



**AN ORDINANCE ZONING CERTAIN PROPERTY
“M-PUD” MANUFACTURING PLANNED UNIT DEVELOPMENT,
SPECIAL USE PERMIT AND VARIATIONS**

WHEREAS, certain territory is the subject of a certain Annexation Agreement; and

WHEREAS, said territory has been duly annexed by ordinance to the City of Crystal Lake;

and

WHEREAS, by the terms of said Annexation Agreement, said territory is to be zoned “M-PUD” Manufacturing Planned Unit Development; and

WHEREAS, it is in the best interests of the City of Crystal Lake that the property legally described hereinbelow be classified and zoned as indicated.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

SECTION I: That the following described property be and the same is hereby zoned and classified “M-PUD” Manufacturing Planned Unit Development:

That part of the South half of the Southeast Quarter of Section 3, Township 43 North, Range 8 East of the Third Principal Meridian, described as follows: Beginning at a point on the Northerly right of way line of the Chicago and Northwestern Railroad Company, said point being 30.0 feet Westerly (as measured at right angles) from the center line of a public highway running in a Northeasterly and a Southwesterly direction and commonly known as Sands Road, and running thence Northwesterly on the Northerly right of way line of the Chicago and Northwestern Railroad Company for a distance of 760.0 feet to a point; thence Northeasterly at right angles to the last described line at the last described point, for a distance of 304.30 feet to a point; thence Southeasterly parallel with the Northerly right of way line of the Chicago and Northwestern Railroad Company for a distance of 674.25 feet to a point, said point being 30.0 feet Westerly (as measured at right angles) from the center line of said Sands Road; thence Southwesterly parallel with the center line of said Sands Road, for a distance of 315.15 feet to the place of beginning, in McHenry County, Illinois.

That the City agrees to grant a Special Use Permit for Outside Storage of Commercial Vehicles; and Zoning Variations from: A. Article 4-200 C, the requirement of off-street parking surfacing, to allow the existing gravel parking lot to remain; and B. Article 4-700 B(3) to allow the existing 7-foot barbed wire crowned fencing and gate in the front yard with the following conditions:

1. A motion to recommend approval of the petitioner's request to rezone the subject property from to "M" Manufacturing district with a PUD upon annexation, allowing the existing uses and improvements via the annexation agreement.
2. The Special Use Permit for outdoor storage is hereby granted with the condition that all vehicles and equipment shall be adequately screened with fencing or other acceptable landscaping.
3. The Variation from Article 4-200 C for the gravel parking lot is hereby granted.
3. The Variation from Article 4-700 B(3) for the existing 7-foot fence is hereby granted.
4. Any other improvements that are made to the property shall comply with the Unified Development Ordinance standards.
5. The petitioner shall comply with the requirements of the Community Development Department.

SECTION II: That the City Clerk be and he is hereby directed to amend the official zoning map of the City of Crystal Lake and all pertinent records of the City of Crystal Lake to show the

zoning and classification of the above-described property in accordance with the provisions of this Ordinance, as provided by law.

SECTION III: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

AYES: 6

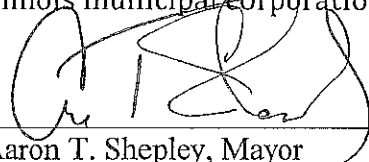
NAYS: 0

ABSENT: 1

PASSED this 6th day of January, 2015.

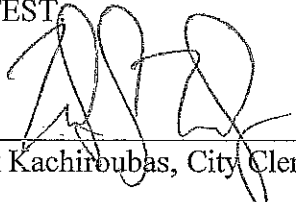
APPROVED by me this 6th day of January, 2015.

City of Crystal Lake, an
Illinois municipal corporation



Aaron T. Shepley, Mayor

ATTEST:



Nick Kachiroubas, City Clerk



**AN ORDINANCE ANNEXING CERTAIN TERRITORY TO
THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS**

WHEREAS, a written Petition, signed by all of the legal owners and all of the electors of record of all land within the territory hereinafter described, has been filed with the City Clerk of the City of Crystal Lake, McHenry County, Illinois, requesting that said territory be annexed to the City of Crystal Lake; and

WHEREAS, the said territory is not within the corporate limits of any municipality but is contiguous to the City of Crystal Lake; and

WHEREAS, said territory is not part of any public library district; and

WHEREAS, legal notices regarding the intention of the City to annex said territory have been sent to all public bodies required to receive such notice by State statute; and

WHEREAS, ALGONQUIN STATE BANK as Trustee under Trust Agreement known as Trust Number 1086, has entered into a valid and binding Annexation Agreement relating to said territory; and

