



AGENDA
CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, FEBRUARY 5, 2020
HELD AT THE CRYSTAL LAKE CITY HALL
7:30 p.m.

1. Approve Minutes of the January 15, 2020 Planning and Zoning Commission Meeting.

2. **2019-164 MASSAGE BY HAILEY – 550 W Woodstock St** – PUBLIC HEARING

This petition was continued from the December 4, 2019 PZC meeting.
Special Use Permit to allow a Massage Establishment.

3. **2020-001 191 Edgewater Dr (Rumford)** – PUBLIC HEARING

Minor Subdivision to divide one lot into two; Variations from: A. Article 3 to create two nonconforming lots, as they do not meet the minimum 70-foot lot width for an R-2 zoned lot. Lot 1 would be 61.22 feet, a variation of 8.78 feet and Lot 2 would be 63.56 feet, a variation of 6.44 feet and B. Article 5 from the requirement to bury the overhead utility lines, to install street trees, and to install sidewalks.

4. **2018-139 BLUESTONE (THORNTONS) – 911 Tek Dr** – PUBLIC HEARING

This petition was continued from the January 15, 2020 PZC meeting.

Preliminary and Final Planned Unit Development for a new 5,500 square-foot gas station convenience store and fueling canopies for truck and passenger vehicles; Comprehensive Land Use Amendment from Industry to Commerce; Rezoning from M Manufacturing to B-2 PUD General Commercial Planned Unit Development; Special Use Permit for a Gas Station; and Plat of Subdivision to divide the lot into two lots with a deferral of the requirement to bury the overhead utility lines until an area wide program is established.

5. **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.

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 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.