#2013-60
8611 Huntley Road (Lapetina)
Project Review for Planning and Zoning Commission

Meeting Date:	October 15, 2014
Zoning Requests:	1) Comprehensive Land Use Plan Amendment from Estate Residential to Commerce. 2) Rezoning upon annexation to the "B-2" Highway Service. 3) Special Use Permits for: A) Rental buildings for Cold Storage; B) Outside Storage of campers, boats and trailers in designated fenced-in areas; C) Residential rental of one single-family house; D) Sale of landscape products, limited to boulders, stone, sand, dirt and sod.
Location:	8611 Huntley Road
Acreage:	~3.60 acres
Existing Zoning:	"A-1" Agriculture, County
Surrounding Properties:	North: "A-1" Agriculture, *County, Residential Use* South: "A-1" Agriculture, *County, Residential Use* East: "R-1" Single-Family Residential (Willow's Edge Park) West: "A-1" Agriculture, *County, Residential Use*
Staff Contact:	James Richter II 815.356.3737

Background:

- Location: The property in question, 8611 Huntley Road, is located at the northwest corner of Huntley and Ackman Roads.
- Zoning: The property is currently zoned "A-1" Agriculture, under the County's Zoning Ordinance. The property is improved with a single-family residence, outbuildings for cold storage, an outside area for storage of campers, boats, trailers and a two monopole cell phone towers.
- Request: The petitioner is requesting rezoning upon annexation to the "B-2" Highway Service Business district and special use permits to continue the use of the property for the

existing uses. The portion of the property (~0.9 acres) that contains the two cell towers is excepted out of this annexation request.

- History: The petitioner previously sought annexation into the City in 2005, but the request was denied by the City Council. At the time, some of the key concerns identified were the requested "B-2 Highway Service" zone without a specific plan for the property; concerns expressed by the PZC and Council about the storage (indoor and outdoor) on the property; and concerns by the petitioner with the requirement to pave the property within 5 years. **On September 3, 2013, the City Council reviewed a request from the petitioner regarding a potential annexation of the property. The City Council asked many questions of the petitioner and of staff regarding the affects of annexation on the City. While there was no formal vote regarding the matter, there was a general consensus from the City Council that this request could move forward with the annexation request.**

Land Use Analysis:

- ***McHenry County*:** The property is zoned "A1" Agriculture in the County. Per the County's Zoning Ordinance, several different uses such as single family dwellings, kennels, stables, grain elevators and asphalt/concrete facilities are permitted by right and as conditional uses within the A-1 district. The **County's 2030 Comprehensive Plan** delineates this property as **Residential**. Per the Boundary Line Agreement between the Village of Lakewood and the City of Crystal Lake, this property would be annexed into Crystal Lake.
- ***Surrounding Zoning:*** The properties immediately surrounding the parcel in question are used for residential purposes. The properties to the north, west and south are zoned "A-1" Agriculture, in McHenry County. Willow's Edge Park is to the east of the property and Four Colonies, Unit 17 is located further east and is zoned "R-1" Single Family Residential in the City of Crystal Lake.
- ***LITH Comp Plan:*** Lake in the Hills' Comprehensive Land Use Plan calls for commercial and low density residential along the south side of Ackman Road, traveling westward.
- ***LITH Zoning:*** The zoning within Lake in the Hills, along the south side of Ackman Road is generally consistent with their Land Use Plan, reflecting Institutional Business (I-B), Neighborhood Convenience (B-1), and Single-family residential.
- ***Lakewood Comp Plan:*** The Lakewood Comprehensive Plan calls for low density residential surrounding the subject property, while the properties west of the subject property along Ackman Road call for neighborhood commercial, recreation, and high density residential.
- ***Lakewood Zoning:*** The Zoning for Lakewood generally reflects their Land Use Plan, with single-family residential to the northwest along Ackman Road, B-1 Neighborhood Business to the west and Single-family residential as you continue westward (north side of Ackman).
- ***Use Landscape (surrounding areas):*** Since 2005, there has been a change in the use landscape along Ackman Road. The commercial development (Lou Malnati's Pizzeria, strip retail and Chesterbrook Academy) at Redtail Drive and Ackman Road has since been built and the Village of Lakewood is actively marketing the property at the northwest corner of Redtail Drive and Ackman Road for a gasoline service station. The

future land use plan for the Village of Lake in the Hills also designates the properties on the south side of Ackman Road across from this property and west to Lakewood Road as Commercial.

- ***Crystal Lake Zoning Regulations:*** Upon annexation, the property will be subject to the property maintenance regulations of the City. Furthermore, any future commercial development will be consistent with the City's vision for this corner and annexing the property into the City will ensure that property is developed to City standards.
- ***Existing Uses:*** Upon review of this request, legal counsel's recommendation is to rezone this property to the "B-2 PUD" district and allow the existing uses to continue. To the extent that such uses are not in compliance with the City's UDO, they shall be considered legal non-conforming uses. While the existing uses can continue in the current manner, any development of the property will have to occur in accordance with a Planned Unit Development which is approved the City.

Findings of Fact:

COMPREHENSIVE LAND USE PLAN AMENDMENT

The Comprehensive Plan designates the subject property as Estate Residential, which is defined as: "low density single-family housing containing lots of one-third acre or more". The solicited rezoning would require an amendment to the Comprehensive Land Use Plan from Estate Residential to Commerce. Commerce is defined as "existing retail and service commercial areas, indicating areas for future commercial uses."

REZONING

The requested "B-2" General Commercial district would allow several principal permitted uses including, but not limited to:

1) Automobile Dealers and related uses
2) Vehicle Repair and maintenance uses
3) Retail Uses
4) Service Uses, including beauty salons, spas, diet and weight reducing centers, veterinarian clinic, interior design, funeral home, etc.
5) Education Services
6) Financial Institutions
7) Food Services
8) Offices and
9) Commercial Recreation Uses.

Comprehensive Land Use Plan Amendment

The petitioner's request before the Planning and Zoning Commission and the City Council would amend the Comprehensive Land Use Plan from Estate Residential to Commerce for the 3.6 acres, commonly known as 8611 Huntley Road.

Rezoning upon Annexation

The petitioner's request before the Planning and Zoning Commission and the City Council

would grant "B-2 PUD" General Commercial PUD zoning designation for the 3.60 acres, commonly known as 8611 Huntley Road.

Recommended Conditions:

If the Planning and Zoning Commission recommends a comprehensive land use plan amendment and annexation of the property with an initial zoning classification of "B-2 PUD" located at 8611 Huntley Road, the following are recommended as conditions of approval:

1) Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
    A. Application (received 12/9/13).
    B. PIQ (received 12/9/13).
    C. Draft annexation agreement Petition for Initial Zoning (received 12/9/13).
    D. Plat of Survey (exhibit) (received 12/9/13).
2) The petitioner shall provide a detailed site plan depicting and describing the various land uses and their extent on the site, so as to establish the current uses on the site prior to executing the annexation agreement.
3) The petitioner shall meet all the conditions of the Community Development, Public Works, Fire Rescue and Police Departments.

2013 60

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Lapetina Annexation

RECEIVED
DEC 09 2013
BY:

Action Requested

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

Petitioner Information

Name: Joseph J. Lapetina and Elaine M. Lapetina
Address: PO Box 81
Palatine, IL 60078
Phone: 847-321-0085
Fax: _____
E-mail: jlap002@yahoo.com

Owner Information (if different)

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

Property Information

Project Description: Lapetina Annexation

Project Address/Location: 8611 Huntley Road, Crystal Lake, Illinois 60014

PIN Number(s): 18-13-100-039

Development Team

Please include address, phone, fax and e-mail

Developer: Petitioner

Architect:

Attorney: Thomas C. Zanck, 40 Brink Street, Crystal Lake, Illinois 60014 (815) 459-8800 (815) 459-8429 fax
tzanck@zcwlaw.com

Engineer:

Landscape Architect:

Planner:

Surveyor: Luco Construction Co., 54 Lou Street, Crystal Lake, Illinois 60014 (815) 526-3974 (815) 526-3984 fax

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.

Elaine M Laystrom 11/20/2019

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.

PUBLIC NOTICE

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

IN THE MATTER OF THE APPLICATION OF Joseph J. Lapetina and Elaine M. Lapetina, 8611 Huntley Road, Crystal Lake, Illinois 60014

LEGAL NOTICE

Notice is hereby given in compliance with the Zoning Ordinance of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission of the City of Crystal Lake upon the application of Joseph J. Lapetina and Elaine M. Lapetina relating to the property located at 8611 Huntley Road, Crystal Lake, Illinois 60014. PIN: 18-13-100-039.

