Agenda Item No: 13

City Council
Agenda Supplement

Meeting Date: May 7, 2024

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Requests: Simplified Residential Zoning Variations from:

A) The maximum height of 18 feet for an accessory structure to allow 18 feet 10 inches, a variation of 10 inches,

B) The limit of a dormer at 20% of the length of the side a maximum of 6 feet 4 inches to allow 14 feet on two elevations, a variation of 7 feet 6 inches per elevation,

C) The required rear yard setback of 20 feet to allow five (5) feet, a variation of 15 feet.

Miles Diamond, petitioner
142 Edgewood Avenue

PZC Recommendation: The Planning and Zoning Commission made a motion to approve the setback variation and denial of the requests for height and dormer length for the garage at 142 Edgewood Avenue.

City Council Discretion:

A. To approve the setback variation as approved by the Planning and Zoning Commission (PZC) meeting. (simple majority vote)
B. To approve the petitioner's full requests, which includes the setback variation, the dormer length variation and the height variation. (super majority vote required)
C To deny the petitioner's requests. (simple majority vote)

Staff Contact: Elizabeth Maxwell, City Planner
Katie Rivard, Assistant City Planner

Background:

- On March 6, 2024, PZC recommended denial (4-0) of the proposed variations. The PZC found the petitioner created the hardships so they did not meet the Findings of Fact and did not support the requests.
- On March 19, 2024, the City Council referred the petitioner back to the PZC to reduce the variation requests.

- Following the initial PZC hearing and City Council meeting, the petitioner reduced the building height from 21 feet to 18 feet 10 inches and dormer length request from 24 feet to 14 feet and moved the detached garage five (5) feet from the rear property line.
- Request: The petitioner is requesting to construct a new detached garage.
- Zoning: The site is zoned R-2 Single Family and will be used as a single-family home.
- Land Use: The land use map shows the area as Urban Residential. This land use designation is appropriate for this use.
- The proposed garage is 832 square feet, any accessory structure over 600 square feet must meet the principal structure setbacks. The R-2 zoning district requires a minimum rear yard setback of 20 feet. The proposed rear yard setback is five (5) feet.
- Structures under 600 square feet are required to be five (5) feet off the property line. Staff is previously recommended a condition that the structure be moved to at least five (5) feet from the rear property line, which is the requirement for smaller structures. This would provide an additional buffer from the neighboring residence behind and more room for maintenance on that side. The petitioner revised the site plan for a five (5) foot setback.
- The building height of the garage is 18 feet 10 inches, which exceeds the maximum allowable 18 feet for accessory structures. This is a variation of 10 inches.
- Accessory structures are limited to a single dormer per side elevation, which can be no wider than 20% of the length of each side elevation. The garage would have two (2) dormers, one (1) on the east elevation (front) and one (1) the west elevation (rear). The maximum permitted length per elevation is 6 feet 4 inches. The petitioner is proposing each dormer at 14 feet in width (67%), which is a variation of 7 feet 6 inches per elevation.
- Based on the size of the dormer, staff has determined the dormer roofline shall be used to determine the building height. Thus, the building height from the dormer roofline is 18 feet 10 inches, which exceeds the UDO requirements by 10 inches. Without the dormer, the height of the garage would in conformance with the UDO, as the building height of the garage roofline would be at 15 feet 1 ½ inches.
- Recently the UDO was amended to allow accessory structures to be 18 feet in height and 1 ½ stories. This was in line with recent variation approvals with the goal to reduce the number of dormer requests. It provided more space in the upper portion to eliminate the need for dormer variations. To reduce the impact on the neighboring property behind, staff is recommending a condition that the height be reduced to 18 feet and no dormer be on the west elevation.
- Building height for residential structures is defined in the UDO as: *the vertical distance measured from the curb level, or its equivalent established grade, opposite the middle of the front of the building to the highest point of the roof in the case of a flat roof; to the deckline of a mansard roof; and to the mean height level between eaves and ridge for a gable, hip or gambrel roof; excluding elevator or mechanical equipment rooms; and provided that where buildings are set back from the street line, the height of the building may be measured from the average elevation of the finished lot grade at the front of the building.*

PZC Highlights:

The following discussion took place during the Planning and Zoning Commission hearing:

- The petitioner explained the changes to the request. The height was lowered to 18 feet 10 inches, the dormer lengths were reduced to 14 feet, and the rear yard setback was increased from three (3) feet to five (5) feet. It was staff's understanding the west dormer would be removed and was noted as such in the staff report, but the petitioner clarified at the hearing he did not remove the west dormer from his request.
- The PZC had no concerns with the five (5) foot setback; however, they did not support the height and dormer length variations. They noted the UDO was recently amended to allow 18 feet and they found it difficult to approve the variation request. It was noted that without the dormers, the height would meet Code.
- The PZC found the petition did not meet the Findings of Fact.

The Planning and Zoning Commission recommended **denial (6-0) of the height and dormer length variations and approval (6-0) of the setback variation**.

If the City Council choses to approve the request the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Miles Diamond, received 02/06/2024)
   B. Site Plan (A. Schmitt Engineering, dated 07/07/2023, last revised on 03/12/2024, received 03/25/2024)
   C. Application Plans (Diamond, 04/2023, last revised 03/25/2024, received 03/25/2024)

2. The detached garage must match the existing exterior house in material, color, and style of roof.

3. The height of the garage shall be reduced to 18 feet.

4. The petitioner shall record a Rider on the property that the garage shall not be used for residential purposes.

5. The petitioners shall address all of the review comments and requirements of the Community Development and Public Works and Engineering Departments.

Votes Required to Pass: A simple majority vote to approve the setback variation.
A super majority vote (5 votes) to approve the dormer length and height variation.

6'-4" + 6'-4" = ⟶ 12'-8"

14'-0" minus 12'-8" ⇒ 1'-4" (VARIATION)
(New Dormer) (2 x MAX For single Dormer)=

Acknowledgement Form

⇒ mid point of Dormer @ 18'-10"

Regarding the Simplified Residential Zoning Variations from the maximum height of 18 feet for an accessory structure to allow 18 feet 10 inches, a variation of 10 inches, from the limit of a dormer at 20% of the length of the side a maximum of 6 feet 4 inches to allow 14 feet on two elevations, a variation of 7 feet 6 inches per elevation, from the required rear yard setback of 20 feet to allow 5 feet, a variation of 15 feet, to allow a detached garage at 142 Edgewood Avenue. Please check one of the choices and sign below.

I hereby acknowledge that I have read, understand, and agree to the staff review comments and recommended conditions contained in the staff report, city staff reviews, and consultant reviews (if applicable).

I hereby acknowledge that I have read, understand, and agree to most of the staff review comments and recommended conditions contained in the staff report, city staff reviews, and consultant reviews (if applicable) but have concerns with the following items:

Dormer Length

~~Height Variation~~ 10 in Variation to mid Point

Petitioner's Name: _____ Date: 4/30/24
Signature

Recommended Conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Miles Diamond, received 02/06/2024)
   B. Site Plan (A. Schmitt Engineering, dated 07/07/2023, last revised on 03/12/2024, received 03/25/2024)
   C. Application Plans (Diamond, 04/2023, last revised 03/25/2024, received 03/25/2024)

2. The detached garage must match the existing exterior house in material, color, and style of roof.

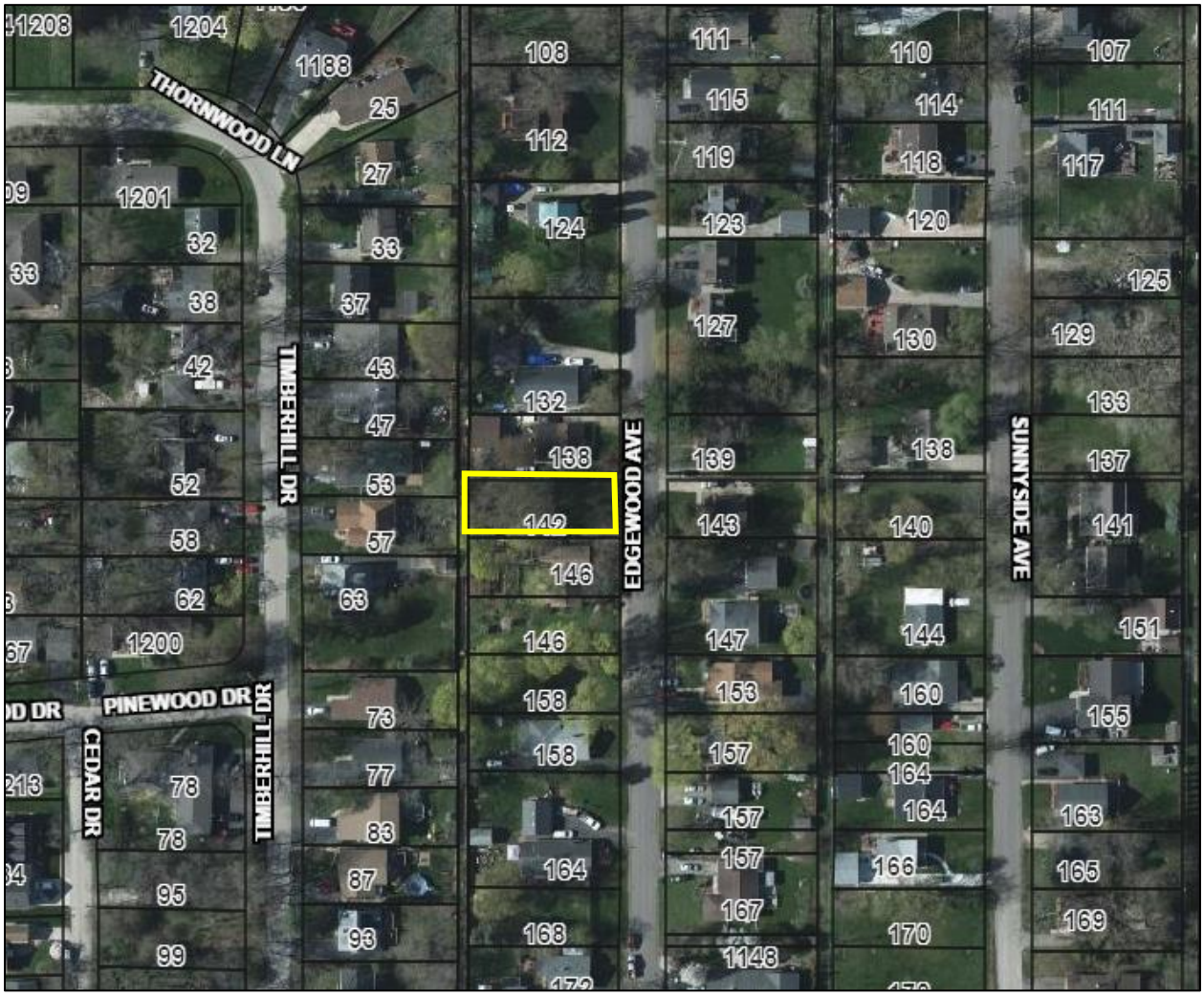
3. The height of the garage shall be reduced to 18 feet. 21'-5"+-

4. The petitioner shall record a Rider on the property that the garage shall not be used for residential purposes.

5. The petitioners shall address all of the review comments and requirements of the Community Development and Public Works and Engineering Departments.
6. The petitioner shall record a Rider on the property that the garage shall not be used for residential purposes.

7. The petitioners shall address all of the review comments and requirements of the Community Development and Public Works and Engineering Departments.

PIQ Map
142 Edgewater Drive



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING SIMPLIFIED RESIDENTIAL ZONING VARIATION FROM THE REQUIRED REAR YARD SETBACK OF 20 FEET TO ALLOW FIVE (5) FEET, A VARIATON OF 15 FEET TO ALLOW A DETACHED GARAGE AT 142 EDGEWOOD AVENUE

WHEREAS, pursuant to the terms of a Petition (File #PLN-2024-20) before the Crystal Lake Planning and Zoning Commission, the Petitioners have requested a Variation from the required rear yard setback of 20 feet to allow three (5) feet, a variation of 15 feet for a detached garage at 142 Edgewood Avenue; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on March 30, 2024 in the Northwest Herald, held a public hearing at 7:00 p.m., on April 17, 2024 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Variations; and

WHEREAS, on April 17, 2024, the Planning and Zoning Commission, 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 Variation be approved, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Variation be issued as requested in said Petition.

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

Section I: That the Variation from the required rear yard setback of 20 feet to allow five (5) feet, a variation of 15 feet for a detached garage at 142 Edgewood Avenue (14-32-456-008), Crystal Lake, Illinois is hereby approved.

Section II: Said Variation is issued with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Miles Diamond, received 02/06/2024)
   B. Site Plan (A. Schmitt Engineering, dated 07/07/2023, last revised on 12/14/2023, received 02/06/2024)
   C. Application Plans (Diamond, 04/2023, received 02/06/2024)

Draft

2. The detached garage must match the existing exterior house in material, color, and style of roof.

3. There shall be no dormer on the west elevation.

4. The height of the garage shall be reduced to 18 feet.

5. The petitioner shall record a Rider on the property that the garage shall not be used for residential purposes.

6. The petitioners shall address all of the review comments and requirements of the Community Development and Public Works and Engineering Departments.

Section III: That the City Clerk be and is hereby directed to amend all pertinent records of the City of Crystal Lake to show the issuance of Variations in accordance with the provisions of this Ordinance, as provided by law.

Section IV: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provide by law.

Draft

DATED at Crystal Lake, Illinois, this 7th day of May, 2024.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

Passed: May 7, 2024
Approved: May 7, 2024

#2024-00020
142 Edgewood Avenue – Variations
Project Review for Planning and Zoning Commission

Meeting Date: April 17, 2024

Request: Simplified Residential Variations from:

1. Article 3-200 to allow an accessory structure (detached garage) with a height of 18 feet 10 inches; and,
2. Article 4-600 to allow a dormer length of 14 feet on the east elevation; and,
3. Article 4-600 to allow a rear yard setback of five (5) feet.

Location: 142 Edgewood Avenue

Acreage: Approximately 6,500 square feet

Existing Zoning: R-2 Single Family

Surrounding Properties:

North:	R-2 Single Family
South:	R-2 Single Family
East:	R-2 Single Family
West:	R-2 Single Family

Staff Contact: Katie Rivard (815.356.3612)

Background:

- The property is a vacant lot. The petitioner has submitted a building permit for a new single-family home and detached garage.
- On March 6, 2024, PZC recommended denial (4-0) of the proposed variations. On March 19, 2024, the City Council referred the petitioner back to the PZC to reduce the variation requests.
- The petitioner submittal pictures of existing detached garages in the area with the estimated building heights.

Development Analysis:

General

- Request: The petitioner is requesting to construct a new detached garage.
- Zoning: The site is zoned R-2 Single Family and will be used as a single-family home.
- Land Use: The land use map shows the area as Urban Residential. This land use designation is appropriate for this use.

Request Overview

- The subject lot is existing non-conforming. The proposed single-family home meets the required bulk standards.
- The detached garage is 832 (26'x32') square feet. Any accessory structure over 600 square feet must meet the principal structure setbacks. The setbacks are as follows:
    - Front Yard: 21 feet – Meets (more than 50 feet).
    - Rear Yard: 20 feet – **Does not meet (5 feet). Variation required.**
    - Interior Side Yard: 4.9 feet – Meets (5 feet).
    - Combined Interior Side Yards: 12.6 feet – Meets (13 feet).
- The petitioner increased the rear yard setback from three (3) feet to five (5) feet (20 feet is required). Structures under 600 square feet are required to be five (5) feet off the property line. Staff initially recommended the garage be moved to at least five (5) feet from the rear property line, which is the requirement for smaller structures. This would provide an additional buffer from the neighboring residence behind and more room for maintenance on that side.
- The height of the garage has been reduced from 21 feet to 18 feet 10 inches. This still exceeds the maximum allowable 18 feet for accessory structures by 10 inches.
- Accessory structures are limited to a single dormer per side elevation, which can be no wider than 20% of the length of each side elevation. Therefore, the maximum permitted length is 6 feet 4 inches. The petitioner eliminated the dormer on the west elevation and reduced the east dormer length to 14 feet (approximately 44%), a variation of 7 feet 6 inches. The petitioner initially requested two (2) dormers both 24 feet in length (approximately 67%).
- Recently the UDO was amended to allow accessory structures to be 18 feet in height and 1 ½ stories. This was in line with recent variation approvals with the goal to reduce the number of dormer requests. It provided more space in the upper portion to eliminate the need for dormer variations. To reduce the impact on the neighboring property behind, staff is recommending a condition that the height be reduced to 18 feet.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Urban Residential, which allows for existing and future single-family residential uses. The following goal is applicable to this request:

Land Use - Residential

Goal: Encourage a diversity of high quality housing in appropriate locations throughout the city that supports a variety of lifestyles and invigorates community character.

Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting the following variations from:

1. Article 3-200 to allow an accessory structure (detached garage) height of 18 feet 10 inches feet, a variation of 10 inches, from the maximum 18 feet in height; and,
2. Article 4-600 from the maximum dormer length of 6 feet 4 inches (20% of the length of the side of the structure) to allow a dormer length of 14 feet on the west elevation, a variation of 7 feet 6 inches; and,
3. Article 4-600 to allow a rear yard setback of five (5) feet, a variation of 15 feet, from the minimum required 20-foot setback.

The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards

When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

   ☐ *Meets* ☒ *Does not meet*

b. Also, that the variation, if granted, will not alter the essential character of the locality.

   ☐ *Meets* ☒ *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

a. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;

   ☐ *Meets* ☒ *Does not meet*

b. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;

   ☐ *Meets* ☒ *Does not meet*

c. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

☒ *Meets* ☐ *Does not meet*

d. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.

☒ *Meets* ☐ *Does not meet*

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

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, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Miles Diamond, received 02/06/2024)
   B. Site Plan (A. Schmitt Engineering, dated 07/07/2023, last revised on 03/12/2024, received 03/25/2024)
   C. Application Plans (Diamond, 04/2023, last revised 03/25/2024, received 03/25/2024)

2. The detached garage must match the existing exterior house in material, color, and style of roof.

3. The height of the garage shall be reduced to 18 feet.

4. The petitioner shall record a Rider on the property that the garage shall not be used for residential purposes.

5. The petitioners shall address all of the review comments and requirements of the Community Development and Public Works and Engineering Departments.

Application for Simplified Residential Variation

Application Number: _____	FOR OFFICE USE ONLY
Project Name: _____	
Date of Submission: _____	

I. Applicant

MILES DIAMOND

Name

Street

Crystal Lake IL 60014

City State Zip Code

Telephone Number Fax Number E-mail address

II. Owner of Property (if different)

Name

Address Telephone Number

III. Project Data

1. a. Location/Address: 142 Edgewood Ave Crystal Lake IL

   b. PIN #: 18-01-201-010-0030

2. Description of proposal/Reason for request (including how the standards for variation are met, any unique circumstance of the property, or particular hardship):

DESCRIBE THE UNIQUE CIRCUMSTANCES OF THE PROPERTY:

NARROW NON CONFORMING LOT, NARROW ROAD NO STREET PARKING, AREA CAN HAVE A HIGH WATTER table, WATER SHED RESTRICTIONS

IS THE HARDSHIP SELF-CREATED?

NO

RECEIVED
FEB 06 2024
By:

ARE THE CONDITIONS APPLICABLE TO OTHER PROPERTIES IN THE SAME ZONING CLASSIFICATION?

YES

WILL THE VARIATION ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY?

NO

WILL THE VARIATION, IF GRANTED BE DETRIMENTAL TO PUBLIC WELFARE OR INJURIOUS TO OTHER PROPERTY?

NO

WILL THE VARIATION AS PROPOSED IMPAIR ADEQUATE SUPPLY OF LIGHT OR AIR TO ADJACENT PROPERTY; DIMINISH PROPERTY VALUE; INCREASE CONGESTION IN PUBLIC STREETS; SUSBTANTIALLY INCREASE THE DANGER OF FIRE; OT ENDANGER PUBLIC SAFETY?

NO

3. List any previous variations that are approved for this property: NONE

IV. Signatures

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.

12/11/23

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.

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, APRIL 17, 2024
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

The meeting was called to order by Mr. Gronow at 7:00 p.m.

CALL TO ORDER

On roll call, members, Greenman, Gronow, Mason, Skluzacek, Smith, and Teetsov were present. Member Repholz was absent.

Katie Rivard, Assistant City Planner, was present from Staff.

Mr. Greenman said this meeting is being recorded for broadcast and future playback on the City's cable channel. He led the group in the Pledge of Allegiance.

APPROVE MINUTES OF THE APRIL 3, 2024 PLANNING AND ZONING COMMISSION MEETING

On voice vote, members Gronow, Mason, Skluzacek, Smith, and Teetsov voted aye to approve the minutes from the April 3, 2024 regular Planning and Zoning Commission meeting. Mr. Greenman abstained. Motion passed.

2024-20 – 142 EDGEWOOD – VARIATION – PUBLIC HEARING

Simplified Residential Zoning Variations from the maximum height of 18 feet for an accessory structure to allow 18 feet 10 inches, a variation of 10 inches, from the limit of a dormer at 20% of the length of the side a maximum of 6 feet 4 inches to allow 14 feet on one elevation, a variation of 7 feet 6 inches per elevation, from the required rear yard setback of 20 feet to allow 5 feet, a variation of 15 feet.

Mr. Miles Diamond, petitioner, 222 Dole Avenue, Mr. Dan Diamond, 222 Dole Avenue, and Mr. Grant Hamilton, 431 Warwick Lane, were present to represent the petition.

Mr. Miles Diamond stated that City Council wanted to see a compromise. He stated he is ok with the five (5) foot setback. They could lower the garage by two (2) feet for an approximate height of 21 feet. He stated they reduced the garage dormer lengths on both the east and west elevations. Mr. Miles Diamond clarified there will be two (2) dormers, not one (1) as stated in the staff report. He spoke to the standards. He noted that everyone on the lake has variances.

Staff summarized the request.

Mr. Greenman opened the public hearing. There being no one to speak, he closed the public hearing. He turned it over to the Commission.

Mr. Gronow thanked the petitioner for coming back. He stated that the City went through a lot to amend the UDO to increase the height for accessory structures. Mr. Miles Diamond and Mr. Dan Diamond spoke to the height changes. Mr. Gronow stated he has a hard time allowing a greater height since the UDO was recently amended. Mr. Miles Diamond stated there are a lot of detached garages in the area that exceed 18 feet. Mr. Gronow stated he has no concerns with the five (5) foot setback, but he is not ok with the height and dormer lengths. Mr. Miles Diamond referenced Comprehensive Plan Land Use Goal for Residential that encourages a variety of housing options. He spoke to the conditions of the North Shore. Mr. Gronow stated he is against the dormer on the rear.

Mr. Skluzacek stated he is ok with the five (5) foot setback but would like to see only one (1) dormer and is not ok with the height. Mr. Dan Diamond spoke to the standard garage size and the constructions details of the garage. They cannot bring down the height, or they would have to change the design.

Ms. Teetsov stated she references the UDO. She stated the variances are not in line with the UDO. She is ok with the five (5) foot setback.

Ms. Mason appreciated the changes and had no further questions.

Mr. Smith stated the PZC needs to follow the UDO. He stated he has a similar garage without a dormer, which allows it to meet the height requirement. He noted they garage would be in conformance without the dormer. City Council may think differently than PZC. Mr. Smith asked the petitioner the reason why the dormer is needed. Mr. Miles Diamond spoke to the height of the upstairs, trusses, midpoint and other construction details. Mr. Smith stated the UDO is driving the consideration. If the UDO is wrong, then take that up with the City Council. He reiterated the dormers are what makes the height exceed 18 feet. Mr. Miles Diamond noted his lot is very narrow, the roads are very narrow and cars are parked all over. He stated the garage is acting like a basement. There would be no space to walk around. Mr. Smith stated he has a similar garage with plenty of room. Mr. Smith asked the petitioner the hardship for the dormer. Mr. Miles Diamond stated there is no space, and asked why others are treated differently than him. Mr. Smith stated that is not the case. Other garages may exist, but may be non-conforming. He stated he is willing to approve without the dormer and the midpoint below 18 feet. Mr. Dan Diamond asked if the midpoint was 18 feet if he was ok with the request. Mr. Smith replied yes.

Mr. Greenman stated that just because a structure is there, it does not mean it is conforming. The UDO has changed. Everyone has a unique circumstance and we apply those to the UDO. He said the PZC has to go by the guidelines as they are given, but City Council is different. He stated he is ok with the five (5) foot setback, but the height must be reduced. Mr. Miles Diamond suggested the City look at other UDOs such as Hinsdale's. The height is too low for people. Mr. Greenman stated the UDO gives flexibility, and they are looking for creativity. Mr. Miles Diamond stated it is time to change the code.

Mr. Gronow made a motion to approve a rear yard setback 5 feet and to deny the height and dormer length requests for the petition 2024-41 for Simplified Residential Zoning Variations from the maximum height of 18 feet for an accessory structure to allow 18 feet 10 inches, a variation of 10 inches, from the limit of a dormer at 20% of the length of the side a maximum of 6 feet 4 inches to allow 14 feet on one elevation, a variation of 7 feet 6 inches per elevation, from the required rear yard setback of 20 feet to allow 5 feet, a variation of 15 feet.

Ms. Teetsov seconded the motion. On roll call, Members Greenman, Gronow, Mason, Skluzacek, Smith, and Teetsov voted yes. The voted resulted in a 6-0 vote to approve the rear yards setback and deny the height and dormer length requests.

2023-198 – 4504 E. TERRA COTTA AVENUE – COMPREHENSIVE LAND USE MAP AMENDMENT, REZONING, PRELIMINARY PLANNED UNIT DEVELOPMENT, SPECIAL USE PERMIT, AND VARIATIONS – PUBLIC HEARING

Comprehensive Land Use Plan Map Amendment from Commerce to Industry, Rezoning upon Annexation from E Estate to M-L Manufacturing Limited, Preliminary Planned Unit Development, Special Use Permit for a Self-Storage facility, and Variations.

Mr. Jeff Budgell and Mr. Elliot Berman were present to represent the petition.

Mr. Budgell explained the background of other storage facilities and projects. He provided an overview of the site and surrounding properties. He stated this is a very irregular shaped lot with extreme slopes. They want to save as many trees as possible which causes a lot of variances. He explained the background of the initial request. They reduced the height to two (2) stories and eliminated the outdoor storage. He spoke to the zoning relief requests and why they do not meet the required 80-foot setback. He noted they removed the overhead doors facing Route 176. The new layout reduces the impervious surface of the site. He stated they reduced the height from 42 feet to 29 feet, added accented walls with masonry, and glass corners. All landscape will meet the requirements of the Code, with the exception of two (2) variances. He stated the facility will be well-lit, safe, quiet, no afterhours and 1-2 employees.

Staff summarized the request and changes from the initial proposal.

Mr. Greenman opened the public hearing.

Mr. Gary Kirchoff, 5609 Marietta Drive, stated he appreciates the compromise. He asked what elevation faces Marietta Drive. He noted concerns with water and stormwater. He is concerned with bright lights. He is ok with the hours of operation. He would like a sign to be installed at the Terra Cotta Road access off of Route 176 that says “Emergency Vehicles Only”.

There being no further public comment, Mr. Greenman closed the public hearing.

Mr. Greenman turned the item over to the petitioners to address the concerns.

Mr. Budgell stated the site will meet the stormwater ordinances and will provide detention. They will submit a photometric plan and the lights will shine down. He reiterated they have limited hours of operation.

Mr. Greenman noted the petitioner is required to manage the water, and cannot create issues on other properties. The City’s Engineering Department will be actively engaged.

Ms. Mason thanked the petitioner for the changes. She stated two (2) stories is a better solution. She stated she is still stuck on this being a gateway to Crystal Lake. She spoke to the architecture.

GENERAL NOTES:

1) SILT FENCE TO BE INSTALLED ALONG THE LIMITS OF GRADING AND NOT TO ENCROACH INTO THE FLOODPLAIN. SILT FENCE MUST BE INSTALLED BEFORE ANY OTHER WORK CAN COMMENCE.
2) INFILTRATION TRENCHES: CUT 9" INTO GRADE SO TOP OF INFILTRATION TRENCH IS AT ELEVATION SHOWN; THEN CONSTRUCT INFILTRATION TRENCH PER ATTACHED DETAIL; INFILTRATION TRENCH AREA TO BE LEFT UNDISTURBED DURING HOUSE CONSTRUCTION. THIS SHALL NOT TO BE INSTALLED UNTIL FINAL GRADING AROUND HOUSE. IF TRENCH DRAIN IS CONSTRUCTED AT BEGINNING; IT SHALL BE PROTECTED FROM OTHER SITE CONSTRUCTION USING SILT OR CONSTRUCTION FENCE.
3) CONTRACTOR TO VERIFY DEPTH OF WATER SERVICE. WATER SERVICE SIZE IS 1 ¼"
4) DOWNSPOUTS ARE REQUIRED TO DISCHARGE AWAY FROM THE HOUSE FOUNDATION OR BE BURIED. BURIED DOWN SPOUT EXTENSIONS ARE REQUIRED TO BE SET A MINIMUM OF 5-FEET WITHIN THE PROPERTY BOUNDARIES. ANY BURIED DOWNSPOUT OR SUMP DISCHARGE THAT UTILIZES A POP UP DRAIN WILL NOT HAVE THE POP UP DRAIN EXTEND MORE THAN 50% OF THE DISTANCE FROM THE HOUSE TO THE PROPERTY LINE. DOWNSPOUTS ON THE EAST SIDE OF THE HOME SHALL BE TIED INTO THE PROPOSED 6" ADS STORM PIPE. CONTRACTOR TO V.I.F DOWNSPOUT LOCATIONS.
5) EXISTING ASPHALT/CONCRETE THAT IS TO BE TAKEN OUT IS TO BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY
6) DO NOT STORE, STAGE, OR DUMP MATERIALS INTO THE STREET OR RIGHT-OF-WAY
7) DO NOT TRACK DEBRIS ONTO ROADWAY. IF DEBRIS IS TRACKED ONTO ROADWAY IT MUST BE CLEANED UP IMMEDIATELY
8) SAW CUT BUTT JOINT AT THE STREET AND LEAVE IN PLACE UNTIL READY FOR PAVING
9) REMOVE BLACK DIRT IN AREA OF NEW DRIVEWAY
10) SOIL STOCKPILES CAN NOT BE LOCATED IN THE FLOODPLAIN

INSPECTION SCHEDULE:

1) SILT FENCE INSPECTION BEFORE ANY WORK BEGINS
2) THE BASE MATERIAL MUST BE INSPECTED BEFORE PAVING
3) INFILTRATION TRENCH WHEN IT IS DUG DOWN 1 FOOT INTO THE GRAVEL LAYER
4) INFILTRATION TRENCH WHEN THE CHAMBERS ARE INSTALLED (INCLUDING ANY DOWNSPOUT, SUMP PUMP, OR VERTICAL RISER CONNECTION TO THE TRENCH) AND THE FABRIC IS LINING THE TRENCH
5) THE TRENCH ONCE THE WASHED STONE IS INSTALLED AND FABRIC IS COVERING THE STONE
6) WHEN ALL WORK IS COMPLETED FOR FINAL INSPECTION. NEED TO HAVE AS-BUILT GRADING PLAN BEFORE THIS INSPECTION

SITE DRAINAGE INFORMATION:

1) THERE IS APPROXIMATELY 5,900 S.F OF OFFSITE AREA DRAINING ONTO THE PROJECT SITE. THERE IS A DRAINAGE RIDGE IS THE SOUTH SIDE OF THE NORTHERN PROPERTY AND A QUARTER OF THE WEST PROPERTY DIRECTS WATER TO THE PROPERTY. NO OTHER AREAS ARE DISCHARGING TO THE SITE. THE RUNOFF FROM THE ROAD CONTINUES SOUTH AWAY FROM THE PROPERTY. THE SITE IS MOSTLY FLAT SO A MINIMUM SLOPE PERCENTAGE OF 0.50% WAS MAINTAINED AROUND THE BUILDINGS TO KEEP RUNOFF ON THE SITE.

