attend the public hearing. There was no one in the public who wished to comment on this petition. The public portion was closed at this time.

Mr. Goss is concerned about the design criteria. Also, he has a concern with the size of the monument sign. There is a barrier along Route 31 so southbound traffic would have to turn around to use this business. He feels a monument sign is not needed because customers would see the building, as it is so close to the road.

Mr. Skluzacek feels that all of the signs requested are not needed. This business can be seen from Route 31 easily.

Mr. Esposito said he was looking at the design criteria. Also, signage is always a problem in this area and he is not concerned with the signs that are requested.

Mr. Jouron said he has no problem with the request. He would prefer the signs to meet the ordinance and added that he likes that the building is brick. Mr. Jouron asked if the car mats would be washed. Mr. Speiser said that would not be standard and it would be up to the customer.

Mr. Hayden said the staff report states the entrance is one way in and out and the drawings provided show a full access. Mr. Goss asked if the petitioner would be sharing the drive aisle with the property to the north. Mr. Speiser said yes.

Mr. Goss moved to set the public hearing date for 2016-24 Matt's Express Car Wash at 1165 S. IL Route 31 for July 6, 2016. Mr. Skluzacek seconded the motion. On roll call, all members voted aye. Motion passed.

**2016-22 REFUGE FOR WOMEN – 1291 North Ave.** – PUBLIC HEARING  
Special Use Permit Amendment to allow Refuge for Women

Mr. Hayden stated that the sign had been posted. He said the surrounding property owners were notified and the Certificate of Publication was in the file. Mr. Hayden waived the reading of the legal notice without objection.

Lisa Waggoner, attorney, Karen Schultz, local director, and Jill Hawk, Board Chairperson, were present to represent the petition. Ms. Waggoner said she represents Home State Bank Trust who is the contract purchaser of the property. They are requesting to amend the Special Use Permit that was previously granted to Home of the Sparrow. She said the property is improved with a single family home and a fenced in yard. With recent budget cuts, Home of the Sparrow was no longer able to keep the home open and it has been vacant for a few months. The property is zoned R-2 and North Avenue is more an arterial road there. Ms. Waggoner described the surrounding uses include the commercial use to the west. Ms. Schultz said they are a national group that provides temporary housing and counseling for abused women. The program they provide is for approximately 12 months. Ms. Schultz said the group began in Kentucky in 2009. This would be the first Chicago-area home and they hope to open this soon. They are also working on establishing a regional network of homes. She lives in the area and this is a good place for people to start over. Ms. Schultz said they have developed a partnership with Home of the Sparrow and found this home was available. The home is already set up for this use. Their program is voluntary and has a rigorous application process. There are rules and classes that the residents need to participate in and various phases of the program. No cell phones are permitted in the beginning of the program or cars. There will be no more than 4 to 6 residents at one time and no children will be staying at this home. They will be cared for at another location. She added that there will also be a paid staff member in the home and they have a substantial number of volunteers to help with classes, such as nutrition and cooking. The goal is substantially similar to original use by Home of the Sparrow.

Ms. Schultz said the inside of the home is substantially a single family residence with five bedrooms. One room will be an office and the women will share the bedrooms. There is no basement in the home and one of the extra offices will be used for storage. There is an existing fenced in yard and sheds in the back yard. There is a large play area which they will donate to another organization so they will have a full back yard. She added that a handicap ramp will be added in the rear of the house. Other than that there will be no other structural changes to the home.

Ms. Waggoner reviewed the standards listed in the staff report. The proposed use won't be detrimental to property values, will comply with the regulations of the zoning district, and will not negatively impact traffic since the residents will not be allowed to have cars. She added that the use won't impact utilities or the environment and will maintain vegetation and screening. The property will be kept up. Ms. Waggoner said that as for the licensing required there is none for the home only for the therapists they will use. This use will conform to the conditions of the Special Use Permit and there are existing requirements that were put in place for the previous use that will remain in effect.

Ms. Waggoner reviewed the conditions in the staff report. This use will have up to six residents not 14 that was approved with the original use. They do not have any problems with the conditions listed in the report. They understand they need to be a good neighbor. They have complied with all of the requirements for application – legal notice published, notification of surrounding property owners, and posted a sign regarding this hearing. This is a residential use.

