



AGENDA
CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, APRIL 5, 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 March 15, 2023 Planning and Zoning Commission Meeting.
4. **2023-45 – 611 S. MAIN STREET – HOME STATE BANK – FINAL PUD AMENDMENT AND SPECIAL USE PERMIT AND VARIATIONS** – PUBLIC HEARING
Planned Unit Development Amendment and Special Use Permit to allow a second free-standing sign with an Electronic Message Center (EMC) with Variations from the Article 2 criteria that the property contain 200 feet of frontage on either Route 14 or Route 31 and to allow the sign to exceed the maximum allowed sign height for the use and Variations from Article 4-1000 from the maximum 6-foot height to allow 9 feet and from the maximum 32 square-foot area to allow 60 square feet.
5. **2023-35 – 997 NORTH SHORE DRIVE – SIMPLIFIED RESIDENTIAL VARIATIONS** – PUBLIC HEARING
Simplified Residential Zoning Variations to allow the construction of a house with variation to allow the encroachment of the principal structure 10 feet 3 inches into the 106.98 street side setback, 15 feet 3 inches into the 59.27-foot front yard (lake side) setback, a one-foot variation from the maximum 2-foot overhang for bay window, the construction of accessory structures for a portion of a raised patio and stairs extending 26.3 feet into the 59.27-foot front yard setback, a variation of 22.3 feet, and to allow a total impervious coverage of 59%, a variation of 9% or 1,053 square feet.
6. **REPORT FROM PLANNING**
A summary of the previous petition outcomes and details of the upcoming items for this Commission.
7. COMMENTS FROM THE COMMISSION
8. 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.*