



## #2020-111 110 W. Woodstock Street Rezoning Project Review for Planning and Zoning Commission

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<b><u>Meeting Date:</u></b>	September 16, 2020
<b><u>Request:</u></b>	Rezoning from M-L to M-L Planned Unit Development.
<b><u>Location:</u></b>	110 W. Woodstock Street
<b><u>Acreage:</u></b>	Approximately 4.5 acres
<b><u>Zoning:</u></b>	M-L Manufacturing Limited
<b><u>Surrounding Properties:</u></b>	North: M Manufacturing South: O Office East: M Manufacturing West: R-3B Multi-Family Residential
<b><u>Staff Contact:</u></b>	Elizabeth Maxwell (815.356.3615)

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### **Background:**

- The site is currently a multi-tenant building and a storage building.
- The owner has a stand-alone tenant interested in the storage building. In order to allow the tenant to occupy this space, a Planned Unit Development overlay needs to be put on the property to allow two principal structures on a zoning lot.

### **Development Analysis:**

#### **Land Use/Zoning**

- The site is currently zoned M-L Manufacturing Limited.
- The current land use is Industrial.

#### **General**

- The proposed tenant is a physical fitness use. Physical Fitness is a permitted use in the M-L zoning district.
- Any future tenant could move into this space after the PUD overlay is approved, provided it is a permitted use or receives a Limited or Special Use Permit.

Site Layout

- Nothing is changing on the site layout. All tenants have access to the parking lot.

Parking

- The tenant space is approximately 4,800 square feet. For a physical fitness user it requires 6.4 spaces per 1,000 SF, which equals 31 spaces.
- There are approximately 100 spaces on site. There is sufficient parking for all the tenants.

Building Elevations

- No changes are proposed to the elevations, with the exception of new signage.

**Findings of fact:**

**Rezoning**

- The property is currently zoned M-L Manufacturing Limited.
- The property would be rezoned to M-L PUD Manufacturing Limited Planned Unit Development. The Manufacturing Limited zoning criteria are:
  - ✓ General: This district is for “clean” (low environmental impact) industrial uses that are compatible with neighboring residential, office and commercial districts.
  - ✓ Character: This district is characterized by large-scale buildings, exterior storage of materials, and/or exposed equipment. To mitigate impacts on the City’s visual character and to ensure a high-quality industrial park setting, landscape buffers, architectural and design controls are established.
  - ✓ Uses: This district is intended for industrial uses such as commercial light fabrication, assembly, warehouse, distribution, and storage activities as well as associated off uses and certain other uses that are incidental to the principal ones.

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 Summary Review:**

The Comprehensive Plan designates the subject property as Industrial. The Industrial land use allows for existing and future “clean” manufacturing uses. The following goal is applicable to this request:

Land Use – Industry

**Goal: Support manufacturing uses within the community that contribute to the regional and local economy and Crystal Lake’s live, work, play philosophy.**

This can be accomplished with the following supporting actions:

