



**#2019-116**

**City of Crystal Lake – Rezoning  
Project Review for Planning and Zoning Commission**

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**Meeting Date:** July 29, 2019

**Requests:** Rezoning properties around Three Oaks Recreation Area with a Planned Unit Development Overlay.

**Locations:**

195 Liberty Rd	5417 NW Hwy	439 S Dartmoor Ln
221 Liberty Rd	5201 NW Hwy	451 S Dartmoor Ln
261 Liberty Rd	7109 Pingree Rd	453-457 E Dartmoor Ln
269 Liberty Rd	7107 Pingree Rd	473 S Dartmoor
661 S. Main St	112 E Virginia Rd	200 Virginia Rd
5333 NW Hwy	7810 Virginia Rd	684 Tek Dr
5323 NW Hwy	24 LT Virginia Rd	905 Pingree Rd
5313 NW Hwy	134 Virginia Rd	740 E McArdle
5505 NW Hwy	440 S Dartmoor Ln	740 E Duffy Dr
5213 NW Hwy	440 E Dartmoor Ln	735 McArdle Dr

**Existing Zoning:** E, B-2, M-L and M

**Staff Contact:** Elizabeth Maxwell (815.356.3615)

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**Background:**

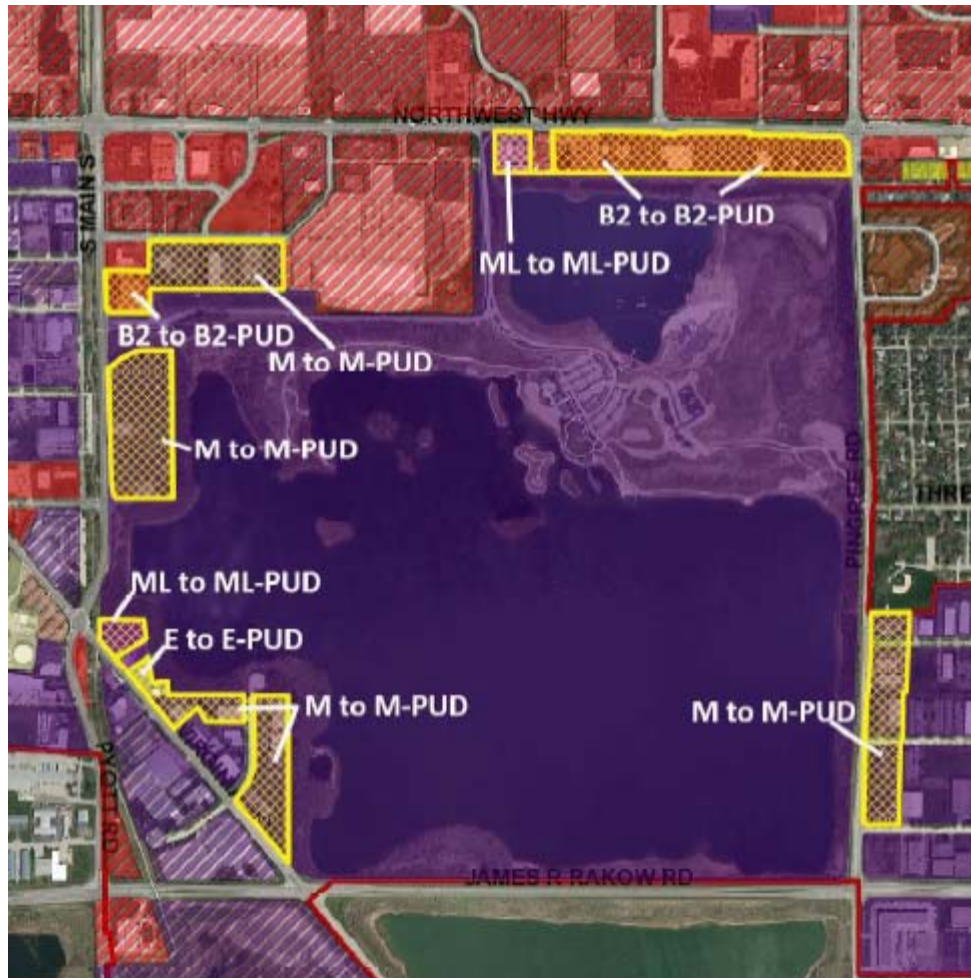
- Three Oak Recreation Area provides high quality family recreation to thousands of visitors per year. In addition, Three Oaks has become a destination that attracts people from a wide area who support the retail activities along and near Route 14 and Main Street. Three Oaks also offers nearby employees a convenient and desirable recreational amenity that enhances the area's desirability as an employment hub. These positive impacts of Three Oaks help to maintain the property values in the area. Protection of this unique asset is paramount.
- Orderly development around Three Oaks would support the recreational use of the park and further spur economic development, ideally taking advantage of the Park and its many amenities. High quality and well-planned mixed use development and redevelopment would encourage similarly high-quality development to locate in the area and support a strong and stable tax base for the City, its schools, and other units of local government.

