



## AGENDA

CRYSTAL LAKE PLANNING AND ZONING COMMISSION  
WEDNESDAY, DECEMBER 6, 2017  
HELD AT THE CRYSTAL LAKE CITY HALL  
7:30 p.m.

1. Approve Minutes of the November 1, 2017 Planning and Zoning Commission Meeting.
2. **2017-39 POWERS – 8733 Ridgefield Rd.** – PUBLIC HEARING  
Rezoning upon annexation to Watershed district; Special Use Permits for: A. An existing wireless communication tower, and B. Existing outdoor storage of vehicles and materials.
3. **2017-38 MERCY HEALTH CRYSTAL LAKE – 875LT S Route 31** – PUBLIC MEETING  
*A motion is requested to set a public hearing date of January 3, 2018.*  
Preliminary Planned Unit Development; Special Use Permit for a hospital and accessory uses including helipad.
4. **2017-42 CULVER’S – 400 Pingree Road** – PUBLIC HEARING  
Final Plat of Subdivision for two lots; Deferral to bury existing overhead utility lines until an area wide program is established; and Variations from: A. Article 4-400 from the requirement to locate a landscape island every 10 spaces; and B. Article 4-1000 to exceed 150 square feet of building signage allowing for striped awnings.
5. **2017-43 ASTRO SPA MASSAGE (LAZAROVA) – 7115 Virginia Rd.** – PUBLIC HEARING  
Special Use Permit to allow a massage establishment.
6. **2017-45 BRIARWOOD CIRCLE (MERIDIAN GROUP) – 1470 Briarwood Rd.** – PUBLIC HEARING  
Final PUD Amendment to allow changes to the approved elevations.
7. **2017-01 WOODLORE ESTATES (formerly Preston Pines) – E. Route 31; N. Route 176; W. Barreville Rd.** – PUBLIC MEETING  
Conceptual review for a 489-unit residential neighborhood.
8. **2017-46 UDO TEXT AMENDMENT** – PUBLIC HEARING  
This petition was continued from the November 1, 2017 PZC meeting.  
Text Amendments from various provisions of the Unified Development Ordinance.
9. **REPORT FROM PLANNING**
  - Esquivel – 249 2<sup>nd</sup> Ct – Variation
  - Main Street Crossing/Williams Crossing – 275LT S. Main St – conceptual review
10. **COMMENTS FROM THE COMMISSION**
11. **ADJOURNMENT**

*If you need special assistance in order to participate in the City of Crystal Lake public meeting, please contact Jillian Austin, Executive Assistant, City Manager’s Office at 815-459-2020. If possible, please contact the City at least 24 hours before the meeting to make arrangements.*