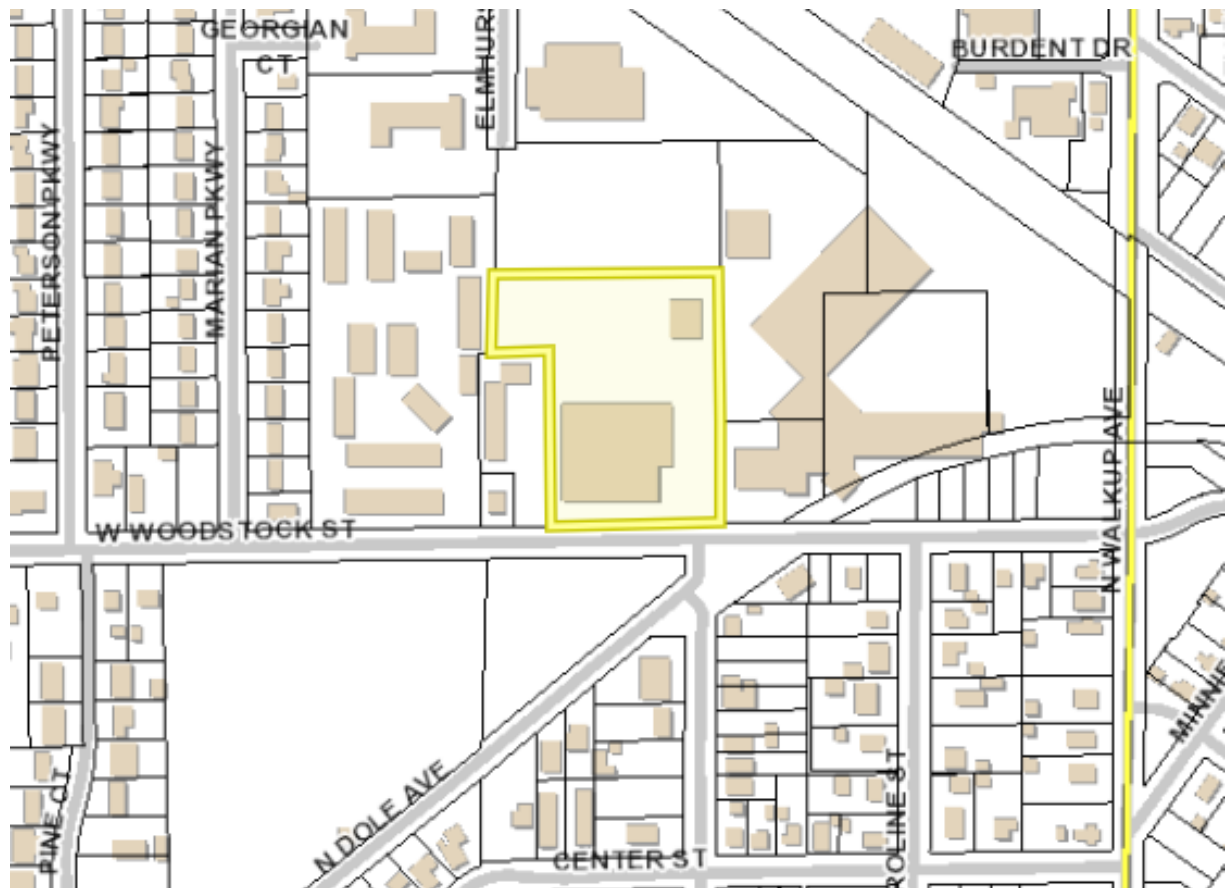
**Supporting Action:** Encourage the redevelopment of “brownfield” sites, underused or abandoned manufacturing properties in the City, and reuse already existing structures or draw upon existing infrastructure.

**Success Indicator:** The number of new tenant occupancies in existing buildings.

**Recommendation:**

The Planning and Zoning Commission can recommend approval or denial of the petitioner’s request.

PIQ Map  
110 West Woodstock Street





**City of Crystal Lake  
Development Application  
Ownership Sign-off Acknowledgement Form**

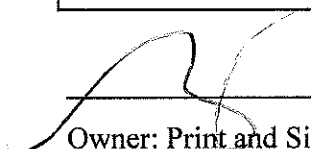
The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information

Name: 4500 NW Highway LLC  
Address: PO Box 515  
Crystal Lake, IL 60039-0515  
Phone: 815-477-7476  
E-mail: \_\_\_\_\_

Project Name & Description: 110 W. Woodstock  
Rezone to M-L PUD  
\_\_\_\_\_  
\_\_\_\_\_  
Project Address/Location: 110 W. Woodstock St.

