



#2013-60
8611 Huntley Road (Lapetina)
Project Review for Planning and Zoning Commission

Meeting Date: December 3, 2014

Zoning Requests:

1. Comprehensive Land Use Plan Amendment from Estate Residential to Commerce;
2. Rezoning upon annexation to the “B-2” PUD General Commercial zoning district.

Location: 8611 Huntley Road

Acreage: 5 acres

Existing Zoning: “A-1” Agriculture, County

Surrounding Properties:

North: “A-1” Agriculture, *County, Residential Use*
South: “A-1” Agriculture, *County, Residential Use*
East: “R-1” Single-Family Residential (Willow’s Edge Park)
West: “A-1” Agriculture, *County, Residential Use*

Staff Contact: James Richter II 815.356.3737

Background:

- **Location:** The property in question, 8611 Huntley Road, is located at the northwest corner of Huntley and Ackman Roads.
- **Zoning:** The property is currently zoned “A-1” Agriculture, under the County’s Zoning Ordinance. The property is improved with a single-family residence, outbuildings for cold storage, an outside area for storage of campers, boats, trailers and a two monopole cell phone towers.
- **Request:** **The petitioner is requesting rezoning upon annexation to the “B-2” PUD General Commercial district and to allow the continuation of the existing uses on site for the duration of the annexation agreement.**
- **History:** The petitioner previously sought annexation into the City in 2005, but the request was denied by the City Council. At the time, some of the key concerns identified were the requested “B-2 Highway Service” zone without a specific plan for the property; concerns expressed by the PZC and Council about the storage (indoor and outdoor) on the property; and concerns by the petitioner with the requirement to pave the property within 5 years. **On September 3, 2013, the City Council reviewed a request from the petitioner regarding**

a potential annexation of the property. The City Council asked many questions of the petitioner and of staff regarding the affects of annexation on the City. While there was no formal vote regarding the matter, there was a general consensus from the City Council that this request could move forward with the annexation request.

Land Use Analysis:

- **McHenry County:** The property is zoned “A1” Agriculture in the County. Per the County’s Zoning Ordinance, several different uses such as single family dwellings, kennels, stables, grain elevators and asphalt/concrete facilities are permitted by right and as conditional uses within the A-1 district. The **County’s 2030 Comprehensive Plan** delineates this property as **Residential**. Per the Boundary Line Agreement between the Village of Lakewood and the City of Crystal Lake, this property would be annexed into Crystal Lake.
- **Surrounding Zoning:** The properties immediately surrounding the parcel in question are used for residential purposes. The properties to the north, west and south are zoned “A-1” Agriculture, in McHenry County. Willow’s Edge Park is to the east of the property and Four Colonies, Unit 17 is located further east and is zoned “R-1” Single Family Residential in the City of Crystal Lake.
- **LITH Comp Plan:** Lake in the Hills’ Comprehensive Land Use Plan calls for commercial and low density residential along the south side of Ackman Road, traveling westward.
- **LITH Zoning:** The zoning within Lake in the Hills, along the south side of Ackman Road is generally consistent with their Land Use Plan, reflecting Institutional Business (I-B), Neighborhood Convenience (B-1), and Single-family residential.
- **Lakewood Comp Plan:** The Lakewood Comprehensive Plan calls for low density residential surrounding the subject property, while the properties west of the subject property along Ackman Road call for neighborhood commercial, recreation, and high density residential.
- **Lakewood Zoning:** The Zoning for Lakewood generally reflects their Land Use Plan, with single-family residential to the northwest along Ackman Road, B-1 Neighborhood Business to the west and Single-family residential as you continue westward (north side of Ackman).
- **Use Landscape (surrounding areas):** Since 2005, there has been a change in the use landscape along Ackman Road. The commercial development (Lou Malnati’s Pizzeria, strip retail and Chesterbrook Academy) at Redtail Drive and Ackman Road has since been built and the Village of Lakewood is actively marketing the property at the northwest corner of Redtail Drive and Ackman Road for a gasoline service station. The future land use plan for the Village of Lake in the Hills also designates the properties on the south side of Ackman Road across from this property and west to Lakewood Road as Commercial.
- **Crystal Lake Zoning Regulations:** Upon annexation, the property will be subject to the property maintenance regulations of the City. Furthermore, any future commercial development will be consistent with the City’s vision for this corner and annexing the property into the City will ensure that property is developed to City standards.

- **Existing Uses:** Upon review of this request, legal counsel’s recommendation is to rezone this property to the “B-2 PUD” district and allow the existing uses to continue. To the extent that such uses are not in compliance with the City’s UDO, they shall be considered legal non-conforming uses. While the existing uses can continue in the current manner, any development of the property will have to occur in accordance with a Planned Unit Development which is approved the City. Additionally, the existing cell towers on the property can continue to be used. The petitioner will come back to the City to request a third cell tower at such time as plans are available.

Findings of Fact:

COMPREHENSIVE LAND USE PLAN AMENDMENT

The Comprehensive Plan designates the subject property as Estate Residential, which is defined as: “low density single-family housing containing lots of one-third acre or more”. The rezoning would require an amendment to the Comprehensive Land Use Plan from Estate Residential to Commerce. Commerce is defined as “existing retail and service commercial areas, indicating areas for future commercial uses.”

The petitioner’s request before the Planning and Zoning Commission and the City Council would amend the Comprehensive Land Use Plan from Estate Residential to Commerce for the 5 acres, commonly known as 8611 Huntley Road.

REZONING UPON ANNEXATION

The petitioner’s request before the Planning and Zoning Commission and the City Council would grant “B-2 PUD” General Commercial PUD zoning designation for the 5 acres, commonly known as 8611 Huntley Road.

The requested “B-2” PUD General Commercial district would allow several principal permitted uses including, but not limited to:

- 1) Automobile Dealers and related uses
- 2) Vehicle Repair and maintenance uses
- 3) Retail Uses
- 4) Service Uses, including beauty salons, spas, diet and weight reducing centers, veterinarian clinic, interior design, funeral home, etc.
- 5) Education Services
- 6) Financial Institutions
- 7) Food Services
- 8) Offices, and
- 9) Commercial Recreation Uses.

Recommended Conditions:

If the Planning and Zoning Commission recommends a comprehensive land use plan amendment and annexation of the property with an initial zoning classification of “B-2 PUD” located at 8611 Huntley Road, the following are recommended as conditions of approval:

- 1) Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (received 12/9/13, revised).
 - B. First Amendment to the Development Application (received 11/14/14)
 - C. PIQ (received 12/9/13).
 - D. Draft annexation agreement Petition for Initial Zoning (received 12/9/13).
 - E. Plat of Survey (exhibit) (received 12/9/13).

- 2) The petitioner shall meet all the conditions of the Community Development, Public Works, Fire Rescue and Police Departments.



SUBJECT PROPERTY

FIRST AMENDMENT

2013 60

City of Crystal Lake Development Application

Office Use Only
File # _____

Project Title: Lapetina Annexation

RECEIVED
NOV 14 2014
BY: _____

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 B2 PUD |
| <input type="checkbox"/> Final PUD | <input checked="" 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

Owner Information (if different)

Name: Joseph J. Lapetina and Elaine M. Lapetina

Address: PO Box 81
Palatine, IL 60078

Phone: 847-321-0085

Fax: _____

E-mail: jlap002@yahoo.com

Name: _____

Address: _____

Phone: _____

Fax: _____

E-mail: _____

Property Information

Project Description: Lapetina Annexation

Project Address/Location: 8611 Huntley Road, Crystal Lake, Illinois 60014

PIN Number(s): 18-13-100-039

Development Team

Please include address, phone, fax and e-mail

Developer: Petitioner

Architect: _____

Attorney: Thomas C. Zanck, 40 Brink Street, Crystal Lake, Illinois 60014 (815) 459-8800 (815) 459-8429 fax
tzanck@zcvlaw.com

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: Luco Construction Co., 54 Lou Street, Crystal Lake, Illinois 60014 (815) 526-3974 (815) 526-3984 fax

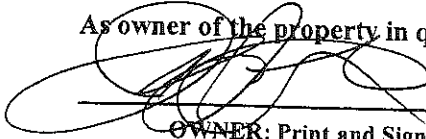
Other: _____

Signatures

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.

