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

All public hearing public comment is limited to five (5) minutes per person signed up to speak.

1. Call to Order

2. Roll Call

3. Approve the minutes of the July 8, 2024 Planning and Zoning Commission Meeting.

4. **2024-130 – 1100 COVENTRY LANE – CITY OF CRYSTAL LAKE WASTEWATER TREATMENT PLANT – REZONING** – PUBLIC HEARING
   Continuation to the August 21, 2024 regular meeting.

5. **2024-131 – 410 MAIN STREET – CITY OF CRYSTAL LAKE – REZONING** – PUBLIC HEARING
   Continuation to the August 21, 2024 regular meeting.

6. **2024-134 – 1201 BARD ROAD – BARD ESTATES – FINAL PLAT OF SUBDIVISION** – PUBLIC MEETING
   Final Plat of Subdivision for 48 individual unit lots.

7. **2024-124 – 939-957 GOLF COURSE ROAD – FAIRWAY GREENS APARTMENTS – PLANNED UNIT DEVELOPMENT AMENDMENT** – PUBLIC HEARING
   Final Planned Unit Development Amendment to allow changes to the site plan for the addition of a trash compactor and the removal of ten (10) landscape areas to allow for additional parking.

8. **2024-127 – 4 E. TERRA COTTA AVENUE – MONSTER INK – REZONING** – PUBLIC HEARING
   Comprehensive Land Use Amendment from O Office to Commerce and Rezoning from O PUD Office to B-2 PUD General Commercial Planned Unit Development.

9. **2024-11 – 7225 TECKLER BOULEVARD – REDLINE MOTORS – PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT AND VARIATIONS** – PUBLIC HEARING
   Preliminary and Final Planned Unit Development and Special Use Permit to allow a self-storage, mini-warehousing for car and vehicle condo storage with a variation from the requirement to install the landscape buffers.

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.

10. **2024-102 – 435 ANGELA LANE – RANDALL PLAZA – FINAL PLANNED UNIT DEVELOPMENT** – PUBLIC HEARING
    Amendment to an approved Final Planned Unit Development to allow changes to the site plan for the removal of seven (7) landscape areas to allow for additional parking, a Variation from Article 4-400 F. Site Landscaping from the required parking lot islands.

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