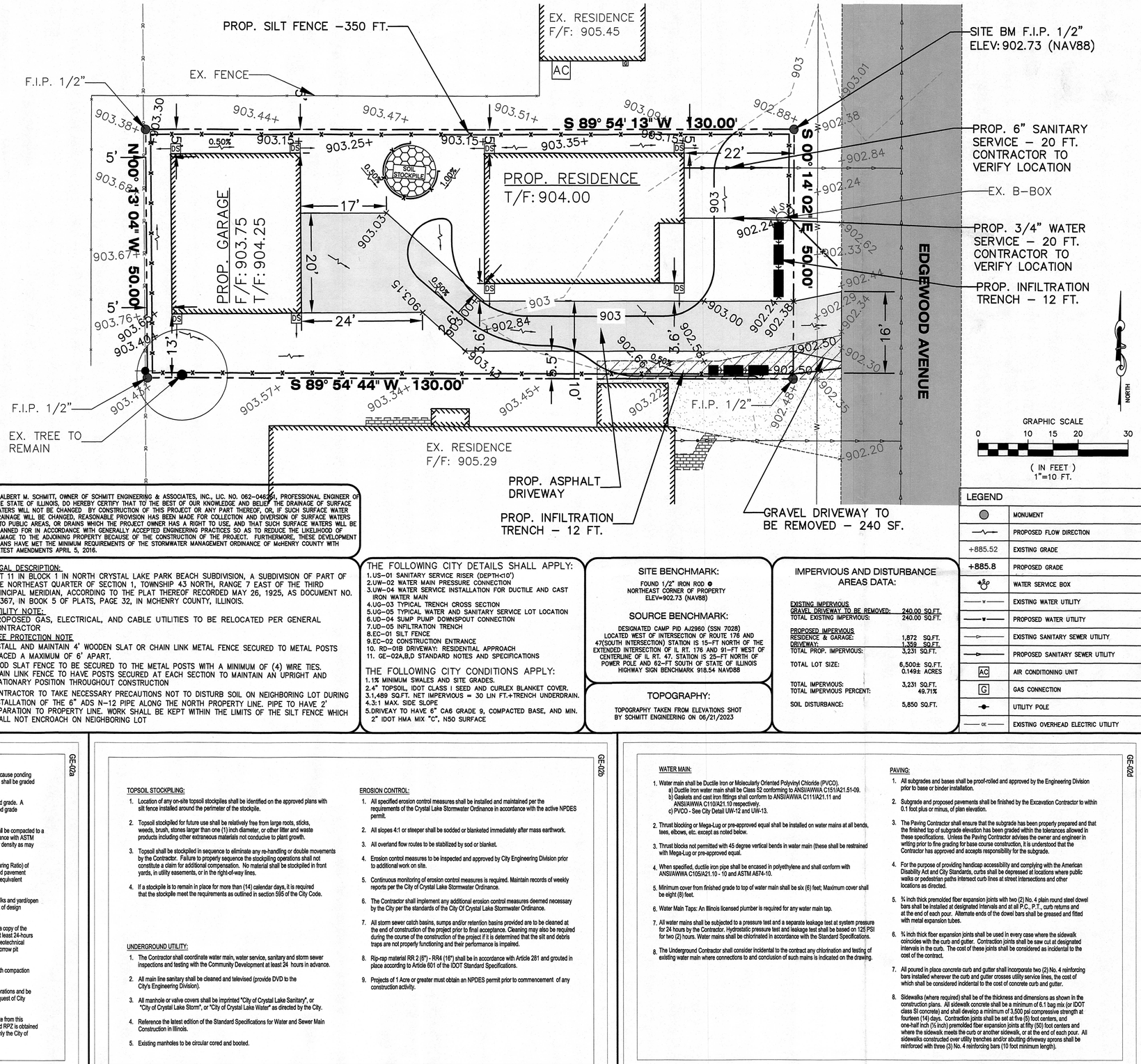
CONTRACTORS NOTES:

1. CONTRACTOR TO VERIFY IN FIELD LOCATION OF SANITARY STUB
2. CONTRACTOR TO VERIFY QUALITY OF SANITARY SERVICE
3. CONNECT TO EXISTING SANITARY STUB, CONNECTION SHALL BE CLEANED AND EXISTING SERVICE TO BE TELEVISED TO MAIN TO DETERMINE IF ACCEPTABLE.
4. CONTRACTOR TO INSTALL INLET FILTERS ON ALL EXISTING AND PROPOSED STORM STRUCTURES ON OR IN THE NEARBY VICINITY OF THE SITE
5. ROOF DRAINS FOR THE PROPOSED STRUCTURE MUST BE TIED INTO THE PROPOSED INFILTRATION TRENCHES AS DIRECTED BY THE CITY
6. ANY DEWATERING ACTIVITIES WILL BE REQUIRED TO PASS THROUGH A SILT BAG BEFORE WATER IS DISCHARGED INTO THE LAKE. WATER SHALL NOT BE DIRECTLY DISCHARGED INTO THE LAKE
7. IF CONCRETE IS TO BE POURED ONSITE, A TEMPORARY CONCRETE WASHOUT MUST BE USED
8. THE CLSO APPENDIX 2 STANDARD SOIL EROSION AND SEDIMENT CONTROL NOTES GOVERN THIS PLAN
9. THE CLSO APPENDIX 3 STANDARD DRAIN TILE NOTES GOVERN THIS PLAN
10. SOIL IS TO BE STOCKPILED ONSITE
11. INFILTRATION TRENCHES NORTH OF HOUSE TO CONNECT WITH 4" SCH-40 PIPE AT LOWEST POSSIBLE INVERT OF THE INFILTRATOR MULTIPORT ENDCAP OR EQUIVALENT
12. THE CITY HAS REQUESTED THAT THE CIVIL ENGINEER OR LAND SURVEYOR STAKE OUT ALL SIDE YARD SWALES & DRAINAGE FEATURES

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A,B,C, D			*	*					
SODDING				C**								
TEMPORARY SEEDING			E									
DORMANT SEEDING	USE SEED BLANKETS									USE SEED BLANKETS		

STANDARD LAWN MIXTURE
A (1) KENTUCKY BLUEGRASS 50 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE AND CREEPING RED FESCUE 20LBS/ACRE
SALT TOLERANT MIXTURE B
(1A) BLUE GRASS 30 LBS/ACRE PERENNIAL RYEGRASS 10 LBS/ACRE DAWSONS RED FESCUE 10 LBS ACRE SCALDIS HARD FESCUE 10 LBS/ACRE FULTS SALT GRASS 30 LBS/ACRE
LOW PROFILE NATIVE GRASS MIXTURE
C ANDROPOGON SCOPARIUS (LITTLE BLUE STEM) 5 LBS/ACRE
BOUTELOVA CURTIPENDULA (SIDE OATS GRAMA) 5 LBS/ACRE
ELYMUS CANADENENSIS (WLD RYE) 1 LBS/ACRE SPOROBOLUS HETEROLEPSIS (PRAIRIE DROPSEED) 0.5 LBS/ACRE ANNUAL RYE GRASS 25 LBS/ACRE OATS, SPRING 25 LBS/ACRE PERENNIAL RYE GRASS 15 LBS/ACRE

WETLAND GRASS AND SEDGE MIXTURE.
D (48) ANNUAL RYE GRASS 25 LBS/ACRE OATS, SPRING 25 LBS/ACRE
E CEREAL RYE 90 LBS/ACRE, OR WHEAT 90 LBS/ACRE, OR PERENNIAL RYEGRASS 25 LBS/ACRE
G SOD
* IRRIGATION NEEDED DURING JUNE AND JULY
** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.
( ) IDOT STANDARD



I, ALBERT M. SCHMITT, OWNER OF SCHMITT ENGINEERING & ASSOCIATES, INC., LIC. NO. 062-046281, PROFESSIONAL ENGINEER OF THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF THIS PROJECT OR ANY PART THEREOF, OR, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE PROJECT OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE PROJECT. FURTHERMORE, THESE DEVELOPMENT PLANS HAVE MET THE MINIMUM REQUIREMENTS OF THE STORMWATER MANAGEMENT ORDINANCE OF McHENRY COUNTY WITH LATEST AMENDMENTS APRIL 5, 2016.

LEGAL DESCRIPTION:
LOT 11 IN BLOCK 1 IN NORTH CRYSTAL LAKE PARK BEACH SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 1925, AS DOCUMENT NO. 68367, IN BOOK 5 OF PLATS, PAGE 32, IN MCHENRY COUNTY, ILLINOIS.

UTILITY NOTE:
PROPOSED GAS, ELECTRICAL, AND CABLE UTILITIES TO BE RELOCATED PER GENERAL CONTRACTOR

TREE PROTECTION NOTE
INSTALL AND MAINTAIN 4' WOODEN SLAT OR CHAIN LINK METAL FENCE SECURED TO METAL POSTS SPACED A MAXIMUM OF 6' APART.
WOOD SLAT FENCE TO BE SECURED TO THE METAL POSTS WITH A MINIMUM OF (4) WIRE TIES.
CHAIN LINK FENCE TO HAVE POSTS SECURED AT EACH SECTION TO MAINTAIN AN UPRIGHT AND STATIONARY POSITION THROUGHOUT CONSTRUCTION
CONTRACTOR TO TAKE NECESSARY PRECAUTIONS NOT TO DISTURB SOIL ON NEIGHBORING LOT DURING INSTALLATION OF THE 6" ADS N-12 PIPE ALONG THE NORTH PROPERTY LINE. PIPE TO HAVE 2' SEPARATION TO PROPERTY LINE. WORK SHALL BE KEPT WITHIN THE LIMITS OF THE SILT FENCE WHICH SHALL NOT ENCROACH ON NEIGHBORING LOT

THE FOLLOWING CITY DETAILS SHALL APPLY:
1.US-01 SANITARY SERVICE RISER (DEPTH<10')
2.UW-02 WATER MAIN PRESSURE CONNECTION
3.UW-04 WATER SERVICE INSTALLATION FOR DUCTILE AND CAST IRON WATER MAIN
4.UG-03 TYPICAL TRENCH CROSS SECTION
5.UG-05 TYPICAL WATER AND SANITARY SERVICE LOT LOCATION
6.UD-04 SUMP PUMP DOWNSPOUT CONNECTION
7.UD-05 INFILTRATION TRENCH
8.EC-01 SILT FENCE
9.EC-02 CONSTRUCTION ENTRANCE
10. RD-018 DRIVEWAY: RESIDENTIAL APPROACH
11. GE-02A,B,D STANDARD NOTES AND SPECIFICATIONS

THE FOLLOWING CITY CONDITIONS APPLY:
1.1% MINIMUM SWALES AND SITE GRADES.
2.4" TOPSOIL, IDOT CLASS I SEED AND CURLEX BLANKET COVER.
3.1,489 SQ.FT. NET IMPERVIOUS = 30 LIN FT.+TRENCH UNDERDRAIN.
4.3:1 MAX. SIDE SLOPE
5.DRIVEWAY TO HAVE 6" CA6 GRADE 9, COMPACTED BASE, AND MIN. 2" IDOT HMA MIX "C", N50 SURFACE

SITE BENCHMARK:
FOUND 1/2" IRON ROD ⊙
NORTHEAST CORNER OF PROPERTY
ELEV=902.73 (NAV88)

SOURCE BENCHMARK:
DESIGNATED CAMP PID AJ2960 (SSN 7028)
LOCATED WEST OF INTERSECTION OF ROUTE 176 AND 47(SOUTH INTERSECTION) STATION IS 15-FT NORTH OF THE EXTENDED INTERSECTION OF IL RT. 176 AND 91-FT WEST OF CENTERLINE OF IL RT. 47. STATION IS 25-FT NORTH OF POWER POLE AND 62-FT SOUTH OF STATE OF ILLINOIS HIGHWAY SIGN BENCHMARK 918.54 NAVD88

TOPOGRAPHY:
TOPOGRAPHY TAKEN FROM ELEVATIONS SHOT BY SCHMITT ENGINEERING ON 06/21/2023

IMPERVIOUS AND DISTURBANCE AREAS DATA:

EXISTING IMPERVIOUS	
GRAVEL DRIVEWAY TO BE REMOVED:	240.00 SQ.FT.
TOTAL EXISTING IMPERVIOUS:	240.00 SQ.FT.
PROPOSED IMPERVIOUS	
RESIDENCE & GARAGE:	1,872 SQ.FT.
DRIVEWAY:	1,359 SQ.FT.
TOTAL PROP. IMPERVIOUS:	3,231 SQ.FT.
TOTAL LOT SIZE:	6,500± SQ.FT. 0.149± ACRES
TOTAL IMPERVIOUS:	3,231 SQ.FT.
TOTAL IMPERVIOUS PERCENT:	49.71%
SOIL DISTURBANCE:	5,850 SQ.FT.

LEGEND

⊙	MONUMENT
~~→	PROPOSED FLOW DIRECTION
+885.52	EXISTING GRADE
+885.8	PROPOSED GRADE
W	WATER SERVICE BOX
W	EXISTING WATER UTILITY
W	PROPOSED WATER UTILITY
S	EXISTING SANITARY SEWER UTILITY
S	PROPOSED SANITARY SEWER UTILITY
AC	AIR CONDITIONING UNIT
G	GAS CONNECTION
	UTILITY POLE
OE	EXISTING OVERHEAD ELECTRIC UTILITY

PLANS PREPARED FOR:
MILES DIAMOND
222 DOLE AVENUE
CRYSTAL LAKE, IL 60014
PHONE: (847) 767-2043
EMAIL: MILESJDIAMOND1996@GMAIL.COM

REVISIONS

10/19/2023	IMPERVIOUS REVISION
12/14/2023	IMPERVIOUS REVISION
03/12/2024	CITY COMMENTS - 03/04/2024

Permit Number HEALTH
-
Permit Number PLANNING
-

ALBERT M. SCHMITT 062-046281 REGISTERED PROFESSIONAL ENGINEER STATE OF ILLINOIS
EXPIRES: 11-30-2025

NEW CONSTRUCTION
142 EDGEWOOD AVENUE
CRYSTAL LAKE, IL 60014
P.I.N. NO.: 18-01-201-012

SCHMITT ENGINEERING
215 West Cary Street, Woodstock, Illinois 60098
Phone: (815) 337-7810
www.dschmittengineering.com

GE-02a

GENERAL SITE-WORK:

1. Pre-Construction meeting shall be conducted with City Staff and all Contractors prior to commencing any grading or underground utility construction activities (schedule meeting with the Community Development Department at 815-356-3605).
2. 24-hour Emergency contact numbers shall be provided to City Staff at the Pre-Construction meeting.
3. Working hours shall be limited to the hours of 7:00 a.m. and 7:00 p.m. on weekdays only (except in cases of emergency). Non-emergency work on weekends or holidays is not permitted per City Code except under written permission from the City Engineer. The owner is responsible for the City Inspector cost of overtime inspection beyond the normal eight (8) hour day, including weekends and holidays.
4. Public/private streets shall be kept free of dirt and debris with regular cleaning, sweeping, and scraping conducted by the Contractor. Junk and debris shall not be allowed to accumulate, blow, or scatter onto streets or adjacent properties.
5. J.U.L.I.E. shall be contacted for utility locations on-site and in the adjacent rights-of-way.
6. Contractor shall provide and maintain fencing, barricades, traffic control signs, and other safeguarding measures during the course of all work to protect the public from the construction operations.
7. Maintain access to adjacent streets during construction. No closing of streets unless approval is first obtained from the agency with jurisdiction (City of Crystal Lake, McHenry County Department of Transportation, Illinois Department of Transportation, etc).
8. Any damage to public right-of-way, public utilities, streets, curb, etc. shall be repaired/replaced as soon as possible and as directed by the City Engineer.
9. The contractor shall give the City of Crystal Lake, Illinois Department of Transportation, and any other governmental agency having jurisdiction, at least two (2) working days notice excluding Saturday and Sunday prior to the initiation of any phase of construction. Contractor shall immediately notify if construction has ceased and renew the two (2) working day notification thereafter.
10. The Contractor shall be responsible for obtaining all required permits for construction prior to commencement along or across existing streets or highways. The Contractor shall make arrangements for the proper bracing, shoring and other protection of all roadways before construction begins.

GRADING:

1. The grading and construction of the site improvements shall not cause ponding of storm sewer water. All areas adjacent to these improvements shall be graded to allow positive drainage.
2. The proposed grading elevations shown on the plans are finished grade. A minimum of six (6) inches of topsoil is to be placed before finished grade elevations are achieved.
3. Embankment material within parkway and open space areas shall be compacted to a minimum of ninety percent (90%) of maximum density in accordance with ASTM Specification D-1557 (modified proctor method), or to such other density as may be determined appropriate by the soils engineer.
4. All subgrade material shall have a minimum CBR (California Bearing Ratio) of 3.0 as determined by the soils engineer, or base replacement and pavement design revisions shall be provided which are adequate to obtain equivalent pavement strength.
5. Proposed pavement areas, building pads, driveways and sidewalks and yard/open space areas shall be excavated or filled to plus or minus 0.1 foot of design subgrade elevations by the Contractor.
6. Any borrow pit locations shall be identified by the Contractor on a copy of the approved site plans and forwarded to the Engineering Division at least 24-hours prior to excavation. Provide backfill compaction reports from a geotechnical engineer and as-built plans to the Engineering Division for any borrow pit area.
7. Backfill shall be monitored by a geotechnical engineer on-site with compaction reports forwarded to the Engineering Division for review.
8. Water truck shall be on-site at all times during mass-grading operations and be available as needed for the purposes of dust control or at the request of City Staff.
9. Use of City fire hydrants is not allowed unless approved (separate from this permit) by the Public Works Department and a hydrant meter and RPZ is obtained from the City of Crystal Lake Water Division (815-356-3614). Only the City of Crystal Lake Water Division may operate valves and hydrants.

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	STANDARD NOTES AND SPECIFICATIONS	GE-02a	City of Crystal Lake Illinois
2.		Date: 01/30/15	
3.		Drawn DD Checked AW	
4.			

L:\ENGINEERING AND BUILDING\ENGINEERING DETAILS AND STANDARDS\

GE-02b

TOPSOIL STOCKPILING:

1. Location of any on-site topsoil stockpiles shall be identified on the approved plans with silt fence installed around the perimeter of the stockpile.
2. Topsoil stockpiled for future use shall be relatively free from large roots, sticks, weeds, brush, stones larger than one (1) inch diameter, or other litter and waste products including other extraneous materials not conducive to plant growth.
3. Topsoil shall be stockpiled in sequence to eliminate any re-handling or double movements by the Contractor. Failure to properly sequence the stockpiling operations shall not constitute a claim for additional compensation. No material shall be stockpiled in front yards, in utility easements, or in the right-of-way lines.
4. If a stockpile is to remain in place for more than (14) calendar days, it is required that the stockpile meet the requirements as outlined in section 595 of the City Code.

UNDERGROUND UTILITY:

1. The Contractor shall coordinate water main, water service, sanitary and storm sewer inspections and testing with the Community Development at least 24 hours in advance.
2. All main line sanitary shall be cleaned and televised (provide DVD to the City's Engineering Division).
3. All manhole or valve covers shall be imprinted "City of Crystal Lake Sanitary", or "City of Crystal Lake Storm", or "City of Crystal Lake Water" as directed by the City.
4. Reference the latest edition of the Standard Specifications for Water and Sewer Main Construction in Illinois.
5. Existing manholes to be circular cored and booted.

EROSION CONTROL:

1. All specified erosion control measures shall be installed and maintained per the requirements of the Crystal Lake Stormwater Ordinance in accordance with the active NPDES permit.
2. All slopes 4:1 or steeper shall be sodded or blanketed immediately after mass earthwork.
3. All overland flow routes to be stabilized by sod or blanket.
4. Erosion control measures to be inspected and approved by City Engineering Division prior to additional work on site.
5. Continuous monitoring of erosion control measures is required. Maintain records of weekly reports per the City of Crystal Lake Stormwater Ordinance.
6. The Contractor shall implement any additional erosion control measures deemed necessary by the City per the standards of the City Of Crystal Lake Stormwater Ordinance.
7. All storm sewer catch basins, sumps and/or retention basins provided are to be cleaned at the end of construction of the project prior to final acceptance. Cleaning may also be required during the course of the construction of the project if it is determined that the silt and debris traps are not properly functioning and their performance is impaired.
8. Rip-rap material RR 2 (6") - RR4 (16") shall be in accordance with Article 281 and grouted in place according to Article 601 of the IDOT Standard Specifications.
9. Projects of 1 Acre or greater must obtain an NPDES permit prior to commencement of any construction activity.

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	STANDARD NOTES AND SPECIFICATIONS	GE-02b	City of Crystal Lake Illinois
2.		Date: 01/30/15	
3.		Drawn DD Checked AW	
4.			

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GE-02d

WATER MAIN:

1. Water main shall be Ductile Iron or Molecularly Oriented Polyvinyl Chloride (PVCO).
   a) Ductile Iron water main shall be Class 52 conforming to ANSI/AWWA C151/A21.51-09.
   b) Gaskets and cast iron fittings shall conform to ANSI/AWWA C111/A21.11 and ANSI/AWWA C110/A21.10 respectively.
   c) PVCO - See City Detail UW-12 and UW-13.
2. Thrust blocking or Mega-Lug or pre-approved equal shall be installed on water mains at all bends, tees, elbows, etc. except as noted below.
3. Thrust blocks not permitted with 45 degree vertical bends in water main (these shall be restrained with Mega-Lug or pre-approved equal.
4. When specified, ductile iron pipe shall be encased in polyethylene and shall conform with ANSI/AWWA C105/A21.10 - 10 and ASTM A674-10.
5. Minimum cover from finished grade to top of water main shall be six (6) feet; Maximum cover shall be eight (8) feet.
6. Water Main Taps: An Illinois licensed plumber is required for any water main tap.
7. All water mains shall be subjected to a pressure test and a separate leakage test at system pressure for 24 hours by the Contractor. Hydrostatic pressure test and leakage test shall be based on 125 PSI for two (2) hours. Water mains shall be chlorinated in accordance with the Standard Specifications.
8. The Underground Contractor shall consider incidental to the contract any chlorination and testing of existing water main where connections to and conclusion of such mains is indicated on the drawing.

PAVING:

1. All subgrades and bases shall be proof-rolled and approved by the Engineering Division prior to base or binder installation.
2. Subgrade and proposed pavements shall be finished by the Excavation Contractor to within 0.1 foot plus or minus, of plan elevation.
3. The Paving Contractor shall ensure that the subgrade has been properly prepared and that the finished top of subgrade elevation has been graded within the tolerances allowed in these specifications. Unless the Paving Contractor advises the owner and engineer in writing prior to fine grading for base course construction, it is understood that the Contractor has approved and accepts responsibility for the subgrade.
4. For the purpose of providing handicap accessibility and complying with the American Disability Act and City Standards, curbs shall be depressed at locations where public walks or pedestrian paths intersect curb lines at street intersections and other locations as directed.
5. ¾ inch thick premolded fiber expansion joints with two (2) No. 4 plain round steel dowel bars shall be installed at designated intervals and at all P.C., P.T., curb returns and at the end of each pour. Alternate ends of the dowel bars shall be greased and fitted with metal expansion tubes.
6. ¾ inch thick fiber expansion joints shall be used in every case where the sidewalk coincides with the curb and gutter. Contraction joints shall be saw cut at designated intervals in the curb. The cost of these joints shall be considered as incidental to the cost of the contract.
7. All poured in place concrete curb and gutter shall incorporate two (2) No. 4 reinforcing bars installed wherever the curb and gutter crosses utility service lines, the cost of which shall be considered incidental to the cost of concrete curb and gutter.
8. Sidewalks (where required) shall be of the thickness and dimensions as shown in the construction plans. All sidewalk concrete shall be a minimum of 6.1 bag mix (or IDOT class SI concrete) and shall develop a minimum of 3,500 psi compressive strength at fourteen (14) days. Contraction joints shall be set at five (5) foot centers, and one-half inch (½ inch) premolded fiber expansion joints at fifty (50) foot centers and where the sidewalk meets the curb or another sidewalk, or at the end of each pour. All sidewalks constructed over utility trenches and/or abutting driveway aprons shall be reinforced with three (3) No. 4 reinforcing bars (10 foot minimum length).

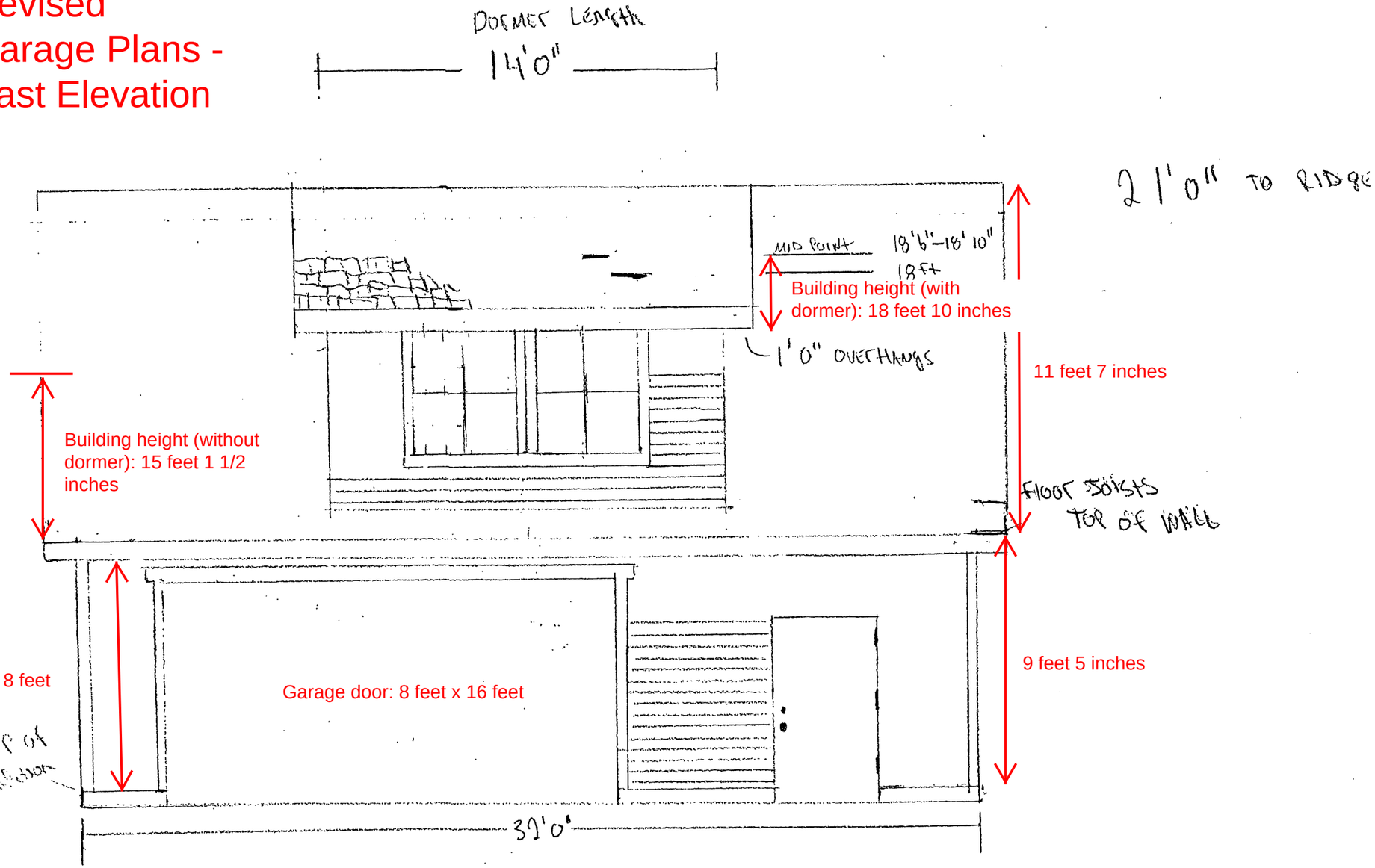
Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	STANDARD NOTES AND SPECIFICATIONS	GE-02d	City of Crystal Lake Illinois
2.		Date: 01/30/15	
3.		Drawn DD Checked AW	
4.			

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Drawn By ACT
Checked By AMS
Date 07/07/2023
Scale 1" = 10 Ft.
Page No. 1 of 2
Job Number 230602

\\SCHMITT-SERVER\AutoCAD_Parking\Proj\PLATS\2023\230602-142 Edgewood Ave. CL_1-230602.dwg-Site Plan-2/1/2008 3:04 PM

Revised Garage Plans - East Elevation

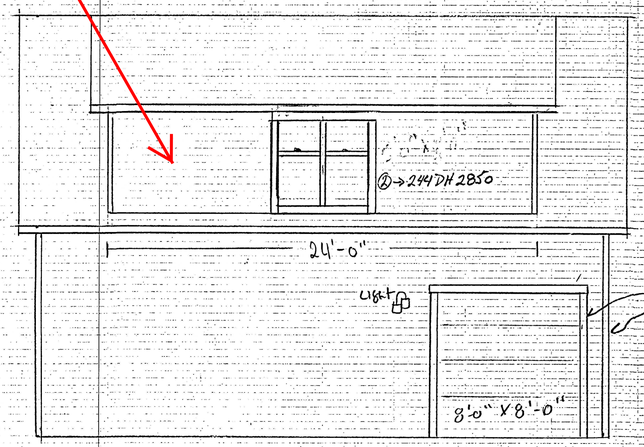


Initial Garage Plans - East Elevation

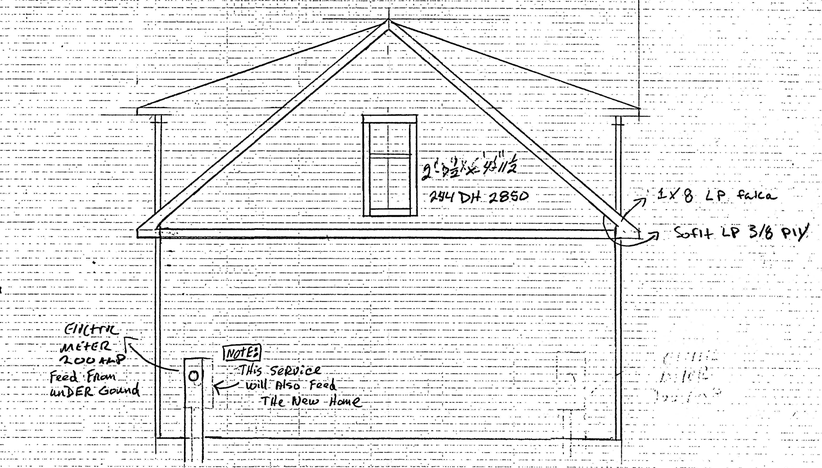
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ELEVATION PLAN FOR NEW GARAGE

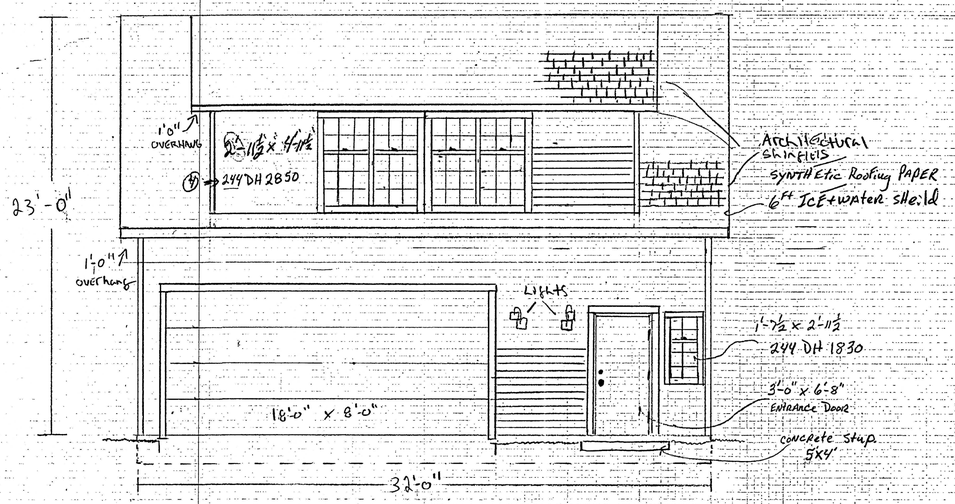
MILES DIAMOND
142 EDGEWOOD AVE
CRYSTAL LAKE IL 60014
MILES DIAMOND = OWNER => BUILDER => DRAWINGS
PHONE (815-355-2343) APRIL 2023



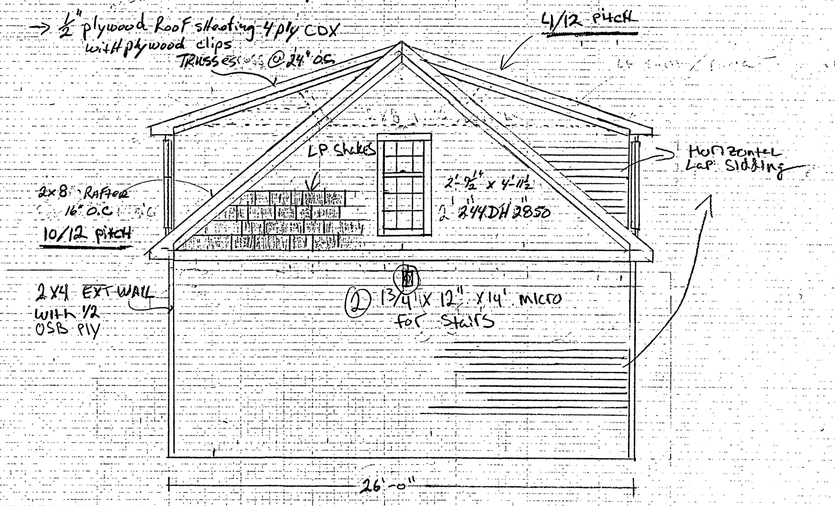
BACK GARAGE WEST ELEVATION
1/4" = 1'-0"



SIDE GARAGE SOUTH ELEVATION
1/4" = 1'-0"



FRONT GARAGE EAST ELEVATION
1/4" = 1'-0"



SIDE GARAGE NORTH ELEVATION
1/4" = 1'-0"

Initial Garage Plans

NEW GARAGE FW Section

Miles DiAmonD

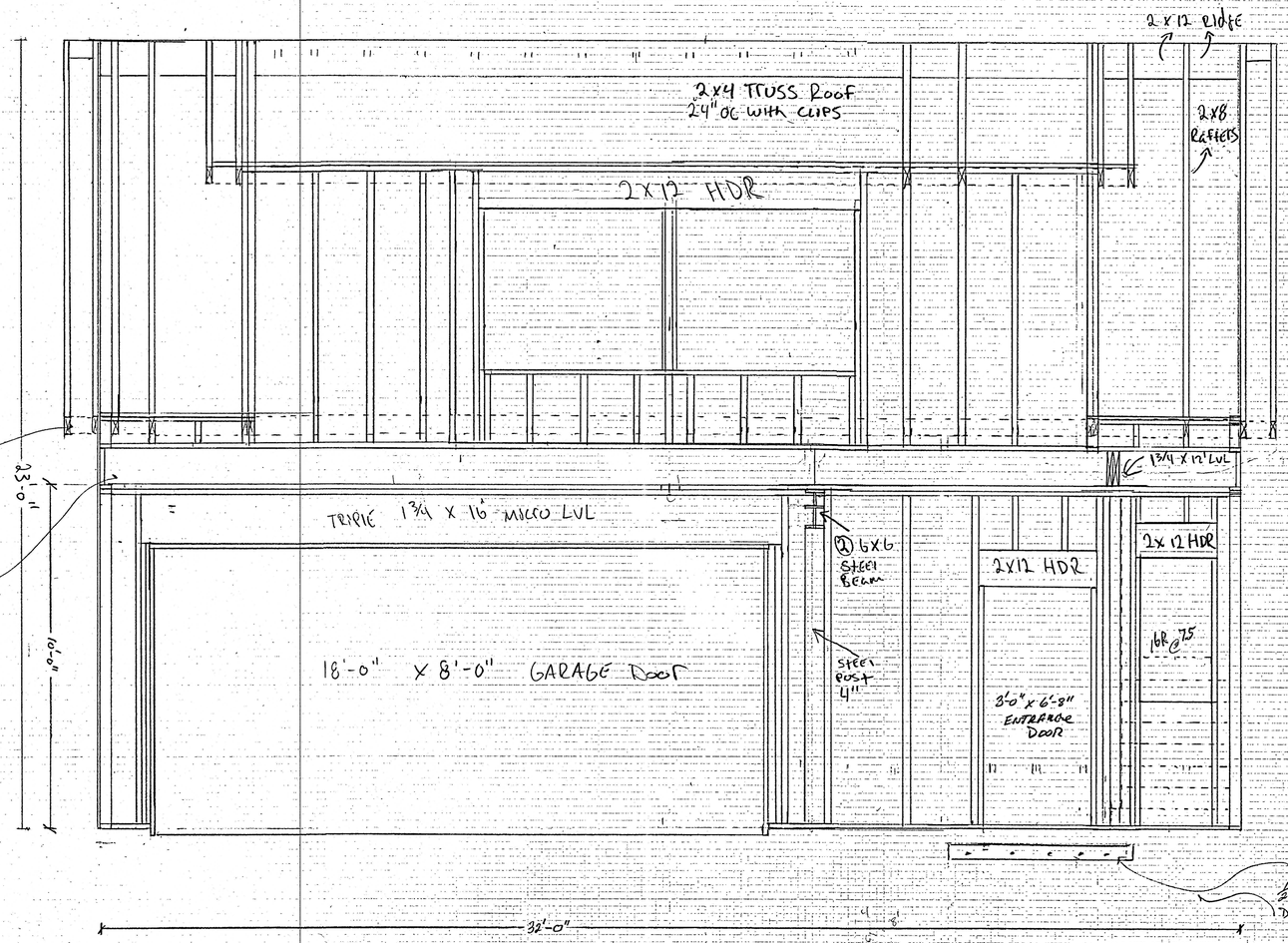
142 Edgewood Ave.

