AGENDA
CRYSTAL LAKE PLANNING AND ZONING COMMISSION
Wednesday, March 6, 2024
7:00 p.m.
Doors open at 6:50 p.m.
100 West Woodstock Street, Crystal Lake, IL
Council Chambers

1. Call to Order

2. Roll Call

3. Approve the minutes of the January 24, 2024 Special Planning and Zoning Commission Meeting.

4. Approve the minutes of the February 7, 2024 Planning and Zoning Commission Meeting.

5. **2024-20 – 142 EDGEWOOD – VARIATION** – PUBLIC HEARING
   Simplified Residential Zoning Variations from the maximum height of 18 feet for an accessory structure to allow 21 feet, a variation of 3 feet, from the limit of a dormer at 20% of the length of the side a maximum of 6 feet 4 inches to allow 24 feet on two elevations, a variation of 17 feet 6 inches per elevation, from the required rear yard setback of 20 feet to allow 3 feet, a variation of 17 feet.

6. **2024-05 – RIDGEFIELD ROAD (13-23-400-005) – SOLAR FARM – COMPREHENSIVE LAND USE PLAN AMENDMENT, PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT, SPECIAL USE PERMIT** – PUBLIC HEARING
   Comprehensive Land Use Plan Amendment from Agriculture/Rural Residential to Industry, Preliminary and Final Planned Unit Development and Special Use Permit for a Solar Farm for the property off Ridgefield Road, north of Ridgefield, East of Route 14 and South of the Chicago and North Western Railroad line.

7. **REPORT FROM PLANNING**
   A summary of the previous petition outcomes and details of the upcoming items for this Commission.

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 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.