#2024-131
City of Crystal Lake – 410 Main Street Rezoning
Project Review for Planning and Zoning Commission

Meeting Date: August 21, 2024

Request: Rezoning the site to M Manufacturing

Location: 410 Main Street

Acreage: Approximately 19 acres

Existing Zoning: E Estate Residential

Surrounding Properties:
North: M Manufacturing
South: M Manufacturing and M PUD Manufacturing PUD
East: M Manufacturing
West: M Manufacturing

Staff Contact: Elizabeth Maxwell (815.356.3615)

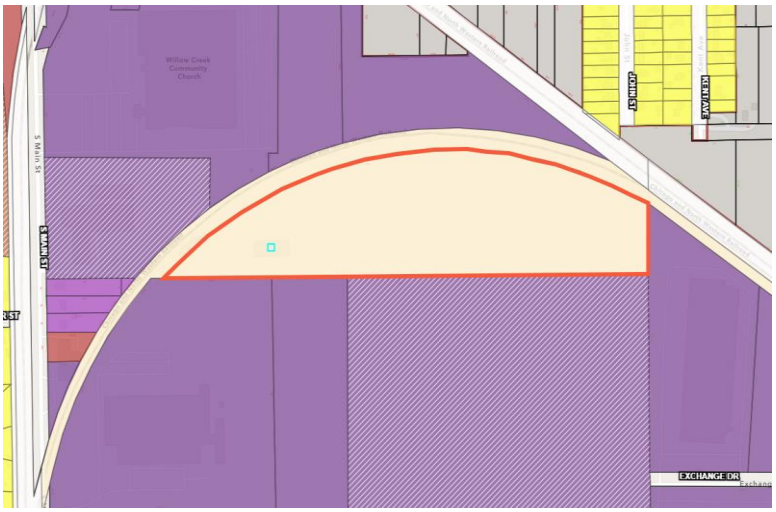
Background:

- The property is the City's site used for brush drop off, equipment storage and material storage and processing.
- The site is zoned E Estate, which is not characteristic of its use. The request is to rezone the property to the more appropriate M Manufacturing zoning district.
- **No changes to the improvements on the property or use of the site are proposed with this request**.

Land Use Analysis:

ZONING

- The site is currently zoned Estate. The request is to rezone the site to Manufacturing. The surrounding properties are zoned Manufacturing.
- The Comprehensive Land Use Plan designates this area as Public / Semi-Public.



Findings of fact:

REZONING

The petitioner is requesting the rezoning from E Estate to M Manufacturing for the site.

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*

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designation of Public/Semi-Public allows for existing and future public utilities and public services. The following goal is applicable to this request:

Community Facilities – City Facilities

Goal: Provide high quality professional services, efficient emergency services and operate and maintain water, wastewater and storm sewer facilities.

Recommendation:

The Planning and Zoning Commission can recommend approval or denial of the petitioner's request.

PIQ Map
410 Main Street



City of Crystal Lake
Development Application

Office Use Only
File # 2024-131

Project Title: City of Crystal Lake Materials and Equipment Yard

Action Requested

- ___ 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: City of Crystal Lake
Address: 100 W. Woodstock St.
Crystal Lake, IL 60014
Phone: 815-356-3611
Fax: ___
E-mail: MMagnusson@crystallake.org

Owner Information (if different)

Name: ___
Address: ___
___
Phone: ___
Fax: ___
E-mail: ___

Property Information

Project Description: Rezoning of property currently used for equipment storage, materials storage and material processing.

Project Address/Location: 410 S. Main Street

PIN Number(s): 19-04-128-001

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

CITY OF CRYSTAL LAKE

MICHAEL MAGNUSON

7/17/2024

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

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

(SAME)

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.

