#2025-160
Clover Communities Crystal Lake LLC – Final PUD Amendment for a Sign
Project Review for Planning and Zoning Commission

Meeting Date:	October 1, 2025	
Request:	Final Planned Unit Development Amendment to allow a monument sign with a size and height variations	
Location:	731 East Terra Cotta Road	
Acreage:	Approximately 8.8 acres	
Existing Zoning:	R-3B PUD (Multifamily Residential)	
Surrounding Properties:	North:	B-2 PUD (General Commercial)
	South:	R-3B PUD (Multifamily Residential)
	East:	R-3A PUD (Two-Family Residential)
	West:	B-2 (General Commercial)
Staff Contact:	Darrell Moore (815) 356-3612	

Background:

- The property is the future location of the Fox Run Senior Apartments, currently under construction.
- The applicant is seeking to erect a sign that is approximately 6.5 feet high and 25 square feet in area. The Unified Development Ordinance (UDO) limits multifamily signs to 4 feet in height and 16 square feet in area.
- When Final Planned Unit Development (PUD) approval was granted in 2022, the sign was not included in the plans reviewed by the Planning & Zoning Commission (PZC) or City Council.
- Previous Approvals:
    - 2022-103: Final PUD approval for a multifamily residential, 121-unit independent living apartment development.

Development Analysis:

General

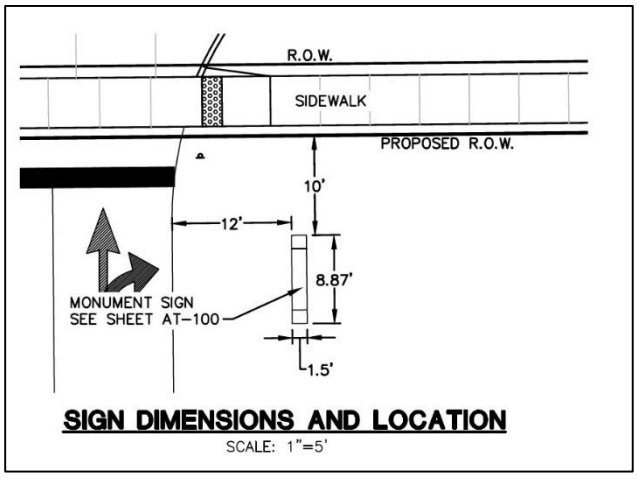
- Request: Final PUD Amendment to erect a monument sign that is approximately 6.5 feet high, instead of the maximum 4 feet, and 25 square feet in area, instead of the maximum 16 square feet.

- The request requires review by the PZC and approval from the City Council since the property is governed by a PUD and an approved site plan.
- Zoning: The site is zoned B-2 PUD, General Commercial
- Land Use: The land use map shows the area as High-Density Residential



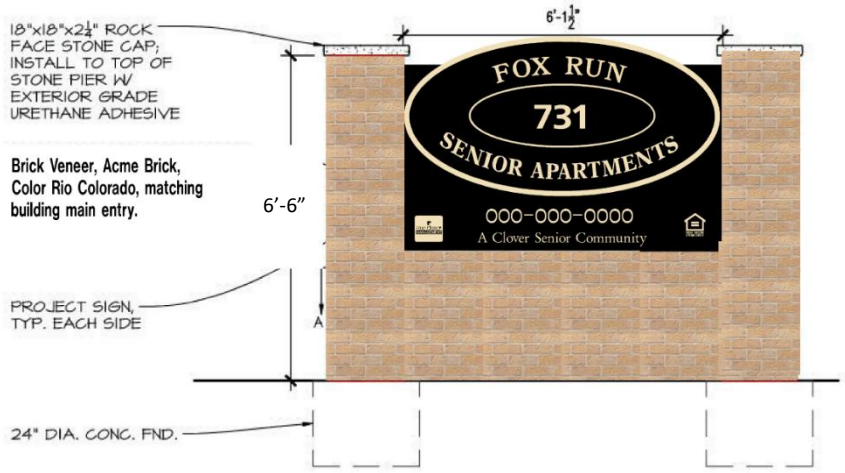
Sign Details

- The sign is a monument-style framed by brick that matches that found on the building's main entry, and capped with stone. It is proposed with a setback of 10 feet from the right-of-way and to be externally illuminated.
- The sign is proposed at approximately 6.5 feet in height and 25 square feet in area, exceeding the allowed maximums of 4 feet in height and 16 square feet in area for a multifamily sign.



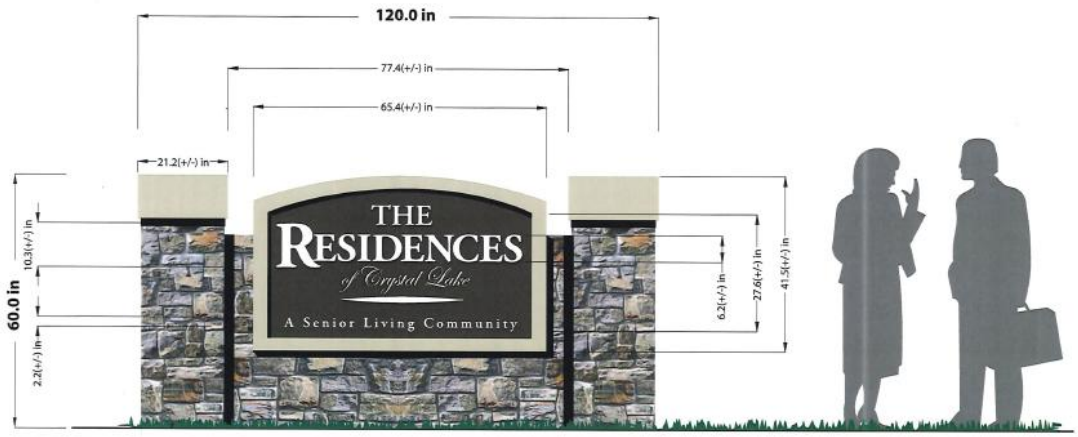
- The City has approved similar signs in recent years:

