#2025-104
400 Millennium Drive & 500 Terra Cotta Road
Light Industrial Condos Conceptual PUD
Project Review for Planning and Zoning Commission

Date:	June 18, 2025
Requests:	Conceptual Planned Unit Development review for six (6) industrial condo buildings
Location:	400 Millennium Drive and 55 Terra Cotta Road
Acreage:	Approximately 7.2 acres
Zoning:	M Manufacturing and O Office
Surrounding Properties:	North: M Manufacturing and beyond the ComEd power lines, E1 Estate in McHenry County South: M Manufacturing East: RE Residential Estate and A1 Agriculture in McHenry County West: M Manufacturing
Staff Contact:	Elizabeth Maxwell (815.356.3738)

Background:

- The site is comprised of three (3) vacant lots.
- The petitioner is proposing six (6) light industrial condominium buildings. These typically house contractors, offices, manufacturers, and small warehousing operations.
- **If the request were to move forward as presented, the following variations would be required**:
    - Article 3 Yard Abutting Residential 50-foot setback, allowing 13'2" for Building 1 and 2 and 20 feet for the parking lot to the north.
    - Article 4-400 Landscape Buffer of 50-feet between Manufacturing and Single Family, which requires 4 evergreen trees + 2 overstory deciduous trees, + 6 understory deciduous trees + 24 shrubs every 100 lineal feet.
    - Article 4-400 Foundation Landscaping of five (5) feet of landscape around all sides of building except where there is door access.
    - Article 4-400 Parking lot landscape islands for the parking and loading dock configuration along the buildings.
    - Article 4-1000 allowing two (2) free-standing signs on the property.

Development Analysis:

ZONING / LAND USE

- The site is currently zoned M Manufacturing and O Office. These zoning districts would support light industrial and office uses.
- The land use is Industry and Office. The land use would support this type of development.

SITE LAYOUT

- Access into the site would be provided via Millennium Drive and Terra Cotta Road.
- Fire hose access is required within 150 feet of all parts of a building. These buildings do not meet this requirement. Additional drives will be required to meet Fire life safety codes.
- Parking for industrial uses is based on employees.
- The building are located around the perimeter of the site. Residential properties exist on the east side of the site. This creates a 50-foot setback and 50-foot landscape buffer area. The petitioner would request a variation from these requirements. Would the Commission support variations from these residential buffers and why?

  ☐ *Yes* ☐ *No*

- The building adjacent to Terra Cotta Road would need enhanced architecture and enhanced landscape buffer screening. Loading docks are required to be screened. The blocking of views and noise to the adjacent residential will be required.

BUILDING ELEVATIONS

- The office building is full brick with a variety of small suite storefronts. This building appears that it will meet the design standards.
- The industrial buildings are tilt-up concrete with individual suite storefronts. Industrial buildings must meet three of the optional standards
- Items that can be done to meet the standards are:
  - Projections and off sets of at least 2 feet are required every 75 feet along the buildings.
  - Breaking up the roofline with different heights.
  - Contrasting trim colors to highlight architectural details and around windows and doors.
  - Enhance the entrance. Create a feature, material change, color change that highlights the entrances for each suite.

Planning and Zoning Commission Discussion:

If the Commission recommends the petitioner move forward with an official submittal:

1. Site Design: What aspects of the site layout are preferred and can be enhanced to create a well-designed and functional site?

2. Planned Unit Developments allow for deviations from the code, are any variations supported, and if so, what exceptional design will be required as a trade-off?

3. Elevations: What architecture elements and/or features could be enhanced? What changes should be made to the architecture?

PIQ Map
400 Millennium Drive and 500 Terra Cotta Road



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: _____

Action Requested

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

Petitioner Information

Name: TONY SARILLO
Address: 1095 PINGREE ROAD
SUITE 201 CL
Phone: 847-854-0800
Fax: asarillo@sarillo.com
E-mail: _____

Owner Information (if different)

