#2025-28
Northwest Professional Center– Final PUD Amendment
Project Review for Planning and Zoning Commission

Meeting Date:	April 2, 2025
Requests:	An Amendment to the Final Planned Unit Development to allow within the development "Service Uses" as listed under the "O" Office zoning district category in UDO Table 2-300.
Location:	401-415 East Congress Parkway
Existing Zoning:	M PUD – Manufacturing Planned Unit Development
Surrounding Properties:	North: M – Manufacturing M PUD – Manufacturing PUD South: B-2 PUD – General Commercial PUD East: B-2 PUD – General Commercial PUD West: B-2 PUD – General Commercial PUD
Staff Contact:	Darrell Moore, (815) 356-3612

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 Northwest Professional Center office development.
  - In 2008, the PUD was amended to allow a concrete pad for temporary storage and use of a mobile MRI unit adjacent to 415 E Congress Parkway.
  - In 2010, a land use variation was granted allowing a hair and beauty salon at 415 E Congress Parkway.

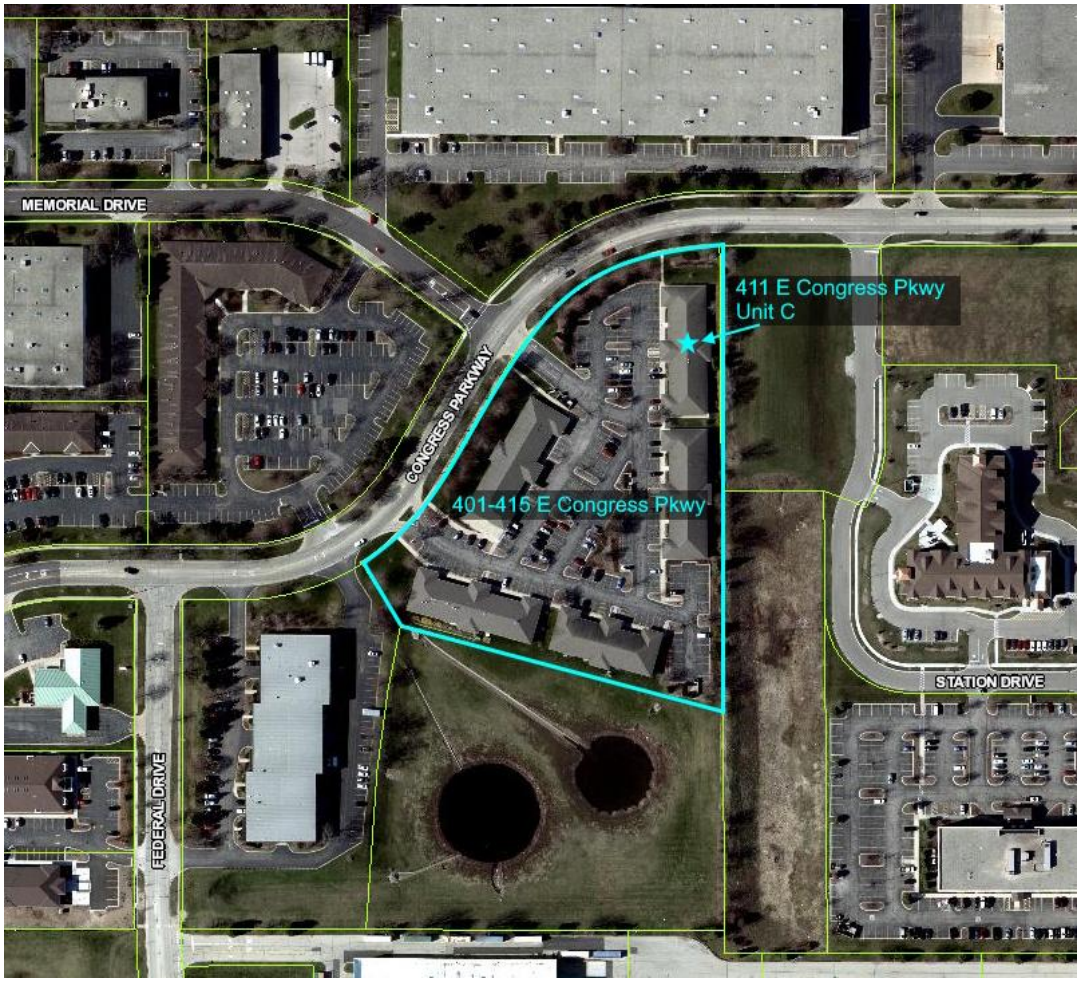
Development Analysis:

- Request: The petitioner is requesting a Final PUD Amendment to allow within the development "Service Uses" as listed under the "O" Office zoning district category in UDO Table 2-300.
- Presently, the petitioner is looking to allow a therapeutic massage establishment at 411 E. Congress Pkwy., Unit C. This type of business is not allowed on the property under the current "M PUD" zoning regulations, but will be allowed (with a limited use permit) if the petitioner's requested PUD amendment is granted.
- Below is a list of "Service Uses" taken from UDO Table 2-300 that are allowed as by-right (P), as a limited use permit (L), or as a special use permit (S). The table has been abridged

to only show allowed uses in the Office district. Residential-Office, Business, and Manufacturing districts are shown for reference. Uses identified in red are recommended by Staff to be excluded from the amendment.

TABLE 2-300 PERMITTED USES TABLE		R-O	O	B-1	B-2	B-4	M-L	M	Use Criteria
Service Uses									
Personal and Laundry Services	Barber Shops	P	P	P	P	P			
	Beauty Salon	P	P	P	P	P			
	Nail Salons		P	P	P	P			
	Diet and Weight Reducing Centers	P	P	P	P	P			
	Tanning salons		P	P	P	P			
	Massage (Therapeutic) Establishments	L	L		L	L			2-400C-65
	Funeral Homes*		L		L	L			2-400C-63
	Crematories*		L		L	L			2-400C-15
	Dry-cleaning and Laundry Services (not including Industrial Launderers)*		L	P	P	P			
	Pet Care		L		L	L	L	L	2-400C-16
*Food Services and Drinking Places**	Full-Service Restaurants*		S	S	P	P			
	Sidewalk or patio outdoor seating*		L	L	L	L	L		2-400C-19
	Drive-through (For food-service use)*		S	S	L	L	L		2-400C-7
Educational Services	Nursery School, Pre-school		L	L	L	L			2-400C-20
	Junior Colleges		P	P	P	P	P		
	Business and Secretarial Schools		P	P	P	P	P		
	Computer Training		P	P	P	P	P		
	Professional and Management Development Training		P	P	P	P	P		
	Cosmetology and Barber Schools including Massage Therapist Instruction		P		P	P	P		
	Fine Arts Schools		P	P	P	P	P		
	Language Schools		P	P	P	P	P		
	Exam Preparation and Tutoring		P	P	P	P	P		
Business Service	Other Business Service Centers (including Copy Shops)		P	P	P	P	P		
Other Services	Photography Studio, Portrait	P	P	P	P	P	P	P	

*NOTE: uses identified in RED are recommended by Staff to be excluded from the amendment



Findings of Fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting an amendment to the Final Planned Unit Development to allow within the development "Service Uses" as listed under the "O" Office zoning district category in UDO Table 2-300. A Planned Unit Development is a Special Use, amendments to which requires separate review because of the potential impacts on surrounding properties and for the orderly development of the City.

Section 2-400B 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. Application (Ebel (Teeny LLC), dated 2/21/25)

2. The PUD amendment shall exclude the following uses: Funeral Homes, Crematories, Dry-Cleaning and Laundry Services, and all Food Services and Drinking Places.

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

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: _____

Action Requested

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

Petitioner Information

Name: Kristina Ebel
Address: 411 E Congress Pkwy Ste C
Crystal Lake, IL 60014
Phone: 815 861 8996
Fax: _____
E-mail: kristinaebel@yahoo.com

Owner Information (if different)

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

Property Information

PUD Amendment

Project Description: ~~Rezoning~~ to allow a massage business occupancy as a tenant

Project Address/Location: 411 E Congress Pkwy, Ste C
Crystal Lake, IL 60014
Inside Northwest Professional Center

PIN Number(s): 19-04-403-003

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Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

_____ 2/21/25

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.

_____ 2/21/25

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.