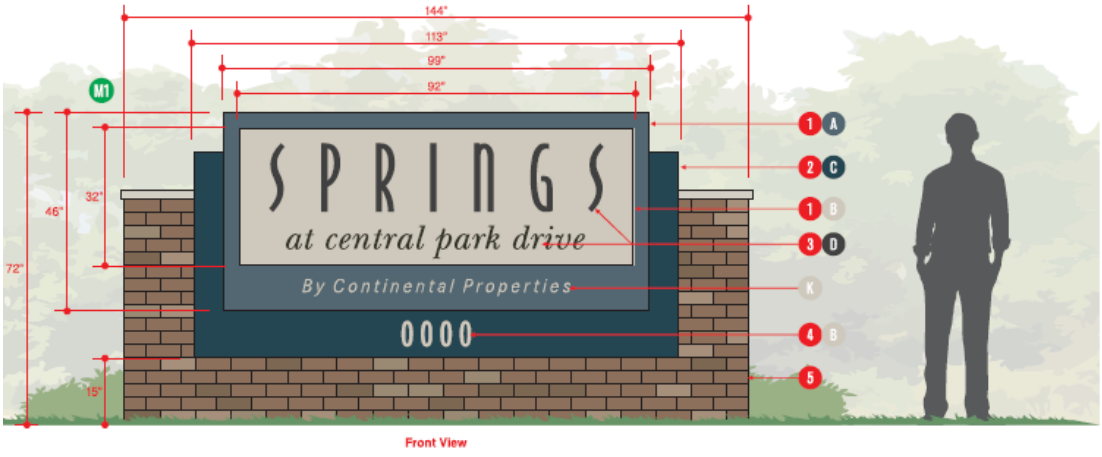
Multifamily Development	Height	Area	Sign approval
The Residences of Crystal Lake	5'-0"	18.8 sf	PUD (2018-149)
Springs at Central Park Drive	6'-0"	32 sf	PUD (2020-034)
Fox Run Senior Apartments (proposed)	6'-6"	25 sf	-
UDO Table 4-1000D-2 Multifamily Sign Maximums	*4'-0"*	*16 sf*	*n/a*



Top: Proposed Sign

Middle and Bottom: Recently Approved Multifamily Signs





Findings of Fact:

The applicant is seeking to erect a sign that is approximately 6.5 feet high and 25 square feet in area. The Unified Development Ordinance (UDO) limits multifamily signs to 4 feet in height and 16 square feet in area. 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.

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

2030 Comprehensive Land Use Plan Summary

The Comprehensive Plan designates the subject property as High-Density Residential. The senior apartment building under construction fits within this category. The following goals are applicable to this request:

> **Goal:** Encourage a diversity of high quality housing in appropriate locations throughout the city that supports a variety of lifestyles and invigorates community character.
>
> **Supporting Action:** Encourage a diversity of housing types throughout the city, which satisfy wide-range needs for all persons regardless of age, race, religion, national origin, physical ability and economic level for existing and future city residents.
>
> **Success Indicator**: The City has several different residential zoning districts, allowing for a variety of housing product.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, it should include the following conditions:

1. Project plans shall be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
    A. Site Plan (Midwestern Consulting, 6/12/23)
    B. Construction Plans (Sebree Architects, 1/15/24)
    C. Revised Sign Elevation (9/22/25)

2. Landscaping around the sign shall meet the requirements of UDO 4-400F-6 (Signs).

3. That all review comments and requirements of the departments of Community Development and Public Works and Engineering shall be sufficiently addressed.

PARCEL IN QUESTION



City of Crystal Lake
Development Application

Office Use Only
File # PLN-2025-160

Project Title: Fox Run Senior Apts. Sign --Final PUD Amendment

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
- ___ Rezoning
- ___ Special Use Permit
- ___ Variation
- ___ Other

Petitioner Information

Name: Clover Communities Crystal Lake LLC

Address: 348 Harris Hill Rd
Williamsville, NY 14221

Phone: (716) 688-4503

Fax:

E-mail: ssimonick@oneclover.com

Owner Information (if different)

Name:

Address:

Phone:

Fax:

E-mail:

Property Information

Project Description: PUD Amendment to install a monument sign for Fox Run Senior Apts. at 731 E. Terra Cotta Rd.

Project Address/Location: 731 E. Terra Cotta Rd.

PIN Number(s): 14-34-301-049

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

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.

MICHAEL L. Joseph _____ 9.25.2025

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

NORTHWEST HERALD

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Northwest Herald

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Publication City and State:
Crystal Lake, IL

Publication County:
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Notice Popular Keyword Category:

Notice Keywords:
clover

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202509241601164850547
213731298

Notice URL:

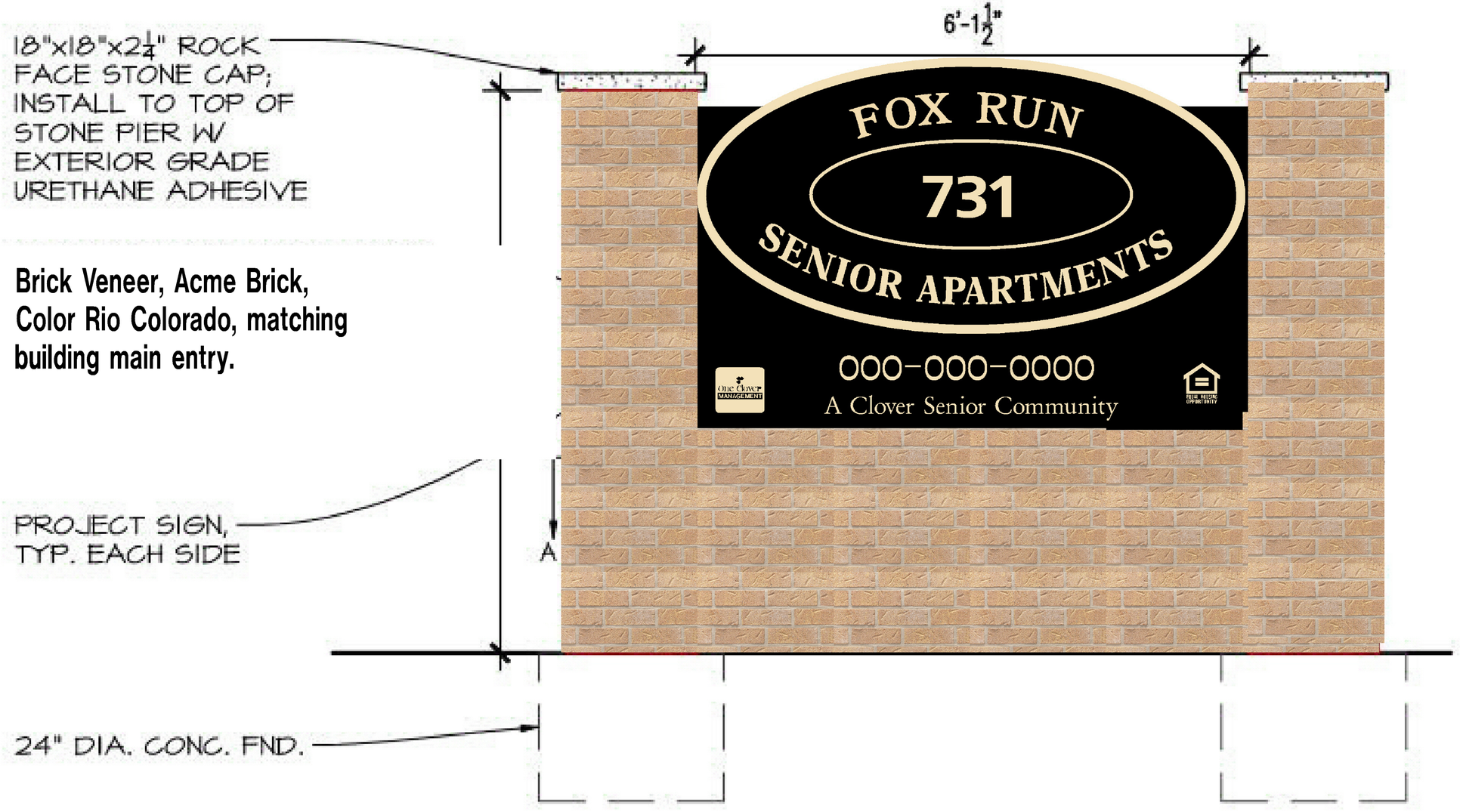
Back

Notice Publish Date:
Saturday, September 13, 2025

Notice Content

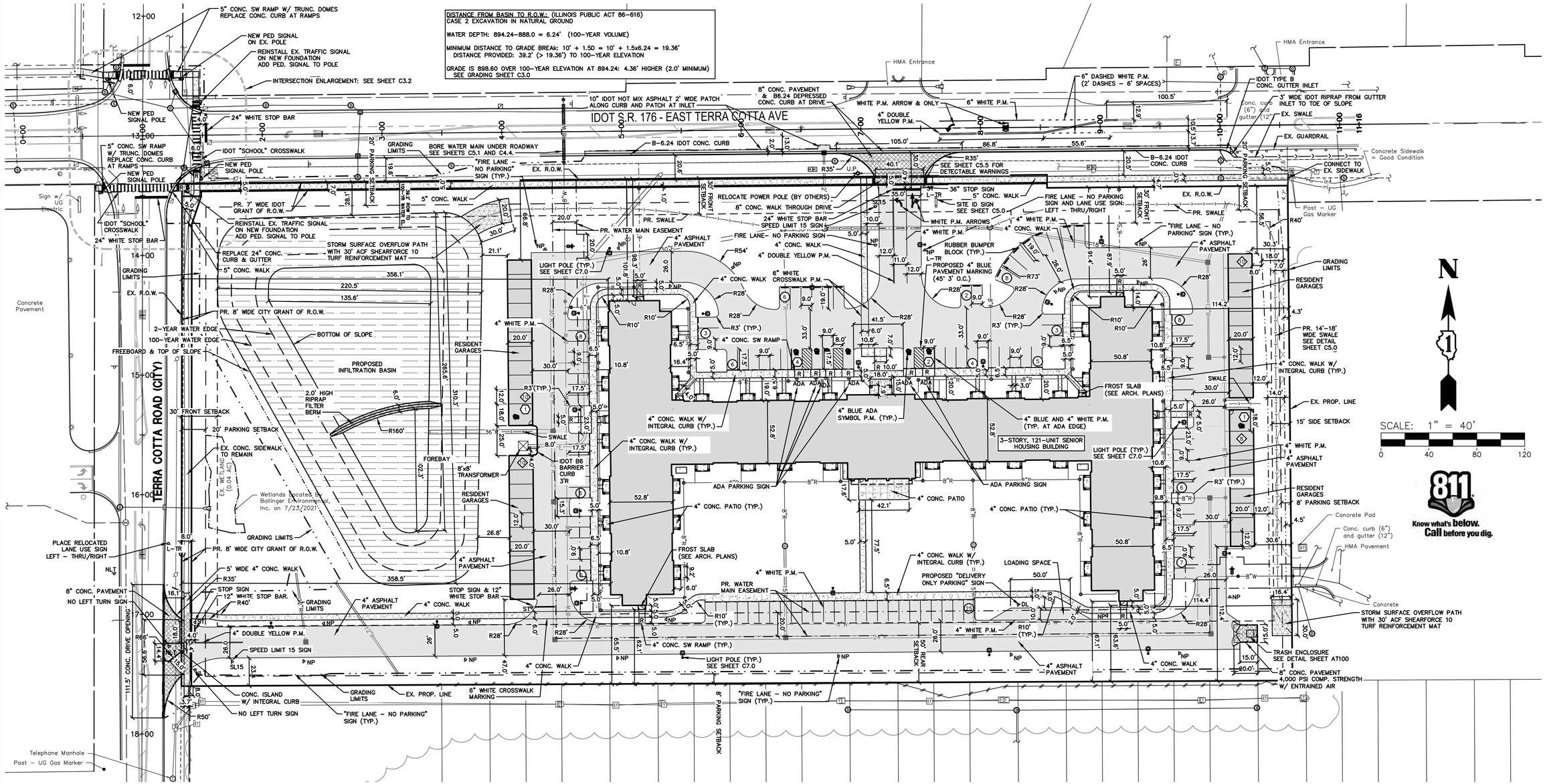
PUBLIC NOTICE PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE PETITION OF Clover Communities Crystal Lake LLC LEGAL NOTICE Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Clover Communities Crystal Lake LLC for a Final Planned Unit Development Amendment and Variations, relating to the property at 731 East Terra Cotta Road in Crystal Lake, Illinois 60014. PIN: 14-34-301-049. This application is filed for the purpose of seeking an amendment to an approved Final Planned Unit Development to allow a monument-style multifamily residential sign - that is approximately 30 square feet in area, instead of the maximum allowed 16 square feet; that is approximately 6.5 feet in height, instead of the maximum allowed 4 feet; and any other changes as presented at the hearing, pursuant to Article 4 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 October 1, 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 Northwest Herald Sept. 13, 2025) 2272485

Back



MONUMENT SIGN ELEVATION

SCALE: 1/2" = 1'-0"



NOTES

1. WORK IN STATE ROUTE 176 RIGHT-OF-WAY, AND AT THE INTERSECTION OF S.R. 176 AND TERRA COTTA ROAD, SHALL BE PERMITTED AND APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION.
2. WORK IN THE TERRA COTTA ROAD RIGHT-OF-WAY SHALL BE PERMITTED AND APPROVED BY THE CITY OF CRYSTAL LAKE.
3. ALL PAVEMENT MARKINGS AND SIGNS SHALL COMPLY WITH THE CURRENT MUTCD AND IDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION. PAINT SHALL BE USED ON SITE, AND THERMOPLASTIC IN PUBLIC ROAD RIGHT-OF-WAY.