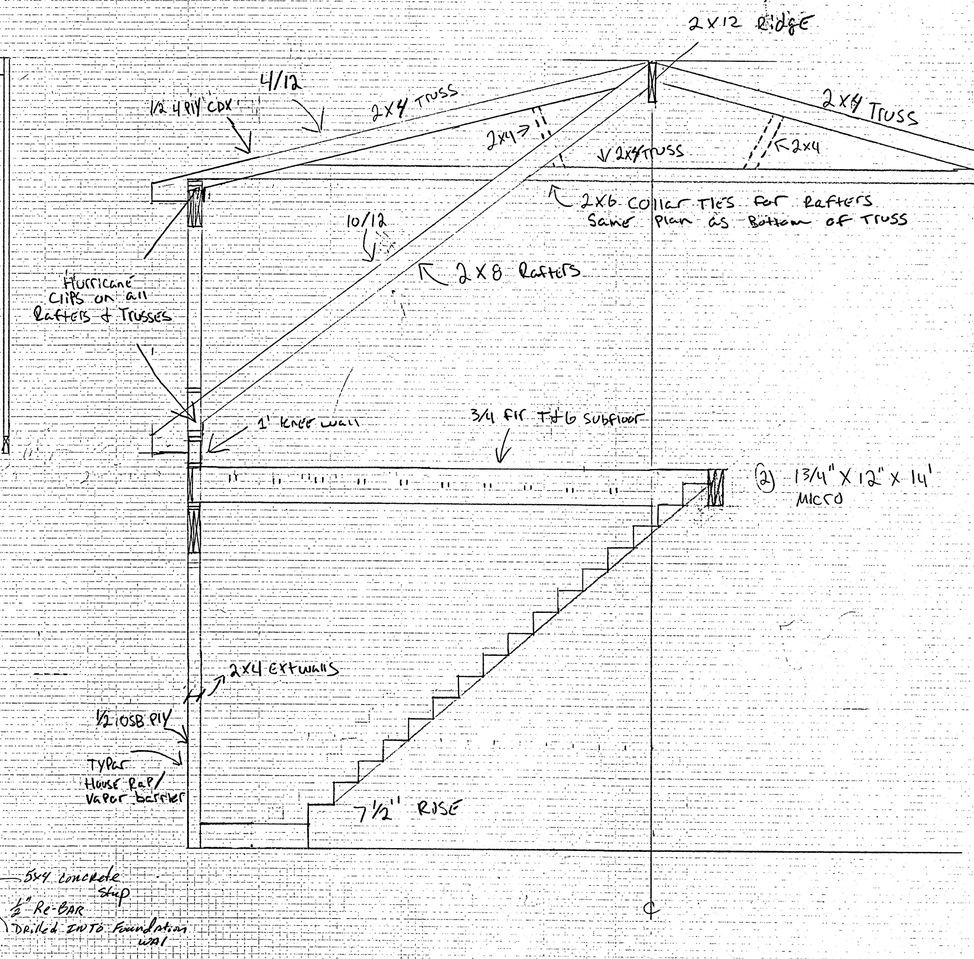
CRystal LAKE JI 60014

Miles DiAmonD = OWNER ⇒ Builder ⇒ DRAWINGS

PHone (815-355-2343)

April 2023



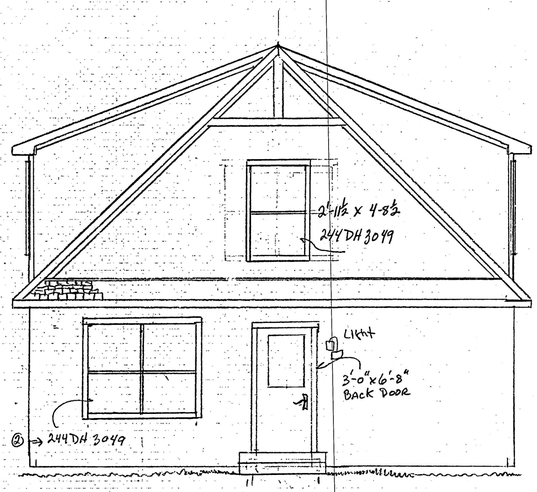


X-Sec SCALE 1/2 = 1'-0"

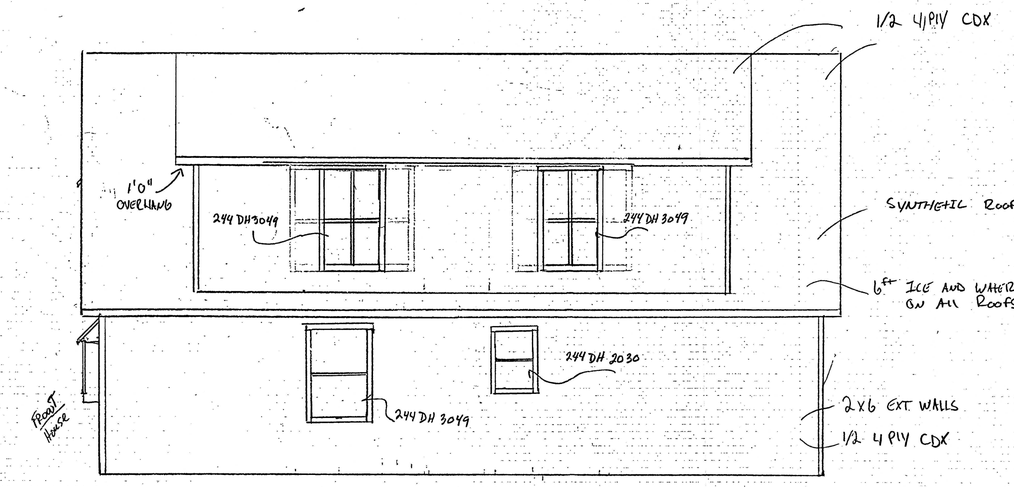
House Plans
(For reference only - no variations required)

ELEVATION PLAN FOR NEW HOUSE

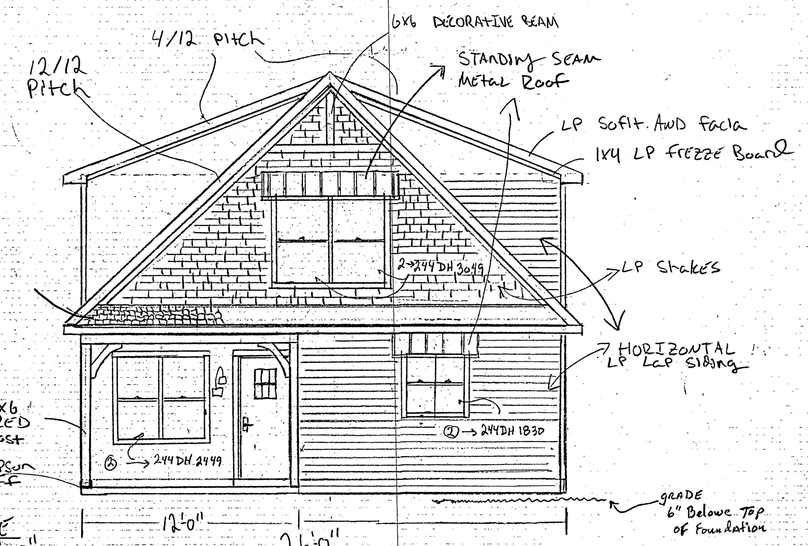
MILES DIAMOND
142 EDGEWOOD AVE
CRYSTAL LAKE IL 60014
MILES DIAMOND = OWNER => BUILDER => DRAWINGS
PHONE (815-355-2343 APRIL 2023



BACK of HOME
WEST ELEVATION

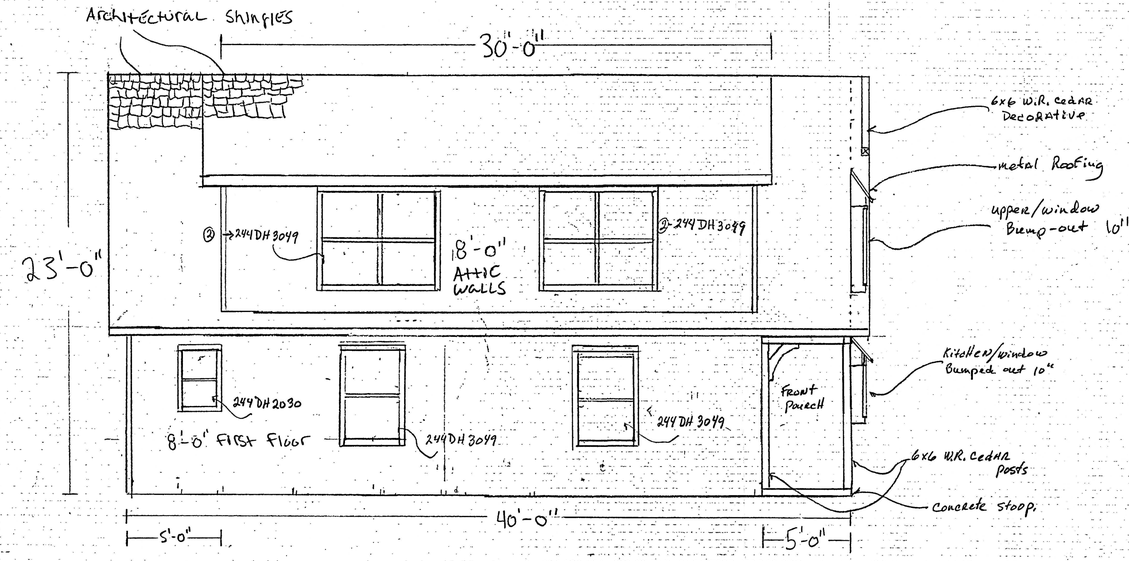


SIDE of HOME
- NORTH ELEVATION

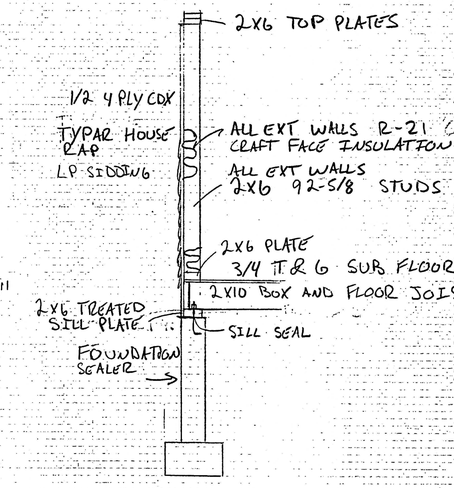


SCALE
1/4" = 1'-0"

FRONT of HOME
EAST ELEVATION



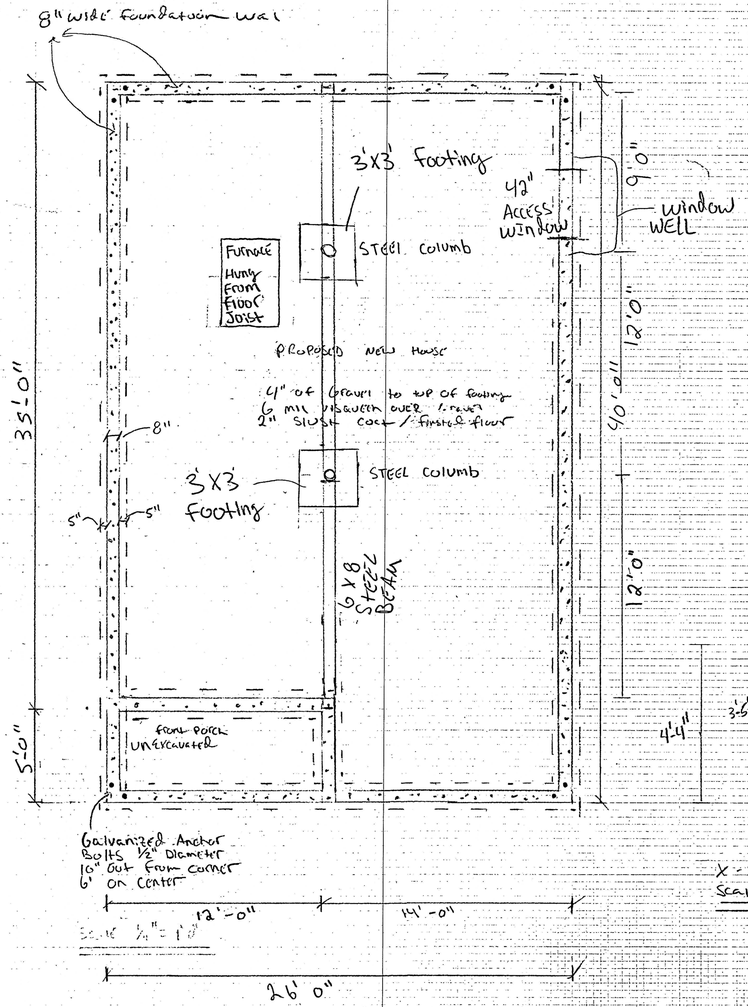
DRIVE-WAY SIDE of HOME
SOUTH ELEVATION

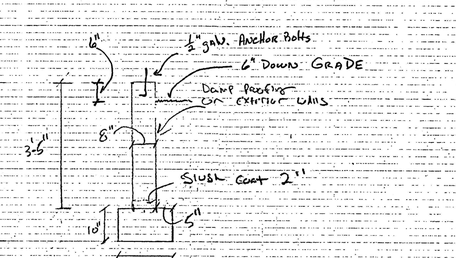


WALL X-SECTION
SCALE 1/2 = 1'-0"

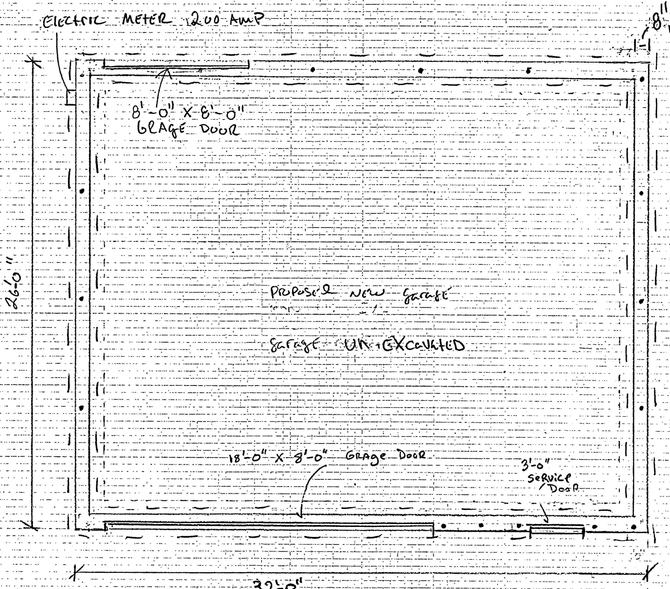
House Plans
(For reference only - no variations required)

Foundation PLAN FOR
NEW HOUSE AND GARAGE
MILES DIAMOND
142 EDGEWOOD AVE
CRYSTAL LAKE IL 60014
MILES DIAMOND = OWNER => BUILDER => DRAWINGS
Phone (815-355-2343) APRIL 2023

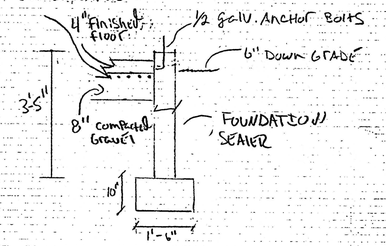




X-Section Crawl Foundation
Scale 1/2" = 1'0"

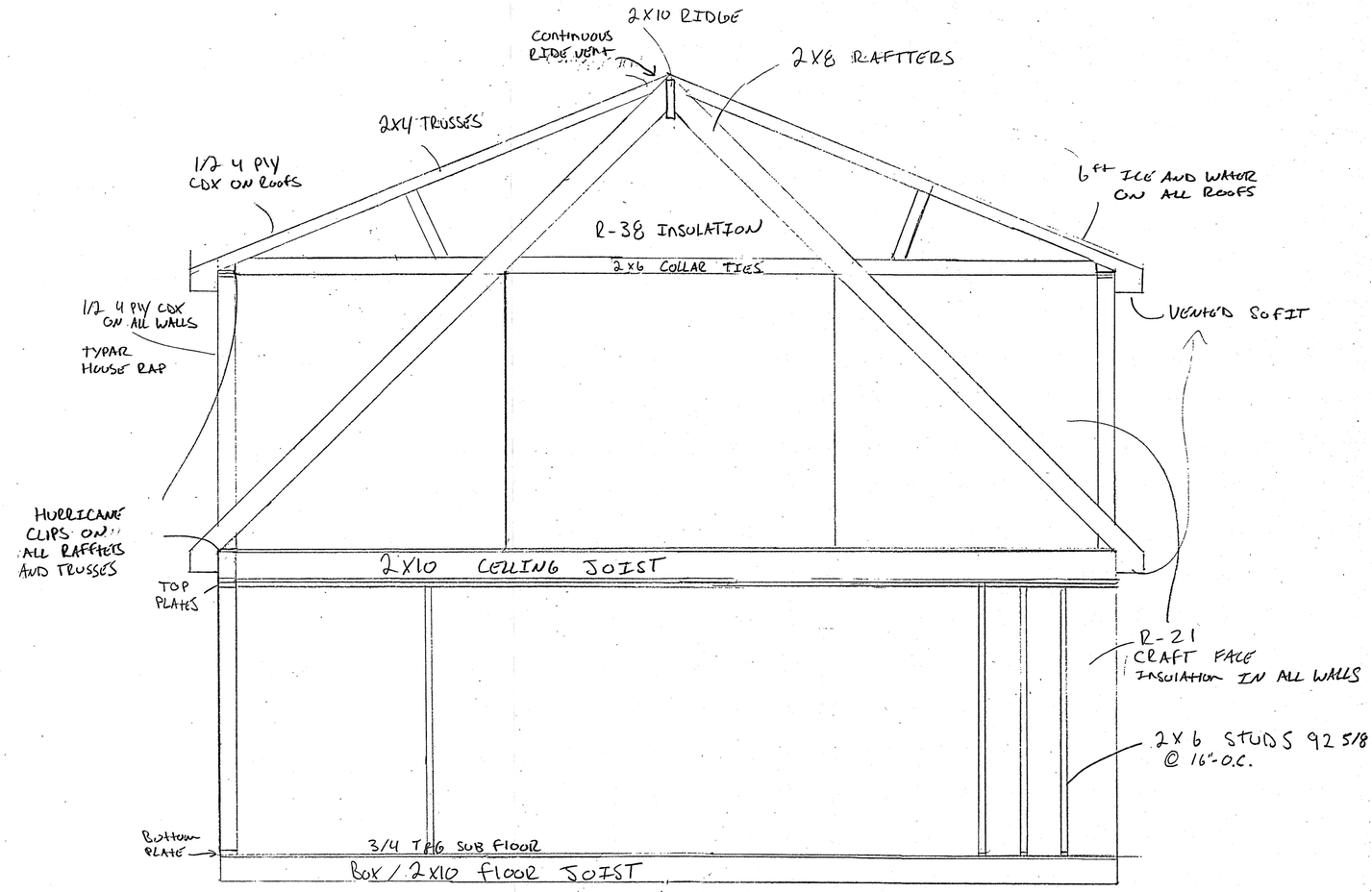


Scale 1/4" = 1'0"



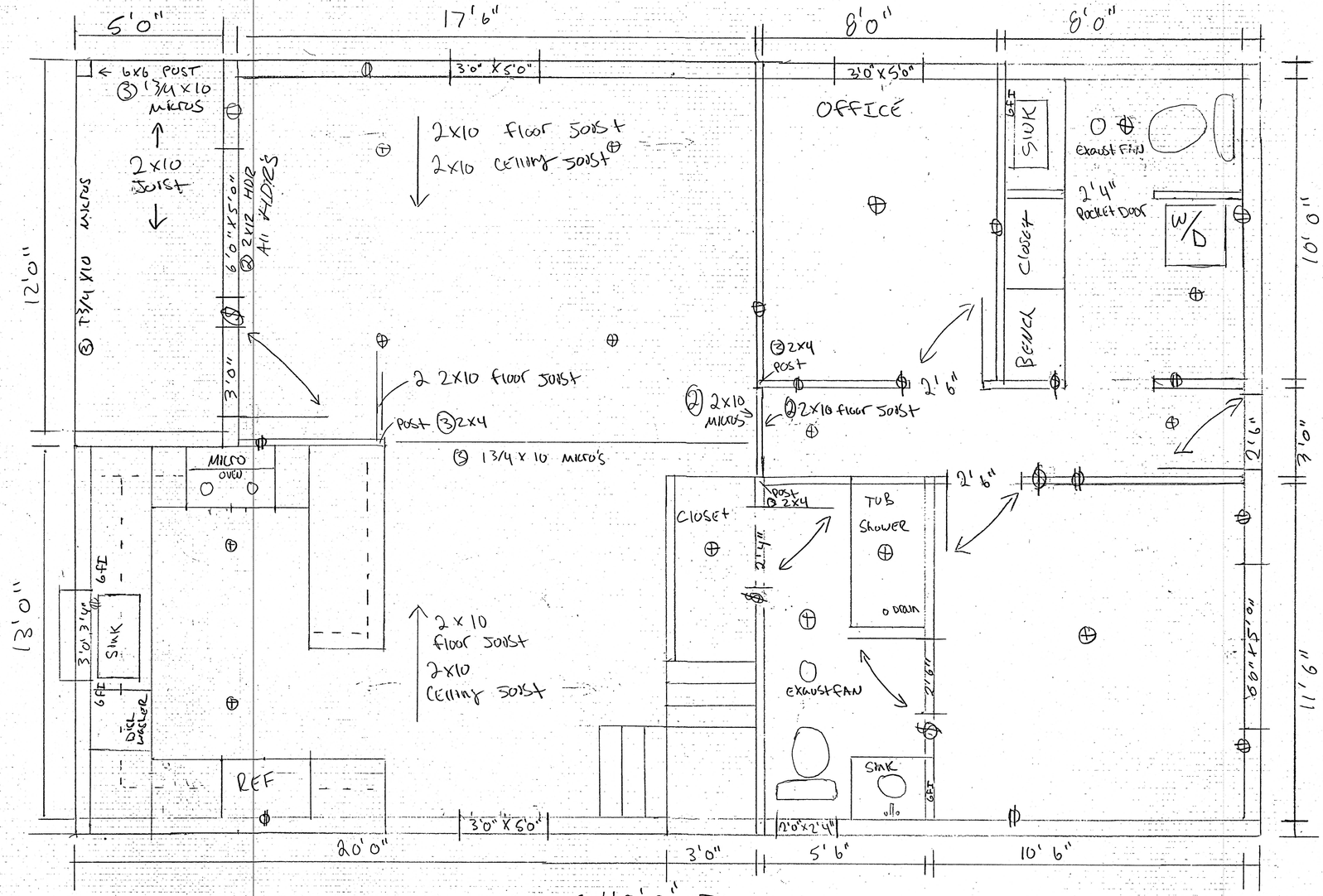
X-Section Garage FND wall & floo
Scale: 1/2" = 1'0"

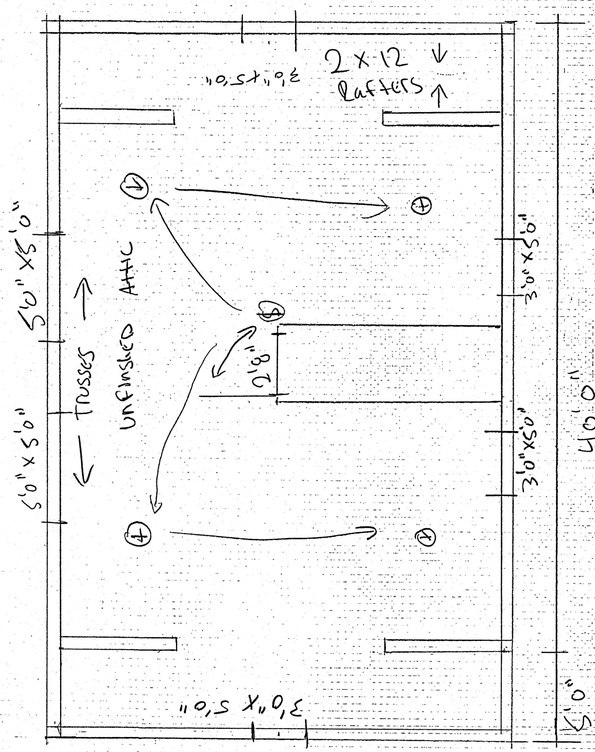
House Plans
(For reference only - no variations required)



FRAMING X-SECTION
1/2 — 1'0"

House Plans
(For reference only - no variations required)

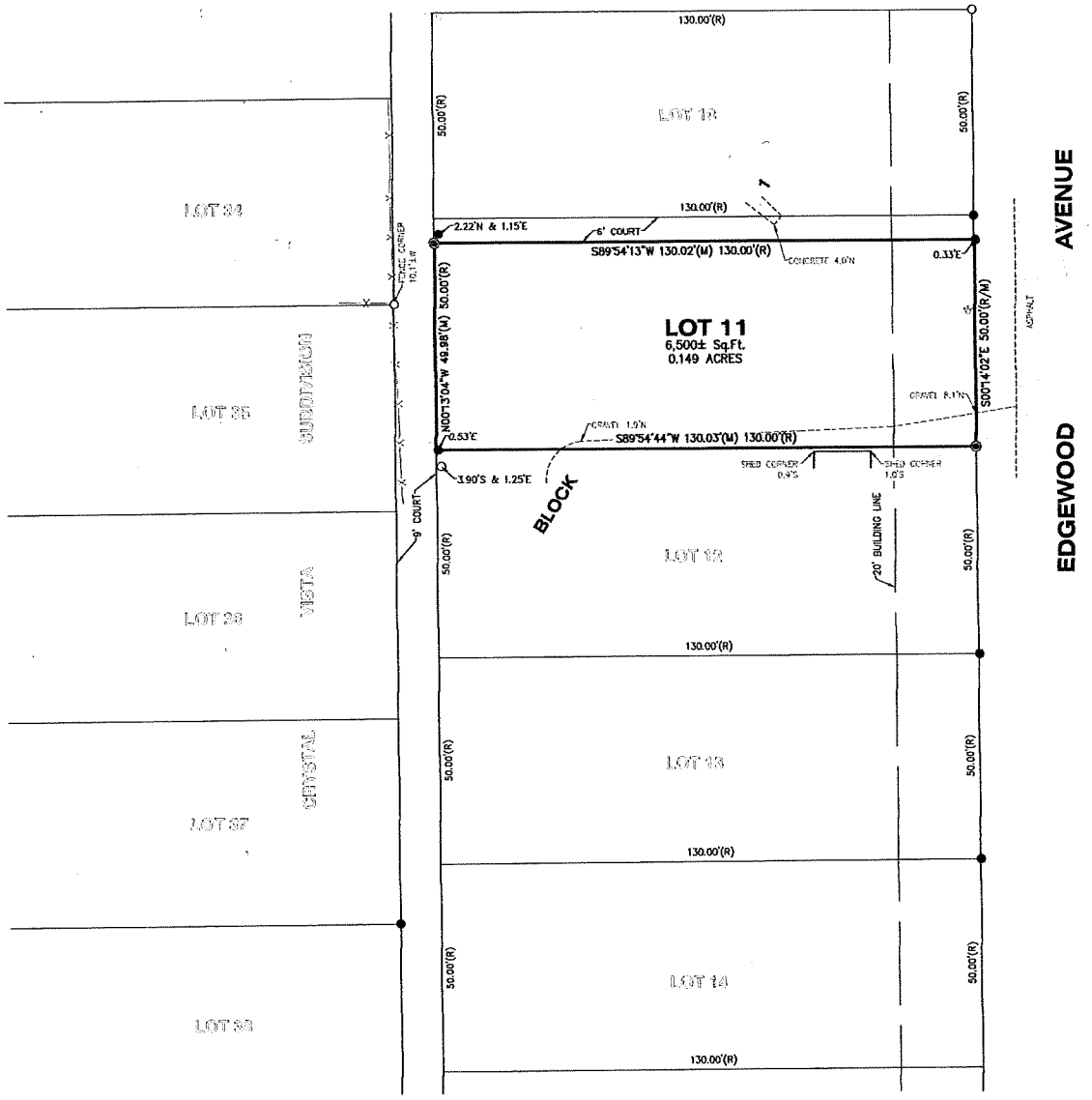




Vanderstappen
Land Surveying, Inc.
www.vanderslsinc.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

PLAT OF SURVEY

Lot 11 in Block 1 in North Crystal Lake Park Beach Subdivision, a Subdivision of part of the Northeast Quarter of Section 1, Township 43 North, Range 7 East of the Third Principal Meridian, according to the Plat thereof recorded May 26, 1925, as Document No. 68367, in Book 5 of Plats, page 32, in McHenry County, Illinois.



LEGEND	
●	FOUND IRON BAR
○	FOUND IRON PIPE
◉	SET IRON BAR
	UTILITY POLE
	WATER SHUT-OFF
(M)	MEASURED
(R)	RECORD

20' 0' 20' 40'
SCALE: 1" = 20'

CLIENT: MILES DIAMOND
DRAWN BY: TPS CHECKED BY: APG
SCALE: 1"=20' SEC. 01 T. 43 R. 07 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 18-01-201-010
JOB NO.: 2200266 I.D. LSV
FIELDWORK COMP.: 04/05/22 BK. ____ PG. ____
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: ____

NOTE: Only those Building Line Restrictions or Easements *shown on a Recorded Subdivision Plat are shown hereon* unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
- No distance should be assumed by scaling.
- No underground improvements have been located unless shown and noted.
- No representation as to ownership, use, or possession should be hereon implied.
- This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

ARTHUR P. GRITMACHER
035-003857
PROFESSIONAL
LAND SURVEYOR
STATE OF ILLINOIS
EXP. 11/30/2022
WOODSTOCK, ILLINOIS

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at Woodstock, McHenry County, Illinois 04/08 A.D., 2022.

Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

By: _____
Illinois Professional Land Surveyor No. 3857

NOTICE

The City of Crystal Lake hereby gives notice that the detached accessory structure located on 142 Edgewood Avenue in Crystal Lake, Illinois, further described below, cannot be used for overnight lodging including but not limited to rental apartment, room and board, bedroom, or Tourist Home. It may be used for personal use including storage, office, workout area, or similar within the accessory structure building.

The subject property is legally described as follows:

LOT 11 IN BLOCK 1 IN NORTH CRYSTAL LAKE PARK BEACH SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHEASAT QUARTER OF SECTION 1, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 1925, AS DOCUMENT NO. 68367, IN BOOK 5 OF PLATS, PAGE 32, IN MCHENRY COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 18-01-201-010
Address of Property: 142 Edgewood Avenue, Crystal Lake IL 60014

I_____, hereby acknowledge that the above notice applies to the subject property.

PROPERTY OWNER ACKNOWLEDGEMENT

By: _____

Dated this __ day of March, 2024.

Prepared By & Return to: Katie Rivard, Assistant City Planner
100 W. Woodstock Street
City of Crystal Lake
Crystal Lake, IL 60014



803 Oak Ct Address should be 807 Oak Court
Estimated height 30ft

Staff Notes:
Demolished home & garage to rebuild in 1986 (pre-UDO).
The height is approximately 19.3' (23'-6" overall)





763 Oak Ct
Estimated height 19 10 inches ft

Staff Notes:
Garage addition in 2001 (pre-UDO).
The height is approximately 14' (18'-6" overall).



1017 North Shore DR
Estimated height 21ft

Staff Notes:
Building permit issued in 1985 for a 4-car garage with 2nd story (pre-UDO). Given the shape of the roof, there are two (2) midpoints, 15' and 18' (21' overall)



207 LAKE SHORE DR
Estimated height 20 ft 6 inches

Staff Notes:
Building permit issued for detached garage in 2006 (pre-UDO).
The height is approximately 14' (19' overall).





651 leonard parkway
Estimated Helght 22 ft

Staff could not locate property to verify.

