#2010-48
Oaks Professional Office Park
Project Review for Planning and Zoning Commission

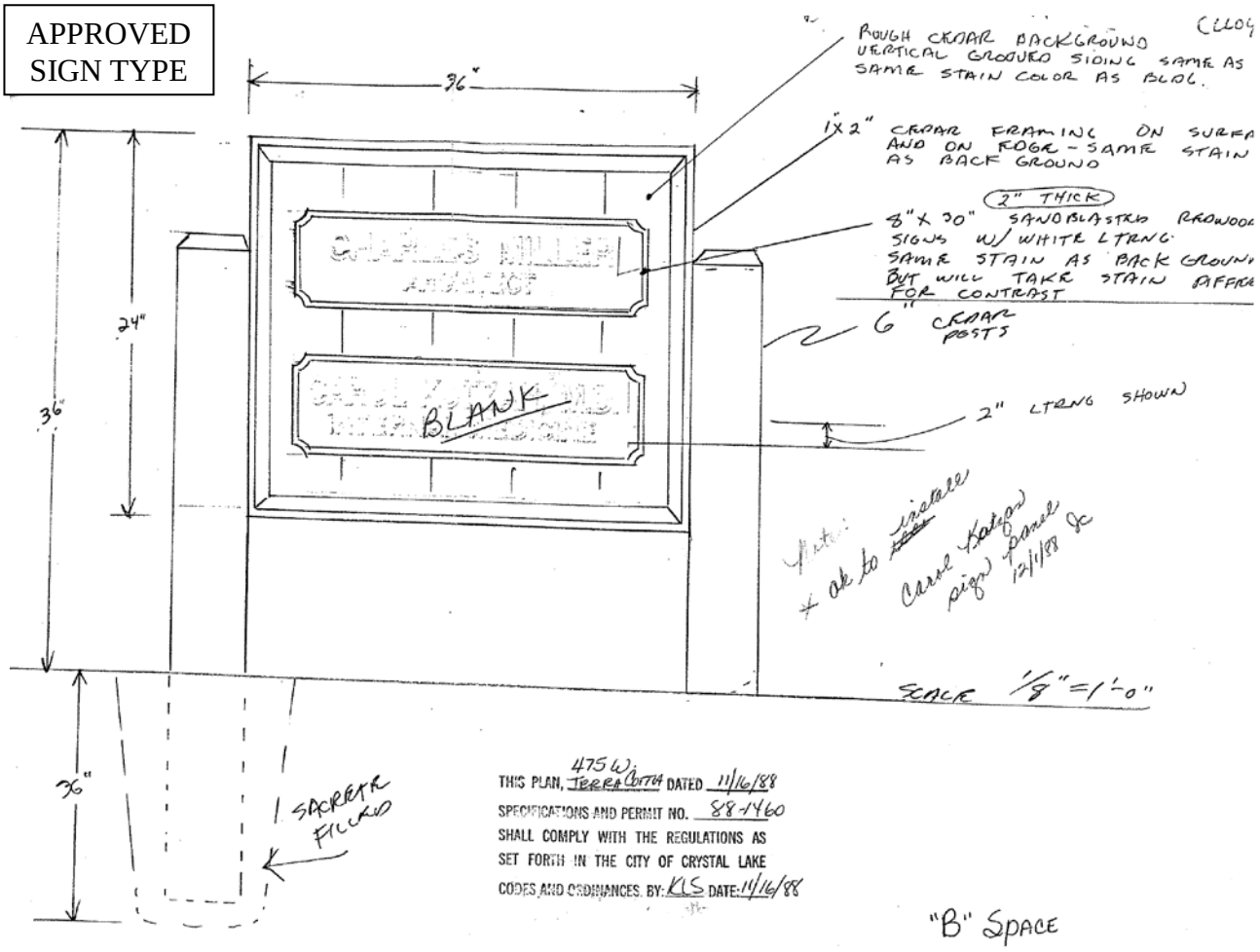
Meeting Dates:	August 4, 2010	
Requests:	Final PUD Amendment to allow an internally illuminated tenant identification sign.	
Location:	475 West Terra Cotta Avenue	
Size:	1.9 acres	
Existing Zoning:	O PUD Office	
Surrounding Properties:	North:	McHenry County
	South:	R-1 Single Family Residential
	East:	R-1 Single Family Residential
	West:	R-2 Single Family Residential
Staff Contact:	Elizabeth Maxwell (815.356.3615)	

Background:
The property is within the Oaks Professional Office Park. Phase 1 was approved in 1988 and was the office building at the south end of the site. Phase 2, approved in 1989, was for the office building on the east side of the site. As part of the PUD approval, individual tenant identification directional signage was permitted in front of the tenant suites. It was specifically stated, in the staff report, that internally illuminated signage was strictly prohibited due to the proximity of the residential neighborhood. Tenant signage was permitted in front of the individual tenant suites or buildings.

The Aptar Group is requesting a 3.5 square foot sign at 28" high. The sign will be internally illuminated. The tenant identification signage was allowed to be up to 3 feet in height with a 6 square foot sign panel. The proposed sign meets the size requirements. All the on-site signage was constructed of cedar posts and cedar frame and sign panels. The image below illustrates the design standard for the other tenant identification signs.

The PUD Amendment request is to allow a monument style sign with a solid base, aluminum panel painted white and internal illumination.

APPROVED SIGN TYPE



Findings of fact:

Final Planned Unit Development Amendment

The petitioner is requesting approval of an amendment to a Final Planned Unit Development to allow an internally illuminated monument style tenant identification sign. 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. Article 4-500 in the Unified Development Ordinance lists the standards for a PUD, this request complies with those standards. In addition Article 2 Section 2-400 B of the Unified Development Ordinance establishes general standards for all Special Uses in Crystal Lake. Briefly, the criteria are as follows:

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*

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Penny Hughes, received 7/23/10)
   B. Sign Detail (Hughes Signs, received 7/19/10)
   C. Site Plan (Hughes Signs, received 7/19/10)

2. All conditions from the original PUD Ordinance #2970 and subsequent Ordinance #3129 shall remain valid, as applicable, unless specifically modified by this request.

3. The illuminated sign shall comply with the lighting requirements in Article 4-800 and with the illuminated sign requirements for hours of operation in Article 4-1000.

4. Any CC&R's shall be modified as necessary to allow this internally illuminated sign. Copies of the revised CC&R's shall be provided to the City.

5. The petitioner shall address any review comments of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

City of Crystal Lake
Development Application

Office Use Only
File # ~~4 8 2010~~

Project Title: OAKS PROFESSIONAL OFFICE PARK SIGN AMENDMENT

RECEIVED
JUL 23 2010

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: PENNY HUGHES

Address: 652 W. TERRA COTTA AVE

CRYSTAL LAKE IL 60014

Phone: 815 459 1887

Fax: 815 459 8872

E-mail: penny.hughessign@sbcglobal.net

Owner Information (if different)

Name: VARIOUS - SEE ATTACHED SHEETS

Address: _____

_____

Phone: _____

Fax: _____

E-mail: _____

Property Information

Project Description: Add illuminated sign as tenant identification sign

Project Address/Location: 475 W. TERRA COTTA AVE

PIN Number(s): 14 31 427 010

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.