 Elnora M. Layton

11-14-14

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.

DEVELOPMENT APPLICATION NARRATIVE

Joseph and Elaine Lapetina desire to annex the northwest approximately 4.7 acre parcel to the City of Crystal Lake. The Lapetina's are seeking B-2 PUD Zoning which establishes possible future uses but only if those uses are approved by the Plan Commission and the City Council of the City of Crystal Lake. The Lapetina's are also requesting that they be allowed to continue the present uses on the property including the rental of buildings for cold storage; outside storage of campers, boats and trailers in fenced in areas; the residential rental of one house; two existing cell towers. In addition, the Petitioners request permission to sell landscape products limited to boulder, stone, sand, dirt and sod and the addition of one cell tower.

The Petitioner has also recognized that they would be obligated to landscape the frontage along Ackman Road and Huntley Road consistent with an approved landscape plan.

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE

IN THE MATTER OF THE APPLICATION OF Joseph J. Lapelina and Elaine M. Lapelina, 8611 Huntley Road, Crystal Lake, Illinois 60014

LEGAL NOTICE

Notice is hereby given in compliance with the Zoning 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 Joseph J. Lapelina and Elaine M. Lapelina relating to the property located at 8611 Huntley Road, Crystal Lake, Illinois 60014. PIN: 18-13-100-039

This application is filed for the purpose of seeking rezoning upon annexation to the B-2 Business District with a Special Use to continue to allow the existing cell towers plus one additional cell tower and the rental of buildings for cold storage; outside storage of campers, boats and trailer in fence in areas; the rental of one residential house; and to allow the sale of landscape products limited to boulders, stone, sand, dirt and sod, pursuant to Article 2 and Article 9 of the Crystal Lake Unified Development Ordinance.

A public hearing before the Planning and Zoning Commission on the request will be held at 7:30 p.m. on December 3, 2014, at Crystal Lake City Hall, 100 West Woodstock Street, 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

(Published in the Northwest Herald
November 16, 2014. #5501)

McHenry County Planning and Development

Request For Service

RFS # 2004-00487

REQUEST DATE: 06/04/2004

Parcel # 18-13-100-039

PROPERTY INFORMATION

8611 HUNTLEY RD
CRYSTAL LAKE, IL 60014 -8504

MAILING INFORMATION

JOE LAPETINA
P.O. BOX 81
PALATINE, IL 60078

VIOLATION DESCRIPTION

OPERATING A STORAGE BUSINESS ON PROPERTY ZONED A-1 IN VIOLATION OF MCHENRY COUNTY ZONING ORDINANCE SECTION 402

Date of First Inspection:	6/10/2004	Red Tag Issued?
First Inspector:	DS	Red Tag Date:
Picture Taken?		Complainant:

COMMENTS

6/10/04 ONE COMMERCIAL VEHICLE NOTED TO BE PARKED ON THE PROPERTY NO OTHER NOTED VIOLATIONS D:
6/23/04 SEMI TRAILER AND SEMI- CAB PRESENT SEE PHOTO DS
7/15/04 SEMI TRAILER AND SEMI- CAB REMAIN- SEE PHOTO DS
7/30/04 TRAILER AND SEMI-CAB HAVE BEEN REMOVED. OWNER WILL PROBABLY START A NURSERY BUSINESS-
ADVISED OF THE NEED FOR A CONDITIONAL USE PERMIT IS ITEMS ARE SOLD THAT ARE NOT AG RELATED DS
11/23/04 SEVERAL VEHICLES PARKED AT EAST END OF BUILDINGS- SIGNS FOR RENTING SPACE FOR VEHICLES
WITH SEVERAL VEHICLES NOTED ON PROPERTY AT THE WEST OF BARNS ETC SEE PHOTOS DS
3/05 SPOKE WITH OWNER - THEY ARE WAITING FOR CELL TOWER APPROVAL AND WILL THEN ENTER AN
ANNEXATION AGREEMENT WITH THE CITY OF CRYSTAL LAKE DS
5/4/05 SPOKE WITH OWNER- HE WILL CALL ATTORNEY AND DETERMINE DATE THEY WILL BE BEFORE THE CITY
OF CRYSTAL LAKE DS
7/19/05 OWNER STATED THE PROPERTY ANNEXED INTO THE CITY OF CRYSTAL LAKE CLOSE FILE DS

McHenry County Planning and Development

Request For Service

RFS # 2004-00652

REQUEST DATE: 08/04/2004

Parcel # 18-13-100-039

PROPERTY INFORMATION

8611 HUNTLEY RD
CRYSTAL LAKE, IL 60014 -8504

MAILING INFORMATION

JOE LAPETINA
P.O. BOX 81
PALATINE, IL 60078

VIOLATION DESCRIPTION

Date of First Inspection: 7/30/2004 **Red Tag Issued?**
First Inspector: DS **Red Tag Date:**
Picture Taken? **Complainant:** LAURA JOHNSON

COMMENTS

8/4/04 RECEIVED COMPLAINT FROM PREVIOUS TENANT THAT ROOF WAS CAVED IN, FURNACE AND HOT WATER HEATER RUSTED, TUB LEAKED, WINDOWS WONT OPEN, ONE EXIT OUT OF HOUSE, BASEMENT STAIRS FALLING, CRACK IN BASEMENT FOUNDATION CAUSED FLOODING.- SPOKE WITH COMPLAINANT AND INFORMED HER I HAD BEEN IN THE STRUCTURE LAST WEEK AND FOUND HER COMPLAINT FAIRLY INACCURATE. ADVISED HER IT APPEARED THE PROPERTY WAS LEFT IN A VERY DIRTY AND BROKEN STATE AND THAT OWNER WOULD BE DOING REPAIRS DS
WHILE ON PROPERTY WITH OWNER ON 7/30/04 REGARDING ANOTHER RFS A WALK THROUGH OF THE RESIDENCE WAS CONDUCTED AS THE OWNER WANTED TO SHOW THE CONDITION THE PROPERTY WAS IN WHEN THE TENANT LEFT THE PROPERTY. THE ROOF WAS NOT CAVED IN- NEW SHINGLES WERE NEEDED, THERE WERE SEVERAL WINDOWS THAT WERE BROKEN OUT THAT WOULD NEED REPLACING, THERE WERE THREE WAYS TO EXIT THE RESIDENCE AND THE BASEMENT STAIRS WERE NOT COLLAPSING. THE OWNER WAS TO DO MAJOR CLEANING AND REPAIRS ON THE PROPERTY TO MAKE IT HABITABLE AGAIN. NO DEFINITE P & D VIOLATION THAT WOULD NOT NEED REPAIRING. CLOSE FILE DS

McHenry County Planning and Development

Request For Service

RFS # 2005-01188

REQUEST DATE: 12/13/2005

Parcel # 18-13-100-039

PROPERTY INFORMATION

8611 HUNTLEY RD
CRYSTAL LAKE, IL 60014 -8504

MAILING INFORMATION

JOE LAPETINA
P.O. BOX 81
PALATINE, IL 60078

VIOLATION DESCRIPTION

OPERATING A BUSINESS ON PROPERTY ZONED A-1 IN VIOLATION OF MCHENRY COUNTY ZONING ORDINANCE SECTION 303.1 (FINAL NOTICE)

Date of First Inspection:	12/15/2005	Red Tag Issued?
First Inspector:	DS	Red Tag Date:
Picture Taken?		Complainant:

COMMENTS

12/15/05 STORAGE BUSINESS ON PROPERTY AND BUILDINGS BEING USED FOR BUSINESS SEE PHOTOS DS
1/23/06 LEFT MESSAGE FOR OWNER REGARDING ANNEXATION STATUS WITH CITY OF CL DS
3/9/06 LEFT MESSAGE FOR OWNER TO PROVIDE DATE OF ANNEXATION PAPERWORK BEING ON FILE WITH CL DS
4/26/06 SPOKE WITH OWNER- WILL HAVE INFO BY 5/1/06 TO CITY OF CL DS
5/2/06 SPOKE WITH LATIKA AT CL- THEY ARE WAITING ON FEES - NOT ON AGENDA - WILL NOTIFY US OF WHEN THEY ARE ON THE AGENDA DS
7/10/06 NO EVIDENCE OF BUSINESS BEING CONDUCTED ON PROPERTY OR IN BUILDINGS (NO ACCESS) CLOSE FILE DB

McHenry County Planning and Development

Request For Service

RFS # 2006-00079

REQUEST DATE: 02/16/2006

Parcel # 18-13-100-039

PROPERTY INFORMATION

8611 HUNTLEY RD
CRYSTAL LAKE, IL 60014 -8504

MAILING INFORMATION

JOE LAPETINA
PO BOX 81
PALATINE, IL 60078

VIOLATION DESCRIPTION

PRESENCE OF A SIGN WITHOUT THE PROPER PERMIT IN VIOLATION OF SECTION 801.1 OF THE MCHENRY COUNTY SIGN ORDINANCE

Date of First Inspection:

Red Tag Issued?

