



**AGENDA**  
**CRYSTAL LAKE PLANNING AND ZONING COMMISSION**  
**WEDNESDAY, DECEMBER 3, 2014**  
**HELD AT THE CRYSTAL LAKE CITY HALL**  
**7:30 p.m.**

1. Approve Minutes of the November 5, 2014 Planning and Zoning Commission Meeting.
2. **2013-60 LAPETINA – 8611 Huntley Rd** – PUBLIC HEARING  
*This petition was continued from the October 15, 2014 PZC meeting.*  
Comprehensive Land Use Plan Amendment from Estate Residential to Commerce; Rezoning upon annexation to the “B-2” Highway Service.
3. **2014-54 VIRGINIA ROAD MINI STORAGE – 201 S. Virginia Road** – PUBLIC MEETING  
*A motion is requested to set a public hearing date of January 7, 2015.*  
Special Use Permit to allow a Preliminary PUD for multiple buildings on a zoning lot and for mini-warehousing/self-storage.
4. **2014-31 CANYON CROSSING - SE East Street and Route 176** – PUBLIC MEETING  
*A motion is requested to set a public hearing date of January 7, 2015.*  
Preliminary Planned Unit Development for a 14-lot single-family subdivision.
5. **2012-77 SMITH CARTAGE CO (Algonquin Tr 1086) – 7013 Sands Rd.** – PUBLIC HEARING  
Rezoning upon Annexation to “M” Manufacturing, Planned Unit Development; Special Use Permit for Outside Storage of Commercial Vehicles.
6. **2014-51 MY HAPPY PLACE COMICS - 19 B Berkshire Dr** – PUBLIC HEARING  
UDO Text Amendment to allow Gift, Novelty, and Souvenir Stores as a Special Use in the B-1 Neighborhood Commercial zoning district; and a Special Use Permit for a Gift, Novelty, and Souvenir Store.
7. **REPORT FROM PLANNING**
  - Doherty – 4420, 4501, 5201, & 5425 Rt. 176 - Annexation cont to December 6 or January 2
  - Auto Tech – 350 Virginia St. – Special Use Permit
  - Martin Chevrolet – 5220 Northwest Hwy. – Sign Variation
  - E-cigarettes – Clean Air
  - Temporary Use Permit Gun Shows 2015 – Holiday Inn – 800 S. Route 31
  - Business Anniversaries (Gulgren Appliance)
  - Mattress Firm - 5501 Northwest Hwy. – Conceptual Review
  - Temporary Use Permit McHenry Co Human Race – 5 k walk/run & Four Colonies POA storage unit
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 Brad Mitchell, Assistant to the City Manager at 815-459-2020.  
If possible, please contact the City at least 24 hours before the meeting to make arrangements.*