AGENDA
CRYSTAL LAKE PLANNING AND ZONING COMMISSION
Wednesday, December 4, 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 October 2, 2024 Planning and Zoning Commission Meeting.

4. Approve the 2025 Meeting Dates.

5. **2024-192 – 36 S. WALKUP AVENUE – SPECIAL USE PERMIT** – PUBLIC HEARING
   Special Use Permit for a detached accessory structure over 900 square feet.

6. **2024-182 – 161 EDGEWATER DRIVE – SIMPLIFIED RESIDENTIAL VARIATIONS** – PUBLIC HEARING
   Simplified Residential Variations to allow an addition for a two story covered deck and stairs that encroaches 27 feet into the required 70.72-foot front yard/lake side setback and 52.3% hard surface coverage, 2.3% or 226 square feet.

7. **2024-193 – 101 W. TERRA COTTA AVENUE - VARIATION** – PUBLIC HEARING
   Variation to allow a six-foot fence to encroach 25 feet into the 40-foot front yard setback.

8. **2024-203 – 45 N. VIRGINIA STREET – VARIATION** – PUBLIC HEARING
   Variation to allow a covered roof over existing stairs to encroach 5 feet into the 10-foot side yard setback, a variation of 5 feet.

9. **2024-209 – 444 N. IL ROUTE 31 – PLANNED UNIT DEVELOPMENT AMENDMENT** – PUBLIC HEARING
   Amendment to the Final Planned Unit Development to remove the restriction on office buildings to allow retail uses for two properties within the development.

10. **2024-200 – 4202 THREE OAKS ROAD – OAKBROOK ESTATES – COMPREHENSIVE LAND USE PLAN AMENDMENT, REZONING, PRELIMINARY PLANNED UNIT DEVELOPMENT, SPECIAL USE, AND VARIATIONS** – PUBLIC HEARING
    Comprehensive Land Use Map Amendment from Office to High Density Residential, Rezoning upon Annexation to R-3B PUD Multi-Family Residential, Preliminary Planned Unit Development and Special Use Permit for a 69-unit expansion of a Manufactured Housing Park, Special Use Permit and Variations for a 69-unit Manufactured Home Park.

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.

11. **2024-147 – 551 CONGRESS PARKWAY – PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT** – PUBLIC HEARING
    Preliminary and Final Planned Unit Development review for a new 93-unit apartment development.

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

13. COMMENTS FROM THE COMMISSION

14. ADJOURNMENT