LEGEND

4" ASPHALT PAVEMENT	EXIST. UTILITY POLE	SIDEWALK RAMP
10" ASPHALT PAVEMENT	PROP. TRANSFORMER	SIGN
CONCRETE SIDEWALK	EXIST. OVERHEAD UTILITY LINE	FIRE LANE - NO PARKING SIGN
CONCRETE PATIO	PROP. LIGHT POLE	STOP SIGN
CONCRETE PAVEMENT	EXIST. TELEPHONE LINE	ADA PARKING SIGN
BUILDING	PROP. TELEPHONE LINE	NO LEFT TURN SIGN
RESIDENT GARAGES	EXIST. ELECTRIC LINE	DELIVERY ONLY PARKING SIGN
	PROP. ELECTRIC LINE	SPEED LIMIT 15 SIGN
	EXIST. GAS LINE	PEDESTRIAN CROSSING SIGNAL
	PROP. GAS LINE	WELL
	EXIST. FIBER OPTIC LINE	FENCE
	PROP. FIBER OPTIC LINE	TREE OR BRUSH LIMIT
	EXIST. WATER MAIN	PROP. C/L OF SWALE
	PROP. WATER MAIN	PROP. GUARDRAIL
	EXIST. HYDRANT	PROP. SIDEWALK EASEMENT
	PROP. HYDRANT	PROP. PARKING SETBACK
	EXIST. GATE VALVE IN BOX	PROP. SETBACK
	PROP. GATE VALVE IN BOX	PROP. WATER MAIN EASEMENT
	EXIST. GATE VALVE IN WELL	PROP. BUMPER BLOCK
	PROP. GATE VALVE IN WELL	GRADING LIMITS
	EXIST. STORM SEWER	WETLAND LIMITS
	PROP. STORM SEWER	NUMBER OF PARKING SACES
	EXIST. CATCH BASIN OR INLET	NUMBER OF HANDICAP PARKING SPACES
	PROP. CATCH BASIN OR INLET	NUMBER OF GARAGE PARKING SPACES
	PROP. BEEHIVE INLET	
	END SECTION	
	EXIST. SANITARY SEWER	SECTION CORNER
	PROP. SANITARY SEWER	

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

DEVELOPMENT SUMMARY AND COMPARISON CHART

Zoning Classification	**R-3B-PUD (Multi-Family Residential)**			
Number of Units	121 Units Total: 7 1-bedroom + 114 2-bedroom			
SITE INFORMATION	**Requirement**	**Calculated Requirement**	**Provided**	**Variance Requested**
Minimum Lot Area	1,400 + 4,000/unit	1,400 + 4,000 x 121 = 485,400 sft = 11.42 ac	388,932 sft = 8.93 ac	96,468 sft = 2.21 ac
Minimum Lot Width	50 + 10/unit	50 + 10 x 121 = 1,260 ft	924 ft	336 ft
Dwelling Unit Density	9.0 units/acre	9.0 units/acre	121 units / 8.93 ac = 13.5 units/ac	4.5 unit/ac
Front Setback	30 ft	30 ft	87.9 ft (56.5 ft garage)	---
Side Setback	15 ft	15 ft	114.2 ft (30.3 ft garage)	---
Rear Setback	50 ft (abutting 1-family homes)	50 ft	62.1 ft (62.0 ft garage)	---
Maximum Building Lot Coverage	30% of site	30%	44,930 sft + 9,862 sft garages = 54,792 sft total / 388,932 = 14.1%	---
Maximum Impervious Lot Coverage	65% of site	65%	54,792 sft building + 103,860 sft pvmt = 158,652 sft / 388,932 = 40.8%	---
Maximum Building Height	36 ft	36 ft	33.25 ft to mid-roof, 27.05' to eaves	---
Maximum Stories	N/A	N/A	3 stories	---
Total Building Floor Area	N/A		134,790 sft + 9,862 sft garages = 144,652 sft total	---
Floor Area Ratio (FAR)	0.6 maximum	0.6	144,652 / 388,932 = 0.37	---
Minimum Apartment Area	N/A	N/A	606-636 sft (1 BR), 737-876 (2 BR)	---
Vehicle Parking (Multi-Family Residential)	1.5/ 1BR unit, 2.25 / 2BR unit	1.5 x 7 1BR + 2.25 x 114 2BR = 267	149 total (109 surface + 40 garage)	118 spaces
ADA Parking Spaces Required	ADA Chart	5 ADA spaces for 101-150 (1 to be van space)	8 van spaces provided (6 surface + 2 garage)	---
Loading Space	1 space	1 space	1 provided	---

M:\Civil\3d_Proj\21216\Site Plan\21216SP1.dwg, 6/12/2023 3:46 PM, Jeremy A. Matthei, C2.0 SITE LAYOUT AND PAVING PLAN, MCLLC.PDF.pc3
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Wireless Communications • Transportation • Landfill Services

CLIENT
CLOVER COMMUNITIES CRYSTAL LAKE LLC
348 HARRIS HILL ROAD
WILLIAMSVILLE, NY 14221
ATTN: ROB JACK
724-822-9165

CLOVER COMMUNITIES CRYSTAL LAKE LLC

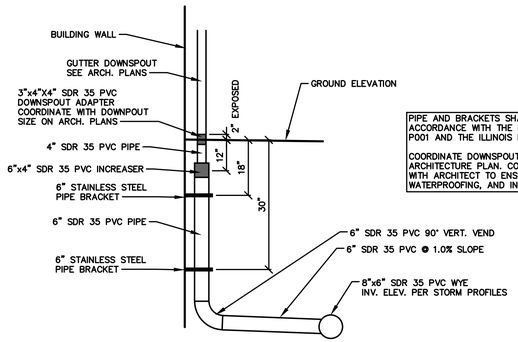
731 E. TERRA COTTA AVE., CRYSTAL LAKE, IL 60014
SITE LAYOUT AND PAVING PLAN
CONSTRUCTION DOCUMENT REVIEW

C2.0

JOB No. 21216
ISSUED: FOR CONSTRUCTION

REV.	DATE
	06/12/23

DATE: 6/12/2023
SHEET 6 OF 56
CADD: JBB
ENG: JAM
PM: RCW
TECH:
21216SP1.DWG



PIPE AND BRACKETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLUMBING SPECIFICATIONS ON SHEET P001 AND THE ILLINOIS PLUMBING CODE, CURRENT EDITION.

