Agenda Item No: 15

City Council
Agenda Supplement

Meeting Date: February 20, 2024

Item: REPORT OF THE PLANNING & ZONING COMMISSION

NVA Trucking

Requests:

1. Rezoning from M-L Manufacturing Limited and M Manufacturing to M PUD Manufacturing
2. Special Use Permit for a Freight Terminal
3. Preliminary and Final Planned Unit Development
3. Deferral from the requirement to bury the overhead utility lines and install sidewalks until there is an area wide program
4. Variation from City Code Stormwater Ordinance 595-30 and 595-26 E. (4)(b)[5] to allow retaining walls as design in the stormwater basins

Petitioner: Ivan Nartsev, petitioner
7013 Sands Road

PZC Recommendation: To deny the petitioner's requests.

City Council Discretion:

A. To adopt a resolution to deny the petitioner's requests as presented at the Planning and Zoning Commission (PZC) meeting.

B. To adopt an ordinance to approve the petitioner's requests either:

   i. as presented at the PZC meeting; or

   ii. pursuant to a modified site plan (presented in this packet).

Staff Contact: Kathryn Cowlin, Community Development Director
Elizabeth Maxwell, City Planner

Background:

NVA currently operates from the former Smith Cartage site immediately adjacent from the subject property. NVA desires to expand its operations, and it has filed this petition to develop the subject property as a freight terminal.

- The proposed facility will act as a parking and storage area for trucks in-between jobs or waiting for repairs. No one would be sleeping in the trucks, and no sleeping accommodations would be provided on the subject property. The facility will include a principal building that will offer maintenance services for trucks under contract with the ownership, as well as offices for their personnel. Based on this information that was provided by the petitioner, the principal use is classified as a freight terminal per the Unified Development Ordinance ("UDO").
- Freight Terminals are a Special Use in the M Manufacturing Zoning District. The petitioner is requesting the rezoning of the property to M PUD, a Special Use Permit and Preliminary and Final Planned Unit Development.
- The request was originally heard at the July 19, 2023 PZC public hearing. It was continued to the January 24, 2024 PZC public hearing. The PZC recommended denial of the requests.
- Also before the City Council is the deferral from burying overhead utility lines and the installation of the sidewalk, as well as a stormwater ordinance variation.

PZC Highlights:

- Two interested parties, witnesses and the general public spoke against this petition.
- The petitioner also provided witnesses to testify in support of the design of the project.
- A full transcript of the January 24, 2024 public hearing is included in an appendix to this agenda supplement for reference and full consideration.
- The PZC found that this request did not meet the Findings of Fact for the Rezoning nor the Special Use Permit.

The PZC recommended **denial (7-0)** of the petitioner's request for the Rezoning, Special Use Permit and Preliminary and Final Planned Unit Development

Stormwater Variation:

- The City Council has the discretion to approve variations to the City's stormwater ordinance.
- The stormwater ordinance allows retaining walls in detention bases under specific circumstances. Due to the design of the site and the amount of water to be retained, the basins are larger and deeper. The engineer has designed the basins with retaining walls that do not meet the ordinance requirements, so the variation is necessary.
- The City's stormwater engineering consultant, Christopher B. Burke Engineering LTD. concurs with the design approach due to site conditions.
- Any stormwater variation would be dependent on the City Council's approval of the site plan (or modified site plan) presented by petitioner.

Modified Site Plan:

- Following the PZC meeting, the petitioner submitted a modified plan that attempts to address concerns of the residential neighbors to the north by eliminating the northern row of truck and trailer storage (53 spaces), thereby increasing the buffer from 50 feet to 125 feet.
- The northern property line would be bermed up to 27 feet in height with an average height between 15 and 20 feet. The berm would also be improved with robust landscape and a solid fence.

City Council Discretion:

To deny the petitioner's requests as presented at the Planning and Zoning Commission (PZC) meeting and adopt a Resolution for Denial.

To approve the petitioner's requests as presented at the PZC meeting or the modified site plan and adopt an Ordinance for Approval with specific conditions depending on which site plan would be approved.

Votes Required to Pass Approval Ordinance: A super majority (5 votes).

Votes Required to Pass Denial Resolution: Simple majority.

Attachments:

- Site Plan as presented to the PZC
- Modified Site Plan
- Proposed Approval Ordinance (with provisions identified relating to modified site plan)
- Proposed Denial Resolution

Table of Appendices:

Appendix A: Planning and Zoning Commission Packet

Appendix B: January 24, 2024 Planning and Zoning Commission Transcript

Appendix C: Additional Neighbor Comments Received since January 24, 2024

Appendix D: Attorney Mark Daniel Narrative and Site Plans Received February 12, 2024 (includes modified site plan)

PIQ Map



CITY OF CRYSTAL LAKE

A RESOLUTION DENYING APPLICATION PLN-2023-36 FOR REZONING FROM M-L MANUFACTURING LIMITED AND M MANUFACTURING TO M PUD MANUFACTURING PLANNED UNIT DEVELOPMENT, A SPECIAL USE PERMIT FOR A FREIGHT TERMINAL, A PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT, THE DEFERRAL OF THE BURIAL OF OVERHEAD UTILITY LINES AND INSTALLATION OF SIDEWALK, AND A STORMWATER ORDINANCE VARIATION FOR RETAINING WALL DESIGN FOR NVA PROPERTIES OF IL LLC AT 7013 SANDS ROAD (19-03-453-003, 19-03-401-021)

Draft

WHEREAS, the City of Crystal Lake ("***City***") received an application ("***Application***") from NVA Properties of IL LLC ("***Applicant***") for: (i) Rezoning to M PUD, (2) a Special Use Permit for a Freight Terminal, (3) a Preliminary and Final Planned Unit Development, (*"**Zoning Request**"*); and

WHEREAS, the petitioner also seeks relief from (1) the deferral of the burial of the overhead utility lines and installation of sidewalk and (2) a variation from the Stormwater Ordinance 595-30 and 595-26 E. (4)(b)[5] (*"**City Code**"*) to allow retaining walls as designed in the stormwater basins before the City Council, which are not under the purview of the Planning and Zoning Commission ("***City Council Request***"); and

WHEREAS, the City Council Request is dependent on the approval of the Zoning Request; and

WHERAS, the Application for both the Zoning Request and City Council relates to the proposed development of the property commonly known as 7013 Sands Road (19-03-453-003, 19-03-401-021) ("***Property***"), and such development would include an approximately 31,648 square-foot building for office personnel and repair of trucks, as well as parking and storage uses served

by 64 vehicle parking stalls and 328 trailer parking spaces (the "***Proposed Freight Terminal***"); and

WHEREAS, in accordance with the City of Crystal Lake Unified Development Ordinance Code (the "***UDO***") and pursuant to proper notice, the City's Planning and Zoning Commission (the "***PZC***") conducted a public hearing commencing on July 19, 2023 continued to January 24, 2024 and concluding on January 25, 2024 regarding the Application for the Zoning Request; and

WHEREAS, at the conclusion of the public hearing, the PZC recommended that the Application for the Zoning Request be denied by a 7-0 vote; and

WHEREAS, the City Council (the "***City Council***") has reviewed the Proposed Freight Terminal, the testimony and written comments submitted during the public hearing, the recommendation of the PZC, and the presentation, testimony, and comments received at the City Council hearing; and

WHEREAS, based on all the information and evidence received, the City Council (the "***Record***") has determined that the Application to allow the development of the Proposed Freight Terminal on the Property is not in conformity with the standards and criteria set forth in the UDO and City Code and should be denied; and

WHEREAS, the City Council desires to formally set forth its determination and adopt certain findings of fact in support thereof, as set forth in this Resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, COUNTY OF MCHENRY, STATE OF ILLINOIS, as follows:

SECTION ONE: Recitals. The foregoing recitals are hereby incorporated into and made a part of this Resolution as if fully set forth herein.

