2028-205
McHenry County College (District 528) – Preliminary/Final PUD and Rezoning upon Annexation Project Review for Planning and Zoning Commission

Meeting Date:	November 19, 2025
Request:	1. Preliminary/Final Planned Unit Development to allow the continuation of the existing educational uses and the expansion thereof in accordance with the College's Master Plan, and the continued use of the existing buildings and radio tower 2. Rezoning upon annexation to 'W' Watershed
Location:	8800 US Highway 14
Acreage:	26.9 acres
Zoning:	Unincorporated 'O' Office
Requested Zoning:	W PUD – Watershed District, Planned Unit Development
Surrounding Properties:	North: 'A-1' Agriculture (Unincorporated) South: 'W' Watershed East: 'W' Watershed West: 'W' Watershed
Staff Contact:	Darrell Moore (815) 356-3612

Background:

- The subject property is approximately 27 acres of unincorporated land owned by McHenry County College (MCC). It is primarily used for a radio station, a radio tower, and some college agricultural and utility buildings.
- It is the surrounded on three sides by Crystal Lake municipal boundaries and is the last MCC property in the area that is not incorporated.

Development Analysis:

LAND USE/ZONING

- The site is currently in unincorporated McHenry County and zoned 'O' Office. It also has a conditional use permit and variations related to the radio station and radio tower.
- The land use map shows the property as Public & Semi-Public. This is an appropriate land use designation for the requested uses.

- In the UDO, a college must meet certain criteria for approval (UDO 2-400C-22). They include submittal of a master plan. A preliminary master plan has been submitted and a full review of the master plan will be brought before the City for consideration in the future.
- The petition seeks approval of a Special Use Permit for both the existing uses and the proposed expansion of educational uses. This is being brought forward as a Planned Unit Development, which is a type of Special Use Permit. The zoning requested, 'W' Watershed, is consistent with Crystal Lake's adjacent zoning and is the City's preferred zoning district in the Crystal Lake watershed.



SITE LAYOUT & USES

- The portion of the preliminary MCC Master Plan relating to this property consists of a bullet-point list of uses and the diagram below. It states that the primary focus on this parcel will be to create:
  - a first-responder training center comprised of classroom space;
  - multi-purpose training space;
  - a mock town with burn tower;
  - an emergency vehicle operations course (EVOC); and
  - a regional police academy training center.
- As it is a preliminary plan, it does not include:
  - dimensions and setbacks of buildings, including the burn tower
  - stormwater plans and engineering, including dimensions and calculation of impervious surface (training center is estimated at approximately 5 acres of impervious surface), and detention basin sizing
  - parking calculations and design

- lighting design/photometrics
- landscaping/screening plan



PARKING AND TRAFFIC CIRCULATION

- New and expanded parking area locations are identified, but no dimensions or parking calculations are provided.
- The master plan proposes minor modifications to traffic circulation. These adjustments only affect the internal road network and allow for a more efficient use of the property.

Findings of fact:

REZONING

The petitioner is requesting 'W' Watershed zoning upon annexation.

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*

PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT
The petitioner is requesting approval of a Preliminary and Final Planned Unit Development for continuation of existing uses and a proposed expansion of educational uses. A Planned Unit Development is a type of Special Use, which require separate review because of its 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.

Criteria for Planned Unit Development:

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*

In addition, PUDs must also meet the standards in Section 4-500 C. Development Standards and 4-500 D. 1 Additional Standards for Planned Unit Developments Commercial PUDs.

