AGENDA
CRYSTAL LAKE PLANNING AND ZONING COMMISSION
Wednesday, November 19, 2025
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 November 5, 2025 Planning and Zoning Commission Meeting.

4. **2025-205 – 8800 ROUTE 14 – MCHENRY COUNTY COLLEGE – REZONING AND SPECIAL USE PERMIT –** PUBLIC HEARING
   Rezoning upon annexation from Estate to W Watershed and Special Use Permit for an educational use.

5. **2025-202 – 1031 NORTH SHORE DRIVE – FINAL PLAT OF RESUBDIVISION** – PUBLIC MEETING
   Final Plat of Resubdivision for a two-lot subdivision.

6. **2025-210 – 1051 NORTH SHORE DRIVE – VARIATION** – PUBLIC HEARING
   The construction of a 6-foot wrought iron style security fence 15 to 20 feet north of the northern property line.

7. **2025-162 – 275 S. MAIN STREET – PULTE HOMES – COMPREHENSIVE LAND USE PLAN AMENDMENT, REZONING, PRELIMINARY PLANNED UNIT DEVELOPMENT, PRELIMINARY PLAT OF SUBDIVISION AND VARIATIONS** – PUBLIC HEARING
   Comprehensive Land Use Plan Amendment from Industry to Urban Residential, Rezoning from M PUD Manufacturing to R-2 PUD Single Family Planned Unit Development, Preliminary Plat of Subdivision, Preliminary Planned Unit Development for a 178-unit single-family residential subdivision with Variations to: the minimum lot width of 70 feet to allow 50 feet for the Meadows series and 60 feet for the Estates series, the minimum lot area of 8,400 sf to allow 6,250 sf, the minimum front yard setback of 30 feet to allow 25 feet, and the minimum interior side yard setback of 7 feet and combined total of 18 feet to allow a minimum of 5 feet and combined total of 10 feet, a variation of 2 feet from the minimum and 8 feet from the combined total.

8. **2025-08 – 154 VIRGINIA STREET – DUNKIN DONUTS – SPECIAL USE PERMIT AND VARIATIONS** – PUBLIC HEARING
   Special Use Permit to allow a drive-through limited service restaurant adjacent to a residence with Variations from maximum hard surface coverage, the requirement for a bypass lane, and the minimum parking requirement.

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.