



AGENDA
CRYSTAL LAKE PLANNING AND ZONING COMMISSION
Wednesday, October 2, 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 September 18, 2024 Planning and Zoning Commission Meeting.
4. **2024-146 – 115 EDGEWOOD DRIVE – SIMPLIFIED RESIDENTIAL VARIATION** – PUBLIC HEARING
Simplified Residential Variation to remove a garage and not have one enclosed parking space.

Request to continue the item to the November 6th Planning and Zoning Commission Meeting.
5. **2024-173 – 1141 NORTH SHORE DRIVE – SIMPLIFIED RESIDENTIAL VARIATIONS** – PUBLIC HEARING
Simplified Residential Variation to allow a 5.75-foot encroachment into the required 30-foot street side setback, a 5.75-foot encroachment into the required 30-foot street side setback, a 3.91-foot encroachment into the required 11-foot side yard setback, 53.18% hard surface coverage, a variation from 50% maximum, and an observation tower at 37 feet high a variation from the 28-foot maximum height.
6. **2024-159 – 295, 345, and 395 PATHWAY COURT – COMPREHENSIVE LAND USE PLAN AMENDMENT, REZONING AND PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT APPROVAL** – PUBLIC HEARING
Comprehensive Land Use Plan Amendment from Urban Residential to High Density Residential, Rezoning from R-2 Single Family Residential to R-3B PUD Multi-Family Residential and Preliminary and Final Planned Unit Development and Variations for a 220 unit apartment complex.
7. **2024-172 – CONGRESS PARKWAY – CONCEPTUAL PLANNED UNIT DEVELOPMENT** – PUBLIC MEETING
Conceptual Planned Unit Development for a 24-unit age-restricted apartment building.
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.*