



AGENDA

CRYSTAL LAKE PLANNING AND ZONING COMMISSION

WEDNESDAY, April 6, 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 March 16, 2022 Planning and Zoning Commission Meeting.
4. **2022-31 – 150 N. MAIN STREET – CRYSTAL LAKE BREWERY SPECIAL USE PERMIT AMENDMENT** – PUBLIC HEARING CONTINUATION
This is a continuation of the public hearing started on March 16, 2022 for the amendment to the Special Use Permit to allow an expanded outdoor seating area.
5. **2022-46 – 241 EDGEWATER DRIVE – RESIDENTIAL VARIATION** – PUBLIC HEARING
Variation from Article 3 Front Yard Setback to allow a 5-foot extension to a deck, which will encroach 11.2 feet into the required 71.2-foot front yard setback.
6. **2022-73 – 112 CRANDALL AVENUE – RESIDENTIAL VARIATION** – PUBLIC HEARING
Variation from Article 3 Yard Abutting a Street from the required 21-foot corner side setback along North Shore Drive to allow 14 feet and from the required 20-foot rear yard setback along the alley to allow 12 feet for a new house.
7. **2022-38 – 88 RAILROAD STREET – THE JUNCTION – PARKING VARIATION** – PUBLIC HEARING
Variation from the required parking of 16 on-site spaces to allow 11 spaces, a variation of 5 spaces.
8. **2021-131 – 5689, 5657, 5561, 5577-5583, 5593, 5607-5615, 5625 and 5641 NORTHWEST HIGHWAY – WATER’S EDGE – REZONING, PRELIMINARY PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAT OF SUBDIVISION** – PUBLIC HEARING
Rezoning to B-4 Mixed-Use Business, Preliminary Planned Unit Development and Preliminary Plat of Subdivision for a mixed-use development.
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.*