**Land Use Analysis:**

**ZONING**

- Properties around Three Oaks Recreation Area have a variety of zoning districts including E Estate, B-2 General Commercial, ML Manufacturing Limited, and M Manufacturing.

- The proposed rezoning would place the Planned Unit Development overlay upon all the properties adjacent to Three Oaks Recreation Area.
- In addition to the zoning map change, corresponding changes to Sections 1-300, 1-700, and 3-400 of the Unified Development Ordinance would be required to identify the Three Oaks PUD Overlay District and to set the standards for such district.
- The map below illustrates the location of the properties that would be rezoned with the PUD overlay.



#### DEVELOPMENT BENEFITS

- The PUD designation would ultimately allow for a higher level of review of the site layout and building architecture as properties in the overlay district redevelop. It would encourage an applicant to propose a unique design that would be more contextual to the surrounding area. It could also require amenities such as bike racks, sidewalks, outdoor seating, etc. to embrace the views and attraction provided by Three Oaks.
- Redevelopment or major modifications to any site or building within the proposed overlay district would require the applicant to proceed through the PUD process.

- The PUD could encourage specific uses or restrict certain uses in close proximity to other similar uses in order to maintain and improve the diversity and vibrancy of the area.
- High quality redevelopment would generate more tax dollars and spur similar redevelopment projects improving the overall area.

#### PUD OVERLAY

- A PUD Overlay would establish land development protections for the area surrounding the Three Oaks Recreation Area.
- A PUD Overlay is a tool used for accomplishing the above stated goals (as more particularly set forth in the attached draft ordinance).
- The PUD Overlay would allow for existing uses to continue. Interior changes to the existing buildings, signage alterations that comply with the UDO standards and minor exterior alterations to the facades within the overlay would be permitted without going through the PUD approval process. Any proposed redevelopment would be required to go through the PUD process and the future land uses should be complementary to Three Oaks Recreation Area.

#### **Findings of Fact:**

The City is proposing rezoning these properties with the PUD overlay. Their underlying zoning would remain the same.

#### Criteria for Rezoning

- a) The existing uses and zoning of nearby property.  
 *Meets*                       *Does not meet*
- b) The extent to which property values are diminished by a particular zoning classification or restriction.  
 *Meets*                       *Does not meet*
- c) The extent to which the destruction of property value of a petitioner property owner promotes the health, safety, morals or general welfare of the public.  
 *Meets*                       *Does not meet*
- d) The relative gain to the public as opposed to the hardship imposed on a petitioning property owner.  
 *Meets*                       *Does not meet*
- e) The suitability of the subject property for its zoned purposes.  
 *Meets*                       *Does not meet*

- f) The length of time the property has been vacant as zoned, considered in the context of land development in the area.  
 *Meets*                       *Does not meet*
- g) The Comprehensive Plan designation and the current applicability of that designation.  
 *Meets*                       *Does not meet*
- h) The evidence or lack of evidence, of community need for the use proposed.  
 *Meets*                       *Does not meet*

