

chuck

August 28, 1985

TO: All Department Heads

FROM: Bogdan Vitas, Jr., Administrative Assistant
to the City Manager

SUBJECT: Recent Annexation - Sands Road Industrial Park

At the July 2, 1985 regular Council meeting, the Mayor and City Council annexed approximately 44.4 acres of property owned by Mrs. Barbara A. Sturm (Sands Road Industrial Park). This annexation was recorded on August 27, 1985 at the McHenry County Recorder's Office and County Clerk's Office as Document No. 916085.

Attached is a copy of the plat of annexation. This property is now officially a part of the City of Crystal Lake and is under the City's jurisdiction.

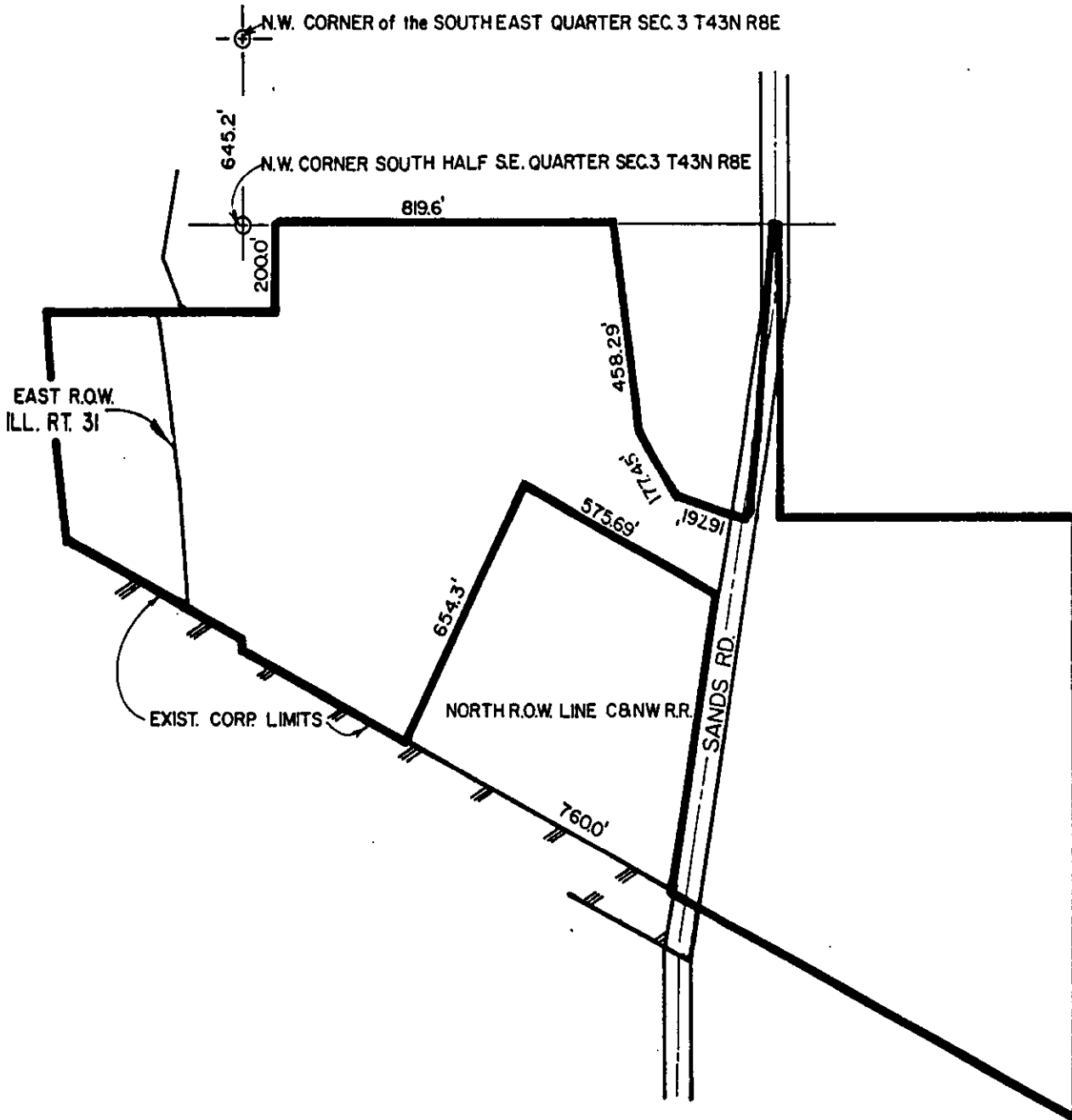
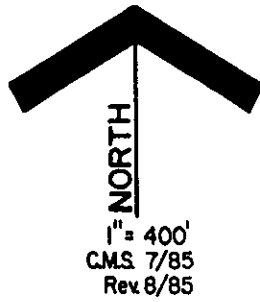
Please contact me if you have any questions.

ps
Attachments

cc: Jack Harrison, Police Dept.
Chuck Spinelli, Eng. Dept.

PLAT OF ANNEXATION SANDS ROAD INDUSTRIAL PARK

Ord. #2599
Date Annexed - 7-2-85



PERMANENT PARCEL NOS:
19-03-401-021 and 19-03-476-004
and part of 19-10-200-027

All that part of the South Half of the Northeast Quarter of the Southwest Quarter, and the Southeast Quarter of the Southwest Quarter of Section 3, Township 43 North, Range 8 West of the Third Principal Meridian, lying East of the East right-of-way line of Illinois Route 31, and North of the North right-of-way line of the Chicago and Northwestern Railway Company;

Also, the South Half of the Northwest Quarter of the Southeast Quarter of Section 3;

Also, that part of the South Half of the Southeast Quarter of Section 3, lying North of the North right-of-way line of the Chicago and Northwestern Railway Company, except the East 552.92 feet;

Excepting the parts more particularly described as follows:

Beginning at the Northwest corner of the South Half of the Northwestern Quarter of the Southeast Quarter of Section 3; thence running East 86.73 feet on the North line of the South Half of the Northwest Quarter of the Southeast Quarter of Section 3; thence South 200.00 feet; thence West on a line parallel with the North line of the South Half of the Northwest Quarter of the Southeast Quarter of Section 3, to a point where it intersects the East right-of-way line of Illinois Route 31; thence Northerly following the East right-of-way line of Illinois Route 31 to a point where it intersects the North line of the South Half of the Northeast Quarter of the Southwest Quarter of Section 3; thence East along the North line of the South Half of the Northeast Quarter of the Southwest Quarter of Section 3 to the place of beginning.

Also excepting that part of the South Half of the Southeast quarter of Section 3, Beginning at a point on the Northerly right-of-way line of the Chicago and Northwestern Railroad Company, said point being 30 feet Westerly (as measured at right angles) from the centerline of a Public Highway running in a Northeasterly and Southwesterly direction and commonly known as Sands Road; thence running Northwesterly on the Northerly right-of-way line of the Chicago and Northwestern Railroad Company for a distance of 760.00 feet; thence Northeasterly at right angles to the last described line, for a distance of 654.03 feet; thence Southeasterly parallel with the Northerly right-of-way line of said Railroad Company, 575.62 feet; said point being 30 feet Westerly (as measured at right angles) from the centerline of Sands Road; thence Southwesterly parallel with the centerline of Sands Road 679.78 feet to the point of beginning.

Also excepting that part of the South Half of the Northwest Quarter of the Southeast Quarter of Section 3, beginning at the Northeast corner of the said South Half; thence S 89°-00'-30" W along the North line of the said South Half a distance of 413.67 feet; thence S 00°-59'-30" E, a distance

of 458.29 feet; thence S 54°-00'-46" E a distance of 177.45 feet to a point of curvature; thence Southeastward along a curved line, convexed to the Southwest, of 408.65 feet in radius, for an arc length of 167.61 feet to a point of compound curvature; thence Northeastward along a curved line, convexed to the Southeast, of 25.00 feet in radius, for an arc length of 39.27 feet to a point of tangency; thence N 12°-29'-14" E, a distance of 155.00 feet to a point of curvature; thence Northeastward along a curved line, convexed to the Southeast, of 2000.00 feet in radius, for an arc length of 471.09 feet to the point of beginning, all in Algonquin Township, McHenry County, Illinois.

ANNEXATION AGREEMENT

THIS AGREEMENT made and entered into this 2nd day of July, 1985, by and between the CITY OF CRYSTAL LAKE, a Municipal Corporation of the County of McHenry and State of Illinois (hereinafter referred to as the "City"), and MRS. WILLIAM STURM (hereinafter referred to as "Owner"):

WHEREAS, MRS. WILLIAM STURM is the legal owner of record of the real property which is the subject of this Annexation Agreement, which property consists of 44.4 acres more or less, and is located in an unincorporated portion of McHenry County, Illinois, and is hereinafter referred to as "Subject Property." Said real property is represented and legally described as follows:

All that part of the South Half of the Northeast Quarter of the Southwest Quarter, and the Southeast Quarter of the Southwest Quarter of Section 3, Township 43 North, Range 8 East of the 3rd Principal Meridian, lying East of the East right-of-way line of Illinois Route 31, and North of the North right-of-way line of the Chicago and Northwestern Railway Company;

Also, the South Half of the Northwest Quarter of the Southeast Quarter of Section 3;

Also, that part of the South Half of the Southeast Quarter of Section 3, lying North of the North right-of-way line of the Chicago and Northwestern Railway Company, except the East 552.95 feet;

Excepting the parts more particularly described as follows:

Beginning at the Northwest corner of the South Half of the Northwest Quarter of the Southeast Quarter of Section 3; thence running East 86.73 feet on the North line of the South Half of the Northwest Quarter of the Southeast Quarter of Section 3; thence South 200.00 feet; thence West on a line parallel with the North line of the South Half of the Northwest Quarter of the Southeast Quarter of Section 3, to a point where it intersects the East right-of-way line of Illinois Route 31; thence Northerly following the East right-of-way line of Illinois Route 31 to a point where it intersects the North line of the South Half of the Northeast Quarter of the Southwest Quarter of Section 3; thence East

along the North line of the South Half of the Northeast Quarter of the Southwest Quarter of Section 3 to the place of beginning.

Also excepting that part of the South Half of the Southeast Quarter of Section 3, beginning at a point on the Northerly right-of-way line of the Chicago and Northwestern Railroad Company, said point being 30 feet Westerly (as measured at right angles) from the centerline of a Public Highway running in a Northeasterly and Southwesterly direction and commonly known as Sands Road; thence running Northwesterly on the Northerly right-of-way line of the Chicago and Northwestern Railroad Company for a distance of 760.00 feet; thence Northeasterly at right angles to the last described line, for a distance of 654.03 feet; thence Southeasterly parallel with the Northerly right-of-way line of said Railroad Company, 575.62 feet, said point being 30 feet Westerly (as measured at right angles) from the centerline of Sands Road; thence Southwesterly parallel with the centerline of Sands Road 679.78 feet to the point of beginning.

Also excepting that part of the South Half of the Northwest Quarter of the Southeast Quarter of Section 3, beginning at the Northeast corner of the said South Half; thence S 89°-00'-30" W along the North line of the said South Half a distance of 413.67 feet; thence S 00°-59'-30" E, a distance of 458.29 feet; thence S 54°-00'-46" E a distance of 177.45 feet to a point of curvature; thence Southeastward along a curved line, convexed to the Southwest, of 408.65 feet in radius, for an arc length of 167.61 feet to a point of compound curvature; thence Northeastward along a curved line, convexed to the Southeast, of 25.00 feet in radius, for an arc length of 39.27 feet to a point of tangency; thence N 12°-29'-14" E, a distance of 155.00 feet to a point of curvature; thence Northeastward along a curved line, convexed to the Southeast, of 2000.00 feet in radius, for an arc length of 471.09 feet to the point of beginning, all in Algonquin Township, McHenry County, Illinois.

WHEREAS, the subject property is contiguous to and may be annexed to the CITY OF CRYSTAL LAKE as provided in Article VII of the Illinois Municipal Code (Ch. 24, Ill. Rev. Stat., 1983), and

WHEREAS, there are two electors residing thereon and all of the electors have joined in the Petition to annex the subject property to the CITY OF CRYSTAL LAKE, and

WHEREAS, the subject property is not included within the corporate limits of any municipality, and

WHEREAS, the subject property is not part of any public library district but is located within Algonquin Township and the Crystal Lake Rural Fire Protection District and whereas, the Trustees of said

Township and District were notified in writing by certified mail at least ten days in advance of any action taken with respect to the annexation of the subject property and whereas, Affidavits that service of said notices have been provided and have been filed with the Recorder of Deeds of McHenry County, and

WHEREAS, the Mayor and City Council of the City have duly set a date, time and place of public hearing on this proposed Annexation Agreement and have caused due notice through publication in the Crystal Lake Herald to be made of said public hearing and said City having held such public hearing before its Corporate Authorities, and

WHEREAS, pursuant to notices required by the Statutes of the State of Illinois and the Comprehensive Zoning Ordinance of the City a hearing was held before the Planning Commission of the City and a public hearing was held before the Zoning Board of Appeals of the City upon the requested zoning classification and the records of the Planning Commission and Zoning Board of Appeals of the City were submitted to the corporate authorities of the City, and

WHEREAS, if annexed subject to the terms hereof, the Owner will have materially changed its position in reliance on the good faith of the City and on the improvements and development of the subject real property as part of the City, fully in accordance with the terms and provisions hereof, and

WHEREAS, it is the desire of the City and the Owner that the improvement and development of the subject property shall proceed properly, desirably and in an orderly manner and be at all times subject to the Ordinances, codes and regulations of the City and consistent with the terms and conditions herein contained, and

WHEREAS, the Owner desires that the subject property be annexed to the City and developed upon certain terms and conditions and in the manner hereinafter specified and whereas, the corporate authorities of the City believe that it is their best and considered judgment that the development of the subject real property in accordance with the terms and provisions of this Agreement will inure to the benefit of the improvement of the City as follows:

Its development will increase taxable value of the real property within its corporate limits; will extend the corporate limits and jurisdiction of the City and the benefits of its ordinance; will promote the orderly growth, sound planning and development of the City, as well as of other adjoining communities; will provide a stronger and more sufficient tax base; will promote new building construction and thereby enhance the economic interests of many of its inhabitants; and will otherwise enhance and promote the general health, safety and welfare of the City and the people therein, and

NOW, THEREFORE, for and in consideration of the premises and the mutual promises and agreements herein contained and pursuant to the

authority and conditions given and contained in the Statutes of the State of Illinois, the above named parties hereto hereby agree as follows:

1. The representations and recitals set forth in the foregoing preamble are material to this Agreement, and the parties hereby confirm and declare their truth and validity and hereby incorporate such representations and recitals into this Agreement.
2. This Annexation Agreement is made pursuant to and in accordance with the provisions of Sections 11-15.1-1 et seq., of the Illinois Municipal Code (Ch. 24, Ill. Rev. Stat., 1983); and that said statutory provisions provide for annexation agreements to be entered into between owners of record and municipalities; that all of the requirements of the Illinois Revised Statutes and specifically 11-15.1-1 et. seq., of the Illinois Municipal Code (Ch. 24, Ill. Rev. Stat., 1983) in regard to publication and notice have been met prior to the date of the hearing on the proposed Agreement.
3. The Owner has filed with the City Clerk a proper Petition conditioned on the terms and provisions of this Agreement to annex the subject property to the CITY OF CRYSTAL LAKE.
4. The City, following the execution of this Agreement, shall enact without further hearing, an Ordinance annexing the subject property, and shall file an accurate map of the property to be annexed together with a certified copy of said Ordinance with the County Clerk and with the Recorder of Deeds of McHenry County, Illinois.
5. Immediately after passing of the Ordinance annexing the subject property the City, without further hearing, shall adopt an amendment to the Zoning Ordinance of the CITY OF CRYSTAL LAKE, zoning and classifying the subject property as follows:
 - a. That part of the subject property which is described as Lots 2, 3 and 4 on the proposed Preliminary Plat marked Exhibit "A" attached hereto and by reference made a part hereof shall be zoned "M-L" Manufacturing Limited.
 - b. That the remainder of the subject property as contained on the proposed Preliminary Plat shall be zoned "M" Manufacturing.
6. The City agrees that the Preliminary Plat marked Exhibit "A" attached hereto and by reference made a part hereof is acceptable and shall constitute a preliminary plan under the terms and provisions of the Subdivision Ordinance of the City. The Owner agrees to submit a Final Plat or Plats for each phase of development of the subject matter to be

determined in the Owner's discretion for approval by the City. In accordance with the terms and provisions of the Ordinances of the City at the time of submission, each Final Plat or Plats of Subdivision, the Final Plat or Plats of Subdivision shall be to the following terms and conditions:

- a. All landscaping plans shall be submitted as required by ordinance and as approved by the City Planner.
- b. The City will not require the Owner to install curbs, gutters and sidewalks on the subject property provided that this Paragraph shall not prohibit the City from proceeding with an overall upgrading of the entire area by the installation of curbs, gutters and sidewalks, including by special assessment or special service district, provided in which case the subject property may be included in such special assessment or special service district.
- c. The Owner may elect to install individual water wells and sanitary septic systems to service the subject property. All requirements of the McHenry County Health Department and all Ordinances of the County of McHenry and the CITY OF CRYSTAL LAKE for the construction of water wells and sanitary septic systems shall be complied with.