Agenda Item No: 14

City Council
Agenda Supplement

Meeting Date: May 7, 2024

Item: **ANNEXATION PUBLIC HEARING**

REPORT OF THE PLANNING & ZONING COMMISSION

Request: 1. Comprehensive Land Use Plan Map Amendment from Commerce to Industry

2. Rezoning upon Annexation from E Estate Residential to M-L PUD Manufacturing Limited Planned Unit Development

3. Preliminary Planned Unit Development

4. Special Use Permit to allow a self-storage facility

Petitioner: Berman-Lapentina Enterprises, LLC

4504 E. Terra Cotta Avenue

PZC Recommendation: The Planning and Zoning Commission made a motion to deny the requested Comprehensive Land Use Plan Amendment, Rezoning, Preliminary and Final Planned Unit Development and Special Use Permit for the proposed storage facility at 4504 E. Terra Cotta Avenue.

City Council Discretion: The annexation petition is contingent on the granting of the zoning requests. If City Council is supportive of zoning requests, then it has discretion to annex the property (which would then require zoning approval), or do not annex which makes the zoning requests moot.

If the City Council decides to approve the petition for annexation, then the City Council should consider the zoning requests related to this property. Options related to the zoning requests include:

a. To accept the Planning and Zoning Commission (PZC) recommendation and deny the requested Comprehensive Land Use Plan Amendment, Rezoning, Preliminary and Final Planned Unit Development and Special Use Permit. (simple majority vote)
b. To approve the petitioner's full request, which includes the Comprehensive Land Use Plan Amendment, Rezoning, Preliminary

and Final Planned Unit Development and Special Use Permit. (super majority vote required)

Staff Contact: Elizabeth Maxwell, City Planner
Katie Rivard, Assistant City Planner

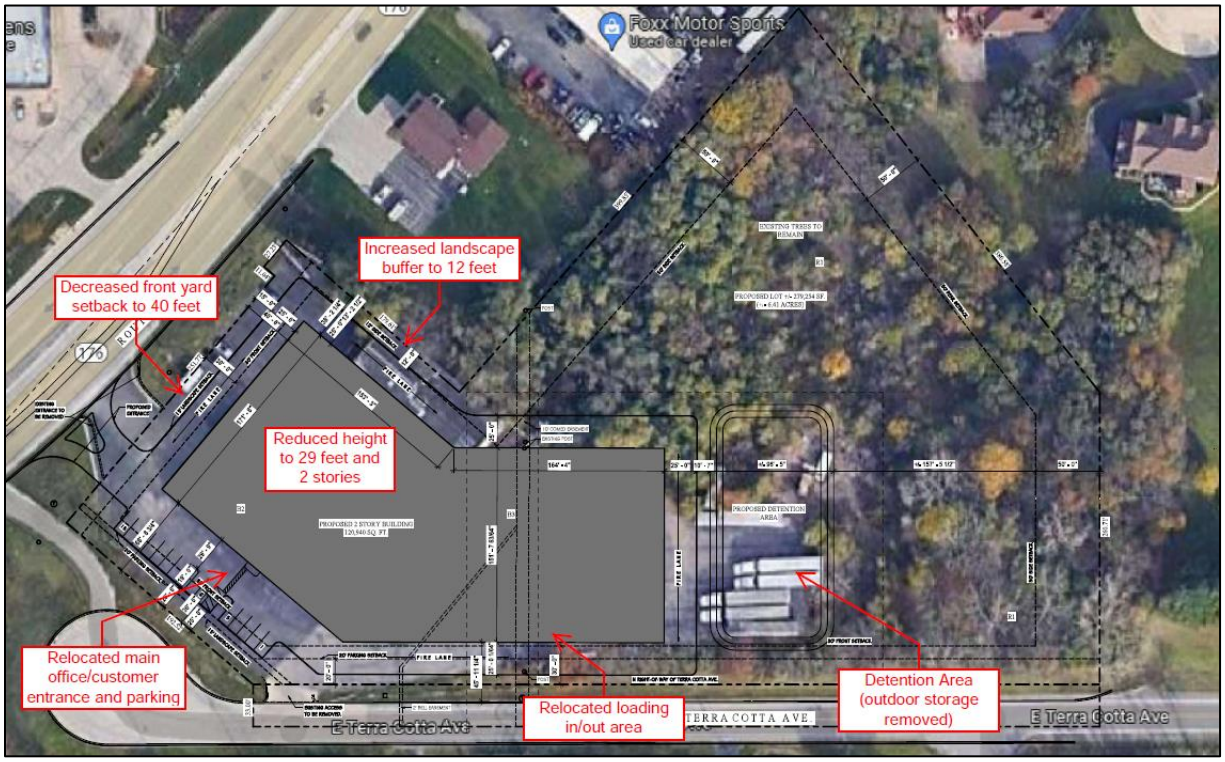
Background:

- At the initial PZC hearing on January 3, 2024, PZC recommended denial (3-3) of the proposed petition. There were concerns with the Comprehensive Land Use Plan Map Amendment change from Commerce to Industry, and if this was an appropriate use at this location. It was noted the subject property is an entry point to Crystal Lake. There were also concerns with the building being three (3) stories.
- On January 16, 2024, City Council referred the petition back to PZC. The City Council asked the petitioners to consider a two (2) story building while preserving the trees for the residential neighbors. They were supportive of the land use, but thought the building was too tall.
- Request: The petitioner is requesting a Comprehensive Land Use Plan Map Amendment from Commerce to Industry, Rezoning upon Annexation from E Estate Residential to M-L PUD Manufacturing Limited Planned Unit Development, Preliminary Planned Unit Development and Special Use Permit to allow a self-storage facility.
- Land Use: The current Comprehensive Plan land use designation is Commerce. The appropriate land use designation for a self-storage facility is Industry.
- Zoning: The site is currently located in unincorporated McHenry County. It is three (3) parcels each zoned in a different zoning district. The McHenry County zoning districts are B2 – Neighborhood Business, B3 – General Business and R1 – Single-Family Residential. It will be rezoned to M-L PUD Manufacturing Limited Planned Unit Development.
- The subject property is the former Crystal Bowl bowling alley located at the northeast intersection of Route 31 and Route 176 in unincorporated McHenry County. A portion of the parking lot is currently used for truck-driving training, and the eastern portion of the property is undeveloped. There is also a freestanding billboard sign at the far northwestern corner.
- In 2022, the McHenry County Board denied a request for this property to reclassify the parcels to B-3 General Commercial. The B-3 zoning district allows self-storage facilities as permitted uses. The minutes from the December 15, 2022 County Board Committee of the Whole meeting are attached. The full comments from the December 20, 2022 County Board meeting can be heard here beginning at 0:13:19 of the audio.

Key Points:

- The initially proposed development was a three-story, 112,644 square foot, 711-unit self-storage building with outside storage space with variations for building height, front yard setback, landscape buffer, foundation landscaping, Industrial Design Standards and the Special Use Criteria.

- Summary of the changes:
    - Reduced building height from 42 feet and three (3) stories to 29 feet and two (2) stories.
    - Increased the landscape buffer from 7.5 feet to 12 feet.
    - Increased the building square footage and number of storage units.
    - Removed the outdoor storage area.
    - Relocated the main office/customer entrance and parking to the southwest side of the building.
    - Relocated the loading in/out area to the south side of the building.
    - Removed all overhead doors from the front of the building facing Route 176.
    - Enhanced the architecture with three (3) additional higher panels (includes masonry) and a flat projecting awning over the main office/customer entrance.
    - Vertical bands on the southeast and northeast elevations have been removed due to overhead doors but replaced with horizontal bands.

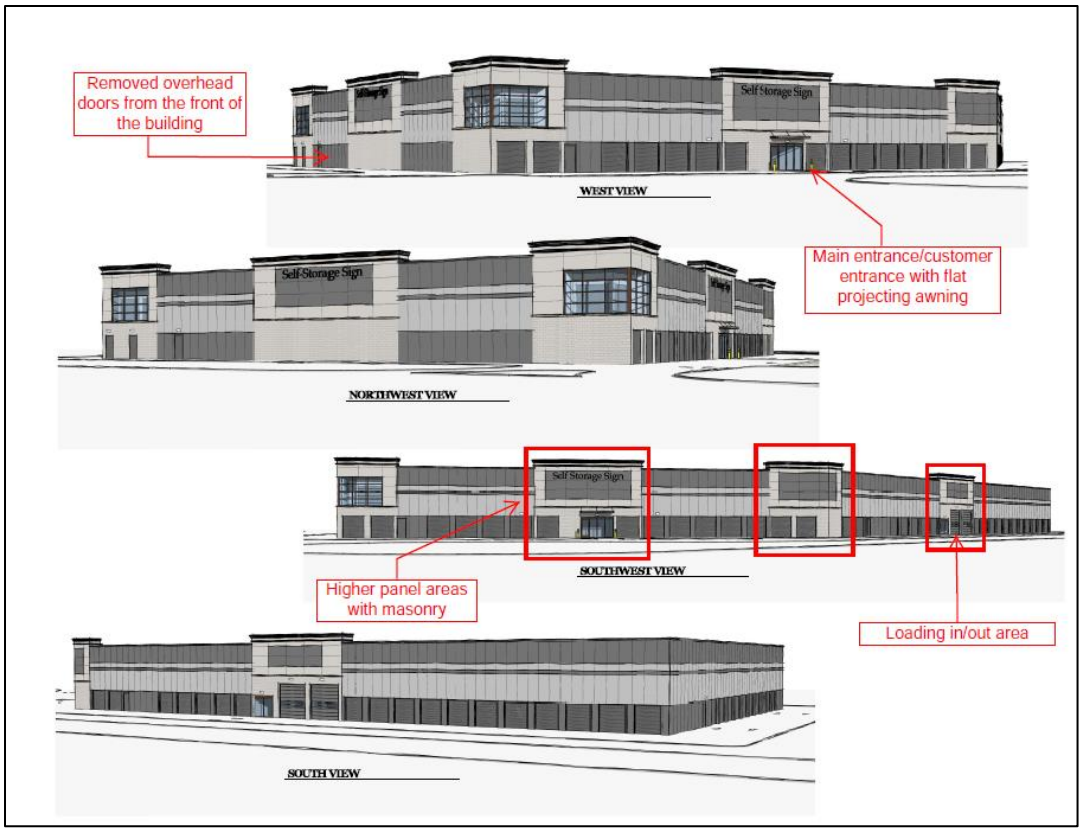


- The following variations are requested:
    - Front yard setback: Front yard setback of 40 feet, a variation of 40 feet. *The initial request was a 69-foot front yard setback, a variation of 11 feet.*
    - Landscape Buffer: 12-foot landscape buffer from an industrial use to a commercial use, a variation of 18 feet. A 30-foot landscape buffer requires 3 evergreen trees + 1 overstory deciduous tree + 4 understory trees + 8 shrubs. *The initial request was for a 7.5-foot landscape buffer, a variation of 22.5 feet.*
    - Foundation landscaping: 0-foot wide foundation landscape area around all perimeters of the building, a variation of five (5) feet. Foundation plantings must contain both

deciduous and evergreen species of tree and shrubs providing an interesting visual patter around the building.

- Industrial Design Standards: Building form and mass, rooflines and parapet, building materials, entrance design, and overall façade design.
- Special Use Criteria.
  - Site Layout: Buildings shall be situated such that the doorways or access points are facing away from the yards abutting a street rights-of-way. *The overhead doors have been removed from the front of the building facing Route 176, but not E. Terra Cotta Avenue right-of-way.*
  - Landscaping: Landscaping shall be provided within a minimum five-foot wide landscape beds along the foundations of the ends of the storage buildings in accordance with the provisions of Section 4-400 Landscaping and screening standards.

- Access is provided via a right-in/right-out on Route 176.
- The revised site plan and removal of the outdoor storage reduces the overall impervious surface of the site. It also continues to maintain most of the existing trees on the southern and eastern portions of the property in an effort to keep the existing buffer between the neighboring residential properties.
- Industrial developments are required to comply with at least three (3) of the optional design standards. The proposed building meets (one) 1 of the six (6) design standards. The petitioners revised the architecture from the initial plans and added a flat projecting awning over the main office/customer entrance, higher panels with masonry in three (3) locations, and removed the



overhead doors on the front of the building facing Route 176. Staff recommends the petitioners continue to work with staff on ways to further enhance the elevations, including wall offsets and faux windows, reduce the number of exterior doors to allow for some foundation landscaping, provide decorative doors for variation, and increase the masonry around the base of the building.

- The petitioners provided a landscape plan with the initial application illustrating a combination of canopy, ornamental, and evergreen trees and shrubs around the perimeter of the parking lot. Street trees are also proposed along Route 176. The petitioners must meet the requirements of Section 4-400 of the UDO; or, return to PZC and seek a variation.
- As a condition of approval, Staff is recommending the existing billboard sign is removed as the UDO does not allow for off-premise signage or signs that are over six feet in height and 32 square feet for industrial uses.
- A Plat of Annexation must be provided for review if the annexation is approved.
- Currently there are ten (10) storage facilities open and operating in the City of Crystal. An additional one at 439 E. Terra Cotta Avenue, Storage of America, is in for Final Planned Unit Development review. Below is a list of storage facilities and locations. While it is difficult to determine availability at each facility since it is constantly changing and units can vary in size from 3 ft. x 5 ft. to 10 ft. x 20 ft., below is a list of storage facilities and the number of units available at eight (8) of the ten (10) facilities.

Name	**Location**	**Approx. Number of Units Available**
Liberty Self-Storage	4506 Ray Street	22
Liberty Self-Storage	4114 IL Route 176	20
Liberty Self-Storage	171 Erick Street	20
Hawthorne Storage	100 W. XX Terra Cotta Avenue	15
Cube Smart	7209 Teckler Boulevard	17
Crystal Lake Self-Storage	647 Teckler Boulevard	>50
Extra Space Storage	201 S. Virginia Road	35
Space Management Self-Storage	920 Cog Circle	Unknown
Lou Street Lockup	6205 Lou Street	Unknown
Storage of America (proposed)	439 E. Terra Cotta Avenue	284

PZC Highlights:

- The petitioners' representative reiterated this is a difficult site due to its configuration and shape, topography, access and existing vegetation. The petitioners' representative explained that in order to reduce the building height to two (2) stories and save the existing trees, which provide a significant buffer to the residential to the east, the building was moved closer to Route 176. The petitioners' representative explained the changes to the elevations and stated they will meet the UDO's landscape requirements. The building will be modern, safe, secure, air-conditioned and heated, well-lit, and well-maintained with the ability to load/unload

indoors. Clientele will have access during normal business hours only. There will be no after-hour access. Storage facilities generate very little traffic. On a busy day, there are 8-10 trips.

- One resident spoke and stated he appreciates the compromises.
- The PZC appreciated the petitioners' changes. However, they were not supportive of the Comprehensive Land Use Plan Map Amendment changing from Commerce to Industry and the rezoning. They noted it was an entry point to Crystal Lake and questioned if this is an appropriate use at this location. They appreciated the changes to the elevation, but also stated the elevations could be improved. They felt there was enough variation in the design and the appearance looks too industrial.

The PZC recommended **denial (6-0)** of the petitioners' request.

Should the City Council choose to approve the petitioner's requests, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Berman-Lapetina Enterprises, LLC, dated 09/22/2023, received 09/27/2023)
   B. Site Plan (Architects' Studio, dated 03/25/2024, received 03/27/2024)
   C. Elevations (Architects' Studio, dated 03/25/2024, received 03/27/2024)
   D. Color Renderings (Architects' Studio, dated 03/25/2024, received 03/27/2024)
   E. Floor Plans (Architects' Studio, dated 03/25/2024, received 03/27/2024)

2. Elevations:
   A. Work with staff on ways to further enhance the elevations, such as, walls offsets and faux windows to break up the long wall expanses.
   B. Further reduce the number of exterior doors to allow for some foundation landscaping.
   C. Provide decorative exterior doors to provide variation.
   D. Increase the masonry around the base of the building.

3. Landscape Plan/Tree Survey
   A. A Final Landscape Plan must be submitted with Final Planned Unit Development that complies with the landscape requirements of the UDO's Section 4-400.
   B. Provide a list of quantities and species for the final landscape plan that complies with the minimum sizing requirements of the UDO.

4. Final Engineering Plans must be submitted with Final Planned Unit Development in compliance with the City's Code and Stormwater ordinances.

5. The Owner shall provide the City Manager with a copy of the existing lease for the billboard located on the Subject Property (the "Current Lease"), and Owner shall issue to the "Tenant" under such Current Lease a notice of termination upon the conclusion of the current term of the Current Lease; Owner shall provide the City Manager with a copy of such termination notice. Additionally, the Owner shall cause the billboard sign to be removed (including all structural components) within 90 days after the termination of the Current Lease.

6. Signage must comply with the requirements of Section 4-1000 of the UDO.

7. A Final Photometric and Lighting Plan must be submitted with Final Planned Unit Development that complies with the lighting requirements of Section 4-800 of the UDO.

8. The Owner shall address all of the review comments and requirements of the Community Development, Engineering, Public Works, Police and Fire Rescue Departments in addition to those of the City's stormwater consultant, Christopher B. Burke Engineering.

Votes Required to Pass: A simple majority vote for the Annexation
A two-thirds majority vote (5 votes) for the zoning requests

Acknowledgement Form

Regarding the Comprehensive Land Use Plan Map Amendment from Commerce to Industry, Rezoning upon Annexation from E Estate Residential to M-L Manufacturing Limited, Preliminary Planned Unit Development, and Special Use Permit to allow a self-storage facility at 4504 E. Terra Cotta Avenue. Please check one of the choices and sign below.

✓ I hereby acknowledge that I have read, understand, and agree to the staff review comments and recommended conditions contained in the staff report, city staff reviews, and consultant reviews (if applicable).

I hereby acknowledge that I have read, understand, and agree to most of the staff review comments and recommended conditions contained in the staff report, city staff reviews, and consultant reviews (if applicable) but have concerns with the following items:

_____

_____

Petitioner's Name: _____ Date: 4-18-24
Signature

Recommended Conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Berman-Lapetina Enterprises, LLC, dated 09/22/2023, received 09/27/2023)
   B. Site Plan (Architects' Studio, dated 03/25/2024, received 03/27/2024)
   C. Elevations (Architects' Studio, dated 03/25/2024, received 03/27/2024)
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2. Elevations:
   A. Work with staff on ways to further enhance the elevations, such as, walls offsets and faux windows to break up the long wall expanses.
   B. Further reduce the number of exterior doors to allow for some foundation landscaping.
   C. Provide decorative exterior doors to provide variation.
   D. Increase the masonry around the base of the building.

3. Landscape Plan/Tree Survey
   A. A Final Landscape Plan must be submitted with Final Planned Unit Development that complies with the landscape requirements of the UDO's Section 4-400.
   B. Provide a list of quantities and species for the final landscape plan that comply with the minimum sizing requirements of the UDO.

4. Final Engineering Plans must be submitted with Final Planned Unit Development in compliance with the City's Code and Stormwater ordinances.

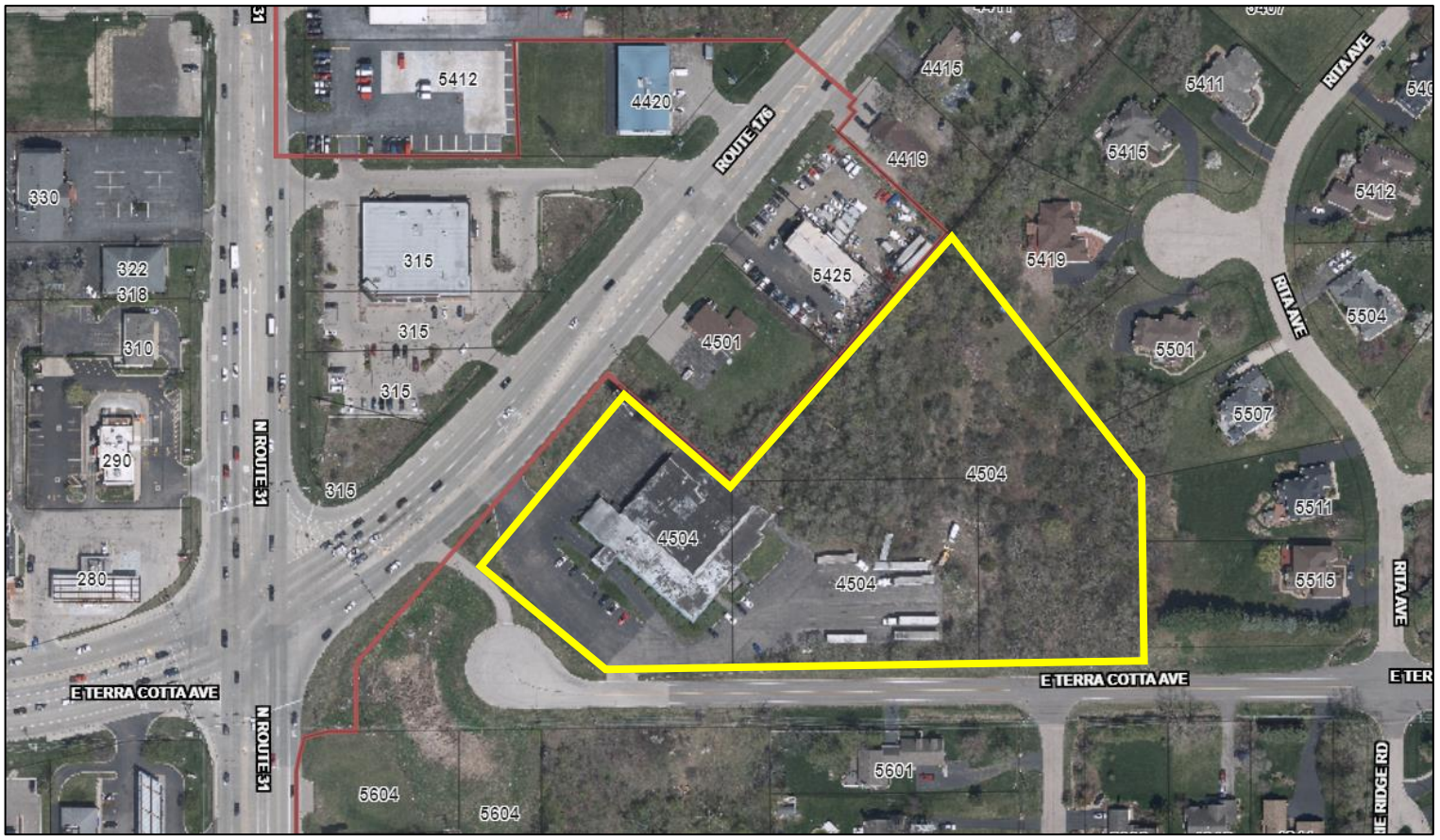
5. The petitioner shall provide a copy of the billboard lease prior to the City Council meeting. The billboard sign must be removed including all structural components 90 days after the expiration of the current lease.

6. Signage must comply with the requirements of Section 4-1000 of the UDO.

7. A Final Photometric and Lighting Plan must be submitted with Final Planned Unit Development that complies with the lighting requirements of Section 4-800 of the UDO.

8. The petitioner shall address all of the review comments and requirements of the Community Development, Engineering, Public Works, Police and Fire Rescue Departments in addition to those of the City's stormwater consultant, Christopher B. Burke Engineering.

PIQ Map
4504 E. Terra Cotta Avenue, Crystal Lake, IL



CITY OF CRYSTAL LAKE

A RESOLUTION DENYING APPLICATION PLN-2023-198 FOR COMPREHENSIVE LAND USE PLAN MAP AMENDMENT FROM COMMERCE TO INDUSTRY, REZONING UPON ANNEXATION FROM E ESTATE RESIDENTIAL TO M-L PUD MANUFACTURING LIMITED PLANNED UNIT DEVELOPMENT, PRELIMINARY PLANNED UNIT DEVELOPMENT AND SPECIAL USE PERMIT TO ALLOW A SELF-STORAGE FACILITY FOR BERMAN-LAPETINA ENTERPRISES, LLC AT 4504 E. TERRA COTTA AVENUE (14-34-252-02, 14-34-252-013, 14-34-252-014)

Draft

WHEREAS, the City of Crystal Lake ("***City***") received an application ("***Application***") from Berman-Lapetina Enterprises, LLC ("***Applicant***") for: (1) Rezoning to M-L PUD, (2) a Preliminary Planned Unit Development, (3) a Special Use Permit for Self-Storage Facility, (*"**Zoning Request**")*; and

WHEREAS, the petitioner also seeks relief from (1) the required front yard setback, (2) perimeter landscape buffer between an industrial use and a commercial use, (3) foundation landscaping, and (4) Industrial Design Standards 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 4504 E. Terra Cotta Avenue (14-34-252-02, 14-34-252-013, 14-34-252-014) ("***Property***"), and such development would include an approximately 120,940 square-foot building for self-storage units, (the "***Proposed Self-Storage Facility***"); 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 January 3, 2024 and April 17, 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 6-0 vote; and

WHEREAS, the City Council (the "***City Council***") has reviewed the Proposed Self-Storage Facility, 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 "***Record***"), the City Council has determined that the Application to allow the development of the Proposed Self-Storage Facility 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.

SECTION TWO: Findings of Fact. In light of the information and evidence presented in the Record, the City of Crystal Lake hereby finds that the Application does not satisfy the applicable criteria, including without limitation the following:

Draft

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

2. The Record does not demonstrate the use proposed implements the vision and land use policies of the Comprehensive Plan.

3. The Record does not demonstrate any community need for the use proposed.

4. The Record does not demonstrate that the Proposed Self-Storage Facility is necessary or desirable on the Property.

5. The Record does not demonstrate the use proposed will comply with the regulations of the zoning district in which it is located.

6. The Record does not demonstrate the use proposed will conform to the standards established for the specific Special Use Permit.

SECTION THREE: Denial of Application. Based upon the findings of the City Council, the City hereby denies the Application for the Zoning Request relating to development of the Proposed Self-Storage Facility 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.

Draft

DATED at Crystal Lake, Illinois, this 7th day of May, 2024.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

Passed: May 7, 2024
Approved: May 7, 2024

Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE ZONING CERTAIN PROPERTY "M-L PUD" MANUFACTURING LIMITED PLANNED UNIT DEVELOPMENT AND GRANTING A COMPREHENSIVE LAND USE PLAN MAP AMENDMENT FROM COMMERCE TO INDUSTRY, PRELIMINARY PLANNED UNIT DEVELOPMENT, A SPECIAL USE PERMIT AND OTHER RELIEF FOR A SELF-STORAGE FACILITY

Draft

WHEREAS, Berman-Lapentina Enterprises, LLC, (hereinafter, the "Owner") is the owner of property legally described in Exhibit A, attached hereto (hereinafter, the "Subject Property"); and

WHEREAS, the Owner seeks to develop the Subject Property with a self-storage facility within Crystal Lake (the "Proposed Development"); and

WHEREAS, pursuant to an application filed by the Owner (the "Application"), and pursuant to notice duly published on December 16, 2023 and March 30, 2024 in the Northwest Herald, the Planning and Zoning Commission of the City of Crystal Lake (the "PZC") held public hearings at 7:00 p.m., on January 3, 2024 and April 17, 2024 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed zoning of the Subject Property to "M-L PUD" Manufacturing Limited Planned Unit Development and granting of a Comprehensive Land Use Plan Map Amendment from Commerce to Industry, Preliminary Planned Unit Development and Special Use

Permit for the Proposed Development (the "Zoning Request"); and

WHEREAS, on April 17, 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 Zoning Request be denied, all as more specifically set forth in that certain Report of the PZC in Case #PLN-2023-00198 and documented in the PZC minutes dated as of April 17, 2024; and

WHEREAS, the City Council of the City of Crystal Lake, pursuant to notice duly published on January 6, 2024 and April 19, 2024 in the Northwest Herald, held a public hearing at 7:00 p.m., on January 16, 2024 and May 7, 2024 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed annexation of the Subject Property; and

WHEREAS, said territory has been duly annexed by ordinance to the City of Crystal Lake; and

WHEREAS, notwithstanding the PZC recommendation, the City Council has determined that the granting of the Zoning Request to authorize the Proposed Development of the Subject Property in accordance with the terms of this Ordinance is in the best interests of the City of Crystal Lake that the property legally described herein below be classified and zoned as indicated; and

WHEREAS, in conjunction with the Zoning Request, the Proposed Development requires approval of the City Council for the following additional relief from: (1) the required front yard setback, (2) perimeter landscape buffer between an industrial use and a commercial use, (3) foundation landscaping, and (4) Industrial Design Standards before the City Council ("City Council

Draft

Requests"); and

WHEREAS, the City Council Requests are not under the purview of the PZC; and

WHEREAS, the City Council has determined that the granting of the City Council Requests to authorize the Proposed Development of the Subject Property in accordance with the terms of this Ordinance is also in the best interests of the City;

WHEREAS, the City Council grants Zoning Request and the City Council Requests pursuant to its home rule authority and its powers and authority under the laws and statutes of the State of Illinois in accordance with the terms and conditions of 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: Recitals: The foregoing recitals are hereby incorporated by reference as though fully set forth herein.

SECTION II: The Subject Property as described in Exhibit A to this Ordinance is hereby zoned and classified "M-L PUD" Manufacturing Limited Planned Unit Development district, subject to the terms and conditions set forth in Section V of this Ordinance.

SECTION III: The City Council hereby grants a Comprehensive Land Use Plan Map Amendment from Commerce to Industry, Preliminary Planned Unit Development and Special Use Permit for a self-storage facility for the Proposed Development, subject to the terms and conditions set forth in Section V of this Ordinance.

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SECTION IV: The City Council hereby grants the City Council Requests for the Proposed Development, subject to the terms and conditions set forth in Section V of this Ordinance.

SECTION V: The relief granted pursuant to Sections II, III, and IV of this Ordinance 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:

A. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Subject 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 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 Use and the Subject Property. The development and use of the Subject Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.

C. Approval of Plans and Related Materials in Application. The plans set forth in the Application, to-wit:

    1. Application (Berman-Lapetina Enterprises, LLC, dated 09/22/2023, received 09/27/2023)
    2. Site Plan (Architects' Studio, dated 03/25/2024, received 03/27/2024)
    3. Elevations (Architects' Studio, dated 03/25/2024, received 03/27/2024)
    4. Color Renderings (Architects' Studio, dated 03/25/2024, received 03/27/2024)
    5. Floor Plans (Architects' Studio, dated 03/25/2024, received 03/27/2024)

Draft

are hereby approved subject to such modifications as may be necessary to comply with the additional terms and conditions of this Section as determined by the City Manager or the Manager's designee.

D. Elevations:
   1. Work with staff on ways to further enhance the elevations, such as, walls offsets and faux windows to break up the long wall expanses.
   2. Further reduce the number of exterior doors to allow for some foundation landscaping.
   3. Provide decorative exterior doors to provide variation.
   4. Increase the masonry around the base of the building.

E. Landscape Plan/Tree Survey
   1. A Final Landscape Plan must be submitted with Final Planned Unit Development that complies with the landscape requirements of the UDO's Section 4-400.
   2. Provide a list of quantities and species for the final landscape plan that comply with the minimum sizing requirements of the UDO.

F. Final Engineering Plans must be submitted with Final Planned Unit Development in compliance with the City's Code and Stormwater ordinances.

G. Billboard. The Owner shall provide the City Manager with a copy of the existing lease for the billboard located on the Subject Property (the "Current Lease"), and Owner shall issue to the "Tenant" under such Current Lease a notice of termination upon the conclusion of the current term of the Current Lease; Owner shall provide the City Manager with a copy of such termination notice. Additionally, the Owner shall cause the billboard sign to be removed (including all structural components) within 90 days after the termination of the Current Lease.

H. Signage must comply with the requirements of Section 4-1000 of the UDO.

I. A Final Photometric and Lighting Plan must be submitted with Final Planned Unit Development that complies with the lighting requirements of Section 4-800 of the UDO.

J. The Owner shall address all of the review comments and requirements of the Community Development, Engineering, Public Works, Police and Fire Rescue Departments in addition to those of the City's stormwater consultant, Christopher B. Burke Engineering.

Draft

Ord. No.
File No.

SECTION VI: That the City Clerk is hereby directed to amend the official zoning map of the City of Crystal Lake and all pertinent records of the City of Crystal Lake to show the Comprehensive Land Use Plan Map Amendment from Commerce to Industry, Preliminary Planned Unit Development and Special Use Permit, and zoning classification of the above-described property in accordance with the provisions of this Ordinance, as provided by law.

SECTION VII: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

AYES:

NAYS:

ABSENT:

PASSED this 7th day of May, 2024.

APPROVED by me this 7th day of May, 2024.

