#2024-209
The Woods of Crystal Lake (Talon) – Final PUD Amendment
Project Review for Planning and Zoning Commission

Meeting Date:	December 4, 2024
Requests:	An Amendment to the Final Planned Unit Development to remove the restriction on office buildings to allow retail uses for two properties within the development.
Location:	444 N. IL Route 31
Existing Zoning:	B-2 PUD – General Commercial Planned Unit Development
Surrounding Properties:	North: O PUD – Office PUD South: B-2 PUD – General Commercial PUD East: M-L – Manufacturing Limited & Prairie Grove IT – Industrial/Transitional West: R-3A PUD – Two-Family Residential PUD
Staff Contact:	Elizabeth Maxwell (815.356.3798)

Background:

- Existing Use: The property is a commercial and office building development.
- Previous Approvals: In 2005, the property received Final Planned Unit Development (PUD) approval for the office and commercial development. In 2006, the PUD was amended to allow a 600 square-foot addition to office building #1.

Development Analysis:

- Request: The petitioner is requesting a Final PUD Amendment to allow for commercial uses in the areas previously designated as office.
- There are two building pads that were never built-out.
- It is desirous of the property owner to allow commercial uses in the front buildings along Route 31, see map below.
- The property is adjacent to the Kelly Woods subdivision to the west. There is an existing wooded area between the building pads and the neighborhood.
- The property owner should ensure there is adequate parking for any tenant.



Findings of Fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting an amendment to the Final Planned Unit Development to allow commercial uses in the properties previously restricted to office use. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

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

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

   ☐ *Meets* ☐ *Does not meet*

2. The use will not be detrimental to area property values.

   ☐ *Meets* ☐ *Does not meet*

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

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

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

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

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

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

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

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

Recommended Conditions:

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

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A. Applications (Mac Patel/KPCL LLC dated 09/22/2024 and Schmitt Properties, Inc., dated 10/25/2024).

2. The property owner will be responsible for ensuring adequate parking is provided for any future tenants.

3. The petitioner shall comply with all of the requirements of the Community Development Department.

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: SCHMITT PROPERTIES, INC D/A TRION DEVELOPMENT

Address: 3177 PARR CIRCLE, PORT CHARLOTTE, FL 33981

Phone: 847/612-3978

E-mail: GREGSCHMITT.PRESTIGE@GMAIL.COM

Project Name & Description: COLUMBIA COLLEGE BUILDING, COLUMBIA COLLEGE HAS NOW VACATED THE PREMISES & WE NOW HAVE IT ON THE MARKET TO SELL OR LEASE. WOULD LIKE THE PUD AMENDED TO ALLOW RETAIL AS WELL AS THE APPROVED OFFICE.

Project Address/Location: 444 & 446 N. RT. 31, CRYSTAL LAKE, IL 60014

*HAS BEEN IN EXISTANCE SINCE 2008

Signature

GREGORY C. SCHMITT, PRESIDENT 10/25/24

Owner: Print and Sign name Date

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

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: COLUMBIA COLLEGE BUILDING/PROPERTY

Action Requested

- ___ Annexation
- ___ Comprehensive Plan Amendment
- ___ Conceptual PUD Review
- ___ Final PUD APPROVED IN 2008
- X Final PUD Amendment TO INCLUDE RETAIL
- ___ Final Plat of Subdivision
- ___ Preliminary PUD
- ___ Preliminary Plat of Subdivision
- ___ Rezoning
- ___ Special Use Permit
- ___ Variation
- ___ Other

Petitioner Information

Name: GREGORY C. SCHMITT
Address: 3179 PALM CIR., PORT CHARLOTTE, FL 33981
Phone: 847/612-3978
Fax: N/A
E-mail: GREGSCHMITT.PROPERTIES@GMAIL.COM

Owner Information (if different)

Name: SAME
Address: SAME
Phone: N/A
Fax: N/A
E-mail: _____

Property Information

Project Description: SUBJECT IS PART OF AN EXISTING B-2 PUD WITH PARCEL BEING RETAIL & PART OFFICE. THE SUBJECT IS RESTRICTED TO OFFICE ONLY & IT IS REQUESTED THAT THE PUD BE AMENDED TO ALLOW SUBJECT BE RETAIL USE AS WELL.

Project Address/Location: 444 & 446 N. RT 31, CRYSTAL LAKE, IL 60014

PIN Number(s): 14-34-130-009 & 14-34-130-010 SIZE 2008

Development Team

Please include address, phone, fax and e-mail

Developer: TALON DEVELOPMENT, INC.