Owner upon annexation shall have the right at Owner's election to attach to the water and sewer facilities of the CITY OF CRYSTAL LAKE if and when they are available to the Owner's property and such connection when elected shall be for the connection fees in existence at the time of said elections. So long as the water well and septic systems do not constitute a safety hazard pursuant to McHenry County Health Department requirements or become inoperable to the extent that they cannot be replaced or repaired without requiring total replacement or repair, the Owner shall have the right to continue to use said water and septic systems.

- d. The Owner agrees that prior to issuance of any building permits on proposed Lot 8 as indicated in Exhibit "A", that any and all existing buildings on Lot 8 be demolished in accordance with the Ordinances and regulations of the City.
- e. The Owner agrees to dedicate Smitana Road as a publicly dedicated right-of-way upon request for said dedication by said City subsequent to annexation of the subject property. The Owner agrees to furnish the City Engineer with such information as may be within the Owner's possession regarding the construction of Smitana Road. In the event such information is not available from the Owner, the Owner agrees to allow the City to perform such tests, including the taking of cores, upon Smitana Road in order to determine if the

said road meets the standards and regulations of the City Ordinances. All other streets, roadways, and other improvements for ingress and egress shall be approved by the City Engineer and comply with the Ordinances and regulations of the City and shall be subject to acceptance by the City Engineer as a dedicated road.

- f. The Owner agrees that as part of the Final Plat approval all plans for storm sewer and/or retention or detention facilities shall be submitted to and subject to the approval of the City Engineer.
 - g. In the event the Owner elects to obtain approval of a Final Plat for the property as contained in Exhibit "A", the Owner shall have the right to sell Lots 9, 12, 13 and 14 prior to completion of the public improvements required by the Ordinances of the City so long as the Owner is in compliance with the requirements of Paragraph 7 of this Agreement.
7. The Owner will make all public improvements in accordance with the applicable Ordinances of the City and pursuant to the terms of this Agreement. Provided, however, that in lieu of advance construction of public facility and improvements made necessary as a result of ordinances or other requirements, and in lieu of any bonds or deposits required in connection therewith to guarantee construction or performance under such ordinances or other regulations, Owner at its election, may furnish to the City irrevocable letters of credit in a form approved by the City Attorney of the City, or by such other legal consultants as the City shall designate, issued by a sound and reputable banking or financial institution authorized to do business in the State of Illinois in an amount equal to one hundred twenty percent (120%) of the cost as estimated by the City Engineer of the City. This paragraph does not relieve the Owner of submitting bonds or deposits including Owner's or developers, contractors, maintenance bonds for the improvements to be constructed in accordance with this Agreement and the Ordinances of the City guaranteeing the maintenance of the improvements for a period of two years from the date of completion and acceptance by the City.
8. If the Owner elects to attach to the water and/or sewer facilities of the CITY OF CRYSTAL LAKE, the plans and specifications for the construction and installation of any water and/or sewer connections and extensions shall be compatible with intended use and shall be subject to the approval of the CITY OF CRYSTAL LAKE. The construction and installation of any water and/or sewer extensions and connections shall be at the expense of the Owner.

However, if the Owner constructs and installs any water and/or sewer connections and extensions which benefit in any

way property lying outside the subject property, the CITY OF CRYSTAL LAKE agrees, pursuant to Chapter 24, Section 9-5-1 of the Illinois Revised Statutes, to execute a contract with the Owner by which the CITY OF CRYSTAL LAKE agrees to reimburse the Owner for an equitable portion of the cost of such facilities from fees charged to owners of property not within the subject property, when and as collected from such owners. Such contract shall describe the property outside the premises which may reasonably be expected to benefit from the facilities and shall specify the equitable amount or proportion of the cost of such facilities which is to be incurred primarily for the benefit of that property. Such contract shall also provide that the CITY OF CRYSTAL LAKE shall collect such fees charged to the owners of the property not within the premises prior to the connection to and use of said facilities by the respective properties of each owner. The CITY OF CRYSTAL LAKE shall assist Owner in obtaining all necessary easements, not already in existence, to enable the installation of such connections and extensions to be accomplished. The Owner and the CITY OF CRYSTAL LAKE agree that it is hereby contemplated that if the Owner elects to construct and install water and/or sewer facilities to be attached to the water and/or sewer facilities of the CITY OF CRYSTAL LAKE, that equitable fees will be charged to and collected from any owners of property lying outside of the premises benefited by the construction and installation of water and/or sewer connections or extensions and that reimbursement will be made to the Owner as provided hereinabove. The CITY OF CRYSTAL LAKE agrees that no benefited property owner shall be permitted to connect into and utilize said water and/or sewer extensions and connections without first reimbursing the Owner as hereinabove stated in this paragraph, the CITY OF CRYSTAL LAKE shall have no obligation under this paragraph until the terms are formalized in a separate written agreement in accordance with the provisions of Chapter 24, Section 9-5-1, of the Illinois Revised Statutes.

9. The City agrees to waive all acreage and annexation fees which may be due and payable in accordance with the Ordinances of the City. No park or school donation shall be required by this nonresident use provided that in the event the property is rezoned for residential uses, all park and school developer donation fees required by Ordinances of the City shall be paid in accordance with the Ordinances in effect at the time.
10. The City agrees to cooperate with the Owner in attempting to obtain permission from the State of Illinois to restrict the vehicular usage, including the type and the weight of vehicles on the State of Illinois frontage road which abuts the subject property.

11. If any provision of this Agreement is held to be invalid by any court of competent jurisdiction, such provision shall be deemed to be excised from this Agreement, and the invalidity thereof shall not affect any other provision contained herein.
12. No change, modification of any ordinance, code or regulation shall be applied during the term of this Agreement so as to affect the zoning classification of the subject property and the uses permitted thereunder by the zoning ordinance of the CITY OF CRYSTAL LAKE in effect as of the date of this Agreement as hereinbefore provided. Except as modified by the terms and provisions of this Agreement, the Owner shall comply in all respects with the conditions and requirements of all Ordinances of the City applicable against similar property within the City as they may exist from time to time including but not limited to those requiring the issuance of permits or the payment of fees thereof.
13. It is understood and agreed by the parties hereto that time is of the essence of this Agreement, and that all parties will make every reasonable effort to expedite the subject matters hereof; it is further understood and agreed by the parties that the successful consummation of the Agreement requires their continued cooperation.
14. This Agreement shall be binding upon the parties hereto, their respective successors and assigns for a full term of ten (10) years commencing, as of the date hereof, as provided by Statute.
15. It is understood and agreed by and between the parties hereto that the consideration for this Agreement is the firm establishment for the term hereof of the respective rights, obligations, and powers of the parties. Although the parties to this Agreement may waive or modify the terms and conditions hereof in accordance with Statute, it is deemed of essence herein that absent such voluntary waiver or modification, none of the parties shall seek to work a change hereof by resort to litigation or court action.
16. This Agreement shall inure to the benefit of and be binding upon the successors in title and assigns of the Owner, and each of them, and upon successor corporate authorities and successor municipalities of the City. Further provided, however, any other language or provisions of this Agreement to the contrary notwithstanding, that in the event and to the extent that the Owner or its successors or assigns, shall become a developer, or shall designate or contract with a developer, then in the event Owner or the new designee or obligee shall be subject to the liabilities, commitments, and obligations of this Agreement.

17. It is agreed that the Owner may develop the above described real estate in phases so that more than one final plat may be submitted for approval. It is agreed that the final plat of the subdivision, or parts thereof, as the case may be, will be approved by the City with the following terms:
- a. It is contemplated by Owner that site grading for the various lots will be accomplished by the future purchasers of the lots; therefore, such site grading will not have to be accomplished by or bonded by Owner as a condition to approval of each such final plat.
 - b. Sands Road and Smitana Road as shown on said preliminary plans are existing public roads and will be accepted by the City without any further improvements by Owner.
 - c. It is planned that Trumbull Drive will connect to the existing frontage road along Illinois Route 31. The cost of improving the frontage road, if improvements are required by the Illinois Department of Transportation, will not be borne by the Owner.
18. This Agreement shall be enforceable in any court of competent jurisdiction by any of the parties, or by any appropriate action at law or in equity to secure the performance of the Covenants and Agreements herein contained.

IN WITNESS WHEREOF, the parties hereto have executed this Annexation Agreement the day and year first above written.

CITY OF CRYSTAL LAKE, a Municipal Corporation in the State of Illinois,

By: Carl Wehde
Mayor

ATTEST:

James B. Kelley
City Clerk

Mrs. William Sturm
MRS. WILLIAM STURM

Barbara A. Sturm

Cindy

PROCEEDINGS OF THE CITY COUNCIL, CRYSTAL LAKE, ILLINOIS

JULY 2, 1985

The City Council regular meeting was called to order at 7:33 p.m. by Mayor Wehde.

Councilman Dreher made a motion to appoint Michael Dzugan as Clerk protempore in the absence of the City Clerk, Jim Kelley. Councilman Dillon seconded the motion. On roll call, all voted aye. Motion passed.

On roll call, Councilmen Dillon, Yerly, Dreher and Mayor Wehde were present. Councilman Herrick was absent.

Roll Call

Councilman Dillon moved to approve the minutes of the June 18, 1985 regular meeting. Councilman Dreher seconded the motion. On roll call, all voted aye. Motion passed.

Minutes of June 18, 1985 regular meeting

Councilman Dreher moved to approve bills for payment in the amount of \$398,705.85. Councilman Yerly seconded the motion. On roll call, all voted aye. Motion passed.

Accounts Payable

Mayor Wehde asked if there was anyone in the public present at the meeting that had comments to make or questions to ask relating to anything not to be covered on the agenda.

Public Presentation

Marge Rom of 404 Virginia St., addressed the Council. She asked that since there is no bicycle riding allowed on the sidewalks in the downtown area if this could apply also for Virginia St. Mayor Wehde answered that there is a City Ordinance stating that no bicycle riding is allowed on any sidewalk in the City. Ms. Rom also suggested that a white line be placed on Virginia Street so that bicycle riders would have a place to ride. The City Manager stated that this street is a State highway and that Staff could contact the State and bring this request to their attention.

At the June 18, 1985 City Council meeting, the Council continued the annexation public hearing date for the Sands Road Industrial Park property, located 1,500 feet northeast of the intersection of Route 31 and Route 14, to the July 2, 1985 Council meeting.

Annexation Public Hearing Sands Rd. Industrial Park

With proper notification and legal notice noted for the record, the public hearing was opened by the Mayor at this time. Robert Settles, 4532 Nancy Dr. Addressed the Council. Mr. Settles stated that he was representing a group of concerned residents living in Lor-el Estates immediately north of the

proposed development. Mr. Settles stated that he had attended the Plan Commission and Zoning Board of Appeals hearings on this matter. Mr. Settles stated that his group supported the annexation but that they had several points of concern that they would like discussed. Mr. Settles stated that he knew that the property being discussed is now zoned County Industrial and that the residents living in this area would benefit more by having it annexed to the City.

Mr. Settles had a petition with 102 signatures stating the following concerns the residents of Lor-el Estates had:

1) The residents had a concern with Trumbel Dr., a road that will be connected to Sands Road. The residents oppose this road because of the danger of having semi-trucks entering or exiting this property.

Jim Okenfels, 4419 Nancy Dr., addressed the Council. Mr. Ockenfels stated that vehicles coming over the bridge at 55 m.p.h. would have a hard time coming to a stop to make the turn off of Route 31 onto Trumbel Dr.

Bob Peterson, 232 First Street, addressed the Council. Mr. Peterson stated that one of the reasons Trumbel Dr. is being proposed to connect to Sands Road is so that there will be access off of Route 31 for emergency fire/rescue vehicles. He said that this didn't make sense since any emergency fire/rescue vehicle coming out to this area would come down Sands Road rather than Route 31.

2) The residents had a concern with the noise from an industrial park.

3) The residents had a concern with the zoning. The residents felt that the whole area west of Sands Rd. should be zoned ML-Manufacturing Limited. Mr. Settles stated that the residents would hear less noise if the type of manufacturing was limited. Mr. Settles also stated that he didn't feel that heavy industrial zoning would be compatible with the area.

4) The residents had a concern with a 75' easement between the manufacturing lots and the residential lots. The City Ordinance only prohibits the owners of the manufacturing lots from building on the easement but does not restrict the use of this property in any other way. Residents had feared that parking lots would be built up to the residential lots and semi-trailers would be parked there for storage. The residents would like to see this 75' of easement dedicated as green space

with 10' berms. Mr. Settles also stated that the residents would like to see buildings on lots 1, 2 and 3 be restricted to one story buildings with low lighting.

5) The residents also had a concern with potential density of this project. Mr. Settles stated that the residents would like to see that these lots be limited to the number of lots presently shown on the plat.

Paula Reckamp, 6513 Sands Road, addressed the Council. Ms. Reckamp stated that she would like to see a road connecting to Route 31 because if not, the traffic on Sands Road would definitely increase. She stated that rolling hills and a railroad crossing make Sands Road hazardous. Ms. Reckamp stated that if Sands Road is the only access to the industrial park, traffic might start turning down Laurie Dr. to get to the industrial park.

Susan Peterson, 232 First Street, addressed the Council. She stated that she would like traffic not to be limited to going down Sands Road. Mr. Settles suggested that there could be a right turn only from Route 31 for thru traffic. This might alleviate traffic down Sands Road. He stated that the residents could live with a road for emergency use only.

Ray Reckamp, 6513 Sands Road, addressed the Council. Mr. Reckamp stated that he is concerned with cars leaving work that might want to take the shortest route. He felt without the connecting road cars will cut through the subdivision.

Mayor Wehde stated that no one was able to be present this evening to represent the Sands Road project. He stated that the City Attorney and City Manager had met with the owner of this property and could answer some of the concerns addressed.

The City Manager stated that the City has a Zoning Ordinance that requires a special use permit for storage of material; therefore there could not be storage of materials on the 75' easement without going through the City's special use permit procedure. There is also an Ordinance regulating the screening for parking lots. The City Manager stated that in terms of the road connection of Trumbel Drive to Route 31, the City Subdivision Ordinance would prohibit the cul-de-sac length that would result by lack of connection. Roads should have two means of ingress and egress for fire, police protection, and normal services such as snowplowing, etc. Emergency vehicles would find access off of Route 31 very important. Not only would equipment come from Fire Station #3 but there are also plans for Fire Station #2 to be moved to Route 176 and there will be access from

Route 176 to Route 31.

The City Planner stated that there was a question why three of the four lots were being requested to be zoned Manufacturing Limited and not the fourth one. He stated that the petitioner wanted all of the lots zoned manufacturing, similar to its present County zoning. The City Planner stated that he suggested Manufacturing Limited zoning to the petitioner. The petitioner agreed to request ML zoning for the three lots that back up to the residential lots but the one lot that does not back up to the residential area was left manufacturing.

The City Attorney stated that in regards to density, the annexation agreement presents a preliminary plat exhibit for 15 lots. If passed, the plat would become part of the annexation agreement. If that is passed, it cannot be changed without going through public notice requirements. The proposed annexation agreement does make certain conditions apply to the plat. This would include landscaping as well as berming requirements.

Councilman Dillon stated that he had empathy for the residents' concerns. He stated that the industrial park is already there and the only question is whether it should stay under the county zoning or go with the City. Councilman Dillon stated that there are many provisions in the Crystal Lake Ordinances concerning noise, toxic substances, etc. In regards to road connection of Trumbel Rd., Councilman Dillon stated that the City is always concerned with minimizing truck noise and traffic in residential areas. The Council felt because of this that it is important to have the connection from Trumbel Dr.

Councilman Dillon stated that Route 31 is not under the City's jurisdiction. It is state highway and any concerns with this will have to be brought to the attention of Ill. Dept. of Transportation. Councilman Dillon requested the City's engineering department get in touch with IDOT when the time comes. Councilman Dillon stated that he felt that the request for ML zoning was a positive point for the residents because the petitioner already had industrial zoning available.

The City Attorney stated that the City does have a lighting ordinance dealing with placement and type of lighting on commercial and industrial buildings. The annexation agreement does provide that the City will cooperate with the owner and IDOT to restrict vehicular traffic on the involved roads.

Councilman Dreher stated that he goes along with the point that multiple access is needed. Councilman Yerly stated that the

residents will be protected by project density. He stated that he would like to see a weight limit and directional controls put on the City's part of Trumbell Dr. The City Attorney stated that once the property is within the City limits, there are ordinances to control weights and directional controls.

Mayor Wehde suggested that staff ask the State to make a study of Route 31 and the proposed Trumbel Dr. Mayor Wehde stated that the petitioner must bring back a plat of subdivision and obtain final plat of approval for this subdivision. He stated that if the residents wished to address this problem on the traffic, they will be able to do so at that time.

Mr. Ockenfels asked if notification could be sent out to the residents rather than the property owner which usually is the bank that holds the mortgage. The City Attorney stated that the law states that the property owner must be sent the notification.

Councilman Yerly moved to approve annexation of the Sands Road Industrial Park property with the recommendations of Zoning Board of Appeals and Plan Commission except the Plan Commission's recommendation on Trumbel Dr. and subject to the condition that the petitioner come back with a traffic pattern and weight limits for the final plat. Councilman Dillon seconded the motion. On roll call, all voted aye. Motion passed.

