#2025-218
1 Virginia Road, District 155 Office – Variations for a Trash Enclosure and Parking Lot Expansion
Project Review for Planning and Zoning Commission

Meeting Date: February 18, 2026

Request: Variations to allow:
1) a trash enclosure with a side-yard setback of one foot, instead of the minimum five feet;
2) a trash enclosure wall of five-½ feet, instead of the minimum six feet;
3) a two-space parking lot expansion having a setback of two feet instead of the minimum 20 feet; and
4) a hard surface coverage of approximately 76% (an increase of about 1% over existing coverage), instead of the maximum 65%.

Location: 1 Virginia Road (District 155 Office)

Acreage: Approximately 46,272 square feet

Existing Zoning: B-1 Neighborhood Commercial

Surrounding Properties:
Northeast: M Manufacturing
Southeast: B-1 Neighborhood Commercial
Southwest: R-2 Single-Family Residential
Northwest: R-3B PUD Multifamily Residential

Staff Contact: Darrell Moore (815.356.3612)

Background:

- The property is the location of School District 155 offices, which have been in the building since 1991.
- The site is highly constrained due to the size of the building and parking lots relative to the size of the lot, as well as due to having two street frontages. The access off Berkshire Drive is shared with the apartment building to the west.
- Based on historic aerials, around 2014 the office began using outdoor dumpsters instead of smaller containers that could be kept inside. Initially, one parking space was dedicated to storage of the dumpsters, but it eventually it expanded to two parking spaces. The use of required parking spaces for unenclosed dumpsters was not previously approved and constitutes a nonconforming use. The applicant is seeking to erect a masonry enclosure to contain the dumpsters and create two new parking spaces near the Berkshire Drive entrance.

Development Analysis:

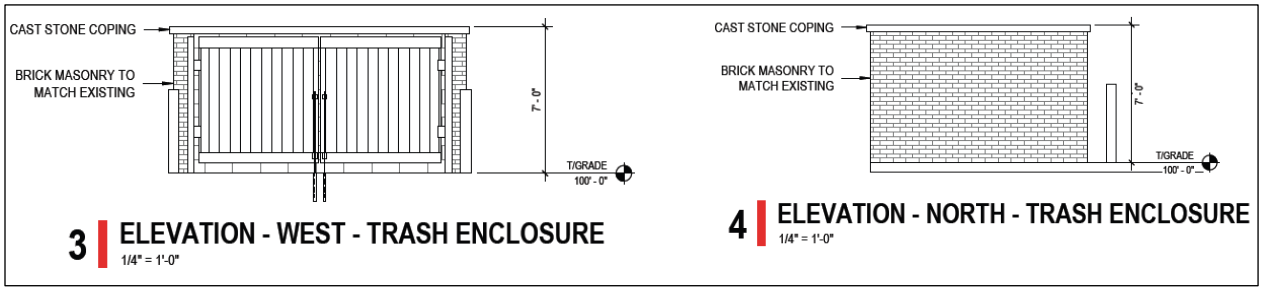
General

- Request: Variations to allow: 1) a trash enclosure with a side-yard setback of one foot, instead of the minimum five feet; 2) a trash enclosure wall of five-½ feet, instead of the minimum six feet; 3) a two-space parking lot expansion having a setback of two feet instead of the minimum 20 feet; and 4) a hard surface coverage of approximately 76% (an increase of about 1% over existing coverage), instead of the maximum 65%.
- Zoning: The site is zoned B-1 Neighborhood Business. Though originally approved as a special use permit, offices are now allowed in this district.
- Land Use: The land use map shows the area as Commerce.
- Previous Approvals:
    - In 1991, a Special Use Permit was granted to allow District 155 to occupy the building as an office. Additionally, a parking variation was granted to allow 52 spaces instead of the required 74.

Project Details:

The purpose of the request is to allow a 5 ½ foot masonry trash enclosure to be constructed on two existing parking spaces and to create two replacement parking spaces elsewhere on the property.