Draft

SECTION TWO: Findings of Fact. In light of the information and evidence presented in the Record, the City of Crystal Lake hereby makes the following findings that the applicable criteria have not been satisfied:

1. The existing uses and zoning of nearby properties do not support the rezoning.

2. The suitability of the Property for its zoned purposes would require rezoning.

3. The Record does not demonstrate any community need for the use proposed, but the Record does demonstrate that the Proposed Freight Terminal on the Property would present significant and avoidable adverse impacts upon surrounding residential properties.

4. The Record does not demonstrate that the Proposed Freight Terminal is necessary or desirable on the Property, especially because the Proposed Freight Terminal would disserve the public convenience and be detrimental to the general welfare of those properties in the vicinity of the Property.

5. The Record did not demonstrate that the Proposed Freight Terminal use would not be detrimental to area property values so as to support the Zoning Request.

SECTION THREE: Denial of Application. Based upon the findings in Section Two, the City hereby denies the Application for the Zoning Request relating to development of the Proposed Freight Terminal on the Property.

SECTION FOUR: Effective Date. That this Resolution shall be in full force and effect from and after its passage, approval and publication as provided by law.

DATED at Crystal Lake, Illinois, this 20th day of February, 2024.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

Draft

Passed: February 20, 2024
Approved: February 20, 2024

4889-7017-9237, v. 2

Draft

Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING REZONING FROM M-L MANUFACTURING LIMITED AND M MANUFACTURING TO M PUD MANUFACTURING PLANNED UNIT DEVELOPMENT, A SPECIAL USE PERMIT FOR A FREIGHT TERMINAL, A PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT, THE DEFERRAL OF THE BURIAL OF OVERHEAD UTILITY LINES AND INSTALLATION OF SIDEWALK, AND A STORMWATER ORDINANCE VARIATION FOR RETAINING WALL DESIGN FOR NVA PROPERTIES OF IL LLC AT 7013 SANDS ROAD (19-03-453-003, 19-03-401-021)

Draft

WHEREAS, pursuant to the terms of a Petition (File #PLN-2023-36) before the Crystal Lake Planning and Zoning Commission, NVA Property IL LLC (the "***Petitioner***") has requested Rezoning to M PUD, a Special Use Permit for a Freight Terminal, a Preliminary and Final Planned Unit Development, the deferral of the burial of the overhead utility lines and installation of sidewalk and a variation from the Stormwater Ordinance 595-30 and 595-26 E. (4)(b)[5] to allow retaining walls as designed in the stormwater basins for NVA (the "***Proposed Development***") at the property commonly known as 7013 Sands Road and legally described in Exhibit A attached hereto (the "***Property***"); and

WHEREAS, in support of the Proposed Development on the Property, the Petitioner has filed the following materials:

A. Application (NVA Transportation, received 03/01/23) with Project Narrative (received 01/17/24)
B. Architecture Plans (DDCA, dated 05/12/23, received 06/08/23)
C. Site Plan [Jacob & Hefner, dated 11/20/23, received 12/22/23] [Jacob & Hefner, dated 2/1/24, received 2/12/24]
D. [Landscape Plan (Gary Weber Assoc., dated 12/22/23, received 12/22/23)] [Landscape Plan (Gary Weber Assoc., dated 2/12/24, received 2/12/24)]
E. Engineering Plans (Jacob & Hefner, dated 12/20/23, received 12/22/23) [and Alternate Site Plan Grading Exhibit, dated 2/1/24, received 2/12/24]
F. Water Main Extension (Jacob & Hefner, dated 10/20/23, received 12/22/23)
G. Stormwater Report (Jacob & Hefner, dated 12/20/23, received 12/22/23)
H. Environmental Report (Jacob &Hefner Associates, dated October 23, 2023, received 10/24/23)
I. Photometric Plan (Chicago Lightworks, dated 09/04/23, received 10/24/23)

(collectively, the foregoing shall hereinafter be referred to as the "***Application Materials***"); and

Ord. No.
File No.

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake (the "***PZC***"), pursuant to notice duly published on June 29, 2023 and November 17, 2023 in the *Northwest Herald*, held a public hearing regarding the Proposed Development, including a hearing commencing at 7:00 p.m., on January 24, 2024 and continuing into January 25, 2024, at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois, which hearing considered the proposed Rezoning, Special Use Permit, and Preliminary and Final Planned Unit Development, and

WHEREAS, on January 25, 2024, the PZC, having fully heard and considered the testimony of all those present at the public hearing who wished to testify, made findings of fact as required by law and recommended to the Mayor and City Council of the City of Crystal Lake that the proposed Rezoning, Special Use Permit, and Preliminary and Final Planned Unit Development be denied, as documented in the minutes, and

WHEREAS, following the recommendation of the PZC, the Petitioner provided the City with additional information identifying potential conditions on the Proposed Development (the "***Modified Site Plan***") for purposes of demonstrating more fully how the Application Materials, subject to appropriate conditions, satisfy the conditions for granting the proposed Rezoning, Special Use Permit, and Preliminary and Final Planned Unit Development have been satisfied by the Proposed Development; and

WHEREAS, the City Council did, on February 20, 2024, consider the findings and recommendation of the PZC, the Application materials and Modified Site Plan, and additional public comments regarding the Proposed Development, and such other matters relating to the Property; and

WHEREAS, having considered the PZC's findings and recommendations, the materials presented to the PZC, the transcript and related information from the PZC hearing, the Application Materials and Modified Site Plan, and additional comments and circumstances relating to the Proposed Development of the Property, the City Council hereby finds that it is in the best interests of the CITY OF CRYSTAL LAKE and its residents to grant Petitioner's requests for the Rezoning, Special Use Permit, Preliminary and Final Planned Unit Development, deferral of the burial of overhead utility lines and installation of sidewalk, and stormwater ordinance variation in order to permit the Proposed Development on the Property, all in accordance with the terms and conditions of this Ordinance ***[and based on the Modified Site Plan]***; and

WHEREAS, in accordance with the City Code and the City's Unified Development Ordinance ("***UDO***"), and pursuant to the City's home rule powers, the City Council hereby adopts this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

Section I: The foregoing Recitals are hereby adopted and incorporated by reference as part of the terms of this Ordinance.

Draft

Section II: Rezoning. Pursuant to the City's home rule powers, and subject to the limitations and the conditions set forth in Section VII of this Ordinance, the City Council hereby designates the Property as being M-PUD Manufacturing Planned Unit Development (the "***Zoning Designation***"), which Zoning Designation the City Council hereby determines to be an overlay district designation of the Property for purposes of implementing the Proposed Development in accordance with this Ordinance; provided, however, that such Zoning Designation shall control the use and development of the Property but shall only remain in place in connection with the Proposed Development, and, in the event that the Property is no longer used for the Proposed Development, the M-PUD Zoning Designation shall cease, and the original underlying M and M-L zoning district designations of the Property shall control.

Section III: Granting SUP Relief. Pursuant to the City's home rule powers, and subject to the limitations and the conditions set forth in Section VII of this Ordinance, the City Council hereby grants a special use permit for a freight terminal, which freight terminal shall be authorized to conduct the activities described in the Application Materials.

Section IV: Granting Preliminary and Final Planned Unit Development Approval. Pursuant to the City's home rule powers, and subject to the limitations and the conditions set forth in Section VII of this Ordinance, the City Council hereby grants Preliminary and Final Planned Unit Development for the Property for the Proposed Development.

Section V: Deferral of Improvements. Pursuant to the City's home rule powers, and subject to the limitations and the conditions set forth in Section VII of this Ordinance, the City Council hereby authorizes Petitioner to defer the burial of the overhead utility lines and installation of sidewalk until such time as the City Council approves a resolution or resolutions directing Petitioner to bury such utility lines or install such sidewalks (the "***Deferred Improvements***"); provided, however, that any such resolution shall not require the completion of such Deferred Improvements to be completed sooner than 24 months following the delivery of such resolution to the Petitioner or the Property.

Section VI: Granting Variation from Stormwater Requirements. Pursuant to the City's home rule powers, and subject to the limitations and the conditions set forth in Section VII of this Ordinance, the City Council hereby grants a variation from the Stormwater Ordinance requirements [Sections 595-30 and 595-26 E. (4)(b)[5]] to allow retaining walls as designed in the stormwater basins for the Proposed Development on the Property.

