#2026-196
Church Street Apartments – 174 McHenry Avenue
Planned Unit Development Amendment
Project Review for Planning and Zoning Commission

Meeting Date: November 18, 2026

Request: Final Planned Unit Development Amendment for a total of 60 apartment units at a density of 20 dwelling units/acre.

Location: 174 McHenry Avenue

Acreage: Approximately 2.97 acres

Zoning: R-2 Single Family and R-3a Two Family

Surrounding Properties:

North:	R-2 Single Family
South:	R-3a Two Family
East:	R-2 Single Family and R-3a Two Family
West:	R-1 Single Family

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The site was the former Immanuel Lutheran church, school and buildings. In 2019, the petitioner was granted a Preliminary and Final Planned Unit Development to convert the property to apartment units. Their planned unit development was approved allowing 36 units on the site.
- The petitioner is planning interior renovations to the high school building and two residential home buildings to add the additional 24 units. The existing residential structures will be demolished and new structures built.

Development Analysis:

Land Use/Zoning

- The site is currently zoned R-2 Single Family and R-3a Two Family.
- The current land use is Urban Residential.

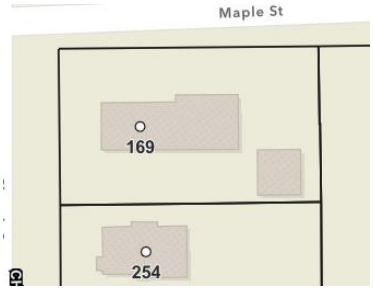
General

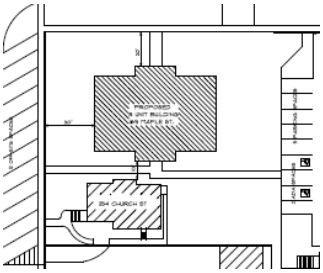
- The project is proposing a total of 60 units broken out into studio, one, two, and three bedroom units.

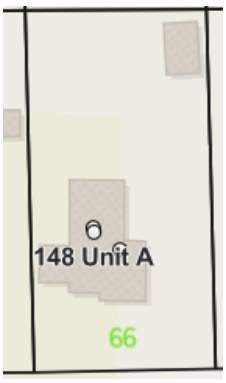
Address	Number of units / Bedrooms
169 Maple Street	New construction 8 units / one-bedroom
254 Church Street	2 units / two-bedrooms
178 McHenry Avenue	4 units / one-bedroom 1 unit / three-bedroom
174 McHenry Avenue	7 units / studio efficiency 18 units / one-bedroom (6 units proposed) 8 units / two-bedroom
148 McHenry Avenue	New construction 12 units / one-bedroom

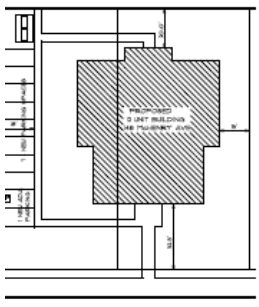
Site Layout

- The site would remain largely unchanged. The petitioner would use the existing surface parking lot and residential driveways for the residents' parking needs. Maple Stret driveway has been blocked off to reduce traffic using that street.
- Interior only changes are proposed for the main school building. Existing multi-story units would be converted to more traditional units.
- The two existing residential structures would be demolished and new multi-family will be built. The increase in impervious is minimal and they will comply with all watershed/stormwater requirements. See revised footprints compared to existing buildings.










- The parking demand can be accommodated by the existing parking lot.

Building Elevations

- The petitioner is planning to do major interior renovations. The exterior of the main school building will not change.
- **The two new buildings will share Colonial Architecture elements and blend better into the neighborhood. These buildings have been reduced in height to only 2 stories.**

Findings of fact:

Final Planned Unit Development Amendment
The petitioner is requesting approval of a Final Planned Unit Development Amendment to allow interior remodeling and two new multi-family buildings to allow up to 60 units on the property. A Planned Unit Development is a Special Use and Special Uses require separate review because of their 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. 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*

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 Residential 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 Variations

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.

The Planned Unit Development proposed by the Petitioner includes a density variation, a variation from the burial of utility lines and from the requirement to plant street trees.

1) Article 3-200 Dimensional Standards from the maximum net density of 4.15 for R-2 zoning and 6.35 for R3a zoning to allow 20 dwelling units per acre.

To properly subdivide the interior space into marketable apartment units, there are more units than what the zoning district allows. This is an infill project and part of the hardship is being able to use the space of the existing buildings and buildable areas.

Comprehensive Land Use Plan 2030 Summary Review:

The Comprehensive Plan designates the subject property as Urban Residential. The following goal is applicable to this request:

Land Use – Residential

Goal: Encourage a diversity of high quality housing in appropriate locations throughout the city that supports a variety of lifestyles and invigorates community character.

This can be accomplished with the following supporting actions:

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: Approval of multi-family residential developments.

Supporting Action: Provide for a reasonable rate of residential growth especially infill growth and mixed-use development which take advantage of existing city services.

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Ieremciuc, received 09/16/26)
   B. Site Development Plan Set [Site Plan, Floor Plans, Elevations] (Gino Romozzi, dated 07/10/26, received 11/08/26)

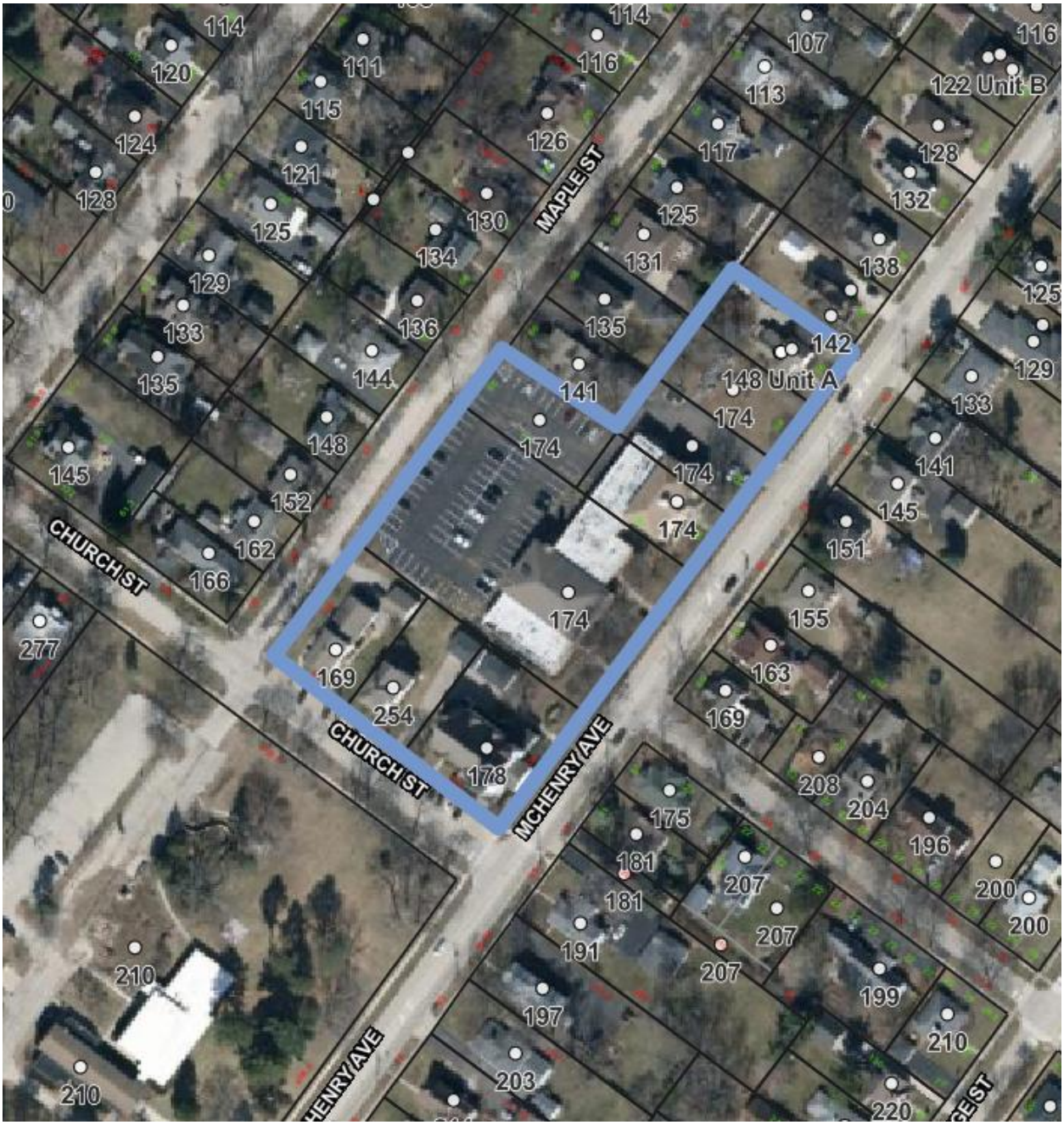
2. Landscape Plan
   A. Replace any dead or dying landscape.
   B. Create a landscape plan that provides foundation landscape material around the two multi-family buildings to soften the exterior façade size/mass.