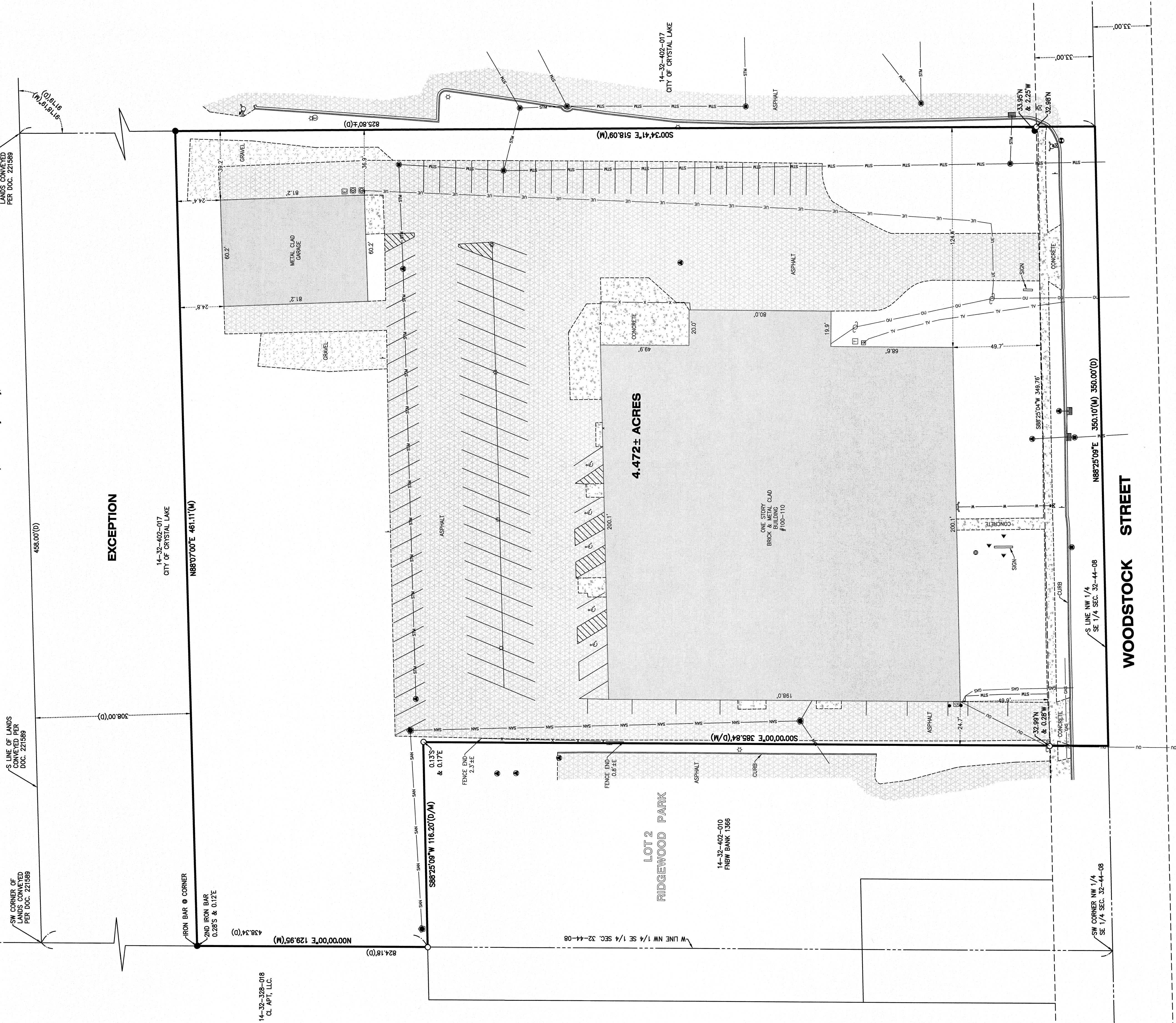
Signature

  
Owner: Print and Sign name Mitchell R. Weisz, Manager Date 6/24/2020

NOTE: If the property is held in a 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.