_____

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.

→ See attached signature pages

Aptargroup

July 15, 2010

4 8 2010

RECEIVED
JUL 23 2010

Home State Bank Trust 3682
611 South Main Street
Crystal Lake, IL 60014

To whom it may concern:

This letter is to authorize and direct Home State Bank Trust department to sign a Crystal Lake, Development Application relating to the installation of a new sign for AptarGroup, Inc. at 475 West Terra Cotta Avenue, Crystal Lake, IL, as per the attached Legal Notice. This letter gives power of direction to sign for Home State Bank Trust 3682 for the following properties:

14-31-427-012 ✓	Home State Bank Trust 3682 (as Owner) Unit F1 475 West Terra Cotta Avenue Crystal Lake, IL 60014
14-31-427-013 ✓	Home State Bank Trust 3682 (as Owner) Unit F2 475 West Terra Cotta Avenue Crystal Lake, IL 60014
14-31-427-011 ✓	Home State Bank Trust 3682 (as Owner) Unit E2 475 West Terra Cotta Avenue Crystal Lake, IL 60014
1431-427-010 ✓	Home State Bank Trust 3682 (as Petitioner and Owner) Unit E1 475 West Terra Cotta Avenue Crystal Lake, IL 60014

If you have any questions, please call Ralph Poltermann at 815-479-5532.

Ralph Polterman
Executive Vice President & Treasurer

Stephen J. Hagge
Executive Vice President and COO

Aptargroup, Inc.
475 West Terra Cotta Ave Suite E TEL +1 815 477 0424
Crystal Lake, IL 60014, U.S.A. FAX +1 815 477 0481
aptar.com

Aptargroup S.A.S.
147, rue du Président Roosevelt, CS 65232 + 33 (0) 1 30 87 19 80 Téléphone
78105 St. Germain en Laye Cédex, France + 33 (0) 1 30 87 09 09 Télécopie

Continued from City of Crystal Lake Development Application "Signatures" page:

Pin: 14-31-427-010

Home State Bank Trust 3682
Unite E-1
475 West Terra Cotta Avenue
Crystal Lake, IL 60014

This instrument is executed by Home State Bank/National Association, Crystal Lake, IL., not personally but solely as Trustee as aforesaid. All the covenants and conditions to be performed hereunder by Home State Bank/National Association are undertaken by it solely as Trustee as aforesaid and not individually, and no personal liability shall be asserted or be enforceable against Home State Bank/National Association by reason of any of the covenants, statements, representations or warranties contained in this instrument

THOMAS W. BARANKO
VICE PRESIDENT & TRUST OFFICER

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

Pin: 14-31-427-008

AptarGroup, Inc.
Unit D-2
475 West Terra Cotta Avenue
Crystal Lake, IL 60014

Ralph Poltermann EVP & Treasurer 7/16/10

OWNER: Print and Sign name **Date**

Pin: 14-31-427-012

Home State Bank Trust 3682
Unit F-1
475 West Terra Cotta Avenue
Crystal Lake, IL 60014

This instrument is executed by Home State Bank/National Association, Crystal Lake, IL., not personally but solely as Trustee as aforesaid. All the covenants and conditions to be performed hereunder by Home State Bank/National Association are undertaken by it solely as Trustee as aforesaid and not individually, and no personal liability shall be asserted or be enforceable against Home State Bank/National Association by reason of any of the covenants, statements, representations or warranties contained in this instrument

THOMAS W. BARANKO
VICE PRESIDENT & TRUST OFFICER

7/16/10

OWNER: Print and Sign name **Date**

Pin: 14-31-427-013

Home State Bank Trust 3682
Unit F-2
475 West Terra Cotta Avenue
Crystal Lake, IL 60014

This instrument is executed by Home State Bank/National Association, Crystal Lake, IL., not personally but solely as Trustee as aforesaid. All the covenants and conditions to be performed hereunder by Home State Bank/National Association are undertaken by it solely as Trustee as aforesaid and not individually, and no personal liability shall be asserted or be enforceable against Home State Bank/National Association by reason of any of the covenants, statements, representations or warranties contained in this instrument

THOMAS W. BARANKO
VICE PRESIDENT & TRUST OFFICER

7/16/10

OWNER: Print and Sign name **Date**

Pin: 14-31-427-011

Home State Bank Trust 3682
Unite E-2
475 West Terra Cotta Avenue
Crystal Lake, IL 60014

This instrument is executed by Home State Bank/National Association, Crystal Lake, IL., not personally but solely as Trustee as aforesaid. All the covenants and conditions to be performed hereunder by Home State Bank/National Association are undertaken by it solely as Trustee as aforesaid and not individually, and no personal liability shall be asserted or be enforceable against Home State Bank/National Association by reason of any of the covenants, statements, representations or warranties contained in this instrument

THOMAS W. BARANKO
VICE PRESIDENT & TRUST OFFICER

7/16/10

OWNER: Print and Sign name **Date**

Continued from City of Crystal Lake Development Application "Signatures" page:

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

Pin: 14-31-427-001

AptarGroup, Inc.
Unit A-1
475 West Terra Cotta Avenue
Crystal Lake, IL 60014

OWNER: Print and Sign name **Date**

North Star Trust Company Successor **Trustee**

Pin: 14-31-427-002

Harris Bank Barrington Trust 11-4537
Unit A-2
475 West Terra Cotta Avenue
Crystal Lake, IL 60014

OWNER: Print and Sign name 7/20/10 **Date**

Juanita Chandler
Trust Officer

Laurel D. Thorpe
Trust Officer

North Star Trust Company is the Successor Trustee to the land **trustee** named herein or to the successor land trustee to the land trustee named herein.

This Document is signed by NORTHSTAR TRUST COMPANY not individually but solely as Trustee under certain Trust Agreement bearing a date of 11-4537 and any claim against or liability under any instrument arising out of any trust property which may be sold hereunder, and said trustee shall not be personally liable for the performance of any of these terms and conditions of this Document or for the validity or condition of the title of said property or for any Document with respect thereto. Any and all personal liability of NORTH STAR TRUST COMPANY is hereby expressly waived by the parties hereto and their respective successors and assigns.