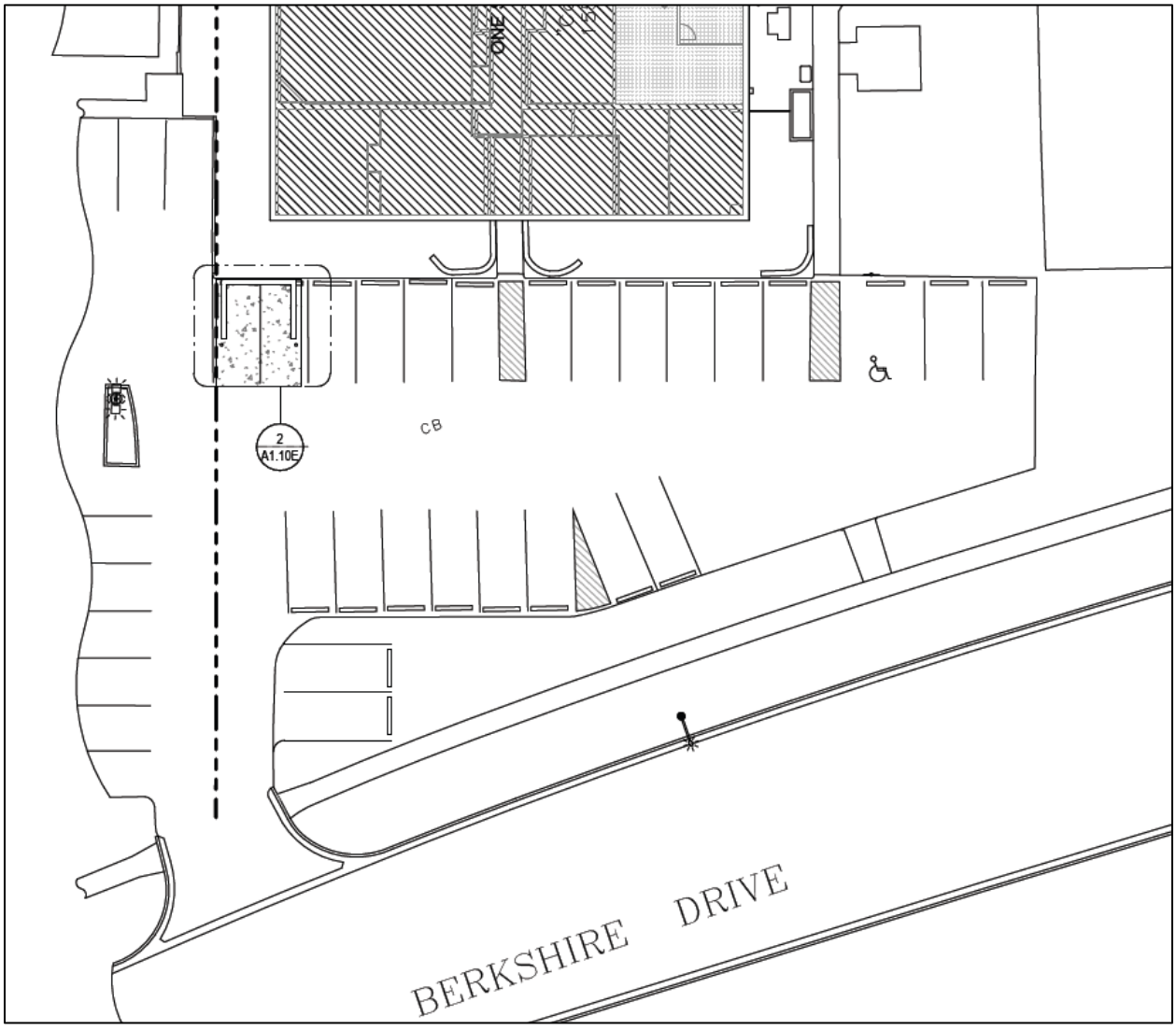
- Trash Enclosure. Two parking spaces are currently being used for the storage and collection of two dumpsters. The use of these spaces for dumpsters is a nonconforming use, as is their storage outside of an enclosure.
    - In order to erect an enclosure at this same location, a side-yard setback variation is required. The proposal is for the enclosure to be one foot from the property line, instead of the required five feet for an accessory structure.
    - The ordinance requires refuse containers to be "hidden by an opaque wall or fence of sufficient height to screen the bin and any appurtenances, but not less than six feet in height." The proposal is a masonry enclosure that is 5 ½ feet in height, which is sufficient to screen the bins. (Note: the applicant-provided drawings show the enclosure at 7 feet, but 5 ½ feet is what is being sought.)



- Parking Lot Expansion.
    - The applicant desires to replace the parking spaces lost to the trash enclosure at a location next to the Berkshire Drive entrance. This will require a variation for a two-foot street-yard setback, instead of the required 20-foot minimum. An additional variation is required for the resulting 1% increase in hard surface coverage. The existing coverage exceeds the maximum allowance by about 10%.

