



AGENDA
CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, MAY 6, 2015
HELD AT THE CRYSTAL LAKE CITY HALL
7:30 p.m.

1. Approve Minutes of the April 22, 2015 Special Planning and Zoning Commission Meeting.
2. **2014-60 LUTTER CENTER – WALMART-MURPHY OIL - 1205 S. Route 31** – PUBLIC HEARING
This petition is being continued to the May 20, 2015 PZC meeting.
3. **2015-25 McHENRY ATHLETIC COMPLEX - 1310 Ridgfield Rd** – PUBLIC HEARING
This petition is being continued to the May 20, 2015 PZC meeting.
4. **2014-48 95 Grant St.** – PUBLIC HEARING
Preliminary and Final PUD for a multi-family development in the “B-4” Downtown Commercial zoning district.
5. **2015-23 CRYSTAL LAKE FAMILY DENTAL – Carlemont** – PUBLIC HEARING
This petition was continued from the April 22, 2015 Special PZC meeting.
Preliminary Planned Unit Development for an office development.
6. **2015-26 DEDDO – 1784 Kennsington Ln.** – PUBLIC HEARING
Variation from Articles 3-200 from the minimum rear yard setback requirement to allow a 10-foot encroachment for an above ground swimming pool and deck.
7. **2015-24 ZUKOWSKI ROGERS FLOOD & McARDLE - 50 Virginia St.** – PUBLIC HEARING
Variations from Articles 3-200(B)(1) front yard setback, 4-200(E)(1)(a) off-street parking and loading setback and 4-400(F) landscaping and screening standards to allow no perimeter parking lot landscape screening, a parking lot setback of 8-feet and a 23.91-foot front yard setback to allow the property to remain in its current condition.
8. **2015-20 OAK HOLLOW – S. Ken St.; N. RR Tracks; W. Thomas** – PUBLIC HEARING
This petition was continued from the April 22, 2015 Special PZC meeting.
Rezoning, upon annexation, to R-3A Two-Family Residential; Preliminary Plat of Subdivision to create a 62- lot subdivision with outlots for detention; and Variations from: A. Section 3-200 5 from the required lot width for Lots 17, 18; lot area for Lot 53; and the combined side yard setbacks to allow 14 feet for ranch home lots; B. Section 4-100 D 2 from the required horizontal curve radius of 200 feet to allow 85 feet and 100 feet; and C. Section 5-200 G 2 b xxii from the growth management plan requirements.
9. **REPORT FROM PLANNING**
 - Doherty – 4420, 4501, 5201, & 5425 Rt. 176 - Annexation
 - CVS Pharmacy - SW Rt 14 & Virginia Rd – Prelim Final Plat, Zone, SUP, Variations
 - Bucky’s – Rakow and Pyott – Rezone, Prelim/Final PUD
10. **COMMENTS FROM THE COMMISSION**
11. **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.*