First Inspector:

Red Tag Date:

Picture Taken?

Complainant:

COMMENTS

3/17/06 SIGN REMOVED CLOSE FILE DS

McHenry County Planning and Development

Request For Service

RFS # 2006-00082

REQUEST DATE: 02/15/2006

Parcel # 18-13-100-039

PROPERTY INFORMATION

8611 HUNTLEY RD
CRYSTAL LAKE, IL 60014 -8504

MAILING INFORMATION

JOE & ELAINE LAPETINA
PO BOX 81
PALATINE, IL 60078

VIOLATION DESCRIPTION

PRESENCE OF A SIGN WITHOUT THE PROPER PERMIT IN VIOLATION OF SECTION 801.1 OF THE MCHENRY COUNTY SIGN ORDINANCE (FINAL NOTICE TO APPLY FOR CONDITIONAL USE OR REMOVE)

Date of First Inspection:

Red Tag Issued?

First Inspector:

Red Tag Date:

Picture Taken?

Complainant:

COMMENTS

3/17/06 SIGN REMAINS DS

4/19/06 SIGNAGE REMAINS SEE PHOTO DS

4/26/06 OWNER OF SIGN CALLED AND WILL SPEAK WITH OWNER REGARDING CONDITIONAL USE SH

6/8/06 SIGN HAS BEEN REMOVED CLOSE FILE JJ

McHenry County Planning and Development

Request For Service

RFS # 2006-00570

REQUEST DATE: 05/22/2006

Parcel # 18-13-100-039

PROPERTY INFORMATION

8611 HUNTLEY RD
CRYSTAL LAKE, IL 60014 -8504

MAILING INFORMATION

JOE LAPETINA
P.O. BOX 81
PALATINE, IL 60078

VIOLATION DESCRIPTION

OPERATING A BUSINESS ON PROPERTY ZONED A-1 WITHOUT A CONDITIONAL USE PERMIT IN VIOLATION OF MCHENRY COUNTY ZONING ORDINANCE SECTION 303.1 (HUBBS GREENHOUSE SELLING PRODUCTS NOT GROWN ONSITE)

Date of First Inspection:	5/26/2006	Red Tag Issued?
First Inspector:	DS	Red Tag Date:
Picture Taken?		Complainant:

COMMENTS

5/26/06 TRUCK FROM HUBBS GREENHOUSE ON SITE AND SELLING PLANTS THAT ARE NOT GROWN ON THE PROPERTY DS
5/30/06 SPOKE WITH OWNER- ADVISED TO ANNEX INTO VILLAGE/CITY OR OBTAIN CU FOR BUSINESSES BEING CONDUCTED ON PROPERTY DS
7/10/06 NO EVIDENCE OF BUSINESS AT THIS TIME CLOSE FILE DB

McHenry County Planning and Development

Request For Service

RFS # 2006-01080

REQUEST DATE: 08/21/2006

Parcel # 18-13-100-039

PROPERTY INFORMATION

8611 HUNTLEY RD
CRYSTAL LAKE, IL 60014 -8504

MAILING INFORMATION

JOSEPH AND ELAINE LAPETINA
P O BOX 81, WINDSOR GATE FARMS
PALATINE, IL 60078

VIOLATION DESCRIPTION

NON-COMPLETION OF INSPECTIONS AND NON-ISSUANCE OF A CERTIFICATE IN VIOLATION OF IRC SECTION 105.5 FOR PERMIT I-3414 ISSUED FOR CELL TOWER (FINAL NOTICE AS PERMIT EXPIRES ON 9/24/06)

Date of First Inspection:

Red Tag Issued?

First Inspector:

Red Tag Date:

Picture Taken?

Complainant:

COMMENTS

9/15/06 CC ISSUED CLOSE FILE JJ

McHenry County Planning and Development

Request For Service

RFS # 2009-00514

REQUEST DATE: 06/23/2009

Parcel # 18-13-100-039

PROPERTY INFORMATION

8611 HUNTLEY RD
CRYSTAL LAKE, IL 60014 -8504

MAILING INFORMATION

LAPATINA JOSEPH J ELAINE M
PO BOX 81
PALATINE, IL 60078-0081

VIOLATION DESCRIPTION

ALTERATION TO THE PROPERTY WITHOUT A STORMWATER MANAGEMENT PERMIT IN VIOLATION OF MCHENRY COUNTY STORMWATER MANAGEMENT ORDINANCE ARTICLE IV, SECTION A

Date of First Inspection:	6/24/2009	Red Tag Issued?	N
First Inspector:	DW	Red Tag Date:	
Picture Taken?	Y	Complainant:	HANK BAUER

COMMENTS

6/24/09 NO SIGN OF DEVELOPMENT ON PROPERTY - COMPLAINANT PROPERTY IS LOWER THAN THIS PROPERTY, RECEIVING WATER FROM ALL PROPERTIES AROUND SEE PHOTOS DW
7/7/09 NO SIGN OF REGULATED DEVELOPMENT- NO SMO VIOLATION CLOSE FILE MGP

McHenry County Planning and Development

Request For Service

RFS # 2013-00295

REQUEST DATE: 05/23/2013

Parcel # 18-13-100-039

PROPERTY INFORMATION

8611 HUNTLEY RD
CRYSTAL LAKE, IL 60014 -8504

MAILING INFORMATION

LAPETINA JOSEPH J ELAINE M
PO BOX 81
PALATINE, IL 60078-0081

VIOLATION DESCRIPTION

OPERATING BUSINESSES ON PROPERTY ZONED A-1 IN VIOLATION OF MCHENRY COUNTY ZONING ORDINANCE SECTION 303.1 (FINAL NOTICE TO REMOVE ALL BUSINESSES OR OBTAIN THE PROPER ZONING)

Date of First Inspection:

Red Tag Issued? N

First Inspector:

Red Tag Date:

Picture Taken?