- The spaces will be opposite residential properties. No screening plan has been provided but will be required to comply with the ordinance.
- A mature ornamental tree will need to be removed for the proposed expansion. No landscaping plan has been provided.





Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting Variations to allow: 1) a trash enclosure with a side-yard setback of one foot, instead of the minimum five feet; 2) a trash enclosure wall of five-½ feet, instead of the minimum six feet; and 3) a two-space parking lot expansion having a setback of two feet instead of the minimum 20 feet. The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards

When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

☐ *Meets* ☐ *Does not meet*

b. Also, that the variation, if granted, will not alter the essential character of the locality.

☐ *Meets* ☐ *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

a. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;

☐ *Meets* ☐ *Does not meet*

b. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;

☐ *Meets* ☐ *Does not meet*

c. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

☐ *Meets* ☐ *Does not meet*

d. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.

☐ *Meets* ☐ *Does not meet*

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

Recommended Conditions:

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

1. Project plans shall be consistent with the information and testimony provided by the petitioner in the hearing and the following documents provided:
   A. Development Application (revised 1/26/26)
   B. Architectural Plans (FGM Architects, 1/23/26)

2. The property owner shall work with city staff to produce a landscaping plan that replaces the removed tree and which lines the expanded parking. The latter shall be designed in a manner consistent with the Unified Development Ordinance requirements and sufficient to shield headlights from neighboring residential properties.

3. The petitioner shall address any review comments and requirements of the Engineering and Public Works Department, the Community Development Department, and the Fire Department regarding parking lot circulation and safety.

PARCEL IN QUESTION



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: CHSD 155 District Office Trash Enclosure

Action Requested

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

Petitioner Information

Name: Abraham Mora
Address: 550 W Van Buren St, Suite 1420
Chicago, IL 60607
Phone: 630-576-1078
Fax:
E-mail: [redacted]fgmarchitects.com

Owner Information (if different)

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

Property Information

Project Description: New masonry trash enclosure and paving at south parking lot. A variation is being sought for a side-yard setback, and a front-yard setback for a parking lot expansion.

Revised: 1/26/26

Project Address/Location: 1 South Virginia Road, Crystal Lake, IL 60014

PIN Number(s): 19-08-254-010

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: FGM Architects, 550 W Van Buren St, Suite 1420, Chicago, IL 60607, P: [redacted], E: [redacted]@fgmarchitects.com

Attorney: _____

Engineer: Eriksson Engineering Associates, 145 Commerce Dr, Suite A, Grayslake, IL 60030, P: [redacted], E: [redacted]@eea-ltd.com