Councilman Dillon moved to adopt an Ordinance to be published in pamphlet form authorizing the execution of the Annexation Agreement for Sands Road Industrial Park. Councilman Yerly seconded the motion. On roll call, all voted aye.

Ordinance
for annex-
ation/
Sands Rd.

Councilman Yerly moved to adopt an Ordinance to be published in pamphlet form annexing the property to the City of Crystal Lake. Councilman Dreher seconded the motion. On roll call, all voted aye.

Councilman Dreher moved to adopt an Ordinance to be published in pamphlet form zoning the property "M-L" Manufacturing Limited and "M" Manufacturing. Councilman Yerly seconded the motion. On roll call, all voted aye. Motion passed.

Ordinance
zoning "M-L"
Sands Rd.

Mr. Peterson asked the Council what the definition of screening is. The Planning Director stated that this could be many things such as a solid fence that can't be seen through, evergreens, etc. Any proposed screening is subject to the Planner's approval.

Councilman Yerly asked if staff could notify one or two of the Lor-el Estates residents to let them know what is happening with the Sands Road final plat.

Council was asked to consider annexing certain highline right-of-way property of Commonwealth Edison. Councilman Yerly moved to adopt an ordinance to be published in pamphlet form annexing the property to the City of Crystal Lake. Councilman Dreher seconded the motion. On roll call, all voted aye.

Transmission Line/Commonwealth Ed

Councilman Yerly moved to continue the annexation public hearing for Commonwealth Edison's headquarters and substation/yard facility to the August 6, 1985 Council meeting. Councilman Dreher seconded the vote. On roll call, all voted aye. Motion passed.

Continue Annexation Public Hearing/Commonwealth Edison

At the March 19, 1985 City Council meeting, the Council approved a request from Colony Square Phase Two for a letter of intent and preliminary resolution for a multiple family housing revenue bond issue in the amount of \$3,000,000 to allow for the construction of an 80 unit multi-family housing development. Councilman Dreher moved to approve a request to amend the preliminary resolution and letter of intent to \$3,100,00. Councilman Yerly seconded the motion. On roll call, all voted aye. Motion passed.

Amendment to Resolution/Colony Square Phase Two

Mayor Wehde stated that this was a public hearing for the Colony Square Multiple family housing revenue bond issue. No one from the audience had any comments. Councilman Yerly moved to close the public hearing regarding the proposed bond issue for Colony Square Phase Two. Councilman Dillon seconded the motion. On roll call, all voted aye. Motion passed.

Public Hearing/Colony Square Phase 2

John Fuhler was present to request that the Council consider a special use permit for a fifth unit in his building at 15 N. Williams St. Mayor Wehde stated that he hoped Mr. Fuhler would support an alley going through this property at a later date. The City Attorney stated that he met with the property owners and felt that the City and the owners could work out a solution with regards to an alley. Councilman Dillon moved to approve the request for a special use permit with the recommendations of the Plan Commission and Zoning Board of Appeals. Councilman Dreher seconded the motion. On roll call, all voted aye. Motion passed.

Special Use Permit McHenry St. Bank Trust #3079

Councilman Yerly moved to adopt an ordinance to be published in pamphlet form approving the special use permit for 15 N. Williams St.

Ordinance McHenry State Bank Trust 3079

Councilman Yerly moved to continue the Sands Road Industrial Park annexation public hearing date to the July 2, 1985 City Council Meeting. Councilman Herrick seconded the motion. On roll call, all voted aye. Motion passed.

Annexation
Public
Hearing/
Sands Road
Industrial
Park

Councilman Yerly moved to continue the annexation public hearing date for Zwicky, Et. Al. to the July 16, 1985 City Council Meeting. Councilman Dreher seconded the motion. On roll call, all voted aye. Motion passed.

Annexation
Public
Hearing/
Zwicky, Et.
Al.

The Council had received an annexation request from Residential Development Group, Inc. for approximately 57 acres located south of Four Colonies Unit 2 and east of Golf Course Road, and south of Four Colonies Unit 3 and west of Golf Course Road. Councilman Dillon moved to refer this matter to the Zoning Board of Appeals for a recommendation of the appropriate zoning classification for the parcels upon annexation. Councilman Yerly seconded the motion. On roll call, all voted aye. Motion passed.

Annexation
Petition
Referral/
Residential
Development
Group, Inc.

The Council received a request from McHenry State Bank Trust #3079 for a Special Use Permit to allow a fifth unit to be added to an existing four unit apartment building for property zoned "B-4", Downtown Business District. The property is located at 15 N. Williams Street, approximately 100 feet northeast of the intersection of Williams Street and Crystal Lake Avenue. Mayor Wehde stated that in the future, the City would like to put in an alley behind this property and he doesn't want to see the progress of this alley hindered. Mayor Wehde noted that the two parking lots the owner is proposing would have to be moved and the garage that is sitting there would have to come down when the alley goes in. Councilman Herrick moved that this matter be continued until staff has a chance to talk to the owners about an alley dedication for this area. Councilman Yerly seconded the motion. On roll call, all voted aye. Motion passed.

Special
Use Permit
Request/
McHenry St.
Bank Trust
#3079

Councilman Herrick moved to approve a request for preliminary and final plat approval for a two lot subdivision subject to the recommendations of Plan Commission and Zoning Board of Appeals. The Main Street subdivision is located at the northeast corner of Crystal Lake Avenue and Main Street. Councilman Dillon seconded the motion. On roll call, all voted aye. Motion passed.

Preliminary
and Final
Plat
Approval/
Main St.
Subdivision

Pat Dunn

PROCEEDINGS OF THE CITY COUNCIL, CRYSTAL LAKE, ILLINOIS

JUNE 18, 1985

The City Council regular meeting was called to order at 7:33 p.m. by Mayor Wehde.

Councilman Yerly made a motion to appoint Michael Dzugan as Clerk protempore in the absence of the City Clerk, Jim Kelley. Councilman Dreher seconded the motion.

On roll call, Councilmen Dillon, Herrick, Yerly, Dreher, and Mayor Wehde were present.

Roll Call

Councilman Yerly made a correction to the minutes of the June 4, 1985 regular meeting on page 5, the second paragraph in regard to TIF. He wished to have the following statement added to the end of the second paragraph: Councilman Yerly stated and also understands that for the TIF project to work or to be approved, there is a need of three things first: 1) a Special Service Area must be established, 2) the purchase of needed property within the budget for the TIF district, and 3) there must be an agreement with a developer to build on the property prior to the sale of the TIF bonds. Councilman Yerly moved to approve the minutes of the June 4, 1985 regular meeting as amended. Councilman Dillon seconded the motion. On roll call, all voted aye. Motion passed.

Minutes of June 4, 1985 regular Meeting

Councilman Herrick moved to approve bills for payment in the amount of \$461,011.84. Councilman Dillon seconded the motion. On roll call, all voted aye. Motion passed.

Accounts Payable

Councilman Herrick moved to accept the May Treasurer's Report. Councilman Dillon seconded the motion. On roll call, all voted aye. Motion passed.

May Treasurer's Report

Mayor Wehde asked if there was anyone in the public present at the meeting that had comments to make or questions to ask relating to anything not to be covered on the agenda. There was no one.

Public Presentation

Councilman Yerly moved to continue the annexation public hearing date for Commonwealth Edison to the July 2, 1985 Council meeting. Councilman Dreher seconded the motion. On roll call, all voted aye. Motion passed.

Annexation Public Hearing Commonwealth Ed

Councilman Yerly moved to hold a special meeting on Tuesday, July 9, at 8:00 a.m. to hold the public hearing to consider the annexation of Home State Bank Trust #2260. Councilman Herrick seconded the motion. On roll call, all voted aye. Motion passed.

Annexation Public Hearing/ Home State Bank Trust #2260

Councilman Yerly moved to continue the Sands Road Industrial Park annexation public hearing date to the July 2, 1985 City Council Meeting. Councilman Herrick seconded the motion. On roll call, all voted aye. Motion passed.

Annexation
Public
Hearing/
Sands Road
Industrial
Park

Councilman Yerly moved to continue the annexation public hearing date for Zwicky, Et. Al. to the July 16, 1985 City Council Meeting. Councilman Dreher seconded the motion. On roll call, all voted aye. Motion passed.

Annexation
Public
Hearing/
Zwicky, Et.
Al.

The Council had received an annexation request from Residential Development Group, Inc. for approximately 57 acres located south of Four Colonies Unit 2 and east of Golf Course Road, and south of Four Colonies Unit 3 and west of Golf Course Road. Councilman Dillon moved to refer this matter to the Zoning Board of Appeals for a recommendation of the appropriate zoning classification for the parcels upon annexation. Councilman Yerly seconded the motion. On roll call, all voted aye. Motion passed.

Annexation
Petition
Referral/
Residential
Development
Group, Inc.

The Council received a request from McHenry State Bank Trust #3079 for a Special Use Permit to allow a fifth unit to be added to an existing four unit apartment building for property zoned "B-4", Downtown Business District. The property is located at 15 N. Williams Street, approximately 100 feet northeast of the intersection of Williams Street and Crystal Lake Avenue. Mayor Wehde stated that in the future, the City would like to put in an alley behind this property and he doesn't want to see the progress of this alley hindered. Mayor Wehde noted that the two parking lots the owner is proposing would have to be moved and the garage that is sitting there would have to come down when the alley goes in. Councilman Herrick moved that this matter be continued until staff has a chance to talk to the owners about an alley dedication for this area. Councilman Yerly seconded the motion. On roll call, all voted aye. Motion passed.

Special
Use Permit
Request/
McHenry St.
Bank Trust
#3079

Councilman Herrick moved to approve a request for preliminary and final plat approval for a two lot subdivision subject to the recommendations of Plan Commission and Zoning Board of Appeals. The Main Street subdivision is located at the northeast corner of Crystal Lake Avenue and Main Street. Councilman Dillon seconded the motion. On roll call, all voted aye. Motion passed.

Preliminary
and Final
Plat
Approval/
Main St.
Subdivision

The Council received a request for resubdivision of property located along the west side of Nash Road south of Lake Avenue, commonly known as 370, 380, and 386 Nash Road. The petitioner was requesting to resubdivide the three lots in the Spruce Lane subdivision into two lots. Bill Rosenthal was present to represent the property for his father, Bob Rosenthal, owner of the lots.

Preliminary
and final
plat
approval/
Nash Rd.
Resubd.

Mr. Rosenthal stated that he felt a city storm sewer located on the property effectively limited building on these lots. If an easement was given to the City, 40% of one lot and 60% of another lot will be unbuildable. Mr. Rosenthal asked that #3, 5, 6 & 7 of the recommendations from the Plan Commission be waived and that resubdivision be approved.

Councilman Herrick stated that he felt that the City Engineer should look into the matter of the storm sewer located on this property to see what can be done about it. Following extensive discussion of the matter, Councilman Dillon moved to approve the preliminary and final plat for this property subject to the recommendations of the Plan Commission including dedication of the storm sewer easement. Councilman Dreher seconded the motion. On roll call, Councilmen Dillon, Yerly, Dreher and Mayor Wehde voted aye. Councilman Herrick voted no. Motion passed.

The Council was asked to consider a Preliminary Resolution and Letter of Intent for the issuance of first mortgage housing revenue bonds in the amount of \$7,750,000 for the construction of an adult congregate care assisted living facility to be located adjacent to and south and east of the Crystal Pines Health Care Center, 335 North Illinois Avenue. Councilman Dillon stepped down while this issue was being discussed. The City Manager stated that the requested amount of the bonds was being changed to \$7,000,000. Mr. Sutcliffe representing Crystal Pines Villa, stated they would be willing to deed the property over to the City when the bonds were repaid in 30 years.

Mortgage
Revenue
Bond
Preliminary
Resolution
& Letter of
Intent/
Crystal
Pines
Villas

Mayor Wehde stated that the Council would like to have the option to decide if they want the property as a gift at the end of the 30 years. The City would like the right of first refusal. Councilman Yerly moved to approve the memorandum of agreement and the preliminary resolution for Crystal Pines Villas. Councilman Dreher seconded the motion. On roll call, Councilmen Dreher, Herrick, Yerly and Mayor Wehde voted aye. Motion passed.

At the June 4, 1985 regular City Council meeting, the Council adopted the Tax Increment Financing program and directed that the required ordinances legally implementing TIF be reviewed by the City's bond counsel for consideration at the next Council meeting. Three ordinances had been drafted in order to finalize the adoption of the Tax Increment Financing program for the downtown area. Mayor Wehde stepped down while TIF was being discussed. Councilman Dillon served as Mayor protem per previous Council appointment at this time.

TIF
Ordinances

Councilman Yerly moved to adopt an ordinance to be published in pamphlet form that provides approval of the Tax Increment Redevelopment Plan and Redevelopment Project. Councilman Herrick seconded the motion. On roll call, Councilmen Dreher, Dillon, Yerly and Herrick voted aye. Motion passed.

Councilman Yerly moved to adopt an ordinance to be published in pamphlet form that provides approval of the designation of the Tax Increment Redevelopment Project Area. Councilman Dreher seconded the motion. On roll call, Councilmen Herrick, Yerly, Dillon and Dreher voted aye. Motion passed.

Councilman Dreher moved to adopt an ordinance to be published in pamphlet form that provides approval of the adoption of Tax Increment Financing. Councilman Yerly seconded the motion. On roll call, Councilmen Herrick, Yerly, Dillon and Dreher voted aye. Motion passed.

Councilman Yerly moved to approve a request to utilize the Crystal Point Mall parking lot as a designated landing site for a helicopter during the Fourth of July celebration. Councilman Dreher seconded the motion. On roll call, all voted aye. Motion passed.

Designated
Landing
Site
Approval

Councilman Yerly moved to award the low bids for the City's supply of liquid chlorine and hydrofluosilicic acid to Viking Chemical Co. for liquid chlorine in 150 lb units, Hydrite Chemical Co. for liquid chlorine in 1 ton units, and Viking Chemical Co. for liquid hydrofluosilicic acid.

Liquid
Chlorine
and
Hydrofluosilicic acid
bids

Councilman Dreher moved to award the bid for the City's supply of liquid aluminum to American Cyanamid Co. Councilman Yerly seconded the motion. On roll call, all voted aye. Motion passed.

Liquid
Aluminum
Sulfate
Bids

Councilman Herrick moved to approve a request from the Immanuel Lutheran Church to hold their annual Chicken/Corn Roast on August 11, 1985 in the church parking lot. Councilman Yerly seconded the motion. On roll call, all voted aye. Motion passed.

Immanuel
Lutheran
Church/
Chicken/
Corn Roast

Councilman Dillon asked if there are any requirements for public food special events since the outbreak of salmonella. He asked that staff check into this.

Councilman Herrick had some questions on a list of the members of the Neighborhood Associations. He asked how these members are elected. He also stated that he would like to see these people get agendas of the City Council meetings. It was noted that copies of the agendas of the Council meetings are put in the library and available at City Hall.


Neighborhood
Associations

Councilman Dreher moved to go into Executive Session for land acquisition at 9:20 p.m. Councilman Yerly seconded the motion. On roll call, all voted aye. Motion passed.

The Council returned to regular session at 9:49 p.m.

Councilman Dillon moved to adjourn at 9:50 p.m. Councilman Yerly seconded the motion. On roll call, all voted aye. Motion passed.

Adjournment


MAYOR


CITY CLERK PROTEMPORE

Cindy

PROCEEDINGS OF THE CITY COUNCIL, CRYSTAL LAKE, ILLINOIS

JUNE 4, 1985

The City Council regular meeting was called to order at 7:30 p.m. by Mayor Wehde.

Mayor Wehde appointed Bogdan Vitas Jr., Admin. Asst. as Clerk protempore in the absence of the City Clerk, Jim Kelley.