This application is filed for the purpose of seeking rezoning upon annexation to the B-2 Business District with a Special Use to continue to allow the rental of buildings for cold storage; outside storage of campers, boats and trailer in fence in areas; the rental of one residential house; and to allow the sale of landscape products limited to boulders, stone, sand, dirt and sod, pursuant to Article 2 and Article 9 of the Crystal Lake Unified Development Ordinance.

A public hearing before the Planning and Zoning Commission on the request will be held at 7:30 p.m. on October 15th, 2014, at Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Thomas Hayden, Chair
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald September 29, 2014. #5216)

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, MAY 7, 2014
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

The meeting was called to order by Chairman Hayden at 7:30 p.m. On roll call, members Esposito, Gavle, Goss, Greenman, Jouron, Skluzacek, and Hayden were present. Mr. Batastini was absent.

James Richter II, Planning and Economic Development Manager, Latika Bhide, Planner, and Rick Paulson, Building Commissioner, were present from Staff.

Mr. Hayden asked those in attendance to rise to say the Pledge of Allegiance. He led those in attendance in the Pledge.

Mr. Hayden stated that this meeting was being televised now as well as recorded for future playback on the City's cable station.

2013-60 LAPETINA – 8611 Huntley Rd – PUBLIC HEARING
Annexation, Rezoning to "B-2" Business District, Special Use Permit to continue to allow the rental of buildings for cold storage; outside storage, rental of one residential house, and sale of landscape materials.

Mr. Hayden stated that the sign had been posted. He said the surrounding property owners were notified and the Certificate of Publication was in the file. Mr. Hayden waived the reading of the legal notice without objection.

Tom Zanck, attorney, and Joe and Elaine Lapetina, owners, were present to represent the petition. Mr. Zanck said the property is located at the northwest corner of Huntley and Ackman Roads. The property is currently used primarily for cold and outside storage and it has a residence located there as well. This property was before the City in 2005 for annexation but there were concerns with the dedication of the right-of-way. Mr. Zanck added that things have changed and they are again requesting annexation and to continue to manage the property as it has been managed. He handed out copies of the Lake in the Hills Comprehensive Plan as well as the zoning map. To the west of this property and south of Ackman Road is the property the Crystal Lake Park District is purchasing for their facility. Mr. Zanck said Lake in the Hills is actively seeking a gas station in that area. This property will be very important in the future and they are requesting the "B-2PUD General Commercial zoning district. They believe in the future this property will be a business parcel. He added that when that time comes, the developer would need to come back to the City for their PUD approval.

Mr. Zanck said they agree with the conditions listed in the staff report.

There was no one in the public who wished to comment on this petition. The public portion was closed at this time.

Mr. Hayden asked if the property had come before the City Council in the 1990's. Mr. Lapetina said no.

Mr. Goss asked where the gas station is proposed. Mr. Zanck explained. Mr. Goss said he doesn't see the urgency and it will take some time for them to get there. He is concerned with no concessions for paving in 5 years, etc. Only to have the property as it is currently. What benefit is there to annex the property? He doesn't see what has changed since 2005. Mr. Zanck said the character of the neighborhood has changed. Mr. Goss said there are properties that are currently agriculture and with this rational they should be zoned ""B-2PUD" for the future. Mr. Zanck said that zoning shouts to the world that this property is available. Mr. Goss said the vision of the City is different than that of Lake in the Hills. There are mostly residential uses along Ackman Road.

Mr. Esposito said this seems to be a place for convenience stores. Zoning the property without a plan is like putting the cart before the horse. To bring in the property, zone it "B-2" and have it sit, will open Pandora's box. He would not have a problem if they had a plan before them.

Mr. Greenman said there is property at Ackman and Randall – Kaper's property – that was annexed and zoned "R-2" with the intention that it would be rezoned when a plan comes before the City. That has worked well. Ms. Bhide said that for the Kaper piece the Comprehensive Plan shows Commercial. Mr. Greenman said he would like the property to be within the City and there is a lot of opportunity in the future. He is not in a position to agree to "B-2PUD" and would prefer the zoning be determined when a plan comes before them. Mr. Greenman said he would like to have the Special Use Permit for the storage have a time frame to allow that use to be renewed if there are no problems. This will provide options for the City.

Mr. Skluzacek said the petitioner wants to keep things the way they are currently but for how long. He doesn't see any improvement to the property.

Mr. Lapetina said they need the "B-2" zoning because it saves a step for future developers. This is a very busy intersection. Mrs. Lapetina said the area has changed tremendously. Mr. Lapetina said he can't put money into building a plaza on the property. Mr. Skluzacek said outside storage requires a screening so it can't be seen. Mr. Lapetina said the storage can't be seen in the summer because of the landscaping. Mr. Skluzacek said it can be seen now.

Mr. Zanck said the request is for a holding pattern. Mrs. Lapetina said this is an opportunity. It could be a future outpatient center because of the hospital coming nearby.

Mr. Goss asked why the property the cell tower is on (200 feet by 200 feet) is excluded from the annexation. Mr. Zanck said that has the appropriate entitlements in the County.

Mr. Hayden asked why annex the property now. Mr. Lapetina said it is the only choice they have. Someday the property will develop but he wants to keep it the way it is until then. Mr. Zanck said they could request a Special Use Permit in the County but that would only be a temporary measure. Mr. Hayden asked why parts of the parcel are excluded from the annexation. Mr. Zanck restated that the small parcel is already zoned appropriately in the County. Mr. Hayden said the remaining property is also currently zoned in the County. Every parcel is zoned. Mr. Zanck urged the PZC to recommend annexation and zoning the parcel as requested so the property is in a holding pattern. Now is the time to strike and the City will be in total control. Mr. Hayden said not exactly total control.

Mr. Goss said the property at Bard and Huntley Roads have exclusions as to what can go on the commercial portion of that property.

Mr. Greenman said he is not comfortable with "B-2PUD". He would prefer it be zoned "R-2" with the ability to rezone it in the future with a development plan. He would prefer it be like the Kaper property which has worked well.

Mr. Hayden asked if there is an annexation agreement. Ms. Bhide said they are currently working on it. Mr. Hayden said that agreement dictates what goes on the property. There will be an agreement for how the property will develop without benefit of a plan being presented. Mr. Hayden said he is struggling with this parcel.

Mr. Goss asked if after the property is annexed the City can do a safety inspection and require things to be fixed up. Mr. Richter said a safety inspection is more for repairing lights and exits, or moving combustible materials.

Mr. Gavle asked how close water and sewer is to this property. Mr. Richter said it is approximately 1,400 feet.

Mr. Greenman asked about Council referring this back to them. Ms. Bhide said all annexations go to Council to be referred back to the PZC. Mr. Greenman said they need guidance. They don't control the annexation agreement but do make recommendations on Comprehensive Land Use Plan amendments.

Mr. Goss said an amendment to the Comprehensive Plan would need to take into account the other properties in the area. Both sides of Ackman Road are residential. Mr. Jouron said the best solution is to annex the property so we can control it. Mr. Esposito said they need to think outside the box. What could go here? Commercial is close to this property already. Mr. Skluzacek said he can't agree with the request until he knows what will be going there. He can't go for it.

Mr. Hayden feels that the zoning of the property should not make it a legal non-conforming lot when annexed. He agrees that it should be annexed so the City controls it but he isn't sure if "B-2PUD" is right. He is also concerned with leaving out the towers property. All parcels are zoned whether it is in the County or in a municipality. Mr. Hayden said he is not stating that business would be wrong on this

property. The property at Bard and Huntley is surrounded by residential.

Mrs. Lapetina said they are looking to the future – the next 5 to 7 years. She understands they want the best for their community. They haven't done anything wrong on this property.

Mr. Esposito said the Comprehensive Plan shows what the City would like in an area without changing the zoning. It is hard to change the zoning without a plan or a vision for the property. Zoning is legal and is set while the Comprehensive Plan is visionary. He said potential developers look at the Comprehensive Plan first.

Mr. Goss said they can ask Council whether they would like the PZC to review the Comprehensive Plan for this area.

Mr. Zanck said he would like action taken on the Special Use Permit portion of the request. Mr. Goss said they can't act on anything regarding property not within the City limits.

Mr. Greenman recalled several instances where the annexation agreement development requirements were not exactly what they would prefer there.

Mr. Zanck said he understands the Commissioners' position and asked that this request be tabled to give everyone sufficient time to review the Comprehensive Plan. Mr. Hayden suggested that this request be continued to a date certain.

