



AGENDA
CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, DECEMBER 4, 2019
HELD AT THE CRYSTAL LAKE CITY HALL
7:30 p.m.

1. Approve Minutes of the November 6, 2019 Planning and Zoning Commission Meeting.
2. **2019-164 MASSAGE BY HAILEY – 550 W Woodstock St** – PUBLIC HEARING
This petitioner is requesting to be continued to the February 5, 2020 meeting.
Special Use Permit for a massage establishment.
3. **2019-182 CHURCH STREET APARTMENTS – 178 McHenry Ave** – PUBLIC MEETING
A motion is requested to set a public hearing date of December 9, 2019
Preliminary and Final Planned Unit Development for 36 apartment units with rezoning the properties from R-2 and R-3A to R-3B and a density variation to allow 13.8 units per acre.
4. **2019-181 PINGREE & RAKOW LLC (SARILLO) – 1095 Pingree Rd** – PUBLIC HEARING
Rezoning the property from M Manufacturing to M-L Manufacturing Limited and a Special Use Permit to allow a daycare center.
5. **2019-64 1153 NORTH SHORE DR** – PUBLIC HEARING
This petition was continued from the November 6, 2019 PZC meeting.
Variation from Article 7 Nonconformities to allow the reconstruction of a structure or portion of a structure, which was destroyed/removed by more than 50%, to allow the increase in the nonconforming structure by increasing the volume of the area, and to allow a zero-foot side yard setback.
6. **2019-184 IMMANUEL LUTHERAN CHURCH – 300 S. Pathway Court**
Final Plat Amendment to remove a condition of approval and a Variation from Article 5 the Subdivision Ordinance from the requirement to provide a security for the subdivision's associated public improvements.
7. **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.
8. COMMENTS FROM THE COMMISSION
9. 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.