PLANNING AND ZONING COMMISSION MEETING NOTICE

DATE: Wednesday, April 11, 2018
TIME: 7:30 p.m.
PLACE: McHenry Municipal Center
(City Council Chambers - South Court Entrance)
333 South Green Street, McHenry, IL 60050

AGENDA

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Public Input - (five minutes total on non-agenda items only)

5. Consideration of Approval of Meeting Minutes:
   - March 7, 2018 Special Meeting
   - March 14, 2018 Regular Meeting
   - April 4, 2018 Special Meeting

6. Z-927 Public Hearing – Conditional Use Permit for an expanded site plan review in accordance with the Downtown Overlay District to allow a restaurant, bar, outdoor seating with alcohol and food service, live music and entertainment.

   Applicant: Mike Dumelle, JEDCO Investments LLC, 11624 Barberry Lane, Huntley, IL 60142.

   Requested Actions: Conditional Use Permit for an expanded site plan review in accordance with the downtown overlay district to allow a restaurant, bar, outdoor seating with alcohol and food service, live music and entertainment.

   Location of Subject Property: The subject property is located at 1260 Green St (SEC Green Street and Elm Street).

The City of McHenry is dedicated to providing the citizens, businesses and visitors of McHenry with the highest quality of programs and services in a customer-oriented, efficient and fiscally responsible manner.
7. **Z-926 Public Hearing** – Annexation, Conditional Use Permit, and Variances on vacant parcel located at the NW Corner of IL Route 120 and Ringwood Road

**Applicant:** Speedway, LLC, 539 S Main Street, Findlay, OH 45840.

**Requested Actions:**
- Annexation into the City of McHenry and Zoning Map Amendment to C-2 Neighborhood Commercial upon annexation to the City of McHenry;
- Conditional Use Permit for a gas station;
- Variance for an automobile service station to be located within 600 feet of any other service station;
- Variance to allow 25 parking stalls in the front of the convenience store without a parking lot island;
- Variance to allow for no landscaping around the building foundation;
- Variance for a larger driveway width along Ringwood Road for the truck exit;

**ALL SIGN VARIANCES WILL BE CONSIDERED BY THE CITY COUNCIL**
- Variance to allow three wall signs which cannot exceed 144 square feet;
- Variance to allow a free standing goal post id sign to be at a height of 30 feet;
- Variance to allow a free standing mid-rise id sign to be at a height of 80 feet;
- Variance to allow the id signs to exceed the limit of 200 square feet at a total of 426.3 square feet;

**Location of Subject Property:** Subject property is located at the northwest corner of Illinois Route 120 and Ringwood Road, excluding about 3 acres of the northern half of the parcel.

8. **Z-928 Public Hearing** – Zoning Map Amendment, Conditional Use Permit and Variances for the vacant property located at the SE corner of IL Route 31 and Dayton Street in Tonyan Industrial Park.

**Applicant:** Christian Kalischefski, 2675 Pratum Avenue, Hoffman Estates, IL 60192 and Speedway, LLC, 539 S Main Street, Findlay, OH 45840.

**Requested Actions:**
- Zoning Map Amendment from I-1 Industrial to C-5 Highway Commercial
- Conditional Use Permit for a gas station;
- Variance for two larger driveway widths along Dayton for a truck entrance and truck exit

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- Variance to allow 16 parking stalls in the front of the convenience store without a parking lot island and to have striping instead of parking islands by the tank farms for easier circulation for the fuel tanker.
- Variance to allow for no landscaping around the building foundation.
- Variance from the Subdivision Control and Development Ordinance to allow three driveways off Dayton Street as depicted on the site plan.

**ALL SIGN VARIANCES WILL BE CONSIDERED BY THE CITY COUNCIL**
- Variance to allow three wall signs which cannot exceed 144 square feet;
- Variance to allow a free standing goal post id sign to be at a height of 30 feet;

**Location of Subject Property:** The subject property is located at the southeast corner of Illinois Route 31 and Dayton Street, within the Tonyan Industrial Park.

9. **Staff Report:** Next Regular Meeting Date May 16, 2018

10. **Adjourn**

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