Draft

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, Mayor

SEAL

ATTEST:

_____
Nick Kachiroubas, City Clerk

Passed: May 7, 2024
Approved: May 7, 2024

EXHIBIT A

PARCEL 1:
PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF STATE ROUTE 176 WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF STATE ROUTE 176, A DISTANCE OF 568.95 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE CENTERLINE OF STATE ROUTE 176, A DISTANCE OF 250.00 FEET; THENCE SOUTHERLY ALONG A LINE THAT FORMS AN ANGLE OF 48 DEGREES 30 MINUTES TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 260.46 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34; A DISTANCE OF 564.24 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT A P.K. NAIL IN THE PAVEMENT MARKING THE CENTER OF THE AFOREMENTIONED SECTION 34; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 41 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER 25.63 FEET TO A POINT ON THE CENTERLINE OF ROUTE 176, SAID POINT MARKS THE TRUE BEGINNING OF PLACE; THENCE NORTH 41 DEGREES 14 MINUTES 00 SECONDS EAST ALONG THE CENTERLINE OF ILLINOIS ROUTE 176, A DISTANCE OF 568.95 FEET; THENCE SOUTH 48 DEGREES 46 MINUTES 00 SECONDS EAST, 49.82 FEET TO A POINT ON THE EXISTING RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 176, SAID POINT MARKS THE BEGINNING OF A 1002.9 FEET RADIUS, NON-TANGENT CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 49 DEGREES 51 MINUTES 00 SECONDS WEST; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE WITH SAID CURVE THROUGH A CENTRAL ANGLE OF 1 DEGREES 05 MINUTES 00.4 SECONDS, A DISTANCE OF 18.96 FET TO AN IRON PIPE; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 41 DEGREES 14 MINUTES 00 SECONDS WEST, 448.40 FEET TO AN IRON PIN WITH A 3 INCH ALUMINUM CAP; THENCE SOUTH 24 DEGREES 32 MINUTES 28 SECONDS EAST, 9.85 FEET TO AN IRON PIN WITH A 3 INCH ALUMINUM CAP; THENCE SOUTH 00 DEGREES 19 MINUTES 00 SECONDS EAST, 33.88 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 41 MINUTES 00 SECONDS WEST ALONG THE QUARTER SECTION LINE, 108.84 FEET TO THE TRUE PLACE OF BEGINNING. ALSO EXCEPTING THEREFROM THAT PART TAEKN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS IN CASE 11ED80 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE ON AN ASSUMED BEARING OF NORTH 89

Draft

DEGREES 28 MINUTES 09 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34 A DISTANCE OF 132.56 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 00 DEGREES 31 MINUTES 51 SECONDS WEST, A DISTANCE OF 33.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 176 ACCORDING TO CONDEMNATION CASE #84ED1, FILED MAY 3, 1984; THENCE NORTH 24 DEGREES 45 MINUTES 38 SECONDS WEST ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF THE ILLINOIS ROUTE 176, A DISTANCE OF 9.85 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 176 RECORDED NOVEMBER 2, 1934 AS DOCUMENT NO. 112342; THENCE NORTH 41 DEGREES 00 MINUTES 34 SECONDS EAST ALONG THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 176 A DISTANCE OF 449.59 FEET (448.40 FEET, RECORDED) TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 19.38 FEET (18.96 FEET, RECORDED) ALONG THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 176 ON A CURVE TO THE LEFT HAVING A RADIUS OF 1002.90 FEET, THE CHORD OF SAID CURVE BEARS NORTH 40 DEGREES 27 MINUTES 22 SECONDS EAST, 1938 FEET TO THE SOUTHWESTERLY LINE OF LOT 1 IN HUTTON'S SUBDIVISION RECORDED MAY 22, 1958 AS DOCUMENT NO. 338561 AND CORRECTED BY AFFIDAVIT RECORDED SEPTEMBER 15, 1958 AD DOCUMENT NO. 34352, BEING ALSO A NORTHEASTERLY LINE OF THE GRANTOR; THENCE SOUTH 48 DEGREES 59 MINUTES 26 SECOND EAST ALONG THE SOUTHWESTERLY LINE OF LOT 1 IN SAID HUTTON'S SUBDIVISION, BEING ALSO A NORTHEASTERLY LINE OF THE GRANTOR, A DISTANCE OF 20.44 FEET; THENCE SOUTH 39 DEGREES 37 MINUTES 22 SECONDS WEST, A DISTANCE OF 27.28 FEET; THENCE SOUTH 50 DEGREES 22 MINUTES 38 SECONDS EAST, A DISTANCE OF 11.04 FEET; THENCE SOUTH 39 DEGREES 37 MINUTES 22 SECONDS WEST, A DISTANCE OF 251.77 FEET; THENCE SOUTH 49 DEGREES 35 MINUTES 03 SECONDS EAST, A DISTANCE OF 192.52 FEET TO THE NORTH RIGHT-OF-WAY LINE OF TERRA COTTA AVE, AS STAKED AND OCCUPIED, BEING 33.00 FEET NORMALLY DISTANT NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE SOUTH 00 DEGREES 31 MINUTES 51 SECONDS EAST, A DISTANCE OF 33.00 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE SOUTH 89 DEGREES 28 MINUTES 09 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 296.02 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:
PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF STATE ROUTE 176 WITH THE SOUTH LINE OF THE NORTHEAST

Draft

QUARTER OF SAID SECTION 34 AND RUNNING THENCE EASTERLY ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 564.24 FEET FOR THE PLACE OF BEGINNING; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 260.46 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 300.0 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 260.46 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE WESTERLY ALONG SAID SOUTH LINE, A DISTANCE OF 300.00 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 3:
PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF STATE ROUTE 176 WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, (SAID POINT BEING 25.43 FEET EAST OF THE CENTER OF SECTION 34); THENCE EASTERLY ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 34 FOR A DISTANCE OF 864.24 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING EASTERLY ALONG THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 200.00 FEET TO A POINT; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 260.46 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A LINE THAT MAKES AN ANGLE OF 38 DEGREES 07 MINUTES MEASURED TO THE LEFT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 381.19 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF HUTTON'S SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 22, 1956 AS DOCUMENT NO. 338561, IN BOOK 13 OF PLATS, PAGE 60, AS AMENDED BY AFFIDAVIT RECORDED SEPTEMBER 15, 1958, AS DOCUMENT NO. 343452, THAT IS COMMON TO LOTS 4 AND 5; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF HUTTON'S SUBDIVISION, BEING ON A PROLONGATION OF THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 400.12 FEET TO A POINT; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 0.35 FEET TO A POINT; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 34, FOR A DISTANCE OF 300.0 FEET TO A POINT; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 260.46 FEET TO THE PLACE OF BEGINNING, IN TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINICIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOS.

Draft

COMMONLY KNOWN AS 4504 E. Terra Cotta Avenue in Crystal Lake, Illinois 60014. PIN: 14-34-252-03, 14-34-252-013 AND 14-34-252-014.

Draft

Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS

WHEREAS, a written Petition, signed by the legal owners of all land within the territory hereinafter described, has been filed with the City Clerk of the City of Crystal Lake, McHenry County, Illinois, requesting that said territory be annexed to the City of Crystal Lake; and

WHEREAS, there are no electors residing within said territory; and

WHEREAS, the said territory is not within the corporate limits of any municipality but is contiguous to the City of Crystal Lake; and

WHEREAS, said territory is not part of any public library district; and

WHEREAS, legal notices regarding the intention of the City to annex said territory have been sent to all public bodies required to receive such notice by State statute, specifically 65 ILCS 5/7-1-1; and

WHEREAS, all Petitions, documents and other necessary legal requirements are in full compliance with the requirements of the Statutes of the State of Illinois, specifically 65 ILCS 5/7-1-8; and

Draft

WHEREAS, annexation of the territory by the City is also authorized under, and is in compliance with the requirements of, Section 7-1-10 of the Illinois Municipal Code, 65ILCS 5/7-1-10; and

WHEREAS, it is in the best interests of the City of Crystal Lake that said territory be annexed thereto.

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 incorporated into and made a part of this Ordinance as if fully set forth.

SECTION II: That the territory legally described in Exhibit "A" attached hereto and made a part hereof, be and the same is hereby annexed to the City of Crystal Lake, McHenry County, Illinois.

SECTION III: That the City Clerk of the City of Crystal Lake is hereby directed to record in the Office of the Recorder of Deeds of McHenry County, Illinois, being the County in which the aforesaid annexed territory is situated, a certified copy of this Ordinance together with an accurate map of the territory hereby annexed, said map being attached hereto and made a part hereof and labeled Exhibit "B". Additionally, the City Clerk is authorized and directed to cause a certified copy of this Ordinance, together with an accurate map to be filed in the Office of the County Clerk of McHenry County, Illinois and to take or cause to be taken such other action as required by law.

SECTION IV: That this Ordinance shall be in full force and effect from and after its passage and approval.

Draft

Ord. No.
File No.

AYES:

NAYS:

ABSENT:

PASSED this 7th day of May, 2024.

APPROVED by me this 7th day of May, 2024.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, Mayor

SEAL

ATTEST:

_____
Nick Kachiroubas, City Clerk

Passed: May 7, 2024
Approved: May 7, 2024

Draft

Ord. No.
File No.

C E R T I F I C A T I O N

I, NICK KACHIROUBAS, do hereby certify that I am the duly elected, authorized and acting City Clerk of the City of Crystal Lake, County of McHenry, and State of Illinois, and that as such City Clerk I am the keeper of the records and minutes of the proceedings of the Mayor and Councilmembers to the said City.

I do hereby certify that the following "AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS" is a true and correct copy of Ordinance Number _____ duly passed and approved at a regular meeting of said Mayor and Council; held on the 16th day of January, 2024, at which time ___ councilmembers were present and ___ councilmembers were absent.

Motion was made by Councilmember _____ and seconded by Councilmember _____ that the following Ordinance be passed and approved. Upon roll-call vote, ___ councilmembers voted AYE and _____ councilmembers voted NAY; whereupon said Ordinance was declared duly passed and was thereupon approved by the Mayor.

Draft

_____
CITY CLERK

(SEAL)

Prepared by:

City of Crystal Lake
Community Development
100 W. Woodstock Street
Crystal Lake, IL 60014

After recording, return to:

City of Crystal Lake
Community Development
100 W. Woodstock Street
Crystal Lake, IL 60014

Ord. No.
File No.

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:
PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF STATE ROUTE 176 WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF STATE ROUTE 176, A DISTANCE OF 568.95 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE CENTERLINE OF STATE ROUTE 176, A DISTANCE OF 250.00 FEET; THENCE SOUTHERLY ALONG A LINE THAT FORMS AN ANGLE OF 48 DEGREES 30 MINUTES TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 260.46 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34; A DISTANCE OF 564.24 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT A P.K. NAIL IN THE PAVEMENT MARKING THE CENTER OF THE AFOREMENTIONED SECTION 34; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 41 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER 25.63 FEET TO A POINT ON THE CENTERLINE OF ROUTE 176, SAID POINT MARKS THE TRUE BEGINNING OF PLACE; THENCE NORTH 41 DEGREES 14 MINUTES 00 SECONDS EAST ALONG THE CENTERLINE OF ILLINOIS ROUTE 176, A DISTANCE OF 568.95 FEET; THENCE SOUTH 48 DEGREES 46 MINUTES 00 SECONDS EAST, 49.82 FEET TO A POINT ON THE EXISTING RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 176, SAID POINT MARKS THE BEGINNING OF A 1002.9 FEET RADIUS, NON-TANGENT CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 49 DEGREES 51 MINUTES 00 SECONDS WEST; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE WITH SAID CURVE THROUGH A CENTRAL ANGLE OF 1 DEGREES 05 MINUTES 00.4 SECONDS, A DISTANCE OF 18.96 FET TO AN IRON PIPE; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 41 DEGREES 14 MINUTES 00 SECONDS WEST, 448.40 FEET TO AN IRON PIN WITH A 3 INCH ALUMINUM CAP; THENCE SOUTH 24 DEGREES 32 MINUTES 28 SECONDS EAST, 9.85 FEET TO AN IRON PIN WITH A 3 INCH ALUMINUM CAP; THENCE SOUTH 00 DEGREES 19 MINUTES 00 SECONDS EAST, 33.88 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 41 MINUTES 00 SECONDS WEST ALONG THE QUARTER SECTION LINE, 108.84 FEET TO THE TRUE PLACE OF BEGINNING. ALSO EXCEPTING THEREFROM THAT PART TAEKN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS IN CASE 11ED80 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 28 MINUTES 09 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34 A DISTANCE OF 132.56 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 00 DEGREES 31 MINUTES 51 SECONDS WEST, A DISTANCE OF 33.00 FEET TO THE

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PARCEL 2:
PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF STATE ROUTE 176 WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34 AND RUNNING THENCE EASTERLY ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 564.24 FEET FOR THE PLACE OF BEGINNING; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 260.46 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 300.0 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 260.46 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE WESTERLY ALONG SAID SOUTH LINE, A DISTANCE OF 300.00 FEET TO THE PLACE

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OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 3:
PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF STATE ROUTE 176 WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, (SAID POINT BEING 25.43 FEET EAST OF THE CENTER OF SECTION 34); THENCE EASTERLY ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 34 FOR A DISTANCE OF 864.24 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING EASTERLY ALONG THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 200.00 FEET TO A POINT; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 260.46 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A LINE THAT MAKES AN ANGLE OF 38 DEGREES 07 MINUTES MEASURED TO THE LEFT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 381.19 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF HUTTON'S SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 22, 1956 AS DOCUMENT NO. 338561, IN BOOK 13 OF PLATS, PAGE 60, AS AMENDED BY AFFIDAVIT RECORDED SEPTEMBER 15, 1958, AS DOCUMENT NO. 343452, THAT IS COMMON TO LOTS 4 AND 5; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF HUTTON'S SUBDIVISION, BEING ON A PROLONGATION OF THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 400.12 FEET TO A POINT; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 0.35 FEET TO A POINT; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 34, FOR A DISTANCE OF 300.0 FEET TO A POINT; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 260.46 FEET TO THE PLACE OF BEGINNING, IN TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINICIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOS.

COMMONLY KNOWN AS 4504 E. Terra Cotta Avenue in Crystal Lake, Illinois 60014. PIN: 14-34-252-03, 14-34-252-013 AND 14-34-252-014.

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Ord. No.
File No.

EXHIBIT “B”
PLAT OF ANNEXATION

Draft

Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE ZONING CERTAIN PROPERTY "M-L PUD" MANUFACTURING LIMITED PLANNED UNIT DEVELOPMENT AND GRANTING A COMPREHENSIVE LAND USE PLAN MAP AMENDMENT FROM COMMERCE TO INDUSTRY, PRELIMINARY PLANNED UNIT DEVELOPMENT, A SPECIAL USE PERMIT AND OTHER RELIEF FOR A SELF-STORAGE FACILITY

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WHEREAS, Berman-Lapentina Enterprises, LLC, (hereinafter, the "Owner") is the owner of property legally described in Exhibit A, attached hereto (hereinafter, the "Subject Property"); and

WHEREAS, the Owner seeks to develop the Subject Property with a self-storage facility within Crystal Lake (the "Proposed Development"); and

WHEREAS, pursuant to an application filed by the Owner (the "Application"), and pursuant to notice duly published on December 16, 2023 and March 30, 2024 in the Northwest Herald, the Planning and Zoning Commission of the City of Crystal Lake (the "PZC") held public hearings at 7:00 p.m., on January 3, 2024 and April 17, 2024 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed zoning of the Subject Property to "M-L PUD" Manufacturing Limited Planned Unit Development and granting of a Comprehensive Land Use Plan Map Amendment from Commerce to Industry, Preliminary Planned Unit Development

and Special Use Permit for the Proposed Development (the "Zoning Request"); and

WHEREAS, on April 17, 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 Zoning Request be denied, all as more specifically set forth in that certain Report of the PZC in Case #PLN-2023-00198 and documented in the PZC minutes dated as of April 17, 2024; and

WHEREAS, the City Council of the City of Crystal Lake, pursuant to notice duly published on January 6, 2024 and April 19, 2024 in the Northwest Herald, held a public hearing at 7:00 p.m., on January 16, 2024 and May 7, 2024 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed annexation of the Subject Property; and

WHEREAS, said territory has been duly annexed by ordinance to the City of Crystal Lake; and

WHEREAS, notwithstanding the PZC recommendation, the City Council has determined that the granting of the Zoning Request to authorize the Proposed Development of the Subject Property in accordance with the terms of this Ordinance is in the best interests of the City of Crystal Lake that the property legally described herein below be classified and zoned as indicated; and

WHEREAS, in conjunction with the Zoning Request, the Proposed Development requires approval of the City Council for the following additional relief from: (1) the required front yard setback, (2) perimeter landscape buffer between an industrial use and a commercial use, (3) foundation landscaping, and (4) Industrial Design Standards before the City Council ("City

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Council Requests"); and

WHEREAS, the City Council Requests are not under the purview of the PZC; and

WHEREAS, the City Council has determined that the granting of the City Council Requests to authorize the Proposed Development of the Subject Property in accordance with the terms of this Ordinance is also in the best interests of the City;

WHEREAS, the City Council grants Zoning Request and the City Council Requests pursuant to its home rule authority and its powers and authority under the laws and statutes of the State of Illinois in accordance with the terms and conditions of 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: Recitals: The foregoing recitals are hereby incorporated by reference as though fully set forth herein.

SECTION II: The Subject Property as described in Exhibit A to this Ordinance is hereby zoned and classified "M-L PUD" Manufacturing Limited Planned Unit Development district, subject to the terms and conditions set forth in Section V of this Ordinance.

SECTION III: The City Council hereby grants a Comprehensive Land Use Plan Map Amendment from Commerce to Industry, Preliminary Planned Unit Development and Special Use Permit for a self-storage facility for the Proposed Development, subject to the terms and conditions set forth in Section V of this Ordinance.

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SECTION IV: The City Council hereby grants the City Council Requests for the Proposed Development, subject to the terms and conditions set forth in Section V of this Ordinance.

SECTION V: The relief granted pursuant to Sections II, III, and IV of this Ordinance 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:

A. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Subject 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 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 Use and the Subject Property. The development and use of the Subject Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.

C. Approval of Plans and Related Materials in Application. The plans set forth in the Application, to-wit:

    1. Application (Berman-Lapetina Enterprises, LLC, dated 09/22/2023, received 09/27/2023)
    2. Site Plan (Architects' Studio, dated 03/25/2024, received 03/27/2024)
    3. Elevations (Architects' Studio, dated 03/25/2024, received 03/27/2024)
    4. Color Renderings (Architects' Studio, dated 03/25/2024, received 03/27/2024)
    5. Floor Plans (Architects' Studio, dated 03/25/2024, received 03/27/2024)

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are hereby approved subject to such modifications as may be necessary to comply with the additional terms and conditions of this Section as determined by the City Manager or the Manager's designee.

D. Elevations:
    1. Work with staff on ways to further enhance the elevations, such as, walls offsets and faux windows to break up the long wall expanses.
    2. Further reduce the number of exterior doors to allow for some foundation landscaping.
    3. Provide decorative exterior doors to provide variation.
    4. Increase the masonry around the base of the building.

E. Landscape Plan/Tree Survey
    1. A Final Landscape Plan must be submitted with Final Planned Unit Development that complies with the landscape requirements of the UDO's Section 4-400.
    2. Provide a list of quantities and species for the final landscape plan that comply with the minimum sizing requirements of the UDO.

F. Final Engineering Plans must be submitted with Final Planned Unit Development in compliance with the City's Code and Stormwater ordinances.

G. The Owner shall provide the City Manager with a copy of the existing lease for the billboard located on the Subject Property (the "Current Lease"), and Owner shall not amend or renew or otherwise modify such Current Lease to extend its terms. The Owner shall cause the billboard sign to be removed (including all structural components) within 90 days after the expiration of the Current Lease (including any authorized extensions thereunder).

H. Signage must comply with the requirements of Section 4-1000 of the UDO.

I. A Final Photometric and Lighting Plan must be submitted with Final Planned Unit Development that complies with the lighting requirements of Section 4-800 of the UDO.

J. The Owner shall address all of the review comments and requirements of the Community Development, Engineering, Public Works, Police and Fire Rescue Departments in addition to those of the City's stormwater consultant, Christopher B. Burke Engineering.

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SECTION VI: That the City Clerk is hereby directed to amend the official zoning map of the City of Crystal Lake and all pertinent records of the City of Crystal Lake to show the Comprehensive Land Use Plan Map Amendment from Commerce to Industry, Preliminary Planned Unit Development and Special Use Permit, and zoning classification of the above-described property in accordance with the provisions of this Ordinance, as provided by law.

SECTION VII: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

AYES:

NAYS:

ABSENT:

PASSED this 7th day of May, 2024.

APPROVED by me this 7th day of May, 2024.

Draft

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, Mayor

SEAL

ATTEST:

_____
Nick Kachiroubas, City Clerk

Passed: May 7, 2024
Approved: May 7, 2024

EXHIBIT A

PARCEL 1:
PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF STATE ROUTE 176 WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF STATE ROUTE 176, A DISTANCE OF 568.95 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE CENTERLINE OF STATE ROUTE 176, A DISTANCE OF 250.00 FEET; THENCE SOUTHERLY ALONG A LINE THAT FORMS AN ANGLE OF 48 DEGREES 30 MINUTES TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 260.46 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34; A DISTANCE OF 564.24 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT A P.K. NAIL IN THE PAVEMENT MARKING THE CENTER OF THE AFOREMENTIONED SECTION 34; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 41 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER 25.63 FEET TO A POINT ON THE CENTERLINE OF ROUTE 176, SAID POINT MARKS THE TRUE BEGINNING OF PLACE; THENCE NORTH 41 DEGREES 14 MINUTES 00 SECONDS EAST ALONG THE CENTERLINE OF ILLINOIS ROUTE 176, A DISTANCE OF 568.95 FEET; THENCE SOUTH 48 DEGREES 46 MINUTES 00 SECONDS EAST, 49.82 FEET TO A POINT ON THE EXISTING RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 176, SAID POINT MARKS THE BEGINNING OF A 1002.9 FEET RADIUS, NON-TANGENT CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 49 DEGREES 51 MINUTES 00 SECONDS WEST; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE WITH SAID CURVE THROUGH A CENTRAL ANGLE OF 1 DEGREES 05 MINUTES 00.4 SECONDS, A DISTANCE OF 18.96 FET TO AN IRON PIPE; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 41 DEGREES 14 MINUTES 00 SECONDS WEST, 448.40 FEET TO AN IRON PIN WITH A 3 INCH ALUMINUM CAP; THENCE SOUTH 24 DEGREES 32 MINUTES 28 SECONDS EAST, 9.85 FEET TO AN IRON PIN WITH A 3 INCH ALUMINUM CAP; THENCE SOUTH 00 DEGREES 19 MINUTES 00 SECONDS EAST, 33.88 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 41 MINUTES 00 SECONDS WEST ALONG THE QUARTER SECTION LINE, 108.84 FEET TO THE TRUE PLACE OF BEGINNING. ALSO EXCEPTING THEREFROM THAT PART TAEKN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS IN CASE 11ED80 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE

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CENTERLINE OF STATE ROUTE 176 WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34 AND RUNNING THENCE EASTERLY ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 564.24 FEET FOR THE PLACE OF BEGINNING; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 260.46 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 300.0 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 260.46 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE WESTERLY ALONG SAID SOUTH LINE, A DISTANCE OF 300.00 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

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COMMONLY KNOWN AS 4504 E. Terra Cotta Avenue in Crystal Lake, Illinois 60014. PIN: 14-34-252-03, 14-34-252-013 AND 14-34-252-014.

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TO THE MAYOR AND CITY COUNCIL OF
THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE APPLICATION OF	)
CRYSTAL BOWL, INC.	)
FOR PETITION FOR ANNEXATION TO THE	)
CITY OF CRYSTAL LAKE McHENRY	)
COUNTY, ILLINOIS	)

PETITION FOR ANNEXATION

The undersigned Petitioner, under oath, does hereby respectfully Petition to Annex to the City of Crystal Lake, McHenry County, Illinois, the territory legally described on Exhibit "A" attached hereto and by this reference made a part hereof and state as follows:

Petitioner is the sole owner of record of the territory described on the attached Exhibit "A."

That the territory hereinabove described is not within the corporate limits of any municipality and is contiguous to the City or will be contiguous to the City at time of annexation.

There are no electors residing on said territory.

WHEREFORE, the undersigned, as owner of record, with the power and authorization of the By-Laws of said corporation holding title to the territory herein described hereby Petition and request that the Mayor and City Council of the City of Crystal Lake annex to the City of Crystal Lake, McHenry County, Illinois, the territory described on Exhibit "A" attached hereto, subject to the approval of the rezoning, Comprehensive Plan Amendment, Preliminary PUD and Special Use Permit, all as set forth in the Development Application filed with the City.

Petitioner - Owner
CRYSTAL BOWL, INC.

By: _____

STATE OF ILLINOIS)
) SS
COUNTY of McHENRY)

Jack Meyer, President of Crystal Bowl, Inc., being first duly sworn, on oath deposes and states that he has read the foregoing Petition subscribed by him; that he knows the contents thereof; and that the same are true and correct to the best of his knowledge and belief.

Jack D. Meyer

Subscribed and Sworn to before me this 2nd day of May, 2024.

Kelly A. Fraulini
Notary Public

OFFICIAL SEAL
KELLY FRAULINI
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 01/15/2026

Exhibit A

LEGAL DESCRIPTION

THENCE SOUTH 39 DEGREES 37 MINUTES 22 SECONDS WEST, A DISTANCE OF 251.77 FEET; THENCE SOUTH 49 DEGREES 35 MINUTES 03 SECONDS EAST, A DISTANCE OF 192.52 FEET TO THE NORTH RIGHT OF WAY LINE OF TERRA COTTA AVENUE, AS STAKED AND OCCUPIED, BEING 33.00 FEET NORMALLY DISTANT NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE SOUTH 0 DEGREES 31 MINUTES 51 SECONDS EAST, A DISTANCE OF 33.00 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE SOUTH 89 DEGREES 28 MINUTES 09 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 296.02 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 44, NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF STATE ROUTE NO. 176 WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34 AND RUNNING THENCE EASTERLY ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 564.24 FEET FOR THE PLACE OF BEGINNING; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 260.46 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 300.0 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 260.46 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE WESTERLY ALONG SAID SOUTH LINE, A DISTANCE OF 300.0 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 3:
PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF STATE ROUTE 176 WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34, (SAID POINT BEING 25.43 FEET EAST OF THE CENTER OF SECTION 34); THENCE EASTERLY ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34 FOR A DISTANCE OF 864.24 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING EASTERLY ALONG THE LAST DESCRIBED COURSE FOR A DISTANCE OF 200.00 FEET TO A POINT; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 260.46 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A LINE THAT MAKES AN ANGLE OF 38 DEGREES, 07 MINUTES MEASURED TO THE LEFT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 381.19 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF HUTTON'S SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 22, 1958 AS DOCUMENT NO. 338561, IN BOOK 13 OF PLATS, PAGE 60, AS AMENDED BY AFFIDAVIT RECORDED SEPTEMBER 15, 1958, AS DOCUMENT NO. 343452, THAT IS COMMON TO LOTS 4 AND 5; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF HUTTON'S SUBDIVISION, BEING ON A LINE THAT MAKES AN ANGLE OF 100 DEGREES, 25 MINUTES MEASURED TO THE LEFT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE, FOR

A DISTANCE OF 400.12 FEET TO A POINT; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 0.35 FEET TO A POINT; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 34, FOR A DISTANCE OF 300.0 FEET TO A POINT; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FOR A DISTANCE OF 260.46 FEET TO THE PLACE OF BEGINNING, IN TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

Permanent Parcel Numbers: 14-34-252-013, 14-34-252-014, and 14-34-252-034

#PLN-2023-198
4504 E. Terra Cotta Avenue – Rezoning, Comprehensive Land Use Plan Map Amendment, Preliminary PUD and Special Use Permit
Project Review for Planning and Zoning Commission

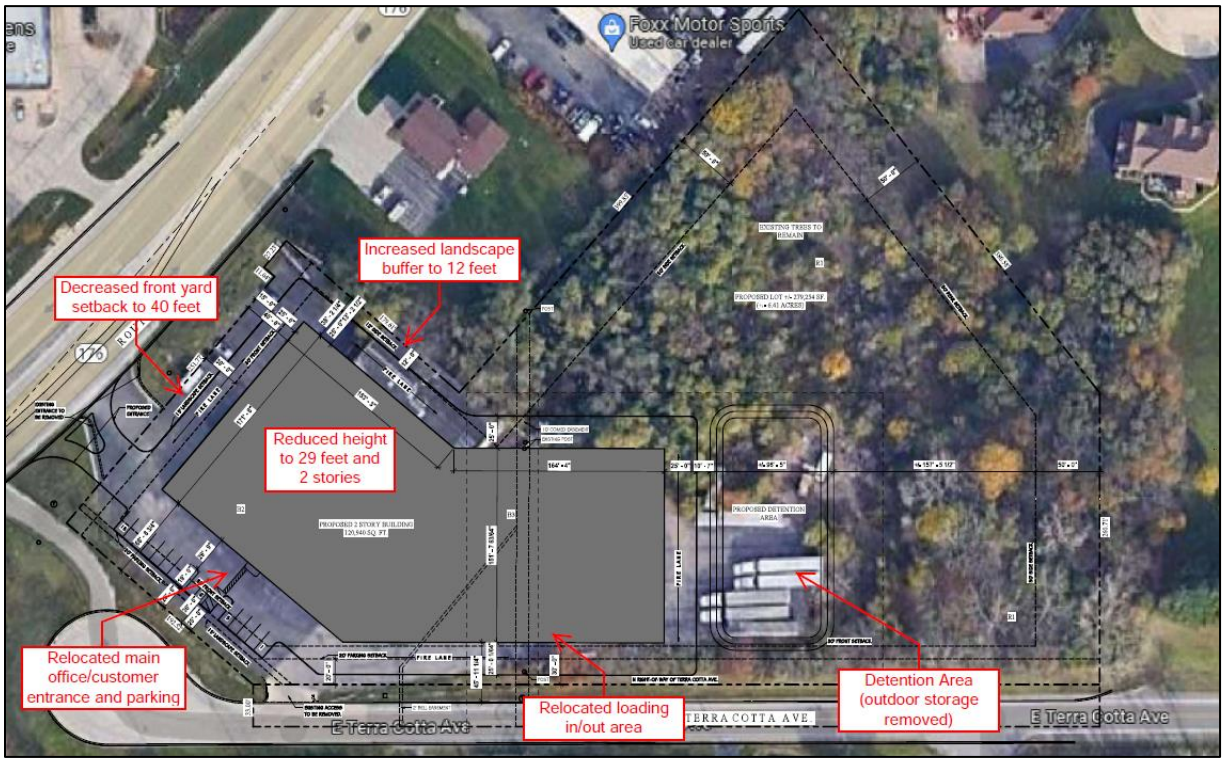
Date:	April 17, 2024
Request:	1. Comprehensive Land Use Plan Map Amendment from Commerce to Industry 2. Rezoning upon Annexation from E Estate Residential to M-L PUD Manufacturing Limited PUD 3. Preliminary Planned Unit Development 4. Special Use Permit to allow a self-storage facility
Location:	4504 E. Terra Cotta Avenue
Acreage:	Approximately 6.41 acres
Zoning:	B-2 PUD General Commercial
Surrounding Properties:	North: B-2 PUD General Commercial South: City Limits – B1-V Neighborhood Business, R1 Single-Family Residential and R1-V Single-Family Residential East: City Limits – R1 Single-Family Residential West: B-2 PUD General Commercial Planned Unit Development
Staff Contact:	Katie Rivard (815.356.3612)

Background:

- At the PZC hearing on January 3, 2024, PZC recommended denial (3-3) of the proposed petition. There were concerns with the Comprehensive Land Use Plan Map Amendment change from Commerce to Industry, and if this was an appropriate use at this location. It was noted the subject property is an entry point to Crystal Lake. There was also concerns with three (3) stories.
- At the City Council meeting on January 16, 2024, City Council referred the petition back to PZC. The City Council asked the petitioners to consider a two (2) story building while

preserving the trees for the residential neighbors. They were supportive of the land use, but thought the building was too tall.

- A brief summary of the changes:
    - Reduced building height from 42 feet and three (3) stories to 29 feet and two (2) stories.
    - Increased the landscape buffer from 7.5 feet to 12 feet.
    - Increased the building square footage and number of storage units.
    - Removed the outdoor storage area.
    - Relocated the main office/customer entrance and parking to the southwest side of the building.
    - Relocated the loading in/out area to the south side of the building.
    - Removed overhead doors from the front of the building facing Route 176.
    - Enhanced the architecture with three (3) additional higher panels (includes masonry) and a flat projecting awning over the main office/customer entrance.
    - Vertical bands on the southeast and northeast elevations have been removed due to overhead doors but replaced with horizontal bands.

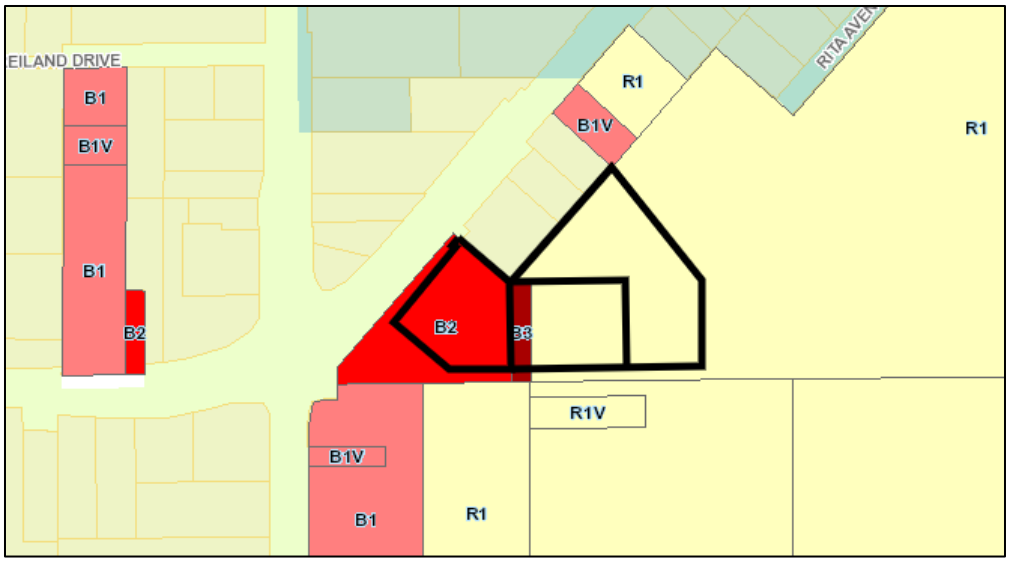


- The subject property is the former Crystal Bowl bowling alley located at the northeast intersection of Route 31 and Route 176 in unincorporated McHenry County. A portion of the parking lot is used for truck-driving training, and the eastern portion of the property is undeveloped. There is also a freestanding billboard sign at the far northwestern corner.
- The McHenry County Board denied a request for this property to reclassify the parcels to B-3 General Commercial. The B-3 zoning district allows self-storage facilities as permitted uses.

