AGENDA
CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, March 2, 2022
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 February 16, 2022 Planning and Zoning Commission Meeting.

4. **2022-10 – 99 POMEROY AVENUE – SIMPLIFIED RESIDENTIAL VARIATION** – PUBLIC HEARING
   Simplified Residential Variation to allow a front porch addition with an 18.3-foot front yard, a variation of 2.7 feet from the required 21-foot front yard setback.

5. **2022-16 – 271 E. TERRA COTTA AVENUE – COMPREHENSIVE LAND USE MAP AMENDMENT TO CENTRAL URBAN RESIDENTIAL AND REZONING TO R-2 SINGLE FAMILY RESIDENTIAL** – PUBLIC HEARING
   Comprehensive Land Use Map Amendment from Office to Central Urban Residential and Rezoning from O Office to R-2 Single Family Residential to construct a single family residence.

6. **2022-24 – 34 S. CAROLINE STREET – SPECIAL USE PERMIT AND SIMPLIFIED RESIDENTIAL VARIATION** – PUBLIC HEARING
   Special Use Permit and Variation from Article 4 Section 4-600 D and E for an accessory structure over 900 square feet and variations from the required 7-foot interior side yard setback to allow 5 feet and from the 20-foot rear yard setback to allow 5 feet for a 1,056 square-foot detached garage.

7. **2021-191 1120 CENTRAL PARK DRIVE – REDWOOD USE FINAL PLANNED UNIT DEVELOPMENT AND FINAL PLAT OF SUBDIVISION** – PUBLIC HEARING
   Final Planned Unit Development Approval for a 304-unit residential rental townhome development and Final Plat of Subdivision for a 3-lot subdivision.

8. **2022-18 – UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT – ELECTRIC VEHICLE CHARGING STATIONS** – PUBLIC HEARING
   An Amendment to the Unified Development Ordinance to amend the Limited Use Criteria for Electric Vehicle Charging Stations.

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.