



**#2024-156**  
**Self-Storage and Retail/Commercial Conceptual PUD**  
**Project Review for Planning and Zoning Commission**

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<b><u>Meeting Date:</u></b>	August 21, 2024
<b><u>Request:</u></b>	Conceptual Planned Unit Development for a Self-Storage and Retail/Commercial development
<b><u>Location:</u></b>	7000 Block US Route 14 – Former Flowerwood Western Portion
<b><u>Acreage:</u></b>	Approximately 17 acres
<b><u>Zoning:</u></b>	B-1 (McHenry County)
<b><u>Surrounding Properties:</u></b>	North: “B-1” and “B-2” Neighborhood Business Districts and A-1” Agriculture District (McHenry County) South: W Watershed and B-2 PUD General Commercial (Crystal Lake) East: “B-1” Neighborhood Business District (McHenry County) West: “B-1” Neighborhood Business District and “A-1” Agriculture District (McHenry County)
<b><u>Staff Contact:</u></b>	Katie Rivard (815.356.3612)

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**Background:**

- The site is part of the former Flowerwood Nursery. It is currently located in unincorporated McHenry County.
- On March 19, 2024, the petitioner petitioned McHenry County to reclassify the subject property to “B-3” General Business District. County zoning requests within the City’s mile and a half planning jurisdiction receive notice and require review by City Council. Ultimately, the Mayor and City Council made a motion to object to the proposed reclassification and proceeded with a letter to McHenry County. The County voted to continue the request to allow for the petitioner to work with the City. The request was continued to August 20<sup>th</sup> and the petitioner requested another continuance to a February County Board meeting.

- The proposed reclassification through McHenry County was to accommodate the development of the property as a mini-warehouse facility, which is a permitted use in the “B-3” County zoning district.
- The adjacent property (also former Flowerwood property) received negative feedback for a proposal for self-storage from the Planning and Zoning Commission at a conceptual review.

### **Development Analysis:**

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

- The property is currently zoned “B-1” Neighborhood Business District (McHenry County). The City of Crystal Lake would require that the proposed development be annexed and rezoned from E Estate to M-L PUD Manufacturing Light Planned Unit Development.
- The current land use is Commerce. A Comprehensive Land Use Plan Map Amendment from Commerce to Industrial would be required.
- The Planned Unit Development overlay requires that the project encourage unique and innovative development of land that achieves a high quality of development, environmental sensitivity, energy efficiency and other City goals. In addition, properties within city limits in the Northwest Subarea are within the Conservation Overlay District. This district encourages site design based on natural features and promotes more open space than conventional development.
- Self-storage facilities require a Special Use Permit with specific criteria. Self-storage and mini-warehouse uses must comply with the following standards:
  - General: No business activity other than the rental of storage units shall be conducted on the premises. The storage of hazardous, toxic or explosive substances, including, but not limited to, hazardous waste, industrial solid waste, medical waste, municipal solid waste, septage, or used oil is prohibited.
  - Site layout: Buildings shall be situated such that the doorways or access points are facing away from the yards abutting street rights-of-way. *It appears doorways would face both Route 176 and Route 14.*
  - Screening: An eight (8) feet tall solid screen consisting of a solid wooden fence in accordance with the provisions of Section 4-700, Fences, walls and screening, or opaque landscaping along the perimeters of the property in accordance with the provisions of Section 4-400, Landscaping and screening standards, shall be provided.
  - Landscaping: Landscaping shall be provided within a minimum five(5) foot-wide landscape beds along the foundations of the ends of the storage buildings, in accordance with the provisions of Section 4-400, Landscaping and screening standards. *No foundation landscaping provided.*
  - Security: Security lighting shall be provided to safely illuminate all areas of the facility. The use of photocell units and motion sensors is encouraged as a means of saving energy. If overnight security personnel will be staying at the facility, provide

details regarding the location of the proposed residence. Appropriate utilities to serve the unit shall be provided. No more than one overnight unit shall be provided per facility.

### Site Layout

- The property has frontages on both Route 14 and Route 176. Access would be along both frontages. The petitioner would need to coordinate with IDOT for both access points.
- The proposed development would consist of three (3) commercial buildings (approximately 64,700 square feet total) and five (5) storage buildings (approximately 108,800 square feet total). The commercial buildings would be located along both frontages and the storage buildings would be located in the center of the site.
- The site is in the Crystal Lake Watershed, and the site should be designed with conservation design practices.
- The development would need to construct stormwater facilities to meet the requirements of the ordinance.
- Water is available in the area, but sanitary sewer capacity in the area is limited. Upgrades to the system will be necessary depending on the demand generated by the uses.
- In order to connect to City water, property annexation would be required.

### Elevations

- Pictures of the petitioner's existing facilities are provided.

### Traffic Study

- A traffic study for the storage use is not required, but one may be required in the future for the commercial area.

### **Discussion Topics:**

1. Zoning/Land Use: As this site is a gateway to Crystal Lake, does the proposed uses of the location fit the character of the area and meet the vision for this corridor?
2. Site Design: Since the County review, the petitioner has changed the concept from typical self-storage to a mixed use of self-storage and retail/commercial, which changed the site plan. Is Planning and Zoning Commission supportive of a likely phased approach to development with storage being the first user of the subject property?