3. The petitioner shall provide bio-infiltration solutions and comply with the City's stormwater and watershed requirements.

4. No major changes can be made to the exterior of the buildings without first obtaining a Final PUD Amendment approval.

5. The petitioner must address all of the review comments and requirements of the Community Development, Public Works Department, and City's Stormwater Consultant.

PIQ Map
Church Street Apartments



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Church St Apartments Addition

Action Requested

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

Petitioner Information

Name: Nick Ieremciuc
Address: 660 E Liberty St #100
Wauconda, IL 60084
Phone: (847) 644-6688
Fax: N/A
E-mail: tnpi@comcast.net

Owner Information (if different)

Name: The Fullerton Associates FLP
Address: 660 E Liberty St #100
Wauconda, IL 60084
Phone: (847) 909-3838
Fax: N/A
E-mail: tnpi@comcast.net

Property Information

Project Description: Addition of 6 apartment units to 174 McHenry Ave via 2nd story addition and remodel of 2 existing units. No alteration to parking lot. Existing parking is sufficient with minor restriping.

Construction of new 12 unit building in place of existing house at 169 Maple Ave.

Construction of new 18 unit building in place of existing house at 148 McHenry Ave.

Project Address/Location: 174 McHenry Ave, 148 McHenry Ave, and 169 Maple Ave

PIN Number(s): 19-05-131-031 19-05-131-027 19-05-131-022

Development Team

Please include address, phone, fax and e-mail

Developer: True North Properties Inc

Architect: Chris Wichman

Attorney: TBD

Engineer: Gino Romozzi

Landscape Architect: Gino Romozzi

Planner: True North Properties, Inc

Surveyor: Krisch Land Surveying

Other:

Signatures

09/16/26

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.

09/16/26

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.

Certificate of the Publication

Northwest Herald

Description:CRYSTAL - 174 MCHENRY AVE
2355106
847-644-6688

MCHENRY COUNTY PREPAID LEGALS
PO BOX 250
CRYSTAL LAKE IL 60014

Shaw Media certifies that it is the publisher of the Northwest Herald. The Northwest Herald is a secular newspaper, has been continuously published daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Crystal Lake, County of McHenry, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published one time(s) in the Northwest Herald, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on
10/03/2026

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1.
In witness, Shaw Media has signed this certificate by Jennifer Heintzelman, its Director of Public Notices, at Crystal Lake, Illinois, on
3rd day of October, A.D. 2026

Shaw Media By:

Shaw Media, Director of Public Notices

By: /Jennifer Heintzelman/
its Director of Public Notices

Account Number 10069745

Amount $134.49

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF TRUE NORTH PROPERTIES INC

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 Nick Ieremciuc with True North Properties Inc. for a Planned Unit Development Amendment relating to the following described real estate commonly known as 174 McHenry Avenue, Crystal Lake, Illinois 60014, PINs: 19-05-131-31, 19-05-131-027, 19-05-131-022.

This application is filed for the purposes of seeking a Planned Unit Development Amendment to remodel the existing main building to add six units, and repurpose two existing structures with multiple units for a total addition of 26 new units, which will include variations for lot area, lot width, density, and any other variations as presented at the meeting pursuant to Article 2, Land Use, Article 3 Density and Dimensional Standards, Article 4 and Article 9-200 Administration. Plans for this project can be viewed at the City of 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 21, 2026, 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 Oct. 3, 2026) 2355106

STATE OF ILLINOIS

COUNTY OF MCHENRY

IN THE MATTER OF THE APPLICATION OF
Nicholas Jeremciw (NAME);

AFFIDAVIT

Nicholas Jeremciw (Name), being first duly sworn on oath deposes and states as follows:

A. That a copy of the legal notice, concerning the hearing date for the above mentioned Petitioner, was sent to each of the persons named on the attached list by regular mail notifying them of the hearing before the Planning and Zoning Commission on October 21, 2026, at 7:00 p.m., at the City of Crystal Lake City Hall, 100 West Woodstock Street in Crystal Lake, Illinois. Said notice was mailed to each of the below mentioned persons by regular mail on October 2, 2026 (date)

B. That the posting requirements of the Unified Development Ordinance have been complied with by placing the customary public notice sign on the subject property on October 7, 2026
(date)

(name) (Signature)
(SIGN NAME IN PRESEANCE OF A NOTARY)

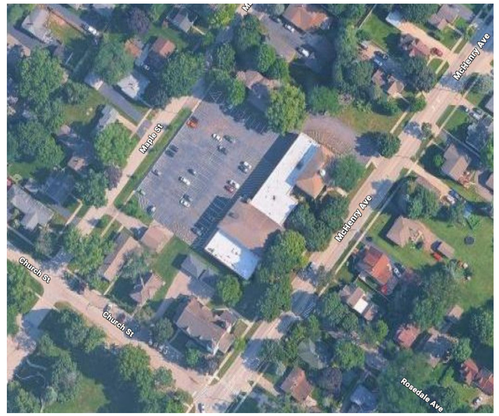
Subscribed and Sworn to me before
This 7 day of October, 2026

Notary Public

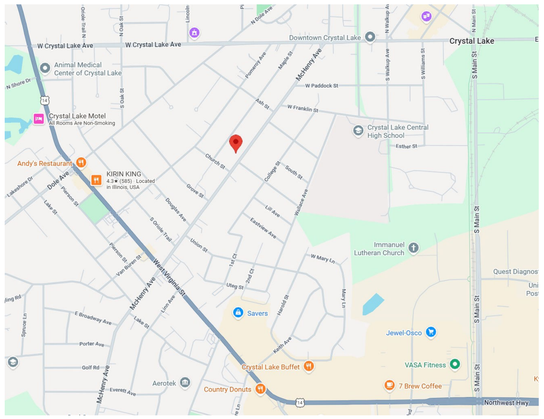
PAUL SOTOS
Official Seal
Notary Public - State of Illinois
My Commission Expires Apr 10, 2027

PROPOSED APARTMENTS FOR:

TRUE NORTH PROPERTIES, INC



AERIAL IMAGE NO SCALE



LOCATION MAP NO SCALE

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
CS	INDEX / LOCATION MAP
SP	SITE PLAN
A1	174 McHENRY - LOWER LEVEL PLAN
A2	174 McHENRY - FIRST FLOOR PLAN
A3	174 McHENRY - SECOND FLOOR PLAN
A4	174 McHENRY - LOFT PLAN
A5	8 UNIT BUILDING - FIRST FLOOR PLAN
A6	8 UNIT BUILDING - SECOND FLOOR PLAN
A7	12 UNIT BUILDING - FIRST FLOOR PLAN
A8	12 UNIT BUILDING - SECOND FLOOR PLAN

SIGNED:

GINO ROMOZZI NO. 001-022252 STATE OF ILLINOIS LICENSED ARCHITECT

ARCHITECT LICENSE NO. 001 - 022252

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE VILLAGE OF LAKEWOOD, ILLINOIS BUILDNG & ZONING CODES.

