



#2012-80

Mathews Corporation

Project Review for Planning and Zoning Commission

Meeting Date:

December 4, 2013

Zoning Request

1) Rezoning upon annexation to M Manufacturing
2) Special Use Permit for outdoor storage
3) Height Variation from the requirement of 55 feet to allow the existing 77-foot testing equipment

Location:

500 Industrial Drive

Acreage:

approximately 37 acres

Existing Zoning:

I-Industry (McHenry County)

Requested Zoning:

M Manufacturing

Surrounding Properties:

North: RE – Residential Estate - Sterne's Woods
South: M – Manufacturing/R-2 – Precision
Twist/Residential
East: M – Manufacturing – City facilities
West: RE – Residential Estate – Veteran Acres

Staff Contact:

Michelle Rentzsch (815.356.3615)

Background:

- **Existing Use:** The property is currently improved with Mathews Corporation and its associated outdoor storage, parking areas and some ancillary uses. Mathews Company is a family-owned global manufacturer of grain drying and other agricultural equipment that exports to more than 160 countries worldwide.
- The facility is 240,000 square feet in area.
- Mathews celebrates its 60th year anniversary in 2014, having started operations in 1954 at this location.
- **History:** This property is a county island, meaning it is surrounded by the City. City staff contacted the property owner and encouraged annexation. In addition, Mathews Corporation is seeking to connect to City water and the City and Mathews are cooperating on a water main extension project that benefits both parties.

Development Analysis:

General

- **Request:** To zone the property M Manufacturing upon annexation and allow the existing uses and improvements to remain via the annexation agreement. In addition, a Special Use Permit for the existing outdoor storage is needed, as the storage area is not screened. A height variation is requested to accommodate the existing 77-foot tall testing equipment that is located on the property.
- **Land Use:** The land use map shows the property as Industry. No Comprehensive Land Use Plan Map Amendment is necessary.
- **Zoning:** The property is currently zoned I - Industry in McHenry County. The property will be rezoned to M Manufacturing, which is appropriate for the existing manufacturing business.

2030 Comprehensive Land Use Plan Summary Review:

The Comprehensive Plan designates the subject property as Industry, which allows for existing and future manufacturing and business uses. The following goal is applicable to this request:

Land Use

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

This can be accomplished with the following supporting action:

Supporting Action: Expand and attract manufacturing users which provide jobs, services, and products strengthening the City’s economy.

Findings of Fact:

REZONING

- The property is currently zoned I - Industry in McHenry County. Property annexed into the City of Crystal Lake comes in as E, Estate zoning.
- The property would be rezoned to the City's M Manufacturing upon annexation.

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*

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit to the existing outdoor storage of vehicles, equipment and materials without screening. The bulk of the storage occurs adjacent to the Union Pacific McHenry spur line and the back of Sterne's Woods. The City's UDO technically requires screening of the materials; therefore, a Special Use Permit is requested. Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.

Meets *Does not meet*

2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.

Meets *Does not meet*

3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, Building and Fire Codes and all other applicable City Ordinances.

Meets *Does not meet*

4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking

facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.

Meets *Does not meet*

5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.

Meets *Does not meet*

6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.

Meets *Does not meet*

7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.

Meets *Does not meet*

8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.

Meets *Does not meet*

9. That the proposed use shall conform to any stipulations or conditions approved as part of a Special Use Permit issued for such use.

Meets *Does not meet*

10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.

Meets *Does not meet*

ZONING ORDINANCE VARIATION

The petitioner is requesting a variation from Article 3-300C1a, which allows building, bulk silos and towers in the M- Manufacturing district to reach up to 55 feet in height. The existing farm testing equipment is 77 feet in height, necessitating a variation of 22 feet. The existing equipment is utilized to test the agricultural equipment that is manufactured in the facility.

Standards

When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

- a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

Meets *Does not meet*

- b. Also, that the variation, if granted, will not alter the essential character of the locality.

Meets *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

- a. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;

Meets *Does not meet*

- b. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;

Meets *Does not meet*

- c. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;
or

Meets *Does not meet*

- d. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.