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

Pin: 14-31-427-001

AptarGroup, Inc.
Unit A-1
475 West Terra Cotta Avenue
Crystal Lake, IL 60014

Ralph Politi Ralph Pittermann EVP & Treasurer 7/16/10

OWNER: Print and Sign name **Date**

Pin: 14-31-427-002

Harris Bank Barrington Trust 1
Unit A-2
475 West Terra Cotta Avenue
Crystal Lake, IL 60014

per attached page

OWNER: Print and Sign name **Date**

Pin: 14-31-427-007

Charles & Joan Miller
Unit B-1
475 West Terra Cotta Avenue
Crystal Lake, IL 60014

CHARLES MILLER Charles Miller 7-16-10

OWNER: Print and Sign name **Date**

Pin: 14-31-427-004 Charles & Joan Miller
Unit B-2
475 West Terra Cotta Avenue
Crystal Lake, IL 60014

CHARLES MILLER Charles Miller 7-16-10
OWNER: Print and Sign name **Date**

Pin: 14-31-427-001 Seaquist Closures LLC
Unit C-1
475 West Terra Cotta Avenue
Crystal Lake, IL 60014

Eric S. Ruskoski Eric S. Ruskoski July 16, 2010
OWNER: Print and Sign name **Date**

Pin: 14-31427-006 Seaquist Closures LLC
Unit C-2
475 West Terra Cotta Avenue
Crystal Lake, IL 60014

Eric S. Ruskoski Eric S. Ruskoski July 16, 2010
OWNER: Print and Sign name **Date**

Pin: 14-31-427-007 AptarGroup, Inc.
Unit D-1
475 West Terra Cotta Avenue
Crystal Lake, IL 60014

Ralph Potter Ralph Poitermann EVP & Treasurer 7/16/10
OWNER: Print and Sign name **Date**

10-48

PUBLIC NOTICE

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

IN THE MATTER OF THE PETITION OF AptarGroup, 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 of the City of Crystal Lake upon the application by Susan McGorrian for AptarGroup, Inc. with Penny Hughes of Hughes Signs, on behalf of the AptarGroup, Inc. for a Special Use Permit Amendment for a Planned Unit Development Amendment relating to the following described real estate commonly known as 475 West Terra Cotta Avenue, Crystal Lake, Illinois 60014, PIN: 14-31-427-010 (Home State Bank Trust 3682).

This application is filed for the purposes of seeking an amendment to a Special Use Permit, which granted a Planned Unit Development approval, to allow an internally illuminated sign on a sold monument base which varies from the permitted non-illuminated cedar signs on cedar posts, and any other variations as necessary to approve the project as presented, pursuant to Article 4-500 Planned Unit Development Standards B. General Standards and C. Development Standards of the Unified Development Ordinance. Plans for this project can be viewed at the City of Crystal Lake Community Development Department at City Hall.

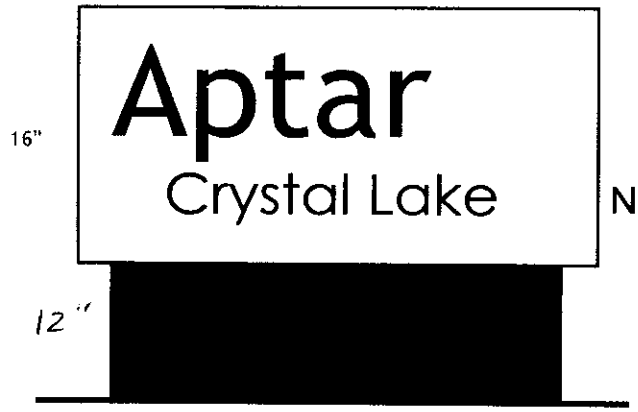
A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday August 4, 2010, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald July 17, 2010)

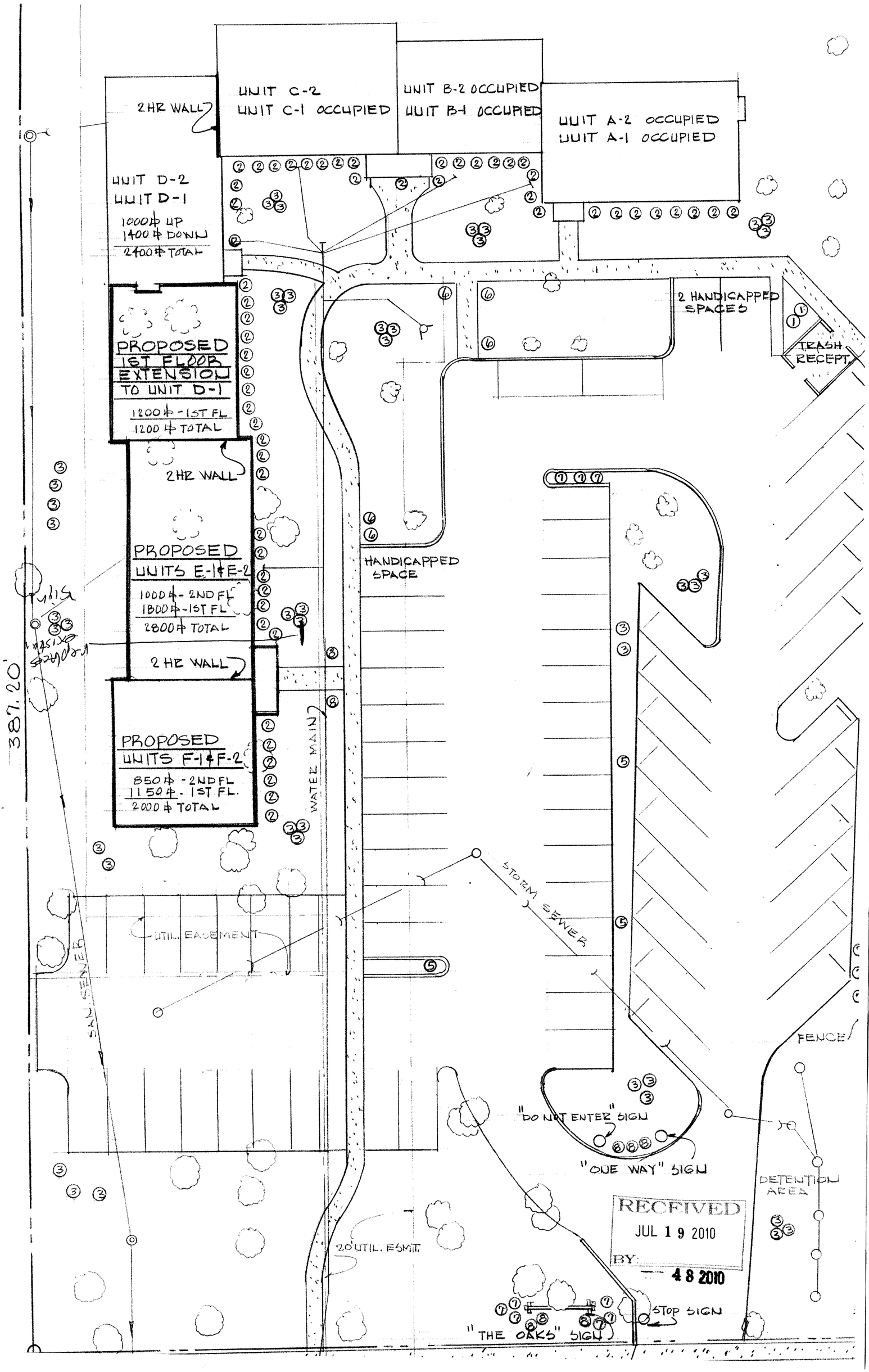
ALL ALUM. SIGN
ROUTED ALUM. FACE PAINTED WHITE
ALL THE LETTERING AND THE LOGO WILL BE 3/4" CLEAR PLEX PUSH THROUGH
THE LETTERING WILL HAVE BLACK FACES
THE LOGO WILL HAVE A BRUSHED ALUM. FACE
ALL WILL BE HALO LIGHTED INTERNALLY