1. Implements the vision and land use policies of the Comprehensive Plan.
   ☐ Meets ☐ Does not meet

2. Shall not result in substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matter of public health, safety and welfare.
   ☐ Meets ☐ Does not meet

3. PUDs must provide transitional uses to blend with adjacent development.
   ☐ Meets ☐ Does not meet

4. PUD phases must be logically sequenced.
   ☐ Meets ☐ Does not meet

5. The density and intensity of a PUD shall be in accordance with the Comprehensive Plan.
   ☐ Meets ☐ Does not meet

6. All dimensional standards shall be listed within the PUD plan if they do not meet the Ordinance minimum standards.
   ☐ Meets ☐ Does not meet

7. The responsible parties for all on-site and other required public improvements shall be established and a utility plan indicating all proposed easements shall be provided.
   ☐ Meets ☐ Does not meet

8. Any private infrastructure shall comply with the city standards.
   ☐ Meets ☐ Does not meet

9. The PUD plan shall establish the responsibility of the applicant/developer.
   ☐ Meets ☐ Does not meet

10. A bond or letter of credit shall be posted to cover required fees or public improvements.
    ☐ Meets ☐ Does not meet

Planned Unit Development Variation
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 which may otherwise require individual requests and applications for zoning variations.

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. Although a formal variation request is not required to be made in conjunction with a Planned Unit Development, Staff identifies those aspects of the Planned Unit Development which effectively result in variations from UDO requirements. If the evidence is not found to justify these variations from the UDO that fact shall be reported to the City Council with a recommendation that the variations from the UDO which are proposed as part of the Planned Development be lessened or denied.

Insufficient detail has been provided at the time of this report to determine if variations are necessary for the proposed development and the master plan will be brought before the City for review in the future. Existing uses and structures would be accepted under the PUD request.

Comprehensive Land Use Plan 2030 Vision Summary Review:
The Comprehensive Plan designates the subject property as Public & Semi-Public, which is not typical for the existing radio station use, but is appropriate for existing and future educational uses. The following goal is applicable to this request:

Land Use – Public & Semi-Public

Goal: Provide area for high quality public and semi-public facilities, such as schools, libraries, municipal facilities and private service providers, throughout the city to support the diverse and evolving needs of people in the city.

Supporting Action: Carefully plan for a reasonable rate of growth that promotes a maximum use of existing facilities and minimizes the need for new facilities.

Success Indicator: Public and Semi-public uses should look to expand within their existing facilities.

Recommended Conditions:

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

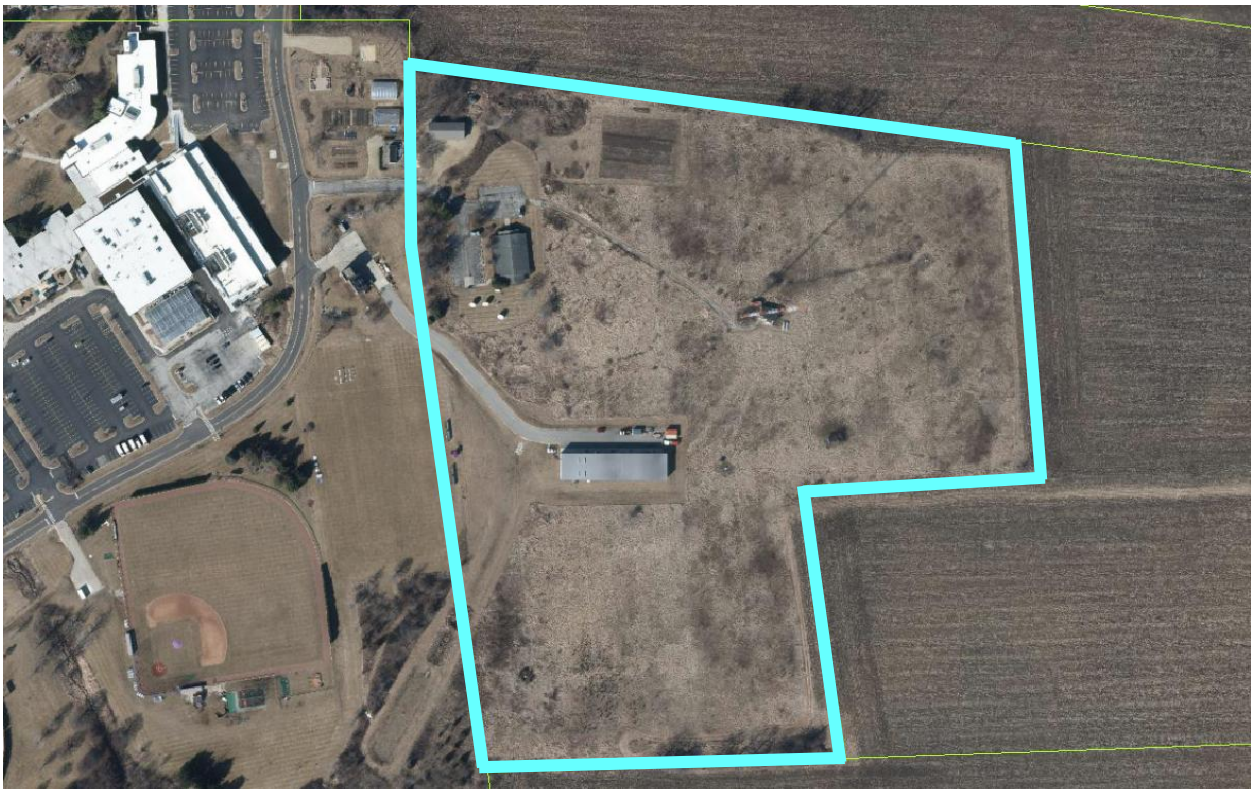
1. Development of the property and project plans shall be consistent with the information and testimony provided by the petitioner in the hearing and the following provided documents:
   A. McHenry County College Facilities Master Plan (3/16/2021)