Section VII: Conditions on Approval. The approvals set forth in Sections II through VI of this Ordinance (hereinafter collectively referred to as the "***Requested Relief***") shall be, and is hereby, conditioned upon and limited by the following conditions, the violation of any of which shall be deemed a violation of the UDO. Further, any violation of the terms of the following conditions or any other provision of this Ordinance shall authorize the City Council, without further public notice or hearing, to terminate the approvals granted in this Ordinance by adopting an ordinance terminating such approvals:

Draft

A. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted in this Ordinance except only after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.

B. Compliance with Plans; City Approval. The Proposed Development shall be located, installed, operated, and maintained in substantial conformity with the Application Materials (as modified or otherwise supplemented in accordance with the conditions in this Section VII).

C. Compliance with Laws. Except as otherwise expressly provided in this Ordinance, the UDO and City Code and all other applicable ordinances and regulations of the City shall continue to apply to the Proposed Development and the Property. The development and use of the Property shall be in compliance with all laws and regulations of all other state and local governments and agencies having jurisdiction.

D. Modifications to Application Materials. In connection with the Proposed Development on the Property, the Application Materials shall be revised, updated, and/or supplemented in accordance with the following:

1. Conditions in Staff reports relating to the Application Materials and advisory board recommendations shall be incorporated into the Application Materials in a manner reasonably determined to be satisfactory by the City Manager (or the Manager's designees).

2. The Site Plan shall be revised as follows:
   a. Add a northbound left turn lane into the site on Sands Road. This turn lane should be designed with 115 feet of storage and taper rates as detailed in IDOT's *Bureau of Local Roads and Streets Manual*. This turn lane will facilitate northbound traffic flow, eliminating the potential for turning vehicles to delay northbound roadway users.
   b. Restrict outbound left turns from the Property through pavement markings, signage and a concrete pork chop median.
   c. Only passenger vehicles will have the ability to enter the Property southbound on Sands Road.
   d. The entire property will be enclosed with a fence for security purposes.
   e. ***[Incorporate the Modified Site Plan, which is attached hereto as Exhibit B].***

3. Architecture:

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a. No LED lighting is permitted on the exterior, outlining portions of the building, windows or doors, and not inside the windows. Remove the LED strips from the building.
b. Create projections of at least two feet in depth every 75 feet along the building. The two darker brown areas over the office windows shall project a minimum of two feet and a similar decorative projection shall be added around the two-bay door area.
c. Add a darker color base around the entire building to give the building a sense of weight along the bottom.
d. Paint the top cap portion of the building the darkest brown from the color palette.
e. Increase the height of the parapet walls in certain sections, for example over the front entry way and over the bay door area to break up the long expanse of the roof.

4. Landscape:

a. The commercial landscape buffer shall meet the ordinance requirements. Add some additional trees and 30 shrubs to widen the buffer on either side of the detention basin to make up for the pinch point.
b. Add landscape islands to the customer/employee parking area to meet the landscape islands every 10 spaces. Trees and shrubs are required in all landscape islands. Add landscape to the parking row on the north side of the drive aisle.
c. Add three trees to the foundation base area adjacent to the building.
d. Provide a greater variety of evergreen, spruce and cedar species in the landscape buffers.
e. Add shrubs and trees along the entrance drive on the Property.
f. Landscape is required to be maintained per the approved landscape plan.

5. The parking lot lights along the north property line shall be connected to motion sensing equipment and only turn on if movement is detected. These fixtures shall have shields that hang down from the light fixture six inches or more to shield the view of the fixture from the north. The shield may need to wrap the corners of the fixture to further block the fixture from the residences. [***Would be eliminated with the revised site plan.]***

6. All ground-mounted or roof-mounted mechanical equipment must be screened. Additional screen walls or parapet extensions to the roof may be necessary to screen roof-mounted equipment.

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7. Prior to applying for, and as a condition to issuance of, any permits for the Proposed Development on the Property, the Petitioner shall address all of the review comments and requirements of the City Departments of Public Works and Engineering, Fire Rescue, and Community Development, the City's Stormwater Consultant and the City's Traffic Consultant incorporating conditions from the traffic study. The City Manager or the Manager's designees shall reasonably determine whether such comments and requirements have been satisfactorily addressed.

E. Clarification of Proposed Development Uses. The Petitioner and City Manager (or the Manager's designees) shall establish a comprehensive summary of uses that may occur on the Property within the context of the Freight Terminal special use (the "***Use Summary***") within 90 days after the adoption of this Ordinance. The City Manager shall have final authority to approve such Use Summary, but such approval shall not be unreasonably withheld.

F. Underlying M-L Zoned Area of Property. The portion of the site rezoning to M Manufacturing shall be limited to freight terminal parking and storage only. All other uses must comply with the M-L zoning district.

G. Idling of Trucks. Trucks may not idle during the "***Overnight Hours***" (9:00 p.m. through 7 a.m.) or for more than one consecutive half hour (the "***Idling Restriction***"), unless otherwise required due to extreme temperatures or to ensure the operation of auxiliary components of such trucks (e.g., refrigeration); provided, however, that the Idling Restrictions shall apply without limitation within the north 300 feet of the Property.

H. Overnight Occupancy. No sleeping shall be permitted on the Property in any of the trucks or in any of the buildings during Overnight Hours. In addition, no food preparation areas shall be established on the Property; provided, however, that this restriction shall not preclude the availability and use of a microwave oven, a refrigerator, or vending machines on the Property.

I. Landscaping Maintenance. Petitioner shall ensure that the landscaping installed on the Property as depicted in the Application Materials is maintained. In the event that any such landscaping is damaged, dead, or dying, Petitioner shall be required to replace such landscaping before the end of the next "***Planting Season***" following notice from the City that such landscaping is damaged, dead, or dying. For purposes of this Ordinance, a "Planting Season" is either the period between March 15 and June 15 of any year, or the period between September 1 and November 15 of any year.

Draft

J. Well De-Commissioning. Any groundwater well on the Property shall be de-commissioned prior to the issuance of a final certificate of occupancy for the Proposed Development.

K. No Interconnection with Adjacent Lot. The Property shall not be interconnected to the adjacent lot commonly known as 7013 Sands Road.

L. City Truck Registration and Licensing. Petitioner shall cause all of its trucks stored on the Property to comply with the City's regulations regarding the registration and/or licensing of vehicles. At no time may more than twenty percent (20%) of the vehicles stored on the Property be vehicles that do not satisfy the registration and/or licensing requirements of the City.

M. Gated Access. The Property shall be gated, with access limited between 7 a.m. and 6 p.m. each day. The Petitioner shall install a sign at the gate that provides the cell phone number of the Property manager so that after-hours access can be provided for authorized truck vehicles. Within one year after the Petitioner shall have at least 150 trucks registered and/or licensed with the City, the Petitioner shall provide security personnel on-site 24 hours daily.

N. Enforcement. The violation of any provision of this Ordinance shall be deemed a violation of the City's UDO. To the extent of violations of this Ordinance, each term or provision so violated shall be deemed a distinct and separate violation, and each day any violation exists shall be deemed a distinct and separate violation. Petitioner acknowledges that each violation of this Ordinance shall be subject to a fine of not less than $500.00 and may be subject to a greater fine as authorized under the City Code or the UDO.

O. Modification of the Plans; Interpretation. Except as otherwise provided in this Ordinance, no material modification to the Application Materials (including the plans therein) shall be permitted unless expressly approved by an ordinance of the City Council. To the extent that any provision of this Ordinance conflicts with the Application Materials, the City's Director of Community Development shall have the authority to determine which conflicting provisions shall apply so as to protect the health, safety, and welfare of the City and its residents most effectively.

P. Fees and Costs. The Petitioner shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, or implementation of this Ordinance. Any amount not paid within 60 days after delivery of a demand in writing for such payment

Draft

shall, along with the interest and costs of collection, become a lien upon the Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.

