



#2024-130

**City of Crystal Lake – 1100 Coventry Lane Rezoning
And Special Use Permit**

Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	August 21, 2024
<u>Request:</u>	Rezoning the site to M Manufacturing and Special Use Permit for a City Utility Facility
<u>Location:</u>	1100 Coventry Lane
<u>Acreage:</u>	Approximately 21 acres
<u>Existing Zoning:</u>	E Estate Residential
<u>Surrounding Properties:</u>	North: R-2 Single Family Residential South: McHenry County right of way detention East: M-1 Manufacturing in Lake in the Hills West: R-2 Single Family (South High School)
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- The property is the City’s Wastewater Treatment Plant.
- The site is zoned E Estate, which is not characteristic of its use. The request is to rezone the property to the more appropriate M Manufacturing zoning district and obtain a special use permit for a city utility facility. The request would bring the property into compliance with the current UDO.
- **No changes to the improvements on the property or use of the site are proposed with this request.**

Land Use Analysis:

ZONING

- The site is currently zoned Estate. The request is to rezone the site to Manufacturing.
- The site is at the dead end of Coventry Lane south of a residential neighborhood. It is sandwiched between McHenry Avenue and Rakow Road.
- The existing facility was constructed prior to the current UDO. Waste water treatment plants are classified as a special use as a “city utility”. This request is to bring the property into compliance with the current UDO only.
- The Comprehensive Land Use Plan designates this area as Public / Semi-Public.

Findings of fact:

REZONING

The petitioner is requesting the rezoning from E Estate to M Manufacturing for the site.

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*

The petitioner has requested a Special Use Permit to allow for a city utility. Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 B of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. 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*

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designation of Public/Semi-Public allows for existing and future public utilities and public services. The following goal is applicable to this request:

Community Facilities – City Facilities

Goal: Provide high quality professional services, efficient emergency services and operate and maintain water, wastewater and storm sewer facilities.

Recommendation:

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

PIQ Map
1100 Coventry Lane



City of Crystal Lake Development Application

Office Use Only
File # 2024-130

Project Title: CITY OF CRYSTAL LAKE WASTEWATER TREATMENT PLANT 2

Action Requested

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Preliminary PUD |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review | <input checked="" type="checkbox"/> Rezoning |
| <input type="checkbox"/> Final PUD | <input type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Final PUD Amendment | <input type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Name: CITY OF CRYSTAL LAKE
Address: 100 W. WOODSIDE STREET
CRYSTAL LAKE, IL 60014
Phone: 815-356-3611
Fax: _____
E-mail: MMagnuson@crystalake.org

Owner Information (if different)

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

Property Information

Project Description: REZONING OF PROPERTY CURRENTLY
USED FOR THE COLLECTION AND TREATMENT
OF WASTEWATER AND ITS BY PRODUCTS.

Project Address/Location: 1100 COVENTRY LANE

PIN Number(s): 19-18-200-015

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____


Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures


CITY OF CRYSTAL LAKE
MICHAEL MAGNUSON
7/17/2024

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.

(SAME)

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.

Northwest Herald

NORTHWEST HERALD

Publication Name:
Northwest Herald

Publication URL:
www.nwherald.com

Publication City and State:
Crystal Lake, IL

Publication County:
McHenry

Notice Popular Keyword Category:

Notice Keywords:
1100 coventry

Notice Authentication Number:
202407231020191925811
213731298

Notice URL:

[Back](#)

Notice Publish Date:
Saturday, July 20, 2024

Notice Content

PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE PETITION OF City of Crystal Lake LEGAL NOTICE Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by the City of Crystal Lake for the Rezoning and a Special Use Permit of the property at 1100 Coventry Lane in Crystal Lake, Illinois 60014. PIN: 19-18-200-015. This application is filed for the purpose of seeking Rezoning from RE Residential Estate to M Manufacturing and a Special Use Permit for City Utilities for the existing waste water treatment plant, pursuant to Article 1, Article 2, and Article 9. The purpose of the request is to obtain the appropriate approvals according to the current UDO. No changes to the property are proposed with the request. The application for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall. A public hearing before the Planning and Zoning Commission for this request will be held at 7:00 p.m. on Wednesday, August 7, 2024, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present. Jeff Greenman, Chairperson Planning and Zoning Commission City of Crystal Lake (Published in the Northwest Herald July 20, 2024) 2179558

[Back](#)

STATE OF ILLINOIS

COUNTY OF MCHENRY

IN THE MATTER OF THE APPLICATION OF

City of Crystal Lake (NAME);

AFFIDAVIT

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

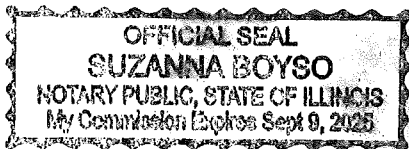
- A. That a copy of the legal notice, concerning the hearing date for the above mentioned Petitioner, was sent to each of the persons named on the attached list by regular mail notifying them of the hearing before the Planning and Zoning Commission on August 21, 2024, at 7:00 p.m., at the City of Crystal Lake City Hall, 100 West Woodstock Street in Crystal Lake, Illinois. Said notice was mailed to each of the below mentioned persons by regular mail on 7/25/24 (date)
- B. That the posting requirements of the Unified Development Ordinance have been complied with by placing the customary public notice sign on the subject property on 7/18/24 (date)

Beth Mogan
(name) (Signature)

