AGENDA
CRYSTAL LAKE PLANNING AND ZONING COMMISSION
Wednesday, December 17, 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 19, 2025 Planning and Zoning Commission Meeting.

4. **2025-218 – 1 S. VIRGINIA ROAD – DISTRICT 155 – VARIATION** – REQUEST WITHDRAWN

5. **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
   Continued from the November 19, 2025 meeting. 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, the minimum lot area, hard-surface coverage, and setbacks.

6. **2025-185 – 6000 DVORAK DRIVE – PRAIRIES RIGDE HIGH SCHOOL – SPECIAL USE PERMIT** – PUBLIC HEARING
   Special Use Permit Amendment to allow changes to the sport field facilities with a variation for the bleacher height and a variation from the required number of parking spaces.

7. **2025-214 – 5111 E. TERRA COTTA AVENUE – CONCEPTUAL PUD** – PUBLIC MEETING
   Conceptual Planned Unit Development for a car wash.

8. **ADOPTION OF RULES FOR OPEN PUBLIC COMMENT**

9. **PUBLIC COMMENT**
   The public is invited to make an issue-oriented comment on zoning concerns not otherwise on the agenda. The public comment may be no longer than 5 minutes in duration. City staff and Planning and Zoning Commissioners will not comment on the item.

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

If you need special assistance in order to participate in the City of Crystal Lake public meeting, please contact Melanie Gray, Executive Assistant, City Manager's Office at 815-459-2020 at least 24 hours before the meeting to make arrangements.