On roll call, Councilmen Dillon, Herrick, Yerly, Dreher and Mayor Wehde were present. Roll Call

Councilman Dillon moved to approve the minutes of the May 21, 1985 regular meeting. Councilman Dreher seconded the motion. On roll call, all voted aye. Motion passed. Minutes of May 21, 1985 Meeting

Councilman Herrick moved to approve bills for payment in the amount of \$313,190.67. Councilman Dreher seconded the motion. On roll call, all voted aye. Motion passed. Accounts Payable

Mayor Wehde asked if there was anyone in the public present at the meeting that had comments to make or questions to ask relating to anything not to be covered on the agenda. There was no one. Public Presentation

Mayor Wehde asked Mr. Covey, Chairman of the All America City Committee and some of the members of the Chamber of Commerce to come forward to be thanked for their help on this project. Crystal Lake received an award for being a finalist in the All America City Contest. Mr. Covey addressed the Council and stated that many people from the City and Chamber of Commerce helped to make this possible. Mayor Wehde presented the award to Mr. Covey to hang at the Chamber of Commerce office for a short time and then for permanent display in the current City Hall until a new City Hall is built. All America City Finalist Award

At the May 21, 1985 City Council meeting, the Council continued the annexation public hearing date for the Sands Road Industrial Park property, located 1,500 feet northeast of the intersection of Route 31 and Route 14, to the June 4, 1985 Council meeting. Councilman Yerly moved to continue the Sands Road Industrial Park annexation public hearing date to the June 18, 1985 City Council Meeting. Councilman Herrick seconded the motion. On roll call, all voted aye. Motion passed. Annexation Public Hearing Sands Rd. Industrial Park

The Council had received a request for final plat approval by the City of Crystal Lake for Wyndwood Subdivision. The property consists of 124.05 acres which is located approximately 2,000 feet southeast of the intersection of Sands Road and Crystal Lake Avenue. Ron Prather representing Wyndwood County Final Plat Approval/ Wyndwood Subdivision

Andy

PROCEEDINGS OF THE CITY COUNCIL, CRYSTAL LAKE, ILLINOIS

MAY 21, 1985

The City Council regular meeting was called to order at 7:30 p.m. by Mayor Wehde. On roll call, Councilmen Dillon, Herrick, Yerly, Dreher and Mayor Wehde were present.	Roll <u>Call</u>
Councilman Yerly moved to approve the minutes of the May 7, 1985 Regular Meeting. Councilman Dillon seconded the motion. On roll call, all voted aye. Motion passed.	Minutes of May 7, 1985 <u>Meeting</u>
Councilman Dreher moved to approve bills for payment in the amount of \$234,044.84. Councilman Herrick seconded the motion. On roll call, all voted aye. Motion passed.	Accounts <u>Payable</u>
Councilman Dreher moved to accept the April Treasurer's Report. Councilman Herrick seconded the motion. On roll call, all voted aye. Motion passed.	April Treasurer's <u>Report</u>
Mayor Wehde asked if there was anyone in the public present at the meeting that had comments to make or questions to ask relating to anything not to be covered on the agenda. There was no one.	Public <u>Presentation</u>
Mayor Wehde read a proclamation naming the week of May 19-25 as "National Public Works Week" in the City of Crystal Lake. The City Manager commended the City's public work departments responsible for keeping the City operating smoothly. He presented an award from the American Public Works Association to Paul Stany, Supt. of Streets in Crystal Lake.	National Public <u>Works Week</u>
The Council had received an annexation request from Home State Bank Trust #2260 and #2766 for approximately 20 acres located along Route 31. Councilman Dillon moved to refer this matter to the Zoning Board of Appeals for recommendation relative to the requested "M" Manufacturing zoning classification for the parcel upon annexation. Councilman Yerly seconded the motion. On roll call, all voted aye. Motion passed.	Annexation Petition Referral Home State Bank Trusts <u>#2660 & 2766</u>
At the May 7, 1985 City Council meeting, the Council continued the annexation public hearing date for the Sands Road Industrial Park property, located 1,500 feet northeast of the intersection of Route 31 and Route 14, to the May 21, 1985 Council meeting. Councilman Yerly moved to continue the Sands Road Industrial Park annexation public hearing date to the June 4, 1985 City Council Meeting. Councilman Dreher seconded the motion. On roll call, all voted aye. Motion passed.	Annexation Public Hearing Sands Road Industrial <u>Park</u>

PROCEEDINGS OF THE CITY COUNCIL, CRYSTAL LAKE, ILLINOIS

MAY 7, 1985

The City Council regular meeting was called to order at 7:30 p.m. by Mayor Wehde. On roll call, Councilmen Dillon, Herrick, Yerly and Mayor Wehde were present. Councilman Dreher was absent.

Roll
Call

Councilman Dillon moved to approve the minutes of the April 13, 1985 Budget Hearing, the April 16, 1985 Regular Meeting and the April 30, 1985 Worksession Meeting. Councilman Yerly seconded the motion. On roll call, all voted aye. Motion passed.

Minutes of
April 13,
April 16,
and April
30, 1985

Councilman Herrick moved to approve bills for payment in the amount of \$456,972.43. Councilman Yerly seconded the motion. On roll call, all voted aye. Motion passed.

Accounts
Payable

Margaret Began, a resident of Crystal Lake, addressed the Council. She asked that the Council set up an official workshop meeting for the public to discuss TIF. Mayor Wehde stated there have been two public hearings on the TIF matter. Mayor Wehde stated he had named Councilman Dillon to serve as Mayor pro tem when the subject of TIF is discussed. Councilman Dillon suggested that those wishing more information on TIF should contact Bill Ganek, Planning Director. Councilman Yerly agreed that there was a lot of information to be discussed on this subject and that he would also like to see a public worksession on TIF. The Council members agreed that when the time comes to consider TIF, public commentary on TIF will be received.

TIF

Mayor Wehde introduced Jerry Kirchberg and Ken Bird from the Crystal Lake Lions Club. Mayor Wehde read a proclamation naming Saturday, May 18th as Crystal Lake Lions Broom Sale Day.

Broom
Sale

The Council had previously received an annexation petition from Sands Road Industrial Park for property consisting of 44.4 acres located 1,500 feet northeast of the intersection of Route 31 and Route 14. At the April 16, 1985 meeting, the annexation public hearing date for this property was set for the May 7, 1985 regular City Council Meeting. Because no one was able to be present to represent the Sands Road Industrial Park at this meeting, Councilman Yerly moved to continue the annexation public hearing date for this property for the May 21, 1985 regular City Council Meeting. Councilman Dillon seconded the motion. On roll call, all voted aye. Motion passed.

Continue
Annexation
Public Hear-
ing Date/
Sands Rd.
Industrial
Park

CRYSTAL LAKE

ZONING SUMMARY

FOR MAY 7, 1985

CITY COUNCIL MEETING

SANDS ROAD INDUSTRIAL PARK

The petitioner is requesting to annex a 44 acre industrial park located on Sands Road north of Route 14. Along with this annexation, the petitioner is asking for Preliminary Plat approval and a rezoning from County "I-1" Industrial to "M" Manufacturing and "M-L" Manufacturing-Limited. The "M-L" district consists of the three lots which are adjacent to the Lor-El residential subdivision to the north. The Zoning Board of Appeals recommended approval of the "M" and "M-L" zoning districts and the Plan Commission recommended approval of the Preliminary Plat of subdivision for Sands Road Industrial Park with some conditions.

Regarding the zoning, Staff concurs with the Zoning Board of Appeals and feels that the proposed zoning districts are appropriate especially in light of the existing "I-1" zoning presently on the property. The addition of the "M-L" zoning district further protects the adjacent residential neighborhood from incompatible uses.

The Preliminary Plat of subdivision approved by the Plan Commission had several conditions of approval. However, Staff does not agree with the condition that Trumbull Drive not be connected to the Route 31 frontage Road. Several objectors to this matter felt that this road would not be appropriate for heavy truck traffic. Staff would prefer to see Trumbull Road connected to the frontage road for improved traffic circulation and emergency vehicle access. It should be noted that there are two petitions on file signed by nearby property owners, one asking for Trumbull Road to connect to the frontage road and a second requesting that Trumbull not connect to the frontage road.

COLONY SQUARE II

The petitioner has asked to amend the previously approved PUD for 80 units in Colony Square II so that 1) 1/2 of a building could be moved to the north, 2) provide a 25' buffered green

area between this development and Colony Square I, and 3) that the ownership be restructured from Condominium form to Fee Simple. The Plan Commission and Zoning Board of Appeals recommended approval of the amendment to the PUD with the conditions listed in the Ordinance. It should be noted that the proposed amendment has been agreed to by the Homeowners Association for Colony Square Unit I.

CRYSTAL LAKE

ZONING SUMMARY

FOR APRIL 16, 1985

CITY COUNCIL MEETING

SANDS ROAD INDUSTRIAL PARK

The property owner has not had the opportunity to review the draft Annexation Agreement since she has been out of town for several weeks. She has asked that this matter be continued to a later date.

RILEY VARIATION

The petitioner is requesting a simplified residential variation of the minimum non-conforming lot size from 5880 square feet to 5625 square feet and the minimum non-conforming lot width of 49 feet to 45 feet. The Zoning Board of Appeals recommends approval of the lot size and width variations due to the sewer and water assessments collected from 1971. It should be noted that similar variation was granted in 1979 for the same reason.

ZONING AMENDMENT

The petitioners have requested an Amendment to Table 2, "Uses Permitted in Zoning District" to allow a Veterinary Clinic - Small Animal (enclosed runs - no outside runs, kennels or boarding facilities) as a Special Use in the "O" Office zoning district. Presently, a veterinary clinic is not permitted under any circumstances in the "O" District. Both the Plan Commission and the Zoning Board of Appeals have recommended approval of the zoning text amendment based upon the limitations of small animals and no outside runs proposed by the petitioners as well as the additional control provided under the special use procedure. If this amendment is granted, the petitioners will be applying for a Special Use Permit in an office zone for a particular piece of property in the City. It should be noted that the Plan Commission recommendation inadvertently stated that a veterinary clinic was a permitted use in the "M-L" Manufacturing-Limited District, whereas, it is a special use in that district.

Clyde

PROCEEDINGS OF THE CITY COUNCIL, CRYSTAL LAKE, ILLINOIS

APRIL 16, 1985

The City Council regular meeting was called to order at 7:40 p.m. Roll by Mayor Wehde after the swearing in of the new City Clerk, James Call B. Kelly; City Treasurer, Barbara McCormick; and Councilmen Dillon and Herrick. On roll call, Councilmen Dillon, Dreher, Herrick, Yerly and Mayor Wehde were present.

Councilman Dillon moved to approve the minutes of the April 2, 1985 regular meeting. Councilman Yerly seconded the motion. On roll call, all voted aye. Motion passed.

April 2,
Meeting

Councilman Dreher moved to approve bills for payment in the amount of \$326,510.14. Councilman Dillon seconded the motion. On roll call, all voted aye. Motion passed.

Accounts
Payable

Councilman Herrick moved to accept the March Treasurer's Report. Councilman Dreher seconded the motion. On roll call, all voted aye. Motion passed.

Treasurer's
Report

Mayor Wehde presented a plaque and award to William McCormick, his wife Barbara was present to accept it. The award was for 24 years of service to the City as an elected officer. He served as a Councilman 1961-1973 and City Treasurer 1973-1985.

Award
Bill
McCormick

Terry Ellis Co-chairman of the Crystal Lake March of Dimes addressed the Council to announce that Sunday, April 28 will be a walk "Walk America" to earn funds for the March of Dimes. Registration will be at 7:30 a.m. and the walk will start at 9:00 a.m. Pledges will go to the Rockford Area March of Dimes.

March of
Dimes

Mayor Wehde read a proclamation for Arbor Week. Joan Vodkay and Ginny Howley, members of the Green Twig Garden Club, and serving on the Arbor Day Committee addressed the Council. April 26 is Arbor Day they stated and the five garden clubs of Crystal Lake will be sponsoring a poster contest for the fifth graders in the Crystal Lake schools. Arbor Week is proclaimed to encourage replanting, planting and preserving trees.

Arbor
Week

At the April 2, 1985 City Council meeting, the Council set the annexation public hearing date for the Sands Road Industrial Park property, located 1,500 feet northeast of the intersection of Route 31 and Route 14, to the April 16, 1985 Council meeting. In order to allow time for the completion of a draft annexation agreement, it was requested that a continuation for this annexation be considered. Councilman Yerly moved to set the annexation public hearing date for this property for the May 7, 1985 regular City Council Meeting. Councilman Dreher seconded the motion. On roll call, all voted aye. Motion passed.

Annexation
Public
Hearing
Sands Rd.
Industrial
Park

The Council has previously received an annexation petition from Zwicky, et. al. for a number of properties located along Bunker Avenue. The petitioners requested the

Annexation
Public
Hearing
Date/Zwicky.
et. al.

Councilman Yerly moved to adopt an Ordinance to be published in pamphlet form annexing Anderson Motors. Councilman Dillon seconded the motion. On roll call, all voted aye. Motion passed.

Ordinance
Annexing
Anderson

Councilman Dreher moved to adopt an Ordinance to be published in pamphlet form zoning the property "B-2" Highway Service District with a Special Use Permit to allow outside storage of vehicles and major repair of automobiles for this tract upon annexation.

Ordinance
zoning
"B-2"/
Anderson

The Council had previously received an annexation petition from Sands Road Industrial Park for property consisting of 44.4 acres located approximately 1,500 feet northeast of the intersection of Route 31 and Route 14.

Annexation
Public
Hearing/
Sands Rd.
Industrial
Park

Councilman Yerly moved to set the annexation public hearing date for this property for the April 16, 1985 City Council Meeting. Councilman Dreher seconded the motion. On roll call, all voted aye. Motion passed.

A request had been received from Lucky Stores, Inc., that the Council hold the "Tefra" Public Hearing and consider an Inducement Resolution and Letter of Intent for the issuance of industrial revenue bonds in the amount of \$1,000,000 to finance the renovation and expansion of the Eagle Food Store located at Route 14 and Keith Avenue in the Crystal Lake Plaza. Ken Notes, real estate representative for Lucky Stores addressed the Council. He stated that they plan to expand the bakery and deli facilities. Mr. Notes said they would work with the Crystal Lake Plaza and the City of Crystal Lake to accomplish these improvements. The City Attorney stated that the requested IRBs would come under those issued under the State cap. Lucky Stores must come back to the Council to receive approval to amend the Crystal Lake Plaza PUD. No one among the 25 persons present objected to the project.

IRB
Preliminary
Res.
& Letter
of Intent/
Public
Hearing
Eagle
Foods

Councilman Yerly moved to close the public hearing on this project. Councilman Dillon seconded the motion. On roll call, all voted aye. Motion passed.

Councilman Dillon moved to approve an Inducement Resolution and Letter of Intent for the issuance of industrial revenue bonds in the amount of \$1,000,000 to finance the renovation and expansion of the Eagle Food Store located at Route 14 and Keith Avenue in the Crystal Lake Plaza. Councilman Herrick seconded the motion. On roll call, all voted aye. Motion passed.

Approval
of
Inducement
Res. &
Letter of
Intent

The county preliminary plat for Wynwood subdivision was discussed. The property consists of 124.05 acres which is located approximately 2,000 feet southeast of the intersection of Sands Road and Crystal Lake Avenue. Ron Prather, representative for Wynwood Subdivision addressed the Council. Mr. Prather stated that Wynwood is seeking preliminary plat approval.

Preliminary
Plat
Approval/
Wynwood
Subdivisor

Councilman Dillon requested that the Council have a joint meeting with the Plan Commission and the Zoning Board of Appeals on this matter. Councilman Dillon stated he was concerned about the reduction in the road width and the lowering in quality of course material. Councilman Dillon stated that



City of Crystal Lake

121 NORTH MAIN STREET • P.O. BOX 597 • CRYSTAL LAKE, ILLINOIS 60014 • 815/459-2020

April 5, 1985

The Honorable Mayor
and City Council
City of Crystal Lake

RE: SANDS ROAD INDUSTRIAL PARK

Gentlemen:

A public hearing on the above petition was held on the 3rd day of April, 1985 at which a quorum was present consisting of Members Geddis, Foley, Bender, Dahl, and Kurtz. Members Sherman and Landon were absent. There were several objectors present (please refer to Zoning Board minutes.)

Mrs. Kurtz moved that the Zoning Board of appeals recommend to the City Council to amend the provisions of the Zoning Ordinance of the City of Crystal Lake to reclassify the following described real estate (see petition for legal description) from County "I-1" Light Industrial to "M-L" Manufacturing-Limited, lots 2, 3, and 4 of the proposed Preliminary Plat and "M" Manufacturing on the remaining property.

Motion was seconded by Mr. Geddis.

Mr. Dahl requested an amendment to the motion to include that by Annexation Agreement the square footage of 15,000 square feet required in the M-L district in the Zoning Ordinance be increased to 20,000 square feet for lots 2, 3, and 4.

Motion was seconded by Mrs. Kurtz.

The vote for the amendment was held and died with a vote of 2 ayes and 3 nays.

The vote on the original motion was held and approved with a vote of 5-0.

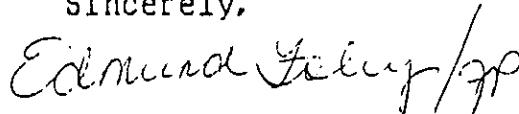
Mr. Dahl moved that the Zoning Board advise the City Council that because of the sensitive nature of lots 2, 3, and 4 more logical safeguards could be included in the Annexation Agreement by increase in square footage of 20,000 square foot for the M-L zoning for lots 2, 3, and 4.

Mr. Kurtz seconded the motion and passed with a vote of 4 ayes and 1 nay.

The Board feels that the zoning is appropriate for the adjacent area, matches the master plan and is less intense than the zoning in the County.

- A. This petition does not impair an adequate supply of light and pure air to the above described real estate or surrounding properties;
- B. Impair the safety from fire and other dangers;
- C. Increase the hazards to persons and damage to property resulting from the accumulation of run-off of storm or flood waters;
- D. Will conserve the taxable value of land and buildings throughout the City;
- E. Will promote the public health, safety, comfort, and morals of the inhabitants of the City.

Sincerely,



Edmund Foley
Acting Chairman

EF:jp

cc: Barbara Sturm 1700 Bates, Springfield, IL 62704
Mr. James Vasconcelles, 826 W. Laurel St., Springfield,
IL 62704

CRYSTAL LAKE ZONING BOARD OF APPEALS

APRIL 3, 1985

The meeting was called to order by Acting Chairman Foley. Members Bender, Kurtz, and Geddis were present. Members Dahl, Sherman and Landon were absent, however, Mr. Dahl arrived shortly after the meeting began.

MINUTES OF MARCH 20, 1985

Mr. Geddis moved to approve the minutes of the March 20, 1985 Zoning Board of Appeals meeting as submitted. Motion was seconded by Mrs. Kurtz and passed with a vote of 4-0.