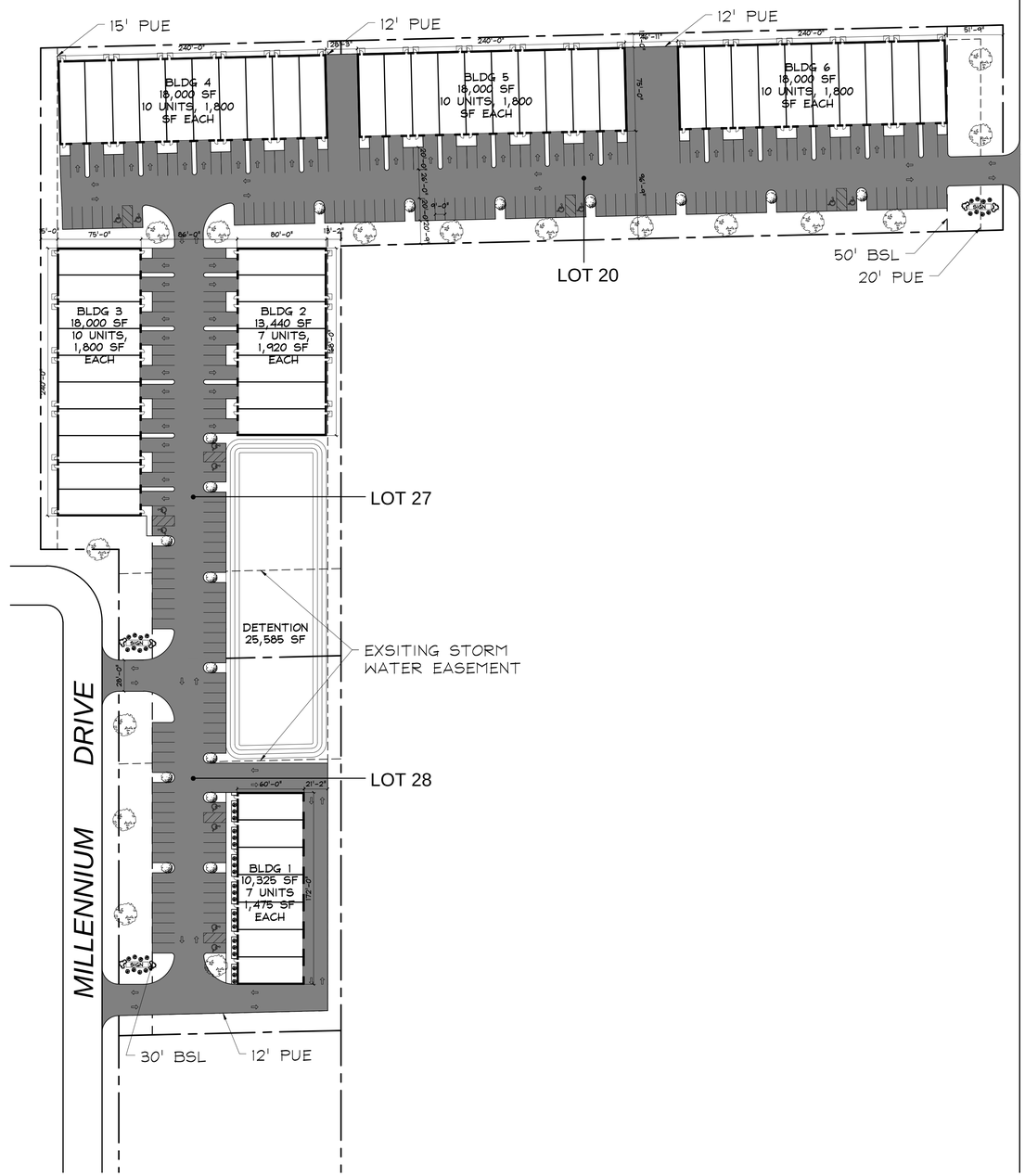
Name: _____
Address: _____
_____
Phone: _____
Fax: _____
E-mail: _____

Property Information

Project Description: Conceptual PUD review for industrial development

Project Address/Location: 400 Millennium

PIN Number(s): _____



SITE DATA:

LOT 28	
BUILDING AREA	10,225
PARKING SPACES	41
LOT 27	
BUILDING AREA	49,440
PARKING SPACES	73
LOT 20	
BUILDING AREA	36,000
PARKING SPACES	72
SITE TOTAL	
BUILDING AREA	95,765
PARKING SPACES	186

PRELIMINARY SITE PLAN - DIMENSIONED

MILLENNIUM DRIVE PROJECT

SARILLO ARCHITECTURE
1095 Pingree Rd. - Suite 201
Crystal Lake, IL 60014
Phone: (847) 854-0800