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

Abraham Mora [redacted] 11/24/2025

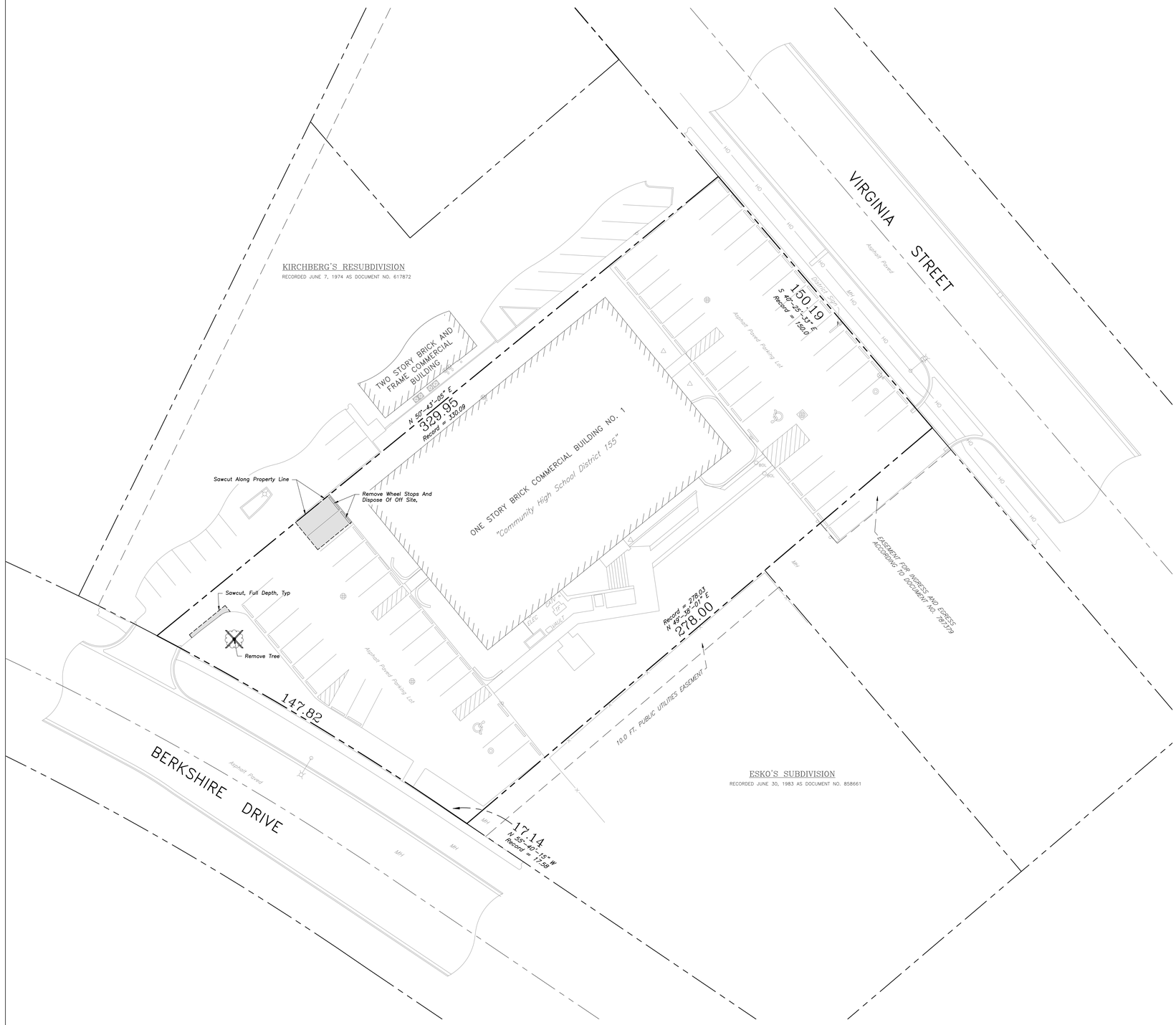
PETITIONER: Print and Sign name (*if different from owner*) **Date**

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

Troy Stinger [redacted] 11/25/2025

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.



DEMOLITION LEGEND

- Bituminous Pavement Removal (Full Depth)
- Pavement Sawcut

DEMOLITION NOTES

1. Keep All City Streets Free and Clear of Construction Related Dirt/Dust/Debris.
2. The Existing Building is to Remain Operational During Construction. Therefore, the Temporary Relocation of All Necessary Utilities Serving the Existing Building Shall Be Coordinated Prior to the Commencement of Construction Operations.
3. All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Sidewalks, etc. All Sawcut Locations Shown Are Approximate and May Be Field Adjusted to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for Installation of Proposed Improvements.
4. Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.
5. Perform Tree Pruning In All Locations Where Proposed Pavement And/Or Utility Installation Encroach Within The Existing Drip Line Of Trees To Remain. All Trenching Within The Drip Line Of Existing Trees To Remain Shall Be Done Radially Away From Trunk If Roots In Excess Of 1" Diameter Are Exposed. Roots Must Be Cut By Reputable Tree Pruning Service Prior To Any Transverse Trenching. Obtain Approval Of The Architect Prior To Operations For A Variance From This Procedure.
6. All Trees To Be Removed Shall Be Removed In Their Entirety and Stumps Shall Be Ground to Proposed Subgrade. Use As Mulch for Proposed Landscaping Where Applicable and Acceptable to Architect.
7. Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.

SURVEY PROVIDED BY:

Plat of Survey Provided By Marchese and Sons, Inc. For Community High School District No. 155 on December 15, 2014. Order Number: 14-15930

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

N

20 0 20 40 60

Scale: 1"=20'

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
C.O.	Clean Out	C.O.
	Flared End Section	
S	Storm Sewer	S
S	Sanitary Sewer	S
S	Combined Sewer	S
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
× C 782.50	Curb Elevation	C 782.50
× G 782.00	Gutter Elevation	G 782.00
× P 783.25	Pavement Elevation	P 783.25
× W 782.10	Sidewalk Elevation	W 782.10
× 784.0	Ground Elevation	x 784.0
× T/W 785.20	Top of Retaining Wall Elevation	T/W 785.20
	Swale	
781	Contour Line	781
	Deciduous Tree	
	Coniferous Tree	
	Brushline	
	Tree Protection Fencing at Drip Line	