SANDS ROAD INDUSTRIAL PARK

Chairman Foley read the petition and announced they had received notice of publication, proof of notice to surrounding property owners was in the file and the fees were waived. James Vasconcelles, project engineer, was present.

Mr. Vasconcelles explained that they were requesting to rezone the property from Light Industrial in the County to "M" Manufacturing and "M-L" Manufacturing-Limited for lots 2, 3 and 4 upon annexation.

Mr. Dahl asked the petitioner if they agreed with the recommendations from the Plan Department.

Mr. Vasconcelles stated that they have been working with the County Planning Department for over two years. He also stated that they agreed with the Planning Department Staff Report.

Mr. Foley asked the petitioner his opinion on whether the zoning under Crystal Lake is less intense than the County.

Mr. Vasconcelles states that they are less intense.

Mr. Foley read, for the benefit of the audience, the purposes of the M-L Manufacturing-Limited district as stated in Section 4.2-4.1, G & H, of the Zoning Ordinance, and also explained some of what was allowed on the property under the proposed zoning.

Mr. Jim Ockenfels, objector, stated that he was not notified by mail and that he does not agree that warehousing has less vehicular traffic.

Mr. Ron Lucarz, objector, questioned the kennel and car wash use in that district.

Mr. Foley stated that those are things that require a Special Use Permit.

Mr. Bob Settles, objector, asked if this is approved M-L, then anything can go onto this property, there will be no more hearings or reviews?

Mr. Foley stated that some of the uses are required to have a Special Use Permit.

Mrs. Pat Dunn, Planner, explained that the proposed zoning districts also have height requirements and in M-L it is 25 feet and M is 45 feet.

Mr. Scheltens, objector, asked if the property is annexed can they presume that City water and sewer will be provided.

Mr. Vasconcelles stated that the property will have well and septic at this time.

Mr. Tom Millitzer, objector, stated he would like the Zoning Board to give the recommendation of M east of Sands Road and M-L on the west side.

Mr. Watson, objector, asked if the Board could recommend O Office zoning.

Mr. Geddis stated that the Board can not change the petition.

Mr. John Shortino, objector, asked if Crystal Lake has easement standards and setbacks for parking lots.

Pat Dunn stated that there is a 30 foot setback required and the petitioner is proposing 75 feet on the north and parking lots must be screened by 6 foot solid screening.

Mr. Mellitzer, objector, read a petition to the Board that was signed by the property owners.

Mr. Don Rose, objector, asked if there was an ordinance protecting the water so nothing will flow to the ground water.

Mr. Foley stated that the Engineering Department is addressing that problem.

Pat Dunn stated that the County must also approve the soils for septic and well.

Mr. Vasconcelles stated that the County has already approved the septic and well.

Mr. Bender stated that the City is here to protect the property owners.

Several objectors were worried about something being built there that is not appropriate.

Pat Dunn stated that for some of the uses in the M-L District will have to come back to the review boards to receive a Special Use Permit and conditions may also be put upon them.

Mr. Dahl asked the petitioner what the owner envisioned happening on lots 2, 3, and 4.

Mr. Vasconcelles stated that the owner wants to sell the lots not develop them.

Mr. Dahl voiced his concerns about the density of the lots and what might happen in the future regarding dividing the large lots into smaller ones.

Mr. Vasconcelles stated that they had to enlarge some of the parcels for the septic.

Mrs. Kurtz moved that the Zoning Board of Appeals recommend to the City Council to ammend the provisions of the Zoning Ordinance of the City of Crystal Lake to reclassify the following described real estate (see petition for legal description) from County "I-1" Light Industrial to "M-L" Manufacturing-Limited, lots 2, 3, and 4 of the proposed Preliminary Plat and "M" Manufacturing on the remaining property.

Motion was seconded by Mr. Geddis.

Mr. Dahl requested an amendment to the motion to include that by Annexation Agreement the square footage of 15,000 square feet required in the M-L district in the Zoning Ordinance be increased to 20,000 square feet for lots 2, 3, and 4.

Motion was seconded by Mrs. Kurtz.

The vote for the amendment was held and died with a vote of 2 ayes and 3 nays.

The vote on the original motion was held and approved with a vote of 5-0.

Mr. Dahl moved that the Zoning Board advise the City Council that because of the sensitive nature of lots 2, 3, and 4 more logical safeguards could be included in the Annexation Agreement by increase in square footage of 20,000 square foot for the M-L zoning for lots 2, 3, and 4.

Mrs. Kurtz seconded the motion and passed with a vote of 4 ayes and 1 nay.

The Board feels that the zoning is appropriate for the adjacent area, matches the master plan and is less intense than the zoning in the County.

- A. This petition does not impair an adequate supply of light and pure air to the above described real estate or surrounding properties;
- B. Impair the safety from fire and other dangers;
- C. Increase the hazards to persons and damage to property resulting from the accumulation of run-off of storm or flood waters;
- D. Will conserve the taxable value of land and buildings throughout the City;
- E. Will promote the public health, safety, comfort, and morals of the inhabitants of the City.

RILEY VARIATION

Chairman Foley read the legal notice, announced that the fees had been paid and proof of notice to surrounding property owners was in the file. Mr. Tom Riley, petitioner was present.

Mr. Riley stated that they were requesting a variation of the requirements for a non-conforming lot from the 49 foot minimum lot width to 45 feet and from the 5880 square foot minimum to 5625 square feet. He also stated that the hardship for this lot is in not being able to build on it with the way it sits now.

Mr. Foley asked the petitioner if the variation complies with the Variation Standards in Section 8.6-2, 4, A-D of the Zoning Ordinance.

Mr. Riley stated that he agreed with them.

There were no objectors present.

Mr. Dahl moved that the Zoning Board of Appeals recommend to the City Council approval of the variation of the minimum non-conforming lot widths from 49 feet to 45 feet and from 5880 square foot minimum non-conforming lot size to 5625 square feet.



City of Crystal Lake

121 NORTH MAIN STREET • P.O. BOX 597 • CRYSTAL LAKE, ILLINOIS 60014 • 815/459-2020

March 27, 1985

The Honorable Mayor
and City Council

and

Zoning Board of Appeals
City of Crystal Lake

RE: SANDS ROAD INDUSTRIAL PARK

Gentlemen:

The Plan Commission considered the above petition at its March 27th meeting, at which a quorum was present consisting of Members Babington, Van Breda, Brynes, Peterson, Saville, Kelley and Burnett.

Mr. Kelley moved that the Plan Commission approve the Preliminary Plat of Subdivision with the following conditions:

1. The information requested by the City Engineer (see Engineering Comments 1-10, Staff Report dated March 22, 1985) shall be provided for his review and approval, prior to the review of Final Plat.
2. The existing buildings presently located on lot 8 shall be removed prior to the issuance of any building permits allowed on this lot.
3. Curb, gutter and sidewalks be waived from this subdivision.
4. The note regarding the zoning of this Subdivision, on this Preliminary Plat be changed to read "M-L" Manufacturing Limited on Lots 2, 3 and 4 and "M" Manufacturing on the remainder of the subject property.
5. The provision for the signature of the Planning and Zoning Commission be removed from the Plat.
6. Smitana Road shall be a Publicly Dedicated Right-Of-Way and designated as such on the Plat.

7. Trumbull Drive not be connected to the Highway 31 frontage road.

Jean Peterson seconded the motion, members Kelley, Van Breda, Burnett, Babington, Brynes voted yes and member Saville voted no.

Mr. Kelley moved that the recommendation letter being forwarded to City Council include a note drawing the City Council's attention to the Planning Commission's concern about the additional buffering needs on the northern boundary of the property and in addition, grading and landscaping is needed on those lots adjacent to Lor-El Estates to improve the buffer area.

Mrs. Peterson seconded the motion and members Kelley, Peterson, Van Breda, Burnett, Babington, Brynes voted yes and member Saville abstained.

Sincerely,

CRYSTAL LAKE PLAN COMMISSION

Bill Burnett,
Chairman

BB/cr

PLAN COMMISSION MINUTES

WEDNESDAY, MARCH 27, 1985

The meeting was called to order at 7:30 p.m. by Chairman Burnett. Members Peterson, Saville, Brynes, Van Breda, Babington and Burnett were present. Mr. Kelley arrived shortly after the meeting started. Members Hartung and Wilder were absent.

MINUTES OF MARCH 13, 1985

Mrs. Peterson requested that the minutes of the March 13, 1985 meeting be resubmitted. She felt 1) Item 5, of the conditions of approval of the Special Use Permit for Anderson Motors was deleted from their motion, 2) the minutes should not have anything crossed out on it, 3) they never recommended item 6. Mrs. Van Breda wanted the words "it was taken out of context" stricken from her corrections of the minutes. Chairman Burnett moved to dispense with the approval of the minutes until the end of the meeting.

SANDS ROAD INDUSTRIAL PARK

Mrs. Barb Sturm, the petitioner, was present. The petitioner is requesting to rezone her property from Light Industrial in the County to "M" Manufacturing and "M-L" Manufacturing - Limited for lots 2, 3 and 4 upon annexation.

Mrs. Van Breda was concerned about the runoff, storm sewers and wanted to see the borings and percolation results.

The petitioner indicated she received the Staff Report and she agreed with all of Staff's conditions of approval except she questioned if the house presently located (and occupied) on the property would have to be removed. Mr. Burnett responded that it needed to be removed prior to building permits not necessarily immediately. Mrs. Sturm indicated that this was acceptable.

Mr. Kelley was concerned with what happens with the west end of Trumbull Drive and if it connects with another road. Mrs. Sturm responded that Trumbull Drive is intended to connect with the existing Route 31 frontage drive which connects with Route 31 further to the north. Mr. Kelley questioned if the road could handle truck traffic and if it couldn't, then why is it being designed to stub at the frontage road.

Mrs. Dunn responded that the City Engineer requested inventory/analysis on the status of the frontage and if it is adequate for truck traffic then it will be used, if it is not, then it could be signed to prohibit truck

traffic and allow only cars. (only cars).

Mr. Kelley did not like the severe grade change on lots 2, 3 and 4.

Mr. Tom Millitzer, 4524 Nancy Drive, observer, owns a lot adjacent to this property to the north. He is questioning what does "M-L" zoning mean, he did not want Trumbull Drive extended to the frontage road, and he asked if he could extend the 75' building and utility easement from 75 feet to 125 feet with trees.

Mrs. Dunn discussed what an "M-L" zoning district meant and what uses were allowed in it.

Mr. Joe Watson, 4413 Nancy Drive, questioned why the petitioner is annexing and zoning.

Mr. Bob Settles, 4532 Nancy Drive, requested more buffering than just a setback. He also did not want the frontage road to be extended.

Mr. Martin Peterson, who is building a house on 4520 Nancy Drive, also objects to trucks turning onto the Route 31 frontage road. He thinks it is a dangerous turn.

The question was raised if both north and southbound traffic on Route 31 can use the frontage road or if there is a barrier blocking traffic.

Mr. Kelley moved that the Plan Commission approve the Preliminary Plat of subdivision with the following conditions:

1. The information requested by the City Engineer (see Engineering Comments 1-10, Staff Report dated March 22, 1985) shall be provided for his review and approval, prior to the review of Final Plat.
2. The existing buildings presently located on lot 8 shall be removed prior to the issuance of any building permits allowed on this lot.
3. Curb, gutter and sidewalks be waived from this subdivision.
4. The note regarding the zoning of this Subdivision, on this Preliminary Plat be changed to read "M-L" Manufacturing Limited

on Lots 2, 3 and 4 and "M" Manufacturing on the remainder of the subject property.

5. The provision for the signature of the Planning and Zoning Commission be removed from the Plat.
6. Smitana Road shall be a Publicly Dedicated Right-Of-Way and designated as such on the Plat.
7. Trumbull Drive not be connected to the Highway 31 frontage road.

Jean Peterson seconded the motion, members Kelley, Van Breda, Burnett, Babington, Brynes voted yes and member Saville voted no.

Mr. Kelley moved that the recommendation letter being forwarded to City Council include a note drawing the City Council's attention to the Planning Commission's concern about the additional buffering needs on the northern boundary of the property and in addition, grading and landscaping is needed on those lots adjacent to Lor-El Estates to improve the buffer area.

Mrs. Peterson seconded the motion and members Kelley, Peterson, Van Breda, Burnett, Babington, Brynes voted yes and member Saville abstained.

WYNWOOD SUBDIVISION (County Subdivision)

This property is located approximately 2000 feet southeast of the intersection of Sands Road and Crystal Lake Avenue.

Michael Poper was present to discuss the subdivision. Unit I is presently approved and built in McHenry County. Units II and III are now being reviewed for Preliminary Approval. He received the Staff comments and indicated that they will include the utility easements requested at final, however, they prefer 22 foot road widths to the Staff's recommended 24 feet because 1) it is McHenry County's recommended width and 2) the Township Highway Commission prefers consistent 22 foot subdivision road width because it would be easier for them to maintain.

Mr. John Smith, engineer, responded to questions pertaining drainage, topography, perculations and retention/detention areas.

The Commissioners were generally satisfied with Mr. Smith's responses to the City Engineer's concerns.

Mr. Brynes moved that the Council approve the Preliminary Plat of Wynwood Subdivision Unit II and III with the following conditions:

1. Utility easements be provided for all lots.
2. Curb, gutter and sidewalks be waived.

Mrs. Van Breda seconded the motion and it was approved unanimously 7-0.

There were no objectors or observers for this matter.

ZONING ORDINANCE AMENDMENT

Mr. Fred Chamberlain explained that he and his wife, Dr. Peggy Chamberlain recently purchased a lot zoned "O" Office. They are petitioning to amend the Zoning Ordinance to allow a Small Animal Veterinary Clinic (all enclosed runs - no outside runs or boarding facilities) in an "O" Office District as a Special Use Permit. He feels that this use fits the definition of Office Zoning District.

Mr. Chamberlain explained that sometimes boarding is necessary for a Veterinary Clinic, however, the animals are boarded entirely within the enclosed building. He further discussed his wife's present operation. If this amendment is granted, then the petitioners will request a Special Use in an "O" Office for their business. He also discussed where he is intending to locate his new business.

Mr. Babington moved to amend the Zoning Ordinance Section 4.5 to read as follows:

Section 4.5, Uses Permitted in Zoning Districts, Table 2, be amended to allow "Veterinary Clinic - Small Animal (all enclosed runs - no outside runs, kennels or boarding facilities) as a permitted use in the "F" Farming, "M-L" Manufacturing Limited, "B-2" Highway Service, and as a Special Use Permit in an "O" Office District."

Mr. Saville seconded the motion. Members Burnett, Babington, Saville, Van Breda, Kelley and Peterson voted yes. Member Byrnes voted no.

REPORT FROM PLANNING STAFF

Mrs. Dunn reported to the Commission on the action taken by the City Council on the Able Realty Special Use Permit and

Canterbury Place.

CANCELLATION OF APRIL 10, 1985 PLAN COMMISSION MEETING

Mrs. Van Breda moved to cancel the Plan Commission meeting scheduled for April 10, 1985. Mr. Kelley seconded and all members voted aye.

MINUTES OF MARCH 13, 1985

The Plan Commission returned to the topic of approving the Minutes of the March 13, 1985 Plan Commission meeting. The Plan Commission reviewed a redrafted recommendation page for Anderson Motors.

Mrs. Peterson moved to approve the Amended Minutes from the March 13, 1985 Plan Commission meeting to include the points listed on the recommendation letter which had been presented to the Commission for approval, and to include said letter which had been originally omitted.

Mr. Byrnes seconded the motion, members Kelley, Peterson, Van Breda votes aye, members Babington, Brynes and Chairman Burnett abstained.

The Plan Commission and Staff discussed the T.I.F. Project.

Mr. Kelley moved to adjourn, Mr. Saville seconded and all voted aye.

Meeting was adjourned at 9:37 p.m.

PLANNING DEPARTMENT STAFF REPORT

MARCH 22, 1985

TITLE:

Sands Road Industrial Park

PETITIONER:

Mrs. William Sturm

REQUEST:

The applicant is requesting Preliminary Plat of Subdivision approval, and rezoning upon annexation for Sands Road Industrial Park.

LOCATION AND SIZE:

The property is located approximately 1500 feet northeast of the intersection of Route 31 and Route 14 and consists of approximately 44.4 acres.

ZONING AND LAND USE:

The property is presently zoned County "I-1" Light Industrial and is vacant (except for a few farm buildings).

SURROUNDING ZONING AND LAND USE:

North: County "A-1" Agricultural, across the frontage road and from Route 31 is vacant.

County "R-1" Single Family Residential, residential subdivision.

East: County "I-2" Heavy Industrial, vacant.

County "I-1-C" Light Industrial with a Conditional Use, vacant.

South: County "A-1" Agricultural, vacant.

"RE-1" Residential Estate, Chicago Northwestern Railroad.

County "I-1" Light Industry, Industrial Business.

West: County "R-3" Multi-Family, across Route 31 are apartments.

County "A-1" Agricultural, vacant.

COMPREHENSIVE PLAN

The property has been designated "Industry and Utilities on the Crystal Lake Comprehensive Plan.

