



AGENDA

CRYSTAL LAKE PLANNING AND ZONING COMMISSION

WEDNESDAY, OCTOBER 5, 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 September 21, 2022 Planning and Zoning Commission Meeting.
4. **2022-165 – 800 REILAND DRIVE – GPM TRUCK CENTER – PLANNED UNIT DEVELOPMENT, REZONING, AND SPECIAL USE PERMIT** – PUBLIC HEARING
Continued from the September 21, 2022 meeting. Rezoning from E, Estate to B-2 PUD General Commercial, Preliminary and Final PUD to allow two principal structures on a single zoning lot, and Special Use Permit for Auto Repair, Major and Outside Storage.
5. **2022-200 – 285 N. MAIN STREET – VARIATION AMENDMENT** – PUBLIC HEARING
Simplified Residential Variation from Article 3-200 and Article 7-200 to allow a 15.25-foot front yard setback, a variation of 5.75 feet from the required 21-foot minimum front yard setback for a front porch addition.
6. **2022-197 – 1150 MITCHELL COURT – VARIATION** – PUBLIC HEARING
Variation to allow impervious surface coverage of 78%, an 8% variation.
7. **2022-199 – 269 LIBERTY ROAD – SPECIAL USE PERMIT AND VARIATIONS** – PUBLIC HEARING
Special Use Permit and Variations from the required 115.5-foot setback from the west, east and south property lines and the color/design requirement of a grey or sky color to allow a new Monopine wireless communications tower. **The petitioner is requesting a continuation of the item to the November 2, 2022 regular Planning and Zoning Commission meeting.**
8. **2022-171 – 755 S. MAIN STREET – CONCEPTUAL PLANNED UNIT DEVELOPMENT** – PUBLIC MEETING
Conceptual PUD review of a housing 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.*