N Complainant:

COMMENTS

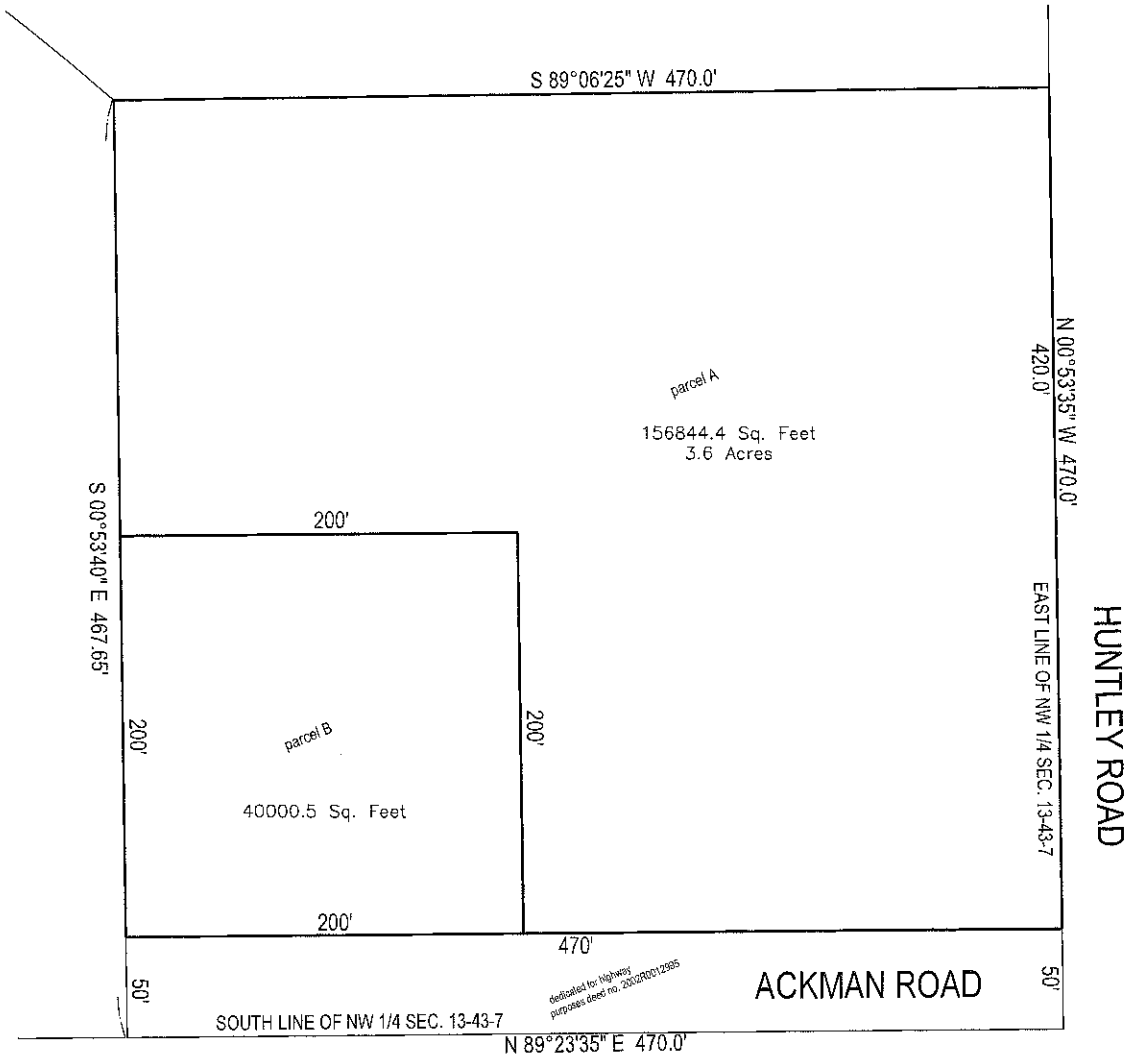
5/24/13 SPOKE WITH TENANT MIKE SMITH WHO OWNS A LANDSCAPING BUSINESS. THERE ARE ALSO MECHANIC SHOPS ONSITE. SEE PHOTOS JK
5/24/13 SPOKE WITH MIKE SMITH @ 815-575-6726 - ADVISED WE WILL LOOK INTO ZONING AND GET BACK TO HIM. DS
5/28/13 LEFT MESSAGE FOR MIKE SMITH THAT THERE IS NOT PROPER ZONING FOR USE OF PROPERTY. DS
5/28/13 BOAT AND RV STORAGE ALONG WITH BUSINESSES ON PROPERTY. SEE PHOTOS DS
10/25/13 COMMERCIAL VEHICLES AND EQUIPMENT ON PROPERTY. APPEARS OTHER BUSINESSES REMAIN AS WELL. SEE PHOTOS DS

Exhibit

LEGAL DESCRIPTION:

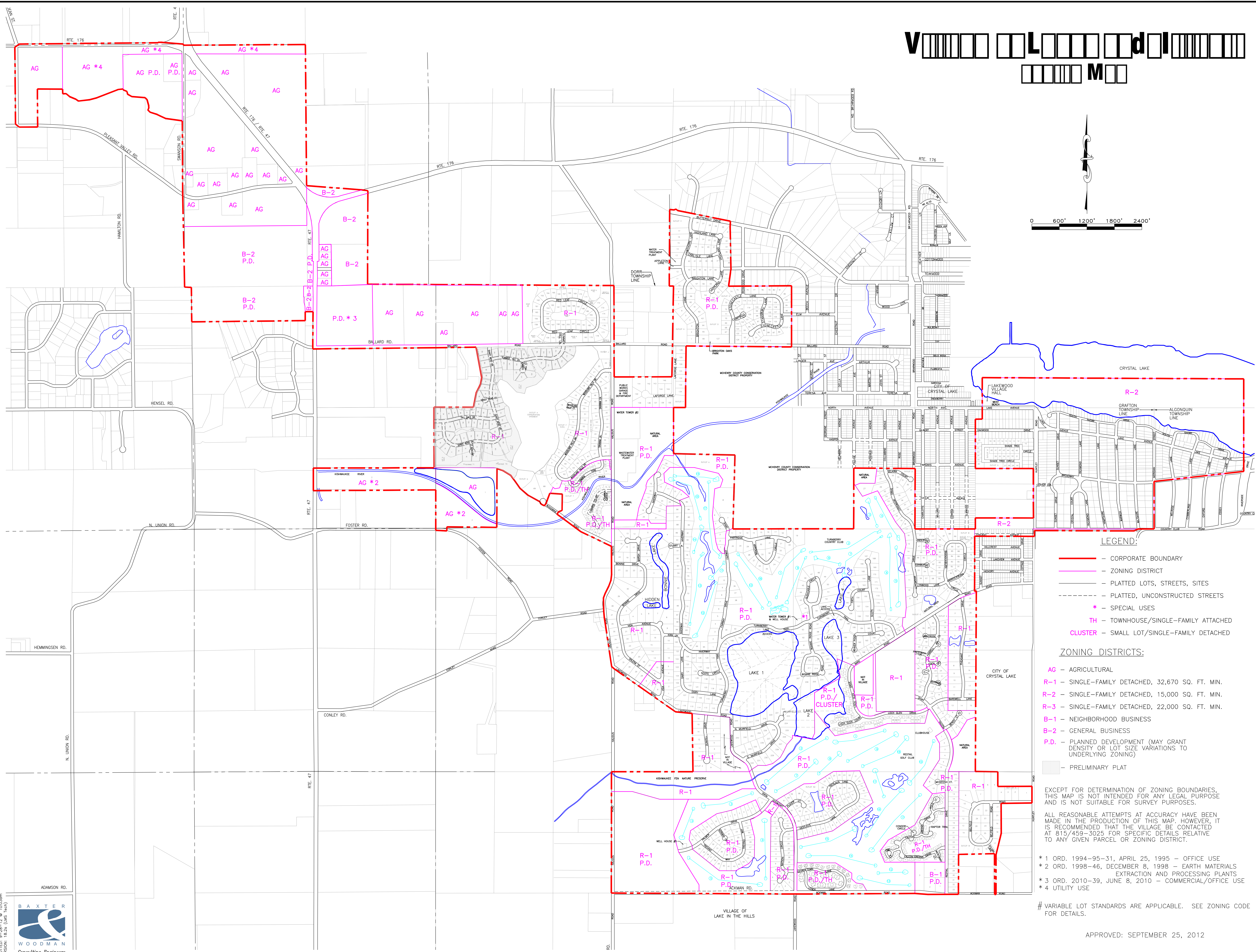
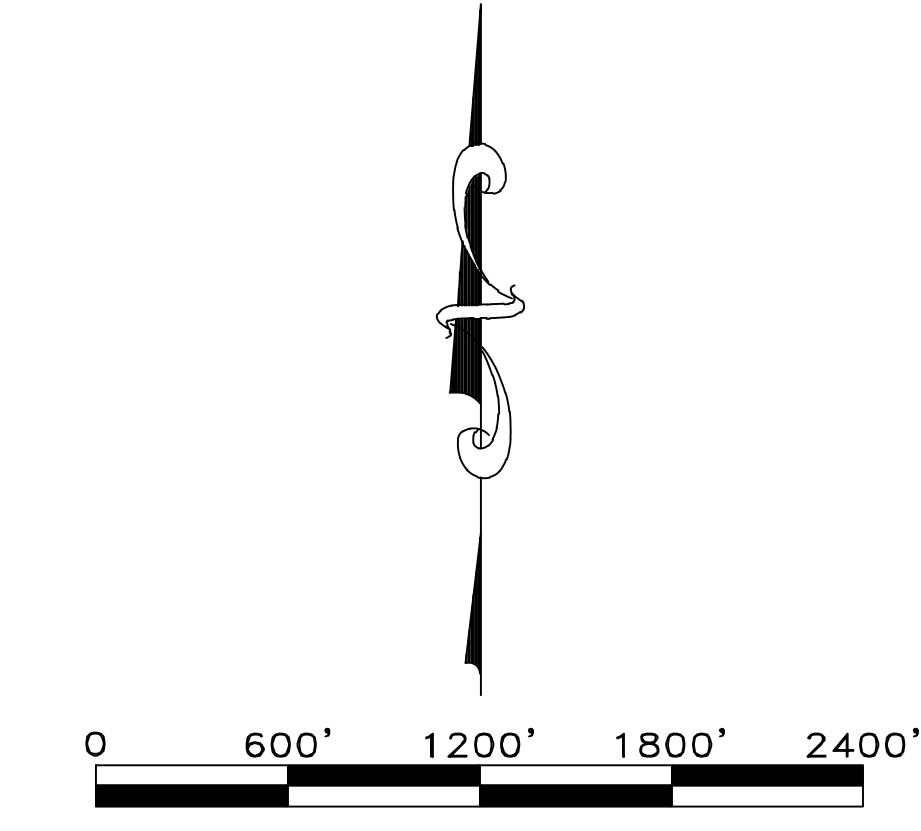
PARCEL A: BEGINNING AT THE INTERSECTION OF THE CENTER LINES OF ACKMAN ROAD AND HUNTLEY ROAD; THENCE NORTH 0 DEGREES 53 MINUTES 35 SECONDS WEST, ALONG THE CENTER LINE OF SAID HUNTLEY ROAD, 470.0 FEET; THENCE SOUTH 89 DEGREES 06 MINUTES 25 SECONDS WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 470 FEET; THENCE SOUTH 0 DEGREES 53 MINUTES 40 SECONDS EAST, 467.65 FEET TO THE CENTER LINE OF SAID ACKMAN ROAD; THENCE NORTH 89 DEGREES 23 MINUTES 35 SECONDS EAST, ALONG SAID CENTER LINE, 470.0 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS. (EXCEPTING THE SOUTH 50 FEET THEREOF, DEDICATED FOR HIGHWAY PURPOSES) AND (ALSO EXCEPTING THEREFROM THE SOUTH 200 FEET OF THE WEST 200 FEET, AS MEASURED ALONG THE SOUTH AND WEST LINES THEREOF OF THE ABOVE DESCRIBED PROPERTY).