**Comprehensive Land Use Plan 2030 Vision Summary Review:**

The Comprehensive Plan designates Three Oaks Recreation Area and surrounding properties as a Unique Area. The following goal is applicable to this request:

Unique Areas – Three Oaks Recreation Area and surrounding properties

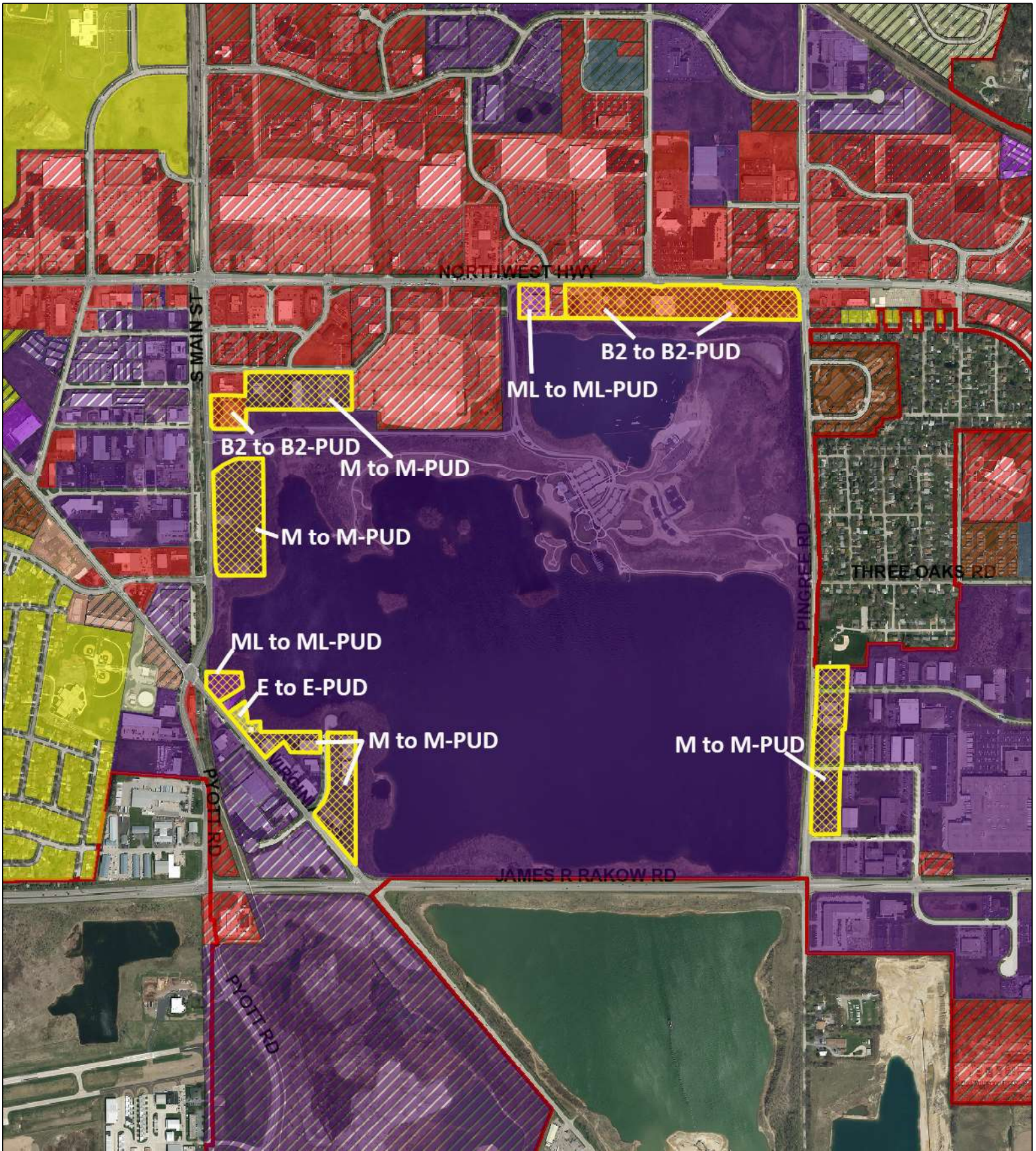
**Goal: Maintain Three Oaks Recreation Area as a premier recreation asset and as a focal point for appropriate redevelopment along the Route 14 and Main Street Corridors.**