GENERAL NOTES

1. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
1. Notify The Owner, Engineer and The City of Crystal Lake A Minimum of 48 Hours In Advance of Performing Any Work.
2. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
3. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
4. The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
5. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

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ILLINOIS PROFESSIONAL DESIGN FIRM #184-000350

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STRUCTURAL
McCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROVE LANE
NAPERVILLE, IL 60540
630.717.5335 (O) 630.717.5397 (F)

NO	DATE	ISSUANCE DESCRIPTION
	01/23/2026	ZONING REVIEW

2026 CAPITAL IMPROVEMENTS
D155 - DISTRICT OFFICE
1 S VIRGINIA ROAD
CRYSTAL LAKE, IL 60014

ZONING REVIEW

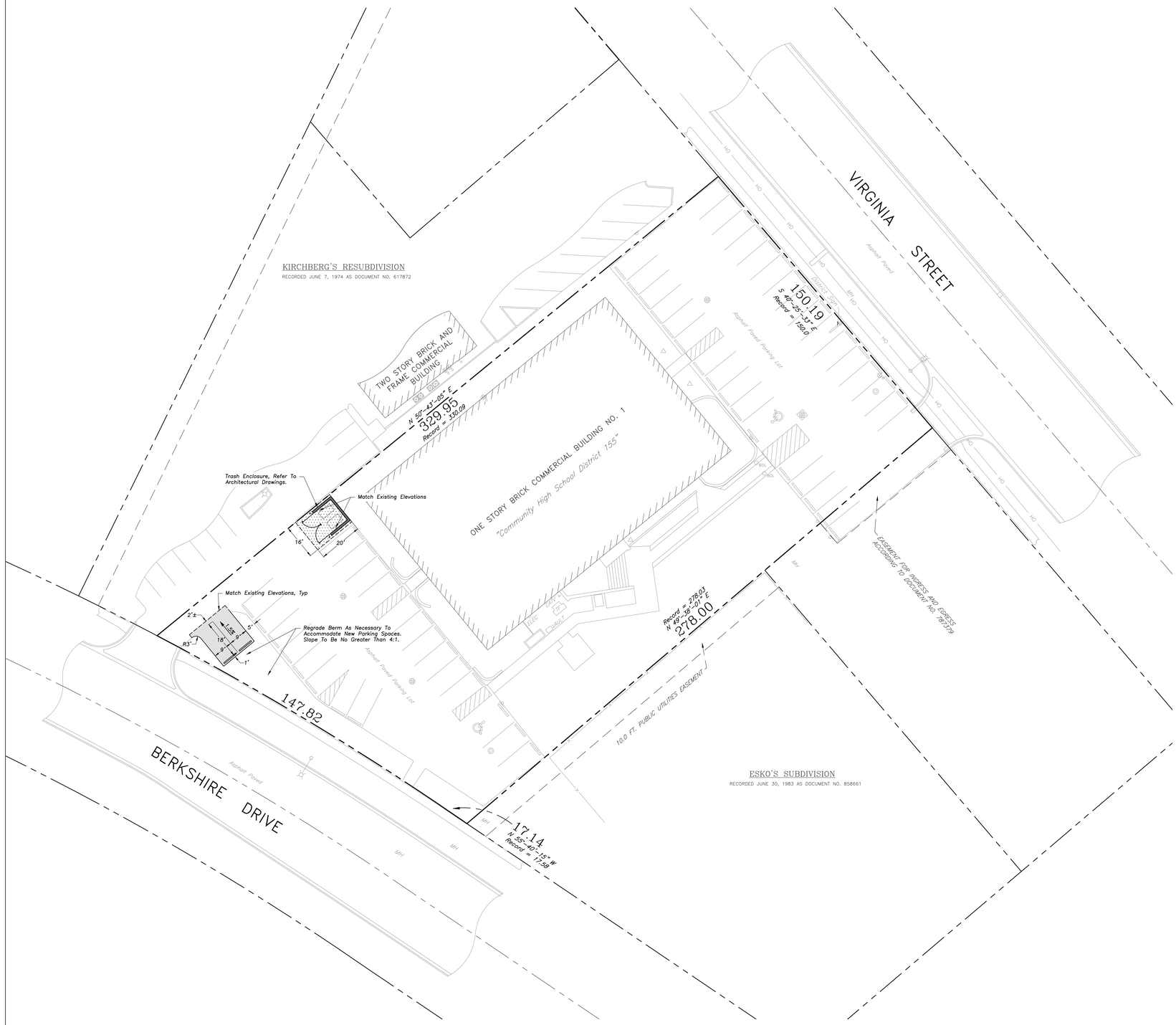
DISTRICT OFFICE - SITE DEMOLITION PLAN

SHEET NO.
C1.1

JOB NO. 25-4308.01

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EEA – P:\26008 – FGM – HSD 155 Administration Center Trash Enclosure\Drawings\D155 Admin Building Trash Enclosure Site Plan.dwg
Plotted: 1/23/26 @ 11:30am By: nhart



N

20 0 20 40 60

Scale: 1"=20'

PAVING & SURFACE LEGEND

Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
8" Aggregate Base Course, Type B, Crushed, CA-6
Non-Woven Geotextile Fabric, 5 oz/sy

Concrete Pad Section
Curing and Sealing Compound
8" Portland Cement Concrete