SUBDIVISION HISTORY:

This property is zoned "I-1" Light Industry and lies in McHenry County. A sketch plan, similar to this subdivision, was reviewed by McHenry County in December of 1983. County Tentative (Preliminary) plans were submitted for review in February 1984, April 1984, and again in December of '84. Since that time, the property owners have decided to annex this property, rezone and subdivide it within the City of Crystal Lake.

DEPARTMENTAL REVIEW:

ENGINEERING DEPARTMENT:

1. Submit percolation test results.
2. Submit detention computations: size adequate?
3. How is water drainage detained, particularly in the North Side of Trumbull?
4. Will each lot require individual detention also?
5. What is the status of the stormwater management plan for property east of Sands Road. Lots 6, 7, 8 and 9 form a natural trapped pocket. What is the overall stormwater management plan?
6. We suggest monitoring wells in vicinity of Lots 5, 6 and 7 to detect any possible leachate movement.
7. Submit Smitana/Sands Roads inventory/analysis per previous review.
8. Who maintains Trumbull Drive (Route 31 frontage road) north of this Subdivision?
9. Where is typical ground water level in vicinity of water detention areas?
10. Who will be responsible for the maintenance of detention areas, storm sewers? Who will own detention pond land?

PLANNING ANALYSIS:

The proposed Sands Road Industrial Park property consists of approximately 44 acres and is zoned "I-1" Light Industrial within McHenry County. The property owner has spent over one year preparing this subdivision to be developed in the County.

However, there are some natural characteristics of the site (slope, drainage, wetness, existing road adequacies, soil suitability for septic) which have caused some delays. The property owner has recently decided to annex this property and subdivide it within the City. Future extensions of City Sewer and Water to this development would alleviate difficulties created by the characteristics of the land.

As part of annexation, an appropriate city zoning district must be given to this subdivision. Staff recommends "M" Manufacturing for all lots except Lots 2, 3 and 4. For these three lots we recommend "M-L" Manufacturing Limited since they abut a residential subdivision.

Manufacturing Limited is a district intended to prevent conflicts between manufacturing uses and any non-manufacturing uses. This district is designed to accommodate primarily office, warehousing, and service uses which have a low level of vehicular and customer traffic and a lower potential for exhibiting offensive characteristics. Staff still feels, however, that Manufacturing zoning is appropriate for the remaining subdivision because it is compatible with the other surrounding land uses and zoning district. The City's Comprehensive Plan also designates this property for industry.

The property owner is also requesting Preliminary Plat approval of Sands Road Industrial Park Subdivision. Most of the issues to be resolved regard the Engineering Department's concerns (see Engineering Department Comments). Staff recommends that the additional information requested, be provided by the property owner for the Engineering Department's review and approval prior to final review.

Staff noticed there are existing buildings on the proposed lot 8. We recommend that these buildings be removed prior to any building permits allowed on the lot.

It appears that this subdivision is designed in an adequate manner to allow the waiver of curb, gutter and sidewalks.

Staff recommends that two changes be indicated on the Plat. The note regarding zoning should be

changed from "I-1" to "M-L" Manufacturing Limited for lots 2, 3 and 4 and "M" Manufacturing for the remaining property. Also, a provision for the signature of the Planning and Zoning Committee should be removed, since County review is no longer necessary.

Since Smitana Road is intended to service this Subdivision, it should be a Publicly Dedicated Right-Of-Way.

Generally speaking, Staff feels that the configuration of the lots and the layout of the road network is satisfactory.

COMMENTS AND CONCLUSIONS:

The following comments and conclusions are based upon Staff review and analysis prior to the meeting and are to be considered viable unless evidence is established to the contrary.

REZONING UPON ANNEXATION -- To be reviewed by the Plan Commission Zoning Board and City Council.

It is the opinion of the Planning Staff that the approval of the rezoning of the property to "M-L Manufacturing Limited for Lots 2, 3 and 4 and "M" Manufacturing for the remainder of the subject property be considered.

PRELIMINARY PLAT OF SUBDIVISION -- To be reviewed by the Plan Commission and City Council.

It is the opinion of the Planning Staff that approval of the Preliminary Plat of Subdivision for Sands Road Industrial Park be considered with the following conditions:

1. The information requested by the City Engineer (see Engineering Comments 1-10) shall be provided for his review and approval, prior to the review of Final Plat.
2. The existing buildings presently located on lot 8 shall be removed prior to the issuance of any building permits allowed on this lot.
3. Curb, gutter and sidewalks be waived from this subdivision.
4. The note regarding the zoning of this Subdivision, on this Preliminary Plat be

changed to read "M-L" Manufacturing Limited on Lots 2, 3 and 4 and "M" Manufacturing on the remainder of the subject property.

5. The provision for the signature of the Planning and Zoning Commission be removed from the Plat.
6. Smitana Road shall be a Publicly Dedicated Right-Of-Way and designated as such on the Plat.

*Trucks be limited on the
frontage road → 75' limit* *(bermed easement)*

*Storage - packing
concrete*

Single storage - low lighting

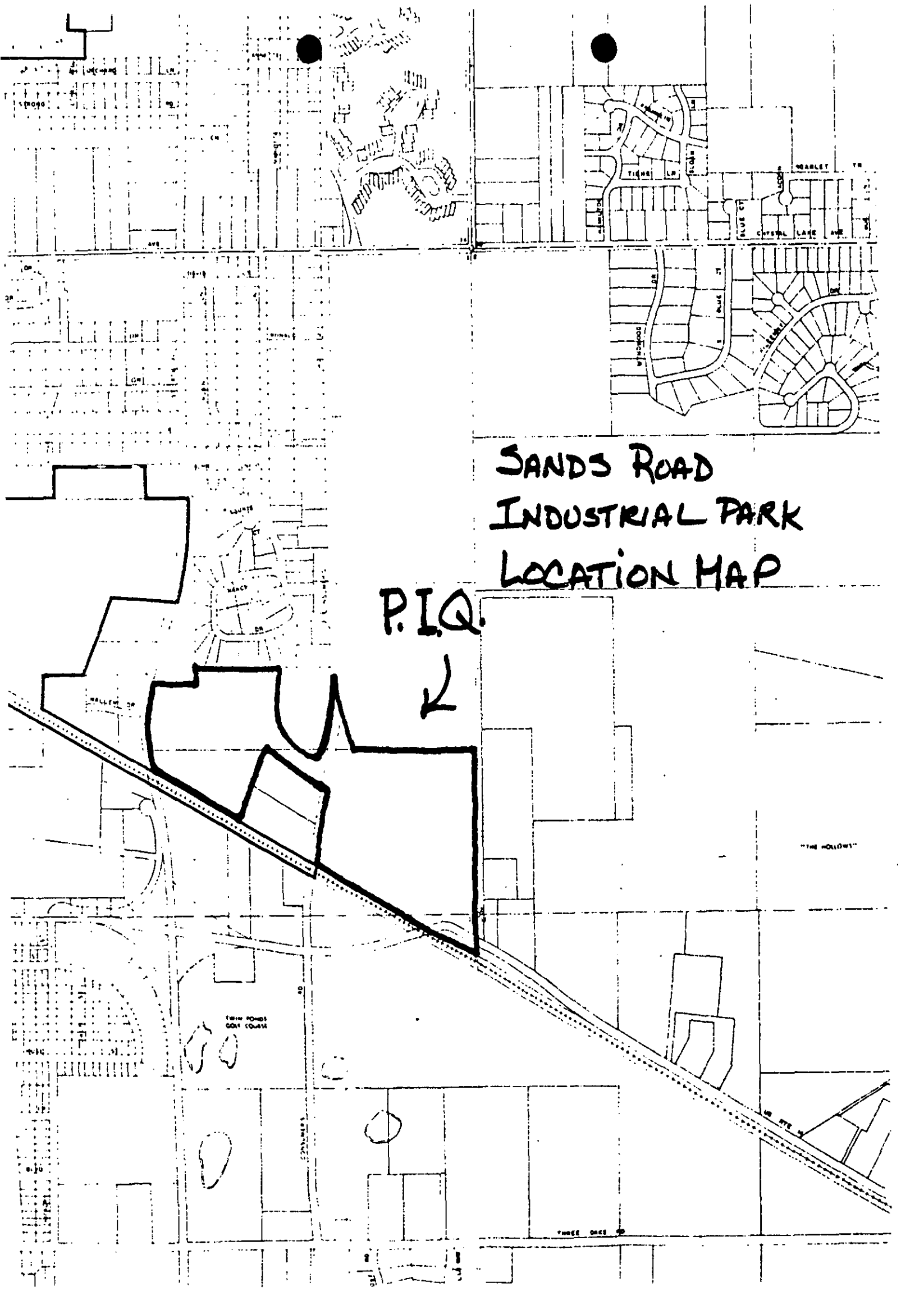
Potential density

*Reviewed in address
Process*

SP. Use permit for outside storage

SANDS ROAD INDUSTRIAL PARK LOCATION MAP

P.I.Q.



PETITION FOR ZONING

TO THE ZONING BOARD OF APPEALS OF
THE CITY OF CRYSTAL LAKE, ILLINOIS

The undersigned petitioner, BARBARA STURM, hereby respectfully petitions the CRYSTAL LAKE ZONING BOARD OF APPEALS to amend the provisions of the Zoning Ordinance of the CITY OF CRYSTAL LAKE to reclassify the following described real estate from County "I-1" Light Industrial to "M-L" Manufacturing Limited, lots 2, 3 and 4 of the proposed Preliminary Plat and "M" Manufacturing on the remaining property.

1. The subject property is described as:

All that part of the South Half of the Northeast Quarter of the Southwest Quarter, and the Southeast Quarter of the Southwest Quarter of Section 3, Township 43 North, Range 8 West of the 3rd Principal Meridian, lying East of the East right-of-way line of Illinois Route 31, and North of the North right-of-way line of the Chicago and Northwestern Railway Company;

Also, the South Half of the Northwest Quarter of the Southeast Quarter of Section 3;

Also, that part of the South Half of the Southeast Quarter of Section 3, lying North of the North right-of-way line of the Chicago and Northwestern Railway Company, except the East 552.95 feet;

Excepting the parts more particularly described as follows:

Beginning at the Northwest corner of the South Half of the Northwest Quarter of the Southeast Quarter of Section 3; thence running East 86.73 feet on the North line of the South Half of the Northwest Quarter of the Southeast Quarter of Section 3; thence South 200.00 feet; thence West on a line parallel with the North line of the South Half of the Northwest Quarter of the Southeast Quarter of Section 3, to a point where it intersects the East right-of-way line of Illinois Route 31; thence Northerly following the East right-of-way line of Illinois Route 31 to a point where it intersects the North line of the South Half of the Northeast Quarter of the Southwest Quarter of Section 3; thence East along the North line of the South Half of the Northeast Quarter of the Southwest Quarter of Section 3 to the place of beginning.

Also excepting that part of the South Half of the Southeast Quarter of Section 3, Beginning at a point on the Northerly right-of-way line of the Chicago and Northwestern Railroad Company, said point being 30 feet Westerly (as measured at right angles) from the centerline of a Public Highway running in a Northeasterly and Southwesterly direction and commonly known as Sands Road; thence running Northwesterly on the Northerly right-of-way line of the Chicago and Northwestern Railroad Company for a distance of 760.00 feet; thence Northeasterly at right angles to the last described line, for a distance of 654.03 feet; thence Southeasterly parallel with the Northerly right-of-way line of said Railroad Company, 575.62 feet, said point being 30 feet Westerly (as measured at right angles) from the centerline of Sands Road; thence Southwesterly parallel with the centerline of Sands Road 679.78 feet to the point of beginning.

Also excepting that part of the South Half of the Northwest Quarter of the Southeast Quarter of Section 3, beginning at the Northeast corner of the said South Half; thence S 89°-00'-30" W along the North line of the said South Half a distance of 413.67 feet; thence S 00°-59'-30" E, a distance of 458.29 feet; thence S54°-00'-46"E a distance of 177.45 feet to a point of curvature; thence Southeastward along a curved line, convexed to the Southwest, of 408.65 feet in radius, for an arc length of 167.61 feet to a point of compound curvature; thence Northeastward along a curved line, convexed to the Southeast, of 25.00 feet in radius, for an arc length of 39.27 feet

to a point of tangency; thence N 12°-29'-14" E, a distance of 155.00 feet to a point of curvature; thence Northeastward along a curved line, convexed to the Southeast, of 2000.00 feet in radius, for an arc length of 471.09 feet to the point of beginning, all in Algonquin Township, McHenry County, Illinois.

2. The above-described real estate is located east of the intersection of Route 31 and the Chicago Northwestern Railway on the north side of the rail line.

3. The above-described real estate is vacant.

4. With respect to the zoning classification of surrounding properties, there are surrounding parcels which are located in unincorporated areas of McHenry County, the real estate to the north is County "A-1" Agricultural and County "R-1" Single Family Residential; east is County "I-2" Heavy Industrial and, County "I-1-C" Light Industrial with a Conditional Use; south is County "A-1" Agricultural and County "I-1" Light Industrial; west is County "A-1" Agricultural and County "R-3" multi-family. An adjacent parcel to the south lies within the City of Crystal Lake and is zoned "RE-1" Residential Estate.

5. The above-described real estate is the subject of a proposed Annexation Agreement between the owners and the City.

6. The highest and best use for the above-described property would be "M-L" for the proposed lots 2,3 and 4 and "M" for the remaining.

7. The amendment of the terms of the City Zoning Ordinance, as requested in this Petition, would not:

A. Impair adequate light and pure air to, the above-described real estate or surrounding properties;

B. Impair the safety from fire and other dangers;

C. Increase the hazards to persons and damage to property resulting from the accumulation of run-off of storm or flood waters.

8. The amendment of the terms of the City Zoning Ordinance, as requested in this Petition would:

A. Conserve the taxable value of land and buildings throughout the City.

B. Promote the public health, safety, comfort, and morals of the inhabitants of the City.

WHEREFORE, the Petitioner respectfully requests that the Zoning Board of Appeals of the City call a Public Hearing upon this Petition in accordance with the provisions of the Zoning Ordinance of the City, and further respectfully requests that amendment of said Ordinance be made reclassifying the above-described real estate to "ML" Manufacturing Limited and "M" Manufacturing District.

Dated this _____ day of March, 1985.

By: BARBARA STURM

L E G A L N O T I C E

BEFORE THE ZONING BOARD OF APPEALS OF
THE CITY OF CRYSTAL LAKE, ILLINOIS

In the matter of the application of BARBARA A. STURM,
Rezoning and Preliminary Plat of Subdivision appeal upon
annexation to the City of Crystal Lake, Illinois.

Notice is hereby given in compliance with the Zoning Ordinance
of the City of Crystal Lake, that a Public Hearing will be held
before the City of Crystal Lake Zoning Board of Appeals on the
application affecting the following described real estate:

All that part of the South Half of the Northeast
Quarter of the Southwest Quarter, and the Southeast
Quarter of the Southwest Quarter of Section 3, Township 43
North, Range 8 West of the 3rd Principal Meridian, lying
East of the East right-of-way line of Illinois Route 31,
and North of the North right-of-way line of the Chicago
and Northwestern Railway Company;

Also, the South Half of the Northwest Quarter of the
Southeast Quarter of Section 3;

Also, that part of the South Half of the Southeast
Quarter of Section 3, lying North of the North right-of-way
line of the Chicago and Northwestern Railway Company,
except the East 552.95 feet;

Excepting the parts more particularly described
as follows:

Beginning at the Northwest corner of the South Half
of the Northwest Quarter of the Southeast Quarter of
Section 3; thence running East 86.73 feet on the North
line of the South Half of the Northwest Quarter of the
Southeast Quarter of Section 3; thence South 200.00 feet;
thence West on a line parallel with the North line of the

South Half of the Northwest Quarter of the Southeast Quarter of Section 3, to a point where it intersects the East right-of-way line of Illinois Route 31; thence Northerly following the East right-of-way line of Illinois 31 to a point where it intersects the North line of the South Half of the Northeast Quarter of the Southwest Quarter of Section 3; thence East along the North line of the South Half of the Northeast Quarter of the Southwest Quarter of Section 3 to the place of beginning.

Also excepting that part of the South Half of the Southeast Quarter of Section 3, Beginning at a point on the Northerly right-of-way line of the Chicago and Northwestern Railroad Company, said point being 30 feet Westerly (as measured at right angles) from the centerline of a Public Highway running in a Northeasterly and Southwesterly direction and commonly known as Sands Road; thence running Northwesterly on the Northerly right-of-way line of the Chicago and Northwestern Railroad Company for a distance of 760.00 feet; thence Northeasterly at right angles to the last described line, for a distance of 654.03 feet; thence Southeasterly parallel with the Northerly right-of-way line of said Railroad Company, 575.62 feet, said point being 30 feet Westerly (as measured at right angles) from the centerline of Sands Road; thence Southwesterly parallel with the centerline of Sands Road 679.78 feet to the point of beginning.

Also excepting that part of the South Half of the Northwest Quarter of the Southeast Quarter of Section 3, beginning at the Northeast corner of the said South Half; thence S 89°-00'-30" W along the North line of the said South Half a distance of 413.67 feet; thence S 00°-59'30" E, a distance of 458.29 feet; thence S 54°-00'46" E a distance of 177.45 feet to a point of curvature; thence Southeastward along a curved line, convexed to the Southwest, of 408.65 feet in radius, for an arc length of 167.61 feet to a point of compound curvature; thence Northeastward along a curved line, convexed to the Southeast, of 25.00 feet in radius, for an arc length of 39.27 feet to a point of tangency; thence N 12°-29'-14" E, a distance of 155.00 feet to a point of curvature; thence Northeastward along a curved line, convexed to the Southeast, of 2,000.00 feet in radius, for an arc length of 471.09 feet to the point of beginning, all in Algonquin Township, McHenry County, Illinois.

