



AGENDA
CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, FEBRUARY 21, 2018
HELD AT THE CRYSTAL LAKE CITY HALL
7:30 p.m.

1. Approve Minutes of the February 7, 2018 Planning and Zoning Commission Meeting.

2. **2018-01 KOURTIS – 105 Minnie St** – PUBLIC HEARING
This petition was continued from the February 7, 2018 PZC meeting.
Preliminary/Final Planned Unit Development for a residential duplex in the B-4 Downtown Business zoning district.

3. **2018-04 7-11 – 11 Northwest Hwy** – 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(C)(13) to allow a gas station canopy without a pitch; B. Article 3-200 to allow a 10-foot rear yard setback, a variation of 10 feet; C. Article 3-200 to allow 83.59% impervious surface coverage, a variation of 18.59%; and D. Article 4-1000 to allow 410 square feet of wall signage.

4. **2018-08 WOODLORE ESTATES (formerly Preston Pines) – E. Rt 31; N Rt 176; W Barreville** – PUBLIC HEARING
Final PUD Amendment to allow changes to the master plan and Preliminary Plat of Subdivision for Woodlore Estates (formerly Preston Pines).

5. **REPORT FROM PLANNING**
 - Culvers – 400 Pingree Road – SUP (EMC Sign)
 - Ashwood Estates – approval extension (PUD)
 - Massage license

6. COMMENTS FROM THE COMMISSION

7. 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.