PARCEL B: THE SOUTH 200 FEET OF THE WEST 200 FEET, AS MEASURED ALONG THE SOUTH AND WEST LINES THEREOF OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE INTERSECTION OF THE CENTER LINES OF ACKMAN ROAD AND HUNTLEY ROAD; THENCE NORTH 0 DEGREES 53 MINUTES 35 SECONDS WEST, ALONG THE CENTER LINE OF SAID HUNTLEY ROAD, 470.0 FEET; THENCE SOUTH 89 DEGREES 06 MINUTES 25 SECONDS WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 470 FEET; THENCE SOUTH 0 DEGREES 53 MINUTES 40 SECONDS EAST, 467.65 FEET TO THE CENTER LINE OF SAID ACKMAN ROAD; THENCE NORTH 89 DEGREES 23 MINUTES 35 SECONDS EAST, ALONG SAID CENTER LINE, 470.0 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS. (EXCEPTING THE SOUTH 50 FEET THEREOF, DEDICATED FOR HIGHWAY PURPOSES)



LUCO CONSTRUCTION CO.			
PROFESSIONAL DESIGN FIRM NO. 184.004829			
CLIENT NAME:		54 Lou Street	
WRIGHT		Crystal Lake, IL 60014	
CLIENT REFERENCE:		815.526.3974	
N/A		815.526.3984 fax	
FIELD WORK COMPLETED:	SURVEY COMPLETED:	DRAWN BY:	PROJECT NO.
8/26/13	8/27/13	JAC	13-32117

Village of Lakewood



LEGEND:

- CORPORATE BOUNDARY
- ZONING DISTRICT
- PLATTED LOTS, STREETS, SITES
- - - PLATTED, UNCONSTRUCTED STREETS
- * SPECIAL USES
- TH TOWNHOUSE/SINGLE-FAMILY ATTACHED CLUSTER
- CLUSTER SMALL LOT/SINGLE-FAMILY DETACHED

ZONING DISTRICTS:

- AG - AGRICULTURAL
- R-1 - SINGLE-FAMILY DETACHED, 32,670 SQ. FT. MIN.
- R-2 - SINGLE-FAMILY DETACHED, 15,000 SQ. FT. MIN.
- R-3 - SINGLE-FAMILY DETACHED, 22,000 SQ. FT. MIN.
- B-1 - NEIGHBORHOOD BUSINESS
- B-2 - GENERAL BUSINESS
- P.D. - PLANNED DEVELOPMENT (MAY GRANT DENSITY OR LOT SIZE VARIATIONS TO UNDERLYING ZONING)
- - PRELIMINARY PLAT

EXCEPT FOR DETERMINATION OF ZONING BOUNDARIES, THIS MAP IS NOT INTENDED FOR ANY LEGAL PURPOSE AND IS NOT SUITABLE FOR SURVEY PURPOSES.

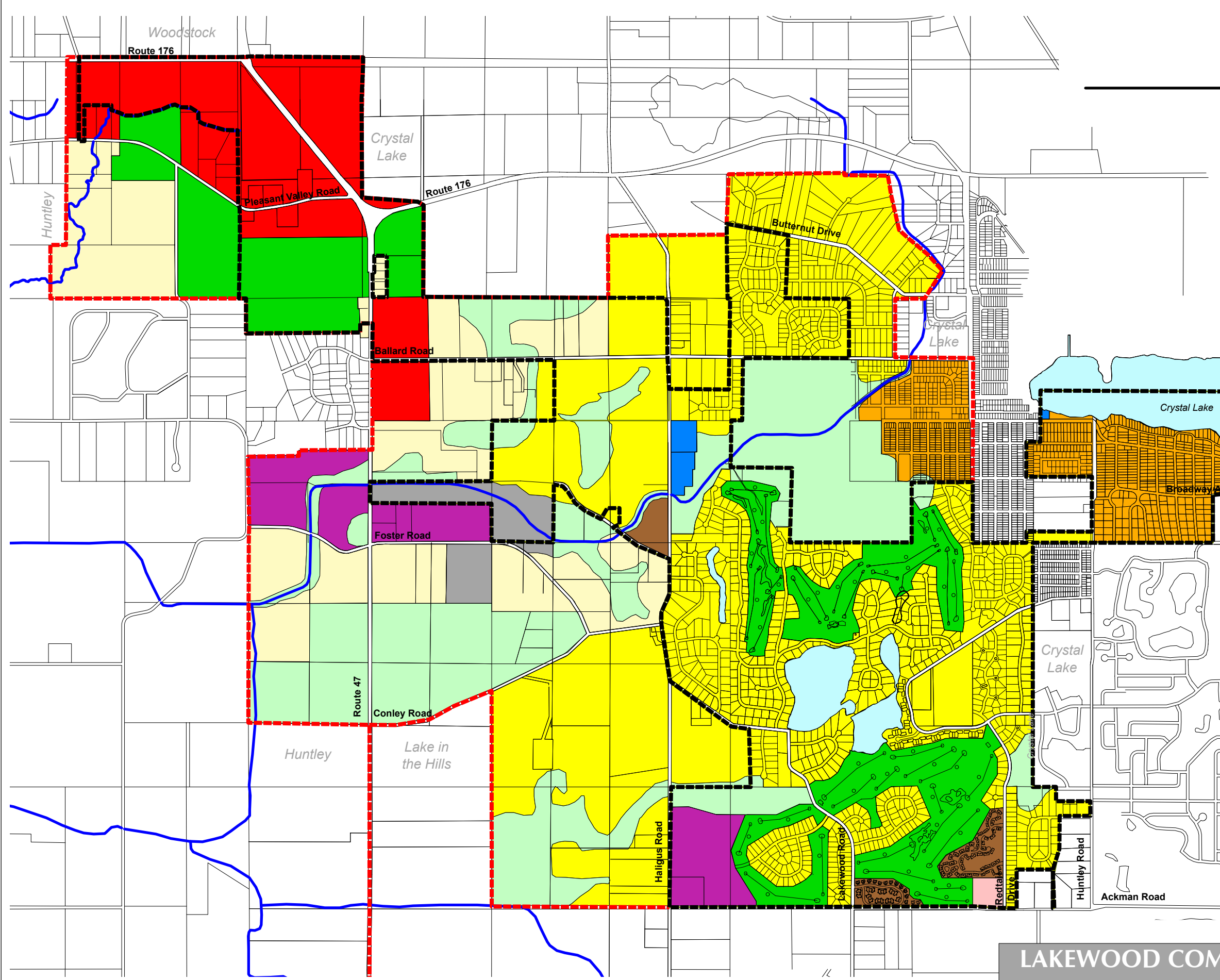
ALL REASONABLE ATTEMPTS AT ACCURACY HAVE BEEN MADE IN THE PRODUCTION OF THIS MAP. HOWEVER, IT IS RECOMMENDED THAT THE VILLAGE BE CONTACTED AT 815/459-3025 FOR SPECIFIC DETAILS RELATIVE TO ANY GIVEN PARCEL OR ZONING DISTRICT.