# ALTA/NSPS LAND TITLE SURVEY

That part of the Northwest Quarter of the Southeast Quarter of Section 32, Township 44 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at a point on the West line of said Southeast Quarter, 824.18 feet North of the Southwest corner of said Northwest Quarter of the Southeast Quarter (said point being the Southwest corner of the property conveyed from Phillip W. Anderson, to public Service Company of Northern Illinois, by Deed dated March 28, 1949, recorded in Cook County, Illinois, in Book 344 of Records, at page 290; thence East along the South line of said Public Service Company property, a distance of 458.00 feet to the Southeast corner of said Public Service Company's property; thence South along a line that forms an angle of 81 degrees 19 minutes to the right with the prolongation of the last described course, a distance of 825.80 feet, more or less, to the South line of said Northwest Quarter of the Southeast Quarter; thence West along the South line of said Northwest Quarter of the Southeast Quarter, a distance of 350.00 feet; thence North with the West line of said Northwest Quarter of the Southeast Quarter, a distance of 185.84 feet; thence East along the West line of said Northwest Quarter of the Southeast Quarter, a distance of 116.20 feet to the West line of said Northwest Quarter; thence North along the West line of said Northwest Quarter, a distance of 438.34 feet, more or less, to the Place of Beginning (Excepting therefrom the North 308.00 feet thereof), in McHenry County, Illinois.



## EXCEPTION

14-32-402-017  
CITY OF CRYSTAL LAKE  
N88°07'00"E 461.11'(M)

S LINE OF LANDS CONVEYED PER DEC. 221589

SW CORNER OF CONVEYED PER DEC. 221589

IRON BAR @ CORNER  
2ND IRON BAR  
0.285 S & 0.12 E  
438.34'(D)

14-32-398-018  
CL. APT. L.L.C.

0.135' S  
& 0.17 E  
FENCE END  
2.3'± E

LOT 2  
RIDGEWOOD PARK

14-32-402-010  
FNBW BANK 1386

ONE STORY  
BRICK BUILDING CLAD  
#100-110

SW CORNER NW 1/4  
SE 1/4 SEC. 32-44-08

S LINE NW 1/4  
SE 1/4 SEC. 32-44-08

N88°25'09" E  
350.10'(M) 350.00'(D)

## WOODSTOCK STREET

### SURVEYOR'S NOTES

- The legal description and utility easements shown hereon have been provided by Commonwealth Land Title Insurance Company, Commitment policy #1752912MC dated October 31, 2017. The title information shown hereon is exclusively that provided to the Surveyor by the Title Insurer or the client. The Surveyor does state that they are located as accurately as possible from the information provided.
- Based on Flood Insurance Rate Map, Panel No. 17111C03274, dated November 16, 2006, the subject property lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain.
- Distances are marked in feet and decimal places thereof, no dimension shall be assumed by scale measurement hereon. Distances and/or bearings shown with a "D" in parenthesis (D) are record or deed values, not field measured.
- Compare this plat, legal description, and all survey monuments before building, and immediately report any discrepancies to the surveyor.
- The location of the property lines shown on the face of this plat are based on the legal description contained in the title commitment and shown hereon. This information has been furnished by the client and compared to record deeds to check for gaps and/or overlaps. However, this survey may not reflect historical matters of title and ownership that have not been disclosed by the title commitment.
- Only the improvements which were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
- Manholes, inlets and other utility rims or grates shown hereon are from field location of such, and only represent such utility improvements which are visible from above ground survey at the time of survey, through a normal search and

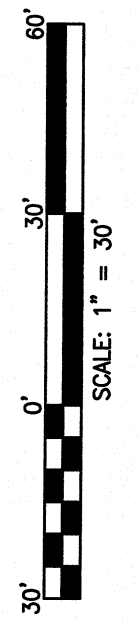
walk through of the site. The labeling of these manholes (sanitary, water, etc) are based solely on the "stoppage" markings in the firm. No underground observations have been made to verify the actual use or existence of underground utilities.