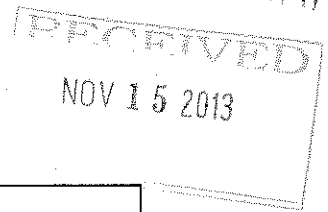
Meets *Does not meet*

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

Recommended Action:

A motion to recommend approval of the petitioner's request to rezone the subject property from to "M" Manufacturing district upon annexation, allowing the existing uses and improvements via the annexation agreement and recommending approval of the Special Use Permit for outdoor storage and Height Variation for the existing farm testing equipment.

2012 80



CITY OF CRYSTAL LAKE DEVELOPMENT APPLICATION

Please type or print legibly

OFFICE USE ONLY
CASE #

PROJECT TITLE: Mathews Zoning upon Annexation

ACTION REQUESTED:

- | | |
|---|--|
| <input checked="" 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 checked="" type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Final PUD Amendment | <input checked="" type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other: |

Petitioner Information:

NAME: Home State Bk Trust 1923 Jan 4, 1977
c/o Deborah Batterham
 ADDRESS: 500 Industrial Avenue
Crystal Lake, IL 60012
 PHONE: 815 459 2210 ext 220
 FAX: _____
 E-MAIL: dbatterham@mathewscompany.com

Owner Information:(if different)

NAME: Mathews Co
 ADDRESS: PO Box 70
Crystal Lake, IL 60039-0070
 PHONE: _____
 FAX: _____
 E-MAIL: _____

Property Information:

Project Description: The petitioner is seeking a zoning of M manufacturing a special use permit for outside storage, a height variation from 40 to 77 feet to allow the existing factory and its uses to continue to operate in its existing operation upon its annexation into the City.

Project Address/Location: 500 Industrial Avenue , Crystal Lake Illinois. The property is located off of a private drive which is an extension of Industrial Avenue which is on the North side of Route 176 and runs parallel with the west side of the Union Pacific line running to McHenry

PIN Number(s): 14-33-126-003, 14-33-201-003, 14-33-126-002 and 14-33-201-002

Development Team:

Developer: _____

Architect: _____

Attorney: Joseph Gottemoller of Madsen, Sugden & Gottemoller, 815 459-5152, FAX 815-459-0290

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor:

Other: _____

Signatures:

Home State Bank Trust number 1923 dated Jan 4, 1977

By: _____

X

THOMAS W. BARANKO
VICE PRESIDENT & SR. TRUST OFFICER

11/5/2013

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 actions.

By _____

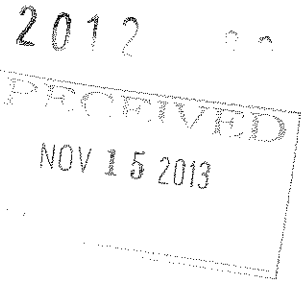
OWNER: Print and Sign Name

Date

NOTE: If the subject property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter which names all beneficiaries of the trust.

This instrument is executed by Home State Bank/National Association, Crystal Lake, IL., not personally but solely as Trustee as aforesaid. All the covenants and conditions to be performed hereunder by Home State Bank/National Association are undertaken by it solely as Trustee as aforesaid and not individually, and no personal liability shall be asserted or be enforceable against Home State Bank/National Association by reason of any of the covenants, statements, representations or warranties contained in this instrument

BEFORE THE CORPORATE AUTHORITIES OF
THE CITY OF CRYSTAL LAKE
MCHENRY COUNTY, ILLINOIS



In the Matter of the Petition of)
Home State Bank of Crystal Lake, as)
Trustee under a Trust Agreement dated)
January 4, 1977 and known as Trust)
Number 1923 Owner to Annex Certain)
Property to the City of Crystal Lake)
Pursuant to an Annexation Agreement)

