



**AGENDA**  
CRYSTAL LAKE PLANNING AND ZONING COMMISSION  
WEDNESDAY, August 16, 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 July 19, 2023 Planning and Zoning Commission Meeting.
4. **2023-137 – 1435 TRAILWOOD COURT – SIMPLIFIED RESIDENTIAL VARIATION – PUBLIC HEARING**  
Continued from July 19, 2023 meeting to the August 16<sup>th</sup> Planning and Zoning Commission hearing. Variations to allow a fence to exceed the maximum four-foot height in a yard abutting a street to allow a six-foot high fence 8.5 feet into the required 30-foot setback, a variation of two feet in height.
5. **2023-84 – 186 LAKE SHORE DRIVE – SIMPLIFIED RESIDENTIAL VARIATION – PUBLIC HEARING**  
Variations from the required 5-foot setback for a 4-foot tall fence in the side yard abutting a street, allowing a 0-foot setback, and from the required 30-foot setback for a 6-foot tall fence in the side yard abutting a street, allowing a 0-foot setback.
6. **2023-135 – 4262 ROUTE 176 – WOODLORE TOWNES – COMPREHENSIVE LAND USE MAP AMENDMENT, REZONING, PRELIMINARY AND FINAL PUD – PUBLIC HEARING**  
Comprehensive Land Use Plan Map Amendment from Commerce to High Density Residential, Rezoning from B-2 PUD General Commercial to R-3B PUD Multi-Family Residential, Final Plat of Subdivision, Preliminary and Final Planned Unit Development for a 47-unit townhome development.
7. **2023-150 – 875 S. ROUTE 31 – MERCY HEALTH – FINAL PUD AMENDMENT AND VARIATIONS – PUBLIC HEARING**  
Planned Unit Development Amendment to allow a Temporary Clinic Building with Variations from the required parking and from the Design Standards, as well as to allow three flagpoles at 35 feet in height, 10 feet above the maximum permitted, and signage for Mercy Health Clinic on the building and for the flag sign.

*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.*

8. **2023-142 – 439 E. TERRA COTTA AVENUE – STORAGE OF AMERICA – REZONING, COMPREHENSIVE LAND USE MAP AMENDMENT, PRELIMINARY PUD, SPECIAL USE PERMIT AND VARIATIONS** – PUBLIC HEARING

Rezoning from E Estate to M PUD Manufacturing, a Comprehensive Land Use Map Amendment from Commercial to Industry, a Preliminary Planned Unit Development and Special Use Permit to allow a self-storage, mini-warehousing with a variation from the requirement to install landscape at the ends of buildings.

9. **2023-153 UDO TEXT AMENDMENTS** – PUBLIC HEARING

Various amendments to the UDO to Articles 2, 3, 4 and 10, as well as Appendix Section A-1100.

10. **REPORT FROM PLANNING**

A summary of the previous petition outcomes and details of the upcoming items for this Commission.

11. COMMENTS FROM THE COMMISSION

12. ADJOURNMENT