Section VIII: The City Clerk shall be and is hereby directed to amend all pertinent records of the City of Crystal Lake to show the overlay rezoning designation of the Property to M PUD, a Special Use Permit for a Freight Terminal, a Preliminary and Final Planned Unit Development, the deferral of the burial of the overhead utility lines and installation of sidewalk and a variation from the Stormwater Ordinance 595-30 and 595-26 E. (4)(b)[5] to allow retaining walls as designed in the stormwater basins in accordance with the provisions of this Ordinance, as provided by law.

Section IX: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall be of no force or effect unless and until the Petitioner has caused a duly authorized person to execute and thereafter file with the City its unconditional agreement and consent, in the form attached hereto as Exhibit B ***[C]***, and by this reference incorporated herein and made a part hereof; provided further that, if the Petitioner does not so file the unconditional agreement and consent within 30 days following the passage of this Ordinance, the City Council may, in its discretion and without public notice or hearing, repeal this Ordinance and thereby revoke all approvals granted in this Ordinance. Upon this Ordinance having full force and effect, the City Clerk shall cause it to be recorded in the Office of the McHenry County, Illinois Recorder of Deeds. Upon Petitioner's cessation of the Proposed Development on the Property, the City shall, upon request from the then title holder, provide a release of the obligations under this Ordinance within 30 days of such request.

Draft

PASSED THIS ____ DAY OF _____, 2024.

AYES:

NAYS:

ABSTAIN:

ABSENT:

APPROVED at Crystal Lake, Illinois, this _____ day of _____, 2024.

City of Crystal Lake, an
Illinois municipal corporation

Ord. No.
File No.

_____
Haig Haleblian, Mayor

SEAL

ATTEST:

_____
Nick Kachiroubas, City Clerk

Passed: February 20, 2024
Approved: February 20, 2024

4860-8979-3701, v. 2

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EXHIBIT A

Legal Description of the Property

Draft

[EXHIBIT B]

[Modified Site Plan]

Draft

Ord. No.
File No.

EXHIBIT B *[C]*
Unconditional Agreement and Consent

Pursuant to Section IX of Crystal Lake Ordinance No. _____ and to induce the City of Crystal Lake to grant the approvals provided for in such Ordinance, the undersigneds acknowledge for the Petitioner and its respective successors and assigns in title to the Property that Petitioner:

1. Has read and understands all of the terms and provisions of said Ordinance No. _____;

2. hereby unconditionally agrees to accept, consent to, and abide by all of the terms, conditions, restrictions, and provisions of Ordinance No. _____ and any amendments thereto; the UDO; and all other applicable codes, ordinances, rules, and regulations;

3. acknowledges and agrees that the City is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the City's issuance of any approvals or permits for the use of the Property, and that the City's issuance of any approval or permit does not, and shall not, in any way, be deemed to insure the Petitioner against damage or injury of any kind and at any time;

4. acknowledges that all public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any revocation on the grounds of any procedural infirmity or any denial of any procedural right;

5. agrees to and does hereby hold harmless and indemnify the City, the City's corporate authorities, and all City elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of these parties in connection with the Property or any City action respecting the Proposed Use of the Property or the Requested Relief, including without limitation the adoption of this Ordinance or granting the approvals to the Petitioner pursuant to the Ordinance (or claims relating to any ordinance or code provision pursuant to which the Requested Relief is otherwise authorized), except as may arise from the City's gross negligence or willful misconduct, and provided that the City shall assert its available immunities in connection with such claims. In the event that the City elects to retain separate counsel in defense of any such claims, the Petitioner hereby agrees to reimburse the City for its attorneys' fees and costs incurred in connection of such defense of claims; and

6. represents and acknowledges that the persons signing this Unconditional Agreement and Consent are duly authorized to do so on behalf of the Petitioner.

NVA Property IL LLC

BY_____
ITS_____

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#2023-36 NVA Trucking
7013 Sands Road – Rezoning, Special Use Permit for a Freight Terminal and Preliminary and Final Planned Unit Development
Project Review for Planning and Zoning Commission

Meeting Date:	January 24, 2024 (continued from July 19, 2023 and December 6, 2023)
Requests:	1. Rezoning from M and M-L to M PUD. 2. Special Use Permit for a Freight Terminal. 3. Preliminary and Final Planned Unit Development.
Location:	7013 Sands Road
Acreage:	Approximately 22 acres
Existing Zoning:	M Manufacturing and M-L Manufacturing Limited
Proposed Zoning:	M PUD Manufacturing Planned Unit Development
Surrounding Properties:	North: B3V General Commercial and R1 Single-Family Residential uses (McHenry County) South: (south of the railroad tracks) M PUD Manufacturing East: M Manufacturing West: (west of Route 31) R3 residential uses (McHenry County)
Staff Contact:	Elizabeth Maxwell (815.356.3615)

Background:

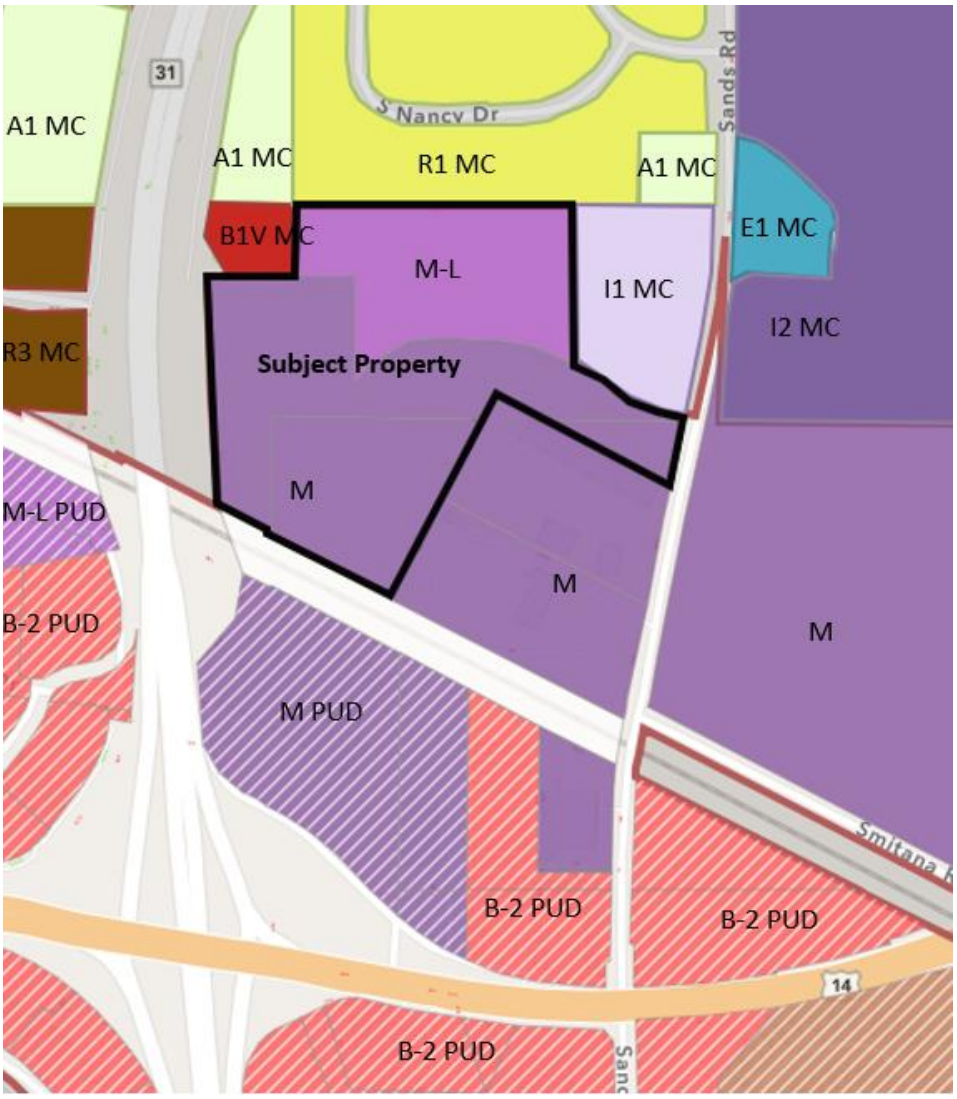
- The property is vacant and zoned for industrial uses. The petitioner has performed tree removal on the site through a tree removal permit that included providing a letter of credit to replace the trees.
- The facility will act as a parking and storage area for trucks in-between jobs or waiting for repairs. No one would be sleeping in the trucks. The building will also offer maintenance services for the trucks under contract with the ownership, as well as offices for their personnel. Based on this information that was provided by the petitioner, the principal use is classified as a freight terminal per the Unified Development Ordinance ("UDO").
- Neighbors have submitted letters/email of concern and have been included in the Planning and Zoning Commission packet.