6"x6" W2.9xW2.9 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed

GEOMETRY NOTES

1. All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.
2. All Pavement Striping Shall Be 4" Wide Yellow Paint, Two Coats for Latex Paints. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.
3. Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.

GRADING NOTES

1. Install And Maintain Silt Fence at the Perimeter of the Construction Zone.
2. The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.
3. All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Sodded.
4. Adjust Frame Elevations Of All Structures Located Within The Limits Of The Project To Match Proposed Elevations. Add Or Remove Adjusting Rings As Necessary And Install New Mortar At Rings And Frame. Install New Chimney Seals On Any Sanitary Structures Being Adjusted

LEGEND

EXISTING		PROPOSED
	Manhole	
	Drainage Structure	
	Drainage Structure	
	Area Drain	
C.O.	Clean Out	C.O.
	Flared End Section	
S	Storm Sewer	S
S	Sanitary Sewer	S
C	Combined Sewer	C
W	Water Main	W
G	Gas Line	G
OH	Overhead Wires	OH
E	Electrical Cable (Buried)	E
T	Telephone Line	T
	Fire Hydrant	
	Valve Vault	
	Buffalo Box	
DS	Downspout	DS
BOL	Bollard	BOL
	Gas Valve	
	Gas Meter	
	Electric Meter	
	Electric Manhole	
	Hand Hole	
	Light Pole	
	Light Pole w/ Mast Arm	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Sign	
	Fence	
	Accessible Parking Stall	
	Curb & Gutter	
	Depressed Curb	
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5. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