- * 1 ORD. 1994-95-31, APRIL 25, 1995 - OFFICE USE
- * 2 ORD. 1998-46, DECEMBER 8, 1998 - EARTH MATERIALS EXTRACTION AND PROCESSING PLANTS
- * 3 ORD. 2010-39, JUNE 8, 2010 - COMMERCIAL/OFFICE USE
- * 4 UTILITY USE

VARIABLE LOT STANDARDS ARE APPLICABLE. SEE ZONING CODE FOR DETAILS.












APPROVED: SEPTEMBER 25, 2012


Map 4: Future Land Use




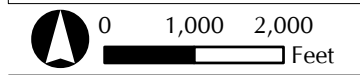
Legend

FUTURE LAND USE CATEGORIES

-  Estate Residential
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Neighborhood Commercial
-  Planned Commercial/Office
-  Mixed Use
-  Institutional
-  Open Space
-  Recreation
-  Extraction

 Municipal Boundary

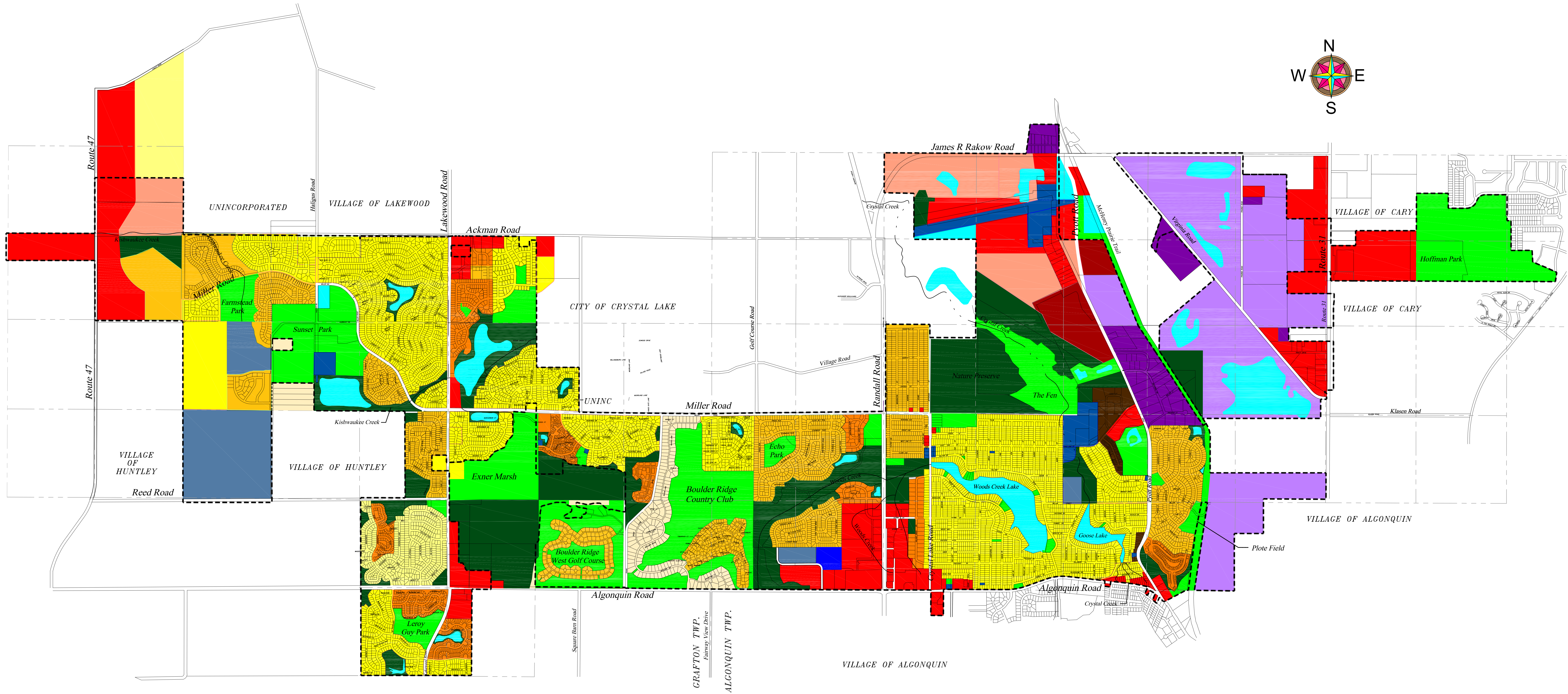
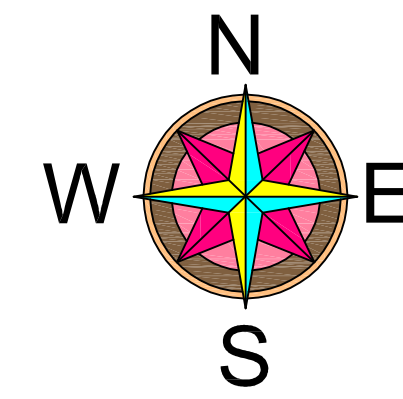
 Annexation Agreement Boundaries



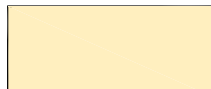


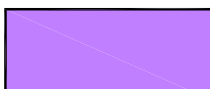
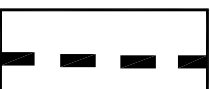

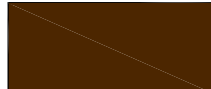











Revised: July 22, 2010

Village of Lake in the Hills

Future Land Use Map



Legend

 Estate Residential (< 2.0 units/ac.)	 Medium Density Residential (> 7.5 to 12 units/ac.)	 Commercial	 Mined Lands	 Lake in the Hills Municipal Boundary
 Low Density Residential (2.0 to 3.5 units/ac.)	 High Density Residential (> 12 units/ac.)	 Municipal/Government	 Parks/Recreation	 Creeks and Rivers
 Low Density Residential (> 3.5 to 4.5 units/ac.)	 Office	 Institutional	 Open Space/ Natural Areas	
 Medium Density Residential (> 4.5 to 7.5 units/ac.)	 Office Research Development	 Manufacturing/Industrial	 Water	

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Lake in the Hills Comprehensive Plan Update Concept Plan Subarea 2