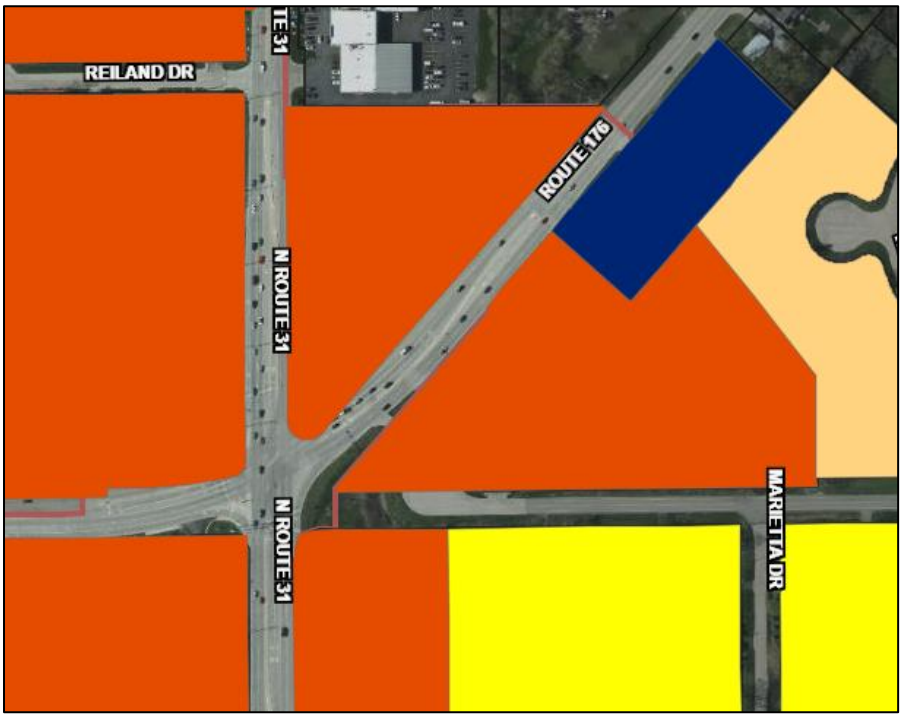
Development Analysis:

LAND USE/ZONING

- The site is currently three (3) parcels each zoned a different zoning district. The zoning districts are B2 – Neighborhood Business, B3 – General Business and R1 – Single-Family Residential.



- The current Comprehensive Plan land use designation is Commerce. The appropriate land use designation for a self-storage facility is Industry.



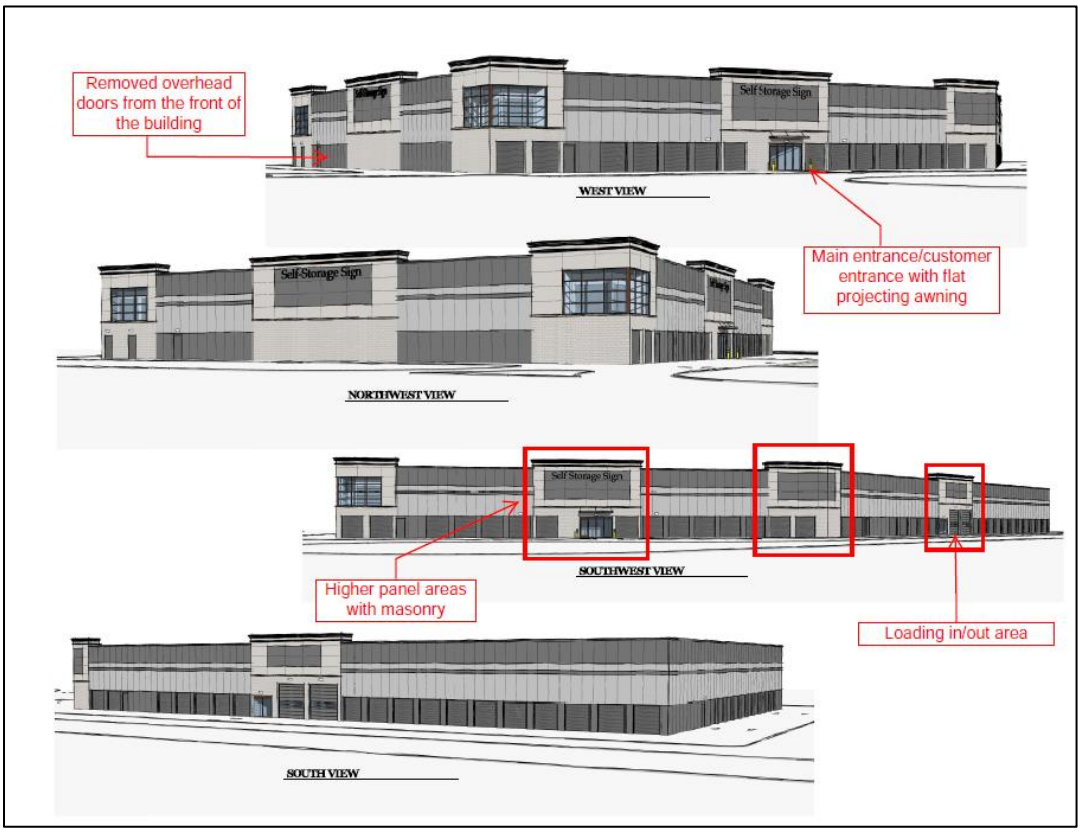
- The proposed development includes a new 120,940 square foot, two-story, 774-unit climate controlled self-storage building.
- The following variations are requested:
    - Front yard setback: Front yard setback of 40 feet, a variation of 40 feet. *The initial request was a 69-foot front yard setback, a variation of 11 feet.*
    - Landscape Buffer: 12-foot landscape buffer from an industrial use to a commercial use, a variation of 18 feet. A 30-foot landscape buffer requires 3 evergreen trees + 1 overstory deciduous tree + 4 understory trees + 8 shrubs. *The initial request was for a 7.5-foot landscape buffer, a variation of 22.5 feet.*
    - Foundation landscaping: 0-foot wide foundation landscape area around all perimeters of the building, a variation of five (5) feet. Foundation plantings must contain both deciduous and evergreen species of tree and shrubs providing an interesting visual patter around the building.
    - Industrial Design Standards: Building form and mass, rooflines and parapet, building materials, entrance design, and overall façade design.
    - Special Use Criteria.
        - Site Layout: Buildings shall be situated such that the doorways or access points are facing away from the yards abutting a street rights-of-ways. *The overhead doors have been removed from the front of the building facing Route 176, but not E. Terra Cotta Avenue right-of-way.*
        - Landscaping: Landscaping shall be provided within a minimum five-foot wide landscape beds along the foundations of the ends of the storage buildings in accordance with the provisions of Section 4-400 Landscaping and screening standards.
- The petitioner submitted a response letter in regards to the Rezoning, PUD, and SUP standards that Staff marked as "Does Not Meet" in the City Council Summary.

SITE LAYOUT

- Access is provided via a right-in/right-out on Route 176. Access throughout the development is provided on all sides of the building.
- On Route 176, the front yard setback shall be 40 feet, except that such setback shall be increased to 80 feet west of Route 14 and east of the Union Pacific McHenry Line. The building's proposed front yard setback is 40 feet, instead of the minimum required 80 feet.
- The main office/customer entrance and parking has been relocated to the southwest side of the building, and the loading in/out area has been relocated to the south side of the building rather than Route 176.
- The building will be setback more than 300 feet from the east property line.
- The outdoor storage area has been removed from the request.
- Due to a 6-foot elevation drop from the access aisle around the building to Terra Cotta Avenue, the existing access on Terra Cotta Avenue would not be functional.

BUILDING ELEVATIONS

- The building height was reduced from 42 feet and three (3) stories to 29 feet and two (2) stories, which now meets the UDO requirements.
- The proposed building will include a combination of light and dark grey metal panels and smooth insulated panels and masonry.
- There are 62 units on the first floor with overhead doors.
- Industrial developments are required to comply with at least three (3) of the optional design standards. The proposed building meets (one) 1 of the six (6) design standards.
    - Building form and mass
    - Rooflines and parapet
    - Building materials
    - ✓ Building colors
    - Entrance design
    - Overall façade design
- Staff had recommended to the petitioners the following changes that could help bring the building into compliance with the Industrial Design Standards.
    - Break up the long wall expanses with higher panels, wall offsets and faux windows (faux windows are design elements in the metal panels and are not true windows)
        - *Higher panels were added above the main office/customer entrance, loading in/out area and at the south/southwest corner of the building.*
    - Reduce the number of exterior doors, which would allow for some foundation landscaping.
        - *Overhead doors were removed from the front of the building facing Route 176. No foundation landscaping is proposed.*
    - Decorative exterior doors to provide variation.
        - *No decorative exterior doors were added.*
    - Masonry/brick along most of the base of the building.
        - *Masonry/brick is included with each higher panel area.*
- In response to staff's recommendations, the petitioners added the following to the elevations:
    - Masonry on the front elevation in three areas up to approximately 11 feet above grade. *Masonry/brick also added to the new higher panel areas.*
    - Cornices to all accented areas of the building.
    - Bumped up the roof on the south elevation with an area of separate colors that mimics the windows on the front elevation. *The south elevation now has the loading in/out area with higher panels.*
    - Horizontal band on the northwest (front), southwest and south elevations. *Horizontal bands are now on all elevations.*
    - Flat projecting awning over the main office/customer entrance.
    - Vertical bands on the east and northeast elevations awnings have been remove due to overhead doors.



PARKING

- The proposed development will provide 15 parking spaces, which meets the UDO requirements.

LANDSCAPE/BUFFER

- The petitioners provided a landscape plan with the initial application illustrating a combination of canopy, ornamental, and evergreen trees and shrubs around the perimeter of the parking lot. Street trees are also proposed along Route 176. The petitioners must meet the requirements of Section 4-400 of the UDO; or, the petitioners must return to PZC for a variation.
- Per the petitioners, the site will preserve over 50% as either existing or new landscape area.
- The petitioners will maintain most of the existing trees on the north, northeastern and south portions of the property in an effort to keep the buffer between the neighboring residential properties.
- The following landscape variations are required:
    - 5-foot foundation landscaping on all perimeters of the building.
    - 30-foot landscape buffer between an industrial use and commercial use.

SIGNAGE

- The petitioners did not provide sign plans. A recommended condition was included that signage must comply with the requirements of Section 4-1000 of the UDO.
- A total of 150 square feet in sign area (75 square feet maximum for any one (1) sign on one (1) façade) is permitted.
- The petitioners are not proposing a freestanding sign. The UDO allows for one 32 square-foot freestanding sign at six (6) feet in height.
- As a condition of approval, Staff is recommending the existing billboard sign is removed as the UDO does not allow for off-premise signage or signs that are over six feet in height and 32 square feet for industrial uses.

Findings of Fact:

COMPREHENSIVE LAND USE PLAN AMENDMENT
Amendment from the existing Comprehensive Land Use Plan designation of Commerce to allow Industry. Industry would be the appropriate designation for the M-L zoning district and the proposed self-storage facility.

REZONING

- The property is currently zoned B2 – Neighborhood Business, B3 – General Business and R1 – Single-Family Residential in McHenry County. Properties annexed into the City of Crystal Lake come in as E – Estate zoning.
- The property would be rezoned to the City's M-L PUD Manufacturing-Limited Planned Unit Development. The General Commercial zoning criteria is:
    - General: This district is for "clean" (low environmental impact) industrial uses that are compatible with neighboring residential, office and commercial districts.
    - 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 for industrial uses such as commercial light fabrication, assembly, warehouse, distribution and storage activities as well as associated office uses and certain other uses that are incidental to the principal ones.

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 PLANNED UNIT DEVELOPMENT
The petitioner is requesting approval of a Preliminary Planned Unit Development to allow a self-storage facility. 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* ***(Does not meet the Architecture requirements)***

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. 1 Additional standards for Planned Unit Developments Industrial PUDs.

1. Implements the vision and land use policies of the Comprehensive Plan.
   ☐ *Meets* ☒ *Does not meet*

2. Shall not result in substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matter of public health, safety and welfare.
   ☒ *Meets* ☐ *Does not meet*

3. PUDs must provide transitional uses to blend with adjacent development.
   ☐ *Meets* ☒ *Does not meet*

4. PUD phases must be logically sequenced.
   ☒ *Meets* ☐ *Does not meet*

5. The density and intensity of a PUD shall be in accordance with the Comprehensive Plan.
   ☐ *Meets* ☒ *Does not meet*

6. All dimensional standards shall be listed within the PUD plan if they do not meet the Ordinance minimum standards.
   ☐ *Meets* ☒ *Does not meet*

7. The responsible parties for all on-site and other required public improvements shall be established and a utility plan indicating all proposed easements shall be provided.
   ☒ *Meets* ☐ *Does not meet*

8. Any private infrastructure shall comply with the city standards.
   ☒ *Meets* ☐ *Does not meet*

9. The PUD plan shall establish the responsibility of the applicant/developer.
   ☒ *Meets* ☐ *Does not meet*

10. A bond or letter of credit shall be posted to cover required fees or public improvements.
    ☒ *Meets* ☐ *Does not meet*

PLANNED UNIT DEVELOPMENT VARIATIONS

The petitioner is requesting approval of a Preliminary Planned Unit Development to allow variations for the front yard setback, landscape requirements, Industrial design standards and Special Use Permit criteria. 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, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements which may otherwise require individual requests and applications for zoning variations. *Staff does not feel this proposed development provides a more creative and imaginative design that warrants the variations.*

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 requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. Although a formal variation request is not required to be made in conjunction with a Planned Unit Development, staff identifies those aspects of the Planned Unit Development which effectively result in variations from UDO requirements. If the evidence is not found to justify these variations from the UDO that fact shall be reported to the City Council with a recommendation that the variations from the UDO which are proposed as part of the Planned Development be lessened or denied.

The Planned Unit Development Amendment proposed by the Petitioner includes the following variations from the UDO:

1. Article 3-300B.3 On Route 176, the setback shall be 40 feet, except that such setback shall be increased to 80 feet west of Route 14 and east of the Union Pacific McHenry Line.
   The proposed front yard setback is 40 feet.

2. Article 4-400F.5.a 30-foot landscape buffer between an industrial use and a commercial use.

   A 12-foot landscape buffer between the commercial uses to the north is proposed due to site constraints. Additionally, the petitioners indicated many existing trees/woodland will be preserved to the northeast and east. The existing trees along the northeast property line directly abutting the commercial neighbor are shown as being removed on the landscape plan.

3. Article 4-400F.4 Five-foot-wide landscape area around all perimeters of buildings containing both deciduous and evergreen species of tree and shrubs providing an interesting visual pattern around the building.

   Due to the number of overhead doors, no foundation landscaping is provided.

4. Article 5-200F.1- Deferral of the burial of the overhead utilities and installation of sidewalk.

<u>Industrial Design Standards:</u>

5. Article 4-900F.2.a. Building Form and Mass
   a. The apparent mass and bulk of a large building should be reduced by structural articulation, windows or other architectural and functional elements and by landscaping. Structural articulation can include breaking the plane of the building by offsets (horizontal and vertical), insets for entryways or balconies, step backs, and consideration of alternative roof structures.
   b. All facades shall incorporate wall offsets in the form of projections and/or recesses in the façade plane, a minimum of every 75 feet of frontage that has a differential in horizontal plane of at least two feet.

   The petitioners have indicated that due to site constraints, it is very difficult to incorporate offsets in the building design.

6. Article 4-900F.2.b. Rooflines and parapets
   a. Rooflines should be varied in height, and long horizontal roof lines should be broken up.
   b. Large expanses of roof shall be avoided. Visual diversity can be achieved by varying the roof line and/or the addition of dormers. Diversity can also be achieved by staggering the façade of the building thereby breaking up an otherwise potentially monotonous roof and front façade as well as reducing the visual mass of the building.

   The building provides parapets on the northwest, southwest and south elevations only.

7. Article 4-900F.2.c Building Materials
   a. A comparable variety of siding materials (i.e., masonry, concrete texturing, cement or plaster) should be used to produce effects of texture and relief that provide architectural interest.
   b. The use of metal as a primary building material shall be permitted only where appropriate to the architectural style of the building and when exceptional building design warrants the use of the material. When used, metals will have an anodized,

painted or powder-coated finish in muted, non-bright colors that are aesthetically pleasing. The use of unfinished, exposed metals is not permitted.

The proposed building is a metal panel and smooth insulated panel building with masonry/brick on the front of the building and on each of the higher panels. However, Staff feels that due to the number of variations for the design standards, the building does not provide exceptional building design warranting the use of metal as the primary building material.

8. Article 4-900F.2.e Entrance Design
    a. Recessed or projected entries and articulation in entryway mass are required. Recesses or projections shall be at least 12 inches.
    b. Entrances should be highlighted by a change in the wall plane. Wall articulation around the door and projecting beyond the door is recommended.
    c. Entrances should be highlighted by implementation of architectural elements such as flanked columns or decorative fixtures.
    d. Varied paving textures and/or elevation changes are recommended techniques to define entrances.

    The petitioners added a flat projecting awning over the main office/customer entrance.

9. Article 4-900F.2.f Overall Façade Design
    a. Changes in vertical and horizontal planes should be used to provide relief from a box-like appearance.
    b. On facades longer than 150 feet, the use of pilasters is recommended to create the appearance of smaller "bays."
    c. Vertical elements such as towers can be used to accent horizontal massing and provide visual interest, especially on corner buildings.
    d. Details such as wall surfaces constructed with patterns, changes in materials, building popouts, columns, and recessed areas should be used to create shadow patterns and depth on the wall surfaces.
    e. Blank walls on facades visible from public or private rights-of-way will not be permitted. Consider utilizing windows, wall articulation, arcades, changes in materials, or other features.

    This site is a highly visible property at the intersection of two major roadways, Route 31 and Route 176. With the exception of one facade, all other facades will be visible from public and/or private rights-of-way.

SPECIAL USE PERMIT

Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.

    ☐ *Meets* ☒ *Does not meet*

2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.
☒ *Meets* ☐ *Does not meet*

3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, Building and Fire Codes and all other applicable City Ordinances.
☐ *Meets* ☒ *Does not meet*

4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.
☒ *Meets* ☐ *Does not meet*

5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.
☒ *Meets* ☐ *Does not meet*

6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.
☐ *Meets* ☒ *Does not meet*

7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.
☐ *Meets* ☒ *Does not meet* ***(Does not meet the Architecture requirements)***

8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.
☒ *Meets* ☐ *Does not meet*

9. That the proposed use shall conform to any stipulations or conditions approved as part of a Special Use Permit issued for such use.
☒ *Meets* ☐ *Does not meet*

10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.
☐ *Meets* ☒ *Does not meet*

Self-storage and mini-warehouse uses must comply with the following standards:

1. General: No business activity other than the rental of storage units shall be conducted on the premises. The storage of hazardous, toxic or explosive substances, including, but not limited to hazardous waste, industrial solid waste, medical waste, municipal solid waste, septage or used oil is prohibited.
   ☒ *Meets* ☐ *Does not meet*

2. Site layout: Buildings shall be situated such that the doorways or access points are facing away from the yards abutting street right of way.
   ☐ *Meets* ☒ *Does not meet*

3. Screening: An eight-foot-tall solid screen consisting of a solid wooden fence in accordance with the provision of Section 4-700, Fences, walls and screening, or opaque landscape along the perimeters of the property in accordance with the provisions of Section 4-400 Landscape and screening standards, shall be provided.
   ☐ *Meets* ☒ *Does not meet*

4. Landscaping: Landscaping shall be provided within a minimum five-foot wide landscape beds along the foundations of the ends of the storage buildings in accordance with the provisions of Section 4-400 Landscaping and screening standards.

   ☐ *Meets* ☒ *Does not meet*

   The petitioners are requesting a variation from this criterion to allow for overhead doors so they cannot place landscape there.

5. Security: Security lighting shall be provided to safely illuminate all areas of the facility. The use of photocell units and motion sensors is encouraged as a means of saving energy. If overnight security personnel will be staying at the facility, provide details regarding the location of the proposed residence. Appropriate utilities to service the unit shall be provided. No more than one overnight unit shall be provided per facility.
   ☒ *Meets* ☐ *Does not meet*

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce. The proposed amendment is for Industry. The goal of an Industry designation is as follows:

Land Use: Industry

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

The Comprehensive Plan indicates this can be accomplished with the following supporting action:

Supporting Action: Expand and attract manufacturing users which provide jobs, services, and products strengthening the City's economy.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Berman-Lapetina Enterprises, LLC, dated 09/22/2023, received 09/27/2023)
   B. Site Plan (Architects' Studio, dated 03/25/2024, received 03/27/2024)
   C. Elevations (Architects' Studio, dated 03/25/2024, received 03/27/2024)
   D. Color Renderings (Architects' Studio, dated 03/25/2024, received 03/27/2024)
   E. Floor Plans (Architects' Studio, dated 03/25/2024, received 03/27/2024)

2. Elevations:
   A. Work with staff on ways to further enhance the elevations, such as, walls offsets and faux windows to break up the long wall expanses.
   B. Further reduce the number of exterior doors to allow for some foundation landscaping.
   C. Provide decorative exterior doors to provide variation.
   D. Increase the masonry around the base of the building.

3. Landscape Plan/Tree Survey
   A. A Final Landscape Plan must be submitted with Final Planned Unit Development that complies with the landscape requirements of the UDO's Section 4-400.
   B. Provide a list of quantities and species for the final landscape plan that comply with the minimum sizing requirements of the UDO.

4. Final Engineering Plans must be submitted with Final Planned Unit Development in compliance with the City's Code and Stormwater ordinances.

5. The petitioner shall provide a copy of the billboard lease prior to the City Council meeting. The billboard sign must be removed including all structural components 90 days after the expiration of the current lease.

6. Signage must comply with the requirements of Section 4-1000 of the UDO.

7. A Final Photometric and Lighting Plan must be submitted with Final Planned Unit Development that complies with the lighting requirements of Section 4-800 of the UDO.

8. The petitioner shall address all of the review comments and requirements of the Community Development, Engineering, Public Works, Police and Fire Rescue Departments in addition to those of the City's stormwater consultant, Christopher B. Burke Engineering.

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Crystal Lake Self Storage

Action Requested

- [X] **Annexation**
- [ ] **Comprehensive Plan Amendment**
- [ ] **Conceptual PUD Review**
- [ ] **Final PUD**
- [ ] **Final PUD Amendment**
- [ ] **Final Plat of Subdivision**
- [✓] **Preliminary PUD**
- [ ] **Preliminary Plat of Subdivision**
- [X] **Rezoning**
- [✓] **Special Use Permit**
- [✓] **Variation**
- [ ] **Other**

Petitioner Information

Name: Berman-Lapetina Enterprises, LLC

Address: 2121 W. Walton St.

Chicago, IL 60622

Phone: 847-417-4550

Fax: _____

E-mail: LapetinaJim@Yahoo.com

Owner Information (if different)

Name: Crystal Bowl / Jack Meyers / Don Meyers

Address: 2504 Terra Cotta Ave.

Crystal Lake, IL

Phone: 815-382-1326, 312-388-9421

Fax: NA

E-mail: Meyer75@sbcglobal.net

Property Information

Project Description: Annex property into Lake Zurich and rezone to ~~B3~~ M-L with a special use (Permit to allow Climate Controlled Self-Storage and Exterior Storage. PUD AND VARIATION to ALLOW A THREE STORY Building.

Project Address/Location: 4504 Terra Cotta Ave. Currently unincorporated. Located along Route 176 and Terra Cotta Ave.

PIN Number(s): 14-34-252-034, 14-34-252-013, 14-34-252-014

Development Team

Please include address, phone, fax and e-mail

Developer: Berman-Lapetina Enterprises, LLC, 2121 W. Walton St., Chicago, IL 847-417-4554, LapetinaJim@yahoo.com

Architect: Architects' Studio, LLC, 257 N. West Ave., Suite 100, Elmhurst, IL 630-617-5990, x1 Jbudgell@ArchitectsStudioLLC.com

Attorney: Jeffrey Friedman, Taft Law, 111 E. Wacker Dr., suite 280, Chicago, IL 60601 312-836-4113

Engineer: Northwest Engineering Constultants, P.C., 675 N. North Court, Suite 160, Palatine,IL 847-520-8410, danhavlir@gmail.com

Landscape Architect: Dickson Design Studio, 224-241-8181, sdickson@discksondesignstudio.com

Planner: Architects' Studio, LLC, 257 N. West Ave., Suite 100, Elmhurst, IL 630-617-5990, x1 jbudgell@architectsstudiollc.com

Surveyor: Vanderstappen and Surveying, Inc. 1316 N. Madison Street, Woodstock, IL 60098 815-337-8310

Other:

Signatures

Berman-Lapetina Enterprises, LLC/Jim Lapetina, Member 9-22-2023

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.

see attached Ownership Sign-Off Acknowledgment Form 9-22-2023

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.

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: Crystal Bowl, Inc.

Address: 4504 E. Terra Cotta Avenue

Crystal Lake, IL 60014

Phone: (815) 382-1326

E-mail: jackdmeyer@att.net

Project Name & Description: Site redevelopment to create a +/- 115,000 SF climate controlled Self-Storage Facility with fence enclosed/landscaped outdoor storage and a stormwater detention area.

Project Address/Location: 4504 E. Terra Cotta Avenue, Crystal Lake, IL 60014

Signature Jack Meyer

Crystal Bowl, Inc. by Jack Meyer, President

JACK MEYER 09/08/2023

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.

Northwest Herald

NORTHWEST HERALD

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Back

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Friday, April 19, 2024

Notice Content

PUBLIC NOTICE STATE OF ILLINOIS) COUNTY OF MCHENRY)SS BEFORE THE CORPORATE AUTHORITIES OF THE CITY OF CRYSTAL LAKE MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE PETITION OF BERMAN-LAPETINA ENTERPRISES, LLC FOR APPROVAL OF AN INITIAL ZONING CLASSIFICATION FOR A PARCEL OF LAND TO BE ANNEXED TO THE CITY OF CRYSTAL LAKE, ILLINOIS NOTICE OF PUBLIC HEARING ON PETITION FOR THE ANNEXATION OF CERTAIN PROPERTY INTO THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS PLEASE TAKE NOTICE THAT, pursuant to 65 ILCS 5/7-1-8 et seq., the Corporate Authorities of the City of Crystal Lake, Illinois will conduct a public hearing on a proposed annexation relating to the territory described below on May 7, 2024 at 7:00 p.m. at the Crystal Lake City Hall, 100 West Woodstock Street, Crystal Lake, Illinois. Following such hearing, said Corporate Authorities may consider action on such annexation and, pursuant to Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8, the annexation of the territory described below. Said annexation consists of the parcels totaling approximately 6.41 acres and legally described as follows: PARCEL 1: PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF STATE ROUTE 176 WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF STATE ROUTE 176, A DISTANCE OF 568.95 FEET; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE CENTERLINE OF STATE ROUTE 176, A DISTANCE OF 250.00 FEET; THENCE SOUTHERLY ALONG A LINE THAT FORMS AN ANGLE OF 48 DEGREES 30 MINUTES TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 260.46 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34; A DISTANCE OF 564.24 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT A P.K. NAIL IN THE PAVEMENT MARKING THE CENTER OF THE AFOREMENTIONED SECTION 34; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 41 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER 25.63 FEET TO A POINT ON THE CENTERLINE OF ROUTE 176, SAID POINT MARKS THE TRUE BEGINNING OF PLACE; THENCE NORTH 41 DEGREES 14 MINUTES 00 SECONDS EAST ALONG THE CENTERLINE OF ILLINOIS ROUTE 176, A DISTANCE OF 568.95 FEET; THENCE SOUTH 48 DEGREES 46 MINUTES 00 SECONDS EAST, 49.82 FEET TO A POINT ON THE EXISTING RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 176, SAID POINT MARKS THE BEGINNING OF A 1002.9 FEET RADIUS, NON-TANGENT CURVE TO THE RIGHT WHOSE CENTER BEARS NORTH 49 DEGREES 51 MINUTES 00 SECONDS WEST; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE WITH SAID CURVE THROUGH A CENTRAL ANGLE OF 1 DEGREES 05 MINUTES 00.4 SECONDS, A DISTANCE OF 18.96 FET TO AN IRON PIPE; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 41 DEGREES 14 MINUTES 00 SECONDS WEST, 448.40 FEET TO AN IRON PIN WITH A 3 INCH ALUMINUM CAP; THENCE SOUTH 24 DEGREES 32 MINUTES 28 SECONDS EAST, 9.85 FEET TO AN IRON PIN WITH A 3 INCH ALUMINUM CAP; THENCE SOUTH 00 DEGREES 19 MINUTES 00 SECONDS EAST, 33.88 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 41 MINUTES 00 SECONDS WEST ALONG THE QUARTER SECTION LINE, 108.84 FEET TO THE TRUE PLACE OF BEGINNING. ALSO EXCEPTING THEREFROM THAT PART TAEKN

BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS IN CASE 11ED80 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 28 MINUTES 09 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34 A DISTANCE OF 132.56 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 00 DEGREES 31 MINUTES 51 SECONDS WEST, A DISTANCE OF 33.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 176 ACCORDING TO CONDEMNATION CASE #84ED1, FILED MAY 3, 1984; THENCE NORTH 24 DEGREES 45 MINUTES 38 SECONDS WEST ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF THE ILLINOIS ROUTE 176, A DISTANCE OF 9.85 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 176 RECORDED NOVEMBER 2, 1934 AS DOCUMENT NO. 112342; THENCE NORTH 41 DEGREES 00 MINUTES 34 SECONDS EAST ALONG THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 176 A DISTANCE OF 449.59 FEET (448.40 FEET, RECORDED) TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 19.38 FEET (18.96 FEET, RECORDED) ALONG THE SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 176 ON A CURVE TO THE LEFT HAVING A RADIUS OF 1002.90 FEET, THE CHORD OF SAID CURVE BEARS NORTH 40 DEGREES 27 MINUTES 22 SECONDS EAST, 1938 FEET TO THE SOUTHWESTERLY LINE OF LOT 1 IN HUTTON'S SUBDIVISION RECORDED MAY 22, 1958 AS DOCUMENT NO. 338561 AND CORRECTED BY AFFIDAVIT RECORDED SEPTEMBER 15, 1958 AD DOCUMENT NO. 34352, BEING ALSO A NORTHEASTERLY LINE OF THE GRANTOR; THENCE SOUTH 48 DEGREES 59 MINUTES 26 SECOND EAST ALONG THE SOUTHWESTERLY LINE OF LOT 1 IN SAID HUTTON'S SUBDIVISION, BEING ALSO A NORTHEASTERLY LINE OF THE GRANTOR, A DISTANCE OF 20.44 FEET; THENCE SOUTH 39 DEGREES 37 MINUTES 22 SECONDS WEST, A DISTANCE OF 27.28 FEET; THENCE SOUTH 50 DEGREES 22 MINUTES 38 SECONDS EAST, A DISTANCE OF 11.04 FEET; THENCE SOUTH 39 DEGREES 37 MINUTES 22 SECONDS WEST, A DISTANCE OF 251.77 FEET; THENCE SOUTH 49 DEGREES 35 MINUTES 03 SECONDS EAST, A DISTANCE OF 192.52 FEET TO THE NORTH RIGHT-OF-WAY LINE OF TERRA COTTA AVE, AS STAKED AND OCCUPIED, BEING 33.00 FEET NORMALLY DISTANT NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE SOUTH 00 DEGREES 31 MINUTES 51 SECONDS EAST, A DISTANCE OF 33.00 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE SOUTH 89 DEGREES 28 MINUTES 09 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 296.02 FEET TO THE PLACE OF BEGINNING. PARCEL 2: PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF STATE ROUTE 176 WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34 AND RUNNING THENCE EASTERLY ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 564.24 FEET FOR THE PLACE OF BEGINNING; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 260.46 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 300.0 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 260.46 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE WESTERLY ALONG SAID SOUTH LINE, A DISTANCE OF 300.00 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS. PARCEL 3: PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF STATE ROUTE 176 WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, (SAID POINT BEING 25.43 FEET EAST OF THE CENTER OF SECTION 34); THENCE EASTERLY ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 34 FOR A DISTANCE OF 864.24 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING EASTERLY ALONG THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 200.00 FEET TO A POINT; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 260.46 FEET TO A POINT; THENCE NORTHWESTERLY ALONG A LINE THAT MAKES AN ANGLE OF 38 DEGREES 07 MINUTES MEASURED TO THE LEFT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 381.19 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF HUTTONS SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 22, 1956 AS DOCUMENT NO. 338561, IN BOOK 13 OF PLATS, PAGE 60, AS AMENDED BY AFFIDAVIT RECORDED SEPTEMBER 15, 1958, AS DOCUMENT NO. 343452, THAT IS COMMON TO LOTS 4 AND 5; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF HUTTONS SUBDIVISION, BEING ON A PROLONGATION OF THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 400.12 FEET TO A POINT; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 0.35 FEET TO A POINT; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 34, FOR A DISTANCE OF 300.0 FEET TO A POINT; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 260.46 FEET TO THE PLACE OF BEGINNING, IN TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINICIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOS. COMMONLY KNOWN AS 4504 E. TERRA COTTA AVENUE IN CRYSTAL LAKE, ILLINOIS 60014. PIN: 14-34-252-03, 14-34-252-013 AND 14-34-252-014. The Crystal Lake Rural Fire Protection provides fire protection. If the territory described above is annexed, fire protection and library services will be provided to such territory by the City of Crystal Lake. Anyone with questions or seeking additional information regarding the annexation should contact Planning & Economic Development at 815-356-3605 or planning@crystallake.org. All persons interested in commenting on the proposed annexation shall have the right to be heard at the time herein prescribed. Such hearing may be continued to another date without further notice. Nick Kachiroubas, City Clerk, City of Crystal Lake

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(Published in Northwest Herald April 19, 2024) 2158773

Back

Ms. Teetsov seconded the motion. On roll call, Members Greenman, Gronow, Mason, Skluzacek, Smith, and Teetsov voted yes. The voted resulted in a 6-0 vote to approve the rear yards setback and deny the height and dormer length requests.

2023-198 – 4504 E. TERRA COTTA AVENUE – COMPREHENSIVE LAND USE MAP AMENDMENT, REZONING, PRELIMINARY PLANNED UNIT DEVELOPMENT, SPECIAL USE PERMIT, AND VARIATIONS – PUBLIC HEARING

Comprehensive Land Use Plan Map Amendment from Commerce to Industry, Rezoning upon Annexation from E Estate to M-L Manufacturing Limited, Preliminary Planned Unit Development, Special Use Permit for a Self-Storage facility, and Variations.

Mr. Jeff Budgell and Mr. Elliot Berman were present to represent the petition.