John Reeso, 2465 Lake Ave, stated he lives next door to this property. Mr. Reeso said a few things don't

make sense. Women without cars can't get jobs or go to college. He said Home of the Sparrow had cars parked in various other places. Also he doesn't know how handicap women will be able to get up to the second floor. Mr. Reeso asked what constitutes "the community"? Is it Crystal Lake, Lakewood, McHenry County or Chicago? He recently put his home on market and the value will go down 15 to 20% because of this use next door. He purchased the property not knowing there was a shelter next door. He was happy when he thought the home would be turned back into a single family home. Mr. Reeso spoke of an episode of what happened to his home by residents of the Home of the Sparrow. He did not have a chance to speak with the neighbors since he only received a cryptic note from the bank and a cryptic sign in the front yard wasn't much help. There was a lot of drug use there by the former residents and there were many men who came to the home and shouted for the women to come out to speak with them. Mr. Reeso said he would prefer that the women would have their own room and that the facility would be closer to job opportunities and college. He said this is not right place for this – next to the lake with expensive homes.

There was no one else in the public who wished to comment on this petition. The public portion was closed at this time.

Ms. Waggoner said she feels bad to hear about Mr. Reeso's experience. Those incidents were from the previous owners and feel the incidents were not reported to the City or something would have been done about it. She added that the mailings of the legal notice were done over Memorial Day weekend via regular mail per ordinance. As for the reduced value of the neighboring home, there was no expert testimony provided. Currently the home is vacant and unattended which is more of a detriment to property values. Ms. Waggoner said the idea is to assist women and to provide a transition period giving classes in the home so no car would be needed. This is a different organization with fewer residents and no children.

Mr. Hayden said that he stated at the beginning of the discussion for this request that all of the requirements for the public hearing had been met including publication, mailing and sign posting.

Mr. Goss said the petitioner meets the Special Use Permit requirements and feels the use is needed somewhere. He added that this will be a lot more favorable than the previous use. He said that City Council will make the final decision.

Mr. Skluzacek asked how many employees will be at the facility. Ms. Schultz said the program director and possibly one or two volunteers so there would be four cars there at one time. Mr. Skluzacek asked if those cars can be accommodated on the driveway. Ms. Schultz said yes. Mr. Skluzacek said he has no problem with the request.

Mr. Esposito said they have had requests in the past of homes that have been used for similar situations and he was surprised that there weren't more neighbors here to object. This is a single family home with the General Store on one side. Mr. Esposito said they need to be careful with what is being done in single family homes. He would like some assurance that it will be more of a single family use than a dorm.

Mr. Jouron asked if anyone of authority will be at the home 24 hours a day. Ms. Schultz said they will have

one paid staff member during the day, evenings and on weekends. There are rigorous training requirements for the residents both in classrooms and on-site. They have a rigorous review process for women in the home and they don't allow children to stay there. It is very important to keep relationships in the family and the children will be at a safe family program location and the moms will be able to see their children regularly. Mr. Jouron asked if a man shows up at the home will the Police be called. Ms. Schultz said yes and they will also have security cameras.

Mr. Hayden said he was on the City Council in 1997 when the original request was passed. There were safeguards that were added. He was not aware of any problem with the original users. This program will not have children living in the home or cars, etc. He support the program and wishes them luck.

Mr. Goss asked what is maximum number of unrelated people who can live in a single family home. Ms. Cowlin said five unrelated people. Mr. Goss said this request is asking for 6.

Mr. Goss said this request meets the Findings of Fact listed in the staff report. Mr. Hayden agreed.

Mr. Goss moved to approve the Special Use Permit Amendment to allow Refuge for Women at 1291 North Avenue with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
  - A. Application (Waggoner, dated 05/23/16, received 05/25/16)
  - B. Organization Information (Schultz, received 05/25/16)
  - C. Survey (received 05/25/16)
2. The Special Use Permit is amended to allow Refuge for Women to occupy 1291 North Avenue, if the use of the property changes, the Special Use Permit would be rendered invalid, and the property should revert back to a residential use.
3. Conditions of Ordinances #6410 and #4092 shall remain in effect except for condition #1 of ordinance #4092 which was amended by this petition.
4. The petitioner shall comply with all of the requirements of the Community Development, Police and Fire Rescue Departments.

Mr. Jouron seconded the motion. On roll call, members Goss, Jouron, Skluzacek, and Hayden voted aye. Mr. Esposito voted no. Motion passed.

**2016-23 MAXWELL – 707 Woodland Dr. – PUBLIC HEARING**

Variations from: A. Article 3-300 B3. Front yard setback to allow a 39-foot encroachment; and B. Article 7-300 B4 to allow enlargement of a non-conforming structure to repair and expand the second-story deck to be 16' x 19' 3".