Size: 179.75 Acres

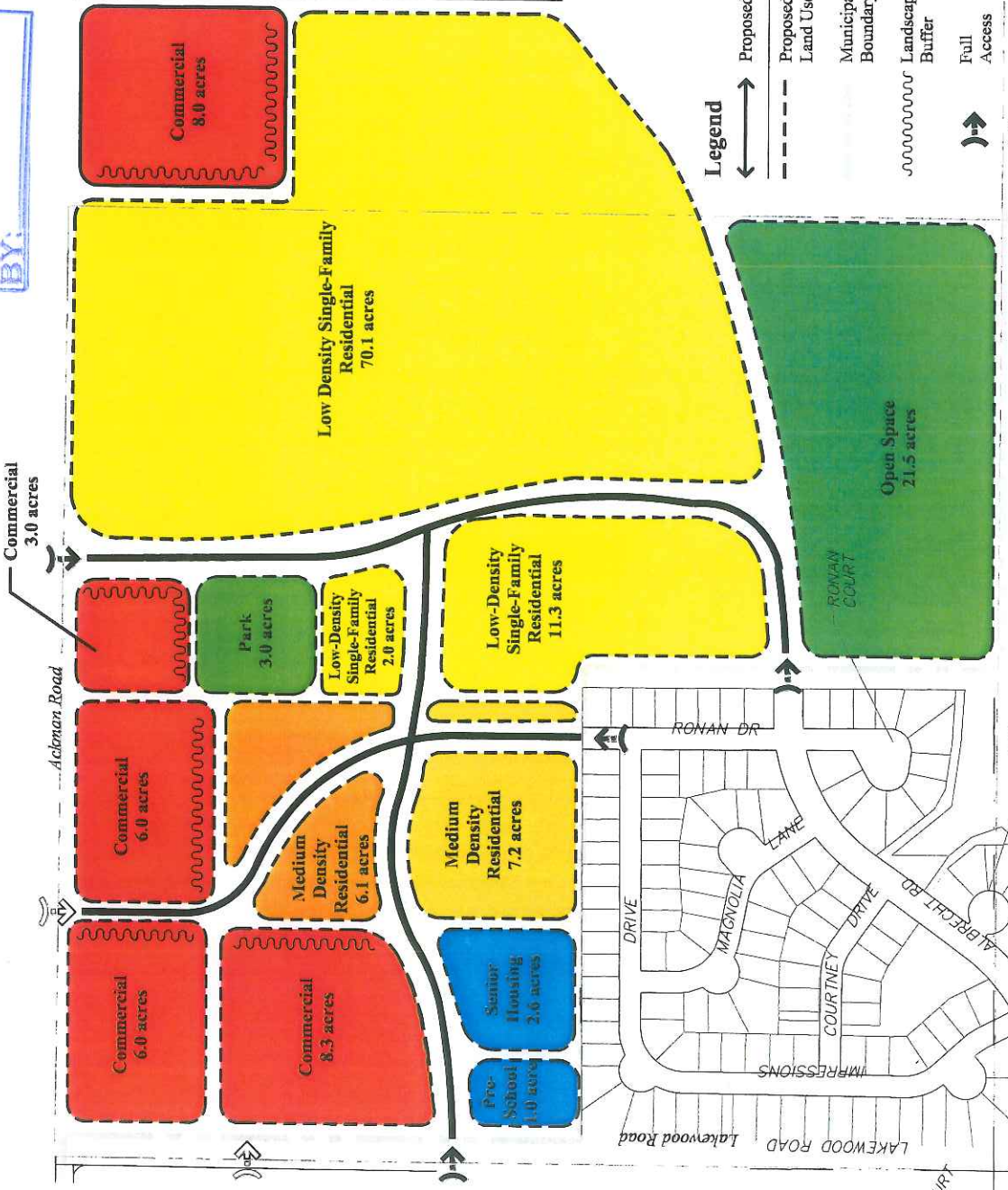


Goals:

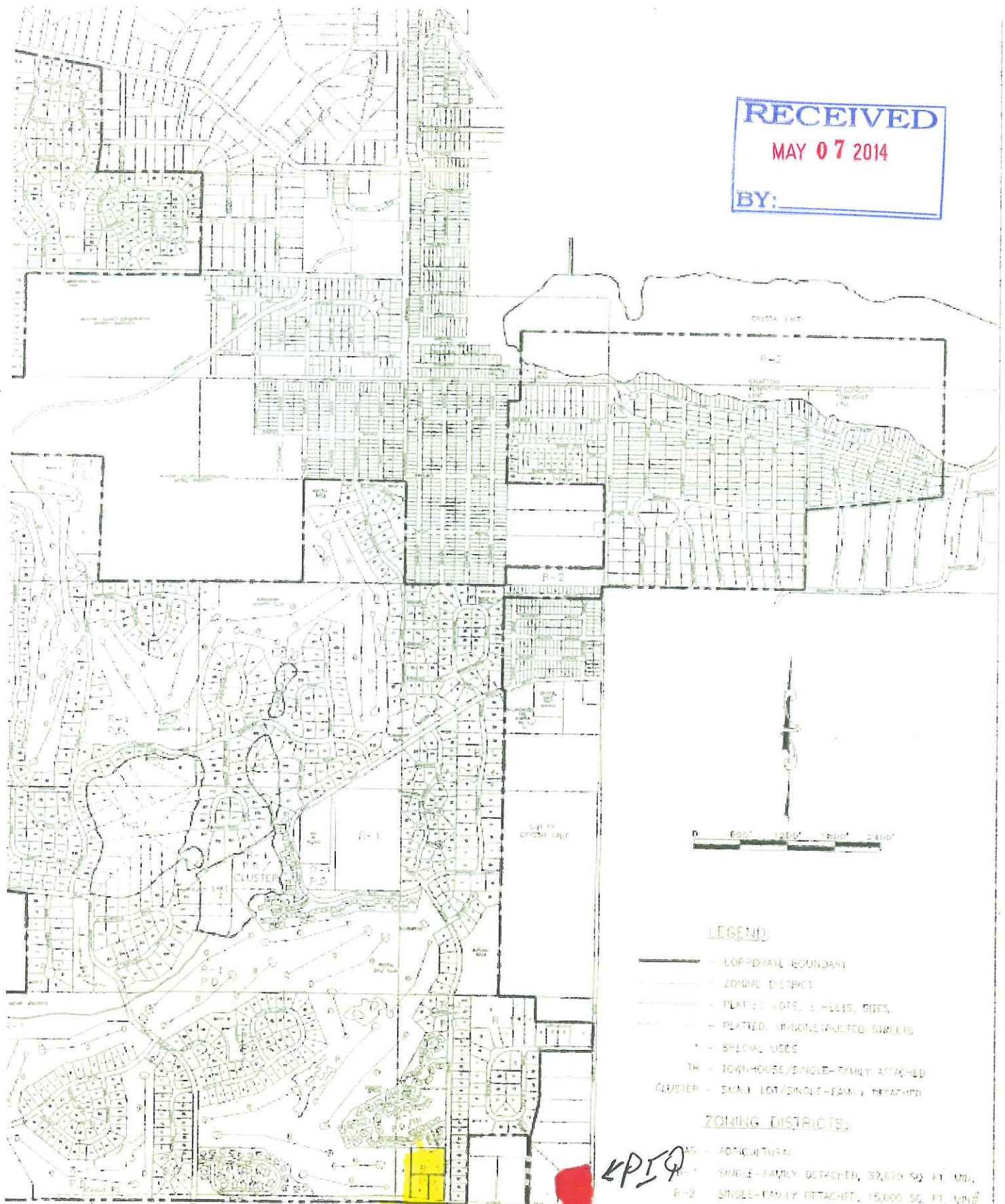
- Expand residential development opportunities for:
 - Single-family homes on lots 10,000 sq. ft. or larger
 - Seniors (duplexes, townhomes or condominiums)
- Create neighborhood shopping centers that:
 - Serve the needs of surrounding residents
 - Place buildings not parking, along streets
 - Create identity through use, orientation and design
 - Include gathering spaces
 - Maintain existing driving range
- Provides linkages to open space areas to the south