COORDINATE DOWNSPOUT ADAPTER WITH DOWNSPOUTS ON ARCHITECTURE PLAN. COORDINATE ALL BRACKET FASTENERS WITH ARCHITECT TO ENSURE STRUCTURAL STRENGTH, WATERPROOFING, AND INSULATION IS NOT COMPROMOISED.

DOWNSPOUT CONNECTIONS

NOT TO SCALE



R7-5

R7-5 (12"x18")
[GREEN BORDER AND TEXT]
1.50 SFT TYPE IIIB SIGN
1-3 LB POST (13 LF)



R3-2

R3-2 (36")
9.0 SFT TYPE IIIB SIGN
2-3 LB POSTS (26 LF)



R7-2

R7-2 (12" x 18")
1.5 SFT TYPE IIIA SIGN
1-3 LB POST (13 LF)



R2-1

R2-1 (24" x 30")
5.0 SFT TYPE IIIB SIGN
1-3 LB POST (13 LF)



R1-1

R1-1 (36")
6.0 SFT TYPE IIIA SIGN
1-3 LB POST (13 LF)



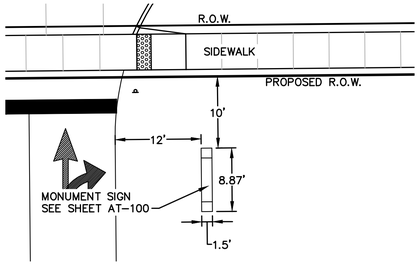
R3-7d

R3-7d (36"x30")
7.5 SFT TYPE IIIB SIGN
1-3 LB POST (13 LF)

SEE SHEET C5.2 FOR SIGN POST DETAIL

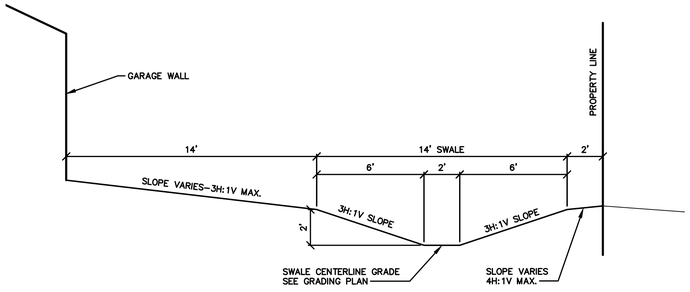
TRAFFIC SIGN LEGENDS

NOT TO SCALE



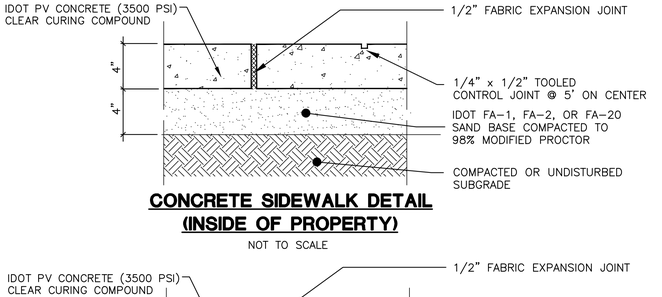
SIGN DIMENSIONS AND LOCATION

SCALE: 1"=5'



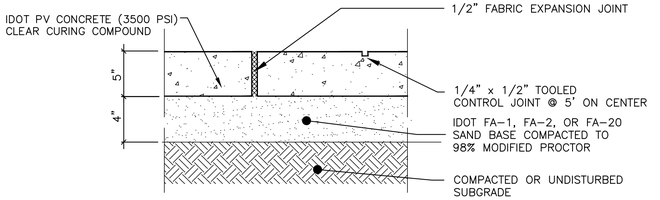
14' EASTERN STORM OVERFLOW SWALE

1"=4'



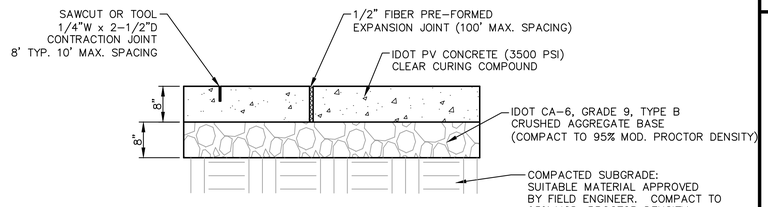
CONCRETE SIDEWALK DETAIL (INSIDE OF PROPERTY)

NOT TO SCALE



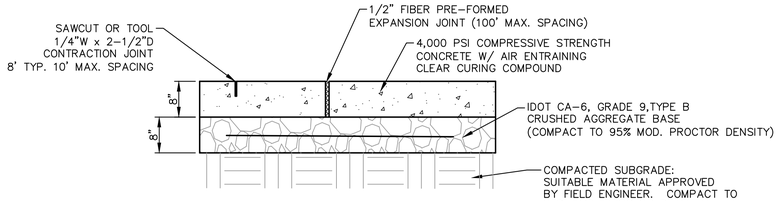
CONCRETE SIDEWALK DETAIL (ALONG IL-176)

NOT TO SCALE



8" CONCRETE PAVEMENT DETAIL

NOT TO SCALE



8" HEAVY DUTY CONCRETE PAVEMENT DETAIL

SCALE: 1"=1'



RUBBER PARKING BUMPER BLOCKS SHALL BE CLEARLINE TRAFFIC – CURBIE PRODUCT AS SHOWN HERE, OR ENGINEER-APPROVED EQUAL.

BLOCKS SHALL BE 6' LONG, 6"-8" WIDE, AND 4"-5" HIGH. BLOCKS SHALL BE BLACK WITH YELLOW STRIPING.