PETITION FOR ANNEXATION

Now comes the petitioner, Home State Bank of Crystal Lake, as Trustee under a Trust Agreement dated January 4, 1977 and known as Trust Number 1923, Owner by and through their attorneys, MADSEN, SUGDEN & GOTTEMOLLER hereby respectfully petitions to annex to the City of Crystal Lake, McHenry County, Illinois, the territory herein described in Exhibit A attached hereto and made a part hereof, and states as follows:

1. The territory herein described in Exhibit A is not within the corporate limits of any municipality.
2. The territory herein described in Exhibit A is contiguous to the City of Crystal Lake, McHenry County, Illinois.
3. Home State Bank of Crystal Lake, as Trustee under a Trust Agreement dated January 4, 1977 and known as Trust Number 1923, is the owner of record and there are no electors living within the territory herein described in Exhibit A.
4. The beneficiary of the Trust is: Mathews Company, a Delaware corporation.
5. Petitioner may be reached through their attorney, Joseph Gottemoller, One North Virginia Street, Crystal Lake, IL 60014.

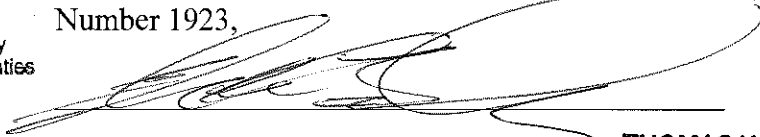
6. The annexation will include the territory to the far side of any roadways not all ready included in a municipality.

WHEREFORE, the Petitioner respectfully requests the Corporate Authorities of the City of Crystal Lake, McHenry County, Illinois annex the territory herein described in Exhibit A to said City in the course and provisions of this petition, be contingent upon and pursuant to the terms of the proposed annexation agreement, all in accordance with the law as such case may be provided.

Dated this 5th day of November, 2013.

This instrument is executed by Home State Bank/National Association, Crystal Lake, IL., not personally but solely as Trustee as aforesaid. All the covenants and conditions to be performed hereunder by Home State Bank/National Association are undertaken by it solely as Trustee as aforesaid and not individually, and no personal liability shall be asserted or be enforceable against Home State Bank/National Association by reason of any of the covenants, statements, representations or warranties contained in this instrument.

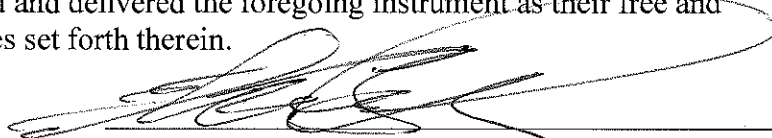
Home State Bank of Crystal Lake, as Trustee under a Trust Agreement dated January 4, 1977 and known as Trust Number 1923,



THOMAS W. BARANKO
VICE PRESIDENT & SR. TRUST OFFICER

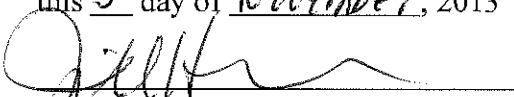
STATE OF ILLINOIS)
)SS
COUNTY OF MCHENRY)

Home State Bank of Crystal Lake, as Trustee under a Trust Agreement dated January 4, 1977 and known as Trust Number 1923, after being first duly sworn, deposes on oath, state that they signed and delivered the foregoing instrument as their free and voluntary act, for the purposes set forth therein.



THOMAS W. BARANKO
VICE PRESIDENT & SR. TRUST OFFICER

Subscribed and Sworn to before me this 5 day of November, 2013


Notary Public

Prepared by: Joseph Gottemoller
MADSEN, SUGDEN & GOTTEMOLLER
One North Virginia Street
Crystal Lake, IL 60014
(815)459-5152

Exhibit "A"
Legal Description of Property

Mathews Company Legal Descriptions not previously annexed

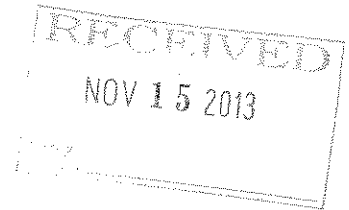
Parcel 1: Pins 14-33-126-003 and 14-33-201-003