Mr. Goss moved to continue 2013-60 Lapetina Annexation to August 20, 2014 PZC meeting and requesting City Council to refer back to the Planning and Zoning Commission to review a subarea of the Comprehensive Lane Use Plan to determine what changes need to be made if any. Mr. Jouron seconded the motion. On roll call, all members voted aye. Motion passed.

Mr. Hayden said he would love to see the property within the City but they want to be sure they are doing the right thing.

McHenry County Planning and Development

Request For Service

RFS # 2004-00487

REQUEST DATE: 06/04/2004 **Parcel # 18-13-100-039**

PROPERTY INFORMATION

8611 HUNTLEY RD
CRYSTAL LAKE, IL 60014 -8504

MAILING INFORMATION

JOE LAPETINA
P.O. BOX 81
PALATINE, IL 60078

VIOLATION DESCRIPTION

OPERATING A STORAGE BUSINESS ON PROPERTY ZONED A-1 IN VIOLATION OF MCHENRY COUNTY ZONING ORDINANCE SECTION 402

Date of First Inspection:	**6/10/2004**	**Red Tag Issued?**	
First Inspector:	**DS**	**Red Tag Date:**	
Picture Taken?		**Complainant:**	

COMMENTS

6/10/04 ONE COMMERCIAL VEHICHLE NOTED TO BE PARKED ON THE PROPERTY NO OTHER NOTED VIOLATIONS D
6/23/04 SEMI TRAILER AND SEMI- CAB PRESENT SEE PHOTO DS
7/15/04 SEMI TRAILER AND SEMI- CAB REMAIN- SEE PHOTO DS
7/30/04 TRAILER AND SEMI-CAB HAVE BEEN REMOVED. OWNER WILL PROBABLY START A NURSERY BUSINESS- ADVISED OF THE NEED FOR A CONDITIONAL USE PERMIT IS ITEMS ARE SOLD THAT ARE NOT AG RELATED DS
11/23/04 SEVERAL VEHICLES PARKED AT EAST END OF BUILDINGS- SIGNS FOR RENTING SPACE FOR VEHICLES WITH SEVERAL VEHICLES NOTED ON PROPERTY AT THE WEST OF BARNS ETC SEE PHOTOS DS
3/05 SPOKE WITH OWNER - THEY ARE WAITING FOR CELL TOWER APPROVAL AND WILL THEN ENTER AN ANNEXATION AGREEMENT WITH THE CITY OF CRYSTAL LAKE DS
5/4/05 SPOKE WITH OWNER- HE WILL CALL ATTORNEY AND DETERMINE DATE THEY WILL BE BEFORE THE CITY OF CRYSTAL LAKE DS
7/19/05 OWNER STATED THE PROPERTY ANNEXED INTO THE CITY OF CRYSTAL LAKE CLOSE FILE DS

McHenry County Planning and Development

Request For Service **RFS # 2004-00652**

REQUEST DATE: 08/04/2004 **Parcel # 18-13-100-039**

PROPERTY INFORMATION

8611 HUNTLEY RD
CRYSTAL LAKE, IL 60014 -8504

MAILING INFORMATION

JOE LAPETINA
P.O. BOX 81
PALATINE, IL 60078

VIOLATION DESCRIPTION

Date of First Inspection:	**7/30/2004**	**Red Tag Issued?**	
First Inspector:	**DS**	**Red Tag Date:**	
Picture Taken?		**Complainant:**	**LAURA JOHNSON**

COMMENTS

8/4/04 RECEIVED COMPLAINT FROM PREVIOUS TENANT THAT ROOF WAS CAVED IN, FURNACE AND HOT WATER HEATER RUSTED, TUB LEAKED, WINDOWS WONT OPEN, ONE EXIT OUT OF HOUSE, BASEMENT STAIRS FALLING, CRACK IN BASEMENT FOUNDATION CAUSED FLOODING.- SPOKE WITH COMPLAINANT AND INFORMED HER I HAD BEEN IN THE STRUCTURE LAST WEEK AND FOUND HER COMPLAINT FAIRLY INACCURATE. ADVISED HER IT APPEARED THE PROPERTY WAS LEFT IN A VERY DIRTY AND BROKEN STATE AND THAT OWNER WOULD BE DOING REPAIRS DS
WHILE ON PROPERTY WITH OWNER ON 7/30/04 REGARDING ANOTHER RFS A WALK THROUGH OF THE RESIDENCE WAS CONDUCTED AS THE OWNER WANTED TO SHOW THE CONDITION THE PROPERTY WAS IN WHEN THE TENANT LEFT THE PROPERTY. THE ROOF WAS NOT CAVED IN- NEW SHINGLES WERE NEEDED, THERE WERE SEVERAL WINDOWS THAT WERE BROKEN OUT THAT WOULD NEED REPLACING, THERE WERE THREE WAYS TO EXIT THE RESIDENCE AND THE BASEMENT STAIRS WERE NOT COLLAPSING. THE OWNER WAS TO DO MAJOR CLEANING AND REPAIRS ON THE PROPERTY TO MAKE IT HABITIBLE AGAIN. NO DEFINITE P & D VIOLATION THAT WOULD NOT NEED REPAIRING. CLOSE FILE DS

McHenry County Planning and Development

Request For Service **RFS # 2005-01188**

REQUEST DATE: 12/13/2005 **Parcel # 18-13-100-039**

PROPERTY INFORMATION

8611 HUNTLEY RD
CRYSTAL LAKE, IL 60014 -8504

MAILING INFORMATION

JOE LAPETINA
P.O. BOX 81
PALATINE, IL 60078

VIOLATION DESCRIPTION

OPERATING A BUSINESS ON PROPERTY ZONED A-1 IN VIOLATION OF MCHENRY COUNTY ZONING ORDINANCE SECTION 303.1 (FINAL NOTICE)

Date of First Inspection:	**12/15/2005**	**Red Tag Issued?**	
First Inspector:	**DS**	**Red Tag Date:**	
Picture Taken?		**Complainant:**	

COMMENTS

12/15/05 STORAGE BUSINESS ON PROPERTY AND BUILDINGS BEING USED FOR BUSINESS SEE PHOTOS DS
1/23/06 LEFT MESSAGE FOR OWNER REGARDING ANNEXATION STATUS WITH CITY OF CL DS
3/9/06 LEFT MESSAGE FOR OWNER TO PROVIDE DATE OF ANNEXATION PAPERWORK BEING ON FILE WITH CL DS
4/26/06 SPOKE WITH OWNER- WILL HAVE INFO BY 5/1/06 TO CITY OF CL DS
5/2/06 SPOKE WITH LATIKA AT CL- THEY ARE WAITING ON FEES - NOT ON AGENDA - WILL NOTIFY US OF WHEN THEY ARE ON THE AGENDA DS
7/10/06 NO EVIDENCE OF BUSINESS BEING CONDUCTED ON PROPERTY OR IN BUILDINGS (NO ACCESS) CLOSE FILE DB

McHenry County Planning and Development

Request For Service **RFS # 2006-00079**

REQUEST DATE: 02/16/2006 **Parcel # 18-13-100-039**

PROPERTY INFORMATION

8611 HUNTLEY RD
CRYSTAL LAKE, IL 60014 -8504

MAILING INFORMATION

JOE LAPETINA
PO BOX 81
PALATINE, IL 60078

VIOLATION DESCRIPTION

PRESENCE OF A SIGN WITHOUT THE PROPER PERMIT IN VIOLATION OF SECTION 801.1 OF THE MCHENRY COUNTY SIGN ORDINANCE

Date of First Inspection: **Red Tag Issued?**

First Inspector: **Red Tag Date:**

Picture Taken? **Complainant:**

COMMENTS

3/17/06 SIGN REMOVED CLOSE FILE DS

McHenry County Planning and Development

Request For Service

RFS # 2006-00082

REQUEST DATE: 02/15/2006

Parcel # 18-13-100-039

PROPERTY INFORMATION

8611 HUNTLEY RD
CRYSTAL LAKE, IL 60014 -8504

MAILING INFORMATION

JOE & ELAINE LAPETINA
PO BOX 81
PALATINE, IL 60078

VIOLATION DESCRIPTION

PRESENCE OF A SIGN WITHOUT THE PROPER PERMIT IN VIOLATION OF SECTION 801.1 OF THE MCHENRY COUNTY SIGN ORDINANCE (FINAL NOTICE TO APPLY FOR CONDITIONAL USE OR REMOVE)

Date of First Inspection:	**Red Tag Issued?**
First Inspector:	**Red Tag Date:**
Picture Taken?	**Complainant:**