PRODUCT SHALL BE AFFIXED TO THE ASPHALT PAVEMENT WITH REBAR SPIKES, IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS (4 SPIKES MINIMUM).

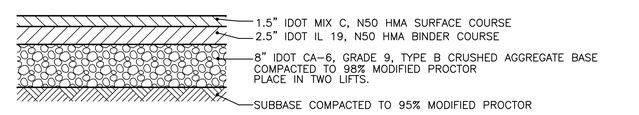
Curbie Installation Instructions using Rebar Spikes

(recommended for installation into asphalt surfaces):

Step 1:	Drill ½" diameter holes (3-4" in depth) in the asphalt in the desired location through the Curbie's holes on the top of the product.
Step 2:	Drive ½" rebar spike (14" long) through the holes in the Curbie. 

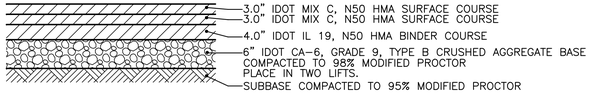
RUBBER PARKING BUMPER BLOCK

NOT TO SCALE



4" ASPHALT PAVEMENT DETAIL (PARKING LOT)

NOT TO SCALE



10" ASPHALT PAVEMENT DETAIL (S.R. 176 R.O.W.)

NOT TO SCALE

MIDWESTERN CONSULTING
385 Plaza Drive, Ann Arbor, Michigan 48108
(734) 995-0200 • www.midwesternconsulting.com
Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

CLIENT
CLOVER COMMUNITIES CRYSTAL LAKE LLC
348 HARRIS HILL ROAD
WILLIAMSVILLE, NY 14221
ATTN: ROB JACK
724-822-9165

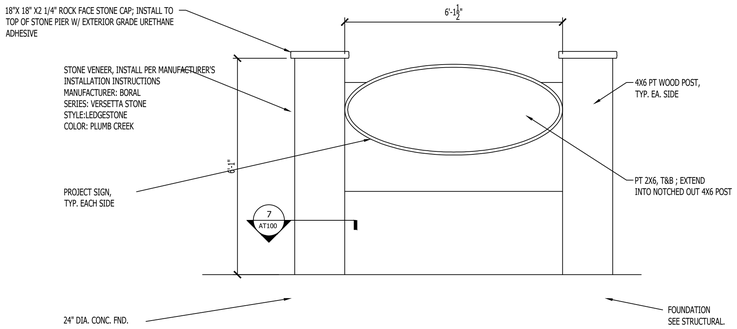
CLOVER COMMUNITIES CRYSTAL LAKE LLC
731 E. TERRA COTTA AVE., CRYSTAL LAKE, IL 60014
SITE DETAILS
CONSTRUCTION DOCUMENT REVIEW

C5.0

JOB No. 21216
ISSUED: ISSUED FOR CONSTRUCTION
DATE: 6/12/2023
SHEET 30 OF 56
CADD: JBB
ENG: JAM
PM: RCW
TECH: 21216DT1.DWG

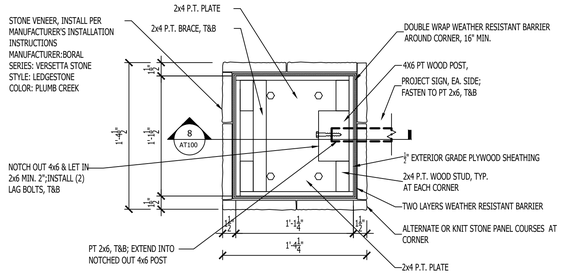
REV.	DATE
1	06/12/23

M:\Civil3d_Proj\21216\Site Plan\21216DT1.dwg, 6/12/2023 3:57 PM, Jeremy A. Matthei, C5.0 SITE DETAILS, MCLLC PDF.pc3
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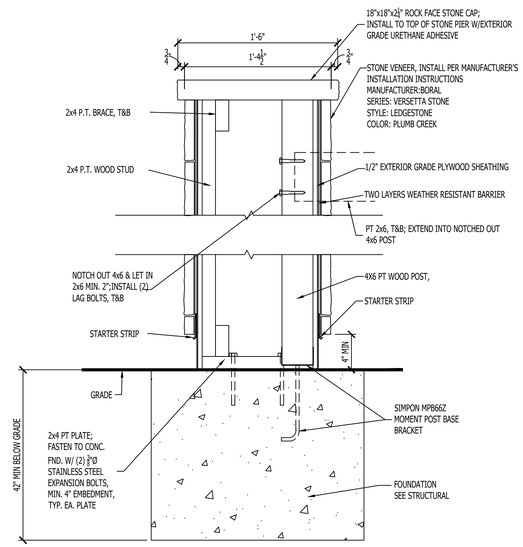
6 MONUMENT SIGN ELEVATION

1/2"=1'-0"



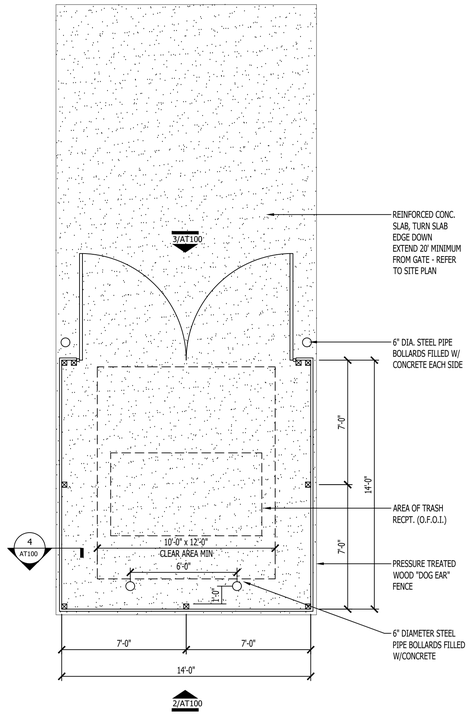
7 MONUMENT SIGN SECTION

1 1/2"=1'-0"



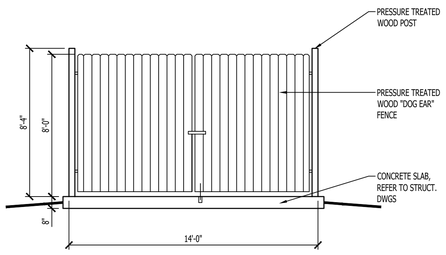
8 MONUMENT SIGN SECTION

1 1/2"=1'-0"