That part of the East Half of the Northwest Quarter and part of the West Half of the Northeast Quarter of Section 33, Township 44 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the intersection of a line that is 433.0 feet East of and parallel with the West line of the East Half of the Northwest Quarter of said Section 33 with the Southerly right of way line of the Commonwealth Edison Company, as established by Deed Document 480431; thence Easterly along said Southerly right of way line, a distance of 1650.85 feet to the Westerly right of way line of the Chicago and Northwestern Railway; thence Southwesterly along said Westerly right of way line, a distance of 581.17 feet to a point on a line that is 824.2 feet North of and parallel with the North line of the Subdivision of Block 4 of Sterne's Addition to Crystal Lake for the place of beginning; thence Westerly along said parallel line, a distance of 901.13 feet to a point on a line that is 866.0 feet East of and parallel with the West line of the East Half of the Northwest Quarter of Section 33 as aforesaid; thence Southerly along said parallel line, a distance of 824.2 feet to the North line of the Subdivision of Block 4 of Sterne's Addition to Crystal Lake; thence Easterly along said North line, a distance of 367.55 feet to the Westerly right of way line of the Chicago and Northwestern Railway; thence Northeasterly along said Westerly right of way line, a distance of 982.77 feet to the place of beginning, in McHenry County, Illinois.

Parcel 3: Pins 14-33-126-002 and 14-33-201-002

That part of the East Half of the Northwest Quarter and part of the West Half of the Northeast Quarter of Section 33, Township 44 North, Range 8 East of the Third Principal Meridian, described as follows: Beginning at the intersection of a line that is 433.0 feet East of and parallel with the West line of the East Half of the Northwest Quarter of said Section 33 with the Southerly right of way line of the Commonwealth Edison Company, as established by Deed Document No. 480431; thence Easterly along said Southerly right of way line, a distance of 1650.85 feet to the Westerly right of way line of the Chicago and Northwestern Railway; thence Southwesterly along said Westerly right of way line, a distance of 581.17 feet to a point on a line that is 824.2 feet North of and parallel with the North line of the Subdivision of Block 4 of Sterne's Addition to Crystal Lake extended Easterly; thence Westerly along said parallel line, a distance of 901.13 feet to a point on a line that is 866.0 feet East of and parallel with the West line of the East Half of the Northwest Quarter of Section 33 as aforesaid; thence Southerly along said parallel line, a distance of 824.2 feet to the North line of the Subdivision of Block 4 of Sterne's Addition to Crystal Lake; thence Westerly along said North line, a distance of 433.0 feet to a point on a line that is 433.0 feet East of and parallel with the West line of the East half of the Northwest quarter of said Section 33; thence Northerly along said parallel line, a distance of 1364.61 feet to the place of beginning, being situated in Nunda Township, McHenry County, Illinois.

2012 80



STATE OF ILLINOIS)
) SS
COUNTY OF MCHENRY)

BEFORE THE PLANNING AND ZONING COMMISSION FOR
THE CITY OF CRYSTAL LAKE
MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF)
HOME STATE BANK TRUST 1923)
DATED JANUARY 4, 1977, FOR THE)
APPROVAL OF INITIAL ZONING)
CLASSIFICATIONS PURSUANT TO)
THE TERMS OF THE PROPOSED)
ANNEXATION AGREEMENT FOR)
PARCELS OF LAND TO BE ANNEXED)
TO THE CITY OF CRYSTAL LAKE,)
MCHENRY COUNTY, ILLINOIS)

PETITION FOR INITIAL ZONING

Now comes the petitioner, Home State Bank Trust 1923 dated January 4, 1977 the Record Title Holder, by and through their attorneys, MADSEN, SUGDEN & GOTTEMOLLER, and request the Planning and Zoning Commission of the City of Crystal Lake to recommend the initial zoning classification, a special use permit and variations in order to allow the Mathews Co. manufacturing plant to continue to operate in its current facility, all subject to a pending Petition to Annex the property, and in support thereof, petitioner states:

