AGENDA
CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, July 19, 2023
7:00 p.m.
100 West Woodstock Street, Crystal Lake, IL
Council Chambers

1. Call to Order

2. Roll Call

3. Approve Minutes of the June 21, 2023 Planning and Zoning Commission Meeting.

4. **2023-132 – 795 OAK COURT – SIMPLIFIED RESIDENTIAL VARIATION** – PUBLIC HEARING
   Simplified Residential Variation to allow dormers in a detached accessory structure, a garage, to exceed the maximum 20% length and allow 70%.

5. **2023-137 – 1435 TRAILWOOD COURT – SIMPLIFIED RESIDENTIAL VARIATION** – PUBLIC HEARING
   Continued to the August 16th Planning and Zoning Commission hearing.

6. **2023-117 – 1393 BOXWOOD DRIVE – SIMPLIFIED RESIDENTIAL VARIATION** – PUBLIC HEARING
   Simplified Residential Variation to allow a detached accessory structure, a greenhouse, to encroach 3.5 feet into the required 5-foot rear yard setback and 4 feet into the required 5-foot side yard setback.

7. **2023-42 – 100 S. MAIN STREET – SPECIAL USE PERMIT AMENDMENT AND VARIATION** – PUBLIC HEARING
   Special Use Permit Amendment to allow a new freestanding sign with a variation from the maximum square footage for sign area.

8. **2023-36 – 7013 SANDS ROAD – NVA TRUCKING – REZONING, SPECIAL USE PERMIT AND VARIATION** – PUBLIC HEARING
   Rezoning from M Manufacturing and M-L Manufacturing Limited to M PUD with a Special Use Permit for a Freight Terminal with Outside Storage and a Fence Height Variation.

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.

9. **2022-42 – 5689 NORTHWEST HIGHWAY – WATER'S EDGE – PRELIMINARY PLANNED UNIT DEVELOPMENT AMEND, FINAL PUD AND PLAT** – PUBLIC HEARING

   Preliminary Planned Unit Development Amendment, Final Planned Unit Development and Final Plat of Subdivision Approval allowing a mixed-use development with variations for freestanding signage, interior parking lot landscaping, perimeter parking lot landscaping, parking lot setbacks, growth management allowance for mixed-use PUDs

10. **REPORT FROM PLANNING**

    A summary of the previous petition outcomes and details of the upcoming items for this Commission.

11. COMMENTS FROM THE COMMISSION

12. ADJOURNMENT