



## AGENDA

CRYSTAL LAKE PLANNING AND ZONING COMMISSION

WEDNESDAY, DECEMBER 2, 2020

7:00 p.m.

100 West Woodstock Street, Crystal Lake, IL  
Council Chambers

1. Call to Order
2. Roll Call
3. Approve Minutes of the November 19, 2020 Planning and Zoning Commission Meeting.
4. **2020-186 791 NORTH SHORE DR. - VARIATION**– PUBLIC HEARING  
Variation from Article 4 Section 4-700 3. b. allowing a 4-foot fence with a zero-foot setback instead of the required 5-foot setback.
5. **2020-192 305 & 315 DEARBORN COURT SUBDIVISION, PUD & VARIATION** – PUBLIC HEARING  
Final Plat of Subdivision to reconfigure the lot lines for 305 and 315 Dearborn Court with a variation from Article 3 to allow a lot width of 14.96 feet; Final Planned Unit Development to allow two buildings on a zoning lot; and deferral to install sidewalk along Dearborn Court.
6. **2020-187 1000 McHENRY AVENUE – PUD AMENDMENT** – PUBLIC HEARING  
An Amendment to the Final Planned Unit Development to allow a banquet use and alterations to the approved plans at 1000 McHenry Avenue.
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.*