1. Home State Bank Trust 1923 dated January 4, 1977 is the Record Title

Holder of the following described real estate:

Parcel 1: Pins 14-33-126-003 and 14-33-201-003

That part of the East Half of the Northwest Quarter and part of the West Half of the Northeast Quarter of Section 33, Township 44 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the intersection of a line that is 433.0 feet East of and parallel with the West line of the East Half of the Northwest Quarter of said Section 33 with the Southerly right of way line of the Commonwealth Edison

Company, as established by Deed Document 480431; thence Easterly along said Southerly right of way line, a distance of 1650.85 feet to the Westerly right of way line of the Chicago and Northwestern Railway; thence Southwesterly along said Westerly right of way line, a distance of 581.17 feet to a point on a line that is 824.2 feet North of and parallel with the North line of the Subdivision of Block 4 of Sterne's Addition to Crystal Lake for the place of beginning; thence Westerly along said parallel line, a distance of 901.13 feet to a point on a line that is 866.0 feet East of and parallel with the West line of the East Half of the Northwest Quarter of Section 33 as aforesaid; thence Southerly along said parallel line, a distance of 824.2 feet to the North line of the Subdivision of Block 4 of Sterne's Addition to Crystal Lake; thence Easterly along said North line, a distance of 367.55 feet to the Westerly right of way line of the Chicago and Northwestern Railway; thence Northeasterly along said Westerly right of way line, a distance of 982.77 feet to the place of beginning, in McHenry County, Illinois.

Parcel 3: Pins 14-33-126-002 and 14-33-201-002

That part of the East Half of the Northwest Quarter and part of the West Half of the Northeast Quarter of Section 33, Township 44 North, Range 8 East of the Third Principal Meridian, described as follows: Beginning at the intersection of a line that is 433.0 feet East of and parallel with the West line of the East Half of the Northwest Quarter of said Section 33 with the Southerly right of way line of the Commonwealth Edison Company, as established by Deed Document No. 480431; thence Easterly along said Southerly right of way line, a distance of 1650.85 feet to the Westerly right of way line of the Chicago and Northwestern Railway; thence Southwesterly along said Westerly right of way line, a distance of 581.17 feet to a point on a line that is 824.2 feet North of and parallel with the North line of the Subdivision of Block 4 of Sterne's Addition to Crystal Lake extended Easterly; thence Westerly along said parallel line, a distance of 901.13 feet to a point on a line that is 866.0 feet East of and parallel with the West line of the East Half of the Northwest Quarter of Section 33 as aforesaid; thence Southerly along said parallel line, a distance of 824.2 feet to the North line of the Subdivision of Block 4 of Sterne's Addition to Crystal Lake; thence Westerly along said North line, a distance of 433.0 feet to a point on a line that is 433.0 feet East of and parallel with the West line of the East Half of the Northwest Quarter of said Section 33; thence Northerly along said parallel line, a distance of 1364.61 feet to the place of beginning, being situated in Nunda Township, McHenry County, Illinois.

2. Said property has not been classified under the Zoning Ordinance of the City of Crystal Lake because it has yet to be annexed to the City of Crystal Lake.
3. The property is zoned under the County of McHenry Zoning as Industrial District. Said property is subject to a petition to annex which is pending before the City

Council. At present, the property contains a facility manufacturing agricultural equipment, outside storage, a 77 feet tall testing facility, a steam locomotive and other supporting facilities.

4. The property in question contains approximately 37 acres and is on the North side of Route 176 at the North end of Industrial Avenue which runs parallel to the West side of the Union Pacific Line running to McHenry. The property is commonly known as 500 Industrial Avenue, Crystal Lake Illinois. The property index numbers are 14-33-126-003, 14-33-201-003, 14-33-126-002 and 14-33-201-002.

5. The property fronts on the North of Route 176. The property borders on its east on the Union Pacific train line. On the West and North the property is adjacent to Veterans acres. The south is adjacent to the former precision twist drill manufacturing site and some residential properties. The adjacent zoning is: West and North— RE-1 City; East – M Manufacturing; South – Manufacturing and R-2 single family residential City.

