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PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE PETITION OF Berman-Lapetina Enterprises, LLC LEGAL NOTICE Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Berman-Lapetina Enterprises, LLC, for approval of a Comprehensive Land Use Plan Map Amendment, Rezoning, Preliminary Planned Unit Development and Special Use Permit, relating to 4504 E. Terra Cotta Avenue in Crystal Lake, Illinois 60014. PIN: 14-34-252-034, 14-34-252-013 and 14-34-252-014. This application is filed for the purpose of seeking a Comprehensive Land Use Plan Map Amendment from Commerce to Industry, Rezoning upon Annexation to M-L Manufacturing Limited, Preliminary Planned Unit Development and Special Use Permit to allow a self-storage facility with outdoor storage with variations to allow for a building height of 42 feet and three (3) stories, a variation of 14 feet and one (1) story, 7.5-foot landscape buffer from an industrial use to a commercial use, a variation of 22.5 feet, a 0-foot wide foundation landscape area around all perimeters of the building, a variation of five (5) feet, Industrial Design Standards, and any other variations or changes as necessary to approve the plans as presented, pursuant to Article 2, 3, Article 4, Article 5 and Article 9. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall. A public hearing before the Planning and Zoning Commission for this request will be held at 7:00 p.m. on Wednesday January 3, 2024 at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present. Jeff Greenman, Chairperson Planning and Zoning Commission City of Crystal Lake (Published in Northwest Herald December 16, 2023) 2130679

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