AGENDA
CRYSTAL LAKE PLANNING AND ZONING COMMISSION
Wednesday, June 18, 2025
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 June 4, 2025 Planning and Zoning Commission Meeting.

4. **2025-85 – 654 TAMARISK LANE – SIMPLIFIED RESIDENTIAL VARIATION –** PUBLIC HEARING
   Variation to allow construction of a six-foot privacy fence extending three feet (more or less) into the required 30-foot setback for a side yard abutting a street.

5. **2025-79 – 783 OAK COURT – SIMPLIFIED RESIDENTIAL VARIATION** – PUBLIC HEARING
   Variation to allow the construction of a two-story garage with dormers that exceed the allowable 20% to allow 92% per side and the addition of 143 square feet of hard-surface coverage bringing the lot total to 76% coverage.

6. **2025-74 – 650 W. TERRA COTTA AVENUE – FINAL PLAT OF SUBDIVISION AND VARIATIONS** – PUBLIC HEARING
   Final Plat of Subdivision for a two-lot subdivision with Variations to the minimum lot width, minimum lot area and maximum hard-surface coverage.

7. **2025-22 – 6280 NORTHWEST HIGHWAY – 7 BREW – FINAL PLANNED UNIT DEVELOPMENT AMENDMENT** – PUBLIC HEARING
   Final Planned Unit Development Amendment to allow changes to the exterior façade and site plan for a new user 7 Brew.

8. **2025-104 – 400 MILLENNIUM DRIVE & 500 TERRA COTTA ROAD – CONCEPTUAL PLANNED UNIT DEVELOPMENT** – PUBLIC MEETING
   Conceptual Planned Unit Development review for six (6) industrial condo buildings.

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

10. COMMENTS FROM THE COMMISSION

11. 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.