- Surface indications of utilities on the surveyed parcel have been determined. Underground and offsite observations have not been made to determine the extent of utilities serving or existing on the property, public and/or private records have not been searched to provide additional information. Overhead wires and poles (if any) have been shown, however their function and dimensions have not been shown.
- This survey may not reflect all utilities or improvements, if such items are hidden by landscaping, or are covered by such items as dumpsters or trailers or when the site was covered with snow. At the time of survey, the site was not covered by snow.
- Underground utilities shown hereon are based on paint or flag markings provided by others in conjunction with J.U.L.I.E. dig #A0140960. This survey makes no representation as to the actual presence or absence of any service or utility lines. Controlled by the actual presence of any service or utility lines. Controlled by the actual presence of any service or utility lines. Recommended to determine the full extent of underground services and utility lines. Contact J.U.L.I.E. at 1-800-892-0123.
- Restrictions that may be found in local buildings and/or zoning codes have not been shown. Height and bulk restrictions (if any) have not been shown. Only those setback restrictions shown on the recorded subdivision plat or in the title commitment have been shown.
- There is a total of 110 striped parking spaces for cars, including 5 of which are marked handicapped. (Pertains to Table A, item 9).
- There was no observable evidence of earth moving work, building construction or building additions at time of fieldwork. (Pertains to Table A, item 16).
- No Plottable Exceptions.

LEGEND	
●	BOLLARD
○	CATCH BASIN
□	CURB INLET
⊖	ELECTRIC MANHOLE
⊕	ELECTRIC METER
⚡	FIRE CONNECTION
⚙	FIRE HYDRANT
⚙	FLAG POLE
⚙	FOUND IRON BAR
⚙	FOUND IRON PIPE
⚙	GAS METER
⚙	GAS VALVE
⚙	HANDICAP
⚙	INLET
○	LIGHT
○	SANITARY MANHOLE
○	SIGN
⊖	STORM MANHOLE
⊕	TELEPHONE RISER
⚙	TRANSFORMER
⚙	TV RISER
⚙	UTILITY POLE
⚙	VALVE VAULT
⚙	WATER VALVE
⚙	YARD LIGHT
⚙	DEED
⚙	MEASURED
⚙	RECORDED

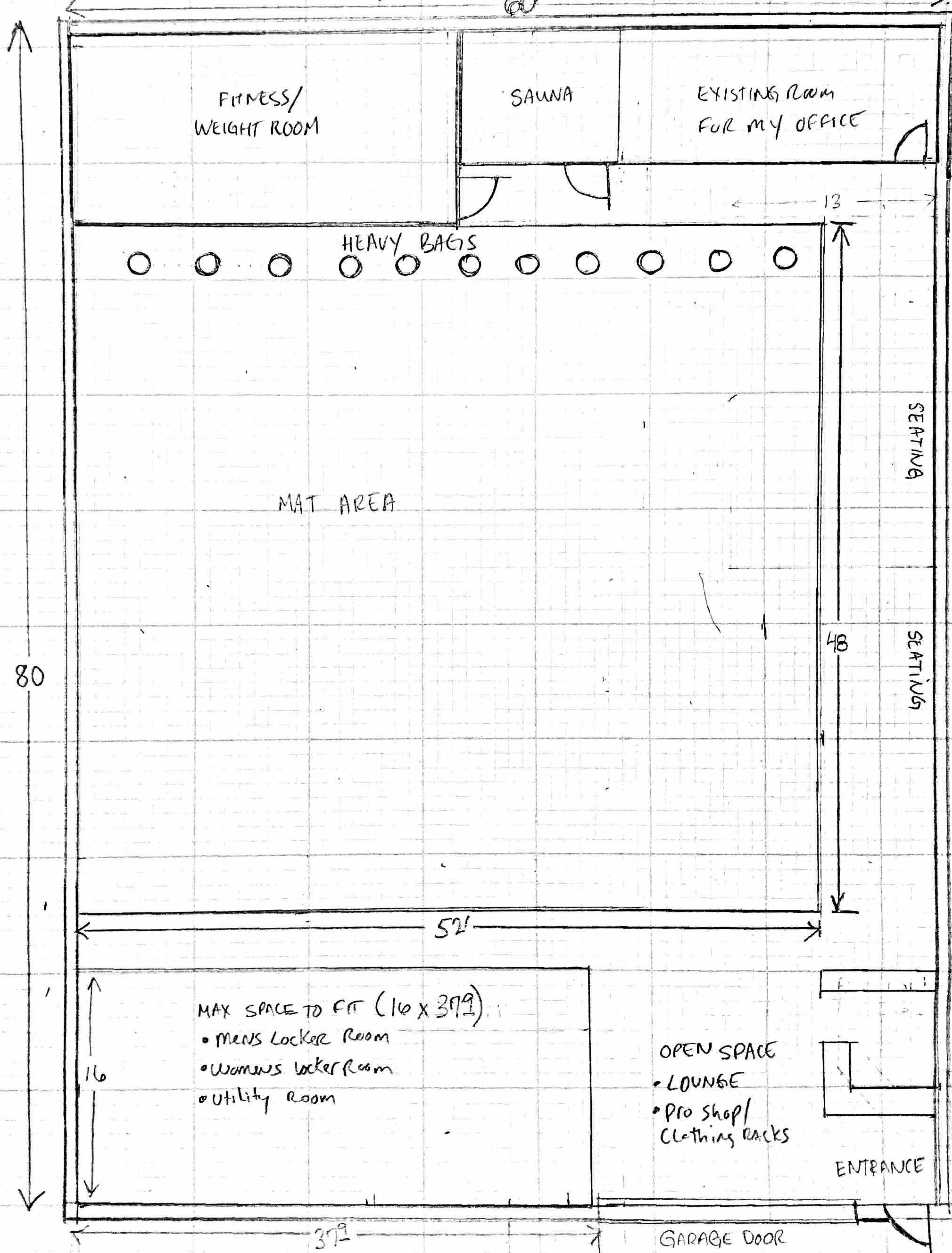
STATE OF ILLINOIS )  
COUNTY OF McHENRY ) S.S.  
Certified to: 1) Commonwealth Land Title Insurance Company  
2) Kodi, LLC  
3) ISAOA/ATMA