EXPIRES 11/ 30/ 2026

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GR GINO ROMOZZI - ARCHITECT
135 PARK AVE BARRINGTON, IL SUITE #200B
847 - 707 - 2453 - ROMOZZI@GMAIL.COM

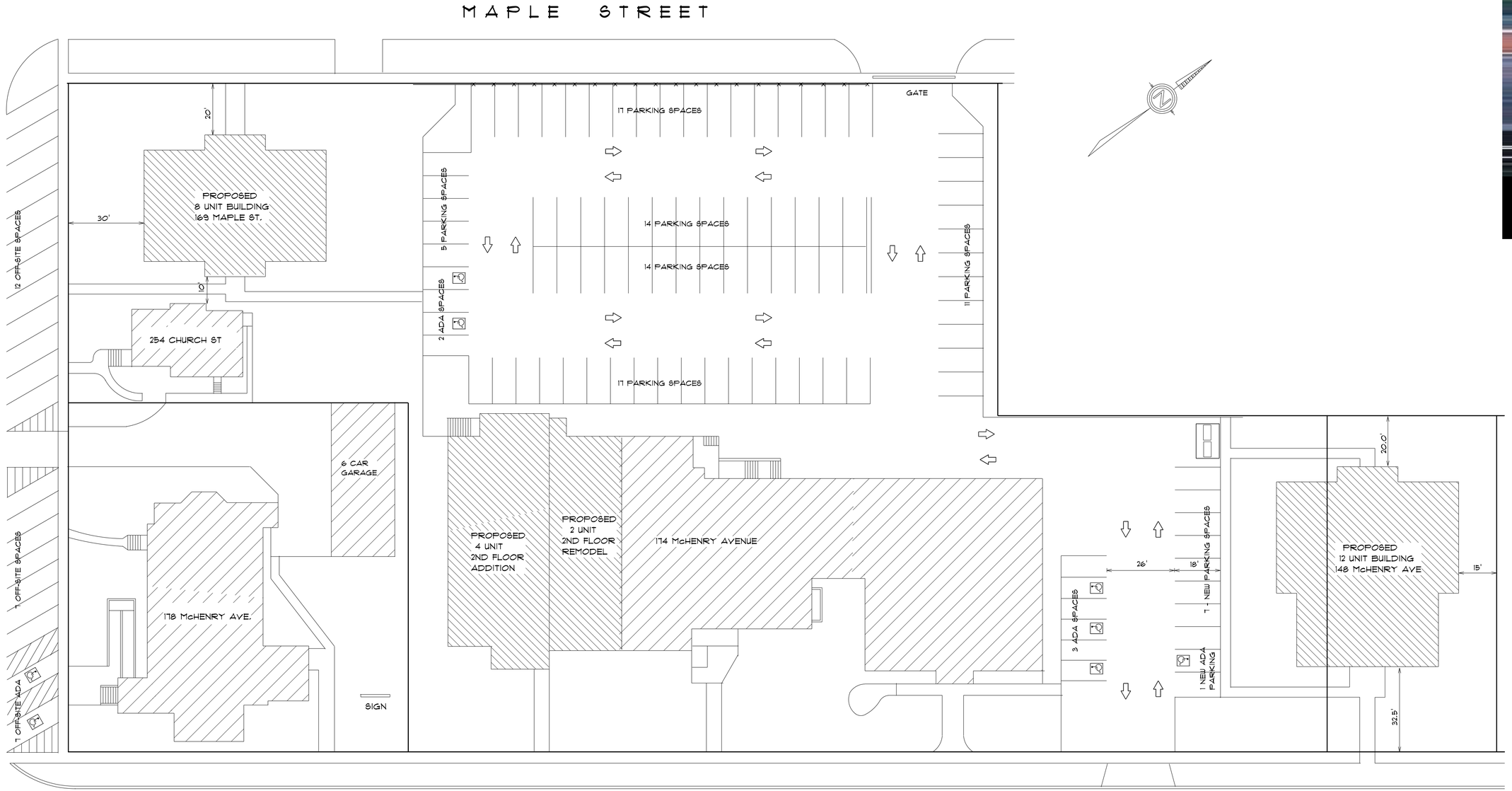
APARTMENTS FOR:
TRUE NORTH PROPERTIES, INC.
174 McHENRY AVE. CRYSTAL LAKE ILLINOIS 60014

DATE
JULY 10, 2026

REVISION

JOB #

SHEET #
CS



SITE PLAN

SCALE 1" = 20'-0"

APARTMENT UNITS

169 MAPLE STREET	8 UNITS
8) 1 BEDROOM	
254 CHURCH STREET	2 UNITS
2) 2 BEDROOM	
178 McHENRY AVENUE	5 UNITS
4) 1 BEDROOM	
1) 3 BEDROOM	
174 McHENRY AVENUE	33 UNITS
7) EFFICIENCY	
18) 1 BEDROOM	
8) 2 BEDROOM	
148 McHENRY AVENUE	12 UNITS
12) 1 BEDROOM	

UNITS

TOTAL # UNITS = 60 UNITS

EFFICIENCY	7 UNITS @ 1.75 = 12.25
1 BEDROOM	42 UNITS @ 1.75 = 73.5
2 BEDROOM	10 UNITS @ 2.25 = 22.5
3 BEDROOM	1 UNIT @ 2.25 = 2.25
REQUIRED PARKING	110.5