Supporting Action: Encourage a variety of uses that can be self-sustaining and that attract people from and to the Three Oaks Recreation Area.

**Recommended Motion:**

**A) A motion to recommend approval of a PUD overlay for the identified parcels around the Three Oaks Recreation Area and related text amendments for the establishment of the Three Oaks PUD Overlay District, as presented in attached draft ordinance.**





Date Printed: 7/16/2019

**NOTES:**

**Zoning**

-  B-1
-  B-1 PUD
-  B-2
-  B-2 PUD
-  B-4
-  B-4 PUD
-  COUNTY

This map was generated using the City of Crystal Lake's GIS Web Mapping Application. This map is a user generated static output from an Internet Mapping Site and is for reference only.







**The City of Crystal Lake Illinois**

**AN ORDINANCE AMENDING  
CHAPTER 650: UNIFIED DEVELOPMENT ORDINANCE OF THE  
CODE OF ORDINANCES OF THE CITY OF CRYSTAL LAKE, ILLINOIS TO  
ESTABLISH THE THREE OAKS RECREATION AREA PUD OVERLAY DISTRICT**

WHEREAS, pursuant to its home rule powers, the Illinois Municipal Code, and other applicable authority, the City is authorized to regulate land uses and the construction, alteration, and maintenance of buildings and structures within the City and does so pursuant to the City’s Unified Development Ordinance, set forth as Chapter 650 of the Crystal Lake City Code (the “**UDO**”); and

WHEREAS, from time to time it is appropriate to review, update and modify the UDO to assure that it appropriately addresses new issues that may arise; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on July 11, 2019 in the Northwest Herald, held a public hearing at 7:30 p.m., on July 29, 2019 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider proposed amendments to the UDO and the Crystal Lake Zoning Map (“**Zoning Map**”) regarding establishment of a PUD overlay district and rezoning of certain properties proposed to be located within such overlay district; and

WHEREAS, on **[July 29]**, 2019, the Planning and Zoning Commission, having fully heard and considered the testimony of all those present at the public hearing who wished to testify, made findings of fact as required by law and recommended to the Mayor and City Council of the City of Crystal Lake that **[the proposed amendments to the UDO and Zoning Map be approved]**, all as more specifically set forth in that certain Report of the Planning and Zoning Commission in Case #2019-116, dated as of **[July 29]**, 2019; and

WHEREAS, the Mayor and City Council, having considered such recommendation and the findings and report of the Planning and Zoning Commission, have found and determined that adopting amendments to the UDO and Zoning Map as set forth in this Ordinance will be in the best interests of the City and its residents;

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

**SECTION I:** That Section 1-300, “Establishment of Districts,” of the City’s Unified Development Ordinance be amended in part as follows:

SECTION 1-300 Establishment of districts.

\* \* \*

**B.** Overlay districts. In addition to being classified into one of the base zoning districts, land within the City may also be classified into one or more overlay districts. Where land is classified into an overlay district as well as a base zoning district, the standards governing development in the overlay district shall be cumulative and in addition to the standards governing development in the underlying base zoning district.

C	Conservation
VSC	Virginia Street Corridor
NC	Neighborhood Conservation
<b><u>Three Oaks PUD</u></b>	<b><u>Three Oaks Recreation Area PUD</u></b>

**SECTION II:** That Section 1-700, “District Purposes,” of the City’s Unified Development Ordinance be amended in part to add a new subsection (P) as follows:

SECTION 1-700 District purposes.