Development Analysis:

General

- Requests:
    - Rezoning from Manufacturing and Manufacturing-Limited to Manufacturing PUD with a Special Use Permit to allow a Freight Terminal. A freight terminal is only allowed as a Special Use in the M zoning district. Outside storage is only allowed as an accessory use to a principal use. This requires the site to be rezoned to Manufacturing.
    - A Preliminary and Final Planned Unit Development to establish a freight terminal and ancillary outside storage complementary to the existing freight operations on the Applicant's adjoining, but separate parcel. There will not be shared access through the site.
    - As part of the Planned Unit Development approval:
        - Modification to the required 30-foot landscape buffer between commercial and industrial uses. The northwest corner of the site abuts B3V County zoned property. The setback varies between 29 feet to 20.5 feet. Staff has added a condition that this buffer shall meet the ordinance requirements.
        - Variation from the maximum height of a fence. Fences are permitted to be 8 feet high in Manufacturing zoning districts. The intent of the fence is to act as a screen wall between this use and the residential neighbors. The drawings indicate the fence could go up to 12 feet high in certain instances to adequately screen the trucks based on the desire of the neighbors.

- Zoning: The property was zoned I-1 Industry in McHenry County until it was incorporated into City limits in 1985. The property was zoned Manufacturing and Manufacturing Limited after entering the City. At the time of incorporation, a proposal to divide the property into multiple industrial lots was approved, but not completed. The site is zoned M Manufacturing and M-L Manufacturing Limited. The requested zoning is M PUD Manufacturing. This is an appropriate zoning for the freight terminal use.



MC stands for a McHenry County zoning designation.

- Land Use: The land use map shows the area as Industry. This land use designation is appropriate for this use and no comprehensive land use plan map amendment is necessary.

- Traffic Study:
  - The City has caused a Traffic Impact Study (TIS) to be performed for this proposed development.
  - The TIS concluded that:
    - The roadway system surrounding the proposed site will have sufficient reserve capacity to accommodate the proposed development of the site.
    - Future NVA development traffic will increase delays at the intersection of US-14 and Sands Road by less than one second. Intersection queues attributable to development traffic will increase by 20 feet or less.

- A northbound left turn lane is recommended on Sands Road at the proposed development access driveway. This turn lane should be designed with 115 feet of storage and taper rates as detailed in IDOT's *Bureau of Local Roads and Streets Manual*. This turn lane will facilitate northbound traffic flow, eliminating the potential for turning vehicles to delay northbound roadway users.
- Outbound left turns should be restricted at the proposed site driveway on Sands Road through pavement markings, signage and a concrete pork chop median. The radius on the north edge of the driveway will be such to discourage large southbound trucks from turning right into the site. This three-quarter access drive will operate satisfactorily and will limit the volume of traffic heading to and from the north.
- Trucks are not expected to utilize Sands Road north of the proposed site due to the six ton per axle weight limit. Furthermore, the north edge of the site driveway will be designed with a small radius which will discourage trucks from entering the site from the north.
- US-14/IL-31 interchange will experience negligible change in operations due to the project's generated traffic.

- Site Plan:
  - The access for the site is at the north end of the property along Sands Road, approximately 850 feet north of the Union Pacific Railroad tracks.
  - The new building will be located along the southern portion of the site to the west of the existing facility on the adjacent property and close to the railroad tracks. The building will be used for a repair and maintenance shop and offices for staff.
  - Parking for an industrial use is dependent on the number of employees. There are 20 office staff and eight (8) shop employees. The total customer/employee parking provided per the site plan is 64. Additional landscape islands are needed, which will reduce the parking provided by four (4) spaces. This still leaves 60 spaces, which is more than required by code. This allows for employee growth.
  - The remainder of the site is for a truck terminal and storage with 328 spaces provided.
  - The site will be graded to allow a slightly sloped, but relatively flat area for the building pad and truck parking and storage, as well as to accommodate two main detention areas.
  - The site rises 17 feet from the residential property line to the parking area at the extreme northwest corner of the site. The residential property slope then rises moving east and ends approximately seven (7) feet above the parking area.
  - The stormwater is handled through various detention ponds with facilities to treat the water prior to infiltration. There will be an overall reduction in stormwater flowing to the north by 86 percent.
  - The water main will be extended approximately 540 feet along the west side of Sands Road from south of the railroad tracks to the farthest northern point of property.

- Landscape Plan:
  - Per the tree removal permit, 159 trees are required to be replaced on the site. The petitioner is proposing a total of 270 trees with 60 deciduous trees and 210 evergreen trees. This will satisfy the requirements of the tree removal permit.
  - Landscaping is illustrated throughout the site, and there are foundation base plantings around the building.
  - Staff recommends additional landscaping along the entry drive.
  - Landscape islands are not required for storage areas.
  - Landscape buffers are required between different uses.
    - A 50-foot landscape buffer is required between this use and the residential to the north. This buffer is provided.
      - The code requires 34 evergreen trees, 67 deciduous trees and 210 shrubs.
      - As part of the Planned Unit Development approvals, the application includes a landscape plan that illustrates 164 evergreen trees. Both Pine and Spruce species have been selected to provide a fuller more solid landscape screen. This is supplemented with 27 deciduous trees. There are 90 trees more than is required, which takes the place of the shrubs and meets the intent of the screening requirement.
      - A decorative fence will also be added in the buffer to further screen the use.
    - A 30-foot landscape buffer is required between this use and the commercial use to the west. As part of the Planned Unit Development approvals, a buffer between 20.5-foot to 30 feet is provided.
      - The code requires 13 evergreen trees, 22 deciduous trees and 35 shrubs to be planted.
      - As part of the Planned Unit Development approvals, the landscape plan illustrates 24 evergreen trees, 15 deciduous trees. Although this is a surplus of 4 trees, additional shrubs need to be planted.
  - The UDO requires all landscape plans to be maintained, meaning if landscaping dies, it will need to be replaced.

- Elevations:
  - The building is a tilt up concrete panel exterior around a steel structure. The color palette is tans, browns and cream colors with a yellow accent.
  - Overhead doors fill the center section of the building allowing for trucks to enter and pull straight through as they receive maintenance.
  - The elevations **do not** meet the design standards. Staff has added conditions to the approval request so the building will meet the standards.
    - The conditions request, projections of the façade around the building, a darker base and top to the building, and a variety of parapet heights.

- Environmental Report:
  - Water. Four monitoring wells were installed to determine the flow of the groundwater. It flows east towards Lake West and Lake Killarney. Therefore, the residential properties to the north do not receive groundwater migrating from this site.
    - The monitoring wells are shallow wells as they do not typically drill into the actual aquifer.
    - The wells were not tested as groundwater flows away from the residential subdivisions.
  - Air. Emissions were reviewed at the existing facility and vehicles and will comply with all clean air standards.
    - Each truck over two years old is inspected annually for compliance with the Diesel Emission Inspection Program (91 IAC Part 460).
    - All trucks purchased by NVA will be clean idle certified, compliant with California Air Resources Board, compliant with EPA guidelines, inspected and have passed greenhouse gas emission quality checks prior to leaving factory, and compliant with Title 40 of the Code of Federal Regulations Part 1037.
  - Noise. Noise levels were recorded at three locations for 24 hours.
    - Monitor 1 was on the far west side close to Route 31. Levels ranged between 53 dB and 65 dB. 65 dB is equivalent to laughter.
    - Monitor 2 was on the far north side nearest the residences. Levels ranged from 47 dB to 61 dB.
    - Monitor 3 was at the southeast of the site close to the existing maintenance and trucking facility. Levels ranged from 46 dB to 59 dB.
    - The City Code does not specify a maximum level and looks to prohibit unreasonably loud or raucous noise, noise which unreasonably disturbs, injures or endangers the health and safety of ordinary sensitivity, and noise that is harsh, prolonged, unnatural or unusual in time or place.
  - Spill Prevention, Control and Counter Measure Plan. The petitioner has created a plan that complies with USEPA regulation 40 CFR Part 112. This requires inspection of the facilities and storage containers, proper handling of fluid and storage containers, and establishing emergency procedures in the event of a spill.