ELECTRIC POWER TO SIGN SITE AND EXTERIOR LIGHTING BY OTHERS
OR UNDER SEPARATE QUOTE BY HUGHES

4 8 2010
JUL 19 2010



$2700 PER SIGN
NOT INCLUDING ELECTRIC TO SITE


UNIT C-2
UNIT C-1 OCCUPIED
UNIT B-2 OCCUPIED
UNIT B-1 OCCUPIED
UNIT A-2 OCCUPIED
UNIT A-1 OCCUPIED
2HR WALL
UNIT D-2
UNIT D-1
1000# UP
1400# DOWN
2400# TOTAL
2 HANDICAPPED SPACES
TRASH RECEPT.
PROPOSED 1ST FLOOR EXTENSION TO UNIT D-1
1200# - 1ST FL
1200# TOTAL
2HR WALL
PROPOSED UNITS E-1 & E-2
1000# - 2ND FL
1800# - 1ST FL
2800# TOTAL
2 HR WALL
HANDICAPPED SPACE
PROPOSED UNITS F-1 & F-2
850# - 2ND FL
1150# - 1ST FL.
2000# TOTAL
WATER MAIN
STORM SEWER
UTIL. EASEMENT
SAN. SEWER
387.20'
FENCE
"DO NOT ENTER" SIGN
"ONE WAY" SIGN
DETENTION AREA
RECEIVED
JUL 19 2010
BY:
4 8 2010
20' UTIL. ESMT.
STOP SIGN
"THE OAKS" SIGN

OAKS PROFESSIONAL OFFICE PARK - PRELIMINARY PUD

The petitioner was requesting to rezone the subject property from "R-3b" Attached Residence to "O-PUD" Office Planned Unit Development and Preliminary Plan approval. The property is located approximately 150 feet east of the intersection of Ridge Avenue and Route 176 on the south side of Route 176 and consists of approximately 1.89 acres.

Mr. John Simko , attorney, was present with Chuck Miller, planner and Mr. Peters to represent this request. Mr. Miller passed out pictures of the site. He stated that the site was very heavily wooded and it is their intent to save as many of the trees as possible. He stated that they would work the parking around the trees. Mr. Miller stated that he wanted to develop a quality office park and that he would occupy one of the suites in this building. Mr. Miller discussed the site plan and stated that it is residential in character. He stated that they could have asked for a much higher density and parking but that is not what they were interested in. Mr. Miller stated that the fence along the property to the west would be a cedar fence. He stated that they placed the buildings where he did so he could give more protection to the home owners on the west.

Mr. Simko stated that the petitioner's intention is to do an office condominium which will be sold subject to condominium declarations.

Mr. Peters discussed the appropriateness of the zoning. He showed a land use and zoning presentation and discussed the surrounding uses in the immediate neighborhood. Mr. Peters stated that there are only four residential lots that abut the subject property. He felt strongly that the influence of Route 176 and the obvious trend being office along Virginia Street, as well as the heavy traffic density made this project compatible with the surrounding uses.

Screening was discussed and Mr. Ganek stated that a fence or shrubs would be needed to supplement what is existing. He stated that he preferred shrubs and the petitioner agreed with that and all other conditions recommended by Staff.

There was no one in the public that wished to speak on this matter.

Mr. Wilder moved to recommend approval of the rezoning to "O-PUD" Office Planned Unit Development. Mr. Otto seconded the motion. On roll call, all voted aye. Motion passed.

Mr. Wilder moved to recommend approval of the Preliminary PUD site plan dated 7/15/87 with the following conditions:

1. Tne soutnern border of the site shall have a six foot screen. Screening shall also be extended farther north along the entire western border.

2. A public sidewalk shall be required along the lot frontage and a private sidewalk connection to the building.

3. The proposed ground sign shall be located a minimum of 10 feet from the property line. "One Way" and "Do Not Enter" directional signs shall be added at entrance location approved by the City Engineer.

4. All Engineering requests shall be submitted for their review and approval. Compliance with Watershed stormwater control guidelines shall be followed. A short deceleration lane shall be located at the Route 176 entrance to this site.

Mr. Saville seconded the motion. On roll call, all voted aye. Motion passed.

WYNDMUIR FINAL PUD - PHASE I

The petitioners were requesting Final Planned Unit Development approval for Phase I of Wyndmuir Development and Final Plat of Subdivision approval for Wyndmuir Subdivision. The property is located approximately 500 feet north of the intersection of Route 176 and Terra Cotta Road on the east side of Terra Cotta Road. The property consists of 27.8 acres.

Mr. Ron Prather, developer of the project, was present with several others involved with the property including Mr. Grossman and Mr. Wilbrandt. Mr. Prather questioned the last sentence in condition #4. This was the only condition he did not agree with. Mr. Ganek stated that he could see the petitioner's point that a private drive was designed to be private. He didn't think a sidewalk on these private drives was necessary if the petitioner connected to the trail system.
Mr. Prather didn't feel it would be a problem to connect to the trail system. Mr. Grossman stated that he felt the sidewalk proposed by condition #4 would be detrimental to the home owners there. He stated that this sidewalk would penetrate into the privacy area of the dwellings and he also felt the trail system as proposed should be enough.

4. Six foot solid screening for abutting residential zoning shall be provided.

5. Preliminary PUD application fees must be paid.

6. Public sidewalks along Virginia Road shall be required and a private walk shall connect the public sidewalk to the buildings.

7. A cross-access agreement from the "Good Year Site" for the subject property shall be submitted for review and approval by the City.

8. Three parking spaces shall be eliminated in order to provide a "Fire Lane" near the Circle Lane connection and the developer shall comply with the request made by the Fire Department in this respect.

9. All engineering concerns expressed in the Engineering memo dated 7/27/87 shall be addressed.

10. The proposed signs shall conform to the sign ordinance which requires a 10 foot setback or height reduction.

Mr. Foley seconded the motion. On roll call, all voted aye. Motion passed.

It appears the petitioner has done everthing that the Staff has asked them to do and this is a fill-in development in an obviously commercial area.

OAKS PROFESSIONAL OFFICE PARK - PRELIMINARY PUD

The petitioner was requesting to rezone the subject property from "R-3b" Attached Residence to "O-PUD" Office Planned Unit Development with a Preliminary Plan approval. The property is located approximately 150 feet east of the intersection of Ridge Avenue and Route 176 on the south side of Route 176 and consists of approximately 1.89 acres.