Architect: N/A

Attorney: N/A

Engineer: N/A

Landscape Architect: N/A

Planner: N/A

Surveyor: N/A

Other: OWNER & SCHMITT PROPERTIES, INC

Signatures

TALON PROFESSIONAL CENTER CONDOMINIUM ASSOC.

PETITIONER: Print and Sign name (*if different from owner*) **Date** 10/25/24

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

GREGORY C. SCHMITT 10/25/24

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.

PIQ
440 N IL Route 31
The Woods of Crystal Lake (Talon)



ORDINANCE NO. 6096
FILE NO. 316

AN ORDINANCE GRANTING AN AMENDMENT TO THE
FINAL PLANNED UNIT DEVELOPMENT
FOR THE WOODS OF CRYSTAL LAKE (TALON)

WHEREAS, pursuant to the terms of the Petition (File #2006-61) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested an Amendment to the Final Planned Unit Development for The Woods of Crystal Lake (Talon) to allow a 600 square-foot addition to office Building #1 to accommodate a plastic surgeon's office; and

WHEREAS, the required hearings were held on the petition of the property owners in the manner and the form required by the Zoning Ordinance of the City of Crystal Lake and the statutes of the State of Illinois; and

WHEREAS, it is in the best interests of the City of Crystal Lake that the Final Planned Unit Development Amendment be granted as requested in said Petition,

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

SECTION I: That a Special Use Permit be granted to permit a 700 square-foot addition to office Building #1 to accommodate a plastic surgeon's office for the property located at the Northwest corner of Route 31 and Ray Street, Crystal Lake, Illinois.

SECTION II: That the Special Use Permit be granted with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application (Talon Development Inc., received 06/27/06).
   B. Letter from Dr. Roberg (Roberg, dated 06/22/06, received 06/27/06).
   C. Storm Water Letter from Woolford, P.E. (Woolford, iG Consulting, dated 06/27/06, received 06/27/06).
   D. Revised Site Plan (iG Consulting, dated 10/28/05, revised 06/27/06, received 06/27/06).
   E. Architectural Plan Set (Direct Design, revised 03/22/06, received 06/27/06).

2. The petitioner shall address all comments of the Building and Engineering, Public Works, Fire/Rescue, Police and Planning & Economic Development Departments.

SECTION III: That the City Clerk be and 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 granting 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 and approval as provided by law.

DATED at Crystal Lake, Illinois, this 1st day of August, 2006.

MAYOR

ATTEST:

CITY CLERK

Published in pamphlet form by the authority of the Mayor and City Council of the City of Crystal Lake.

Ord. No. 6021
File No. 316

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A FINAL PLANNED UNIT DEVELOPMENT FOR THE WOODS OF CRYSTAL LAKE – 450 N. ROUTE 31

WHEREAS, pursuant to the terms of the Petition (File #2005-72) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Final Planned Unit Development for 5 office buildings and one retail building; and

WHEREAS, the required hearings were held on the petition of the property owners in the manner and the form required by the Zoning Ordinance of the City of Crystal Lake and the statutes of the State of Illinois; and

WHEREAS, it is in the best interests of the City of Crystal Lake that the Final Planned Unit Development be granted as requested in said Petition,

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

SECTION I: That a Special Use Permit be granted to permit 5 office buildings and one retail building for the property located at 450 N. Route 31, Crystal Lake, Illinois.

SECTION II: That the Special Use Permit be granted with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application (Talon, received 10/31/05).
   B. Building Elevations Plan Set (Direct Design Architects, revised 10/27/05, received (10/31/05).
   C. Final Engineering Plan Set (iG Consulting, Inc., dated 10/28/05, received 10/31/05).
   D. Final Stormwater Report (iG Consulting, Inc., dated 10/24/05, received 10/31/05).
   E. Engineering Comments Response (iG, dated 10/28/05 received 10/31/05).

F. Hey & Associates Review (Hey, dated 11/18/05).
G. Final Plat of Subdivision (iG, dated 05/09/05, revised 10/28/05, received 10/31/05).
H. Landscape/Tree Preservation Plan (Woodland, revised 10/25/05, received 10/31/05).
I. Lighting Details (Mel Northey, received 10/31/05).
J. Monument Sign Plan Sheet 1 of 1 (Sign X, dated 05/06/05 & 10/26/05, received 10/31/05).
K. Monument Sign Plan Sheet 1 of 2 (Sign X, dated 05/06/05 & 10/26/05, received 10/31/05).
L. Tenant Sign Criteria Sheet – Elevations (Direct Design, revised 10/27/05, received 11/16/05).
M. Tenant Sign Criteria Sheet – Guidelines (received 11/16/05).

