



AGENDA

CRYSTAL LAKE PLANNING AND ZONING COMMISSION

WEDNESDAY, MAY 5, 2021

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 April 21, 2021 Planning and Zoning Commission Meeting.
4. **2021-53 795 OAK CT – VARIATION – Public Hearing**
Variation from Article 4 Section 4-700 allowing a 6-foot-high fence in the front yard setback 34 feet back from Crystal Lake, a variation of 17.84 feet and a 6-foot-high fence in the yard abutting a street along Oak Court 19 feet back, a variation of 35.84 feet.
5. **2021-46 140 W. CRYSTAL LAKE AVE – VARIATION – Public Hearing**
Variations from Articles 3-200 and 4-600 to allow an accessory structure to be 18 feet in height and greater than one-story, a variation of three feet and to allow three dormers that are more than 40% of the width of one elevation.
6. **2021-51 5 VIRGINIA RD – COMPREHENSIVE LAND USE AMENDMENT, REZONING & PLANNED UNIT DEVELOPMENT – Public Hearing**
Comprehensive Land Use Amendment from Commerce to High Density Residential; Rezoning from B-1 Neighborhood Business to R3-B Multi-Family Residential; Preliminary/Final Planned Unit Development for an eight unit multi-family development; and a deferral to bury the existing overhead utilities until an area wide program is approved for the area.
7. **2021-50 REDEVELOPMENT OF CRYSTAL COURT SHOPPING CENTER, 5641 NORTHWEST HWY – CONCEPTUAL PLANNED UNIT DEVELOPMENT – Public Meeting**
A conceptual review of the proposed mixed-use development at the Crystal Court Shopping Center.
8. **TRANSIT ORIENTED DEVELOPMENT PLAN – Public Meeting**
Staff and PZC discussion about the proposed design elements and redevelopment opportunity sites.
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.