This section sets forth the purpose of the districts to guide zoning decisions in a manner that achieves the purpose of the City’s Comprehensive Land Use Plan. For each of the districts, there is a general purpose statement, a description of the character to be achieved, and the uses the district is intended to provide. This Ordinance rejects as outdated and inappropriate the concept of hierarchical and cumulative zoning and except as noted herein, and is based upon the concept that each district should be designed to accomplish a specific purpose, to encourage a particular type of development and to protect that development from being encroached upon by incompatible types of development.

\* \* \*

**P. Three Oaks Recreation Area PUD Overlay District (Three Oaks PUD).**

**1. General: This overlay district is intended to maintain and enhance the character of the Three Oaks Recreation Area (“Three Oaks”) and its immediate environs. Three Oaks is a high-quality public recreation facility that serves as a destination within the City of Crystal Lake, attracting thousands of visitors per year from a wide area. Visitors to Three Oaks support a range of retail activities within the immediate vicinity,**

particularly the area along and near Route 14 and Main Street. Three Oaks also offers nearby employees a convenient and desirable recreational amenity that enhances the neighborhood's desirability as an employment hub. The positive impacts of Three Oaks help to enhance and maintain property values within this district. It is in the intent of the Three Oaks PUD overlay district to promote orderly and high-quality development that is compatible with the character and use of Three Oaks, consistent with and complementary of the area's recreational uses and amenities, and supportive of a strong and stable tax base.

2. Character: This district is primarily characterized by the presence of Three Oaks, associated recreational activities and amenities, and a range of complementary retail, service, commercial, and other uses consistent with the applicable underlying zoning districts. Due to its unique recreational amenities, this district serves as a hub for tourism, employment, and retail activity within the City. Accordingly, development and redevelopment should be well-planned and high-quality, incorporating unique designs that are contextually appropriate and visually appealing. Development should include features and amenities that complement the district's recreational and pedestrian-friendly character such as bike racks, sidewalks, and outdoor seating areas.

3. Uses and Development: This district is intended to accommodate balanced mix of uses in accordance with the underlying zoning designations in a manner that is compatible with the area's character and planning goals. Development and redevelopment within this district should be subject to planned development review to ensure that site layout and design, building architecture, mix of uses, infrastructure and amenities, and other features are consistent with the district's character and goals.

**SECTION III:** That Section 3-400, "Overlay District Standards," of the City's Unified Development Ordinance be amended in part as follows:

SECTION 3-400 Overlay District Standards.

\* \* \*

**D. Three Oaks Recreation Area PUD Overlay District (Three Oaks PUD).**

**1. District intent. The Three Oaks Recreation Area PUD Overlay District (Three Oaks PUD) is intended to be a tool to maintain**



**and enhance the unique character of the Three Oaks Recreation Area and its immediate environs by encouraging orderly and well-planned development that is consistent with and complementary of the district's recreational activities and amenities, as further described in Section 1-700.P.**

2. **Applicability: The Three Oaks PUD standards apply to properties located within the boundaries of the Three Oaks PUD as designated on the Crystal Lake Zoning Map.**

3. **Relationship with other regulations: In case of a conflict between the regulations of the Three Oaks PUD and requirements contained in other sections of this Ordinance or the City Code, the regulations of the Three Oaks PUD shall govern.**

4. **Uses: The regulations of the underlying zoning districts, as applicable, shall govern the uses permitted by right, as limited uses, and as special uses within the Three Oaks PUD.**

5. **Planned Unit Development Review:**

a. **Planned unit development review and approval in accordance with Section 9-200.E of this Ordinance shall be required for all development and redevelopment activities on properties located within the Three Oaks PUD, subject to the following exceptions:**