2. Final Engineering Plan

A. Prior to the issuance of any site grading or construction permits, the petitioner shall work with staff, their engineer, and the City's Consulting Arborist (at the expense of the petitioner) to modify the landscape and engineering plans to preserve as many of the highest quality trees on the site as possible. Preservation of trees will reduce the tree replacement costs and may require changes to the grading for the site.

B. Sidewalks shall be provided along the public roadways. If the sidewalks cannot be located in the right-of-way, the petitioner shall provide the sidewalk on private property and shall provide a sidewalk easement.

C. The petitioner obtained a Variation at Preliminary from the requirement to provide 14 interior landscape islands and was allowed to provide 4 interior parking lot islands. The revised engineering plan has eliminated two of the landscape islands. Replace these islands on the plan as approved through the Preliminary PUD.

D. Relocate the transformer pad to an alternative location to allow the required landscaping to be installed in the island.

E. Work with the staff to relocate the Municipal Utility Easement so that conflicts between the interior parking lot landscape islands and light poles are eliminated. When necessary, work with the landscape architect and the Planning & Economic Department to provide acceptable landscaping in the islands that does not conflict with the other requirements.

F. Work with staff to provide the best location for the monument sign to avoid relocation issues if Route 31 is widened and improved in the future.

3. Building Elevations – Retail Building

A. Provide representative color and building material samples for the brick, siding, stone, sill, fascia, window and door glazing/trim, and roof shingles for the retail building to be reviewed by the PZC and the City Council and approved by the Planning & Economic Development Department.

B. For the flat-roofed section of the retail building, maintain the parapet wall and provide a decorative cornice on the front and rear elevations.

C. Indicate how all rooftop mechanicals would be screened from view.

4. Building Elevations – Office Buildings

A. Provide representative color and building material samples for the brick, siding, stone, sill, fascia, window and door glazing/trim, and roof shingles for the office buildings to be reviewed by the PZC and the City Council and approved by the Planning & Economic Development Department.

B. Indicate how all rooftop mechanicals would be screened from view.

C. Work with staff to provide doors on the side and rear elevations of all proposed office buildings that will compliment the building.

5. Lighting details

A. The proposed Lexington wall light fixtures for the office buildings, though not down-light fixtures, are hereby approved, as they contain a residential appeal and contain low-wattage light-bulbs.

B. The proposed 10-foot tall, Lexington light fixtures, though not down-light fixtures, are hereby approved, as long as the sides of the light fixtures facing the residential properties behind the subject property can be shielded. If this is not possible, provide other down-light fixtures that meet the requirements for down-lighting.

C. The proposed lighting fixtures for the front elevation of the retail building, though not down-light fixtures, are hereby approved. The light fixtures on the rear or sides of the retail building shall be down-light fixtures.

D. Parking lot light fixtures cannot be located in the Municipal Utility Easement (MUE). Move the light fixtures to alternate locations or shift the location of the MUE.

6. Signage Plans

A. The Tenant Sign Criteria Plan is generally acceptable. Work with the Building Division to finalize a consistent criteria plan for all buildings that meets all Sign Ordinance requirements.

B. A Special Use Permit for internally illuminated signage adjacent to a residential district was granted during the Preliminary PUD review. A condition of the approval stated that the retail and office building internally illuminated signs are to face Route 31 only. Provide the following changes and illustrate them in the Tenant Sign Criteria Plan:

I. The wall signage for the corner tenants of the retail building shall comply with the Sign Ordinance, however, these signs cannot be illuminated.

II. The wall signs for all of the office buildings shall comply with all requirements of the Sign Ordinance. The northern-most 6,250 square-foot office building shall contain signs that match the criteria of the other signs for the office buildings, with the exception that these signs shall be non-illuminated. Corner tenant spaces requesting wall signs on elevations other than those facing Route 31 shall contain non-illuminated wall signs that

are consistent with all other signs.

C. The proposed monument sign is 4-foot taller than permitted by the Sign Ordinance and is approved.

7. Final Plat of Subdivision

A. Provide all appropriate easements for rights-of-way provided for public services and utilities, and a statement of purpose for each indicated thereon.

B. Eliminate the non-easement areas, as they are not required. Additionally, the size of the non-easement areas do not match the size of the buildings illustrated in the Engineering plans.

C. Provide the accurate location of at least two monuments, which shall be concrete 6" by 6" by 30" with metal pipe or rod case in center. Only one monument is illustrated.