Mr. Budgell explained the background of other storage facilities and projects. He provided an overview of the site and surrounding properties. He stated this is a very irregular shaped lot with extreme slopes. They want to save as many trees as possible which causes a lot of variances. He explained the background of the initial request. They reduced the height to two (2) stories and eliminated the outdoor storage. He spoke to the zoning relief requests and why they do not meet the required 80-foot setback. He noted they removed the overhead doors facing Route 176. The new layout reduces the impervious surface of the site. He stated they reduced the height from 42 feet to 29 feet, added accented walls with masonry, and glass corners. All landscape will meet the requirements of the Code, with the exception of two (2) variances. He stated the facility will be well-lit, safe, quiet, no afterhours and 1-2 employees.

Staff summarized the request and changes from the initial proposal.

Mr. Greenman opened the public hearing.

Mr. Gary Kirchoff, 5609 Marietta Drive, stated he appreciates the compromise. He asked what elevation faces Marietta Drive. He noted concerns with water and stormwater. He is concerned with bright lights. He is ok with the hours of operation. He would like a sign to be installed at the Terra Cotta Road access off of Route 176 that says “Emergency Vehicles Only”.

There being no further public comment, Mr. Greenman closed the public hearing.

Mr. Greenman turned the item over to the petitioners to address the concerns.

Mr. Budgell stated the site will meet the stormwater ordinances and will provide detention. They will submit a photometric plan and the lights will shine down. He reiterated they have limited hours of operation.

Mr. Greenman noted the petitioner is required to manage the water, and cannot create issues on other properties. The City’s Engineering Department will be actively engaged.

Ms. Mason thanked the petitioner for the changes. She stated two (2) stories is a better solution. She stated she is still stuck on this being a gateway to Crystal Lake. She spoke to the architecture.

Ms. Teetsov appreciated the feedback and quality. She stated she does not think the change from commerce to industry is appropriate, and it is not in the best interest of the City in terms of planning. This is not the right zoning for an entrance into Crystal Lake. The current conditions of the site are not desirable, but that does not make this request ok either. She stated the City has met the threshold for storage facilities. She noted the façade is not varied enough, and that it looks like a large wall.

Mr. Gronow asked how many units there are. Mr. Budgell responded over 700, which is slightly more than before. Mr. Gronow asked if the setback changed due to the height. Mr. Budgell responded yes to save the trees. There was discussion on the faux windows. Mr. Gronow stated he still has concerns with the change to the Comprehensive Land Use Plan Map and rezoning. He stated the design looks ok but there could be improvements. Mr. Budgell stated this site has been for sale for a long time. The access to the site is a good fit for low-traffic uses. This is not a manufacturing use.

Mr. Berman stated Crystal Lake is underserved with storage facilities. Ms. Teetsov stated she understand the demand, but more storage is not a priority. Mr. Berman noted the site has been vacant and an eyesore for a long time. Mr. Gronow asked about the customers. Mr. Berman stated the customers will likely be Crystal Lake residents within 3 miles.

Mr. Skluzacek stated he likes the changes and that they did a good job. He thinks it is still a little too big. He would like to see it somewhere else.

Mr. Smith noted the positive public comments. This use could be a good neighbor. The architecture looks great. He spoke to the Findings of Fact. He questioned if storage on this parcel is an appropriate use. He stated he is struggling with changing the Comprehensive Land Use Plan Map and rezoning. He can think of other appropriate locations.

Mr. Greenman appreciated the petitioner listening to the feedback. The proposal is great. He appreciates the two (2) stories. They could work on the south elevation. It looks too industrial. Mr. Greenman stated it is a very creative plan, but it is not the right place. He stated this does not meet the Findings of Fact.

Mr. Berman asked if the problem was the use. Mr. Greenman noted this requires a change to the Comprehensive Land Use Plan Map. Mr. Berman asked about a Home Depot at this location. Mr. Greenman stated they are reviewing the particular use and the required changes to the Comprehensive Land Use Plan Map, rezoning, PUD, etc. He stated they are not against the use, but they do not agree with this use at this location. The use is creating all kinds of zoning relief.

Mr. Smith made a motion to deny the petition 2023-198 for Comprehensive Land Use Plan Map Amendment from Commerce to Industry, Rezoning upon Annexation from E Estate to M-L Manufacturing Limited, Preliminary Planned Unit Development, and Special Use Permit for a Self-Storage facility, and Variations.

Ms. Teetsov seconded the motion. On roll call, Members Greenman, Gronow, Mason, Skluzacek, Smith, and Teetsov voted yes. The voted resulted in a 6-0 vote to deny the requests.

SELF STORAGE FACILITY

New Climate Controled Self-Storage Facility
4504 Terra Cotta Ave. Crystal Lake, IL 60014

OWNER	ARCHITECT	STRUCTURAL ENGINEER	MECHANICAL ENGINEER	ELECTRICAL ENGINEER	PLUMBING ENGINEER
CRYSTAL LAKE STORAGE, LLC 2121 W. WALTON ST. CHICAGO, IL 60622	ARCHITECTS' STUDIO LLC. 257 N. WEST AVENUE, SUITE 100 ELMHURST, IL 60126 P. 630.617.5990 CONTACT: JEFF BUDGELL EMAIL: jbudgell@architectsstudio.com				

LOCATION MAP



PRELIM - DRAWING INDEX

A-0 COVER SHEET
A-1 PRELIMINARY ARCHITECTURAL SITE PLAN
A-1.2 PRELIMINARY VEHICLE CIRCULATION PLAN
A-2 PRELIMINARY GROUND FLOOR - UNIT MIX
A-2.1 PRELIMINARY SECOND LEVEL - UNIT MIX
A-3 ELEVATIONS
A-3.1 ELEVATIONS
A-4 PERSPECTIVES
A-4.1 PERSPECTIVES

PROJECT DATA

SCOPE OF WORK:
PROJECT CONSISTS OF BUILDING AND CREATING NEW 120,940 S.F. TWO STORY CLIMATE CONTROLLED SELF-STORAGE BUILDING.

USE GROUP:
MODERATE HAZARD STORAGE, GROUP S-1
THE BUILDING WILL BE FULLY SPRINKLERED

CONSTRUCTION TYPE:
CONSTRUCTION TYPE 2B

ALLOWABLE NUMBER OF STORIES ABOVE GRADE (TABLE 504.4, PAGE 107):
ALLOWED = 2 STORIES
PROPOSED = 2 STORIES
BUILDING FOOTPRINT
FIRST FLOOR = 60,470 SF

ZONING DATA

4504 TERRA COTTA AVE.

ZONING DISTRICT M-1

LOT SIZE	
REQUIRED	15,000 SQ. FT.
PROVIDED	279,254 SQ. FT.
FAR	
REQUIRED 1.0 MAX	279,254 SQ. FT.
PROPOSED	120,940 SQ. FT.
BUILDING HEIGHT	
ALLOWABLE	35 FT.
PROPOSED	29 FT.
SET BACKS	
FRONT	50 FT. MIN.
SIDE YARDS	12 FT. MIN. ONE SIDE 24' TOTAL
REAR YARD	20 FT. MIN. 50 FT. ABUTTING RESIDENTIAL

REQUIRED PARKING
1/ 4,000 SQ. FT. UP TO 20,000
1/ 10,000 ABOVE 20,000 + 1/ BUSINESS VEHICLE

20,000/ 4,000 = 5
100,940/ 10,000 = 10
15

15 PARKING SPACES REQUIRED
15 PARKING SPACES PROVIDED

PRELIMINARY
NOT FOR CONSTRUCTION

architects' studio
257 WEST A VENUE SUITE 100
ELMHURST, IL 60126
T: 630.617.5990
ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM #184.001314

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NO.	DESCRIPTION	DATE
1		
2		
3		
4		

FOR REVIEW

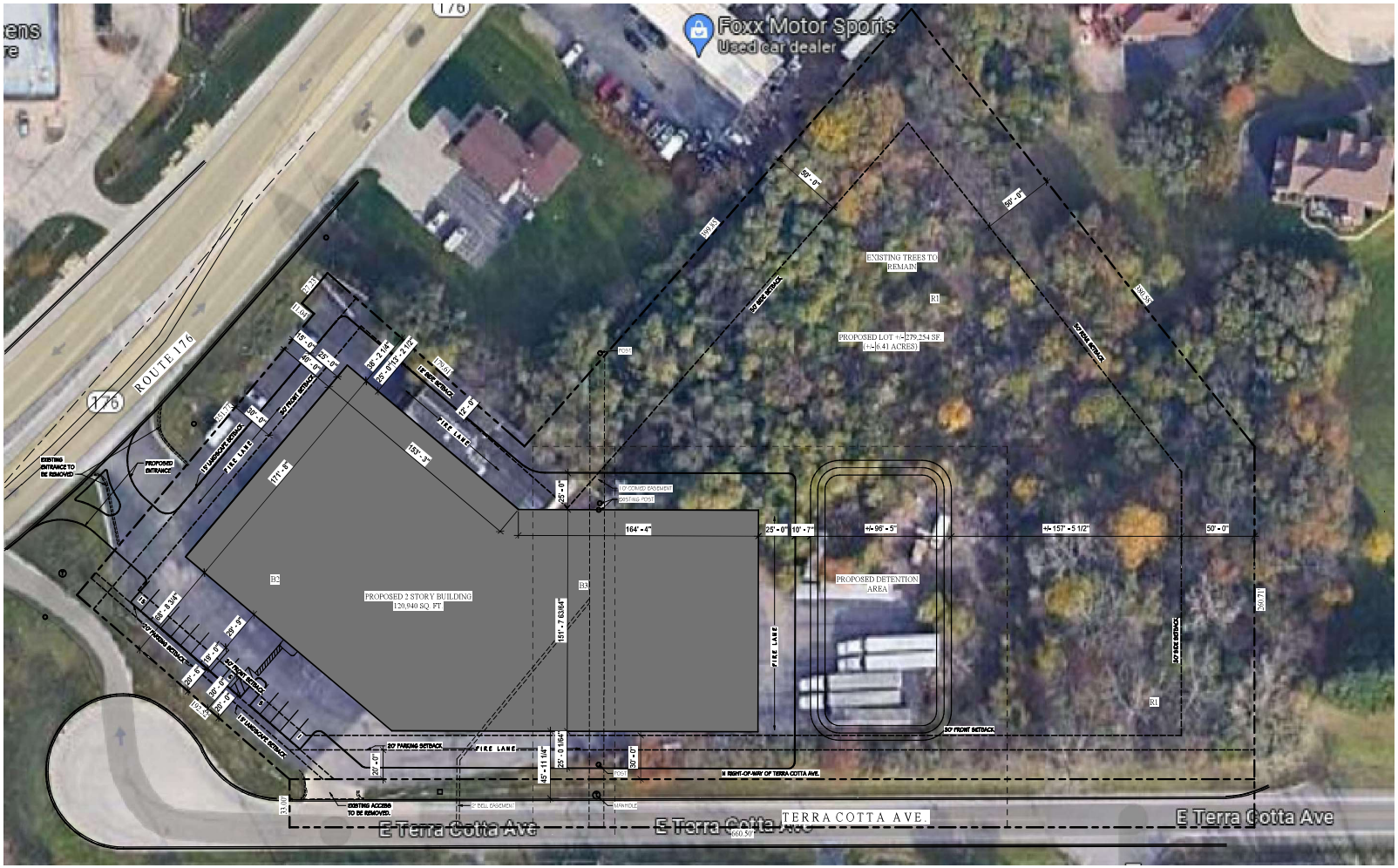
SELF STORAGE FACILITY
4504 TERRA COTTA AVE
CRYSTAL LAKE, IL 60014
CLIENT:
CRYSTAL LAKE STORAGE

DRAWN BY: PZMC
CHECKED BY: TB

DRAWING TITLE: COVER SHEET
SCALE: AS NOTED

DATE: 03/25/24
ISSUED FOR:
REVIEW

DRAWING #: A-0
OF 10



PRELIMINARY ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"

PRELIMINARY
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architects' studio
217 WEST AVENUE SUITE 100
JOLIET, IL 60435
T: 815-467-5900
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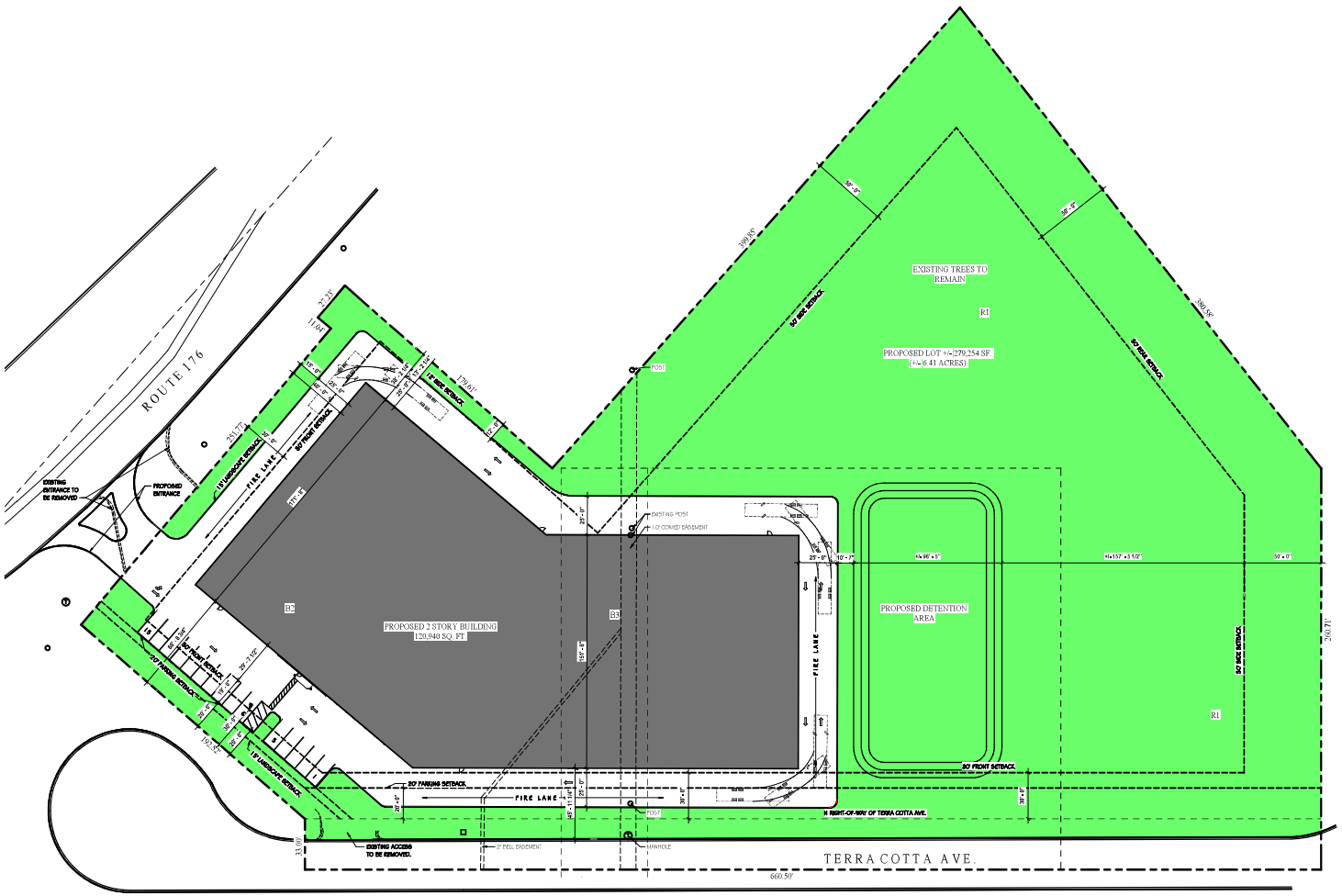
SELF STORAGE FACILITY
4504 TERRA COTTA AVE.
CRYSTAL LAKE, IL 60014
CLIENT:
CRYSTAL LAKE STORAGE

DRAWING TITLE:
PREMILINARY ARCHITECTURAL SITE PLAN

SCALE: AS NOTED
DRAWN BY: PZSC
CHECKED BY: TB

DATE: 03/25/24
ISSUED FOR:
REVIEW

DRAWING #:
A-1
OF 10



A-1.2 PRELIMINARY VEHICLE CIRCULATION PLAN
SCALE: 1" = 30'-0"

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		FOR REVIEW

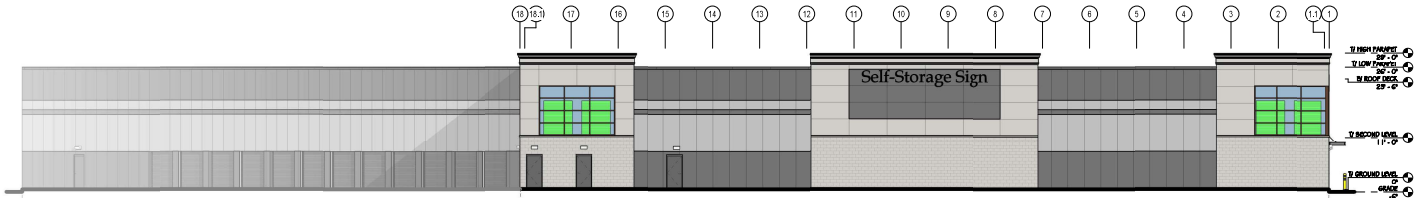
SELF STORAGE FACILITY
4504 TERRA COTTA AVE.
CRYSTAL LAKE, IL 60014
CLIENT:
CRYSTAL LAKE STORAGE

DRAWING TITLE:
PREMILINARY VEHICLE CIRCULATION PLAN

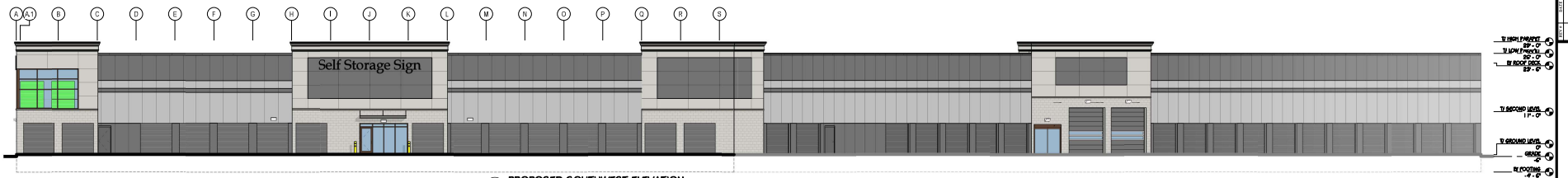
SCALE: AS NOTED
DRAWN BY: PZSC
CHECKED BY: TB

DATE: 03/25/24
ISSUED FOR:
REVIEW

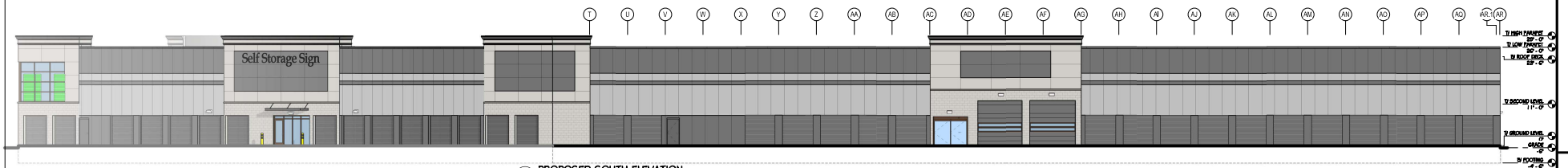
DRAWING #:
A-1.2
OF 10



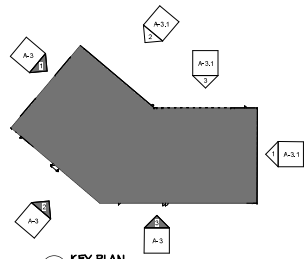
1 A-3 PROPOSED NORTHWEST ELEVATION
SCALE: 3/32" = 1'-0"



2 A-3 PROPOSED SOUTHWEST ELEVATION
SCALE: 3/32" = 1'-0"



3 A-3 PROPOSED SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



4 A-3 KEY PLAN
N.T.S.

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BARTLETT, IL 60103
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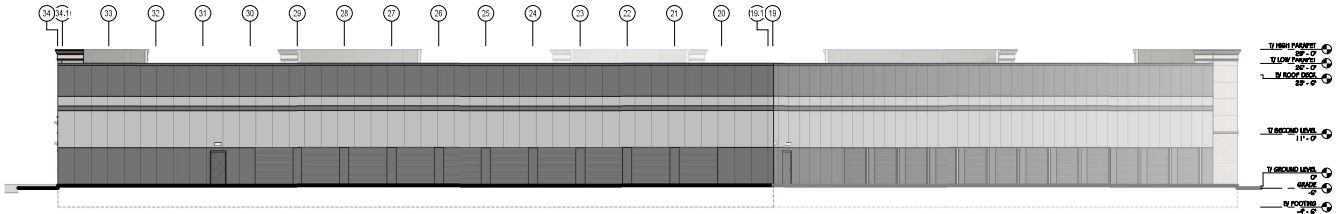
FOR REVIEW

SELF STORAGE FACILITY
4504 TERRA COTTA AVE
CRYSTAL LAKE, IL 60014
CLIENT:
CRYSTAL LAKE STORAGE

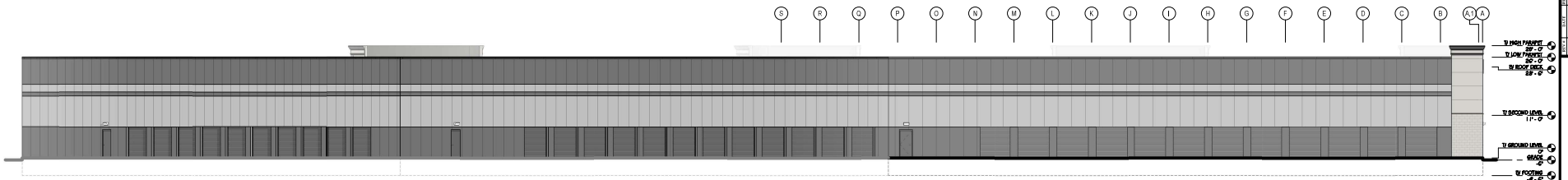
DRAWING TITLE
ELEVATIONS
SCALE AS NOTED
DRAWN BY: PZMC
CHECKED BY: TB

DATE: 03/25/24
ISSUED FOR:
REVIEW

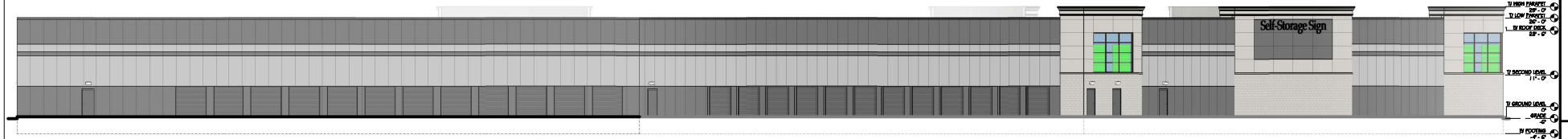
DRAWING #:
A-3
OF 10



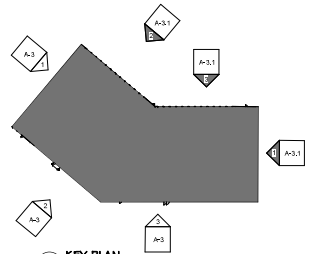
1 A-3.1 PROPOSED EAST ELEVATION
SCALE: 3/32" = 1'-0"



2 A-3.1 PROPOSED NORTHEAST ELEVATION
SCALE: 3/32" = 1'-0"



3 A-3.1 PROPOSED NORTH ELEVATION
SCALE: 3/32" = 1'-0"



4 A-3.1 KEY PLAN
N.T.S.

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NO.	DESCRIPTION	DATE
1		

FOR REVIEW

SELF STORAGE FACILITY
4504 TERRA COTTA AVE
CRYSTAL LAKE, IL 60014
CLIENT:
CRYSTAL LAKE STORAGE

DRAWING TITLE:
ELEVATIONS

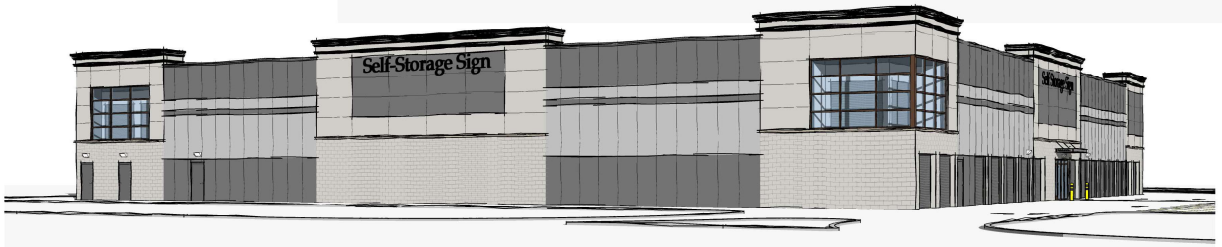
SCALE: AS NOTED
DRAWN BY: PZSC
CHECKED BY: TB

DATE: 03/25/24
ISSUED FOR:
REVIEW

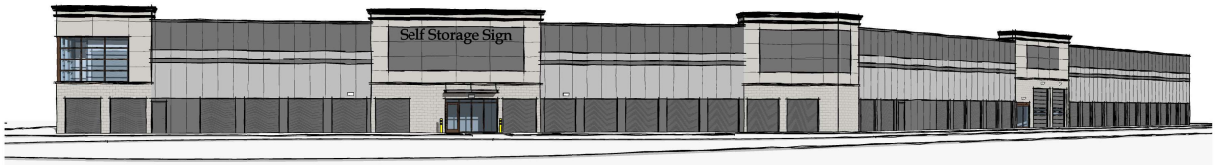
DRAWING #:
A-3.1
OF 10



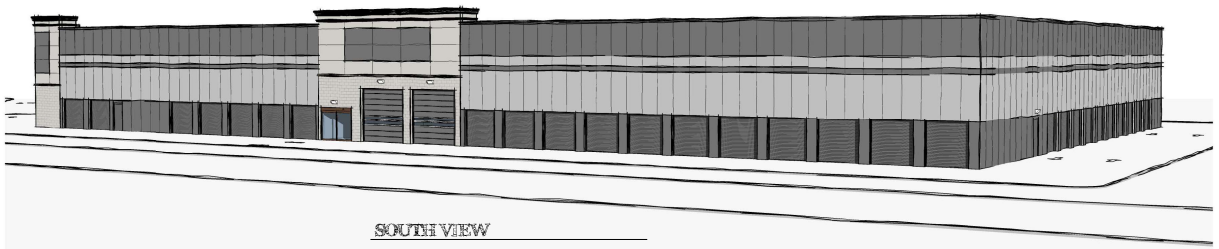
WEST VIEW



NORTHWEST VIEW



SOUTHWEST VIEW



SOUTH VIEW

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217 WEST AVENUE SUITE 100
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DESCRIPTION	DATE
FOR REVIEW	

SELF STORAGE FACILITY
4504 TERRA COTTA AVE
CRYSTAL LAKE, IL 60014

CLIENT:
CRYSTAL LAKE STORAGE

DRAWING TITLE:
PERSPECTIVES

SCALE: AS NOTED

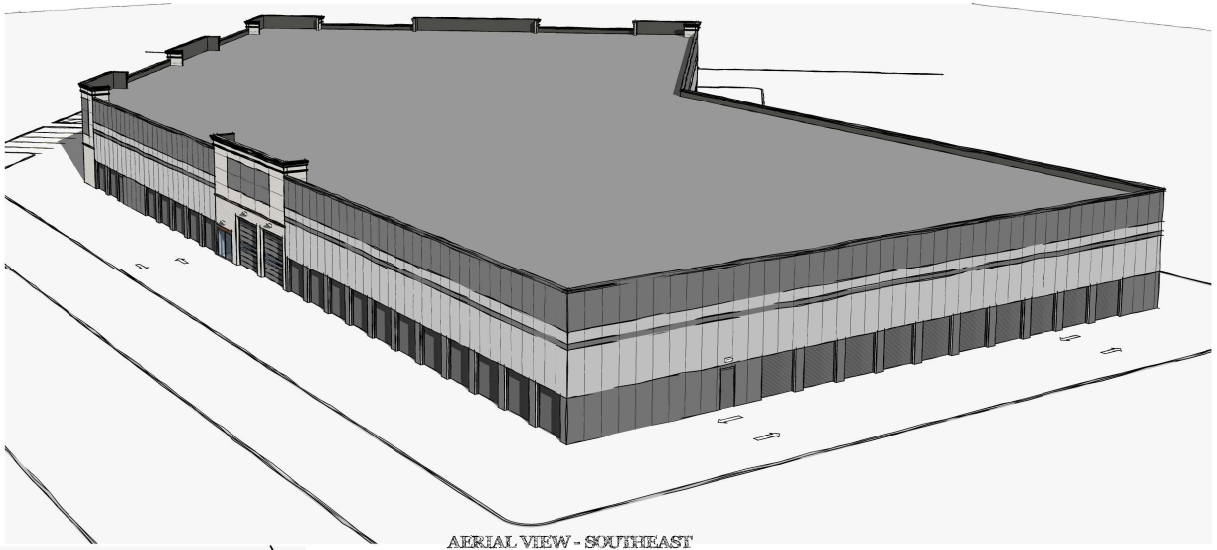
DRAWN BY: PZMC

CHECKED BY: TB

DATE: 03/25/24

ISSUED FOR:
REVIEW

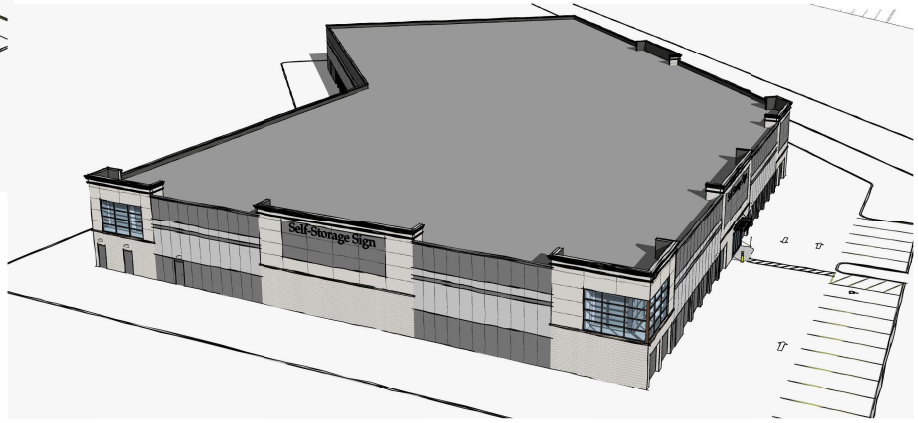
DRAWING #:
A-4
OF 10



AERIAL VIEW - SOUTHEAST



AERIAL VIEW - SOUTHWEST



AERIAL VIEW - WEST

PRELIMINARY

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DESCRIPTION	DATE
FOR REVIEW	

SELF STORAGE FACILITY
4504 TERRA COTTA AVE
CRYSTAL LAKE, IL 60014

CLIENT:
CRYSTAL LAKE STORAGE

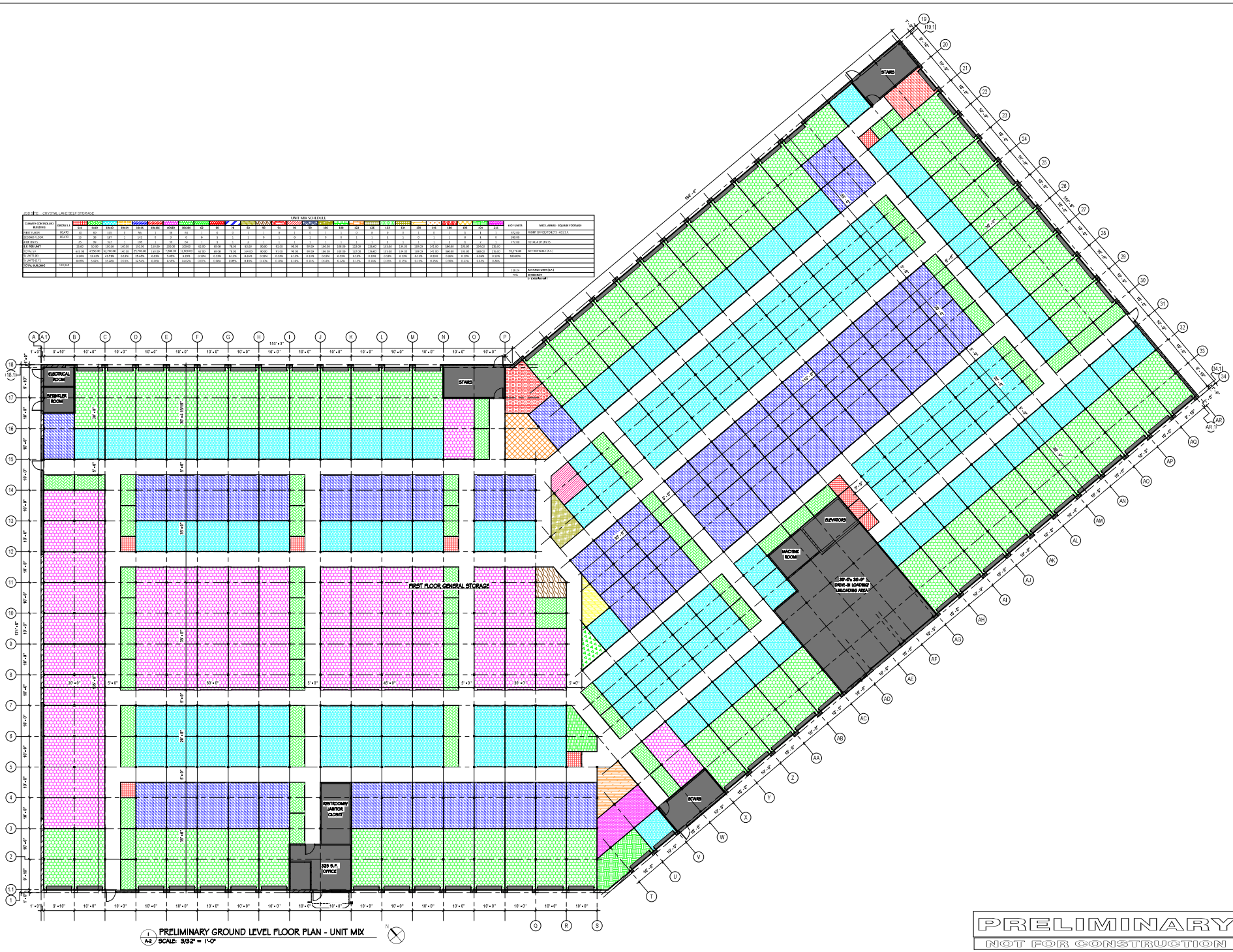
DRAWN BY: PZSC
CHECKED BY: TH

DRAWING TITLE:
PERSPECTIVES

SCALE: AS NOTED

DATE: 03/25/24
ISSUED FOR:
REVIEW

DRAWING #:
A-4.1
OF 10



JOB SITE: CRYSTAL LAKE SELF STORAGE

UNIT MIX SCHEDULE

CLIMATE CONTROLLED BUILDING	EACH LT.	5x5	5x10	10x10	10x14	10x15	10x24	10x30	62	65	70	82	90	91	95	98	100	105	110	115	120	125	130	134	139	145	150	155	170	204	215	# OF UNITS	BASIC AREAS - SQUARE FOOTAGE
FIRST FLOOR	100,470	17	49	115	4	54	1	14	1	4	3	1	1	4	1	13	1	1	1	8	1	1	1	3	1	5	1	1	1	1	1	255.00	FIRST: 27,000 / SECT1 - 100,517
SECOND FLOOR	100,470	15	49	107	3	52	1	9	1	6	3	1	1	3	1	11	1	1	1	7	1	1	1	3	1	4	1	1	1	1	1	255.00	
# OF UNITS		32	98	222	7	106	2	23	2	10	6	2	2	7	2	24	2	2	2	15	2	2	2	6	2	9	2	2	2	2	2	510.00	TOTAL # OF UNITS
S.F. PER UNIT		25.00	50.00	100.00	140.00	150.00	240.00	300.00	62.00	65.00	70.00	82.00	90.00	91.00	95.00	98.00	100.00	105.00	110.00	115.00	120.00	125.00	130.00	134.00	139.00	145.00	150.00	155.00	170.00	204.00	215.00		
TOTAL S.F.		803.00	4,900.00	22,200.00	1,960.00	15,900.00	480.00	6,900.00	124.00	650.00	420.00	164.00	180.00	637.00	190.00	2,352.00	200.00	210.00	220.00	1,725.00	240.00	250.00	260.00	804.00	278.00	1,305.00	300.00	310.00	340.00	408.00	430.00	55,278.00	NET RENTABLE (S.F.)
% UNITS MIX		6.28%	19.22%	43.53%	1.37%	20.80%	0.39%	4.51%	0.39%	1.96%	1.18%	0.39%	0.39%	1.37%	0.39%	4.71%	0.39%	0.39%	0.39%	2.94%	0.39%	0.39%	0.39%	1.18%	0.39%	1.76%	0.39%	0.39%	0.39%	0.39%	0.39%	100.00%	
% UNITS BY S.F.		0.90%	5.51%	25.00%	1.77%	17.90%	0.54%	7.77%	0.07%	0.73%	0.47%	0.18%	0.20%	0.72%	0.21%	2.65%	0.23%	0.24%	0.25%	1.94%	0.27%	0.28%	0.29%	0.90%	0.31%	1.47%	0.34%	0.35%	0.38%	0.46%	0.48%		
TOTAL BUILDING	100,940																															510.00	EXTERIOR UNIT SIZE
																																100.0%	EFFICIENCY