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Northwest Herald

NORTHWEST HERALD

Publication Name:
Northwest Herald

Publication URL:
www.nwherald.com

Publication City and State:
Crystal Lake, IL

Publication County:
McHenry

Notice Popular Keyword Category:

Notice Keywords:
crystal lake zoning

Notice Authentication Number:
202503250954363810348
213731298

Notice URL:

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Notice Publish Date:
Tuesday, March 11, 2025

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 Kristina Ebel LEGAL NOTICE Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Kristina Ebel for a Final Planned Unit Development Amendment, relating to the properties at 401 E. Congress, 405 E. Congress, 407 E. Congress, 411 E. Congress and 415 E. Congress Parkway in Crystal Lake, Illinois 60014. PINs: 19-04-403-001, -002, -003, -006, -007, -008, -009, -010, -011, -012, -013, -014, -015, -016, -017, -018, -019, -020, -021, -022, -023, -024. This application is filed for the purpose of seeking an amendment to an approved Final Planned Unit Development to allow Service Uses under the Office zoning district category as listed in the Permitted Use Table in Article 2 of the UDO and any other changes as presented at the hearing, pursuant to Article 2 and Article 9. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall. A public hearing before the Planning and Zoning Commission for this request will be held at 7:00 p.m. on Wednesday April 2, 2025, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present. Jeff Greenman, Chairperson Planning and Zoning Commission City of Crystal Lake (Published in Northwest Herald March 11, 2025) 2230688

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Ord. No. 5913
File No. 316

AN ORDINANCE GRANTING A FINAL PLANNED UNIT DEVELOPMENT
AND VARIATIONS
FOR 401 & 415 CONGRESS PARKWAY

WHEREAS, pursuant to the terms of the Petition (File #2004-102) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Final Planned Unit Development for multiple-building, 48,875 square-foot office center, and Zoning Ordinance Variations from: A. Section 4.4-3 for the required 50-foot building setback along Congress Parkway, to allow building 1 to be setback 43 feet, and building 5 to be setback 31-feet; B. Section 5.3-3.5 for the required 45-foot parking lot setback for a parking lot with greater than 200 spaces, to allow a 242 space parking lot to be setback 30 feet from Congress Parkway; C. Section 5.3-3.6 (D) for the required interior parking lot landscape requirements to allow a deficiency of 11 end-row landscaping islands; D. Section 5.3-3.6(A)(2) for the required minimum parking lot landscape island width of 8-feet, to allow end-row landscape islands that are less than 7-feet wide; E. Section 5.3-3.6 (D) for the required interior parking lot landscape requirements to allow a deficiency of 10 interior, middle-row landscape islands; F. Section 5.3-3.6 (E)(1) for the required continuous landscape strip between every four rows of parking to allow the absence of a continuous landscape strip; G. Section 5.3-5 for the required 245 parking spaces to allow 242 spaces; 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 a multiple-building, 48,875 square-foot office center, and Zoning Ordinance Variations from: A. Section 5.3-3.5 for the required 45-foot parking lot setback for a parking lot with greater than 200 spaces, to allow a 242 space parking

lot to be setback 30 feet from Congress Parkway; B. Section 5.3-3.6 (D) for the required interior parking lot landscape requirements to allow a deficiency of 11 end-row landscaping islands; C. Section 5.3-3.6(A)(2) for the required minimum parking lot landscape island width of 8-feet, to allow end-row landscape islands that are less than 7-feet wide; D. Section 5.3-3.6 (D) for the required interior parking lot landscape requirements to allow a deficiency of 10 interior, middle-row landscape islands; E. Section 5.3-3.6 (E)(1) for the required continuous landscape strip between every four rows of parking to allow the absence of a continuous landscape strip; F. Section 5.3-5 for the required 245 parking spaces to allow 242 spaces for the property legally described as follows:

Lots 1 and 2 in Resubdivision of Lots 11 and 12 and Outlot A of Crystal Lake Business Center Unit 3, being a resubdivision in part of the Southeast Quarter of Section 4, Township 43 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded April 10, 1996 as Document Number 9617729, in McHenry County, Illinois.

The property is located 401 and 415 Congress Parkway, Crystal Lake, Illinois.

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Curtis Commercial, received 12/20/04).
   B. Engineering and Site Plan Set (Haeger, dated 12/03/04, received 01/18/05).
   C. Architectural – Building 1 (Wildesign, dated 10/22/04, received 01/18/05).
   D. Architectural – Building 3 (Wildesign, dated 10/22/04, received 01/18/05).
   E. Landscaping Plan (Flamingo, dated 12/30/04, received 01/18/05).
   F. Photometrics (Beacon, dated 12/13/04, received 01/18/05).
   G. Cooper Lighting Cut Sheets (Cooper, received 01/18/05).