2. Prior to any development, a final Master Plan and Planned Unit Development Amendment will be required to be submitted for review and approval.

3. Prior to any development, the petitioner must submit the following plans and address all of the review comments and requirements of the Community Development, Public Works and Engineering, and Fire Rescue Departments, as well as a stormwater consultant, if engaged by the City.
   A. Stormwater and watershed plans
   B. Landscape/screening plan
   C. Parking and traffic plan
   D. Lighting and photometric plan
   E. Sign plan
   F. Architectural and building design drawings

PARCEL IN QUESTION





BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF CRYSTAL LAKE

IN THE MATTER OF THE APPLICATION)
OF McHENRY COUNTY COMMUNITY)
COLLEGE DISTRICT 528 FOR AN)
AMENDMENT OF THE UNIFIED)
DEVELOPMENT ORDINANCE OF THE)
CITY OF CRYSTAL LAKE AND THE)
GRANTING OF A SPECIAL USE)
THEREUNDER.)

PETITION FOR ZONING

1) That the Board of Trustees of McHenry County Community College District 528 ("College") is the record owner of the real estate described on Exhibit "A" hereto (hereinafter referred to as the "Subject Property").

2) That the Subject Property is located in the County of McHenry and is adjacent to and contiguous with the corporate boundaries of the City of Crystal Lake, Illinois ("City").

3) That the Subject Property is currently zoned "O" Office with a Conditional Use and Variation to allow the radio tower located on the Subject Property in the County of McHenry and is commonly known as 8800 Route 14, Crystal Lake, Illinois 60012

4) That the Subject Property contains 26.908 acres and was part of PIN Nos. 13-25-400-012 and 13-25-400-016.

5) That the College has filed a Petition to Annex the Subject Property into the City along with a Pre-Annexation Agreement ("Annexation Documents").

6) The Annexation of the Subject Property is contingent upon the granting of the zoning requested in this Petition.

7) That the balance of the property owned by the College has already been annexed into the City and has been zoned W - 3 Watershed district and has been granted a Special Use for

Colleges under Section 2-400-22 of the City of Crystal Lake's Unified Development Ordinance ("Ordinance") which allows the property to be developed in accordance with the Master Planned Unit Development approved by the College.

8) That the Subject Property be classified as Watershed District with the granting of such a Special Use and variations so as to allow for the continuation of the existing educational facility and expansion of such facility in accordance with the College's Master Plan for its development and the continued use of the existing buildings and radio tower located on the Subject Property.

9) This Petition has been filed in accordance with 65 ILCS 5/11-13-27 and the requirements of the City's Unified Development Ordinance.

10) That the College will comply with all of the Notice requirements contained in the City's Ordinance. Exhibit B is a list of adjacent taxpayers.