Chairman Landon read the petition and announced that notice of publication and notice to surrounding property owners was in the file. All fees have been paid.

Mr. Simko , the attorney for the petitioner was present with Mr. Peters and Mr. Chuck Miller.

Mr. Peters showed a land use and zoning exhibit and discussed the location of the subject property and the surrounding property uses.

Mr. Peters stated that he felt that the proposal for office use is in keeping with the area. Mr. Peters discussed the soils and stated that it is in the watershed but that so is everything else in that area. He felt the proposed zoning and plan use was logical, reasonable and the best use of the property.

Chuck Miller stated that the site is beautiful. He stated that it is a heavily wooded area and it was their intention to keep as much of the vegetation and trees as possible. He felt that the site had a lot to offer as far as a pleasant place to work. Mr. Miller stated that they were placing the building on the east side of the property so it wouldn't be by the residential area. He stated that they did not want to put as much building on the property that would be allowed by the zoning. Mr. Miller discussed the physical appearance of the building and stated that it would be residential in nature. Mr. Simco stated that the petitioner agreed to all the conditions recommended by Staff.

Mr. Staehling, 225 Ridge Ave., stated that he liked the plan.

The public hearing was closed at this time with no one else wishing to speak on this matter.

Mr. Foley moved that the Zoning Board of Appeals recommend to the City Council approval to rezone to "O PUD" Office Planned Unit Development and to approve the Preliminary PUD site plan dated 7/15/87 with the four conditions recommended by Staff:

1. The southern border of the site shall have a six foot screen. Screening shall also be extended farther north along the entire western border.

2. A public sidewalk shall be required along the lot frontage and a private sidewalk connection to the building.

3. The proposed ground sign shall be located a minimum of 10 feet from the property line. "One Way" and "Do Not Enter" directional signs shall be added at entrance location approved by the City Engineer.

4. All Engineering requests shall be submitted for their review and approval. Compliance with Watershed stormwater control guidelines shall be followed. A short deceleration lane shall be located at the Route 176 entrance to this site.

Mr. Sherman seconded the motion. On roll call, all voted aye. Motion passed.

The Planning Director stated that both the Plan Commission and the Zoning Board of Appeals recommended approval with the same conditions. He stated a plan if redesigned incorporating the conditions of the Zoning Board of Appeals and Plan Commission would be acceptable.

Councilman Dreher was concerned about the amount of asphalt. The Planning Director stated that once the 30' setback is maintained, there would be less asphalt.

Verley Lamont, 206 Lincolnshire, stated he felt the plan was a good one. He stated that the commercial building would border his property and he would like to see building B maintained as office the same as building C.

Mr. Fuhler stated that buildings A & B were really supposed to be one building with B being an addition to A if needed later on. He stated if he could find a renter that wanted to put office use in building B, he would but he didn't feel there was a need for office in that location. He felt Building B would have to be commercial to get renters. Councilman Yerly stated he would like restrictive uses put on Building B. The Planning Director stated that the list of uses for Building B still needed to be developed and would be developed prior to Final PUD.

Mary Ringness, 190 Lincolnshire, stated that she agreed that the buildings were nice looking but she was concerned about traffic being created. She indicated concern of a use for Building B which would be open seven days a week such as a video store, cleaners, etc.

Councilman Dillon moved to accept the recommendations of the Zoning Board of Appeals, the Plan Commission and Staff and to approve the Preliminary Planned Unit Development for the First National Bank of Highland Park Trust No. 1613 Virginia Park property. Councilman Dreher seconded the motion. On roll call, all voted aye. Motion passed.

REZONING AND PRELIMINARY PLANNED UNIT DEVELOPMENT/ McHENRY COUNTY DEVELOPMENT COMPANY - OAKS PROFESSIONAL PARK

The Council had received a request for rezoning and Preliminary Planned Unit Development approval for property located approximately 150 feet east of the intersection of Ridge Avenue and Route 176 on the south side of Route 176. The property consists of approximately 1.89 acres zoned "R-3b" Attached Residence. The petitioner had requested rezoning of the property from "R-3b" Attached Residence to "O" Office under a Planned Unit Development. The petitioner had also requested approval for Preliminary PUD providing for an office building.

Councilman Dillon moved to accept the recommendations of the Plan Commission, the Zoning Board of Appeals and Staff and to approve the rezoning and Preliminary Planned Unit Development for Oaks Professional Office Park. Councilman Dreher seconded the motion. On roll call, all voted aye. Motion passed.

ORDINANCE REZONING THE OAKS PROFESSIONA OFFICE PARK "O" OFFICE

Councilman Dreher moved to adopt an ordinance to be published in pamphlet form rezoning the Oaks Professional Office Park to "O" Office under a Planned Unit Development. Councilman Yerly seconded the motion. On roll call, all voted aye. Motion passed.

SIMPLIFIED RESIDENTIAL ZONING VARIATION WAYNE AND DEBBIE BENDER - 1014 STONEHEDGE COURT

The Council had received a request for a variation of the fence setback requirements of the Crystal Lake Zoning Ordinance for Lot 36 of Unit Eight of the Four Colonies Subdivision. The property is located approximately 250 feet north of the intersection of Plum Tree Drive and Stonehedge Court with the front yard facing Stonehedge Court and the rear yard facing Huntley Road. The petitioner had requested an 18 foot variation of the 30 foot building setback requirement along Huntley Road in order to construct a fence.

Mr. Wayne Bender was present to represent this request. Mr. Bender stated that he would like to construct a fence. He stated that with the 30' setback, it left only 10' for the back yard. He stated that he would lose most of his back yard to the setback.

Mayor Wehde stated that Mr. Bender could put the fence up at the 30' setback and put a gate in and use the property past the gate. He was concerned that if the Council allowed this variation, it would be precedent setting. Councilman Dreher stated that the Council had previously denied other requests similar to this one. Mr. Bender asked if the Council would allow a 10' setback which would be up to the buffer along Huntley Road. The City Manager explained the setback restrictions were established for those homes with double road frontage. Councilman Dillon was concerned with setting a precedent. He stated that this was a condition that existed prior to Mr. Bender buying the property.

Councilman Yerly moved to deny the request for simplified residential zoning variation for the Bender property at 1014 Stonehedge Court. Councilman Dillon seconded the motion. On roll call, all voted aye. Motion passed.

Mr. Otto seconded the motion. On roll call, all voted aye. Motion passed.

OAKS PROFESSIONAL OFFICE PARK

The applicant was requesting approval of a Final PUD in the "O" Office zoning district. The property is located approximately 150 feet east of the intersection of Ridge Avenue and Route 176 on the south side of Route 176 and consists of approximately 1.89 acres.

Chuck Miller, architect, Gary Jacobson, one of the developers and John Simpko, attorney, were present to represent this request.