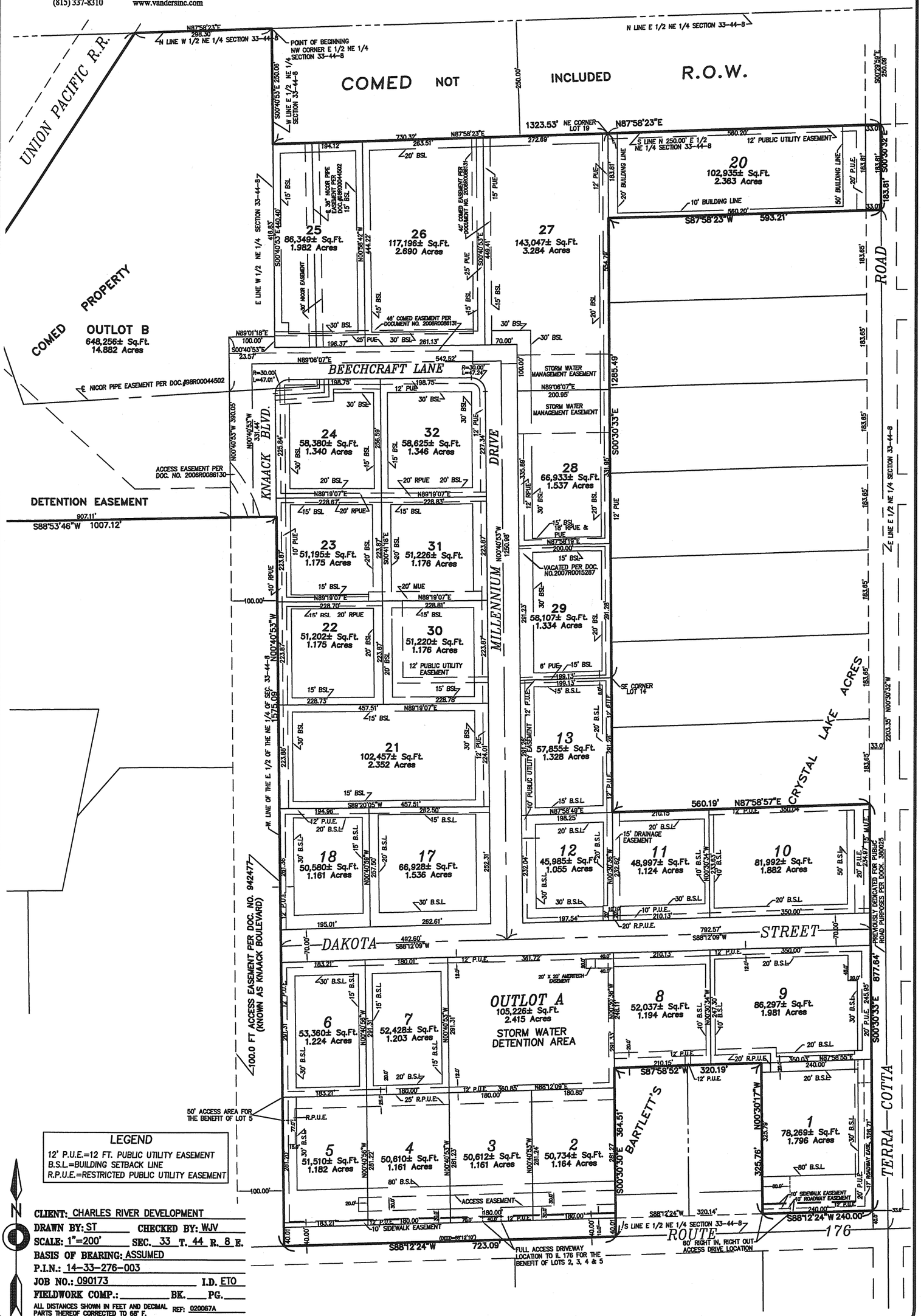
PROJECT No: 24208
DATE: 08-13-24
SCALE: NA
DRAWN BY: AS





VSEI
Vanderstappen Surveying & Engineering, Incorporated
1316 North Madison Street, Woodstock, Illinois
(815) 337-8310 www.vandersinc.com

TERRA COTTA TECH SUBDIVISION-UNIT 1 & 2



LEGEND

12' P.U.E.=12 FT. PUBLIC UTILITY EASEMENT
B.S.L.=BUILDING SETBACK LINE
R.P.U.E.=RESTRICTED PUBLIC UTILITY EASEMENT

CLIENT: CHARLES RIVER DEVELOPMENT
DRAWN BY: ST CHECKED BY: WJV
SCALE: 1"=200' SEC. 33 T. 44 R. 8 E.
BASIS OF BEARING: ASSUMED
P.I.N.: 14-33-276-003
JOB NO.: 090173 I.D. ETO
FIELDWORK COMP.: BK.___ PG.___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: 020067A

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