The above-described real estate is presently zoned County "I-1" Light Industrial and is vacant.

The applicant is seeking to annex the above-described real estate to the City of Crystal Lake pursuant to an Annexation Agreement.

The applicant requests that the property be classified as "M"
Manufacturing.

A Public Hearing will be held before the City of Crystal Lake
Zoning Board of Appeals on Wednesday, April 3, 1985 at 7:30 p.m.
in the City Council Chambers located at 121 North Main Street,
Crystal Lake, Illinois, at which time and place any person
desiring to be heard may be present.

Dated this 13th day of March, 1985.

/s/ John Landon,
Chairman
Crystal Lake Zoning Board of Appeals

CITY OF CRYSTAL LAKE
DEPARTMENTAL REVIEW OF DEVELOPMENT PROPOSAL

PROPOSAL: The applicant is requesting review of his Preliminary
(tentative) Plat of Subdivision for Sands Road Industrial Park. The
property consists of approximately 44 acres and is located east of the
intersection of Route 31 and the Chicago and Northwestern Railway. There
____ Annexation are 6 lots proposed on the west side of Sands Road and
9 lots proposed on the east side of Sands Road.
____ Zoning Amendment (__text/ __map)

____ Special Use Permit

____ Preliminary PUD (Sketch Plan)

____ Final PUD (General Development Plan)

____ Zoning Variation

____ Simplified Residential Variation

Preliminary Plat

____ Final Plat

____ Parking Lot Design

Date comments due back to Planning Department: March 4, 1985

NOTE: Please return attached materials after your review if
you have no need for them.

Copies to: COMMENTS: (attach sheet if necessary)

Police

Fire

Engineering

Building

Utilities

____ Other

Attachments: Preliminary Plat of Subdivision

Chief Jones

CITY OF CRYSTAL LAKE
DEPARTMENTAL REVIEW OF DEVELOPMENT PROPOSAL

PROPOSAL: The applicant is requesting review of his Preliminary (tentative) Plat of Subdivision for Sands Road Industrial Park. The property consists of approximately 44 acres and is located east of the intersection of Route 31 and the Chicago and Northwestern Railway. There are 6 lots proposed on the west side of Sands Road and 9 lots proposed on the east side of Sands Road.

- Annexation
- Zoning Amendment (text/ map)
- Special Use Permit
- Preliminary PUD (Sketch Plan)
- Final PUD (General Development Plan)
- Zoning Variation
- Simplified Residential Variation
- Preliminary Plat
- Final Plat
- Parking Lot Design

Date comments due back to Planning Department: March 4, 1985

NOTE: Please return attached materials after your review if you have no need for them.

Copies to:

COMMENTS: (attach sheet if necessary)

Police

Fire

Engineering

Building

Utilities

Other

None

Attachments: Preliminary Plat of Subdivision

Rick Nebel

CITY OF CRYSTAL LAKE
DEPARTMENTAL REVIEW OF DEVELOPMENT PROPOSAL

PROPOSAL: The applicant is requesting review of his Preliminary (tentative) Plat of Subdivision for Sands Road Industrial Park. The property consists of approximately 44 acres and is located east of the intersection of Route 31 and the Chicago and Northwestern Railway. There are 6 lots proposed on the west side of Sands Road and 9 lots proposed on the east side of Sands Road.

Annexation
 Zoning Amendment (text/map)

Special Use Permit

Preliminary PUD (Sketch Plan)

Final PUD (General Development Plan)

Zoning Variation

Simplified Residential Variation

Preliminary Plat

Final Plat

Parking Lot Design

Date comments due back to Planning Department: March 4, 1985

NOTE: Please return attached materials after your review if you have no need for them.

Copies to: COMMENTS: (attach sheet if necessary)

Police

Fire

Engineering

Building

Utilities

Other

NO COMMENTS AT THIS TIME

Attachments: Preliminary Plat of Subdivision

IMPORTANT MESSAGE

R Bill
DATE 12/6 TIME 11:18 AM
M Jim Vasconcellos
OF 217-789-2560 EXT 128
PHONE 217-544-9861 128
AREA CODE NUMBER EXTENSION

Jim Vasconcellos

TELEPHONED	<input checked="" type="checkbox"/>	PLEASE CALL	<u>3757</u>	<input checked="" type="checkbox"/>
CAME TO SEE YOU	<input type="checkbox"/>	WILL CALL AGAIN	<input type="checkbox"/>	<input type="checkbox"/>
WANTS TO SEE YOU	<input type="checkbox"/>	RUSH	<input type="checkbox"/>	<input type="checkbox"/>
RETURNED YOUR CALL	<input checked="" type="checkbox"/>	SPECIAL ATTENTION	<input type="checkbox"/>	<input type="checkbox"/>

MESSAGE ~~XXXXXXXXXX~~
~~XXXXXXXXXX~~
~~XXXXXXXXXX~~
~~XXXXXXXXXX~~
~~XXXXXXXXXX~~

Steve
Burd.
217 546-3757

SIGNED _____
LITHO IN U.S.A.

PUBLIC NOTICE

(IN THE MATTER OF THE APPLICATION OF MRS. WILLIAM STURM, PETITIONER, FOR ENTRY INTO AN ANNEXATION AGREEMENT WITH THE CITY OF CRYSTAL LAKE, MC HENRY COUNTY, ILLINOIS)SS

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Mayor and Members of the City of Crystal Lake City Council on the application of Mrs. William Sturm, Petitioner, requesting the execution of an Annexation Agreement in regard to certain real estate commonly known as Sands Road Industrial Park, that is contiguous and adjacent to the corporate limits of the City of Crystal Lake and is located approximately 1,500 feet northeast of the intersection of Illinois Route 31 and U.S. Route 14 and contains approximately forty-four (44) acres.

All that part of the South Half of the Northeast Quarter of the Southwest Quarter, and the Southeast Quarter of the Southwest Quarter of Section 3, Township 43 North, Range 8 West of the Third Principal Meridian, lying East of the East right-of-way line of Illinois Route 31, and North of the North right-of-way line of the Chicago and Northwestern Railway Company;

Also, the South Half of the Northwest Quarter of the Southeast Quarter of Section 3;

Also, that part of the South Half of the Southeast Quarter of Section 3, lying North of the North right-of-way line of the Chicago and Northwestern Railway Company, except the East 552.95 feet;

Excepting the parts more particularly described as follows:

Beginning at the Northwest corner of the South Half of the Northwest Quarter of the Southeast Quarter of Section 3; thence running East 86.73 feet on the North line of the South Half of the Northwest Quarter of the Southeast Quarter of Section 3; thence South 200.00 feet; thence West on a line parallel with the North line of the South Half of the Northwest Quarter of the Southeast Quarter of Section 3, to a point where it intersects the East right-of-way line of Illinois Route 31; thence Northerly following the East right-of-way line of Illinois Route 31 to a point where it intersects the North line of the South Half of the Northeast Quarter of the Southwest Quarter of Section 3; thence East along the North line of the South Half of the Northeast Quarter of the Southwest Quarter of Section 3 to the place of beginning.

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Also excepting that part of the South Half of the Northwest Quarter of the Southeast Quarter of Section 3, beginning at the Northeast corner of the said South Half; thence S 89°-00'-30" W along the North line of the said South Half a distance of 413.67 feet; thence S 00°-59'30" E, a distance of 458.29 feet; thence S54-00'-46"E a distance of 177.45 feet to a point of curvature; thence Southeastward along a curved line, convex to the Southwest, of 408.65 feet in radius, for an arc length of 167.61 feet to a point of compound curvature; thence Northeastward along a curved line, convex to the Southeast, of 25.00 feet in radius, for an arc length of 39.27 feet to a point of tangency; thence N 12°-29'-14"E, a distance of 155.00 feet to a point of curvature; thence Northeastward along a curved line, convex to the Southeast, of 2000.00 feet in radius, for an arc length of 471.09 feet to the point of beginning, all in Algonquin Township, McHenry County, Illinois.

A form of Annexation Agreement is on file in the City Clerk's Office. Such proposed Annexation Agreement may be changed, modified, altered, amended, or redrafted in its entirety. A public hearing will be held pursuant to the provisions of Section 11-15.1-3, etc. seq. of the Illinois Municipal Code (Chapter 24, Illinois Revised Statutes, 1981).

A public hearing will be held in the City Council Chambers at the City Hall located at 121 N. Main Street, Crystal Lake, Illinois, on Tuesday, April 16, 1985, at 7:30 p.m.

AT WHICH TIME AND PLACE, any person desiring to be heard may be present.

Dated this 28th day of March, 1985.

CITY OF CRYSTAL LAKE

By: /s/ Joseph J. Misurelli, City Clerk

(Published in The Herald, April 1, 1985)

L4458

PUBLIC NOTICE

(IN THE MATTER OF THE APPLICATION OF MRS. WILLIAM STURM, PETITIONER, FOR ENTRY INTO AN ANNEXATION AGREEMENT WITH THE CITY OF CRYSTAL LAKE, MC HENRY COUNTY, ILLINOIS)SS

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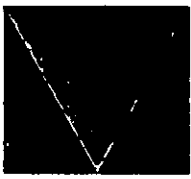
Dated this 28th day of March, 1985.

CITY OF CRYSTAL LAKE

By: /s/ Joseph J. Misurelli, City Clerk

(Published in The Herald, April 1, 1985)

L4459



vasconcelles
engineering
corporation

consulting engineers ■ land surveyors

April 8, 1985

received
4/11/85

Mr. Clyde Wakefield
City Engineer
121 N. Main St.
Crystal Lake, IL 60014

**FOR YOUR INFORMATION
CITY ENGINEER
CRYSTAL LAKE, ILLINOIS**

RE: Sands Road Industrial Park
Crystal Lake, Illinois

Dear Mr. Wakefield:

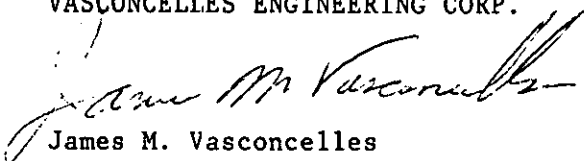
In answer to your review of the above subdivision, I am supplying the following information.

1. Percolation test results will be sent to you by PSI, Inc. of Elgin.
2. A Preliminary Drainage Report is enclosed. This should address items 2, 3, 4 and 5 of your review.
3. In dealing with the County, it was felt that it was unnecessary to install monitoring wells for Lots 5, 6 and 7 to detect possible leachate movement.
4. The State maintains the frontage road.
5. Ground water levels should be provided in soil boring information supplied by PSI, Inc.
6. Detention areas may possibly be made part of adjacent lots and will be maintained by the adjacent property owners.

If you have any additional questions, please feel free to contact me.

Very truly yours,

VASCONCELLES ENGINEERING CORP.



James M. Vasconcelles

JMV:ng

300-831

826 west laurel street, springfield il 62704

telephone (217) 544-9861

received
4/11/85

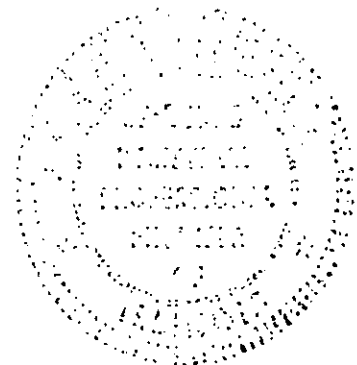
SANDS ROAD INDUSTRIAL PARK
CRYSTAL LAKE, ILLINOIS

PRELIMINARY DRAINAGE PLAN

PREPARED BY:

VASCONCELLES ENGINEERING CORPORATION
826 WEST LAUREL STREET
SPRINGFIELD, ILLINOIS 62704
(217) 544-9861


JAMES M. VASCONCELLES, PRESIDENT



SANDS ROAD INDUSTRIAL PARK
CRYSTAL LAKE, ILLINOIS
PRELIMINARY DRAINAGE PLAN

Existing Condition

The total area draining to Outlet A as indicated on the Tentative Plat is approximately 62.9 acres. This area includes a portion of the Illinois Route 31 R.O.W. and a portion of the Chicago and Northwestern Railway R.O.W. No culverts carrying discharge from areas west of Illinois Route 31 or from areas south of the Chicago and Northwestern Railway toward the Sands Road Industrial Park were found during the site field survey. A review of the roadway plans for Illinois Route 31 indicates that there are no across road culverts along the west boundary of the Sands Road Industrial Park. An outlet for a median drain for Illinois Route 31, which is located at the northwest corner of the Sands Road Industrial Park, drains to the north in the roadway ditch.

Three lots, labeled X, Y, and Z on the Tentative Plat, have previously been developed and while they drain to Outlet A the effects of their development have not been compensated for in this analysis. An area of about 7.1 acres, principally from lots 10, 13, and 14, drains to the southeast and outlets at the southeast corner of Lot 10, noted as Outlet B on the Tentative Plat. Just east of the east property line of the proposed development the flows from Outlets A and B join together. The northern portion of Lots 1 through 4, 3.6 acres, drains toward the north with the majority of the flow exiting the proposed development from Lot 2.

The existing ground cover west of Sands Road in the area which is proposed to be developed consists principally of weeds and grasses with scattered trees. The existing ground cover east of Sands Road consists principally of cultivated ground which is normally planted in row crops.

Existing depressions which provide natural storage areas within the proposed development have been marked on the Tentative Plat as 7A, 10A, 16A, 16B, and 16C. The approximate storage volumes for each of these areas computed by the average end area method are as follows:

<u>Area</u>	<u>Volume (ac.-ft.)</u>
7A	46.9
10A	0.9
16A	2.4
16B	0.2
16C	0.5

While no culvert under Sands Road was located, there has been no allowance for additional existing storage against the Sands Road embankment.

The existing soils within the limits of the proposed development, as determined from University of Illinois, Soil Report 81, "McHenry County Soils", consist chiefly of the Rodman-Casco Complex, Dresden Silt Loam, and the Fox-Casco Complex. There are also Camden Silt Loam, Rodman Gravelly Loam, Houghton Peat, Fox Silt Loam, Harvard Silt Loam, and Pistakee Silt Loam soils within the limits of the proposed development. The Rodman Gravelly Loam and the Rodman-Casco Complex soils are in the Soil Conservation Service hydrologic soil group A. The majority of the remaining soils are in hydrologic soil group B.

The existing Soil Conservation Service runoff curve number estimated from TR55 for the areas of the proposed development west and east of Sands Road are 50 and 80 respectively. The curve number estimates are based upon the existing ground cover and soil group and an antecedent moisture condition II.

With the development of lots X, Y, Z and Illinois Route 31 not all of the area draining to Outlet A has a curve number as low as 50 or 80. But even if the entire area draining to Outlet A had a curve number of 98 there

would be only the minimal runoff from lot 9 leaving the area since the existing depressions would store most of the flow as indicated below:

100-year, 24-hour duration, precipitation = 5.8"
(from U.S. Weather Bureau, Technical Paper #40)

Runoff for a curve number of 98 = 5.57"

Total Area Draining to Outlet A = 62.9 acres

Total Volume of Runoff = $\frac{62.9 \text{ ac. (5.57 in.) ft.}}{12 \text{ in.}}$

= 29.2 ac.-ft.

Total Existing Available Storage in areas 7A, 16A, 16B
and 16C = 46.9 + 2.4 + 0.2 + 0.5 = 50 ac.-ft.

29.2 ac.-ft. < 50 ac.-ft.

The existing storage in area 10A would attenuate the runoff to Outlet B but not enough to prohibit outflow under current conditions as indicated below:

100-year, 24-hour duration, precipitation = 5.8"

Runoff for a curve number of 80 = 3.61"

Total Area Draining to Outlet B = 7.1 acres

Total Volume of Runoff = $\frac{7.1 \text{ ac. (3.61 in.) ft.}}{12 \text{ in.}}$

= 2.1 ac.-ft.

Total Existing Available Storage = 0.9 ac.-ft.

2.1 ac.-ft. > 0.9 ac.-ft.

Proposed Condition

The proposed development is not within any flood areas designated on the map of flood-prone areas or the McHenry County, Flood Boundary and Floodway Map from FEMA. The proposed development is located such that it is not within 500 feet of a waterway draining an area of 640 acres or more.

It is currently anticipated that two storm water detention areas, one west and one east of Sands Road, will be used to store the majority of the runoff from the proposed development. A release rate of approximately 13 cfs, as determined below, is the proposed flow from Outlet A.

$$Q = CiA$$

where Q = discharge in cfs

C = runoff coefficient = 0.15

A = drainage area in acres = 62.9 ac.

i = intensity of rainfall for a duration equal to the time of concentration in inches per hour = 1.4 in./hr. (based upon Illinois State Water Survey Technical Letter No. 4 for a 2-year frequency event)

The time of concentration computed by the method described in TR55 is based on 1000 feet of overland flow with an estimated average velocity of 0.77 fps and a channelized flow for 2480 feet with an estimated average velocity of 1.37 fps = 52 min.

$$Q = 0.15 (1.4)(62.9) = 13.2 \text{ cfs}$$

The location of the proposed detention area west of Sands Road is indicated on the Tentative Plat. Runoff from the west side of Sands Road will be routed through this detention area and into either a culvert or storm sewer system under Sands Road. The outflow from the area west of Sands Road will be directed to the detention area east of Sands Road.

