AGENDA
CRYSTAL LAKE PLANNING AND ZONING COMMISSION
Wednesday, August 5, 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 July 9, 2026 Planning and Zoning Commission Meeting.

4. **2026-131 – 791 OAK COURT – SIMPLIFIED RESIDENTIAL VARIATION** – PUBLIC HEARING
   Simplified Residential Variation to allow an increase of hard surface coverage area to 60% for a proposed 5-foot by 20-foot deck (with a 4-foot by 5 ½-foot stair) and to allow the proposed deck and stairs to encroach 10-6" into the yard abutting the street.

5. **2024-29 – 4306 THREE OAKS ROAD – FOREST VIEW/JADE ESTATES – PRELIMINARY PUD WITH VARIATIONS AND PRELIMINARY PLAT OF SUBDIVISION –** PUBLIC HEARING
   Preliminary Planned Unit Development with Variations from the front yard setback and growth management plan and a Preliminary Plat of Subdivision for a 70-unit townhome development.

6. **2026-117 – 7501 S. ROUTE 31 – QUIK TRIP – CONCEPTUAL PLANNED UNIT DEVELOPMENT –** PUBLIC MEETING
   Conceptual Planned Unit Development Review for a proposed Gas Station with 6,400 square-foot convenience store and carwash.

7. GENERAL PUBLIC COMMENT
   The public may address the commission on any item not on the commission's agenda.

8. REPORT FROM PLANNING
   A summary of 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 Gray, 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.