COMMENTS

3/17/06 SIGN REMAINS DS
4/19/06 SIGNAGE REMAINS SEE PHOTO DS
4/26/06 OWNER OF SIGN CALLED AND WILL SPEAK WITH OWNER REGARDING CONDITIONAL USE SH
6/8/06 SIGN HAS BEEN REMOVED CLOSE FILE JJ

McHenry County Planning and Development

Request For Service **RFS # 2006-00570**

REQUEST DATE: 05/22/2006 **Parcel # 18-13-100-039**

PROPERTY INFORMATION

8611 HUNTLEY RD
CRYSTAL LAKE, IL 60014 -8504

MAILING INFORMATION

JOE LAPETINA
P.O. BOX 81
PALATINE, IL 60078

VIOLATION DESCRIPTION

OPERATING A BUSINESS ON PROPERTY ZONED A-1 WITHOUT A CONDITIONAL USE PERMIT IN VIOLATION OF MCHENRY COUNTY ZONING ORDINANCE SECTION 303.1 (HUBBS GREENHOUSE SELLING PRODUCTS NOT GROWN ONSITE)

Date of First Inspection:	**5/26/2006**	**Red Tag Issued?**	
First Inspector:	**DS**	**Red Tag Date:**	
Picture Taken?		**Complainant:**	

COMMENTS

5/26/06 TRUCK FROM HUBBS GREENHOUSE ON SITE AND SELLING PLANTS THAT ARE NOT GROWN ON THE PROPERTY DS
5/30/06 SPOKE WITH OWNER- ADVISED TO ANNEX INTO VILLAGE/CITY OR OBTAIN CU FOR BUSINESSES BEING CONDUCTED ON PROPERTY DS
7/10/06 NO EVIDENCE OF BUSINESS AT THIS TIME CLOSE FILE DB

McHenry County Planning and Development

Request For Service **RFS # 2006-01080**

REQUEST DATE: 08/21/2006 **Parcel # 18-13-100-039**

PROPERTY INFORMATION

8611 HUNTLEY RD
CRYSTAL LAKE, IL 60014 -8504

MAILING INFORMATION

JOSEPH AND ELAINE LAPETINA
P O BOX 81, WINDSOR GATE FARMS
PALATINE, IL 60078

VIOLATION DESCRIPTION

NON-COMPLETION OF INSPECTIONS AND NON-ISSUANCE OF A CERTIFICATE IN VIOLATION OF IRC SECTION 105.5 FOR PERMIT I-3414 ISSUED FOR CELL TOWER (FINAL NOTICE AS PERMIT EXPIRES ON 9/24/06)

Date of First Inspection:	**Red Tag Issued?**
First Inspector:	**Red Tag Date:**
Picture Taken?	**Complainant:**

COMMENTS

9/15/06 CC ISSUED CLOSE FILE JJ

McHenry County Planning and Development

Request For Service **RFS # 2009-00514**

REQUEST DATE: 06/23/2009 **Parcel # 18-13-100-039**

PROPERTY INFORMATION

8611 HUNTLEY RD
CRYSTAL LAKE, IL 60014 -8504

MAILING INFORMATION

LAPATINA JOSEPH J ELAINE M
PO BOX 81
PALATINE, IL 60078-0081

VIOLATION DESCRIPTION

ALTERATION TO THE PROPERTY WITHOUT A STORMWATER MANAGEMENT PERMIT IN VIOLATION OF MCHENRY COUNTY STORMWATER MANAGEMENT ORDINANCE ARTICLE IV, SECTION A

Date of First Inspection:	**6/24/2009**	**Red Tag Issued? N**	
First Inspector:	**DW**	**Red Tag Date:**	
Picture Taken?	**Y**	**Complainant:**	**HANK BAUER**

COMMENTS

6/24/09 NO SIGN OF DEVELOPMENT ON PROPERTY - COMPLAINANT PROPERTY IS LOWER THAN THIS PROPERTY, RECEIVING WATER FROM ALL PROPERTIES AROUND SEE PHOTOS DW
7/7/09 NO SIGN OF REGULATED DEVELOPMENT- NO SMO VIOLATION CLOSE FILE MGP

McHenry County Planning and Development

Request For Service **RFS # 2013-00295**

REQUEST DATE: 05/23/2013 **Parcel # 18-13-100-039**

PROPERTY INFORMATION

8611 HUNTLEY RD
CRYSTAL LAKE, IL 60014 -8504

MAILING INFORMATION

LAPETINA JOSEPH J ELAINE M
PO BOX 81
PALATINE, IL 60078-0081

VIOLATION DESCRIPTION

OPERATING BUSINESSES ON PROPERTY ZONED A-1 IN VIOLATION OF MCHENRY COUNTY ZONING ORDINANCE SECTION 303.1 (FINAL NOTICE TO REMOVE ALL BUSINESSES OR OBTAIN THE PROPER ZONING)

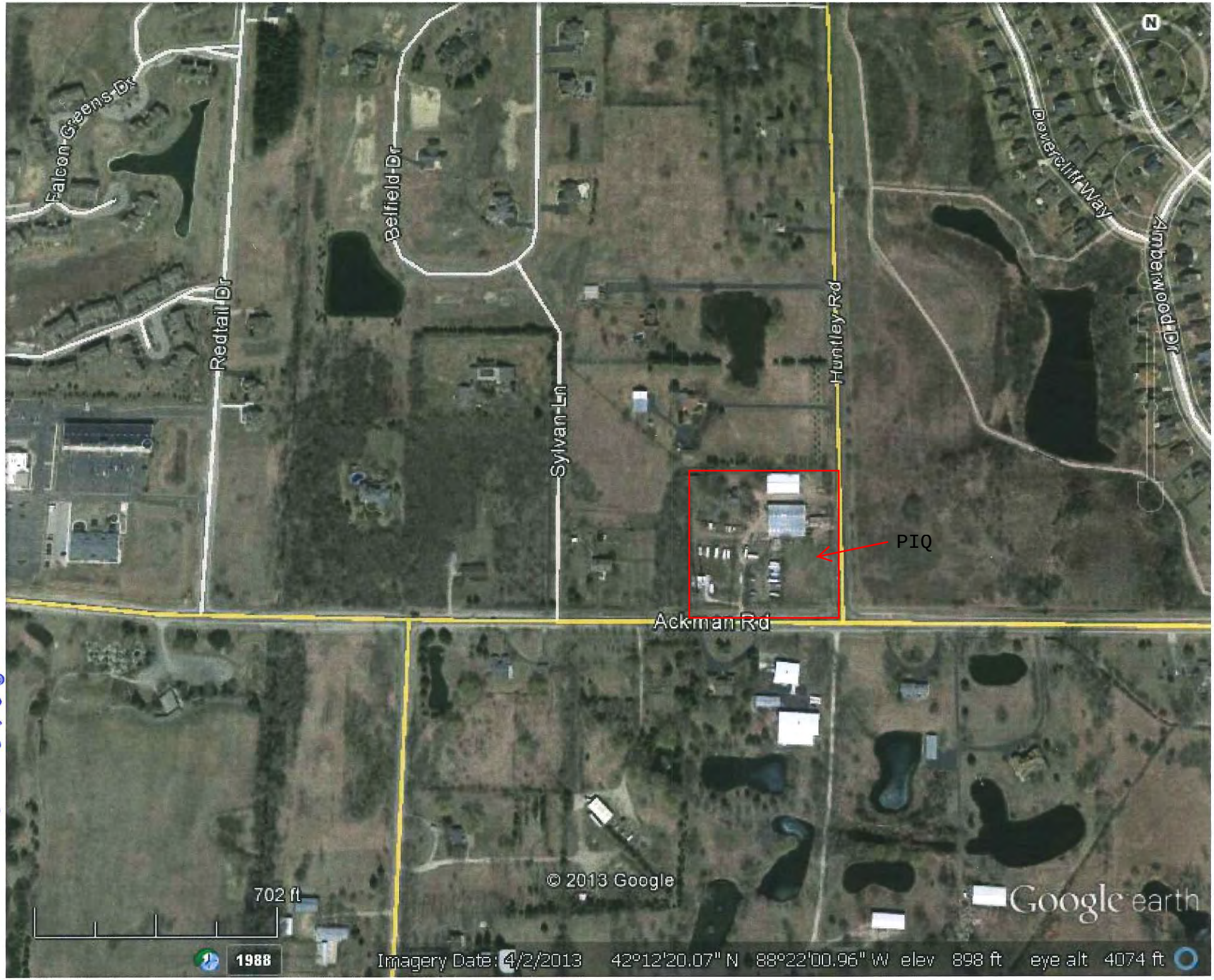
Date of First Inspection: **Red Tag Issued? N**