Mr. Hayden stated that the sign had been posted. He said the surrounding property owners were notified and the Certificate of Publication was in the file. Mr. Hayden waived the reading of the legal notice without objection.

Mike Smoron, attorney, David Maxwell and Lauri Maxwell, owners, were present to represent the petition. Mr. Smoron said they are requesting a variation for a second floor deck. They are not expanding the non-conformity of the front yard which the City deems being on the lake side of the home. The current deck is tucked into the home and behind the footprint of the home. He said there is no impact to the neighbors on either side. Mr. Smoron said the City changed the ordinance regarding the setback after the original deck was built. They feel it meets the spirit of the Comprehensive Land Use Plan and City Ordinance. Mr. Smoron reviewed the Findings of Fact in the staff report. This is a unique situation and it is hard to imagine others would be requesting the same variation. He added that the deck is leaking and the hardship is due to the City changing the ordinance. The petitioners were not involved with the original building or the deck. It won't negatively impact the neighbors, or reduce light or air from their property.

Mr. Hayden asked if the petitioners had any concerns with the conditions listed in the staff report. Mr. Smoron said no they do not have a problem with the conditions. Ms. Maxwell explained that the last condition regarding comments from Community Development would possibly be comments made during the permit process.

There was no one in the public who wished to comment on this petition. The public portion was closed at this time.

Mr. Goss agrees with assessment of the expansion of the deck. It doesn't affect the neighbors or the view of the lake. It's one of the homes that when it was measured was closest to the lake. Mr. Maxwell said the deck was added to the home around 1987. Mr. Goss said this request meets the Findings of Fact.

Mr. Skluzacek asked if there was a walkout basement. Mr. Maxwell said they don't have a basement. Mr. Skluzacek said he doesn't have a problem with the request. The deck is not extending out past the home.

Mr. Esposito said he is ok with the request. Mr. Jouron said this was the easiest lake variation request they have ever reviewed and he is ok with the request. Mr. Hayden agreed.

Mr. Goss moved to approve the Variations from: A. Article 3-300 B3. Front yard setback to allow a 39-foot encroachment; and B. Article 7-300 B4 to allow enlargement of a non-conforming structure to repair and expand the second-story deck to be 16' x 19' 3" at 707 Woodland Drive with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Maxwell, received 05/27/16)
  - B. Plat of Survey (LUCO, dated 03/31/14, received 05/27/16)

- C. Deck Plans (Acorn Landscape, dated 03/1/16, received 06/03/16)
- D. Site Plan (Acorn Landscape, dated 03/01/16, received 05/27/16)

2. The petitioner shall address all of the review comments and requirements of Community Development Department.

Mr. Skluzacek seconded the motion. On roll call, all members voted aye. Motion passed.

**2016-20 MYERS – 880 Abbingdon Dr.** – PUBLIC HEARING

Variation from Article 3-200(A) and Article 3-300(B)(3) to allow a 7-foot encroachment into the required 30-foot front yard setback for a 4-foot fence.

Mr. Hayden stated that the sign had been posted. He said the surrounding property owners were notified and the Certificate of Publication was in the file. Mr. Hayden waived the reading of the legal notice without objection.

DeAnn Myers was present to represent the petition. Ms. Myers said they have lived in the home since 1979 and the fence was there when they moved in. She showed photos of the existing fence. The fence is old and is falling apart. It is unstable and it is beyond repair. Ms. Myers said this won't alter the neighborhood. She showed photos of established gardens and plantings that are adjacent to the fence. She added that even though they have their dog tied up in the back yard, people come into their yard to pet the dog. Also other dogs come into their yard without permission. The fence they propose is finished on both sides and will keep the kids and animals out and allowing their dog to be in their back yard.

There was no one in the public who wished to comment on this petition. The public portion was closed at this time.

Mr. Jouron asked if the fence were cedar. Ms. Myer said yes. Mr. Jouron said he has no problem with the request.

Mr. Esposito asked if the fence will be in the same location. Ms. Myers said yes. Mr. Esposito said he is ok with the request.

Mr. Skluzacek asked how tall the fence is now. Mr. Hayden said 3 foot 6 inches tall. Ms. Myers said the posts are 4 feet tall.

Mr. Goss said that since the fence will be in the in same location, he doesn't have a problem with it. If the fence were to be extended to the front of the house, it would block the sight lines and he would not support it. He added that the Findings of Fact have been met.