PARKING STALLS

85) ON-SITE PARKING
6) ON-SITE ADA PARKING
19) OFF-STREET PARKING
2) OFF-STREET ADA PARKING

TOTALS

104) PARKINGING STALLS
8) ADA PARKING STALLS

TOTAL PARKING 112

STATE OF ILLINOIS
GINO ROMOZZI
NO. 001-022252
LICENSED ARCHITECT

GR
GINO ROMOZZI - ARCHITECT
135 PARK STREET SUITE #200B
LAKE VILLA, IL 60046
847 - 746 - 4638
GINOROMOZZI@GMAIL.COM

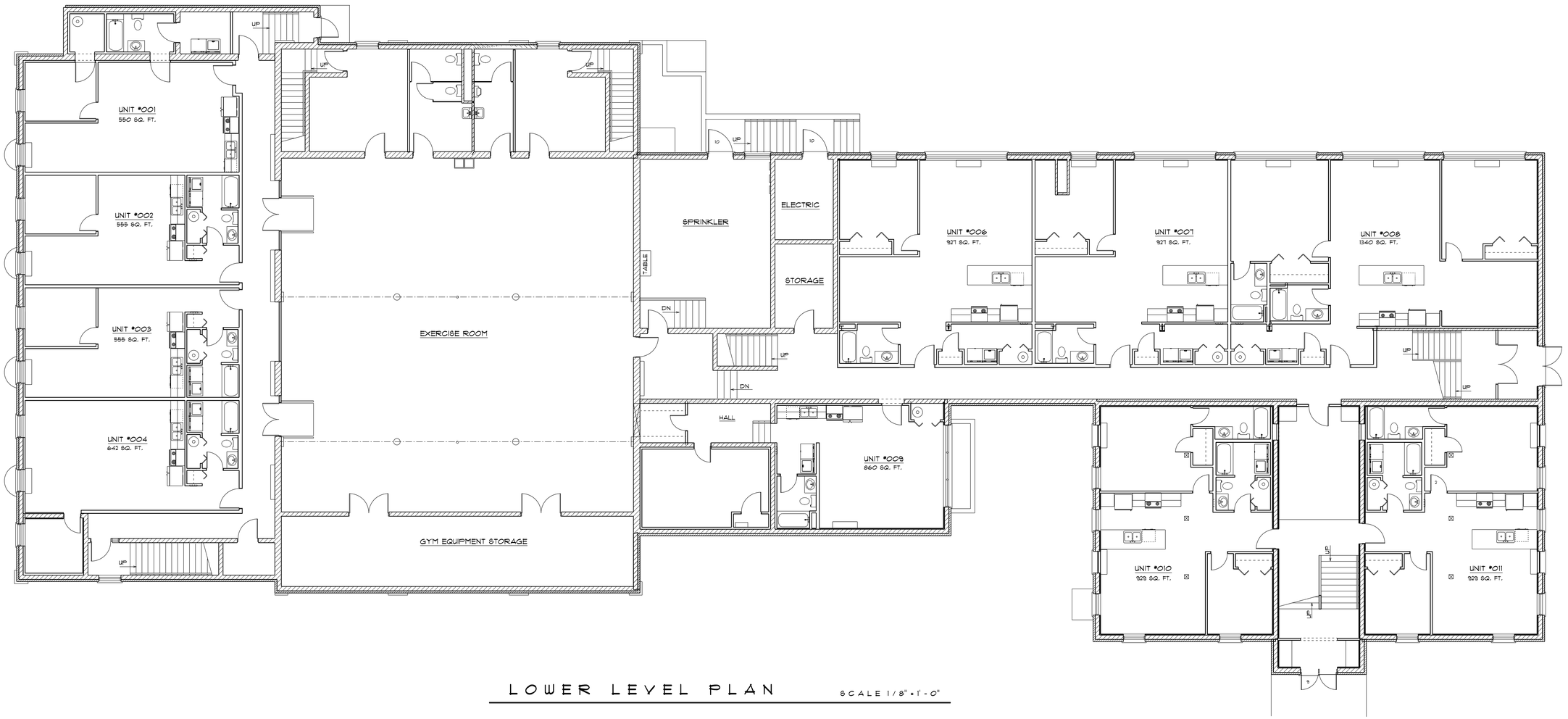
APARTMENTS FOR:
TRUE NORTH PROPERTIES, INC.
174 McHENRY AVE. CRYSTAL LAKE ILLINOIS 60014

DATE
JULY 13, 2026

REVISION

JOB #

SHEET #
SP



LOWER LEVEL PLAN

SCALE 1/8" = 1'-0"

GR GINO ROMOZZI - ARCHITECT
135 PARK AVE BARRINGTON, IL SUITE #200B
847 - 707 - 2453 - ROMOZZI@GMAIL.COM

APARTMENTS FOR:
TRUE NORTH PROPERTIES, INC.
174 MCHENRY AVE. CRYSTAL LAKE ILLINOIS 60014

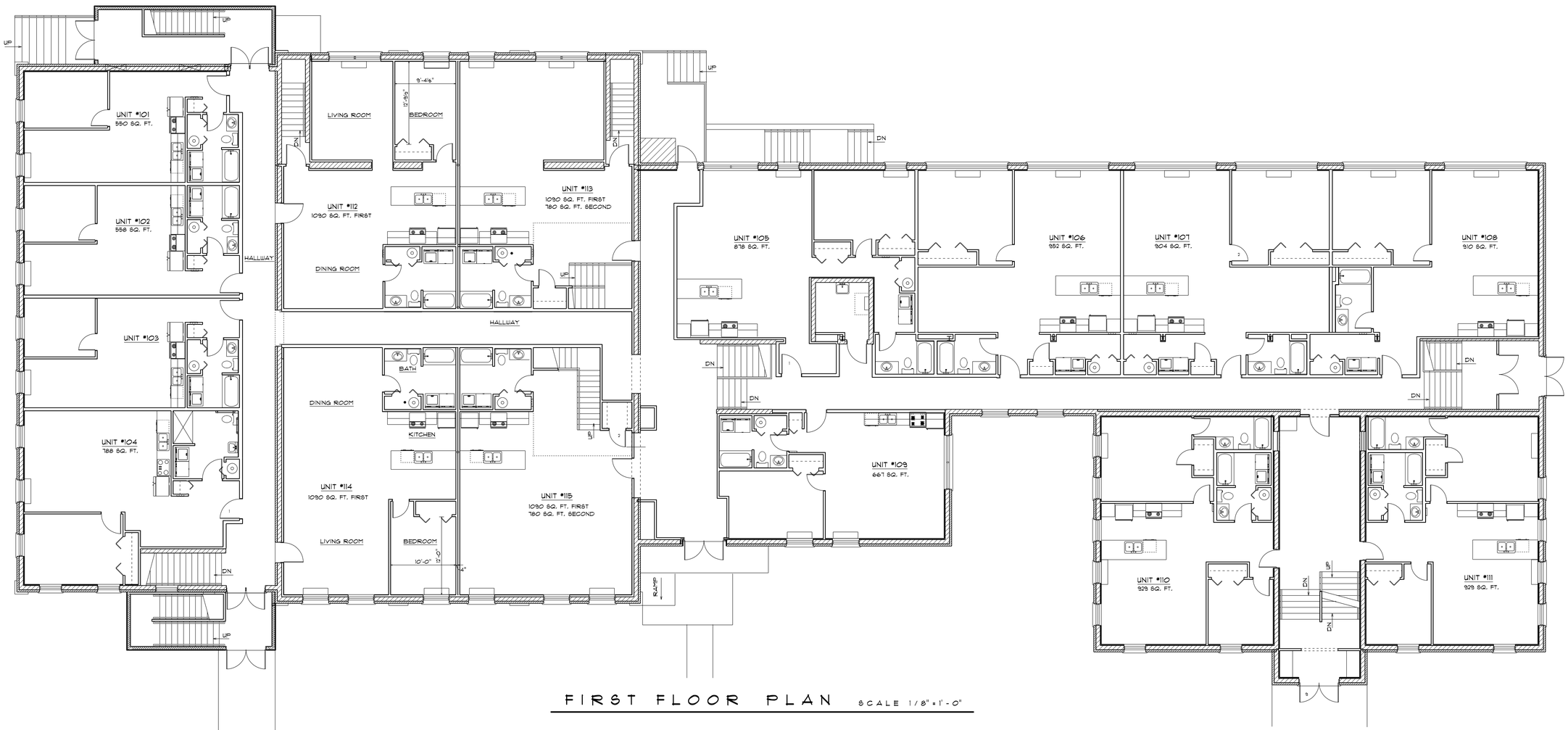
DATE
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REVISION

JOB #

SHEET #
A1

STATE OF ILLINOIS
GINO ROMOZZI
NO. 001-022252
LICENSED ARCHITECT



FIRST FLOOR PLAN SCALE 1/8" = 1'-0"

