



AGENDA

CRYSTAL LAKE PLANNING AND ZONING COMMISSION

WEDNESDAY, February 1, 2023

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 January 18, 2022 Planning and Zoning Commission Meeting.
4. **2022-250 – 952 MCHENRY AVENUE – OASIS SENIOR NURSING HOME – SPECIAL USE PERMIT AND VARIATION** – PUBLIC HEARING
Continuation to the March 1, 2023 regular Planning and Zoning Commission meeting.
5. **2022-254 – 850 E. TERRA COTTA AVENUE – LAKESIDE HEALING MASSAGE – SPECIAL USE PERMIT** – PUBLIC HEARING
Continuation to the February 15, 2023 regular Planning and Zoning Commission meeting.
6. **2023-02 – 583 LAKE AVENUE – SIMPLIFIED RESIDENTIAL VARIATION** – PUBLIC HEARING
Variation to allow the encroachment into the required 30-foot front yard setback by a projecting deck and the expansion of a non-conforming structure and encroachment into the required 12-foot interior side yard setback for a second-story expansion.
7. **2023-11 – 875 S. ROUTE 31 – FINAL PLANNED UNIT DEVELOPMENT AMENDMENT** – PUBLIC HEARING
Amendment to the Final PUD for a variation from the maximum allowed wall signage to allow 1,871 total square feet of wall signage.
8. **2023-01 – 5656 NORTHWEST HIGHWAY – M'LADY NISSAN – SPECIAL USE PERMIT AMENDMENT** – PUBLIC HEARING
Special Use Permit Amendment to allow a new free-standing 18'10" tall pylon sign, 37.67 square feet in area and less than ten feet from the property line.
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.*