PIQ Map  
Ridgefield Road and Route 14, Crystal Lake, IL  
Nunda Township  
Directly Adjacent to City Limits





**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: Prairie Enterprises

Address: 1030 East Grant Highway  
Marengo IL. 60152

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

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

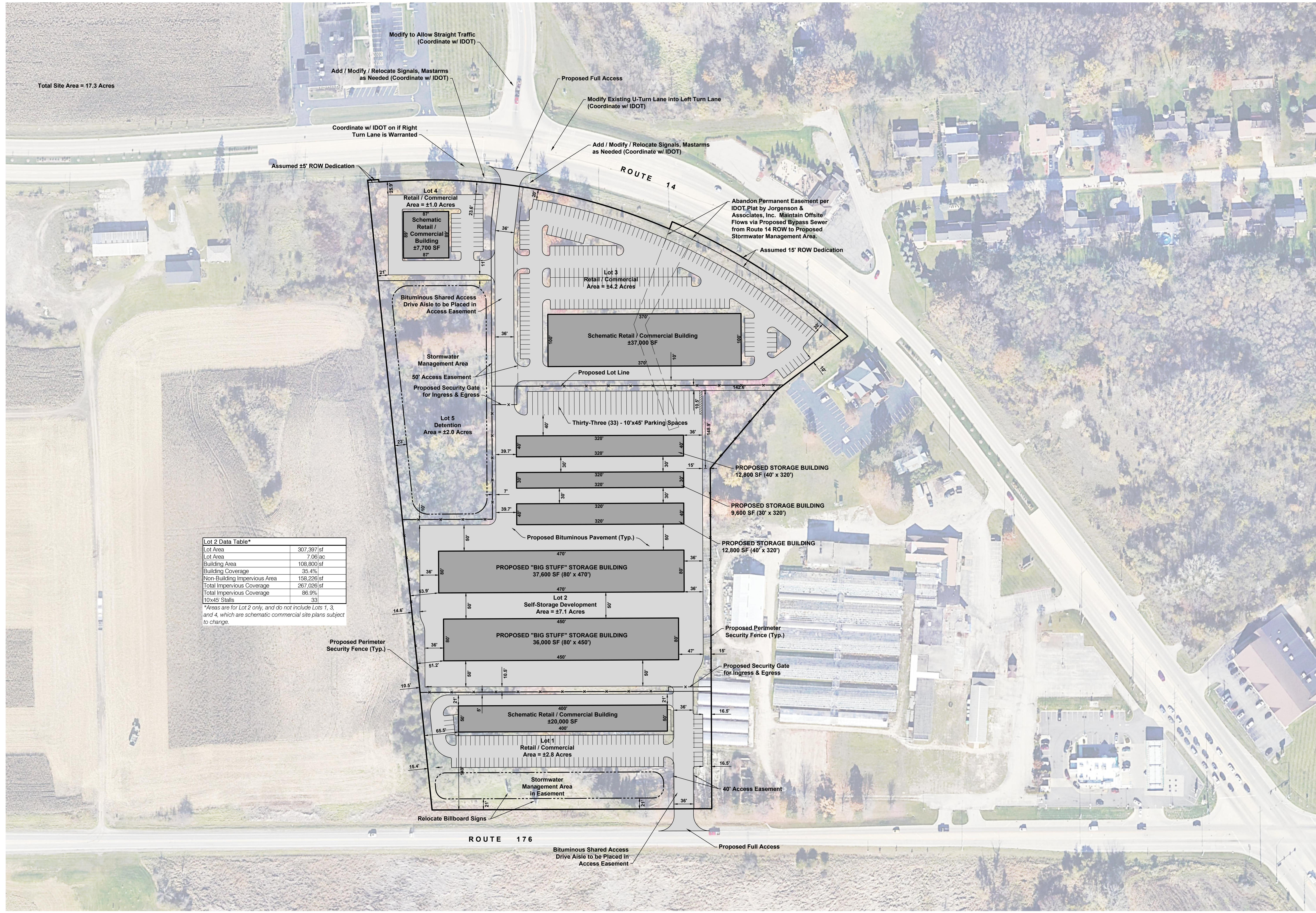
Project Name & Description: Commercial And Storage Facility

Project Address/Location: West of corner of 176 and 14

**Signature**

Kyle Lindley Kyle Lindley 8/15/24  
Owner: Print and Sign name Date

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.



Total Site Area = 17.3 Acres

Lot 2 Data Table\*

Lot Area	307,397 sf
Lot Area	7.06 ac
Building Area	108,800 sf
Building Coverage	35.4%
Non-Building Impervious Area	158,226 sf
Total Impervious Coverage	267,026 sf
Total Impervious Coverage	86.9%
10x45 Stalls	33

\*Areas are for Lot 2 only, and do not include Lots 1, 3, and 4, which are schematic commercial site plans subject to change.

Project Manager: J D T  
 Engineer: J D T  
 Date: 2024-07-18  
 Project No. 23 - 176  
 Sheet 1 / 1

No. \_\_\_\_\_ Date \_\_\_\_\_  
 Revision \_\_\_\_\_

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**CONCEPT SITE PLAN**  
**PRAIRIE ENTERPRISES ± 17.2-ACRE PARCEL**  
 UNINCORPORATED McHENRY COUNTY, ILLINOIS