- i. **Interior alterations to existing buildings,**
- ii. **Minor exterior alterations to the facades of existing buildings, and**
- iii. **Signage alterations that comply with Section 4-1000 of this Ordinance.**

b. **In addition to the procedures and standards set forth in Section 9-200.E, applications for planned unit development approval within the Three Oaks PUD shall be subject to the following standards:**

- i. **The proposed development conforms to and advances the goals and purposes of the Three Oaks PUD as set forth in Section 1-700.P; and**
- ii. **Conditions on approval of any planned unit development shall be established to accommodate a balanced mix of uses in accordance with the**

**underlying zoning designations and in a manner that is compatible with the area's character, taking into account site layout and design, building architecture, mix of uses, infrastructure and amenities, and other features that will serve to preserve or enhance the district's character.**

- c. **Denial of an application for planned unit development approval in the Three Oaks PUD pursuant to this Section 1-700.D shall not preclude the petitioner from subsequently submitting a new application, including a substantially similar application, for development or redevelopment of the same property, notwithstanding Section 9-200.K(2) or any other provision of this Ordinance or the City Code that would otherwise require rejection or deferral of such subsequent application.**

**SECTION IV:** That the City of Crystal Lake Zoning Map shall be, and is hereby, amended to add to the Three Oaks Recreation Area PUD Overlay District (Three Oaks PUD) the properties depicted on Exhibit A to this Ordinance and identified by parcel index number (P.I.N.) on Exhibit B to this Ordinance.

**SECTION V:** That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

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

DATED at Crystal Lake, Illinois, this \_\_\_th day of August, 2019.

City of Crystal Lake, an  
Illinois municipal corporation

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Aaron T. Shepley, Mayor

SEAL

ATTEST:

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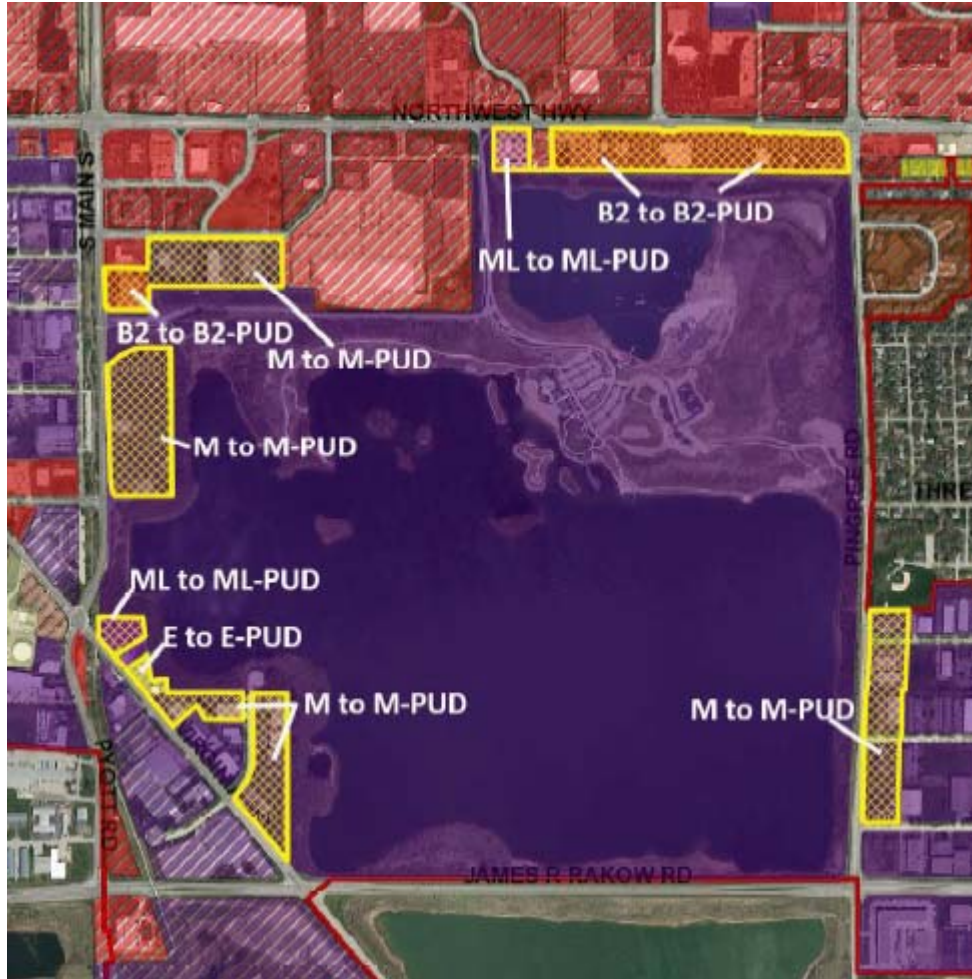
Nick Kachiroubas, City Clerk