2. Engineering and Site Plan Set
   A. There is a series of water mains that are proposed in the parking areas along the front of the buildings. Move these water mains further towards the center of the drive-aisles in the parking lots to eliminate water main – Municipal Utility Easement conflicts.
   B. According to the Zoning Ordinance, for parking lots with greater than 200 parking spaces, interior parking lot landscaping islands should be increased in size to accommodated additional landscaping. There are 4 interior parking lot landscape islands with Fire Hydrants located within them. Provide additional space within these 4 parking lot landscape islands by substituting parking spaces with landscape island area to eliminate or minimize the conflicts between Municipal Utility Easements, Fire Hydrants, and landscaping.
   C. There are a number of middle-row interior parking lot landscaping islands that have recessed ramps and sidewalk in them. Widen these islands to accommodate landscaping in

them, to eliminate or minimize the Variations requested for these islands.
D. Illustrate the locations of all easements on Sheet 4 of 8.
E. Provide the locations of all monument and directional signs on the plans.

3. Architectural – Buildings 1 and 3.
A. Provide material and color samples of all exterior building materials to be used on the building for review and approval by the Planning and Zoning Commission and the City Council.
B. If applicable, indicate how any rooftop mechanicals would be screened from view.
C. Parking requirements are calculated based upon usable square footage. Provide detailed floor plans prior to construction in order to make sure that adequate parking is being provided.

4. Landscape plan
A. The requirements of the Tree Preservation Ordinance must be observed for the subject development. The tree replacement ratios must be met for the trees being removed.
B. The layout and size of the parking lot islands are subject to change. Provide a revised landscape plan that is consistent with the layout on the Engineering Plan, and overlay all the easements on the revised plan.
C. The Zoning Ordinance requires 15-foot wide landscape areas for the perimeters of the parking lots abutting public rights-of-way. Sufficient space exists to meet this requirement, however, there is a Municipal Utility Easement located in the parking lot setback and landscaping areas. In addition, for the purpose of increasing site visibility, the traffic consultant recommends that low plantings be provided in these areas. Remove some of the more significant plantings within these areas and provide low, evergreen shrubs, deciduous shrubs, and other groundcover within the 15-foot wide perimeter landscape areas abutting Congress Parkway.
D. 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. Provide additional decorative or deciduous shade trees, evergreen shrubs, and groundcover within the 8-foot wide perimeter landscape areas abutting the east and south property lines.
E. If the landscape islands are widened to eliminate Hydrant/Municipal Utility Easement conflicts, additional space will be available in the islands for groundcover and deciduous or decorative trees. Work with the Planning Department during the permit review to provide the necessary landscaping.
F. Provide approved street trees at 40-foot intervals in the parkway adjacent to the development.
G. The plant list shall indicate the height of all plants/trees/vegetation at planting.

5. Signage

A. Provide a Common Sign Plan that includes the details for all requested signage including directional signage, monument signs, and wall signage. Revisit the Planning and Zoning Commission for review and approval.

6. Provide trash enclosure details. The exterior materials used for the trash enclosure shall match the colors and materials used on the building, to be reviewed and approved by staff.

7. The following Zoning Ordinance Variations are hereby granted:

A. Section 5.3-3.5 for the required 45-foot parking lot setback for a parking lot with greater than 200 spaces, to allow a 242 space parking lot to be setback 30 feet from Congress Parkway;

B. Section 5.3-3.6 (D) for the required interior parking lot landscape requirements to allow a deficiency of 11 end-row landscaping islands;

C. Section 5.3-3.6(A)(2) for the required minimum parking lot landscape island width of 8-feet, to allow end-row landscape islands that are less than 7-feet wide;

D. Section 5.3-3.6 (D) for the required interior parking lot landscape requirements to allow a deficiency of 10 interior, middle-row landscape islands;

E. Section 5.3-3.6 (E)(1) for the required continuous landscape strip between every four rows of parking to allow the absence of a continuous landscape strip;

F. Section 5.3-5 for the required 245 parking spaces to allow 242 spaces.

8. The petitioner shall address all of the review comments of the Building, Engineering, Fire/Rescue, Police, Utilities, and Planning Departments as well as the comments included within the traffic report prepared by Gewalt-Hamilton.

9. The rear elevations of all of the buildings shall have additional details and designs similar to the front of the buildings as discussed at the Planning and Zoning Commission hearing.

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 15th day of March, 2005.

MAYOR

ATTESTED:

CITY CLERK

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