Findings of Fact:

Rezoning

- A portion of the subject property is currently zoned M-L Manufacturing Limited.
- The property would be rezoned to M PUD Manufacturing. The Manufacturing zoning criteria are:
  - ✓ General: This district is the primary heavy industrial district, serving uses that are visually obtrusive, generate nuisances such as noise and odors, or have excessive exterior operations or storage of equipment and materials.

- ✓ Character: This district is characterized by large-scale buildings, exterior storage of materials, and/or exposed equipment. To mitigate impacts on the City's visual character and to ensure a high-quality industrial park setting, landscape buffers, architectural and design controls are established.
- ✓ Uses: This district is intended to provide for heavy industrial uses with high nuisance potential.

Criteria for Rezoning

(a) The existing uses and zoning of nearby property.
☐ *Meets* ☒ *Does not meet*

(b) The extent to which property values are diminished by a particular zoning classification or restriction.
☒ *Meets* ☐ *Does not meet*

(c) The extent to which the destruction of property value of a petitioner property owner promotes the health, safety, morals or general welfare of the public.
☒ *Meets* ☐ *Does not meet*

(d) The relative gain to the public as opposed to the hardship imposed on a petitioning property owner.
☒ *Meets* ☐ *Does not meet*

(e) The suitability of the subject property for its zoned purposes.
☐ *Meets* ☒ *Does not meet*

(f) The length of time the property has been vacant as zoned, considered in the context of land development in the area.
☒ *Meets* ☐ *Does not meet*

(g) The Comprehensive Plan designation and the current applicability of that designation.
☒ *Meets* ☐ *Does not meet*

(h) The evidence or lack of evidence, of community need for the use proposed.
☐ *Meets* ☒ *Does not meet*

Preliminary/Final Planned Unit Development

The petitioner is requesting approval of a Preliminary/Final Planned Unit Development and Special Use Permit to allow a Freight Terminal. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
☐ *Meets* ☒ *Does not meet*

2. The use will not be detrimental to area property values.
   ☐ *Meets* ☒ *Does not meet*

3. The use will comply with the zoning districts regulations.
   ☒ *Meets* ☐ *Does not meet*

4. The use will not negatively impact traffic circulation.
   ☒ *Meets* ☐ *Does not meet*

5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
   ☒ *Meets* ☐ *Does not meet*

6. The use will not negatively impact the environment or be unsightly.
   ☒ *Meets* ☐ *Does not meet*

7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
   ☒ *Meets* ☐ *Does not meet*

8. The use will meet requirements of all regulating governmental agencies.
   ☒ *Meets* ☐ *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.
   ☒ *Meets* ☐ *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.
    ☒ *Meets* ☐ *Does not meet*

In addition, PUDs must also meet the standards in Section 4-500 C. Development Standards and 4-500 D.3. Additional standards for Planned Unit Developments, Industrial PUDs:

1. Location: An industrial PUD can be located in the M-L Manufacturing Limited or M Manufacturing District or any land proposed for annexation.
   ☒ *Meets* ☐ *Does not meet*

2. Permissible uses: Uses which are principal permitted uses in the underlying zoning district listed in Article 2.
   ☒ *Meets* ☐ *Does not meet*

Planned Unit Development Modifications
The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, in the form of relief from compliance with conventional zoning

ordinance site and design therefor, intended to allow substantial flexibility in planning and designing a proposal. This flexibility often affects requirements and prompts conditions on approval.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore, more lenient site or modified requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. If the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the adjustment request be lessened or denied.

NVA Transportation is requesting variations or modifications from:

1. Article 4-700 the maximum 8-foot height permitted for a fence to allow a fence up to 12 feet, a variation of four (4) feet. The height of the fence will be determined based on feedback from the adjacent property owners on appropriate screening.
2. Deferral of the burial of overhead utility lines and installation of sidewalk along the frontage until an area-wide program is established. Utility lines exist in the area and burial of a small piece of the system is not feasible. There are no existing sidewalks in the area and the frontage is very small so installation would not be worth completing until an area wide program is established.
3. Article 4-400 the 50–foot buffer between industrial and residential, the code requires four (4) evergreen trees plus two (2) overstory deciduous trees plus six (6) understory trees plus 24 shrubs for every 100 lineal feet. The length of the buffer area requires 34 evergreen trees, 67 deciduous trees and 210 shrubs. The petitioner proposes 164 evergreen trees of both Pine and Spruce species and 27 deciduous trees. This is 90 trees more than what is required, which takes the place of the shrubs and meets the intent of the screening requirement.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Industry, which allows for existing and future manufacturing and service uses. The following goal is applicable to this request:

Land Use – Industry

Goal: Supporting manufacturing uses within the community, which contribute to the regional and local economy and Crystal Lake's live, work, play philosophy.

We want to be sure the project meets the following goal and action.

Green Infrastructure – Sleepy Hollow and Silver Creek Watershed

Goal: Support the watershed plans including implementation of any proposed projects.

Recommended Action: Encourage neighborhood scale of retrofits of BMPs to maintain / restore healthy groundwater flows.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, it should be with the following conditions:

1. Approved plans, subject to revisions to reflect staff and advisory board recommendations, as approved by the City Council:
   A. Application (NVA Transportation, received 03/01/23)
   B. Architecture Plans (DDCA, dated 05/12/23, received 06/08/23)
   C. Site Plan (Jacob & Hefner, dated 11/20/23, received 12/22/23)
   D. Landscape Plan (Gary Weber Assoc., dated 12/22/23, received 12/22/23)
   E. Engineering Plans (Jacob & Hefner, dated 12/20/23, received 12/22/23)
   F. Water Main Extension (Jacob & Hefner, dated 10/20/23, received 12/22/23)
   G. Stormwater Report (Jacob & Hefner, dated 12/20/23, received 12/22/23)
   H. Environmental Report (Jacob &Hefner Associates, dated October 23, 2023, received 10/24/23)
   I. Photometric Plan (Chicago Lightworks, dated 09/04/23, received 10/24/23)

2. Zoning. The portion of the site rezoning to M Manufacturing shall be limited to freight terminal parking and storage only. All other uses must comply with the M-L zoning district. See Exhibit A.

3. Trucks may not idle during the overnight hours (9:00 p.m. through 7 a.m.) or for more than one consecutive half hour.

4. No sleeping shall be permitted on the property in any of the trucks or in any of the buildings during overnight hours.

5. Site Plan:
   A. Add a northbound left turn lane into the site on Sands Road. This turn lane should be designed with 115 feet of storage and taper rates as detailed in IDOT's *Bureau of Local Roads and Streets Manual*. This turn lane will facilitate northbound traffic flow, eliminating the potential for turning vehicles to delay northbound roadway users.
   B. Restrict outbound left turns from the subject property through pavement markings, signage and a concrete pork chop median.
   C. Only passenger vehicles will have the ability to enter the subject property southbound on Sands Road.
   D. The entire property will be enclosed with a fence for security purposes.

6. Architecture:
   A. No LED lighting is permitted on the exterior, outlining portions of the building, windows or doors, and not inside the windows. Remove the LED strips from the building.