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7a, 8, 9, 11, 13, 14, 16 & 20 of Table A thereof. The field work was completed on January 16th, 2019.  
Dated this 17th day of January, A.D., 2019.  
VANDERSTAPPEN LAND SURVEYING INC.  
Design Firm No. 184-002792



CLIENT: WAGNER LAW FIRM, P.C.  
DRAWN BY: DAM CHECKED BY: WLV  
SCALE: 1"=30' SEC. 32, T. 44, R. 08 E.  
BASIS OF BEARING: ASSUMED  
P.L.N.: 14-32-402-018  
JOB NO.: 170972  
FIELDWORK COMP.: 1/16/19 BEK  
ALL DISTANCES CORRECTED TO 68° F.  
PARTS THEREOF CORRECTED TO 68° F.

WILLIAM VANDERSTAPPEN, CGS-002709  
PROFESSIONAL LAND SURVEYOR (seal)



FITNESS/  
WEIGHT ROOM

SAUNA

EXISTING ROOM  
FOR MY OFFICE

HEAVY BAGS

MAT AREA

SEATING

SEATING

MUST HAVE

MENS

- 1 ADA SHOWER
- 1 URINAL
- 1 ADA TOILET STALL
- 1 SINK
- CHANGING/LOCKER AREA

WOMENS MUST HAVE

- 1 ADA SHOWER
- 1 TOILET ADA
- 2 SINKS

UTILITY

- SINK
- STACKABLE WASHER/DRYER

MAX SPACE TO FIT (16 x 37 1/2)