Northwest Herald

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Notice Content

PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE PETITION OF City of Crystal Lake LEGAL NOTICE Notice is hereby given in compliance with the Unified Development Ordinance ("UDO") of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by the City of Crystal Lake for the Rezoning of the property at 410 Main Street in Crystal Lake, Illinois 60014. PIN: 19-04-128-001. This application is filed for the purpose of seeking Rezoning from E Estate to M Manufacturing, pursuant to Article 1, Article 2, and Article 9. The purpose of the request is to obtain the appropriate approvals according to the current UDO. No changes to the property are proposed with the request. The application for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall. A public hearing before the Planning and Zoning Commission for this request will be held at 7:00 p.m. on Wednesday, August 7, 2024, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present. Jeff Greenman, Chairperson Planning and Zoning Commission City of Crystal Lake (Published in the Northwest Herald July 20, 2024) 2179565

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STATE OF ILLINOIS

COUNTY OF MCHENRY

IN THE MATTER OF THE APPLICATION OF

City of Crystal Lake (NAME);

AFFIDAVIT

Beth Mogan (Name), being first duly sworn on oath deposes and states as follows:

A. That a copy of the legal notice, concerning the hearing date for the above mentioned Petitioner, was sent to each of the persons named on the attached list by regular mail notifying them of the hearing before the Planning and Zoning Commission on August 21, 2024, at 7:00 p.m., at the City of Crystal Lake City Hall, 100 West Woodstock Street in Crystal Lake, Illinois. Said notice was mailed to each of the below mentioned persons by regular mail on 7/25/24 (date)

B. That the posting requirements of the Unified Development Ordinance have been complied with by placing the customary public notice sign on the subject property on 7/18/24 (date)

Beth Mogan
(name) (Signature)

Subscribed and Sworn to me before
This 26th day of July, 2024

Suzanna Boyso
Notary Public

OFFICIAL SEAL
SUZANNA BOYSO
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Sept 9, 2025

Mail to	Mail To Address 1	Mail To City
CRYSTAL LK MAIN ST LLC	67 E ALGONQUIN RD	SOUTH BARRINGTON, IL 60010
CRYSTAL LK MAIN ST LLC	100 S MAIN ST	CRYSTAL LAKE, IL 60014
WALTER EUGENIA KOSOGOF	9211 NORTH AVE	CRYSTAL LAKE, IL 60014
WALTER KOSOGOF	PO BOX 575	CRYSTAL LAKE, IL 60039
UNION PACIFIC RAILROAD CO	1400 DOUGLAS ST STOP 1640	OMAHA, NE 68179
CHARLES M SCHOTT	350 FAIRVIEW PARK AVE	CRYSTAL LAKE, IL 60014
STAG INDUSTRIAL HLDGS LLC	1 FEDERAL STREET, 23RD FLOOR	BOSTON, MA 02110
JD ME IRREV TR 1 GOERNER	400 MAIN ST	CRYSTAL LAKE, IL 60014
DEBORAH EBEL	65 JOHN ST	CRYSTAL LAKE, IL 60014
BD OF ED CRYSTAL LK DIST 47	300 COMMERCE DR	CRYSTAL LAKE, IL 60014
FARR CO	500 S MAIN ST	CRYSTAL LAKE, IL 60014
OAK SWITCH SYSTEMS INC/CORNING INC	ONE RIVERFRONT PLAZA	CORNING, NY 14831
ROBERT BONCOSKY	887 WEDGEWOOD DR	CRYSTAL LAKE, IL 60014
RICHARD C DEBORAH K STODDARD	60 JOHN ST	CRYSTAL LAKE, IL 60014
GARLAND AR HARGROVE PB	66 JOHN ST	CRYSTAL LAKE, IL 60014
STEVE FANO THEOFANOUS	5011 NORTHWEST HWY	CRYSTAL LAKE, IL 60014
BELINDA BOBIY	61 JOHN ST	CRYSTAL LAKE, IL 60014
RITACCO RESIDENTAL LLC	1550 SOUTHRIDGE TRL	ALGONQUIN, IL 60102