First Inspector: **Red Tag Date:**

Picture Taken? **N** **Complainant:**

COMMENTS

5/24/13 SPOKE WITH TENANT MIKE SMITH WHO OWNS A LANDSCAPING BUSINESS. THERE ARE ALSO MECHANIC SHOPS ONSITE. SEE PHOTOS JK
5/24/13 SPOKE WITH MIKE SMITH @ 815-575-6726 - ADVISED WE WILL LOOK INTO ZONING AND GET BACK TO HIM. DS
5/28/13 LEFT MESSAGE FOR MIKE SMITH THAT THERE IS NOT PROPER ZONING FOR USE OF PROPERTY. DS
5/28/13 BOAT AND RV STORAGE ALONG WITH BUSINESSES ON
PROPERTY. SEE PHOTOS DS
10/25/13 COMMERCIAL VEHICLES AND EQUIPMENT ON PROPERTY. APPEARS OTHER BUSINESSES REMAIN AS WELL. SEE PHOTOS DS

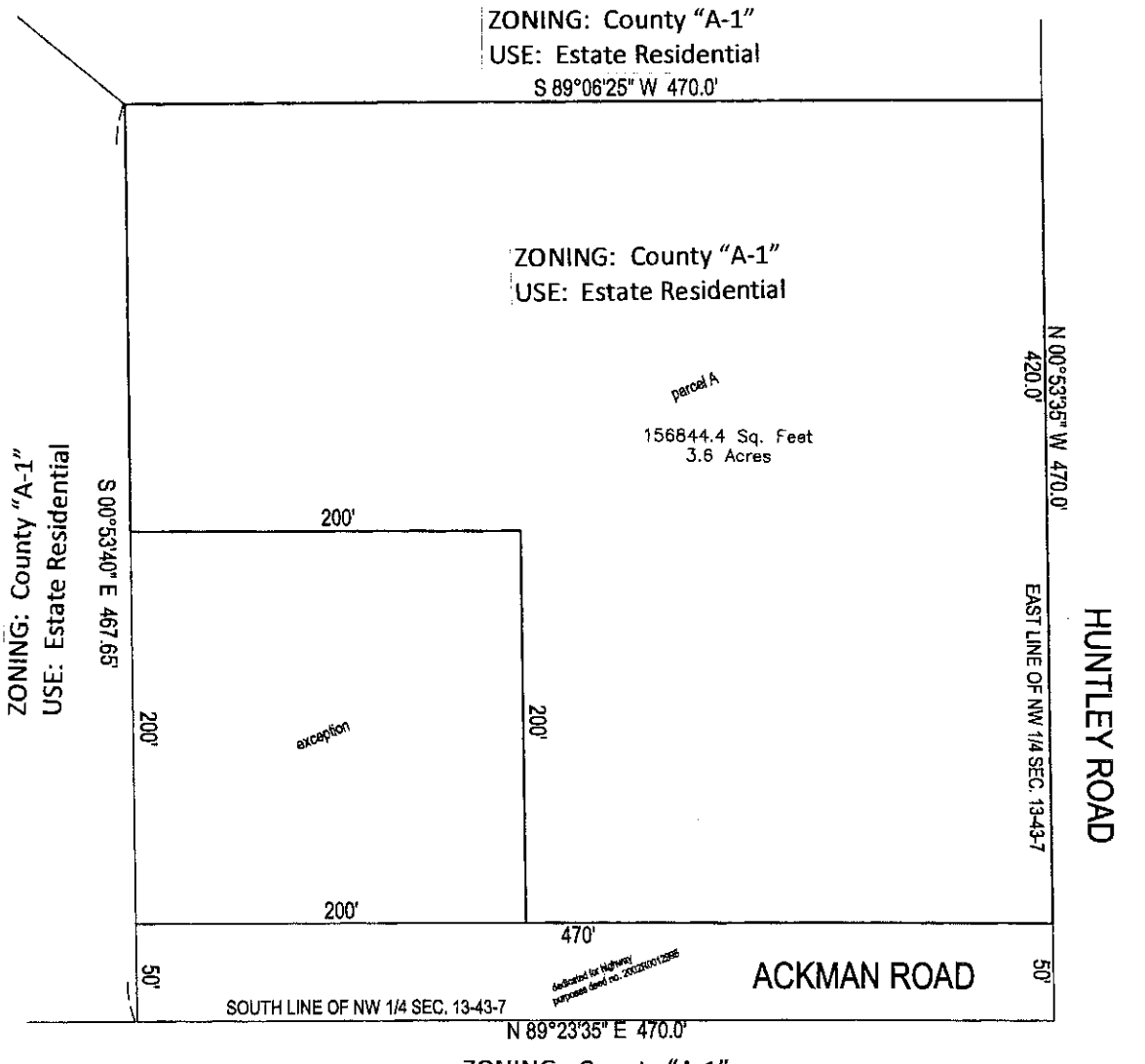

Falcon Greens Dr
Redtail Dr
Belfield Dr
Sylvan Ln
Huntley Rd
Deverell Way
Amberwood Dr
N
PIQ
Ackman Rd
© 2013 Google
Google earth
702 ft
1988
Imagery Date: 4/2/2013 42°12'20.07" N 88°22'00.96" W elev 898 ft eye alt 4074 ft

2013 09 60

Exhibit

LEGAL DESCRIPTION:

PARCEL A: BEGINNING AT THE INTERSECTION OF THE CENTER LINES OF ACKMAN ROAD AND HUNTLEY ROAD; THENCE NORTH 0 DEGREES 53 MINUTES 35 SECONDS WEST, ALONG THE CENTER LINE OF SAID HUNTLEY ROAD, 470.0 FEET; THENCE SOUTH 89 DEGREES 06 MINUTES 25 SECONDS WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 470 FEET; THENCE SOUTH 0 DEGREES 53 MINUTES 40 SECONDS EAST, 467.65 FEET TO THE CENTER LINE OF SAID ACKMAN ROAD; THENCE NORTH 89 DEGREES 23 MINUTES 35 SECONDS EAST, ALONG SAID CENTER LINE, 470.0 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS. (EXCEPTING THE SOUTH 50 FEET THEREOF, DEDICATED FOR HIGHWAY PURPOSES) AND (ALSO EXCEPTING THEREFROM THE SOUTH 200 FEET OF THE WEST 200 FEET, AS MEASURED ALONG THE SOUTH AND WEST LINES THEREOF OF THE ABOVE DESCRIBED PROPERTY).



2013 60

RECEIVED
DEC 09 2013
BY:

0 60 120 180

11/18/13 - change per customer request

N

LUCO CONSTRUCTION CO.			
PROFESSIONAL DESIGN FIRM NO. 184.004829			
CLIENT NAME: Lapetina			54 Lou Street Crystal Lake, IL 60014 815.526.3974 815.526.3984 fax
CLIENT REFERENCE: N/A			
FIELD WORK COMPLETED: n/a	SURVEY COMPLETED: 10/22/13	DRAWN BY: JAC	PROJECT NO. 13-32451

V[illegible] O[illegible] L[illegible] O[illegible] d[illegible]
[illegible] M[illegible]

0 600' 1200' 1800' 2400'

LEGEND:

- CORPORATE BOUNDARY
- ZONING DISTRICT
- PLATTED LOTS, STREETS, SITES
- PLATTED, UNCONSTRUCTED STREETS
- * – SPECIAL USES
- TH – TOWNHOUSE/SINGLE–FAMILY ATTACHED
- CLUSTER – SMALL LOT/SINGLE–FAMILY DETACHED

ZONING DISTRICTS:

- AG – AGRICULTURAL
- R–1 – SINGLE–FAMILY DETACHED, 32,670 SQ. FT. MIN.
- R–2 – SINGLE–FAMILY DETACHED, 15,000 SQ. FT. MIN.
- R–3 – SINGLE–FAMILY DETACHED, 22,000 SQ. FT. MIN.
- B–1 – NEIGHBORHOOD BUSINESS
- B–2 – GENERAL BUSINESS
- P.D. – PLANNED DEVELOPMENT (MAY GRANT DENSITY OR LOT SIZE VARIATIONS TO UNDERLYING ZONING)
- – PRELIMINARY PLAT

EXCEPT FOR DETERMINATION OF ZONING BOUNDARIES, THIS MAP IS NOT INTENDED FOR ANY LEGAL PURPOSE AND IS NOT SUITABLE FOR SURVEY PURPOSES.

ALL REASONABLE ATTEMPTS AT ACCURACY HAVE BEEN MADE IN THE PRODUCTION OF THIS MAP. HOWEVER, IT IS RECOMMENDED THAT THE VILLAGE BE CONTACTED AT 815/459–3025 FOR SPECIFIC DETAILS RELATIVE TO ANY GIVEN PARCEL OR ZONING DISTRICT.