Mr. Hayden agreed.

Mr. Esposito moved to approve the Variation from Article 3-200(A) and Article 3-300(B)(3) to allow a 7-foot encroachment into the required 30-foot front yard setback for a 4-foot fence at 880 Abbington Drive with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Myers, dated 05/19/16, received 05/19/16)
  - B. Fence Plan (Aronson Fence, received 05/19/16)
2. The 7-foot encroachment into the front yard is granted for the 4-foot fence only.
3. The petitioner shall address all of the review comments and requirements of the Fire Rescue and Community Development Departments.

Mr. Goss seconded the motion. On roll call, all members voted aye. Motion passed.

**2016-19 GARDNER SENIOR HOUSING – 295 Pathway Ct. – PUBLIC HEARING**

This petition was continued from the June 1, 2016 PZC meeting.  
Special Use Permit to allow a Continuing Care Retirement Community without nursing facilities.

Mr. Hayden stated that the sign had been posted. He said the surrounding property owners were notified and the Certificate of Publication was in the file. Mr. Hayden waived the reading of the legal notice without objection.

Tom Zanck, attorney, Tom Brantley with Gardner Capital Development, Mark Jones with Harley Ellis Devereaux, Bradley McCauley with Site Design Group, Jared Placek and Jessorand Conrad with Manhard Consulting, and Gary Overbay with Civiltech Engineering, were present to represent the petition. Mr. Zanck said this project is an 80-unit senior housing development located on a lot behind the Jewel store. They are glad to be back before the Planning and Zoning Commission (PZC). The PZC reviewed their concept plan in February of this year.

Mr. Brantley said this project would be for seniors a minimum of 55 years old with moderate income. The rent is based on 30% of their income and would range from \$362 for a one bedroom apartment to \$1200 for a two-bedroom apartment. There are a minimum number of similar developments in the area and each has a very long waiting list. They made revisions to the plan based on the recommendations of the PZC from their previous meeting.

Mr. Jones showed several photos of recent projects in Grayslake, NW side of City of Chicago, and Michigan City IN. He showed the site plan and building elevations noting the variety of materials and colors to be used. There will be gable roofs both large and small, and a raised ridge height at the entrance. Mr. Jones showed various views of the building including into the courtyard. He also showed the floor plans for the units. Half of the units will be 1 bedroom and the other half will be 2 bedrooms. The 2 bedroom unit will be approximately 900 square feet and the 1 bedroom will be approximately 600 square feet.



Mr. McCauley showed the landscape plan and described the changes to the plan with wider drive aisles, an access path for emergency accessibility, and larger landscape islands in the parking lot. He also showed three options for the entry sign. The entire landscape scheme will use native plantings that can be enjoyed year around. The site is adjacent to the Prairie Path and they are not planning to remove any of the larger trees between this site and the residential area to the north.

Mr. Zanck and Mr. Brantley reviewed the surrounding zoning as well as the standards listed in the staff report. This development will not negatively impact the traffic or City utilities.

There was no one in the public who wished to comment on this petition. The public portion was closed at this time.

Mr. Jouron asked about the samples of the material to be used in the building. Mr. Jones showed the materials to the Commission. Mr. Jouron asked if the color for the siding is color fast. Mr. Jones reviewed the material warrantees. He said the insets in the building will be tile.

Mr. Esposito said they have done more than what the Commissioners asked for. The building looks too flat especially in the rear. Mr. Jones said they feel that the accents help to break up the building which is hard to see with the angles of the building renderings. Mr. Jones said if they add small windows to some of the walls, it would take away some of the furniture space for the seniors. Mr. Goss suggested a faux window and added that he has a problem on that side of the building without any windows. Mr. Jones said they will look into it.

Mr. Skluzacek said he is ok with the request.

Mr. Goss likes it but struggles with the blankness on the side of the building. He suggested possibly adding terra cotta at the corners to break the white. Mr. Brantley said that would cause a problem in construction since the materials vary in thickness. Mr. Goss said when the City Council first reviewed the entire property for the Immanuel Lutheran site, they planned on traffic for this location to be more than what this development would add. Mr. Brantley said the traffic pattern doesn't meet traditional multifamily traffic patterns. Generally, people will leave sporadically.

Mr. Esposito asked if there will be a protected area for picking up residents. Mr. Brantley said yes and showed the area. Also, the pavement under that area will be different.

Mr. Jouron said he loves the layout of the parking lot and the landscape islands.