D. Provide the front and rear building setback lines.

E. Work with staff and the City Attorney to finalize the CCR's prior to Recording the Final Plat.

F. Provide the proper form for the approval of the City Council with space for signature.

G. Provide the proper form for the approval by signature of the Planning and Zoning Commission.

H. Provide school district and notary signature blocks for all owners of the subject property.

I. Provide owners certificate and notary signature blocks for all owners of the subject property.

8. Landscaping Plan

A. There are discrepancies between the location of the existing trees indicated on the tree survey, Preliminary PUD site plan, and the Final PUD site/landscaping plans. Work with the Consulting Arborist and Planning & Economic Development Department to address this issue and to preserve and incorporate the highest quality trees on the site into the plan. The petitioner must comply fully with the requirements of the Tree Preservation Ordinance.

B. To buffer the adjacent residential neighborhood, the existing vegetation along the west property line, which extends out approximately 30 feet, shall be preserved. Landscaping for parking lot screening shall be provided through preservation of the existing trees and additional deciduous and evergreen plantings where necessary.

C. Provide a deciduous tree and low shrubs or ground cover in each of the landscape islands.

D. Street trees shall be provided through preservation of the existing trees and additional plantings. Provide the required street trees along Route 31 at intervals of 40-foot on-center.

E. The Zoning Ordinance requires 15-foot wide landscape areas for the perimeters of the parking lots abutting public rights-of-way. This requirement cannot be waived due to the utility easement. Sufficient space exists to meet this requirement. Provide additional landscaping along the east and south perimeters of the parking lot (Route 30 and Ray Street).

F. The Zoning Ordinance requires 8-foot wide landscape area for the perimeters of the parking lots not abutting public rights-of-way. Sufficient space exists to meet this

requirement.

9. Provide details for the trash enclosures. The construction materials for the enclosures shall be consistent with the materials used on the office and retail buildings and shall contain high quality gates to shield the enclosure when not in use. The trash enclosure shall be masonry.

10. The petitioner shall address all comments of the Building and Engineering, Public Works, Fire/Rescue, Police and Planning & Economic Development Departments.

11. Parking islands shall be added along the east line of parking spaces along Route 31.

12. There shall be no illuminated signage in the windows.

SECTION III: That the City Clerk be and 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 granting 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 and approval as provided by law.

DATED this 20th day of December, 2005.

MAYOR

ATTEST:

CITY CLERK

Published in pamphlet form by the authority of the Mayor and City Council.

STATE OF ILLINOIS

COUNTY OF MCHENRY

IN THE MATTER OF THE APPLICATION OF
SCHMITT PROPERTIES (NAME); LLC
PLN-2024-00209
TAYLOR PROFESSIONAL CENTER CONDOS
MV BUILDING & KPCH LLC

AFFIDAVIT

GREGORY C. SCHMITT (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 December 4, 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 NOVEMBER 15, 2024 (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 NOVEMBER 18, 2024
(date)

(name) (Signature)

Subscribed and Sworn to me before
This 19th day of November 2024

K. Valcheva
Notary Public KRASIMIRA VALCHEVA
State OF FLORIDA
County OF Charlotte
Produced FL, DL as identification

KRASIMIRA VALCHEVA
Notary Public, State of Florida
My Commission Expires 12/19/2026
Commission No. HH 342866
NOTARY PUBLIC * STATE OF FLORIDA *

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: MAC PATEL / KPCL LLC.

Address: 1013 - N - SEMINARY AV.
WOODSTOCK, IL - 60098

Phone: 815-353-2922

E-mail: SARJU96@GMAIL.COM

Project Name & Description: Zoning change

Project Address/Location: A40 - N - RT - 31 - CRYSTAL LAKE. 60014 -

Signature: Mac Patel

MAC PATEL 9/22/24.

Owner: Print and Sign name Date

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

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: KPCL LLC

Action Requested

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

Petitioner Information

Name: KPCL LLC
Address: 440-N-RT 31
CRYSTAL LAKE.
Phone: 815-353-2922
Fax: _____
E-mail: SARTD96@GMAIL.COM

Owner Information (if different)

Name: MAC
Address: 1013-N-SEMINARY AV.
WOODSTOCK-60098
Phone: SAME
Fax: _____
E-mail: SAME

Property Information

Project Description: ZONING CHANGE.

Project Address/Location: 440-N-RT-31
CRYSTAL LAKE IL-60014.

PIN Number(s): 14-34-130-021
14-34-130-020
14-35-130-015-

Development Team

Please include address, phone, fax and e-mail

Developer: N/A

Architect: N/A

Attorney: N/A

Engineer: N/A

Landscape Architect: N/A

Planner: —

Surveyor: —

Other: —

Signatures

Mac Patel 9/22/24.

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.

MAC Mac Patel 9/22/24.

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.