



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

1. Approve Minutes of the July 6, 2016 Planning and Zoning Commission Meeting.
2. **2015-50 CAR CARE (FORWARD CAPITAL) – 4410 Northwest Hwy** – PUBLIC HEARING
Final Plat of Subdivision for a 2 lot subdivision; Variations from: A. Article 3-200 from the required 20-foot rear yard setback for Lot 1 to allow 6 inches, a variation of 19 feet 6 inches for the western building and to allow 9.84 feet for the eastern building, a variation of 10.16 feet; B. Article 3-300 and 5-200 to allow the creation of a lot without frontage along a public roadway; and C. Article 5-200 to grant a deferral from the requirement to install sidewalk and bury the overhead utility lines.
3. **2016-21 ARISING CHURCH – 211 N. Virginia St** – PUBLIC HEARING
Rezoning from B-2 General Commercial to O- Office; Special Use Permit for a religious organization; and Variations from: A. Article 4-900 Design Standards to allow improvements to the exterior elevations that do not meet the commercial design standards; and B. Article 4-1000 to allow two wall signs, a variation of one sign at 211 N. Virginia Street.
4. **2016-27 SOBER LIVING - 131 Ellsworth St** – PUBLIC HEARING
Special Use Permit for a group dwelling.
5. **2015-45 UDO AMENDMENTS** – PUBLIC HEARING
Amendments to various articles of the Unified Development including Articles 2, 3, 4, 7, 9 and 10.
6. **REPORT FROM PLANNING**
 - Pocketed Annexations
 - Myers – 880 Abbington Dr – Variation fence height
 - Refuge for Women – 1291 North Ave – Special Use Permit Amendment
 - Maxwell – 707 Woodland Dr – Variation
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.*