* 1 ORD. 1994–95–31, APRIL 25, 1995 – OFFICE USE
* 2 ORD. 1998–46, DECEMBER 8, 1998 – EARTH MATERIALS EXTRACTION AND PROCESSING PLANTS
* 3 ORD. 2010–39, JUNE 8, 2010 – COMMERCIAL/OFFICE USE
* 4 UTILITY USE

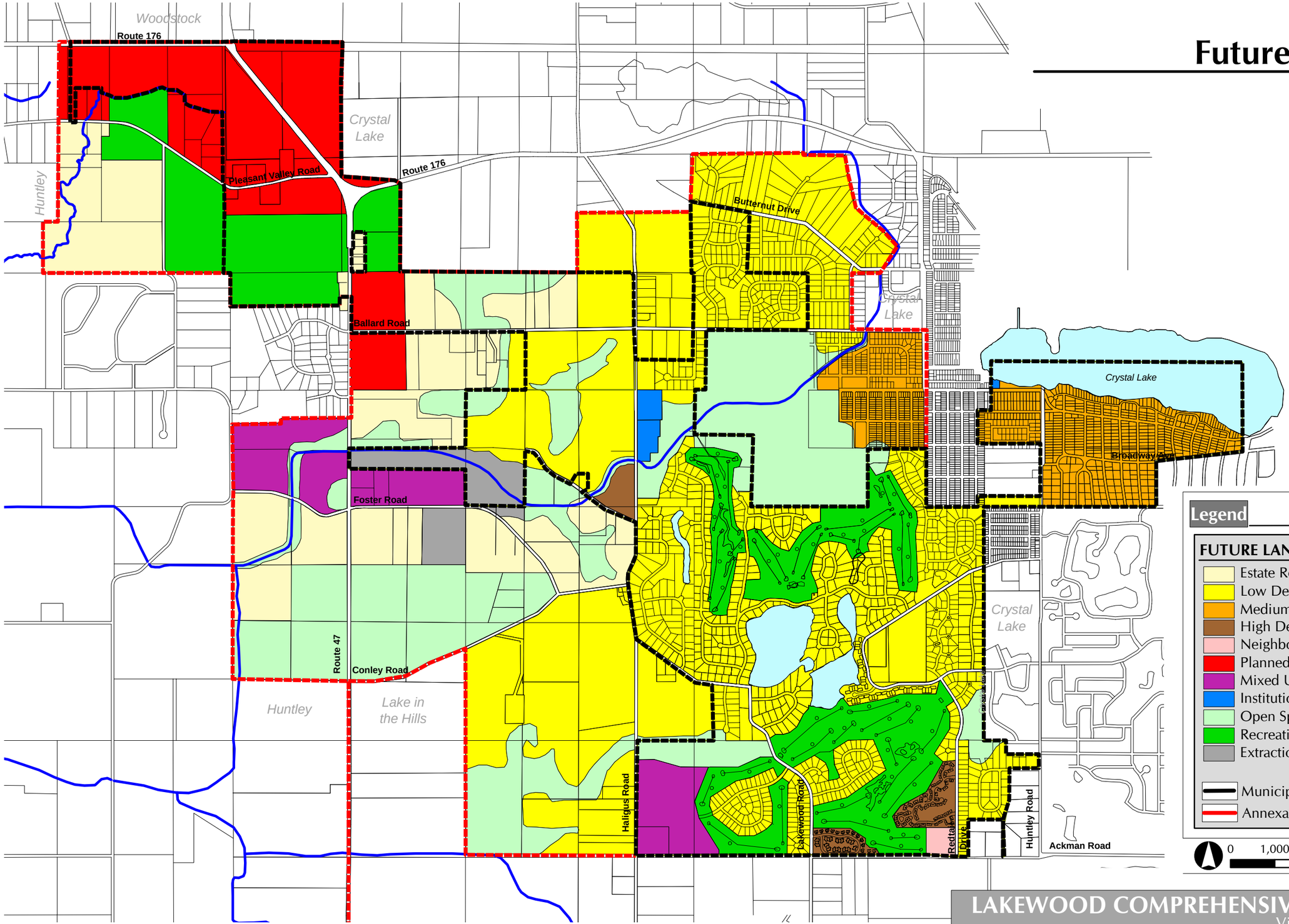
VARIABLE LOT STANDARDS ARE APPLICABLE. SEE ZONING CODE FOR DETAILS.

APPROVED: SEPTEMBER 25, 2012

BAXTER & WOODMAN Consulting Engineers

N:\Crystal Lake\LAND\General\Mapping\zoning.dwg
PLOTTED: 9-28-12 @ 10:03am
VERSION: 18.2s (LMS Tech)

Map 4:
Future Land Use



Legend

FUTURE LAND USE CATEGORIES

- Estate Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Planned Commercial/Office
- Mixed Use
- Institutional
- Open Space
- Recreation
- Extraction

- Municipal Boundary
- Annexation Agreement Boundaries

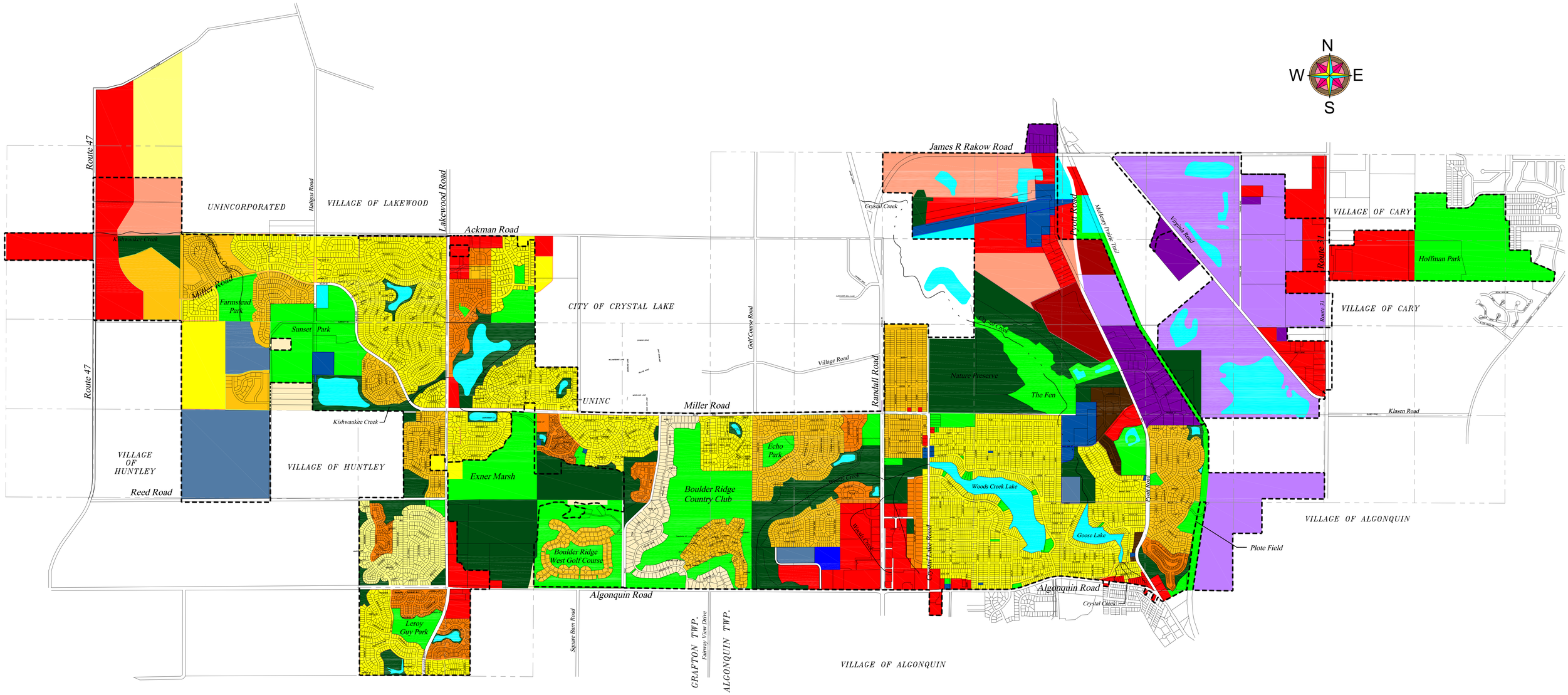
0 1,000 2,000 Feet

Revised: July 22, 2010

LAKEWOOD COMPREHENSIVE PLAN UPDATE
Village of Lakewood, Illinois

Village of Lake in the Hills

Future Land Use Map



Legend

- Estate Residential (< 2.0 units/ac.)
- Low Density Residential (2.0 to 3.5 units/ac.)
- Low Density Residential (> 3.5 to 4.5 units/ac.)
- Medium Density Residential (> 4.5 to 7.5 units/ac.)
- Medium Density Residential (> 7.5 to 12 units/ac.)
- High Density Residential (> 12 units/ac.)
- Office
- Office Research Development
- Commercial
- Municipal/Government
- Institutional
- Manufacturing/Industrial
- Mined Lands
- Parks/Recreation
- Open Space/ Natural Areas
- Water
- Lake in the Hills Municipal Boundary
- Creeks and Rivers

