



AGENDA

CRYSTAL LAKE PLANNING AND ZONING COMMISSION

WEDNESDAY, AUGUST 4, 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 July 21, 2021 Planning and Zoning Commission Meeting.
4. **2021-121 175 ROSEDALE AVENUE – VARIATION – Public Hearing**
Variation from Article 3 Section 3-300 allowing an 8-foot 10-inch encroachment into the required 31-foot averaged front yard setback, leaving a setback of 22 feet 2 inches.
5. **2021-125 93 ELMHURST STREET – VARIATION – Public Hearing**
Variation from the minimum lot width required of 13,400 square-foot lot area to allow 8,686 square feet, a variation of 4,714 square feet and from the required 80-foot lot width to allow 46.5 feet, a variation of 33.5 feet to allow a three-unit residential structure to continue.
6. **2021-117 1205 S. ROUTE 31 WALMART – PUD AMENDMENT – Public Hearing**
An Amendment to the Final Planned Unit Development for exterior site and elevation changes, as well as a sign variation to increase the wall signage to allow for a new pick-up fulfillment center area.
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.*