Potential Uses:

- Commercial:
 - Convenience retail
 - Business services (i.e., accountants, real estate agents)
 - Personal services (i.e., hair salons, dry cleaners)
 - Medical and dental offices
- Residential:
 - Single-family homes
 - Townhomes
 - Duplexes or condominiums
 - Senior Housing



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LEGEND:

- COPD/MIL BOUNDARY
- - - ZONING DISTRICT
- PLATTED LOTS, L-HELIXES, SITES
- - - PLATTED, UNCONSTRUCTED STREETS
- * SPECIAL USES
- TH TOWNHOUSE/SINGLE-FAMILY ATTACHED
- CLUSTER - SMALL LOT/SINGLE-FAMILY ATTACHED

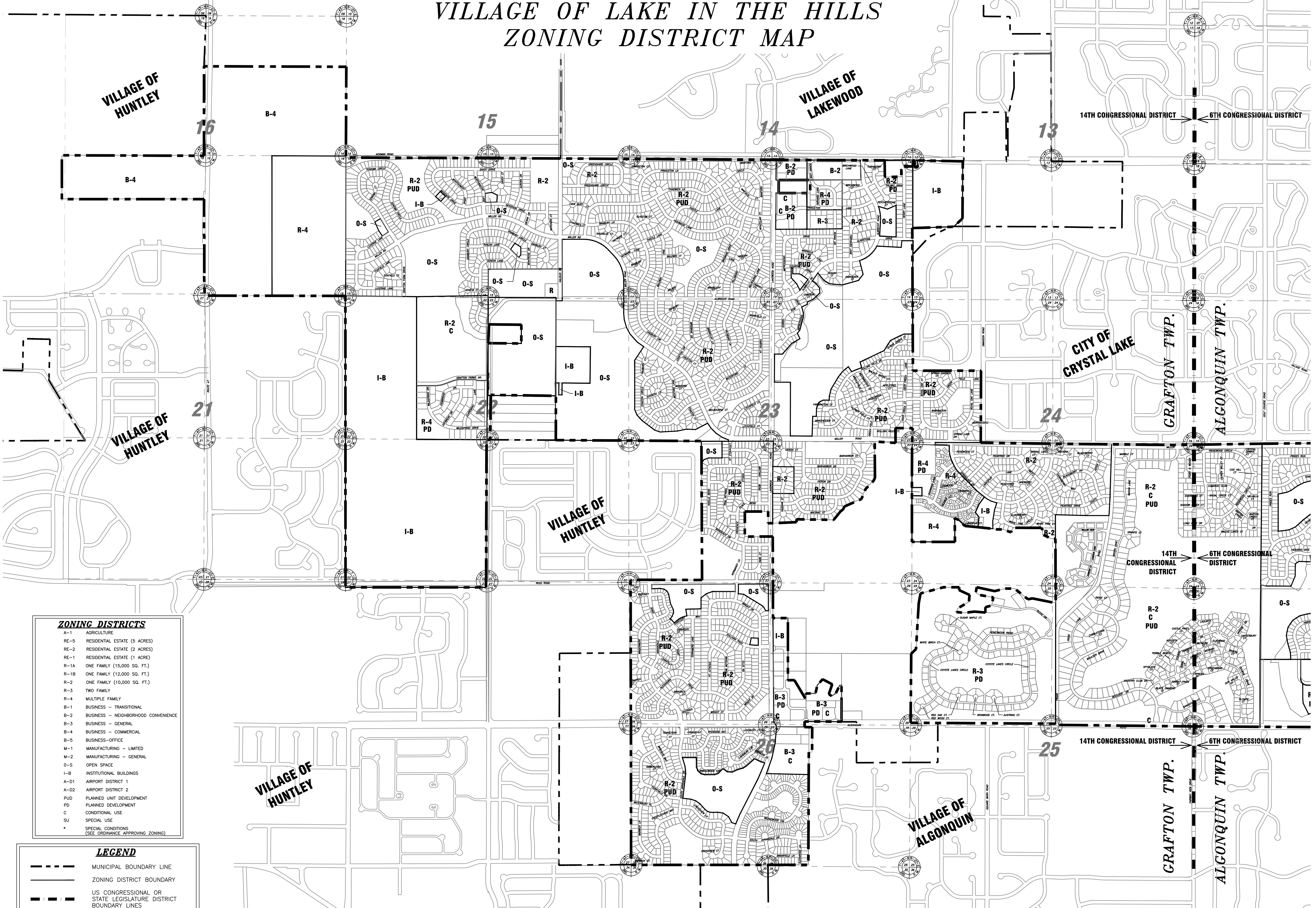
ZONING DISTRICTS:

- R-1 - AGRICULTURE
- R-1 - SINGLE-FAMILY DETACHED, 32,670 SQ. FT. MIN.
- R-2 - SINGLE-FAMILY DETACHED, 15,000 SQ. FT. MIN.
- R-3 - SINGLE-FAMILY DETACHED, 22,000 SQ. FT. MIN.
- B-1 - NEIGHBORHOOD BUSINESS
- P.D. - PLANNED DEVELOPMENT (MAX. DENSITY OR LCI SIZE VARIATIONS TO UNDERLYING ZONING)

KPTQ

SCALE OF
 1" = 100' (SEE SHEET 1)

VILLAGE OF LAKE IN THE HILLS ZONING DISTRICT MAP



ZONING DISTRICTS

A-1	AGRICULTURE
RE-5	RESIDENTIAL ESTATE (5 ACRES)
RE-2	RESIDENTIAL ESTATE (2 ACRES)
RE-1	RESIDENTIAL ESTATE (1 ACRE)
R-1A	ONE FAMILY (15,000 SQ. FT.)
R-1B	ONE FAMILY (12,000 SQ. FT.)
R-2	ONE FAMILY (10,000 SQ. FT.)
R-3	TWO FAMILY
R-4	MULTIPLE FAMILY
B-1	BUSINESS - TRANSITIONAL
B-2	BUSINESS - NEIGHBORHOOD CONVENIENCE
B-3	BUSINESS - GENERAL
B-4	BUSINESS - COMMERCIAL
B-5	BUSINESS-OFFICE
M-1	MANUFACTURING - LIMITED
M-2	MANUFACTURING - GENERAL
O-S	OPEN SPACE
I-B	INSTITUTIONAL BUILDINGS
A-D1	AIRPORT DISTRICT 1
A-D2	AIRPORT DISTRICT 2
PUD	PLANNED UNIT DEVELOPMENT
PD	PLANNED DEVELOPMENT
C	CONDITIONAL USE
SU	SPECIAL USE
*	SPECIAL CONDITIONS (SEE ORDINANCE APPROVING ZONING)

LEGEND

---	MUNICIPAL BOUNDARY LINE
- - - -	ZONING DISTRICT BOUNDARY
----	US CONGRESSIONAL OR STATE LEGISLATURE DISTRICT BOUNDARY LINES
R2	ZONING DISTRICT DESIGNATION

REVISIONS

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

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McHenry, IL 60050-2156
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www.hrgreen.com



VILLAGE OF LAKE IN THE
HILLS ZONING DISTRICT MAP
CURRENT 2014

SHOOT ORIENTATION

0 400 800
(IN FEET)
1 inch = 800 ft.

HORIZ. SCALE: DATE:
1" = 800' 03-01-2014

VERT. SCALE: SUBMITTAL:
EXHIBIT

DWN. BY: DSN. BY: CHK. BY:
MPL LITH LITH

PROJECT NO.
LITH

SHEET NO.
1 OF 2

Plotted By: [unclear], Plotted Mar 24, 2014 - 4:42pm.
Xrefs: [unclear]
Images: 18-24 - 3, 16-24 - 4, 16-25; 18-25; 18-25-21; 18-24 - 3; 16-LITH Logo.jpg;
Comp. File: \\PROMHAS\Data\Excepitions\Municipalities\LITH\CAD\MAPS\2014\ZONING\OFFICIAL\LITH-Zoning_Map-Official.dwg; Layout: Tab: 2x3.36 - 1 OF 2 B&W.