1-STORAGE UNIT

PRELIMINARY GROUND LEVEL FLOOR PLAN - UNIT MIX
SCALE: 3/32" = 1'-0"

PRELIMINARY
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ELGIN, IL 60123
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DESCRIPTION	DATE
PRELIMINARY REVIEW	03/25/24

FOR REVIEW

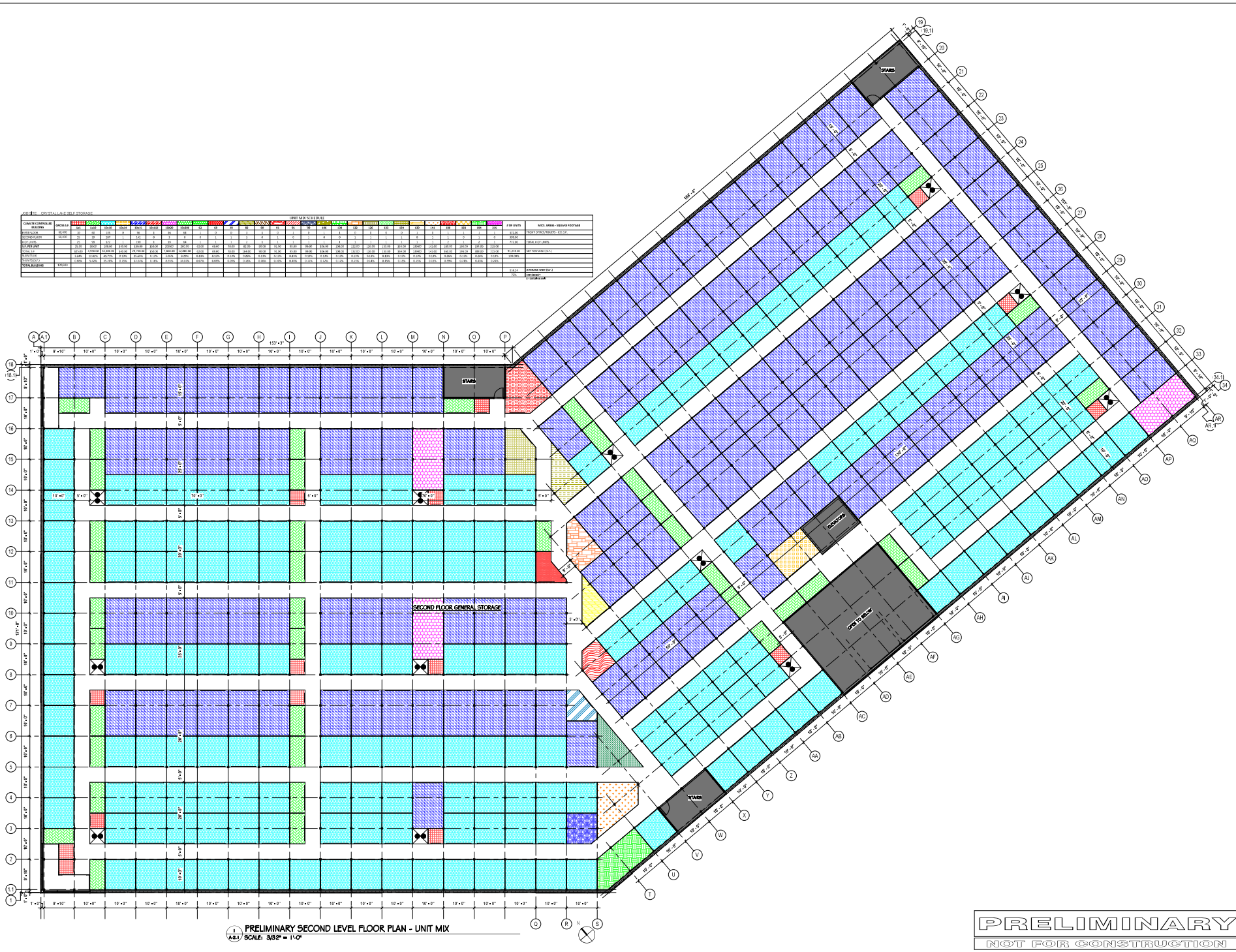
SELF STORAGE FACILITY
4504 TERRA COTTA AVE
CRYSTAL LAKE, IL 60014
CLIENT:
CRYSTAL LAKE STORAGE

DRAWING TITLE:
PRELIMINARY GROUND FLOOR - UNIT MIX

SCALE: AS NOTED
DRAWN BY: PZSC
CHECKED BY: TB

DATE: 03/25/24
ISSUED FOR:
REVIEW

DRAWING #:
A-2
OF 10



JOB TITLE: CRYSTAL LAKE SELF STORAGE

UNIT MIX SCHEDULE

CLIMATE CONTROLLED BUILDING	GROSS S.F.	5x5	5x10	10x10	10x14	10x15	10x20	10x30	10x40	G1	G2	G3	B1	B2	B3	B4	B5	B6	B7	B8	C1	C2	C3	C4	C5	C6	C7	C8	C9	C10	C11	C12	# OF UNITS	MISC. AREAS - SQUARE FOOTAGE
BASEMENT LEVEL	52,470	30	50	175	0	30	1	36	0	1	0	0	1	1	0	1	1	0	1	0	1	0	1	1	0	1	1	0	1	1	0	1	112.00	FRONT OFFICE/OFFICE - 852 S.F.
SECOND FLOOR	52,470	25	50	167	1	143	0	0	0	0	1	0	1	1	0	1	0	0	1	0	1	1	0	1	1	0	1	1	0	1	1	0	999.00	
# OF UNITS		55	100	342	1	180	1	36	0	1	1	0	1	1	0	1	1	0	1	0	1	1	0	1	1	0	1	1	0	1	1	0	1,111.00	TOTAL # OF UNITS
S.F. PER UNIT		25-30	50-60	100-120	150-180	150-180	200-240	300-350	350-400	400-450	450-500	500-600	50-60	60-70	70-80	70-80	80-90	80-90	90-100	90-100	100-110	110-120	120-130	120-130	130-140	130-140	140-150	140-150	150-160	150-160	160-170	170-180	180-200	
TOTAL S.F.		825-1,650	2,500-5,500	12,000-29,520	150-180	27,000-32,400	1,800-2,160	10,800-12,960	12,000-14,400	400-450	450-500	500-600	50-60	60-70	70-80	70-80	80-90	80-90	90-100	90-100	100-110	110-120	120-130	120-130	130-140	130-140	140-150	140-150	150-160	150-160	160-170	170-180	180-200	52,470.00
% PER TYPE		0.24%	0.80%	63.72%	0.13%	25.60%	0.13%	5.05%	0.29%	0.03%	0.13%	0.26%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	100.00%
% PER TYPE (S.F.)		0.00%	0.10%	35.20%	0.13%	33.14%	0.16%	8.55%	13.22%	0.67%	0.09%	0.26%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
TOTAL BUILDING	105,000																																1,111.00	STORAGE UNIT (S.F.):
																																	72%	EFFICIENCY:

(1) PRELIMINARY SECOND LEVEL FLOOR PLAN - UNIT MIX
A-2.1 SCALE: 3/32" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

architects' studio
217 NORTH AVENUE SUITE 100
BARTLETT, IL 60103
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DESCRIPTION	DATE
PRELIMINARY REVIEW	03/25/24

FOR REVIEW

SELF STORAGE FACILITY
4504 TERRA COTTA AVE
CRYSTAL LAKE, IL 60014

OWNER:
CRYSTAL LAKE STORAGE

DRAWING TITLE:
PRELIMINARY SECOND LEVEL - UNIT MIX

SCALE: AS NOTED
DRAWN BY: PZSC
CHECKED BY: TB

DATE: 03/25/24
ISSUED FOR:
REVIEW

DRAWING #:
A-2.1
OF 10

architects' studio

March 13, 2024

Katie Rivard, AICP
Assistant City Planner
Community Development
City of Crystal lake
100 W. Woodstock Street
Crystal Lake, IL 60014

RE: 4504 E. Terra Cotta Ave.
Proposed Climate Controlled Self-Storage
Rebuttal to Standards Marked "Does Not Meet"

Katie,

Please see below our rebuttal comments to the standards which were marked "Does Not Meet" in the city report.

Criteria for Rezoning:

(d) The relative gain to the public as opposed to the hardship imposed on a petitioning property owner.
Marked – Does Not Meet
The gain to the public is getting rid of an obvious eye sore, vacant, run down property that has a semi-truck driving school being run out of the parking lot and gaining a new, code compliant quiet facility that will pay increased real estate taxes.

(e) The suitability of the subject property for its zoned purposes.
Marked – Does Not Meet
This property is ill-suited for the purpose that it is zoned. The property has over twenty feet of elevational change from one end to the other and more than half the site is covered with existing trees that neighbors and elected officials want to remail. The proposed development preserves most of the existing trees with a quiet, low traffic use.

(F) The length of time the property has been vacant as zoned, considered in the context of the land development in the area.
Marked – Does Not Meet
This property has been essentially vacant, with the exception of a semi-truck driving school which is run out of the parking lot, for a dozen or more years. This site has not gained interest due to the poor access and visibility as well because of the very irregular site shape, tremendous topographic slope across the site and the mature trees and vegetation across the

site which many would like to retain in a new development. In order to maintain, almost half of the site (over three acres) would be undeveloped.

(H) The evidence or lack of evidence, of community need for this use proposed.
Marked – Does Not Meet
The developer has consultants that review every project to access the community need in order to be sure of success. The developer has been building climate controlled self-storage facilities for over twenty years successfully. Developers research indicates a need for climate controlled self-storage.

Preliminary Planned Unit Development:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public's convenience and general welfare.

   Marked – Does Not Meet

   The developer has consultants that review every project to access the need to be sure of success. The developer has been building climate controlled self-storage facilities for over twenty years successfully. Developers research indicates a need for this type of storage.

6. The use will not negatively impact the environment or be unsightly.

   Marked – Does Not Meet

   This facility is a benign, quiet use that will not create any noise, smells or traffic and operates on Normal business hours. The existing site is extremely unsightly and full of garbage, beer bottles and debris and is used as a late-night hangout for teenagers. Currently, this site is an attractive nuisance which includes a semi-truck driving school which is run out of the parking lot and includes semi-truck engines running and trucks maneuvering around the parking lot. The proposed development will be a vast improvement over existing condition.

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.

   Marked – Does Not Meet

   This development as proposed is designed specifically to preserve the maximum amount of existing vegetation and will add significantly more new landscaping to the site based on the landscaping ordinance. Almost half of the site is being left in its current vegetative state which is full of existing trees and vegetation. Additionally, the ROW along Terra Cotta and route 176 is being supplanted with additional new landscaping to act as a visual buffer.

10. The use will conform to the regulations established for specific special uses, where applicable.

    Marked – Does Not Meet

PUD's meeting the standards in section 4-500 C Development Standards and 4-500 D Additional standards for Planned Unit Developments Industrial PUDs:

1. Implements the vision and land use policies of the Comprehensive Plan.

   Marked – Does Not Meet

   This project brings new development to an underutilized, blighted site and brings a needed Service to the businesses and residence of the community as well as increases the real estate tax base.

2. PUDs must provide transitional uses to blend with adjacent development.

   Marked – Does Not Meet

   This development provides a 340-foot setback from the east property line (residential). Additionally, this development provides 170 feet of existing dense wooded buffer between the proposed detention area and the east property line (residential). This development provides a fire lane along the north property line adjacent to commercially zoned property. There is a wooded highly sloped area between the fire lane and the property line adjacent to the commercial lots. Lastly there is a large triangular section of the site (+/- 2 acres) which the developer has left existing dense forest to act as a buffer between the homes to the northeast and the commercial properties to the north as well as existing stands of trees along the southern property line which act as a buffer to the properties to the south across the Terra Cotta ROW.

5. The density and intensity of a PUD shall be in accordance with the Comprehensive plan.

   Marked – Does Not Meet

6. All dimensional standards shall be listed within the PUD plan if they do not meet the Ordinance minimum standards.

   Marked – Does Not Meet

Special Use Permit:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.

   Marked – Does Not Meet

   The developer has consultants that review every project to assess the public need to be sure of success. The developer has been building climate controlled self-storage facilities for over twenty years successfully. Developers research indicates a need for this type of storage.

3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking

and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, building and Fire Codes and all other applicable City Ordinances

Marked – Does Not Meet

On this very irregular, heavily wooded and heavily sloping site where 50% of the site is covered in vegetation, the developer is asking for 5 relatively minor variances (Front yard setback, landscape buffer, Foundation landscaping, Design standards and site orientation with access doors), developer will be complying with almost all yard regulations and all bulk, parking , loading, sign, watershed, wetlands, flood plain, building, and, fire codes & regulations.

6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.

Marked – Does Not Meet

This project, if approved, will not create air, noise or water pollution or ground contamination or Unsightly views. The proposed use is a quiet, secure facility that operates with normal Business hours. Additionally, this facility will be well lit and secured via video security cameras after hours. Additionally, there will be over 170 feet of dense wooded visual screening between the detention area and the east property line. And the proposed building is set back 340 feet from the east property line (residential).

7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible, or complimentary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.

Marked – Does Not Meet (Does not meet the Architecture requirements)

This development as proposed is designed specifically to preserve the maximum amount of existing vegetation and will add significantly more new landscaping to the site based on the landscaping ordinance. Almost half of the site is being left in its current vegetative state which is full of existing trees and vegetation. Additionally, the ROW along Terra Cotta and route 176 is being supplanted with additional new landscaping to act as a visual buffer.

10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.

Marked – Does Not Meet

Self-storage and mini-warehouse uses must comply with the following standards:

2. Site layout: Buildings shall be situated such that the doorways or access points face away from the yard abutting street right of way.

   Marked – Does Not Meet

   The nature of this business requires exterior access doors. These doors are 8' tall and are heavily screened by the new and existing perimeter landscaping along the right-of-ways. Additionally, the severe slope of the site along Terra Cotta reduces the visibility of the exterior doors.

3. Landscaping: Landscaping shall be provided within a minimum of five-foot wide landscape beds along the foundations of the ends of the storage buildings in accordance with the provisions of Section 4-400 Landscaping and screening standards.

   Marked – Does Not Meet

   While site conditions (severe site slope and efforts to save existing vegetation) prevent the petitioner from meeting this standard directly please note the following:

   - **The perimeter of the site along route 176 and Terra Cotta ROW's especially along Terra Cotta contain significant existing vegetation that will remain, and these ROW's will be augmented with new substantial landscaping per the landscaping ordinance.**

   - **Of this 6.4-acre site the developer has designed the development to preserve over 50% of the site as either existing or new landscaped area. Additionally, the developer has designed the development so that there remains approximately 170 feet of dense wooded visual screening between the detention area of the development and the residential homes to the east. Lastly, there is 340-foot setback from the rear façade of the proposed development to the east property line (residential).**

Sincerely,

Architects' Studio, LLC

Jeffrey Budgell

Jeff Budgell, Architect
FALA, NCARB, LEED-AP

McHenry County

County Board - Committee of the Whole

MINUTES

December 15, 2022, 9:00 AM
County Board Room
Administration Building, 667 Ware Rd., Woodstock, IL 60098

Members Present: Pamela Althoff (D6), Carolyn Campbell (D3), Joseph Gottemoller (D4), Terri Greeno (D5), Eric Hendricks (D3), Carl Kamienski (D6), Jim Kearns (D9), Matt Kunkle (D1), Theresa Meshes (D1), Louisett Ness (D7), John Reinert (D2), Brian Sager (D7), Mike Shorten (D4), Michael Skala (D9), Larry Smith (D8), Gloria Van Hof (D2), Tracie Von Bergen (D8), Kelli Wegener (D5)

Full comments on all agenda items are included in the video recording of this meeting.

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1. CALL TO ORDER

Meeting called to order at: 9:00 A.M.

2. PLEDGE OF ALLEGIANCE

3. INTRODUCTORY ROLL CALL

4. CHAIRPERSON'S COMMENT

Full comments can be heard on the McHenry County website audio starting at 00:03:10

Good morning! I have some items to share with you before we begin reviewing the agenda for next Tuesday's voting meeting. This month's meeting is going to be unique in that the agenda is a short one, but none of the items on it have been reviewed at the committee level, so feel free, as always, to ask questions.

First off this morning, thank you to all of you who submitted your names to volunteer for appointments as County Board liaisons to area boards and commissions. I will be spending this weekend reviewing them.

After two days of packing, moving and unpacking, I'm happy to report that the Regional Office of Education reopened for business yesterday at its new home at 408 S. Route 31 in McHenry. The larger office will allow the ROE to incorporate a Pearson testing lab that will allow it to administer GED exams as well as more than 200 other education industry exams.

In the first quarter of next year, our Finance Department will be sliding down the hall to take that space – County Administration will keep us posted.

Last month, the Metropolitan Mayors Caucus unanimously selected Cary Mayor Mark Kownick as its next chairman. The caucus represents about 275 Chicago-area municipalities to act as a forum to work on common issues and improve quality of life for residents throughout the region.

Having partnered with the Village of Cary to forge an intergovernmental agreement to turn the old village hall into a police training center, and to build a law enforcement indoor shooting range on vacant land held by the Public Works Department, we can testify that Mr. Kownick is a great choice to head a group tasked with working collaboratively to get things done. Congratulations to Mark, and best of luck.

I'd also like to congratulate Naturally McHenry County for winning top honors from the annual Illinois Governor's Office on Tourism awards. They won the award in their category for best printed collateral for their 2022 Insider Guide – besides the fact that it looks great and catches the eye, it was the first to incorporate the new branding that Naturally McHenry County, our County government, and the McHenry County Economic Development Corporation, now use.

Finally this morning, I'd like to remind the County Board that there will be no committee meetings until January because of the Christmas and New Year's holidays falling on the last week of December.

That's all I have this morning. I was reminded that, under the updated County Board rules, my comments are now followed by Board members' comments, and then public comment. After that, we will bring up Comcast to officially receive their generous award of laptop computers to help clients of several of our social service agencies find jobs and job training.

5. MEMBERS' COMMENT

None.

6. PUBLIC COMMENT

Full comments can be heard on the McHenry County website audio starting at 00:06:03

Terry Kappel, of McHenry IL, regarding Public Transportation

7. REPORTS AND PRESENTATIONS

7.a Comcast laptop donation for Workforce Network

Full comments can be heard on the McHenry County website audio starting at 00:09:19

Jeffery Poynter, Director of Workforce Network, and Joan Sage, Comcast Local Government Relations Manager, joined the Board to discuss the Presentation.

8. NEW BUSINESS

8.a Review of the December 20, 2022 County Board Agenda Items

Full comments can be heard on the McHenry County website audio starting at 00:22:14

Chairman Buehler asked for any items that Board members will remove to allow staff that is not necessary for questions to return to their departments.

Ms. Meshes inquired about the item that was placed on the members' desks. Mr. Austin stated it is not on the agenda yet which is why it is on their desks, he stated he apologized but three resolutions arrived late and they will be added to the agenda when they repost. He explained because of the odd schedule and no committee meetings they had three items that came after the fact.

ITEMS REMOVED FOR DISCUSSION

<u>ZONING PETITIONS</u>

10.a.3 - Zoning Application # 2022-044 Gilman - Grafton TWP - E2V-E2V (Needs majority vote of members present to pass.), removed for discussion by Mr. Smith

10.b.1 - Zoning Application # 2022-037 Crystal Bowl - Nunda TWP - R1, B2, B3 - B3 (Needs super majority, 14 "yes" votes, to pass.), removed for discussion by Ms. Wegener

NEW AND UNFINISHED BUSINESS

13.i - Resolution to Award Interest Accrued from the American Rescue Plan Act of 2021 Grant Program Funds to Warp Corps L3C in the amount of $22,500.00 (90), removed for discussion by Ms. Meshes

Health - 2022 - 011 (51), removed for discussion by Ms. Meshes

DISCUSSION

ZONING PETITIONS

10.a.3 - Zoning Application # 2022-044 Gilman - Grafton TWP - E2V-E2V (Needs majority vote of members present to pass.)

Mr. Smith stated at the last Planning, Environment & Development (PED) meeting they discussed going into January and reviewing the Ancillary Dwelling Unit (ADU) and he stated it is a variation to go from 900 sq. ft. to 1100 sq. ft. He stated there have been a few objections from the neighbors due to a shared driveway that is of concern to one of the neighbors, because they are going to be reviewing the Ordinance in January he will be requesting the item go back to committee for further discussion.

10.b.1 - Zoning Application # 2022-037 Crystal Bowl - Nunda TWP - R1, B2, B3 - B3 (Needs super majority, 14 "yes" votes, to pass.)

Ms. Wegener stated she has concerns because it did not pass unanimously through the Zoning Board of Appeals (ZBA), especially because currently there is a bowling alley, truck training facility, and acres of trees. She stated one of the comments made by a petitioner was that the current owners of the property could cut down the trees anytime, but that does not mean he is going to. She has concerns about cutting so many trees away because they act as a bumper to all of the busy intersection noise and she requested someone from the ZBA come and give an explanation as to why they voted the way they did. Mr. Wallen stated he does not have anyone from ZBA at the meeting to give that opinion, he apologizes for that because it was added late upon review and discussion with another Board member. If anyone has questions about the six objections that are contiguous to the property, they drive the three-quarter majority vote, which he sent out to the members. Ms. Wegener stated other neighbors around that area are not contiguous but do have objections as well, it is an intersection that was developed in the past 10-15 years and she has concerns for the people who still live there, and will be talking with the neighbors further.

Mr. Gottemoller stated under the State Statute if 20% of the neighboring property owners object they can force a three-quarter vote, it works not on conditional use but only on zoning variations, changes, or map amendments. He stated he believes it requires 14 people voting yes for it to be approved, but he too has concerns about it as well because it is something he expected the petitioner to work out with the neighbors to allow some of the buffer to remain but that has not happened which is why they are there with objections.

Ms. Wegener inquired if the petitioner was in the audience, if not she suggested it would be helpful for them to be at Tuesday's Board meeting.

NEW AND UNFINISHED BUSINESS

13.i - Resolution to Award Interest Accrued from the American Rescue Plan Act of 2021 Grant Program Funds to Warp Corps L3C in the amount of $22,500.00 (90)

Ms. Meshes inquired about why Warp Corps was chosen to receive the grant funds. Mr. Mach stated Warp Corps has a gap in funding at the current time, the funding will begin around January 1, 2023. In consideration of the fact that the homeless population is vulnerable, the thought process would be to go

to the Board to request to use some interest funds from the ARPA allocations to bridge them over for three months. He stated the homeless population is assisted by street outreach with accessing services, they need to develop a level of trust with the individual and work them on to the next level which involves an emergency or transitional shelter. Ms. Meshes inquired if there are any other gaps in other agencies that they serve through the different grants the County offers. Mr. Mach stated there is affordable housing which is one of the biggest gaps, with about 6000 units of affordable housing which is not easily attained but is continuously being worked on as it is a motivating factor for their work.

Mr. Austin stated Warp Corp is continuing what they have been doing all year, after coming to the County in October because of the gap that was going to present itself between January 1 - March 31. He stated the Mental Health Board (MHB) is supportive of the funding after approaching them in terms of trying to find a solution but they were not able to because of the guidelines that the MHB has. He stated Mr. Mach and Mr. Bueso got creative in finding the solution, which is essentially interest from the ARPA funds, it is a short-term solution but important to Warp Corp and the homeless population. Ms. Meshes stated she is supportive but she wanted to make it clear how they were chosen.

Health - 2022 - 011 (51)

Ms. Meshes inquired if there was competitive bidding for the contract. Mr. Letendre confirmed there was, stating it was done last year through Valley Hi and they allowed cooperative purchasing so the Health Department is trying to sync with the Valley Hi contract. Ms. Meshes inquired if it is just for Valley Hi or if it is also for parts of the Department of Health. Mr. Letendre stated it is for the Health Department, independent of Valley Hi but worldwide staffing is capable of providing services to both those parts of the County.

9. ADMINISTRATOR'S REPORT

Full comments can be heard on the McHenry County website audio starting at 00:32:49

- Mr. Austin stated yesterday afternoon he emailed out his quarterly County Administrator report, it is significant with the assistance of Mr. Hartman and Ms. Bough. He stated he is appreciative of the Elected offices and department heads for getting them the content included in the report. It is large but they have time over the next several days to review it as there is a lot of good information included in there. He wanted to note a few items that are not included in the report.

- He wanted to go back to the Advance McHenry County program, it was the innovative and forward-thinking program to get the ARPA funds distributed to the community. They paused as they seated the new board and adopted the 2023 budget, and they are going to get back into that at the January Finance & Audit committee. There is about $14 million left to allocate, and there are more than $14 million in requests. One thing they funded last year was an innovative program to get high school seniors into manufacturing internships over the summer, and he is pleased to report that he has been involved with the manufacturing pathways program in the County and they are excited to do it in summer 2023. They funded over $770,000 which was able to support over 100 high school interns last summer and they will be doing it again.

- He wanted to note yesterday was a big day for the County's preparation for the pre-trial fairness component of the Safety Act, and the no cash bond is happening and will begin January 1. They hosted a meeting yesterday at McHenry County College with roughly 60 police chiefs and deputy chiefs, and the State's Attorney's Office did a great presentation on what it would mean for law enforcement. The state is modified some of the legislation and added more definitions to what is a detainable offense, but there are still questions and those answers are forthcoming. The modifications made in Springfield in recent weeks, people view as positive, not everyone is satisfied but things are moving in the right direction.

- He stated after the meeting at the College there was another meeting at the Courthouse for their practitioners, those who run the court system. Chairman Buehler was eager and able to attend the meeting as well, Chief Judge Chmiel led the discussion but they had a room full of people within the court

system who are on that next step now that someone has been brought and booked in Woodstock they went through the 48-hour process pertaining to their detention.

- Now that there are new members on the Board, they will see him sending out daily emails titled capital facts, which is an update about what is going on in Springfield. He stated it is not to be forwarded, the County has an account that permits him to send 25 of those but the members need to keep the email to themselves.
- He noted he has lanyards for any member who would like one for their County badge.
- For County Board members who are a part of the Health Insurance program are entitled to a Wellness Screening, they did over 300 in December but the County gets more money from the Insurance Cooperative if they get 500. He stated they are on track for that goal but encourages the members who are a part of the program to sign up.
- At 11:30 a.m. the employee Holiday Luncheon begins and he welcomes any of the members that would like to attend.
- Lastly, Carla Wyckoff has been the County's champion parliamentarian for the State's Attorney's Office Civil Division and it is her last week. He wanted to thank her as she has been an immeasurable assistant to the County and he is saddened to say goodbye but wishes her much luck.

Ms. Althoff stated for the members who have constituents that are interested in the remaining $14 million of the ARPA funds, she inquired if they have set up any new parameters for how they will look at allocating those funds. Mr. Austin stated he would not call them new parameters but they have 5 or 6 community groups that have scored well and need to be revisited with the Finance & Audit Committee which would use about $5 million. Then they have a few Water/Sewer projects that are in the queue and where they need the Finance & Audit Committee's help to lay out parameters for a maximum award, if they set a maximum they can fund more projects. Additionally, Comcast is making an investment in Fiber in the County but there are other private entities that are looking to make a significant input into the County. He stated between Chalen Daigle, Adam Letendre, and himself they have been able to secure 17 letters of support from school districts, municipalities, townships, the farm bureau, and the fiber network for the Fiber investment. Phase 3 of Connect Illinois is set to be open in the latter part of January and they want to partner with a few private entities to jump on the dollars to get the rural parts of McHenry County hard-wired. They may need some of the remaining $15 million to make some of the match dollars, roughly $2 - $3 million, to help facilitate the matches to work on the Fiber connection.

10. OTHER

None.

11. EXECUTIVE SESSION (IF NECESSARY)

None.

That the Board move to Executive Session

12. ADJOURNMENT

Mover: Gottemoller
Seconder: Shorten

To Adjourn at 9:43 AM. - TCMcKinnon

Approved

Self-Storage Slide Continues With Declining Rents, Projects Abandoned

April 26, 2024 | Dees Stribling, Bisnow National (https://www.bisnow.com/author/dees-stribling-4660) (mailto:dees.stribling@bisnow.com)



Self-storage, an early pandemic wunderkind in commercial real estate, continued its steady decline in March, with rents dropping 4.5% annually, according to Yardi Matrix (https://www.yardimatrix.com/publications/download/File/5480-MatrixSelfStorageNationalReport-April2024).

Rents hit $16.25 per SF, showing declines for both climate-controlled and non-climate-controlled properties, the company found. REITs dropped their rates to attract new customers and smaller operators were pressured to do likewise.

Demand has dipped so drastically that last year developers abandoned 245 self-storage projects, more than twice the number in 2022, according to Yardi Matrix.

Self-storage demand has dropped just as new supply, spurred by a boom in demand during the worst of the pandemic, came online, according to Yardi Director of Research Tyson Huebner. U.S. growth markets such as Atlanta and Phoenix are particular hotspots for the supply-demand imbalance.

“It was really attractive in the moment, but as soon as you go through planning, building, by the time you deliver, you’re kind of in a different market,” Huebner told The New York Times (https://www.nytimes.com/2024/04/26/business/self-storage-business.html).

There is still development in the pipeline, however. Self-storage construction as a percentage of existing inventory remained unchanged in March at 3.7%, Yardi Matrix reports.

“Despite weak street rate performance and a tight capital market, it appears there is still quite a bit of developer interest in self storage,” the company noted.

In the wake of the pandemic-era boom in the sector, there has been consolidation. Public Storage bought Simply Self Storage (https://www.bisnow.com/national/news/self-storage/self-storage-development-boom-will-wind-down-after-25-123021) from Blackstone Real Estate Income Trust last year for $2.2B after spending more than $10B during the previous four years buying other self-storage properties. In the last year, Public Storage stock has dropped about 10%.

Contact Dees Stribling at dees.stribling@bisnow.com (mailto:dees.stribling@bisnow.com)

See Also: Philadelphia Ranks No. 4 For Life Sciences: Colliers (/philadelphia/news/life-sciences/philadelphia-ranks-no-4-for-life-sciences-colliers-124055)

Related Topics: Public Storage (https://www.bisnow.com/tags/public-storage), self-storage facilities (https://www.bisnow.com/tags/self-storage-facilities), Yardi Matrix (https://www.bisnow.com/tags/yardi-matrix), Tyson Huebner (https://www.bisnow.com/tags/tyson-huebner)