6. The petitioner requests the property be given an initial classification of M manufacturing with a special use permit for outside storage and a height variation from the required 40 feet to allow 77 feet. These requests allow the existing uses to continue on the property. All zoning classifications shall be pursuant to the Crystal Lake Unified Development Ordinance.

7. The initial zoning of these parcels described above, will not materially impair an adequate supply of light or air to the surrounding properties, increase the hazards of fire or other dangers, diminish the taxable value of land and buildings of the City and throughout the City, increase the congestion of public

streets, or impair the public health, safety, comfort, morals and general welfare of the City.

WHEREFORE, the petitioner respectfully requests the Crystal Lake Planning and Zoning Commission entertain this petition, set a date, time and place for a hearing on this matter. Further, petitioner prays that after such hearing and as a result thereof, the Planning and Zoning Commission recommends to the City Council of Crystal Lake that the petition be granted all under the terms and conditions of the City of Crystal Lake Zoning Ordinance.

This instrument is executed by Home State Bank/National Association, Crystal Lake, IL., not personally but solely as Trustee as aforesaid. All the covenants and conditions to be performed hereunder by Home State Bank/National Association are undertaken by it solely as Trustee as aforesaid and not individually, and no personal liability shall be asserted or be enforceable against Home State Bank/National Association by reason of any of the covenants, statements, representations or warranties contained in this instrument.

Dated this 5th day of November, 2013.

HOME STATE BANK TRUST NUMBER 1923 DATED JANUARY 4, 1977

BY: [Signature]
THOMAS W. BARANKO
VICE PRESIDENT & SR. TRUST OFFICER
TITLE _____

STATE OF ILLINOIS)
) SS
COUNTY OF MCHENRY)

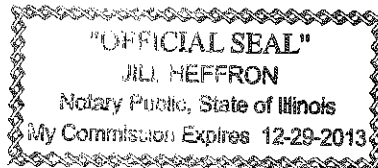
HOME STATE BANK TRUST NUMBER 1923 DATED JANUARY 4, 1977, after being first duly sworn, deposes on oath, states that he signed and delivered the foregoing instrument as his free and voluntary act, for the purposes set forth therein.

BY: [Signature]
THOMAS W. BARANKO
VICE PRESIDENT & SR. TRUST OFFICER
TITLE: _____

Subscribed and sworn to before me this 5 day of November, 2013

[Signature]
Notary Public

Prepared by: Joseph Gottemoller
MADSEN, SUGDEN & GOTTEMOLLER
One North Virginia Street
Crystal Lake, IL 60014
(815)459-5152



PUBLIC NOTICE

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

IN THE MATTER OF THE PETITION
OF HOME STATE BANKTRUST
1923 DATED JAN 4, 1977 OWN-

ER FOR THE APPROVAL ZONING
UPON ANNEXATION

2012-80

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 of the City of Crystal Lake upon the application of Home State Bank Trust 1923 dated January 4, 1977, Owner, for the property commonly known as 500 Industrial Avenue, Crystal Lake, Illinois. The land contains the site of the Mathews Co manufacturing facility.

The petitioner seeks rezoning upon annexation to the M Manufacturing district; a Special Use permit for Outside storage and a height variation from 40 feet to allow 77 feet. These requests will allow the existing facilities and plant operations to continue upon the annexation of the property into the City of Crystal Lake. This request includes any additional variations or permits necessary to allow the existing operations to continue.

A public hearing before the Planning and Zoning Commission regarding this request will be held at 7:30 p.m. on December 4, 2013, at the Crystal Lake City Hall, 100 West Woodstock Street, Crystal Lake 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

Prepared By
Joseph Gottemoller
MADSEN, SUGDEN &
GOTTEMOLLER
1 N. Virginia Street
Crystal Lake, Illinois, 60014
815 459 5152

(Published in the Northwest Herald
November 16, 2013. #A2242)