WHEREAS, all Petitions, documents and other necessary legal requirements are in full compliance with the requirements of said Annexation Agreement and with the Statutes of the State of Illinois, specifically 65 ILCS 5/7-1-8; and

WHEREAS, it is in the best interests of the City of Crystal Lake that said territory be annexed thereto.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

SECTION I: That the following described territory:

That part of the South half of the Southeast Quarter of Section 3, Township 43 North, Range 8 East of the Third Principal Meridian, described as follows: Beginning at a point on the Northerly right of way line of the Chicago and Northwestern Railroad Company, said point being 30.0 feet Westerly (as measured at right angles) from the center line of a public highway running in a Northeasterly and a Southwesterly direction and commonly known as Sands Road, and running thence Northwesterly on the Northerly right of way line of the Chicago and Northwestern Railroad Company for a distance of 760.0 feet to a point; thence Northeasterly at right angles to the last described line at the last described point, for a distance of 304.30 feet to a point; thence Southeasterly parallel with the Northerly right of way line of the Chicago and Northwestern Railroad Company for a distance of 674.25 feet to a point, said point being 30.0 feet Westerly (as measured at right angles) from the center line of said Sands Road; thence Southwesterly parallel with the center line of said Sands Road, for a distance of 315.15 feet to the place of beginning, in McHenry County, Illinois.

be and the same is hereby annexed to the City of Crystal Lake, McHenry County, Illinois.

SECTION II: That the City Clerk of the City of Crystal Lake is hereby directed to record in the Office of the Recorder of Deeds of McHenry County, Illinois, being the County in which the aforesaid annexed territory is situated, a certified copy of this Ordinance together with an accurate

map of the territory hereby annexed, said map being attached hereto and made a part hereof and labeled Exhibit "I".

SECTION III: That this Ordinance shall be in full force and effect from the after its passage and approval, and when a certified copy thereof, together with an accurate map is recorded in the Office of the Recorder of Deeds of McHenry County, Illinois, and filed in the Office of the County Clerk of McHenry County, Illinois; and thereupon said territory shall be subject to the jurisdiction of the City of Crystal Lake.

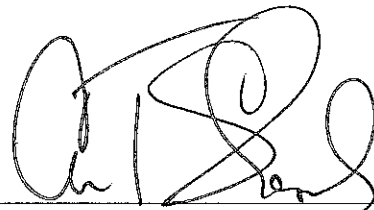
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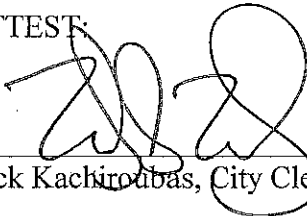
PASSED this 6th day of January, 2015.

APPROVED by me this 6th day of January, 2015.



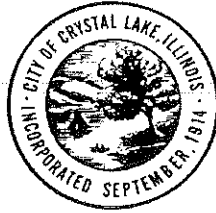
Aaron T. Shepley, Mayor

ATTEST:



Nick Kachirobas, City Clerk

Published in pamphlet form by the authority of the Mayor and City Council.



**AN ORDINANCE AUTHORIZING THE EXECUTION
OF AN ANNEXATION AGREEMENT**

WHEREAS, it is in the best interests of the City of Crystal Lake, McHenry County, Illinois, that a certain Annexation Agreement, a copy of which is attached hereto and incorporated herein, be entered into; and

WHEREAS, ALGONQUIN STATE BANK as Trustee under Trust Agreement known as Trust Number 1086, Owner, is ready, willing and able to enter into said Agreement and to perform the obligations as required thereunder; and

WHEREAS, the statutory procedures provided in Division 15.1 of Article 11 of the Illinois Municipal Code, as amended, for the execution of said Annexation Agreement have been fully complied with.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

SECTION I: That the Mayor be and he is hereby authorized and directed to execute, and the City Clerk is directed to attest, the Annexation Agreement, a copy of which is attached hereto and made a part hereof.

SECTION II: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

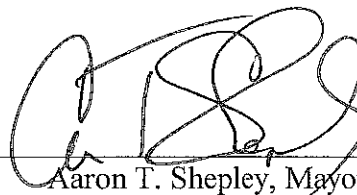
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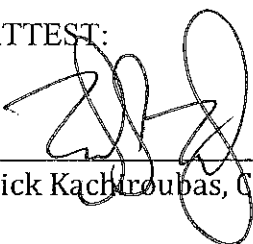
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APPROVED by me this 6th day of January, 2015.



Aaron T. Shepley, Mayor

ATTEST:



Nick Kachroubas, City Clerk

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