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ISSUANCE

NO	DATE	DESCRIPTION
	01/23/2026	ZONING REVIEW

2026 CAPITAL IMPROVEMENTS

D155 - DISTRICT OFFICE
1 S VIRGINIA ROAD
CRYSTAL LAKE, IL 60014

ZONING REVIEW

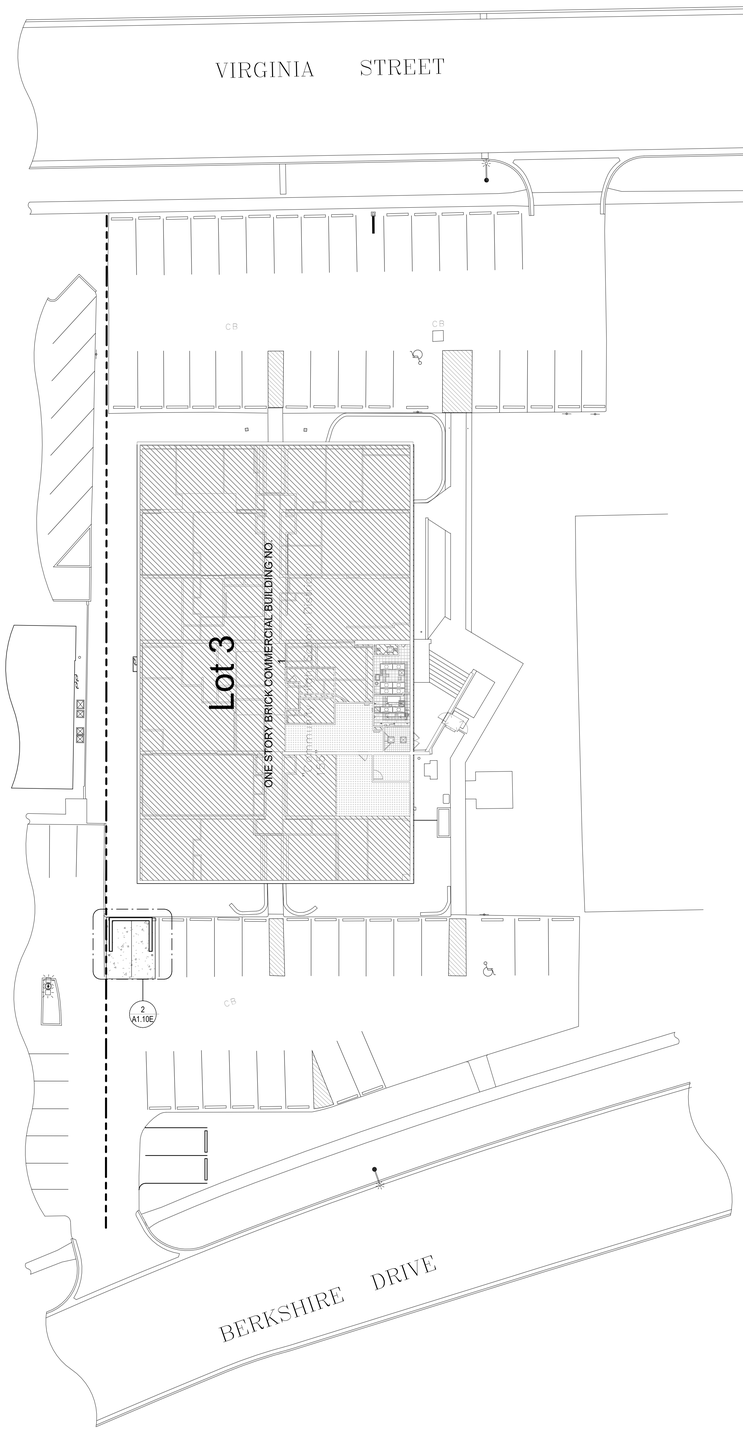
DISTRICT OFFICE - PROPOSED SITE PLAN

SHEET NO.
C2.1

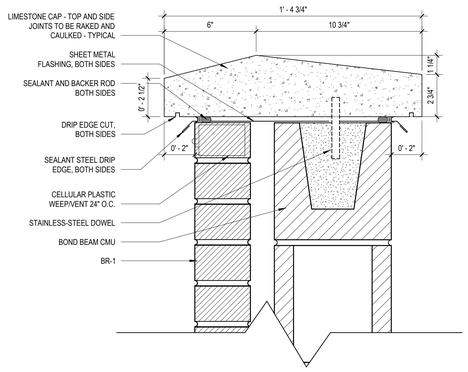
JOB NO. 25-4308.01

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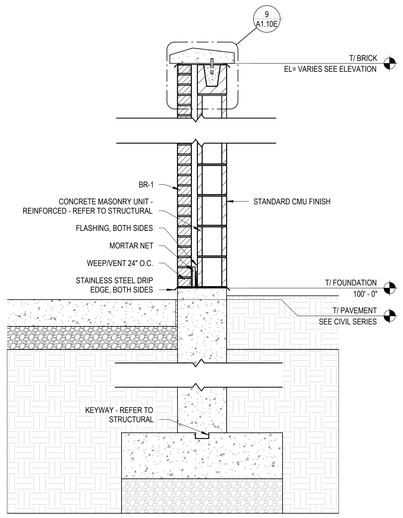
EEA – P:\26008 – FGM – HSD 155 Administration Center Trash Enclosure\Drawings\D155 Admin Building Trash Enclosure Site Plan.dwg
Plotted: 1/23/26 @ 11:32am By: nhart