- MENS LOCKER ROOM
- WOMENS LOCKER ROOM
- UTILITY ROOM

OPEN SPACE

- LOUNGE
- PRO SHOP/  
CLOTHING RACKS

ENTRANCE

GARAGE DOOR

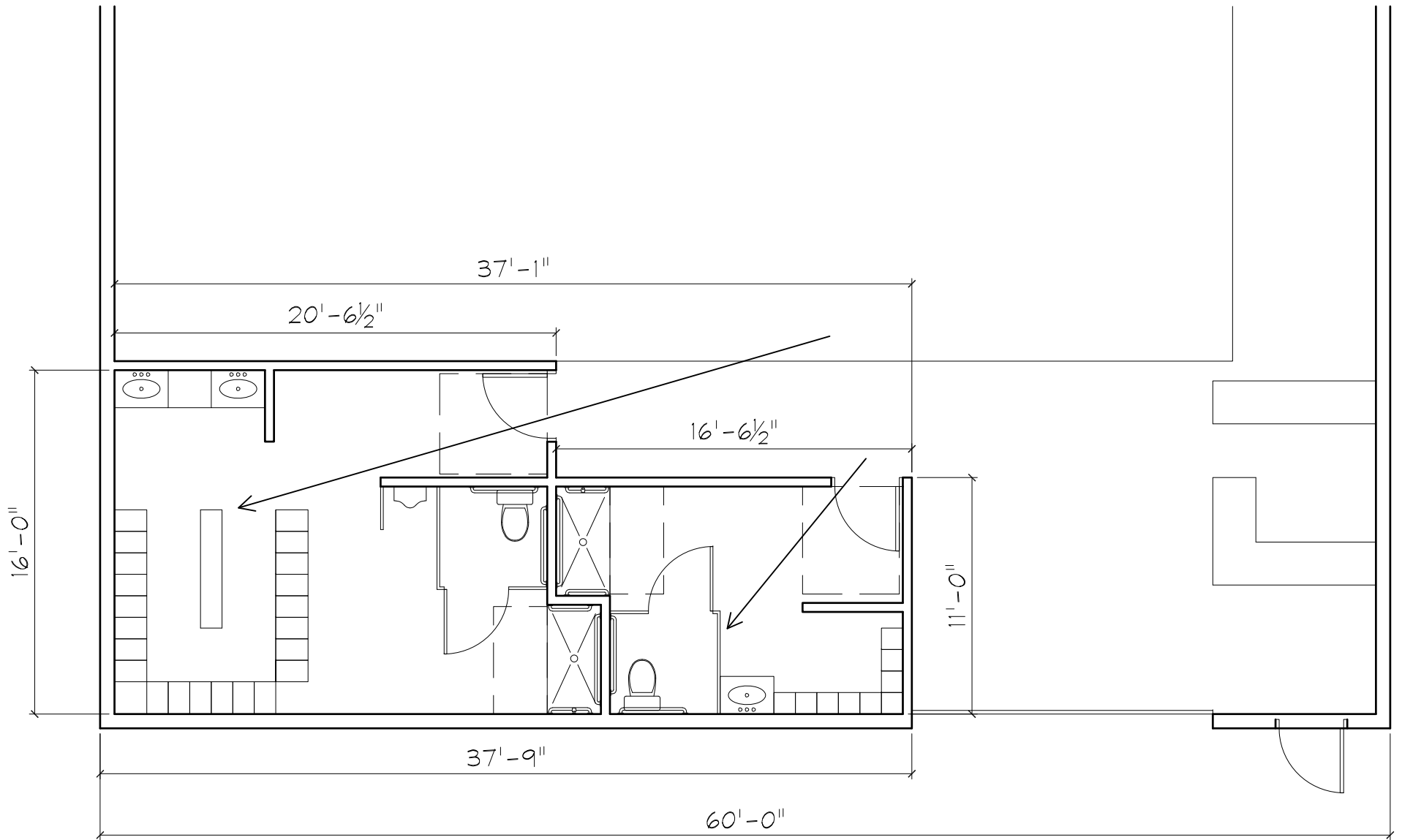
80

13

48

52

37 1/2



TEAM CURRAN MMA

110 Woodstock St  
Crystal Lake, IL 60014

PROPOSED GYM FLOOR PLAN A



1095 Pingree Rd. - Suite 201  
Crystal Lake, IL 60039  
Phone: (847) 854-0800

PROJECT No:

DATE  
6/18/20

SCALE:

NTS