GINO ROMOZZI - ARCHITECT
135 PARK AVE BARRINGTON, IL SUITE #200B
847 - 707 - 2453 - ROMOZZI@GMAIL.COM

APARTMENTS FOR:
TRUE NORTH PROPERTIES, INC.
174 McHENRY AVE. CRYSTAL LAKE ILLINOIS 60014

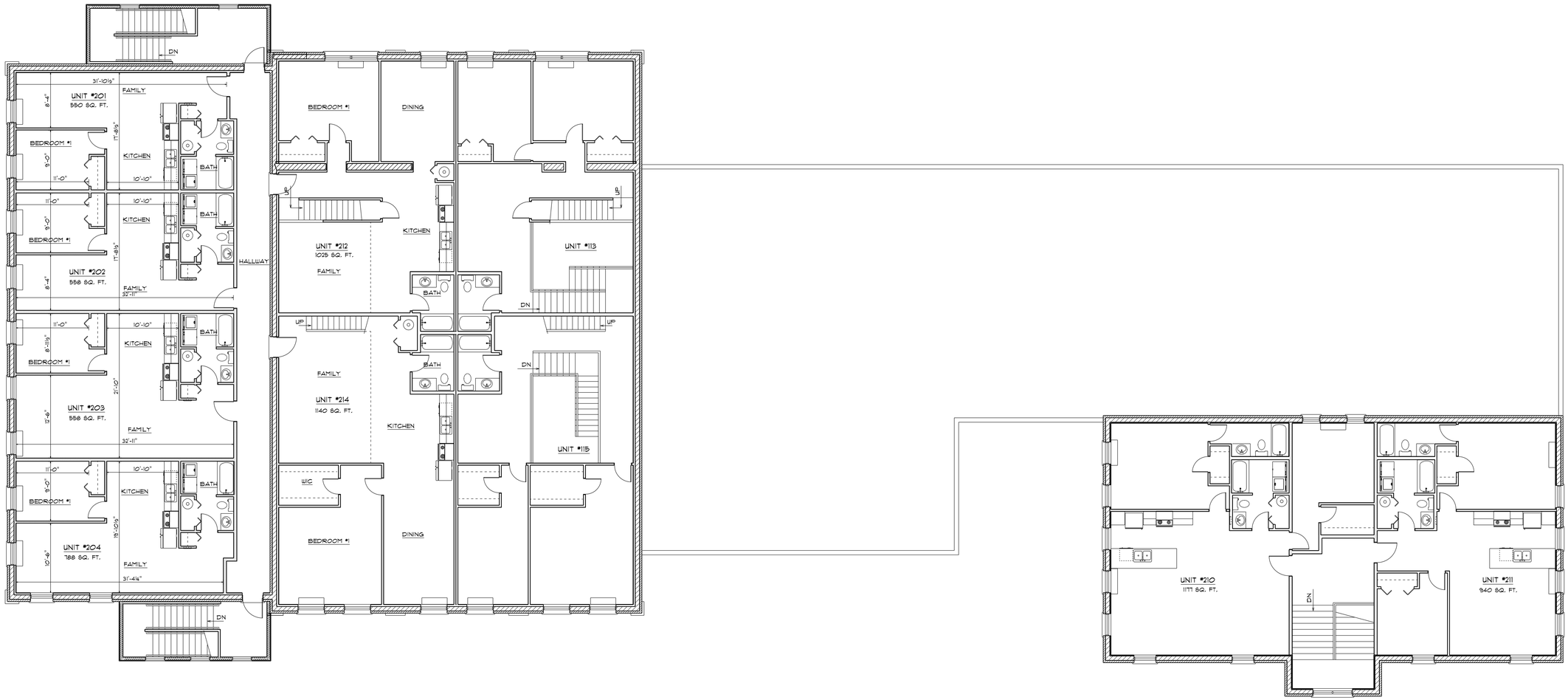
DATE
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STATE OF ILLINOIS
GINO ROMOZZI
NO. 001-022252
LICENSED ARCHITECT

JOB #

SHEET #
A2



SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

GINO ROMOZZI - ARCHITECT
135 PARK AVE BARRINGTON, IL SUITE #200B
847 - 707 - 2453 - ROMOZZI@GMAIL.COM

APARTMENTS FOR:
TRUE NORTH PROPERTIES, INC.
174 McHENRY AVE. CRYSTAL LAKE ILLINOIS 60014

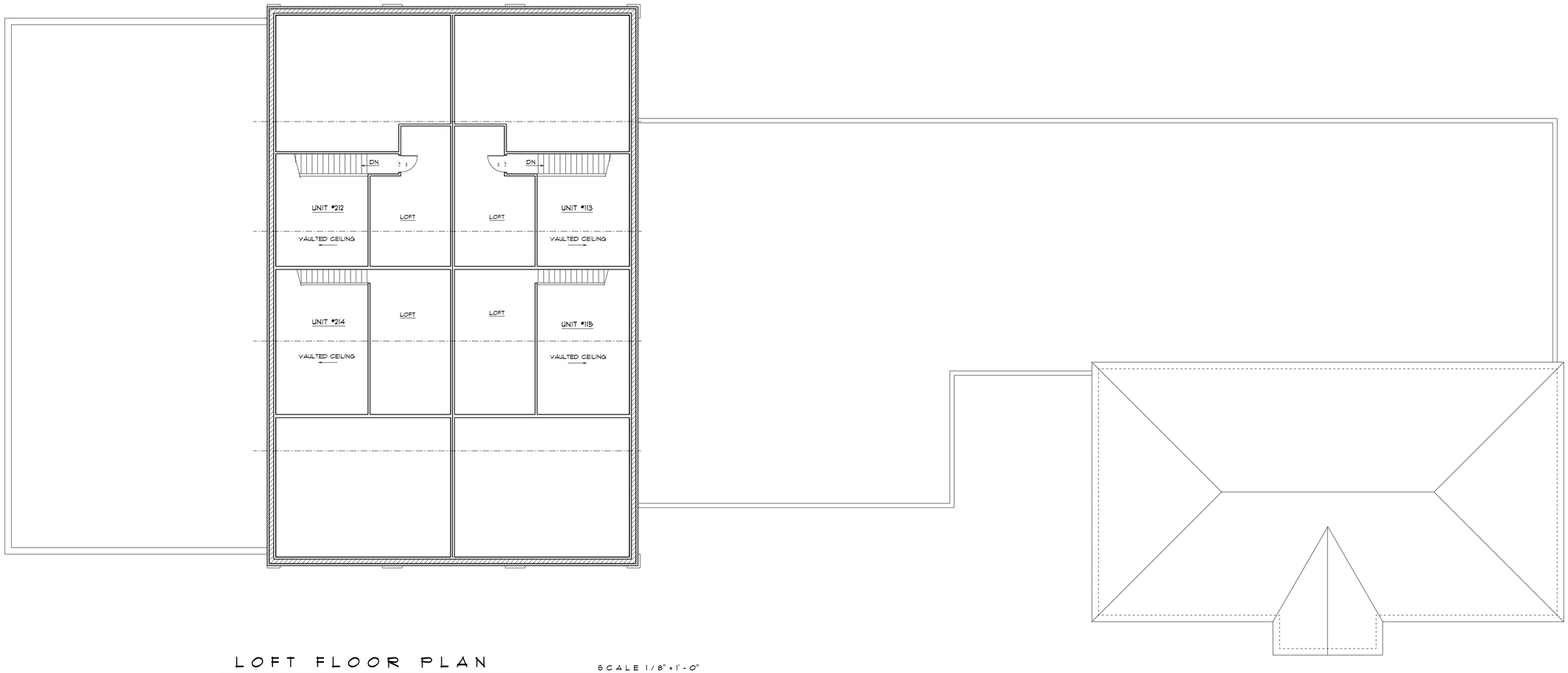
DATE
JULY 13, 2026

REVISION

JOB #

SHEET #
A3

STATE OF ILLINOIS
GINO ROMOZZI
NO. 001-022252
LICENSED ARCHITECT



LOFT FLOOR PLAN

SCALE 1/8"=1'-0"