Mr. Miller stated that the site is naturally wooded and they do not want to destroy any of the vegetation. He agreed with all the conditions recommended by Staff except #5 that called for a sidewalk on the westerly portion of the parking lot area. He felt if they were required to put a sidewalk along there, they would lose four large oaks and some smaller trees. Mr. Miller didn't feel the walk would do any good as far as getting people to the building. Bill Ganek agreed to eliminate condition #5.

Mr. Jacobson questioned condition #6 which called for not less than 66 parking spaces for the site. He was concerned about getting additional parking spaces at a later date if necessary. Mr. Ganek stated that as long as there was enough land to accomodate extra parking, they could ask for more. Mr. Miller was concerned with Staff's request to reposition the parking stalls to reflect the required dimension of 20.5 feet. Mr. Miller felt the depth they have is sufficient for 45° parking and felt with the reposition requested by Staff, the bumpers would be overhanging the curb the cars would be parked up against. Mr. Miller stated if they extended the lot to the east, they would lose more trees.

Mr. Simpko stated that this is a plan on paper and until they start the actual building, they won't know what they actually need. He felt there could be some changes warranted. Mr. Simpko stated he hoped to get some flexibility to preserve the existing vegetation. Mr. Ganek stated these possible changes would be handled by inspectors at an administrative level after construction starts and there is a possibility for flexibility due to the vegetation of that site. Mr. Simpko stated in regard to condition #9 and Mr. Wakefield's memo, he was concerned about some of these requests and what they would do to the site. He wanted to keep the wooded site as natural as possible and leave as much vegetation as possible. Mr. Ganek stated he understood Mr. Simp o's concern and stated that the engineers for

the petitioner would have to meet with the City's engineers to solve these concerns. Mr. Simpko questioned Mr. Wakefield's memo in regard to swaling backyard detention at the southwest corner of the property. He asked if they could leave that area as it is with it draining at the same rate as it is at present. Mr. Ganek stated that it is acceptable as long as it is not draining at a greater rate than present. He however stated this is an engineering question and would have to be taken up with the City Engineer.

Mr. Simpko stated his objective and concern is to respect the site and put in low density and preserve the vegetation. He felt the engineering comments would jeopardize the trees they were trying to save. He stated he hoped the Planning and Engineering Departments will be on the same philosophy when it comes time to make a decision.

Mr. Ganek stated he would work with Engineering wherever possible and would express concern to keep the existing vegetation whenever possible.

Mr. Kelley moved to approve the Final PUD site plan for Oaks Professional Office Park site plan dated 10/29/87 with the follwoing conditions:

1. Change zoning designation for the subject property from "R-3b" to "O-PUD".

2. Covenants or condominium declarations shall be submitted to Staff for review and approval and referenced on the Final PUD site plan.

3. A six foot screen along the southern border, a six foot cedar privacy fence along the western border, and the minimum ten feet sign setback shall be noted as part of the Final PUD site plan.

4. Directional signs for traffic control shall be indicated as part of the Final PUD site plan.

5. A parking plan consisting of not less than 66 parking spaces shall be submitted as part of the Final PUD site plan. Reposition the parking stalls when needed to reflect the required standard.

6. One of the two handicapped parking spaces shall be moved closer to the Phase II building area. Above ground signage indicating handicapped parking and ramps shall be added as part of the Final PUD site plan.

7. A lighting plan for the subject property parking area shall be submitted to Staff for review and approval.

8. All engineering concerns regarding watershed stormwater management, utilities, soils and fire/emergency measures shall be complied with as part of the approval of the Final PUD.

9. A deceleration lane located at the Route 176 entrance subject to approval by the City Engineer shall be made part of the Final PUD site plan.

10. Wherever possible engineering standards should take into consideration protection of the existing vegetation.

Mr. Wilder seconded the motion. On roll call, all voted aye. Motion passed.

CRYSTAL LAKE BUSINESS CENTER

Tracy Earley was present from McIntosh to represent this request.

The petitioners were requesting Final Plat of Subdivision for Unit 1 of Crystal Lake Business Center. Unit 1 is located approximately 1000 feet north of the intersection of Main Street and Route 14 on the east side of Main Street. Unit 1 consists of approximately 70 acres and is zoned "B-3" Shopping Center Business.

Ms. Earley stated she agreed with conditions 1-3 recommended by Staff but in regard to no access to Main Street from lots 8 and 9, she stated she would like to discuss access to Main Street when she comes with a PUD for site plan approval. Mr. Ganek stated the plat restriction would be recorded at this time but the Board could look at the uses when the plan is brought back in to determine if a curb cut is necessary. Mr. Ganek stated by putting this on the plat now, it makes it necessary for the developer to prove a curb cut is necessary rather than for the City to prove one is not needed.

Mrs. Peterson moved to approve the Final Plat of Subdivision for Unit 1 of Crystal Lake Business Center with the following conditions:

Councilman Yerly stated he didn't object to the motion made by Councilman Dillon but felt the addition should not violate the City's Flood Plain Ordinance.

Councilman Dillon moved to continue this matter to the March 1, 1988 regular Council meeting. Councilman Dreher seconded the motion. On roll call, all voted aye. Motion passed.

FINAL PLANNED UNIT DEVELOPMENT/ OAKS PROFESSIONAL CENTER

At the regular Council meeting on January 19, 1988, the Council continued a request for Final Planned Unit Development approval for property located approximately 150 feet east of the intersection of Ridge Avenue and Route 176 on the south side of Route 176, to the February 2, 1988 regular meeting. The property consists of approximately 1.89 acres zoned "O" Office with development required under a PUD. The petitioner had requested approval of the Final PUD providing for the construction of two office buildings with four and two units respectively.

Mr. John Simko, attorney, was present to represent this request. Mr. Simko stated the petitioner agreed to the recommendations made by Staff and the Plan Commission.

Councilman Dillon moved to accept the recommendations of the Plan Commission and Staff and approve the Final Planned Unit Development for Oaks Professional Office Park. Councilman Dreher seconded the motion. On roll call, all voted aye. Motion passed.

ORDINANCE AUTHORIZING THE FINAL PLANNED UNIT DEVELOPMENT FOR OAKS PRO-FESSIONAL CENTER

Councilman Dreher moved to adopt an ordinance to be published in pamphlet form authorizing the Final Planned Unit Development for Oaks Professional Office Park. Councilman Yerly seconded the motion. On roll call, all voted aye. Motion passed.

FINAL PLANNED UNIT DEVELOPMENT/ CRYSTAL LAKE PROFESSIONAL CENTER

The Council received a request for approval of a Final Planned Unit Development for the Crystal Lake Professional Center which would be located approximately 363 feet east of the intersection of Route 176, east of the Colonel Palmer House property and south of the Wyndmuir PUD. The property consists of approximately 7.5 acres zoned "B-3", Shopping Center Business District. The proposed Final PUD consists of five one-story and two two-story buildings to be used for medical office and general office uses.

