



AGENDA

CRYSTAL LAKE PLANNING AND ZONING COMMISSION

WEDNESDAY, SEPTEMBER 7, 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 August 17, 2022 Planning and Zoning Commission Meeting.
4. **2022-205 – 72 N WILLIAMS STREET – ROOKIES – SPECIAL USE PERMIT AMENDMENT** – PUBLIC HEARING
Continuation to the September 21, 2022 Regular Planning and Zoning Meeting for a Special Use Permit Amendment to amend the opening time to start at 10:00 a.m.
5. **2022-178 – 775 OAK COURT – SIMPLIFIED RESIDENTIAL VARIATION** – PUBLIC HEARING
Simplified Residential Variation from the maximum dormer length of 5 feet (20% of the length of the side of the structure) to allow a dormer length of 16 feet, a variation of 11 feet on the north and south elevations for a new detached garage.
6. **2022-187 – 647 LEE DRIVE – SIMPLIFIED RESIDENTIAL VARIATION** – PUBLIC HEARING
Simplified Residential Variations to allow an accessory structure to encroach 20 feet in the front yard setback for a treehouse.
7. **2022-166 – 6319 NORTHWEST HIGHWAY – VALVOLINE – VARIATION** – PUBLIC HEARING
Variations to allow a 0-foot setback for the parking lot along the western side lot line instead of the required 8 feet, a variation of 8 feet; a 5-foot setback for the parking lot abutting Northwest Highway, instead of the required 20 feet, a variation of 15 feet; a 5-foot wide perimeter landscape area along the Northwest Highway, instead of the required continuous 15-foot wide landscape area, for parking lots abutting rights-of-way; a 0-foot wide perimeter landscape area along the west lot line, instead of the required continuous 8-foot wide landscape area, for parking lots not abutting rights-of-way; and, no foundation landscape area around the west and south sides of the building, instead of the required 5-foot wide landscape area.

*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.

8. **REPORT FROM PLANNING**

A summary of the previous petition outcomes and details of the upcoming items for this Commission.

9. COMMENTS FROM THE COMMISSION

10. ADJOURNMENT