



AGENDA
CRYSTAL LAKE PLANNING AND ZONING COMMISSION
Wednesday, August 21, 2024
7:00 p.m.
Doors open at 6:50 p.m.
100 West Woodstock Street, Crystal Lake, IL
Council Chambers

All public hearing public comment is limited to five (5) minutes per person signed up to speak.

1. Call to Order
2. Roll Call
3. Approve the minutes of the August 7, 2024 Planning and Zoning Commission Meeting.
4. **2024-138 – 840 COUNTRY CLUB ROAD – VARIATIONS** – PUBLIC HEARING
Simplified Residential Zoning Variations to allow an addition five (5) feet from the interior side yard, an encroachment of three (3) feet into the required 8-foot side yard setback, and five (5) feet from the rear yard, an encroachment of 15 feet from the required 20-foot rear yard setback, and a second-story addition to a non-conforming structure 16.25 feet from the rear yard setback, an encroachment of 3.75 feet into the required 20-foot rear yard setback.
5. **2024-130 – 1100 COVENTRY LANE – CITY OF CRYSTAL LAKE WASTEWATER TREATMENT PLANT – REZONING AND SPECIAL USE PERMIT** – PUBLIC HEARING
Rezoning the site from E Estate to M Manufacturing and a Special Use Permit for a City Utility Facility.
6. **2024-131 – 410 MAIN STREET – CITY OF CRYSTAL LAKE – REZONING** – PUBLIC HEARING
Rezoning the site from E Estate to M Manufacturing.
7. **2024-144 – 4202 THREE OAKS ROAD – OAKBROOK ESTATES – CONCEPTUAL PLANNED UNIT DEVELOPMENT** – PUBLIC MEETING
Conceptual Planned Unit Development review for The Reserve at Oakbrook, an expansion of Oakbrook Estates for 69 new homes.
8. **2024-156 – 7000 BLOCK US ROUTE 14 – FORMER FLOWERWOOD WESTERN PORTION – CONCEPTUAL PLANNED UNIT DEVELOPMENT** – PUBLIC MEETING
Conceptual Planned Unit Development for a Self-Storage and Retail/Commercial development.
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.*