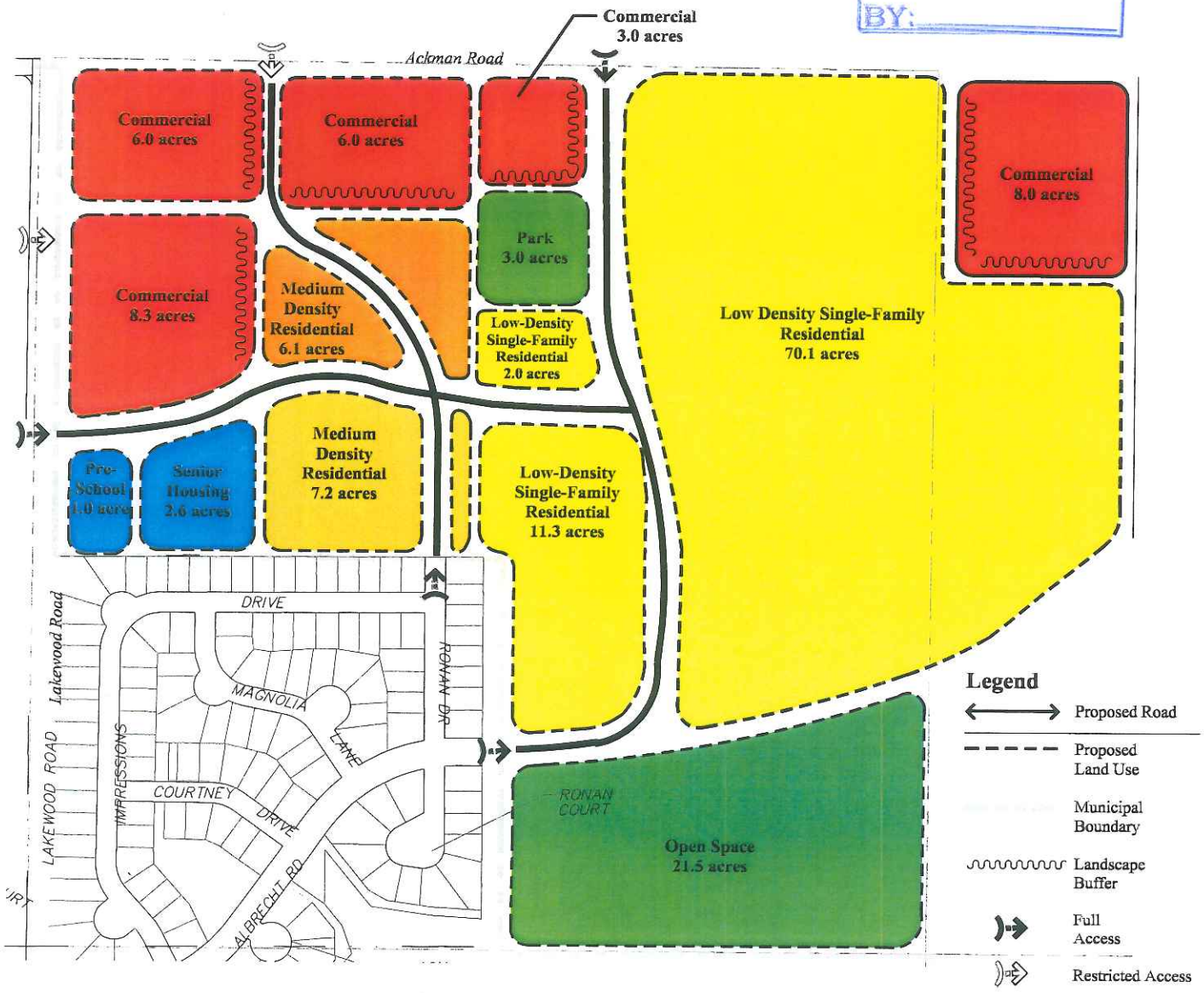
PLANNING RESOURCES INC.
402 West Liberty Drive Wheaton, Illinois 60187
Ph: 630. 668. 3788 Fax: 630. 668. 4125

Date: 9.16.09

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MAY 07 2014
BY:

Lake in the Hills

Comprehensive Plan Update
Concept Plan Subarea 2



Size: 179.75 Acres

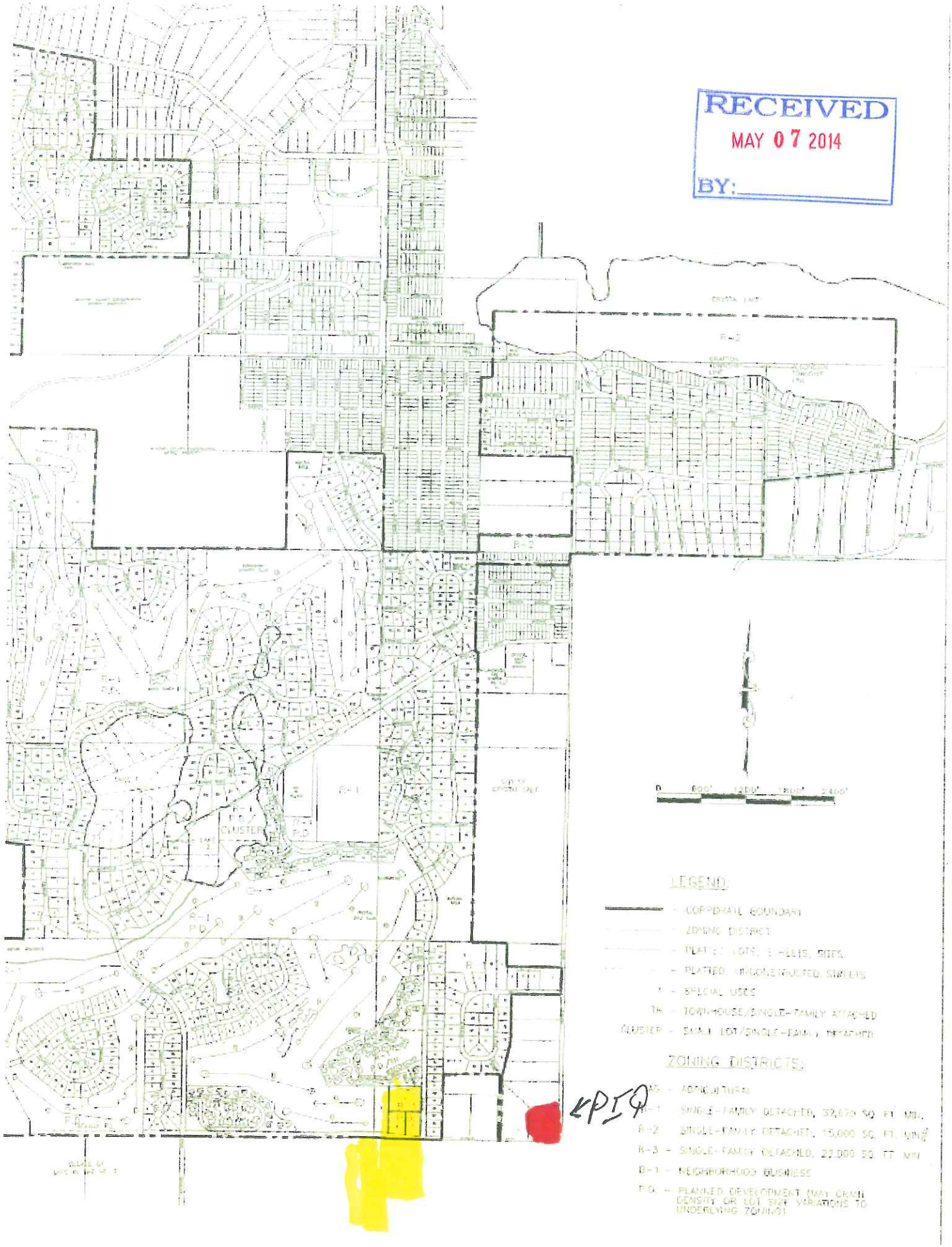
Goals:

- Expand residential development opportunities for:
  - -Single-family homes on lots 10,000 sq. ft. or larger
  - -Seniors (duplexes, townhomes or condominimums)
- Create neighborhood shopping centers that:
  - -Serve the needs of surrounding residents
  - -Place buildings not parking, along streets
  - -Create identity through use, orientation and design
  - -Include gathering spaces
- Maintain existing driving range
- Provides linkages to open space areas to the south

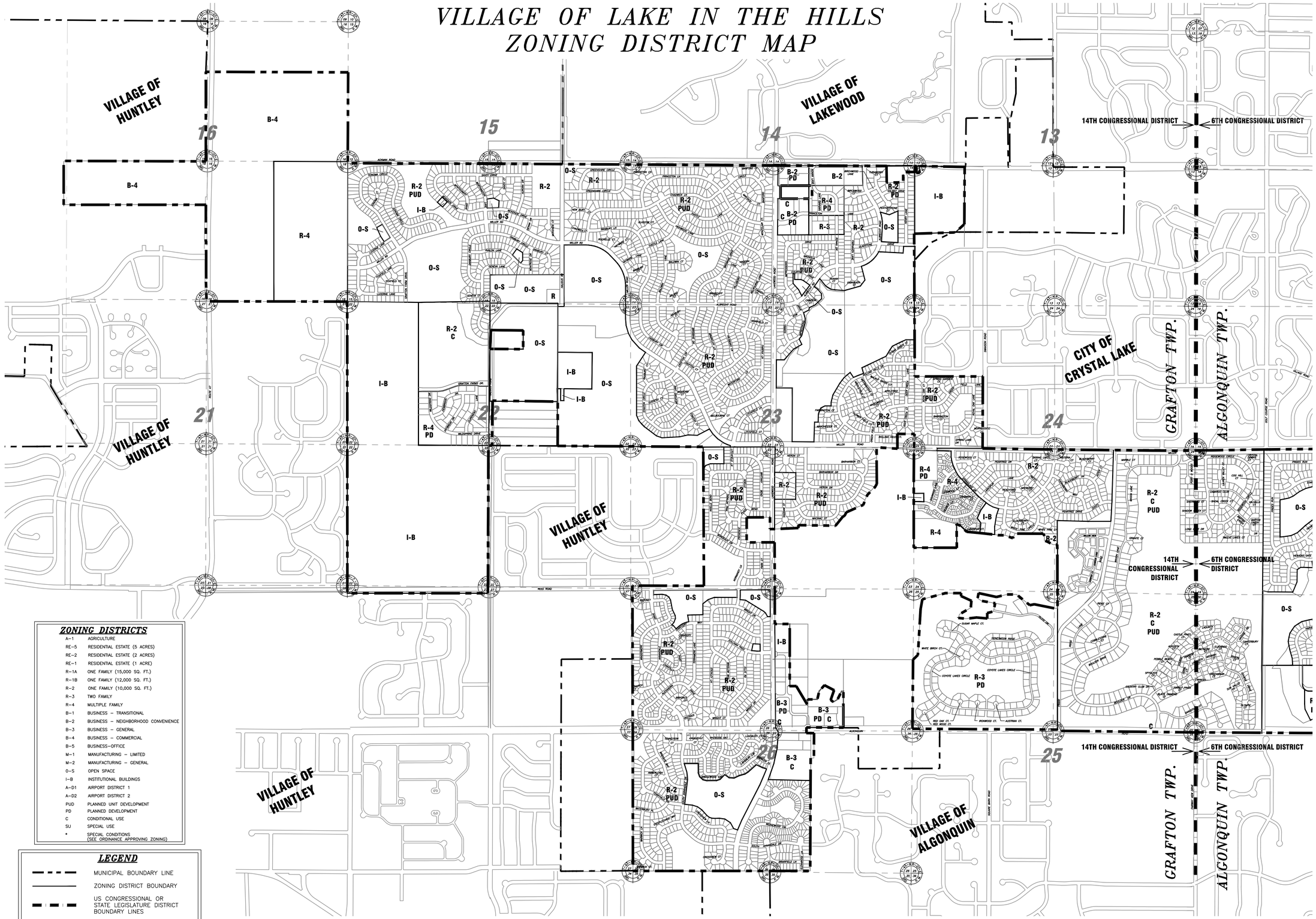
Potential Uses:

- Commercial:
  - -Convenience retail
  - -Business services (i.e., accountants, real estate agents)
  - -Personal services (i.e., hair salons, dry cleaners)
  - -Medical and dental offices
- Residential:
  - -Single-family homes
  - -Townhomes
  - -Duplexes or condominimums
  - -Senior Housing

Planning Resources
Date: 2.5.04


RECEIVED
MAY 07 2014
BY:
R-2
R-1
P.D.
CLUSTER
0
600'
1200'
1800'
2400'
LEGEND
- CORPORATE BOUNDARY
- ZONING DISTRICT
- PLATTED LOTS, BLOCKS, SUBS.
- PLATTED, UNCONSTRUCTED STREETS
S - SPECIAL USES
TH - TOWNHOUSE/SINGLE-FAMILY ATTACHED
CLUSTER - SMALL LOT/SINGLE-FAMILY DETACHED
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R-3 - SINGLE-FAMILY DETACHED, 23,000 SQ FT MIN
B-1 - NEIGHBORHOOD BUSINESS
P.D. - PLANNED DEVELOPMENT (MAY CHANGE DENSITY OR LOT SIZE VARIATIONS TO UNDERLYING ZONING)

VILLAGE OF LAKE IN THE HILLS
ZONING DISTRICT MAP



ZONING DISTRICTS

A-1	AGRICULTURE
RE-5	RESIDENTIAL ESTATE (5 ACRES)
RE-2	RESIDENTIAL ESTATE (2 ACRES)
RE-1	RESIDENTIAL ESTATE (1 ACRE)
R-1A	ONE FAMILY (15,000 SQ. FT.)
R-1B	ONE FAMILY (12,000 SQ. FT.)
R-2	ONE FAMILY (10,000 SQ. FT.)
R-3	TWO FAMILY
R-4	MULTIPLE FAMILY
B-1	BUSINESS - TRANSITIONAL
B-2	BUSINESS - NEIGHBORHOOD CONVENIENCE
B-3	BUSINESS - GENERAL
B-4	BUSINESS - COMMERCIAL
B-5	BUSINESS-OFFICE
M-1	MANUFACTURING - LIMITED
M-2	MANUFACTURING - GENERAL
O-S	OPEN SPACE
I-B	INSTITUTIONAL BUILDINGS
A-D1	AIRPORT DISTRICT 1
A-D2	AIRPORT DISTRICT 2
PUD	PLANNED UNIT DEVELOPMENT
PD	PLANNED DEVELOPMENT
C	CONDITIONAL USE
SU	SPECIAL USE
*	SPECIAL CONDITIONS (SEE ORDINANCE APPROVING ZONING)

LEGEND

- MUNICIPAL BOUNDARY LINE
- ZONING DISTRICT BOUNDARY
- US CONGRESSIONAL OR STATE LEGISLATURE DISTRICT BOUNDARY LINES
- R2 ZONING DISTRICT DESIGNATION

Plotted By:mlewis, Plotted:Mar 24, 2014 - 4:42pm,
Xrefs:LITH_BASE.dwg,
Images:18-24--3.tif;18-24--4.tif;18-25;18-25--2;1824--31.tif;19--21.tif;19--21--3.tif;LITHLogo.jpg;,
Comp. File:(\\HRGMINAS\Data\Exceptions\Municipalities\LITH\CAD\MAPS\2014\ZONING\OFFICIAL\LITH-Zoning_Map_Official.dwg), Layout Tab:24x36 - 1 OF 2 B&W,

REVISIONS			
#	DATE:	BY:	DESCRIPTION:
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

Illinois Professional Design Firm # 184-001322
420 N. Front Street,
McHenry, IL 60050-2136
t. 815.385.1778 f. 815.385.1781
www.hrgreen.com
HRGreen

VILLAGE OF LAKE IN THE HILLS' ZONING DISTRICT MAP CURRENT 2014

SHEET ORIENTATION

-800 0 400 800
(IN FEET)
1 inch = 800 ft.

HORIZ. SCALE:	DATE:
1" = 800'	03-01-2014
VERT. SCALE:	SUBMITTAL:
-	EXHIBIT

DWN. BY:	DSN. BY:	CHK. BY:
MPL	LITH	LITH

PROJECT NO.
LITH

SHEET NO.
1 OF 2