GINO ROMOZZI - ARCHITECT
135 PARK AVE BARRINGTON, IL SUITE #200B
847 - 707 - 2453 - ROMOZZI@GMAIL.COM

APARTMENTS FOR:
TRUE NORTH PROPERTIES, INC.
174 McHENRY AVE. CRYSTAL LAKE ILLINOIS 60014

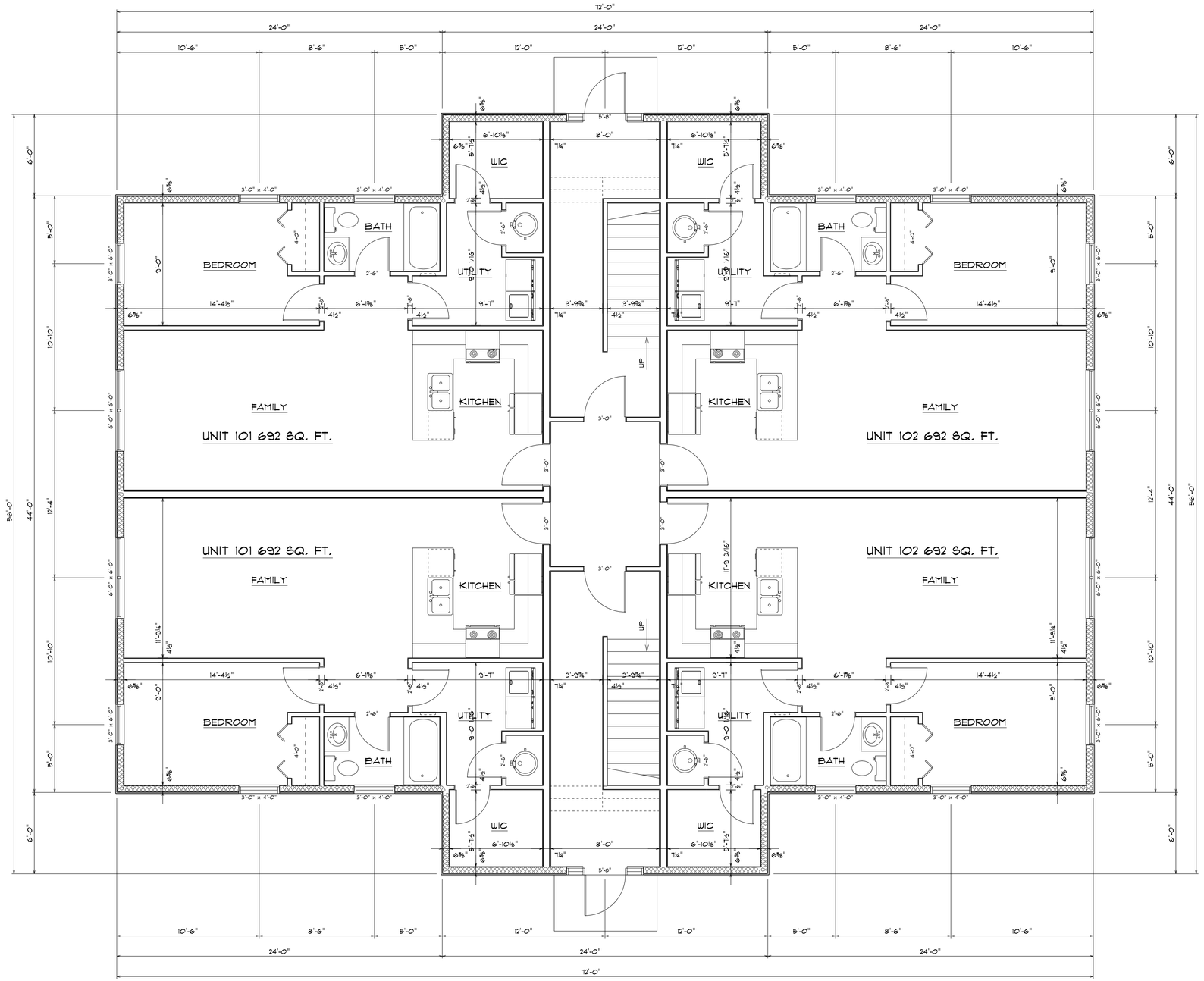
DATE
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REVISION

JOB #

SHEET #
A4

STATE OF ILLINOIS
GINO ROMOZZI
NO. 001-022252
LICENSED ARCHITECT



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

GINO ROMOZZI - ARCHITECT
135 PARK AVE BARRINGTON, IL SUITE #200B
847 - 707 - 2453 - ROMOZZI@GMAIL.COM

APARTMENTS FOR:
TRUE NORTH PROPERTIES, INC.
174 McHENRY AVE. CRYSTAL LAKE ILLINOIS 60014

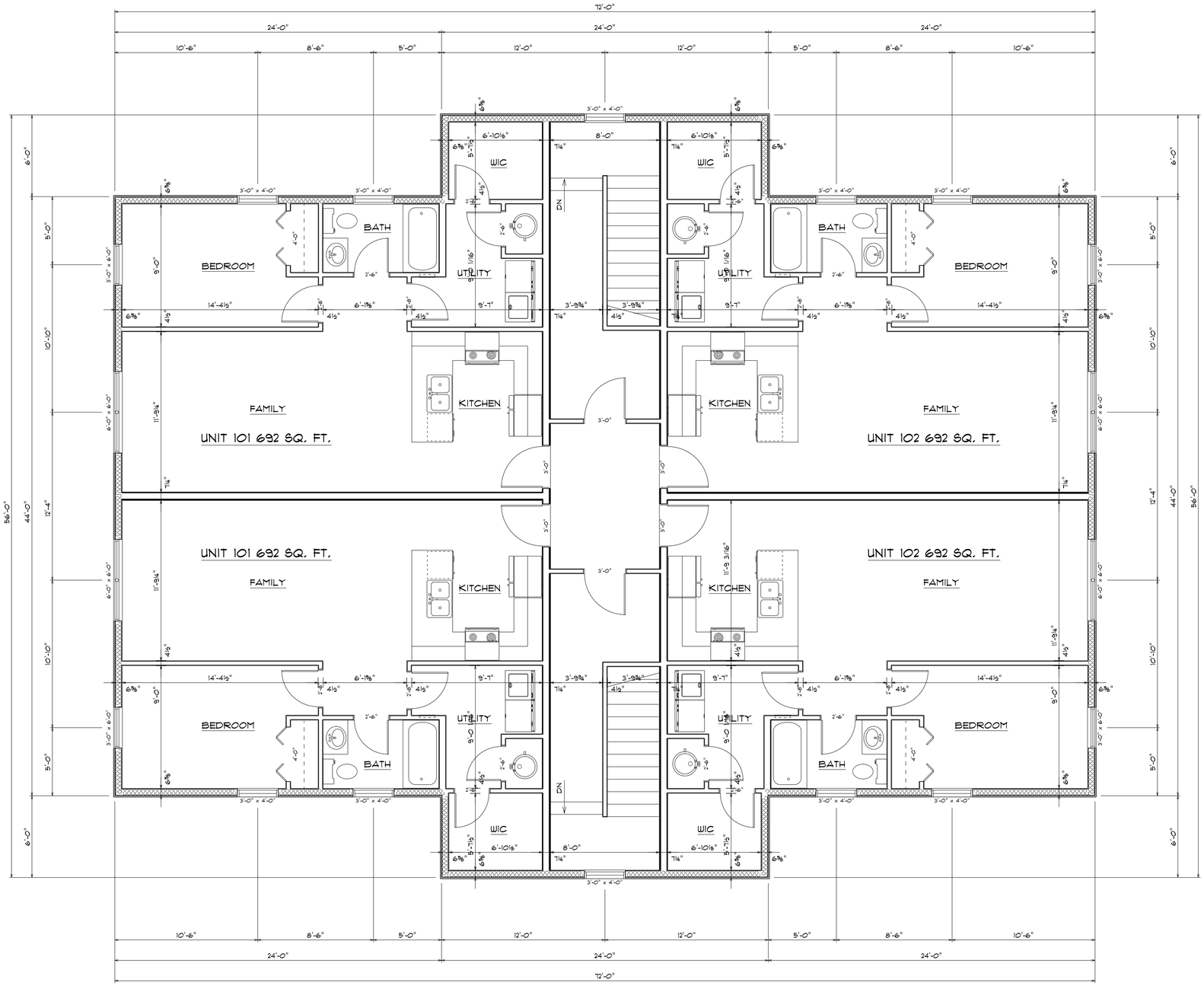
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REVISION

