AGENDA
CRYSTAL LAKE PLANNING AND ZONING COMMISSION
Wednesday, September 16, 2026
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 September 2, 2026, Planning and Zoning Commission Meeting.

4. **2026-175 – 147 EDGEWATER DRIVE – SIMPLIFIED RESIDENTIAL VARIATION** – PUBLIC HEARING
   A Simplified Residential Variation to allow a screened-in-porch and steps to encroach 11'-11" into the averaged 65-foot 2-inch front yard setback.

5. **2026-146 – NWC ROUTE 176 and MT. THABOR ROAD- VERIZON WIRELESS COMMUNICATION TOWER – SPECIAL USE PERMIT –** PUBLIC HEARING
   A Special Use Permit for a 125-foot wireless communication tower.

6. GENERAL PUBLIC COMMENT
   The public may address the commission on any item not on the commission's agenda.

7. REPORT FROM PLANNING
   A summary of 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 Gray, Assistant to the City Manager, at 815-459-2020.
If possible, please contact the City at least 24 hours before the meeting to make arrangements.