1 SITE PLAN
1" = 20'-0"



7 LIMESTONE CAP - SECTION
3" = 1'-0"

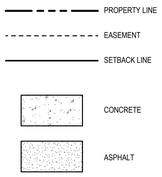


8 WALL SECTION - SITE WALL BRICK ONE SIDE
3/4" = 1'-0"

GENERAL SITE PLAN NOTES

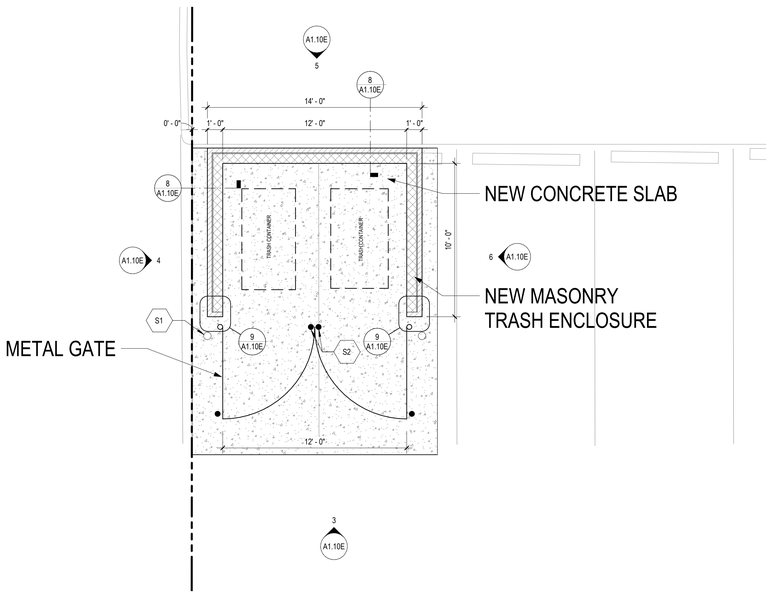
1. REFER TO G-SERIES SHEETS FOR TYPICAL ABBREVIATIONS, SYMBOLS & TAGS.
2. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
3. EXPOSED FERROUS METALS ARE TO BE PAINTED, U.N.O.
4. PROVIDE GALVANIC SEPARATION BETWEEN DIFFERENT METAL TYPES, TYP.
5. NOTE ANY DISCREPANCIES BETWEEN CIVIL AND ARCHITECTURAL DRAWINGS WITH REGARDS TO SCORING PATTERNS AND CONTROL JOINTS IN PAVING AND CONCRETE FLATWORK AND NOTIFY ARCHITECT PRIOR TO PROCEEDING.
6. FOR DETAILED CIVIL NOTES, REFER TO CIVIL DRAWINGS.

SITE PLAN LEGEND



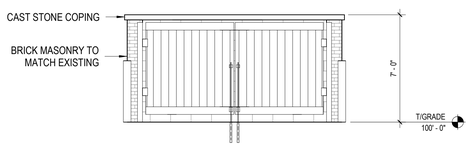
SITE PLAN KEYED NOTES

TAG	DESCRIPTION
S1	PIPE BOLLARD. SEE DETAIL.
S2	CUT CONCRETE TO ACCOMODATE KEEPER ROD.

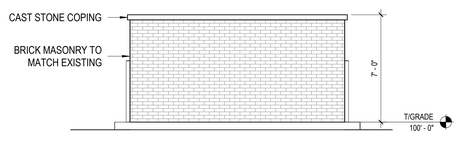


2 ENLARGED SITE PLAN - TRASH ENCLOSURE
1/4" = 1'-0"

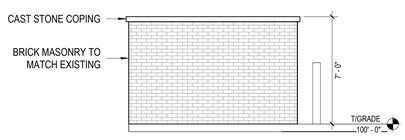
9 TYP. GATE JAMB DETAIL
3" = 1'-0"



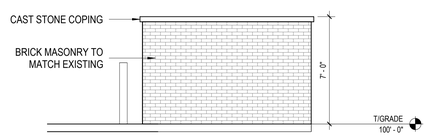
3 ELEVATION - WEST - TRASH ENCLOSURE
1/4" = 1'-0"



5 ELEVATION - EAST - TRASH ENCLOSURE
1/4" = 1'-0"



4 ELEVATION - NORTH - TRASH ENCLOSURE
1/4" = 1'-0"



6 ELEVATION - SOUTH - TRASH ENCLOSURE
1/4" = 1'-0"

fgma
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FGM Architects
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CIVIL
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McCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROVE LANE
NAPERVILLE, IL 60540
630.717.5335 (O) 630.717.5397 (F)

ISSUANCE		
NO	DATE	DESCRIPTION
	01/23/2026	ZONING REVIEW

2026 CAPITAL IMPROVEMENTS
D155 - DISTRICT OFFICE
1 S VIRGINIA ROAD
CRYSTAL LAKE, IL 60014

ZONING REVIEW

DISTRICT OFFICE - ENLARGED SITE PLAN - TRASH ENCLOSURE

SHEET NO.
A1.10E

JOB NO. 25-4308.01

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