B. Create projections of at least two feet in depth every 75 feet along the building. The two darker brown areas over the office windows shall project a minimum of two feet and a similar decorative projection shall be added around the two-bay door area.
C. Add a darker color base around the entire building to give the building a sense of weight along the bottom.
D. Paint the top cap portion of the building the darkest brown from the color palette.
E. Increase the height of the parapet walls in certain sections, for example over the front entry way and over the bay door area to break up the long expanse of the roof.

7. Landscape:
   A. The commercial landscape buffer shall meet the ordinance requirements. Add some additional trees and 30 shrubs to widen the buffer on either side of the detention basin to make up for the pinch point.
   B. Add landscape islands to the customer/employee parking area to meet the landscape islands every 10 spaces. Trees and shrubs are required in all landscape islands. Add landscape to the parking row on the north side of the drive aisle.
   C. Add three trees to the foundation base area adjacent to the building.
   D. Provide a greater variety of evergreen, spruce and cedar species in the landscape buffers.
   E. Add shrubs and trees along the entrance drive on the subject property.
   F. Landscape is required to be maintained per the approved landscape plan.

8. The parking lot lights along the north property line shall be connected to motion sensing equipment and only turn on if movement is detected. These fixtures shall have shields that hang down from the light fixture six inches or more to shield the view of the fixture from the north. The shield may need to wrap the corners of the fixture to further block the fixture from the residences.

9. All ground-mounted or roof-mounted mechanical equipment must be screened. Additional screen walls or parapet extensions to the roof may be necessary to screen roof-mounted equipment.

10. Provide a sign on the gate to the property with the manager's cell phone number.

11. The petitioner shall address all of the review comments and requirements of the City Departments of Public Works and Engineering, Fire Rescue, and Community Development, the City's Stormwater Consultant and the City's Traffic Consultant incorporating conditions from the traffic study.

EXHIBIT A


Green line is the portion of the property restricted to M-L uses
Black line is overall site boundary
SANDS RD
SANDS RD

City of Crystal Lake
Development Application
Ownership Sign-off Acknowledgement Form

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information

Name: Ivan Nartsev, NVA Property IL, LLC

Address: 7013 Sands Road

Crystal Lake IL 60014

Phone: 773-892-2494

E-mail: ivannartsev@gmail.com

Project Name & Description: NVA Trucking Facility

The vacant 21.5 acre parcel will be developed as a truck storage facility and a building with office space and truck/ trailer repair facility

Project Address/Location: 7013 Sands Road

Signature

3.1.2023

Owner: Print and Sign name Date

NOTE: If the property is held in a trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: NVA NEW SANDS ROAD FACILITY

Action Requested

- ___ **Annexation**
- ___ **Comprehensive Plan Amendment**
- ___ **Conceptual PUD Review**
- X **Final PUD** (eventual)
- ___ **Final PUD Amendment**
- ___ **Final Plat of Subdivision**
- X **Preliminary PUD**
- ___ **Preliminary Plat of Subdivision**
- X **Rezoning**
- X **Special Use Permit**
- X **Variation** (as part of PUD)
- X **Other** Council stormwater variance

Petitioner Information

Name: NVA Properties of IL LLC

Address: 7013 Sands Road
Crystal Lake, IL 60014

Phone: Ivan Nartsev (773) 892-2494

Fax: _____

E-mail: ivannartsev@gmail.com

Owner Information (if different)

Name: SAME INFORMATION

Address: _____

Phone: _____

Fax: _____

E-mail: _____

Property Information

Project Description: REZONING TO PLACE THE ENTIRE TRACT IN THE M MANUFACTURING DISTRICT; PLANNED UNIT DEVELOPMENT WITH EXCEPTIONS; SPECIAL USE FOR A FREIGHT TERMINAL; STORMWATER VARIANCE (SLOPES). ALL TO ALLOW A SINGLE LOT OFFICE HEADQUARTERS WITH REPAIR AND PARKING.

Project Address/Location: NORTH AND WEST OF 7013 SANDS ROAD, BUT EXCLUDING 7013 SANDS ROAD, EXTENDING WEST FROM THE WEST LINE OF SANDS ROAD TO ROUTE 31 AND SOUTH TO THE CHICAGO & NORTHWESTERN RAILWAY.

PIN Number(s): 19-03-401-021, 19-03-453-003

Development Team

Please include address, phone, fax and e-mail

Developer: NVA PROPERTIES OF IL LLC, PLEASE SEE PRIOR PAGE FOR INFORMATION

Architect: DDCA Architects, 3321 South State Route 31, Prairie Grove, IL 60012 (815) 444-8444 PLEASE CONTACT ALEKSANDR VAYSMAN, BELOW)

Attorney: MARK W. DANIEL, DANIEL LAW OFFICE, P.C., 17W733 BUTTERFIELD ROAD, STE, F, OAKBROOK TERRACE, IL 61801 (312) 927-0177 MARK@THEDANIELLAWOFFICE.COM

Engineer: JACOB & HEFNER ASSOC., INC. 1333 BUTTERFIELD RD, STE 300, DOWNERS GROVE, IL 60515 (630) 652-4630 (CONTACT RYAN BLOCKER RBLOCKER@JHAINC.COM

Landscape Architect: GARY R. WEBER & ASSOC., INC. 402 WEST LIBERTY DR, WHEATON, IL 60187 (630) 668-7197 (CONTACT JEFF COOK, JCOOK@GRWAINC.COM)

Planner: JOSEPH ABEL, AICP, 200 FOREST, GLEN ELLYN, IL 60137 (630) 207-4256 JLABEL@AMERITECH.COM (SEE ALSO JEFF COOK BELOW)

Surveyor: JACOB & HEFNER ASSOC., SEE ABOVE, CONTACT RYAN BLOCKER OR REACH CCOOK@JHAINC.COM

Other: ALEKSANDR VAYSMAN, OLYMPUS DESIGN & DEVELOPMENT, 1425 MADELINE LN, ELGIN, IL 60124 (312)858-6772/(847)922-1795 Alex.Vaysman@olympusdevelopment.com

Appraiser: POLACH APPRAISAL GROUP, INC. 180 WEST PARK AVE, STE 155, ELMHURST, IL 60126 (630) 682-4650 KEN@POLACHAPPRAISAL.COM