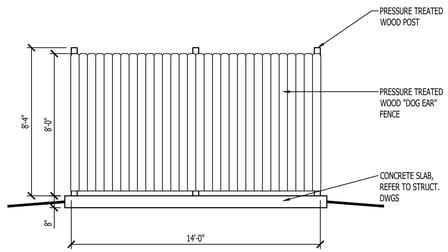
1 TRASH ENCLOSURE PLAN

1/4"=1'-0"



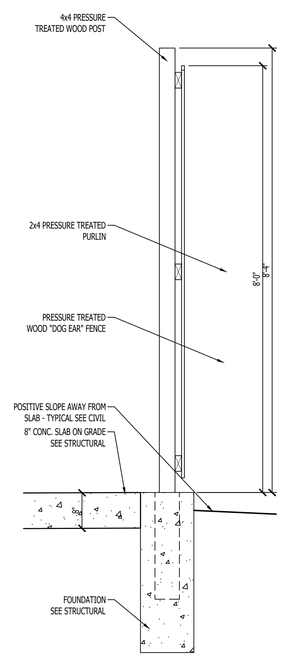
3 FRONT ELEVATION

1/4"=1'-0"



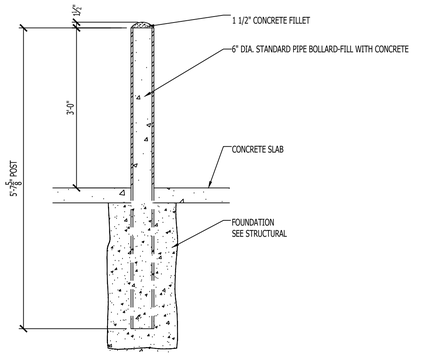
2 SIDE ELEVATION

1/4"=1'-0"



4 TRASH ENCLOSURE SECTION

3/4"=1'-0"



5 BOLLARD POST

3/4"=1'-0"

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CRYSTAL LAKE, ILLINOIS 60014

STATE OF ILLINOIS
KENNETH A. SEBREE
No. 001-013013
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CERTIFIED BY

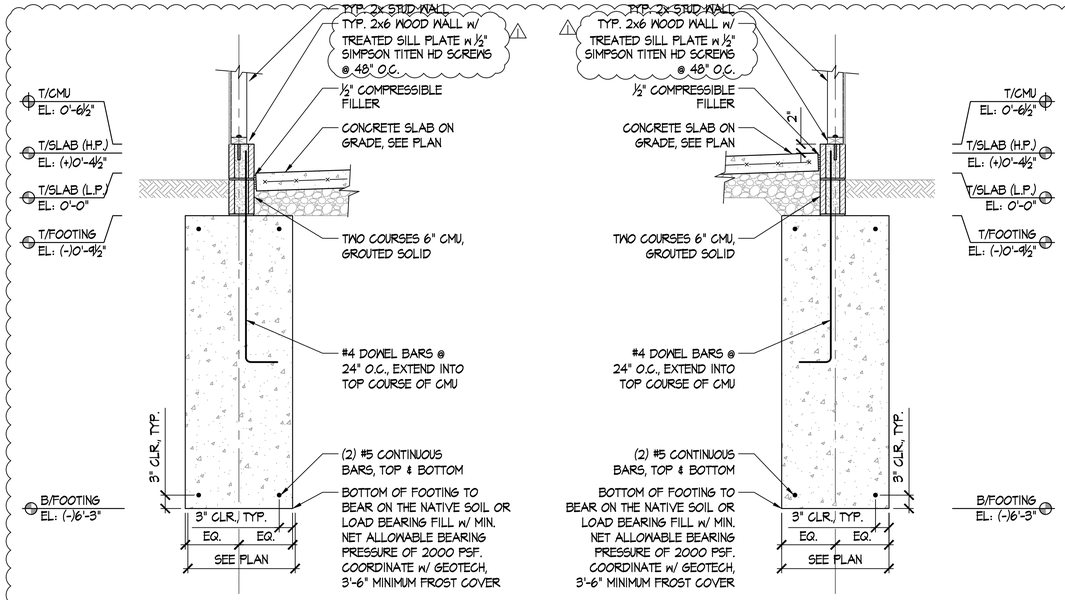
NO.	DATE	BY	DESCRIPTION
0	08/12/2022	RRP	PERMIT SET
1	2/09/2023	GMG	CRYSTAL LAKE REVIEW
2	3/13/2023	GMG	CRYSTAL LAKE REVIEW 2
3	04/20/2023	GMG	CRYSTAL LAKE REVIEW 3
4	01/15/2024	GMG	CONSTRUCTION SET + CITY APPROVED ELE. CHANGES

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DATE 08/12/2022
DRAWN BY rrp
PROJECT NO. 21031
CHECKED BY KAS

TRASH ENCLOSURE PLAN, ELEVATIONS AND SECTIONS

SHEET NO.
AT100



1 SG-102 TYP. FOUNDATION @ EXTERIOR WALL

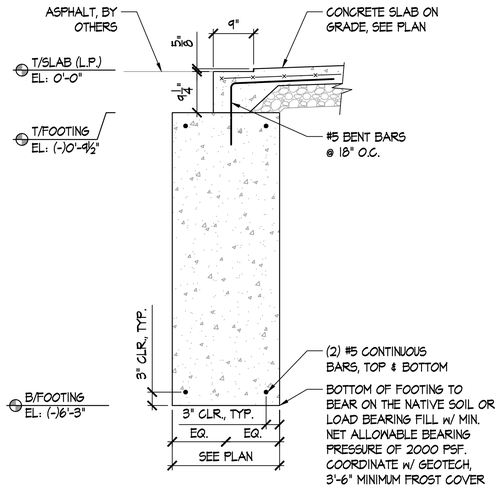
SCALE: 3/4" = 1'-0"

NOTES:
1. SEE 5/SG-102 FOR ADDITIONAL REINFORCEMENT AT SHEAR WALLS AND SHEAR WALL END POST HOLD DOWNS
2. WATERPROOFING NOT SHOWN FOR CLARITY, SEE ARCHITECTURAL DRAWINGS

2 SG-102 TYP. FOUNDATION @ EXTERIOR WALL

SCALE: 3/4" = 1'-0"

