



**AGENDA**  
CRYSTAL LAKE PLANNING AND ZONING COMMISSION  
WEDNESDAY, OCTOBER 3, 2018  
HELD AT THE CRYSTAL LAKE CITY HALL  
7:30 p.m.

1. Approve Minutes of the September 19, 2018 Planning and Zoning Commission Meeting.
2. **2018-101 CRYSTAL LAKE EXPRESS CAR WASH – E Rt 31 across from Orchard – PUBLIC MEETING**  
*A motion is requested to set a public hearing date of October 17, 2018.*  
Rezoning upon Annexation to B-2 PUD.
3. **2018-114 FOSTER – 903 North Shore Dr – PUBLIC HEARING**  
Simplified Residential Variation to encroach 7.8 feet into the average 51.3-foot front yard setback (lake side) to construct an addition with second story and projecting balcony.
4. **2018-105 HOME STATE BANK - 80 East Street – PUBLIC HEARING**  
This petition was continued from the September 19, 2018 PZC meeting.  
Special Use Permit for mini-warehouse/self-storage with Variations to allow the existing 11-foot side yard setback and 86% impervious surface coverage.
5. **2018-103 PARK PLACE – 406 W Woodstock St – PUBLIC HEARING**  
This petition was continued from the September 5, 2018 PZC meeting.  
Comprehensive Land Use Amendment from Public/Semi-Public to Commerce; Rezoning from R-1 Single Family to W PUD Watershed Planned Unit Development; and Preliminary/Final Planned Unit Development to allow the continuing banquet hall use.
6. **REPORT FROM PLANNING**  
A summary of the previous petition outcomes from the City Council meeting and a brief explanation of the upcoming items for the Planning and Zoning Commission.
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 Melanie Nebel, 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.*