AGENDA
CRYSTAL LAKE PLANNING AND ZONING COMMISSION
Wednesday, February 18, 2026
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 February 4, 2026 Planning and Zoning Commission Meeting.

4. **2026-12 – 1001 NORTH SHORE DRIVE – VARIATION –** PUBLIC HEARING
   Variation to construct an 884 square foot garage 20 feet from the yard abutting street property line with dormers greater than 20% each and 40% of the side length.

5. **2026-14 – 222 LAKE SHORE DRIVE - VARIATION** – PUBLIC HEARING
   Variation to construct a carport which encroaches seven feet into the required 11-foot side yard setback.

6. **2025-218 – 1 VIRGINIA ROAD – DISTRICT 155 OFFICES – VARIATIONS** – PUBLIC HEARING
   Variation to construct a trash enclosure one-foot from the property line at five and a half feet high and two additional parking spaces two feet from the front property line, an 18-foot encroachment into the parking lot setback.

7. **2025-14 – PETRICK LANE AND LESLEY LANE – PROJADES JADE ESTATES – FINAL PLANNED UNIT DEVELOPMENT AMENDMENT AND FINAL PLAT OF SUBDIVISION** – PUBLIC HEARING
   Final Planned Unit Development Amendment and Final Plat of Subdivision at 31, 33, 35, 37, and 39 Petrick Lane and 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, and 109 Lesley Lane to construct 19 three-story townhome units.

8. **2025-221 – 5999 NORTHWEST HIGHWAY – DUTCH BROTHERS AND LENS CRAFTERS – SPECIAL USE PERMIT AND VARIATIONS** – PUBLIC HEARING
   Special Use Permit to allow a drive-through with variations to the criteria and Variations from the front yard setback, yard abutting a street setback, the foundation base landscape, the parking lot landscape requirements and setback, the maximum hard surface coverage and maximum signage to allow 865 square feet of signage.

9. **2026-18 – 290 CONGRESS PARKWAY – CONCEPTUAL PLANNED UNIT DEVELOPMENT** – PUBLIC MEETING
   Conceptual Planned Unit Development review for a 24-unit age-restricted apartment building.

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 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.