Mr. Brantley said the trash enclosure will be inside the building and won't be in the parking lot. They did a lot of work with the covered walking path and patio area in the center of the "C".

Mr. Hayden asked if balconies could be added and extended far enough to allow one or two chairs. Mr. Brantley said they prefer that everything be inside. The balcony could turn into a storage area or have satellite dishes which would be unsightly. They want the residents to come together not stay in their units.

Mr. Hayden asked if there will be a bus to take the residents to various things. Mr. Brantley said this is a senior housing and not assisted living. They are not planning to have one, but if there is a need, one would be purchased. Mr. Brantley said there is nothing like this in Crystal Lake at this time. Anything close to this has a long waiting list. Mr. Hayden asked about the income requirements. Mr. Brantley explained that the residents would need to make less than \$41,000 a year to qualify to live in an apartment. Mr. Hayden asked if there were any circumstances for a unit to be occupied for someone under 55 years old such as a disable vet. Mr. Brantley said one of the residents in the unit must be 55 or older. If a spouse is under 55 or there is a child, that is permitted so long as one resident is over 55 years old. Mr. Hayden asked if there were restrictions for "snow birds". Mr. Brantley said the leases are 12 months and so long as the rent is paid it doesn't matter if they live elsewhere for a period of time. Mr. Hayden asked if subletting is allowed. Mr. Brantley said the subletter would need to meet the requirements of the development.

Mr. Hayden asked about the number of parking spaces. Mr. Brantley said there are 126 spaces which is 1 per unit and an additional space for two bedroom units. Mr. Hayden asked about additional spaces for guest parking. Mr. Brantley said the seniors usually go to the children's home for the holidays, but there are rooms for larger parties.

Mr. Hayden said this is a very nice development and is excited about this. Mr. Brantley said they did everything staff requested. Mr. Hayden said he likes the idea of the corner accents and possibly doing something with windows on the side elevation. He suggested they have some options for City Council to review. Mr. Goss said he understands the limitations. Mr. Hayden suggested bringing up the masonry and the corner.

Mr. Brantley thanked the Commissioners for all of the advise for this project. Mr. Hayden thanked the petitioners for coming to Crystal Lake.

Mr. Goss moved to approve the Special Use Permit to allow a Continuing Care Retirement Community without nursing facilities for Gardner Senior Housing at 295 Pathway Court with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Gardner Capital, received 05/16/16)
  - B. Project Narrative (Gardner Capital, received 05/16/16)
  - C. Plat of Survey (Smith Engineering, dated 11/21/85, received 06/16/16)
  - D. Site Plan (Site Design Group, dated 05/13/15, received 05/16/16)
  - E. Landscape Plan (Harley Ellis Devereaux, dated 02/27/15, received 06/16/16)
  - F. Elevations (Harley Ellis Devereaux, dated 02/27/15, received 06/16/16)
  - G. Engineering Plans (Manhard, dated 05/13/16, received 05/16/16)
  - H. Stormwater Narrative (Manhard, dated 05/13/16, received 05/16/16)
  - I. Traffic Study Memo (CivilTech, dated 06/09/16, received 06/09/16)

2. Provide a Plat of Easement for the east/west walking path along the north side of the property.
3. An emergency access shall be provided between the parking lot area and Sunset Terrace.
4. The petitioner shall provide the necessary information to comply with Chapter 595 of the City Code for stormwater review.
5. When the Immanuel Lutheran subdivision was approved a condition of approval stated, “Prior to any development approval of Lots 1, 2 or 3, the Congress Parkway connection will be secured as a public right-of-way. All of the benefited properties within the subdivision will pay their proportional fair share of the improvements.” Being a benefited property, this lot is responsible for its fair share of the improvements required in this area, which may include roadway and intersection improvements, railroad line removal and relocation and the creation of a new rail storage yard.
6. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments, the City’s Traffic Consultant and of the City’s Stormwater Consultant.

Mr. Esposito seconded the motion. On roll call, all members voted aye. Motion passed.

**REPORT FROM PLANNING**

- Kensington Subdivision (formerly Bryn Mawr) – N Rt 176; E Rt 47 – Preliminary PUD & Plat
- Crystal Lake Lions Club sign – 427 W Virginia St – Lease amendment

Ms. Maxwell reviewed the items to be discussed at the next meeting.

**COMMENTS FROM THE COMMISSION**

Mr. Hayden said he may not be at the next meeting July 6. He will let staff know.

The meeting was adjourned at 10:10 p.m.