AGENDA
CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, September 6, 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 August 16, 2023 Planning and Zoning Commission Meeting.

4. **2023-36 – 7013 SANDS ROAD – NVA TRUCKING – REZONING, SPECIAL USE PERMIT, AND VARIATIONS** – PUBLIC HEARING
   Requesting a continuation to the October 18th Planning and Zoning Hearing.

5. **2023-814 – 99 MAPLE STREET – SIMPLIFIED RESIDENTIAL VARIATION** – PUBLIC HEARING
   Requesting a continuation to the September 20th Planning and Zoning Hearing.

6. **2023-160 – 650 LEONARD PARKWAY – SIMPLIFIED RESIDENTIAL VARIATION** – PUBLIC HEARING
   Simplified Residential Zoning Variation from the required 30-foot setback for a 5-foot tall fence in the side yard abutting a street, allowing a 0-foot setback.

7. **2023-157 – 250 LAKE SHORE DRIVE – SIMPLIFIED RESIDENTIAL VARIATIONS** – PUBLIC HEARING
   Simplified Residential Zoning Variations to allow a covered attached deck two feet from the interior property line, an encroachment of five feet into the required seven-foot side yard setback, a porte cochère five feet from the interior property line, an encroachment of two feet into the required seven-foot setback, and construction of a porte cochère ten feet from the property line along Leonard Parkway, an encroachment of 20 feet into the required 30-foot yard abutting a street, all of which are considered extensions of the principal structure.

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.

8. **2023-149 – 921 NORTH SHORE DRIVE – SIMPLIFIED RESIDENTIAL VARIATIONS** – PUBLIC HEARING

   Simplified Residential Zoning Variations to allow the construction of a house, attaching to an existing garage, which encroaches into the required setbacks and construction of the house, driveway and patio areas that exceed the maximum impervious surface coverage. The house, including screen porch, encroaches 9 feet 9 inches into the setback with an additional 3 - foot encroachment for the stairs into the required 46.36-foot front yard setback allowing the structure to be 33 feet 8 inches from the water's edge front property line. An encroachment of 28 feet 10 inches into the required 61.40-foot street side setback to connect an existing garage creating a total encroachment of 58 feet, allowing the structure to be 3 feet 10 inches from the yard abutting a street property line. The total impervious surface coverage requested is 4,888 square feet or 55.6% of the lot, exceeding the maximum permitted impervious surface by 490 square feet or 5.6%

9. **2023-177 – RIDGEFIELD ROAD – SOLAR FARM – CONCEPTUAL PUD** – PUBLIC MEETING

   Conceptual Planned Unit Development review regarding a new solar farm.

10. **2023-153 UDO TEXT AMENDMENTS** – PUBLIC HEARING

    Various amendments to the UDO to Articles 2, 3, 4, 10 and Appendix.

11. **REPORT FROM PLANNING**

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

12. COMMENTS FROM THE COMMISSION

13. ADJOURNMENT