JOB #

SHEET #
A5

STATE OF ILLINOIS
GINO ROMOZZI
NO. 001-022252
LICENSED ARCHITECT



SECOND FLOOR PLAN SCALE 1/4" = 1'-0"

GINO ROMOZZI - ARCHITECT
135 PARK AVE BARRINGTON, IL SUITE #200B
847 - 707 - 2453 - ROMOZZI@GMAIL.COM

APARTMENTS FOR:
TRUE NORTH PROPERTIES, INC.
174 McHENRY AVE. CRYSTAL LAKE ILLINOIS 60014

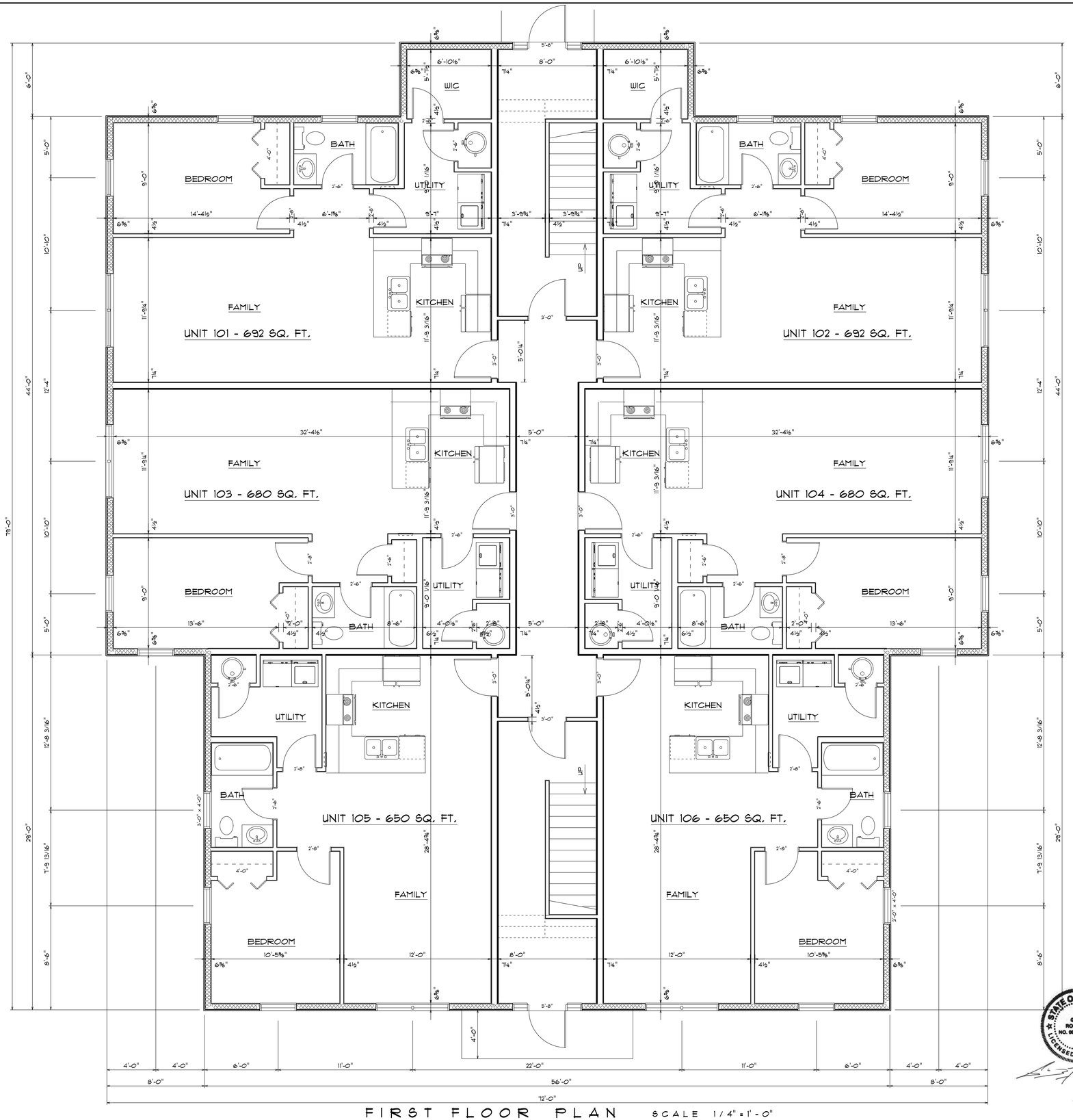
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A6

STATE OF ILLINOIS
GINO ROMOZZI
NO. 001-022252
LICENSED ARCHITECT



FIRST FLOOR PLAN SCALE 1/4" = 1'-0"

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TRUE NORTH PROPERTIES, INC.
174 McHENRY AVE. CRYSTAL LAKE ILLINOIS 60014

