



**AGENDA**  
CRYSTAL LAKE PLANNING AND ZONING COMMISSION  
WEDNESDAY, October 18, 2023  
7:00 p.m.  
100 West Woodstock Street, Crystal Lake, IL  
Council Chambers

1. Call to Order
2. Roll Call
3. Approve Minutes of the September 20, 2023 Planning and Zoning Commission Meeting.
4. **2023-36 – 7013 SANDS ROAD – NVA TRUCKING – REZONING, SPECIAL USE PERMIT, AND VARIATIONS** – PUBLIC HEARING  
Requesting a continuation to the November 15<sup>th</sup> Planning and Zoning Commission Hearing.
5. **2023-192 – 771 OAK COURT – SIMPLIFIED RESIDENTIAL VARIATIONS** – PUBLIC HEARING  
Simplified Residential Zoning Variations to allow a detached garage three feet from the yard abutting a street setback and three feet from the interior side yard setback a variation from the required five yard setbacks of two feet and to allow dormers on each side to exceed the maximum 20% of the length to be 80% of the length, a variation of 14.2 feet in length.
6. **2023-93 – 1201 BARD ROAD – DERBYSHIRE TOWNHOMES – PRELIMINARY PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAT OF SUBDIVISION** – PUBLIC HEARING  
A Preliminary Planned Unit Development and Preliminary Plat of Subdivision to allow a new 48-unit townhome development.
7. **2023-163 – 1501 CARLEMONT DRIVE - CARWASH – REZONING, PRELIMINARY PLANNED UNIT DEVELOPMENT, PRELIMINARY PLAT OF SUBDIVISION, SPECIAL USE PERMIT** – PUBLIC HEARING  
Rezoning from R-2 PUD Single Family Residential to B-2 PUD General Commercial, Preliminary Planned Unit Development and Preliminary Plat of Subdivision for a four-lot commercial development, and Special Use Permit for a car wash.
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.*