Passed: August \_\_, 2019

Approved: August \_\_, 2019

EXHIBIT A

Depiction of Three Oaks Recreation Area PUD Overlay District





## EXHIBIT B

### Description by P.I.N. of Three Oaks Recreation Area PUD Overlay District

19-09-104-009	195 LIBERTY RD
19-09-104-011	221 LIBERTY RD
19-09-104-013	261 LIBERTY RD
19-09-104-015	269 LIBERTY RD
19-09-104-018	661 S MAIN ST
19-09-200-013	5333 NORTHWEST HWY
19-09-200-014	5323 NORTHWEST HWY
19-09-200-015	5313 NORTHWEST HWY
19-09-200-030	5505 NORTHWEST HWY
19-09-200-039	5213 NORTHWEST HWY
19-09-201-001	5417 NORTHWEST HWY
19-09-201-002	5417 NORTHWEST HWY
19-09-226-001	5201 NORTHWEST HWY
19-09-226-003	7109 PINGREE RD
19-09-226-004	7107 PINGREE RD
19-09-300-002	112 E VIRGINIA RD
19-09-300-004	7810 VIRGINIA RD
19-09-300-014	124LT VIRGINIA RD
19-09-353-001	134 VIRGINIA RD
19-09-353-004	440 S DARTMOOR DR
19-09-353-005	440 E DARTMOOR LN
19-09-354-001	439 S DARTMOOR DR
19-09-354-002	439 S DARTMOOR DR
19-09-354-003	439 S DARTMOOR DR
19-09-354-004	451 S DARTMOOR DR
19-09-354-005	453-457 E DARTMOOR DR
19-09-354-006	473 S DARTMOOR DR
19-09-354-007	473 S DARTMOOR DR
19-09-354-008	473 S DARTMOOR DR
19-09-354-009	200 VIRGINIA RD
19-09-354-010	200 VIRGINIA RD
19-10-302-006	684 TEK DR
19-10-305-001	905 PINGREE RD
19-10-305-002	915 S PINGREE RD
19-10-305-008	740 E MCARDLE
19-10-351-009	740 E DUFFY DR
19-10-351-014	735 MCARDLE DR
19-10-351-015	735 MCARDLE DR

19-10-351-016	735 MCARDLE DR
19-10-351-017	735 MCARDLE DR
19-10-351-018	735 MCARDLE DR
19-10-351-019	735 MCARDLE DR

# City of Crystal Lake Development Application

Office Use Only

File # \_\_\_\_\_

Project Title: PUD OVERLAY - REZONING

### Action Requested

Annexation

Comprehensive Plan Amendment

Conceptual PUD Review

Final PUD

Final PUD Amendment

Final Plat of Subdivision

Preliminary PUD

Preliminary Plat of Subdivision

Rezoning

Special Use Permit

Variation

Other

### Petitioner Information

Name: CITY OF CRYSTAL LAKE

Address: 100 WEST WOODSTOCK ST

Phone: 815-459-2020

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

### Owner Information (if different)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

### Property Information

Project Description: PUD OVERLAY ON PROPERTIES ADJACENT TO  
THREE OAKS RECREATION AREA.