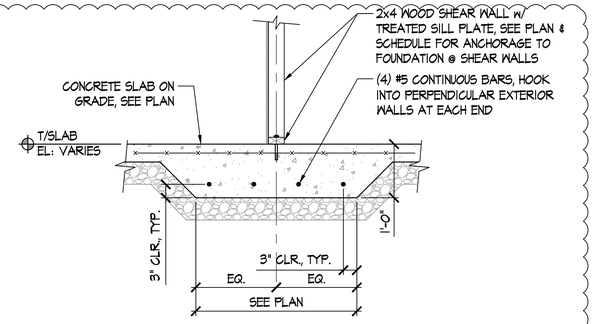
NOTES:
1. SEE 5/SG-102 FOR ADDITIONAL REINFORCEMENT AT SHEAR WALLS AND SHEAR WALL END POST HOLD DOWNS
2. WATERPROOFING NOT SHOWN FOR CLARITY, SEE ARCHITECTURAL DRAWINGS



3 SG-102 TYP. FOUNDATION @ EXTERIOR WALL

SCALE: 3/4" = 1'-0"

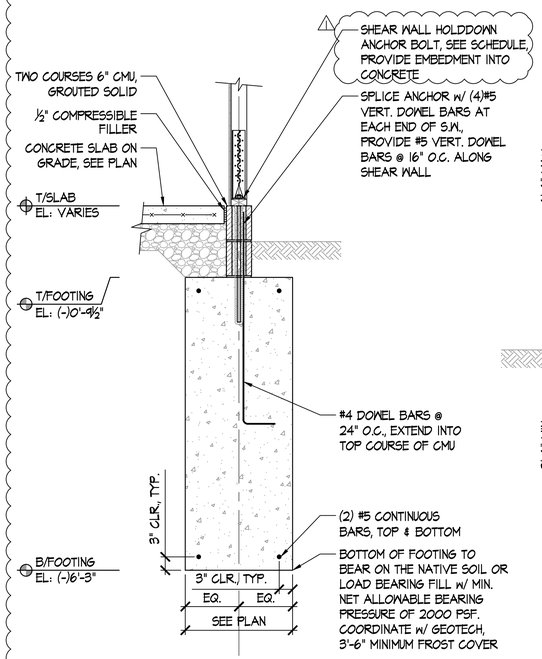
NOTES:
1. SEE 5/SG-102 FOR ADDITIONAL REINFORCEMENT AT SHEAR WALLS AND SHEAR WALL END POST HOLD DOWNS
2. WATERPROOFING NOT SHOWN FOR CLARITY, SEE ARCHITECTURAL DRAWINGS



4 SG-102 TYP. FOUNDATION @ SHEAR WALL

SCALE: 3/4" = 1'-0"

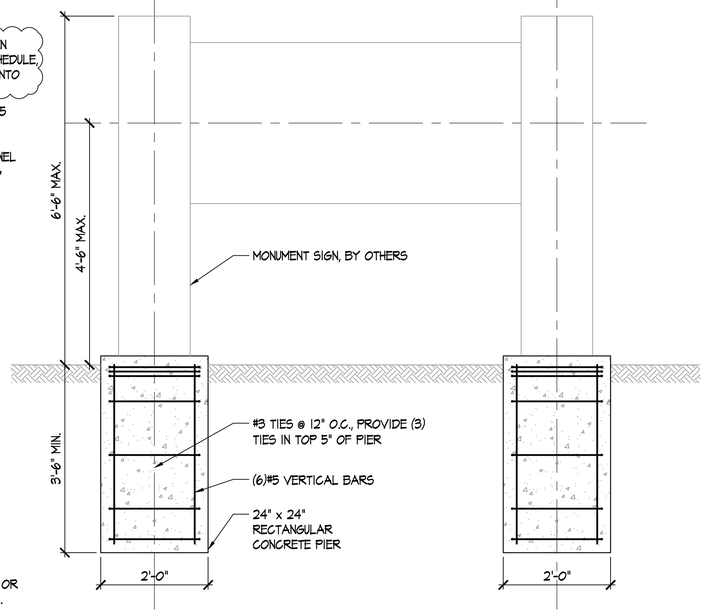
NOTES:
1. SEE 5/SG-102 FOR ADDITIONAL REINFORCEMENT AT SHEAR WALLS AND SHEAR WALL END POST HOLD DOWNS
2. WATERPROOFING NOT SHOWN FOR CLARITY, SEE ARCHITECTURAL DRAWINGS



5 SG-102 TYP. SHEAR WALL HOLD DOWN

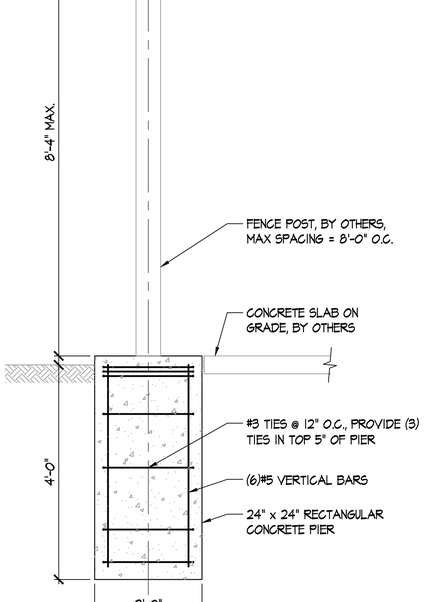
SCALE: 3/4" = 1'-0"

NOTES:
1. SEE 2/S-106 FOR ADDITIONAL REINFORCEMENT AT SHEAR WALLS AND SHEAR WALL END POST HOLD DOWNS
2. WATERPROOFING NOT SHOWN FOR CLARITY, SEE ARCHITECTURAL DRAWINGS



6 SG-102 MONUMENT FOUNDATION

SCALE: 3/4" = 1'-0"



7 SG-102 TRASH ENCLOSURE FOUNDATION

SCALE: 3/4" = 1'-0"

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CRYSTAL LAKE, ILLINOIS 60012

CERTIFIED BY
STATE OF ILLINOIS — KENNETH A. VEACH — No. 081-005765 — ELMHURST — PROFESSIONAL ENGINEER

NO.	DATE	BY	DESCRIPTION
0	08/12/22	TM	PERMIT SET
1	06/06/23	TM	CRYSTAL LAKE REVIEW
2	08/01/23	TM	CRYSTAL LAKE REVIEW 2
3	01/15/24	TM	CONSTRUCTION SET

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DRAWN BY
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GARAGE & MISC. DETAILS

SHEET NO.
SG-102