



## AGENDA

CRYSTAL LAKE PLANNING AND ZONING COMMISSION

WEDNESDAY, MARCH 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 February 15, 2023 Planning and Zoning Commission Meeting.
4. **2023-07 – 741 WOODLAND DRIVE – VARIATION** – PUBLIC HEARING  
Variation from Article 3 to allow an addition to a house which encroaches 37 feet into the required 66.55-foot street side setback and 3 feet 4 inches into the required 8-foot side yard setback.
5. **2023-26 – 1069 NORTH SHORE DRIVE – VARIATION** – PUBLIC HEARING  
Variation from Article 3 to allow a covering over the deck, which encroaches 11.76 feet into the required 63.46-foot front yard setback.
6. **2022-250 – 952 MCHENRY AVENUE – PRELIMINARY PLANNED UNIT DEVELOPMENT AND SPECIAL USE PERMIT FOR A NURSING HOME WITH VARIATIONS** – PUBLIC HEARING  
Preliminary Planned Unit Development and Special Use Permit to allow a Nursing Home with Variations from the requirement to have a parking lot landscape island every 10 spaces to allow 11 parking spaces and from the required 50-foot setback from residential zoning districts to allow 43 feet on the south side and 27 feet on the north side.
7. **2022-249 – UDO TEXT AMENDMENT – TOURIST HOMES** – PUBLIC HEARING  
Amend the Unified Development Ordinance Article 2 and Article 10 to add regulations for Tourist Homes.
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

*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.*