Project Address/Location: \_\_\_\_\_

PIN Number(s): \_\_\_\_\_

**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

7/15/19

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.



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

IN THE MATTER OF THE APPLICATION OF  
City of Crystal Lake

**LEGAL NOTICE**

Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission upon the application of the City of Crystal Lake, seeking a comprehensive rezoning at the following locations all in Crystal Lake, IL 60014:

19-09-104-009	195	LIBERTY RD
19-09-104-011	221	LIBERTY RD
19-09-104-013	261	LIBERTY RD
19-09-104-015	269	LIBERTY RD
19-09-104-018	661	S MAIN ST
19-09-200-013	5333	NORTHWEST HWY
19-09-200-014	5323	NORTHWEST HWY
19-09-200-015	5313	NORTHWEST HWY
19-09-200-030	5505	NORTHWEST HWY
19-09-200-039	5213	NORTHWEST HWY
19-09-201-001	5417	NORTHWEST HWY
19-09-201-002	5417	NORTHWEST HWY
19-09-226-001	5201	NORTHWEST HWY
19-09-226-003	7109	PINGREE RD
19-09-226-004	7107	PINGREE RD
19-09-300-002	112	E VIRGINIA RD
19-09-300-004	7810	VIRGINIA RD
19-09-300-014	24LT	VIRGINIA RD
19-09-353-001	134	VIRGINIA RD
19-09-353-004	440	S DARTMOOR DR
19-09-353-005	440	E DARTMOOR LN
19-09-354-001	439	S DARTMOOR DR
19-09-354-002	439	S DARTMOOR DR
19-09-354-003	439	S DARTMOOR DR
19-09-354-004	451	S DARTMOOR DR
19-09-354-005	453-457	E DARTMOOR DR
19-09-354-006	473	S DARTMOOR DR
19-09-354-007	473	S DARTMOOR DR
19-09-354-008	473	S DARTMOOR DR
19-09-354-009	200	VIRGINIA RD
19-09-354-010	200	VIRGINIA RD
19-10-302-006	684	TEK DR
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19-10-305-008	740	E MCARDLE
19-10-351-009	740	E DUFFY DR
19-10-351-014	735	MCARDLE DR
19-10-351-015	735	MCARDLE DR
19-10-351-016	735	MCARDLE DR
19-10-351-017	735	MCARDLE DR
19-10-351-018	735	MCARDLE DR
19-10-351-019	735	MCARDLE DR

This application is filed for the purpose of seeking a comprehensive rezoning for a PUD overlay district pursuant to Article 1-300 Establishment of Districts, Article 3-200 Dimensional Standards and Article 9-200(B) Amendments. Details for this project can be viewed at the 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 Monday, July 29, 2018, 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, Chair  
Planning and Zoning Commission  
City of Crystal Lake

(Published in the Northwest Herald on July 11, 2019)  
1681016



CITY OF  
*Crystal Lake*  
ILLINOIS

July 10, 2019

To Property Owner:

The Three Oaks Recreation Area is a gem within Crystal Lake and it is important to help protect this park while allowing for responsible development surrounding the park. The City is proposing to establish an overlay district around Three Oaks Recreation Area to provide additional protection to the lake. It is anticipated that this overlay district will help spur redevelopment and enhance the recreational use of the lake.

The underlying zoning for your property would not change, nor would this affect your existing use of the property. For example, if you have an office building zoned M Manufacturing, the property would be rezoned to M-PUD Manufacturing Planned Unit Development. The office use would remain a permitted use and you would not need to do anything further. If substantial changes to the exterior of your property are proposed then it would require coming through the PUD zoning process.

There is a public hearing scheduled for the proposed overlay district, but should you have any questions, please do not hesitate to contact me at [emaxwell@crystallake.org](mailto:emaxwell@crystallake.org) or 815-356-3738.

Sincerely,

Elizabeth Maxwell  
City Planner