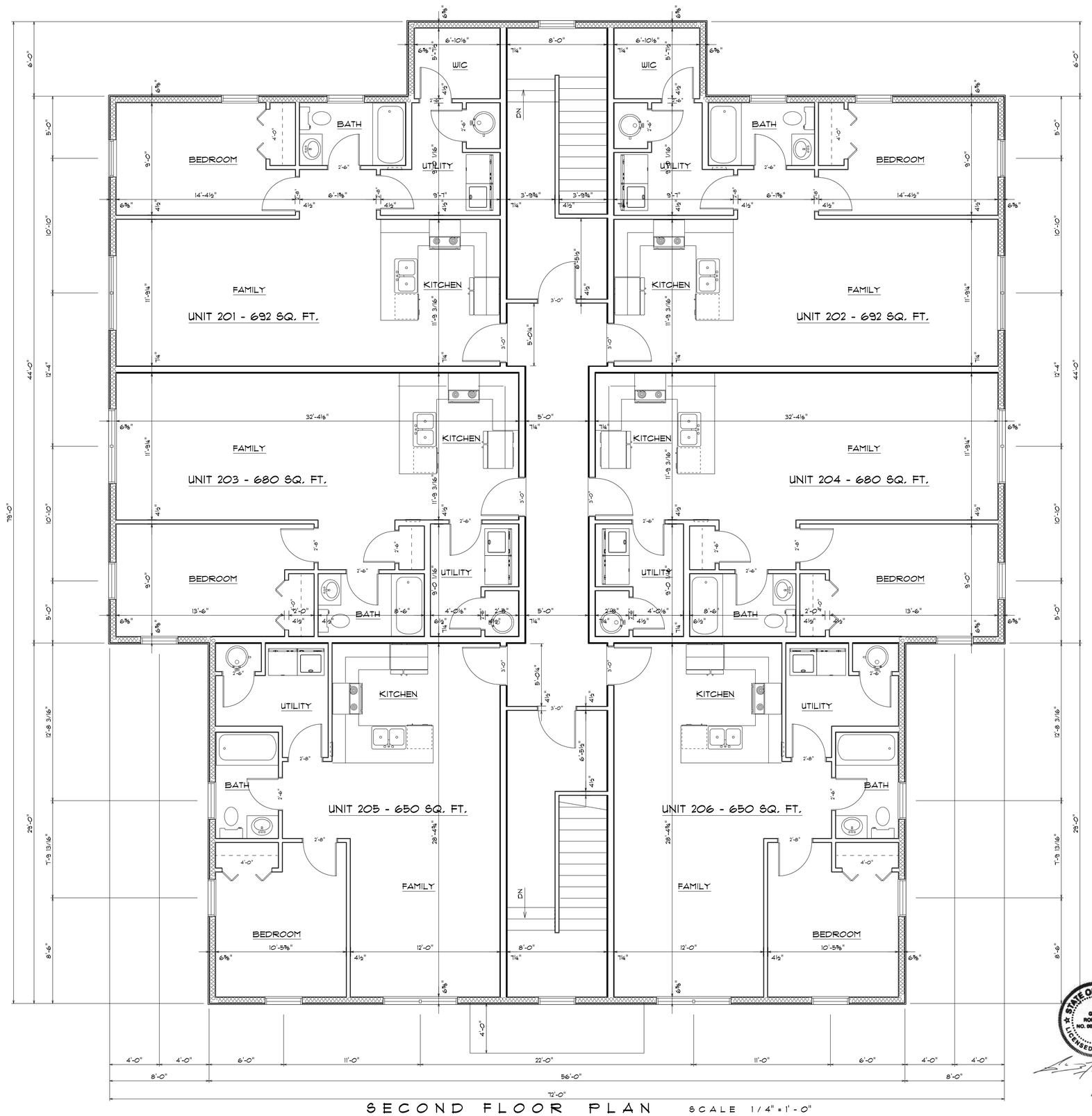
DATE
JULY 13, 2026

REVISION

JOB #

SHEET #
A7

STATE OF ILLINOIS
GINO ROMOZZI
NO. 001-022252
LICENSED ARCHITECT



SECOND FLOOR PLAN SCALE 1/4" = 1'-0"

GINO ROMOZZI - ARCHITECT
135 PARK AVE BARRINGTON, IL SUITE #200B
847 - 707 - 2453 - ROMOZZI@GMAIL.COM

APARTMENTS FOR:
TRUE NORTH PROPERTIES, INC.
174 McHENRY AVE. CRYSTAL LAKE ILLINOIS 60014

DATE
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STATE OF ILLINOIS
GINO ROMOZZI
NO. 001-022252
LICENSED ARCHITECT

174 McHenry Ave



Figure 1: 174 McHenry Ave East Elevation



Figure 2: 174 McHenry Ave South Elevation



Figure 3: 174 McHenry Ave North Elevation



Figure 4: 174 McHenry Ave West Elevation

169 Maple



148 McHenry


148 McHenry Ave
Option 1


148 McHenry Ave
Option 2


148 McHenry Ave
Option 3

Ord. No. 7597
File No. 440

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT AND VARIATIONS FOR CHURCH STREET APARTMENTS

WHEREAS, pursuant to the terms of the Petition (File #PLN-2019-182) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Preliminary and Final Planned Unit Development for 36 apartment units, Comprehensive Land Use Plan Amendment from Urban Residential to High Density Residential, Rezoning from "R-2" Single Family and "R-3A" Two Family to "R-3B" Multi Family, and Variations from: A. the maximum permitted density of 9 units/acre to allow 13.8 dwelling units/acre, a variation of 4.8 units/acre; B. The requirement to bury the overhead utility lines along Church Street; and C. The requirement to install parkway trees along Maple and Church Streets; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on November 21, 2019 in the Northwest Herald, held a public hearing at 7:30 p.m., on December 9, 2019 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Final Planned Unit Development; and

WHEREAS, on December 9, 2019, the Planning and Zoning Commission, having fully heard and considered the testimony of all those present at the public hearing who wished to testify, made findings of fact as required by law and recommended to the Mayor and City Council of the City of Crystal Lake that the proposed Preliminary and Final Planned Unit Development, Comprehensive Land Use Plan Amendment, Rezoning, and Variations be denied, all as more specifically set forth in that certain Report of the Planning and Zoning Commission in Case #PLN-2019-182, dated as of December 10, 2019; and

WHEREAS, it is in the best interests of the City of Crystal Lake that the Preliminary and Final Planned Unit Development and Variations be granted as requested in said Petition,

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

SECTION I: That a proposed Preliminary and Final Planned Unit Development and Variations be granted for the property located at 178 McHenry Avenue (19-05-131-013, 19-05-131-023, 19-05-131-024, 19-05-131-025, 19-05-131-027, 19-05-131-031, 19-05-131-032, and 19-05-131-033),

Crystal Lake, Illinois.

SECTION II: That the proposed Preliminary and Final Planned Unit Development and Variations be granted with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Ieremciuc, received 11/15/19)
   B. Site Development Plan Set [Site Plan, Landscape Plan, Site Photos, and Floor Plans] (Joseph A Meyer, dated 11/19/19, received 11/18/19)
   C. Traffic Study (GHA, Inc., dated 11-26-19)

2. Site Plan
   A. Remove the freestanding signs from the property.
   B. Provide a trash enclosure area that meets the UDO requirements; location and design to be reviewed and approved by staff.
   C. Repair and maintain the on-street parking spaces along Church Street. Remove the four parking spaces within the Maple Street parkway area.
   D. The curb ramps along McHenry Avenue shall be removed along with any striping and signage.
   E. The accessible stalls at the corner of Church Street and McHenry Avenue shall be moved to the west so the cars are not backing into McHenry Avenue.
   F. Eliminate, if possible, the curb cuts on Maple Street. Work with staff to create an exit onto Church Street or other options to lessen the impact to Maple Street.

3. Landscape Plan
   A. Provide landscape screening materials along Maple Street in the parkway and to the east of the two parking areas, which consists of evergreen and deciduous shrubs and trees to screen the parking area from the adjacent residential areas, where practical. Ensure that some sort of barrier to provide headlight screening for the homes along Maple Street is provided.
   B. Work with staff to replace dead and dying foundation landscape material with refreshed landscape materials.

4. Traffic Study
   A. To the extent possible, moves in and out of units should occur during off-peak hours.
   B. Provide bicycle parking on-site that is easily accessible.
   C. Remove the signing and pavement markings (school zone speed limits and crossings) along both Maple Street and McHenry Avenue provided in connection with the former school use on the site.

5. The petitioner must address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments and the Final Traffic Study.

6. No major changes can be made to the exterior of the building without first obtaining a Final PUD Amendment approval.

7. The following variations are granted:
   A. From the requirement to bury the existing overhead utility line along Church Street.
   B. From the requirement to plant parkway trees along Maple and Church Streets, to the discretion of staff.
   C. To allow 13.8 dwelling units per acre.

SECTION III: That the City Clerk be and is hereby directed to amend all pertinent records of the City of Crystal Lake to show the issuance of a Planned Unit Development and variations in accordance with the provisions of this Ordinance, as provided by law.

Section IV: 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 Rezoning in accordance with the provisions of this Ordinance, as provided by law.

SECTION V: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provide by law.

DATED at Crystal Lake, Illinois, this 7th day of January 2020.

City of Crystal Lake, an
Illinois municipal corporation

Aaron T. Shepley, Mayor

SEAL

ATTEST:

Nick Kachiroubas, City Clerk

Passed: January 7, 2020
Approved: January 7, 2020