OAKS

ORDINANCE # 2970

FILE # 316

ORDINANCE

WHEREAS, your Petitioners, McHENRY COUNTY DEVELOPMENT COMPANY and HERMANN SCHWINGE, Trust #1, filed an application for a Final Planned Unit Development, commonly known as "The Oaks Professional Office Park", according to the Crystal Lake Zoning Ordinance and the following described real estate: SEE ATTACHMENT "A".

WHEREAS, the required hearings were held on said application in the manner and in the form as prescribed by the City of Crystal Lake's Zoning Ordinance and the statutes of the State of Illinois.

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

SECTION I: That the planned unit development under the provisions of the Crystal Lake Zoning Ordinance be and is hereby granted in accordance to the City of Crystal Lake subject to the following:

1. Change zoning designation for the subject property from "R-3b" to "O-PUD."

2. Covenants or condominium declarations shall be submitted to Staff for review and approval and referenced on the Final PUD site plan.

3. A six foot screen along the southern border, a six foot cedar privacy fence along the western border, and the minimum ten feet sign setback shall be noted as part of the Final PUD site plan.

4. Directional signs for traffic control shall be indicated as

part of the Final PUD site plan.

5. A parking plan consisting of not less than sixty-six parking spaces shall be submitted as part of the Final PUD site plan. Reposition the parking stalls where needed to reflect the required standard.

6. One of the two handicapped parking spaces shall be moved closer to the Phase II building area. Above ground signage indicating handicapped parking and ramps shall be added as part of the Final PUD site plan.

7. A lighting plan for the subject property parking area shall be submitted to Staff for review and approval.

8. All engineering concerns regarding watershed stormwater management, utilities, soils and fire/emergency measures shall be complied with as part of the approval of the Final PUD.

9. A deceleration lane located at the Route 176 entrance subject to approval by the City Engineer shall be made part of the Final PUD site plan.

10. Redesign the trash receptacle areas to be serviceable by truck.

11. Wherever possible, engineering standards shall take into account existing vegetation.

SECTION II: That granting the planned unit development is in accordance with the provisions of the Zoning Ordinance of the City of Crystal Lake following a written affirmative recommendation of the members of the Plan Commission and approval by the Mayor and City Council of the written recommendation of the Plan Commission of the City of Crystal Lake.

SECTION III: That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION IV: That this Ordinance shall be in full force and effect from and after its passage and approval according to law.

Dated at Crystal Lake, Illinois, this 2nd day of February, 1988.

MAYOR

(SEAL)

ATTEST:

CITY CLERK

PASSED: February 2, 1988

APPROVED: February 2, 1988

PUBLISHED: IN PAMPHLET FORM BY THE AUTHORITY OF THE MAYOR AND CITY COUNCIL

ATTACHMENT "A"

PARCEL 1: That part of the Northeast Quarter of the Southeast Quarter of Section 31, described as follows: Commencing at the intersection of the East line of the Northeast Quarter of said Southeast Quarter with the Southline of Terra Cotta Avenue (State Route 176); thence Westerly along the South line of Terra Cotta Avenue (State Route 176), a distance of 420.9 feet to an angle on said South line; thence Westerly along said South line, a distance of 694.94 feet for the place of beginning; thence continuing Westerly along said South line, a distance of 112.61 feet; thence Southerly parallel with the East line of the Northeast Quarter of said Southeast Quarter, a distance of 386.61 feet to the North line of the South 827.47 feet of the Northeast Quarter of said Southeast Quarter; thence Easterly along said North line, a distance of 112.61 feet; thence Northerly parallel with the East line of the Northeast Quarter of said Southeast Quarter, a distance of 387.20 feet to the place of beginning, in Township 44 North, Range 8 East of the Third Principal Meridian, in McHenry County, Illinois.

PARCEL 2: That part of the Northeast Quarter of the Southeast Quarter of Section 31, described as follows: Commencing at the intersection of the East line of the Northeast Quarter of said Southeast Quarter with the South line of Terra Cotta Avenue (State Route 176); thence Westerly along the South line of Terra Cotta Avenue (State Route 176), a distance of 420.9 feet to an angle on said South line; thence Westerly along said South line, a distance of 807.55 feet for the place of beginning; thence continuing Westerly along said South line, a distance of 93.38 feet to the West line of the Northeast Quarter of said Southeast Quarter; thence Southerly along said West line, a distance of 386.40 feet to the North line of the South 827.47 feet of the Northeast Quarter of said Southeast Quarter; thence Easterly along said North line, a distance of 107.24 feet; thence Northerly parallel with the East line of the Northeast Quarter of said Southeast Quarter, a distance of 386.61 feet to the place of beginning, in Township 44 North, Range 8 East of the Third Principal Meridian, in McHenry County, Illinois.

4. The subdivision shall be subject to the "Anti-monotony Code".

5. Prior to the signing of the Final Plat, the developer shall amend the plat to include the items a thru j listed under "FINAL PLAT REVIEW" within the March 15, 1989 Staff report and g. shall be amended to include Lot 29 as well as Lots 27 and 28.

6. The developer shall resolve the concerns of the Building, Engineering and Fire Department.

Mrs. Van Breda seconded the motion. On roll call, all voted aye. Motion passed.

OAKS PROFESSIONAL OFFICE PARK PHASE 2-FINAL PUD

The petitioner was requesting Final PUD for Oaks Professional Office Park Phase 2. The property is zoned "O-PUD" and is located approximately 150 feet southeast of the intersection of Ridge Avenue and Route 176, commonly known as 475 W. Terra Cotta Avenue. Phase 2 consists of approximately .50 acres.

Mr. Simko, attorney, was present to represent this request. He stated he had met with the building and engineering departments to clarify some things on the site plan that were miscalculated. He stated the site plan shows 69 parking spaces and they only need 68. Mr. Simko stated the petitioner was requesting 14,800 square footage. Nancy stated Staff was told it would be 14,700 square feet. She stated the Commission can make condition #1 subject to Staff approval. Mr. Burnett stated he had been by there many times and there seems to be enough parking. Mr. Simko stated he agreed to all the conditions recommended by Staff.

Mr. Goss stated the parking spaces on the east side of the island seem to be 16'-17' long not 20'. He asked if they could put those spaces on an angle so there would be better access. Nancy stated that Staff had measured those spaces and the petitioner would be requested to move their wheel stops back and then they will comply. Nancy stated if the Commission made condition #1 to reduce the 2,958 by 158 square feet with 68 parking spaces, it would be acceptable

There was no one in the public that wished to speak on this matter.

Mrs. Van Breda moved to approve the Final PUD site plan dated February 22, 1989 for Oaks Office Park Phase 2 with the following conditions:

1. Reduce the total square footage of the building from the requested increase of 2,958 by 158 square feet to comply with the 68 parking spaces provided.

2. Maintain the ratio of 65 percent for office use and 35 percent for medical use on the total project to ensure

adequate parking spaces for existing and future parking needs.