Subscribed and Sworn to me before

This 26th day of July, 2024

Suzanna Boyso
Notary Public



Owner

RAFAEL JARAMILLO
CONTRERAS C CORTEZ A
JANINA POPLAWSKI
KYLE C KELLOGG
STEVE FANO KATINA THEOFANOUS
BEVERLY TR CO TR 74-2581
COMM HIGH SCHOOL DIST 155
SARAH JEAN MARTIN
DONNA VOLPI
MCHENRY CO CONSERV DIST
ST ELIZABETH ANN SETON
EDGAR COBAR
7400 MADISON LLC
SHREE LAXMIJI LLC
RUTLEDGE VIVIAN BOSHELL
KENNETH SANDRA POLING
RONALD C RONALD N VUKMIR
DANIEL GILLY
CHRISTA A BRANDT
JOY L DECL OF TR GREENING
RUTHANNE ARTHUR ORSINI
IWONA K PASIUT
KATRINA R SIMERLY
ARTEM V DRUZENKO
MATTHEW ELIZABETH RYCHLIK
JENNIFER SACCUCI
COSIMO ANGELA CASTRONOVO
LIVIA NOWLIN
KEVIN M AMANDA KAY STCLAIR
VICTOR A HERRERA ORTIZ
RICE HAYNES FAM TR
JUDITH WYZUKOVICZ
VICTORIA SCHELL
MEGAN M MARSH
ROBERT N MEALE
MITCHELL K KAHOVEC MA
ANNE DALE
BABICZ GS SORIANO HM
FAITH B FAM DECL OF TR GERBER
DOUGLAS D BORK
GOETTELMAHNN FAM TR
REALCASHFLOWGEEKS LLC
MARILYN E JOHNSON
DONALD E JR BARBARA J BALES
MARQUEZ DM CARLSON BT

Mail To Address 1

415 DARTMOOR DR
393 DARTMOOR DR
450 DARTMOOR DR
1024 COVENTRY LN
5011 NORTHWEST HWY
905 W 175TH ST STE 300
1 S VIRGINIA RD
420 DARTMOOR DR
1045 COVENTRY LN
18410 US HWY 14
1023 MCHENRY AVE
412 DARTMOOR DR
10301 ENTERPRISE WAY
2403 GREY EAGLE BAY
405 DARTMOOR DR
1246 HILLSBOROUGH CT
1244 HILLSBOROUGH CT
1234 HILLSBOROUGH CT
1232 HILLSBOROUGH CT
1212 HILLSBOROUGH CT
1228 HILLBOROUGH CT
1220 HILLSBOROUGH CT
486 WINDHAM COVE DR
1218 HILLSBOROUGH CT
482 WINDHAM COVE DR
1230 HILLSBOROUGH CT
1216 HILLSBOROUGH CT
1214 HILLSBOROUGH CT
419 WINDHAM COVE DR
1242 HILLSBOROUGH CT
1240 HILLSBOROUGH CT
488 WINDHAM COVE DR
484 WINDHAM COVE DR
1222 HILLSBOROUGH CT
413 WINDHAM COVE DR
415 WINDHAM COVE DR
417 WINDHAM COVE DR
427 WINDHAM COVE DR
431 WINDHAM COVE DR
425 WINDHAM COVE DR
429 WINDHAM COVE DR
3387 DELWOOD DR
1019 COVENTRY LN
404 DARTMOOR DR
398 DARTMOOR DR

Mail To City

CRYSTAL LAKE, IL 60014
CRYSTAL LAKE, IL 60014
CRYSTAL LAKE, IL 600148617
CRYSTAL LAKE, IL 60014
CRYSTAL LAKE, IL 600147330
HOMewood, IL 60430
CRYSTAL LAKE, IL 60014
CRYSTAL LAKE, IL 60014
CRYSTAL LAKE , IL 60014
WOODSTOCK, IL 600988836
CRYSTAL LAKE, IL 60014
CRYSTAL LAKE, IL 600148616
STURTEVANT, WI 53177
WOODBURY, MN 55129
CRYSTAL LAKE, IL 60014
CRYSTAL LAKE, IL 60014
CRYSTAL LAKE, IL 600142738
CRYSTAL LAKE, IL 600142738
CRYSTAL LAKE, IL 60014
CRYSTAL LAKE, IL 60014
CRYSTAL LAKE, IL 600142738
CRYSTAL LAKE, IL 60014
CRYSTAL LAKE, IL 60014
CRYSTAL LAKE, IL 60014
CRYSTAL LAKE, IL 60014
CRYSTAL LAKE, IL 600142738
CRYSTAL LAKE, IL 600142738
CRYSTAL LAKE, IL 60014
CRYSTAL LAKE, IL 600142738
CRYSTAL LAKE, IL 60014
CRYSTAL LAKE, IL 600142737
CRYSTAL LAKE, IL 60014
CRYSTAL LAKE, IL 60014
CRYSTAL LAKE, IL 600142734
CRYSTAL LAKE, IL 600142734
CRYSTAL LAKE, IL 60014
CRYSTAL LAKE, IL 60014
CRYSTAL LAKE, IL 60014
CRYSTAL LAKE, IL 600142734
CRYSTAL LAKE, IL 60014
POWELL, OH 43065
CRYSTAL LAKE, IL 60014
CRYSTAL LAKE, IL 60014
CRYSTAL LAKE, IL 60014