Signatures

/S/ Ivan Nartsev (digital) *January 17, 2024*

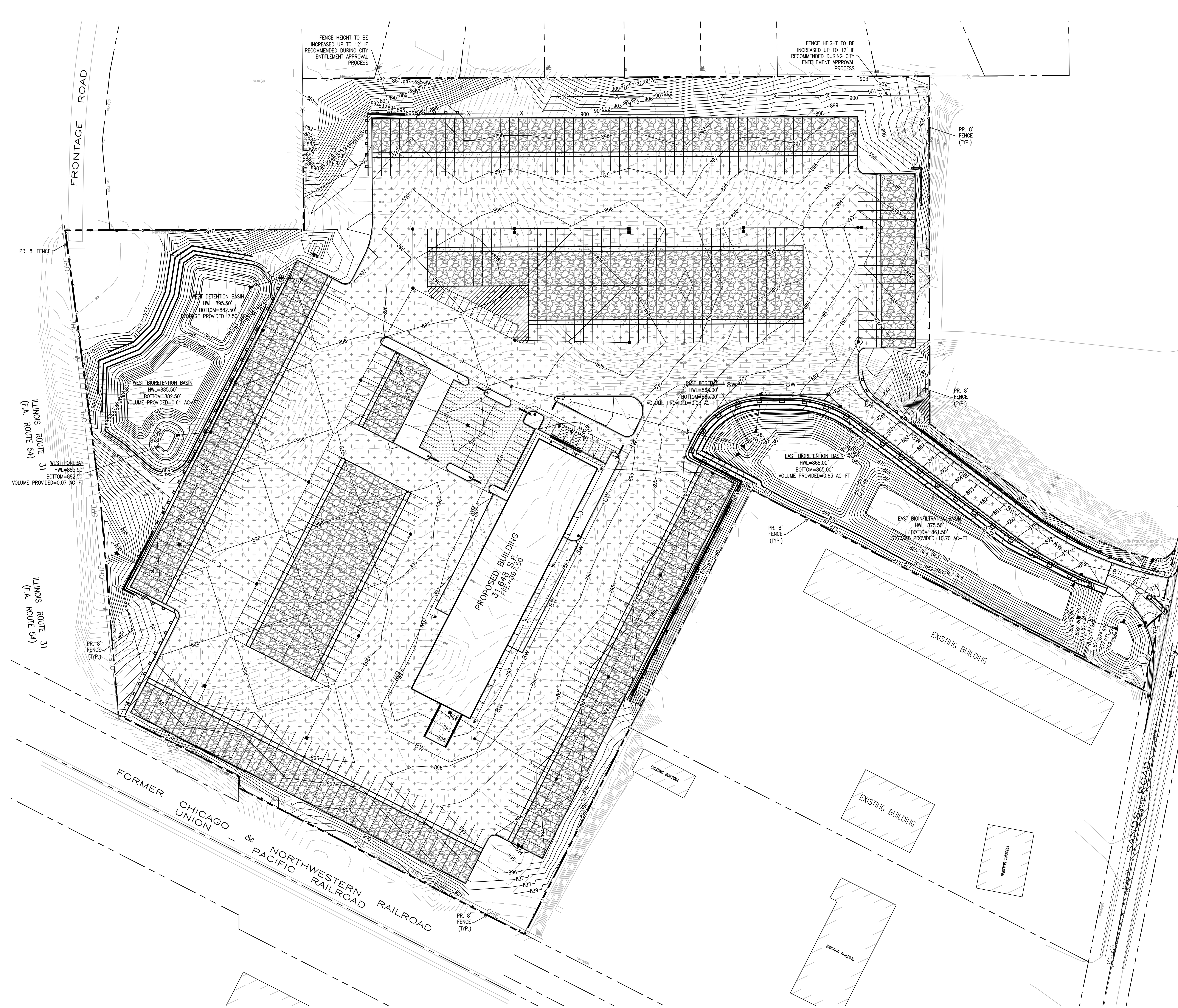
PETITIONER: Print and Sign name (*if different from owner*) **Date**

As owner of the property in question, I hereby authorize the seeking of the above requested action.

/S/ Ivan Nartzev (digital) *January 17, 2024*

OWNER: Print and Sign name **Date**

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.



PAVEMENT HATCH LEGEND:

- HEAVY DUTY ASPHALT PAVEMENT
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT GRINDINGS
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK

SITE DATA TABLE:

ZONING:	(M) MANUFACTURING (SOUTH) (M-L) MANUFACTURING LIMITED (NORTH)
REQUIRED SETBACKS:	
FRONT YARD:	30'
REAR YARD:	20'
SIDE YARD:	15'
ABUTTING RESIDENTIAL:	50'
LOT AREA:	21.48 ACRES
IMPERVIOUS AREA: (69%)	14.91 AC
PERVIOUS AREA: (31%)	6.57 AC
BUILDING AREA:	31,648 SF (FAR 0.03%)
CAR PARKING PROVIDED:	64 STALLS
STANDARD PARKING:	61 STALLS
HANDICAP ACCESSIBLE PARKING:	3
TRAILER PARKING PROVIDED:	328

No.	Description	Date
2	PER CITY	12/20/23
1	MASS GRADING SUBMITTAL	10/20/23

OVERALL SITE PLAN

NVA TRUCKING FACILITY EXPANSION
NVA PROP IL LLC
CRYSTAL LAKE, IL

JACOB & HEFNER
ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

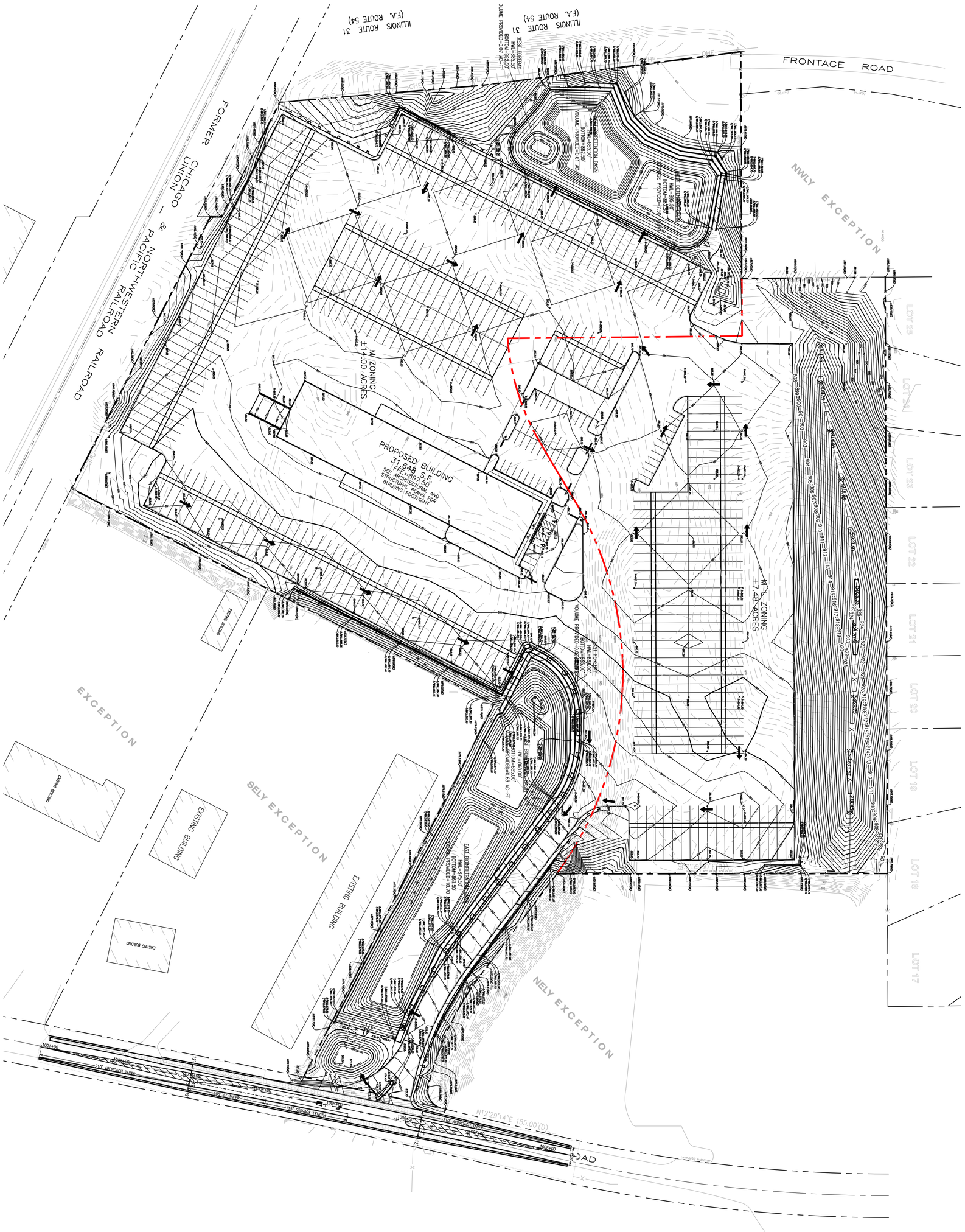
G985

1" = 60'

C2

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C:\Users\dmuntean\Desktop\2024-Projects\G985-NVA Crystal Lake\CAD\240131-Alternate Site Plan\G985-Alternate Site Plan Grading Exhibit.dwg



AGE-1	1" = 60'	G985	JACOB & HEFNER ASSOCIATES 1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515 PHONE: (630) 652-4600, FAX: (630) 652-4601 www.jacobandhefner.com	ALTERNATE SITE PLAN GRADING EXHIBIT NVA TRUCKING FACILITY EXPANSION NVA PROP IL LLC CRYSTAL LAKE, IL

No.	Description	Date
1	ORIGINAL EXHIBIT DATE	2/1/24