3. Provide additional landscaping on the east property line to screen parking lot from the nursing home.

4. Resolve all Building, Fire and Engineering Departments concerns.

Mr. Goss seconded the motion. On roll call, all voted aye. Motion passed.

Nancy Karasek gave the planning report on:

- Sears Special Use Permit
- AmCore Bank Annexation
- Texas Tim's Tavern
- B.C. Partnership Annexation
- Greenbrier Park Unit 2

The meeting was adjourned at 8:20 p.m.

FLOOD PLAIN DEVELOPMENT PUBLIC HEARING/ 1324 SNOWBERRY LANE AND 1328 SNOWBERRY LANE

Due to improper public hearing notification by the petitioner, no action was taken on this request at this meeting.

OAKS PROFESSIONAL OFFICE PARK PHASE 2 FINAL PUD/McHENRY COUNTY DEVELOPMENT COMPANY - 475 WEST TERRA COTTA AVENUE

A request had been received for approval of the Final Planned Unit Development for the Oaks Professional Office Park Phase 2 located approximately 150 feet southeast of the intersection of Ridge Avenue and State Route 176, commonly known as 475 West Terra Cotta Avenue. The property consists of approximately 1/2 acre currently occupied by an office structure constructed under Phase 1 of the PUD.

Mr. John Simko, attorney, was present to represent this petition. Councilman Yerly asked why only 68 spaces would be required for the site as proposed whereas 72 would have been required previously. The Planning Director stated that because the existing building is now occupied, a more precise determination can be made with respect to the ratio of office and medical use on which to base the parking requirement. Mr. Simko stated that by reducing the building square footage by 158', they would be in compliance with the ordinance.

Councilman Dreher asked the petitioner which of the three options set forth in the fire department's review would be chosen. Mr. Simko responded that they would install fire hydrants on either end of the building.

Councilman Dillon moved to accept the recommendations of the Plan Commission and Staff and to approve the Final Planned Unit Development for the Oaks Professional Office Park Phase 2. Councilman Yerly seconded the motion. On roll call, all voted aye. Motion passed.

ORDINANCE AUTHORIZING FINAL PLANNED UNIT DEVELOPMENT FOR THE OAKS PROFESSIONAL OFFICE PARK PHASE 2

Councilman Yerly moved to adopt an ordinance to be published in pamphlet form authorizing the Final Planned Unit Development for the Oaks Professional Office Park Phase 2. Councilman Dreher seconded the motion. On roll call, all voted aye. Motion passed.

TEMPORARY USE PERMIT REQUEST/FIRST NATIONAL REALTY MANAGEMENT COMPANY, INC./ARTS AND CRAFTS SHOW COMMONS SHOPPING CENTER

The Council had received a request from the First National Realty Management Company, Inc., for a Temporary Use Permit for the purpose of holding an arts and crafts show at the Commons Shopping Center, located at U.S. Route 14 and Teckler Boulevard, on Saturday, August 19, 1989, from 10:00 a.m. to

ORDINANCE # 3129

FILE # 316

ORDINANCE

WHEREAS, your Petitioners, McHENRY COUNTY DEVELOPMENT COMPANY, as beneficiary of Home State Bank of Crystal Lake, Trust No. 3204, filed an application for a Final Planned Unit Development, commonly known as "The Oaks Professional Office Park - Phase Two", according to the Crystal Lake Zoning Ordinance and the following described real estate: SEE ATTACHMENT "A".

WHEREAS, the required hearings were held on said application in the manner and in the form as prescribed by the City of Crystal Lake's Zoning Ordinance and the statutes of the State of Illinois.

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

SECTION I: That the planned unit development under the provisions of the Crystal Lake Zoning Ordinance be and is hereby granted in accordance to the City of Crystal Lake subject to the following:

1. Reduce the total square footage of the building from the requested increase of 2,958 by 158 square feet to comply with the 68 parking spaces provided.

2. Maintain the ratio of 65 percent for office use and 35 percent for medical use on the total project to ensure adequate parking spaces for existing and future parking needs.

3. Provide additional landscaping on the east property line to screen parking lot from the nursing home.

4. Resolve all Building, Fire and Engineering Departments concerns.

SECTION II: That granting the planned unit development is in accordance with the provisions of the Zoning Ordinance of the City of Crystal Lake following a written affirmative recommendation of the members of the Plan Commission and approval by the Mayor and City Council of the written recommendation of the Plan Commission of the City of Crystal Lake.

SECTION III: That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION IV: That this Ordinance shall be in full force and effect from and after its passage and approval according to law.

Dated at Crystal Lake, Illinois, this 20th day of June, 1989.

MAYOR

(SEAL)

ATTEST:

CITY CLERK

PASSED: June 20, 1989

APPROVED: June 20, 1989

PUBLISHED: IN PAMPHLET FORM BY THE AUTHORITY OF THE MAYOR AND CITY COUNCIL

ATTACHMENT "A"

PARCEL 1: That part of the Northeast Quarter of the Southeast Quarter of Section 31, described as follows: Commencing at the intersection of the East line of the Northeast Quarter of said Southeast Quarter with the Southline of Terra Cotta Avenue (State Route 176); thence Westerly along the South line of Terra Cotta Avenue (State Route 176), a distance of 420.9 feet to an angle on said South line; thence Westerly along said South line, a distance of 694.94 feet for the place of beginning; thence continuing Westerly along said South line, a distance of 112.61 feet; thence Southerly parallel with the East line of the Northeast Quarter of said Southeast Quarter, a distance of 386.61 feet to the North line of the South 827.47 feet of the Northeast Quarter of said Southeast Quarter; thence Easterly along said North line, a distance of 112.61 feet; thence Northerly parallel with the East line of the Northeast Quarter of said Southeast Quarter, a distance of 387.20 feet to the place of beginning, in Township 44 North, Range 8 East of the Third Principal Meridian, in McHenry County, Illinois.

PARCEL 2: That part of the Northeast Quarter of the Southeast Quarter of Section 31, described as follows: Commencing at the intersection of the East line of the Northeast Quarter of said Southeast Quarter with the South line of Terra Cotta Avenue (State Route 176); thence Westerly along the South line of Terra Cotta Avenue (State Route 176), a distance of 420.9 feet to an angle on said South line; thence Westerly along said South line, a distance of 807.55 feet for the place of beginning; thence continuing Westerly along said South line, a distance of 93.38 feet to the West line of the Northeast Quarter of said Southeast Quarter; thence Southerly along said West line, a distance of 386.40 feet to the North line of the South 827.47 feet of the Northeast Quarter of said Southeast Quarter; thence Easterly along said North line, a distance of 107.24 feet; thence Northerly parallel with the East line of the Northeast Quarter of said Southeast Quarter, a distance of 386.61 feet to the place of beginning, in Township 44 North, Range 8 East of the Third Principal Meridian, in McHenry County, Illinois.