11) That the College hereby requests that the matter be set for hearing before the City's Planning and Zoning Commission and that the requests made herein be granted by the City Council.

Board of Trustees of McHenry County Community College District 528

By: _____
Its Chairman

ATTEST:

_____
Its Secretary

EXHIBIT "B"

BOARD OF TRUSTEES OF McHENRY COUNTY
COMMUNITY COLLEGE DISTRICT 528

13-25-400-014; 13-25-400-016
8800 U.S. HIGHWAY 14
CRYSTAL LAKE, IL 60012

13-25-400-010

David Behrens
Stacy Ormsby-Behrens
7898 Ridgefield, Rd.
Crystal Lake, IL 60012

13-25-400-013
David Behrens
Stacy Behrens
7989 Ridgefield Rd.
Crystal Lake, IL 60012

13-25-400-007

Chicago Title Land Trust 8002390151
c/o Light Real Estate, LLC
Wade B. Light
104 S. Wynstone Park Dr.
North Barrington, IL 60010

13-25-400-017

Surya Powered LLC
1245 S. Michigan Ave., Ste. 123
Chicago, IL 60605

13-25-400-019

M Hanson Living Trust
8209 Ridgefield Rd.
Crystal Lake, IL 60012

13-25-176-001; 13-25-300-021

Northwest Herald

NORTHWEST HERALD

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Back

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Notice Content

PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE IN THE MATTER OF THE APPLICATION OF McHENRY COUNTY COMMUNITY COLLEGE DISTRICT 528 FOR MAP AMENDMENT OF THE UNIFIED DEVELOPMENT ORDINANCE OF THE CITY OF CRYSTAL LAKE AND THE GRANTING OF A SPECIAL USE THEREUNDER. LEGAL NOTICE NOTICE is hereby given in compliance with the Zoning Ordinance of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission of the City of Crystal Lake upon application of the Board of Trustees of McHenry County Community College District 528 relating to the following described real estate, commonly known as 8800 U.S. Highway 14, Crystal Lake, IL 60012, PIN # 13-25-400-012; 13-25-400-016: This application is filed for the purpose of rezoning to W Watershed District of the City of Crystal Lake Unified Development Ordinance and be granted a Special Use with such variations as are required to allow the continuation of the existing educational uses and the expansion thereof in acc-ordance with the College's Master Plan for its development and the contin-ued use of the existing buildings and radio tower located thereon for such purposes. A public meeting before the Planning and Zoning Commission on the request will be held at 7:00 p.m. on November 19, 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, Chair Planning and Zoning Commission City of Crystal Lake (Published in Northwest Herald Nov. 4, 2025)2284131

Back

POTENTIAL
FIRST RESPONDER TRAINING CENTER

MCHENRY COUNTY COLLEGE – MASTER PLAN

POTENTIAL FIRST RESPONDER TRAINING CENTER– **PROJECT RATIONALE**

- **ADDITIONAL SPACE IS NEEDED TO ACCOMMODATE AND EXPAND EXISTING PROGRAMS**
  - CLASSROOM SPACE
  - MULTI-PURPOSE TRAINING SPACE
  - MOCK TOWN
  - EVOC PAD
- **REPLACE EXISTING BURN TOWER**
  - EXISTING FACILITIES ARE OUTDATED AND DO NOT PROVIDE THE FLEXIBILITY TO SUPPORT VARIOUS TRAINING SCENARIOS
  - CURRENT LOCATION PROHIBITS FUTURE EXPANSION OF RING ROAD / PARKING
- **POTENTIAL CREATION OF A REGIONAL POLICE ACADEMY TRAINING CENTER**
  - POTENTIAL PARTNERSHIP WITH NORTHEAST MULTI-REGIONAL TRAINING (NEMRT) AND ILLINOIS LAW ENFORCEMENT TRAINING & STANDARDS BOARD
  - OFFER STATE CERTIFIED CRIMINAL JUSTICE COURSES

MCHENRY COUNTY COLLEGE – MASTER PLAN

POTENTIAL FIRST RESPONDER TRAINING CENTER

