



AGENDA

CRYSTAL LAKE PLANNING AND ZONING COMMISSION

WEDNESDAY, DECEMBER 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 November 16, 2022 Planning and Zoning Commission Meeting.
4. **2022-140 – 4504 NORTHWEST HIGHWAY – U HAUL – FINAL PUD AMENDMENT AND VARIATIONS** – PUBLIC HEARING
Continued from the November 2, 2022 meeting. Final Planned Unit Development Amendment to allow a new storage building with variations from the maximum 70% impervious surface coverage to allow 75.6% and from the maximum 150 square feet of signage to allow 695.305 square feet.
5. **2022-209 – 6119 NORTHWEST HIGHWAY – BELLE TIRE – FINAL PUD AMENDMENT, SPECIAL USE PERMIT AND VARIATION** – PUBLIC HEARING
Final Planned Unit Development Amendment to allow a new Auto Repair, Minor use for a tire store with a variation to the required setback for a parking lot and monument sign and Special Use Permit to allow parking in a different zoning district.
6. **2022-219 – 475 W. VIRGINIA STREET – LAKE ROOTS – CONCEPTUAL PUD REVIEW – PUBLIC MEETING**
Conceptual Planned Unit Development review for a convenience store and cafe.
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.*