The location of the proposed detention area east of Sands Road has not been finalized. It is anticipated that it will be either a semi-circular shape in lots 8 and 9 around the high ground in the northeast corner of lot 9 or a more rectangular shape in lot 8. The final grading plans will determine its exact location and shape, however, it should be similar in size to the detention area west of Sands Road.

It is currently anticipated that all the runoff from the proposed development and the adjacent areas will be directed through the detention areas and discharge at Outlet A. However, final grading plans may necessitate the discharge of runoff from the northern portion of lots 1 through 4 being directed to the north as exists under current conditions. Since outflows from Outlets A and B join a short distance to the east of the proposed development it is proposed to discharge all of the runoff at Outlet A. If this method is unacceptable, or cannot be accomplished in the final grading design, a small detention area and outflow structure could be located in the southeast corner of lot 10.

The total area draining to Outlet A in the proposed plan would then be:

$$62.9 \text{ ac.} + 3.6 \text{ ac.} + 7.1 \text{ ac.} = 73.6 \text{ acres}$$

If the entire area were paved, i.e. had a runoff curve number of 98, the total volume of runoff would be:

100-year, 24-hour duration, precipitation = 5.8"

Runoff for a curve number of 98 = 5.57"

$$\text{Total Volume of Runoff} = \frac{73.6 \text{ ac.} (5.57 \text{ in.}) \text{ ft.}}{12 \text{ in.}}$$

$$= 34.29 \text{ ac.-ft.}$$

With a maximum release rate of 13 cfs an estimate of the required storage volumes for the detention areas would be:

Average release rate from the proposed development estimated to be 6 cfs.

Volume discharge in a 24-hour period =

$$\frac{6 \text{ ft.}^3}{\text{sec.}} \frac{3600 \text{ sec.}}{\text{hr.}} \frac{24 \text{ hr.}}{43560 \text{ ft.}^2} \text{ ac.} = 11.9 \text{ ac.-ft.}$$

$$34.2 \text{ ac.-ft.} - 11.9 \text{ ac.-ft.} = 22.3 \text{ ac.-ft.}$$

The proposed detention area west of Sands Road will provide approximately 11 ac.-ft. of storage. A similar detention area east of Sands Road should

provide for the remainder of the total estimated storage needed.

The proposed detention areas will be designed as wet detention areas with the west detention area impounding against the Sands Road embankment on the east and the access road on the north. The bottom of the detention areas will be below the elevation of the outlet conduits from the detention areas to provide for sediment storage and additional runoff storage. Due to the permeability of the soils in the area the detention areas may be dry most of the time but their size and location do not lend themselves to design as dry detention areas.

The depressional areas which would remain west of the existing natural storage area 16A and east of 7A in lot 8 would be provided for in the following manner:

16A - It is hoped that a permit can be obtained from the Illinois Department of Transportation to fill against the Illinois Route 31 embankment in order to grade this area to drain towards the east.

7A - A dike will be constructed along the east property line of the proposed development to prohibit the impoundment of runoff from the proposed development on the adjacent property. A pipe with a flap gate on it will be placed through the dike to allow flows from the adjacent property to outlet through the detention area to Outlet A.

The size of the outlet structures for the detention areas will be completed in coordination with the final grading plan and any comments received concerning this preliminary drainage plan.



MARGARETTEN & COMPANY, INC.
MORTGAGE BANKERS

JEANNE BADER
ASSISTANT VICE PRESIDENT

April 5, 1985

City of Crystal Lake
121 North Main Street
P.O. Box 597
Crystal Lake, IL 60014

Re: Rezoning Appeal - Barbara Sturm

Gentlemen:

Today I received a call from one displeased gentleman, Mr. James Ockenfels. Mr. Ockenfels advised me that he never received any notification regarding the attached appeal notice dated 3/13/85 and that this notification was sent to our Palatine office.

The notification was received in our Perth Amboy office on 3/21/85, at which time we attempted to identify the correspondence by the name given on the envelope "James Ockenfeld". Since we were unable to identify this name as being a borrower of Margaretten, we immediately returned the correspondence back to the sender, The City of Crystal Lake. Had we been supplied a property address, we would have been able to identify the correspondence.

Due to the error made in the spelling of Mr. Ockenfels name, it resulted in his failure to receive timely notification, which seems unfair. Furthermore, if the tax records indicate that the "Payer" name is different than that of the property owner, I would think that all interested parties would receive proper notification.

I do not know Mr. Ockenfels' further intentions regarding the above matter, however, I'm sure you can expect to hear from him in the near future.

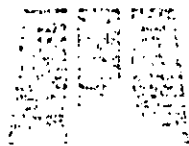
Very truly yours,

MARGARETTEN & COMPANY, INC.

Jeanne Bader
Assistant Vice President

JB/ld

cc: J. Ockenfels #60825073
4419 Nancy Dr., Crystal Lake, IL 60014



MARGARETTEN & COMPANY, INC.
MORTGAGE BANKERS

JEANNE BADER
ASSISTANT VICE PRESIDENT

March 22, 1985

City of Crystal Lake
121 North Main Street
P.O. Box 597
Crystal Lake, IL 60014

Re: Rezoning Appeal - Barbara Sturm

Gentlemen:

Enclosed is a letter which was forwarded to our office in conjunction with a request for rezoning.

The enclosed is being returned as we are not first mortgagee for Barbara Sturm nor the addressee, James Ockenfeld.

Very truly yours,

MARGARETTEN & COMPANY, INC.

Jeanne Bader
Assistant Vice President

JB/ld
enclosure

L E G A L N O T I C E

BEFORE THE ZONING BOARD OF APPEALS OF
THE CITY OF CRYSTAL LAKE, ILLINOIS

In the matter of the application of BARBARA A. STURM,
Rezoning and Preliminary Plat of Subdivision appeal upon
annexation to the City of Crystal Lake, Illinois.

Notice is hereby given in compliance with the Zoning Ordinance
of the City of Crystal Lake, that a Public Hearing will be held
before the City of Crystal Lake Zoning Board of Appeals on the
application affecting the following described real estate:

All that part of the South Half of the Northeast
Quarter of the Southwest Quarter, and the Southeast
Quarter of the Southwest Quarter of Section 3, Township 43
North, Range 8 West of the 3rd Principal Meridian, lying
East of the East right-of-way line of Illinois Route 31,
and North of the North right-of-way line of the Chicago
and Northwestern Railway Company;

Also, the South Half of the Northwest Quarter of the
Southeast Quarter of Section 3;

Also, that part of the South Half of the Southeast
Quarter of Section 3, lying North of the North right-of-way
line of the Chicago and Northwestern Railway Company,
except the East 552.95 feet;

Excepting the parts more particularly described
as follows:

Beginning at the Northwest corner of the South Half
of the Northwest Quarter of the Southeast Quarter of
Section 3; thence running East 86.73 feet on the North
line of the South Half of the Northwest Quarter of the
Southeast Quarter of Section 3; thence South 200.00 feet;
thence West on a line parallel with the North line of the

South Half of the Northwest Quarter of the Southeast Quarter of Section 3, to a point where it intersects the East right-of-way line of Illinois Route 31; thence Northerly following the East right-of-way line of Illinois 31 to a point where it intersects the North line of the South Half of the Northeast Quarter of the Southwest Quarter of Section 3; thence East along the North line of the South Half of the Northeast Quarter of the Southwest Quarter of Section 3 to the place of beginning.

Also excepting that part of the South Half of the Southeast Quarter of Section 3, Beginning at a point on the Northerly right-of-way line of the Chicago and Northwestern Railroad Company, said point being 30 feet Westerly (as measured at right angles) from the centerline of a Public Highway running in a Northeasterly and Southwesterly direction and commonly known as Sands Road; thence running Northwesterly on the Northerly right-of-way line of the Chicago and Northwestern Railroad Company for a distance of 760.00 feet; thence Northeasterly at right angles to the last described line, for a distance of 654.03 feet; thence Southeasterly parallel with the Northerly right-of-way line of said Railroad Company, 575.62 feet, said point being 30 feet Westerly (as measured at right angles) from the centerline of Sands Road; thence Southwesterly parallel with the centerline of Sands Road 679.78 feet to the point of beginning.

Also excepting that part of the South Half of the Northwest Quarter of the Southeast Quarter of Section 3, beginning at the Northeast corner of the said South Half; thence S 89°-00'-30" W along the North line of the said South Half a distance of 413.67 feet; thence S 00°-59'30" E, a distance of 458.29 feet; thence S 54°-00'46" E a distance of 177.45 feet to a point of curvature; thence Southeastward along a curved line, convexed to the Southwest, of 408.65 feet in radius, for an arc length of 167.61 feet to a point of compound curvature; thence Northeastward along a curved line, convexed to the Southeast, of 25.00 feet in radius, for an arc length of 39.27 feet to a point of tangency; thence N 12°-29'-14" E, a distance of 155.00 feet to a point of curvature; thence Northeastward along a curved line, convexed to the Southeast, of 2,000.00 feet in radius, for an arc length of 471.09 feet to the point of beginning, all in Algonquin Township, McHenry County, Illinois.

The above-described real estate is presently zoned County "I-1" Light Industrial and is vacant.

The applicant is seeking to annex the above-described real estate to the City of Crystal Lake pursuant to an Annexation Agreement.

The applicant requests that the property be classified as "M"
Manufacturing.

A Public Hearing will be held before the City of Crystal Lake
Zoning Board of Appeals on Wednesday, April 3, 1985 at 7:30 p.m.
in the City Council Chambers located at 121 North Main Street,
Crystal Lake, Illinois, at which time and place any person
desiring to be heard may be present.

Dated this 13th day of March, 1985.

/s/ John Landon,
Chairman
Crystal Lake Zoning Board of Appeals , ,

City of Crystal Lake

27 NORTH MAIN STREET
PO BOX 107
CRYSTAL LAKE, ILLINOIS 60014

WILLIAMSON

CASH CHECK
NO.

7200000000

HOLD

DATE

1ST NOTICE

2ND NOTICE

RETURN

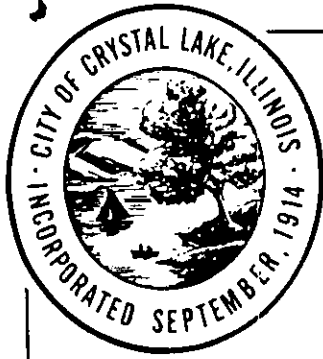
Detached from
PS Form 3918-A
Oct. 1980

P 576 368 917



19-02-401-011
James Ockenfeld
887 East Wilmette Road, Suite F
Palatine, IL 60067

James Ockenfeld



City of Crystal Lake

121 NORTH MAIN STREET • P.O. BOX 597 • CRYSTAL LAKE, ILLINOIS 60014 • 815/459-2020

B. Sturt

March 12, 1985

Ms. Barbara Sturm
1700 Bates
Springfield, Illinois 62704

Dear Ms. Sturm,

Bill Ganek, Planning Director for Crystal Lake has asked me to write to you and provide you with the following information which I understand you have requested.

Enclosed is a draft petition to rezone the subject property to an appropriate city zoning district upon annexation. Please note that the zoning district requested is "M", Manufacturing for most of the property, however, Staff feels that "M-L", Manufacturing - Limited is more appropriate for lots 2, 3 and 4 of the proposed Preliminary Plat. These are the only three lots that are adjacent to Single Family Residential lots. We feel that "M-L" would buffer the manufacturing from the residential. I have enclosed some information on the "M-L" district to show you that almost all of the uses allowed in an "M" district are also allowed in an "M-L". Some of the more "intense" "M" uses are allowed in an "M-L" only with a Special Use Permit. If you have no problems with the enclosed petition, please sign it and return it to us.

Also enclosed is a pamphlet regarding Annexation information. Please note, the information regarding property taxes pertains only to your undeveloped property. Assessments would of course be changed to reflect any industrial building improvements.

As per your request, Bill has asked that I forward the names and telephone numbers of the following previous "developers" in Crystal Lake:

William Kaper 312/381-3600 (Answering Service)

Dave Faestel 815/459-7688

Please also find your check for \$1,507.50 enclosed.

Ms. Barbara Sturm
March 12, 1985
Page Two

If you find everything to your satisfaction, and we receive the signed petition, then we will place you on the March 27, 1985 Plan Commission Meeting, the April 3, 1985 Zoning Board Hearing, and the April 16, City Council Meeting for Rezoning, Annexation and Preliminary Plat approval of Sands Road Industrial Park.

If you have any questions please feel free to call me or Bill at 815/459-2020.

Yours very truly,



Patricia Dunn
Planner

PD/cx

cc: James Vasconcelles
Vasconcelles Engineering Corp.
826 West Laurel Street
Springfield, Illinois 62704

Bill Ganek,
Planning Director

Mr. Bill Gavek
Planning Director
121 North Main Street
Crystal Lake, Illinois 60014

Dear Bill;

Enclosed is your check for the sum of \$1507.50. My understanding is that this is to cover filing that may be incurred while developing this property.

Please be advised that my goal is to use this property toward it's most appropriate use for the area. I have no interest in going against the interests of your city. Its a lovely community. If I didn't care, I wouldn't have gone to this time and expense to sell this property in this way. My hope is that this process will go quickly and efficiently for us all.

Thank you for your consideration.

Sincerely,

Barbara A. Sturm

April/May
1985

PETITION REGARDING: SANDS ROAD INDUSTRIAL PARK

We, the citizens of Sands Road and Crystal Lake Estates and the surrounding residential area, support the annexation of the Sands Road Industrial Park to the city of Crystal Lake. We submit the following reasons why we agree with the Crystal Lake City Council for the proposed connection of the Trumbull Drive to the Frontage road on Route 31.

1. The Crystal Lake Fire Department would have two accesses into the industrial park.
2. The train crossing on Sands Road would stop and block traffic when trains are running. The access on Frontage Road would prove usefull for traffic going in or out of the industrial park or in case of an emergency.
3. We believe it would take traffic away from Laurie Lane in Lor-el Estates. People wanting to get into the industrial park would use the Trumbull Drive access.
4. Sands Road between Crystal Lake Ave. and the proposed Industrial Park is hilly and has two extremely bad blind spots. There is a Crystal Lake park on Sands Road where young childred play and increase in traffic could be more dangerous. Access from Route 31 would help keep traffic away from this park.
5. Access to Route 31 would help minimize the traffic thru the residential section of Sands Rd.

<i>Dolores Toscano</i>	Dolores Toscano	6412 Scott Ln.
<i>James Bench</i>	JAMES BENCH	6121 Sands Rd.
<i>Virginia Bench</i>	VIRGINIA J. BENCH	6121 SANDS RD
<i>Barbara Kelley</i>	Barb Kelley	6113 Sands Rd.
<i>Mike Kelley</i>	Mike Kelley	6113 sands Rd
<i>Lois Verseman</i>	LOIS VERSEMAN	4310 E. Crystal Lake Ave.
<i>Milton Verseman</i>	MILT VERSEMAN	4310 E. C. L. AVE. CL. L.
<i>Paula Reckamp</i>	Paula Reckamp	6513 Sands Rd. CL.
<i>Robert Reckamp</i>	Robert Reckamp	6513 Sands Rd. CL.
<i>Mariann Green</i>	MARIANN GREEN	6307 Sands Rd
<i>Richard R. Green</i>	RICHARD GREEN	6307 SANDS RD
<i>Douglas N. Fiddler</i>	Douglas Fiddler	6410 Sands Rd.

April/May

1985

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Nancy Streeter	Nancy Streeter	4522 Laurie Lane
Bruce E. Streeter	Bruce E. Streeter	4522 Laurie Lane
David H. Kerrigan	DAVID H. KERRIGAN	4518 LAURIE LN.
Jean L. Kerrigan	JEAN L. KERRIGAN	4518 LAURIE LN.
Jan C. Brenner	JAN C. BRENNER	4525 LAURIE LN.
Sandra L. Brenner	SANDRA L. BRENNER	4525 LAURIE LN.
Jaqueline M. Hebson	Jaqueline Hebson	4521 Laurie Ln.
Barbara L. Tank	Barbara L. Tank	4577 Laurie Ln.
Jane Bilyeu	JANE BILYEU	4401 E. Crystal Lake Ave.
Paul Bilyeu	PAUL BILYEU	4401 E. CRYSTAL LAKE AVE
Robert Miller	Robert Miller	6105 SANDS ROAD
Shirley A. Miller	Shirley Miller	6105 SANDS ROAD
Lisa Miller	LISA MILLER	6105 SANDS ROAD

April/May

1985

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Herbert E. Porter Herbert E. Porter 6413 Sands Rd.
Shirley J. Porter Shirley J. Porter 6413 Sands Road
June G. Nissalke June G. Nissalke 6417 Sands Rd.
Robert Nissalke Robert Nissalke 6417 Sands Rd.
Jeff Klingensmith Jeff Klingensmith 6501 Sands Rd.
Clare Klingensmith Clare Klingensmith 6501 Sands Rd.
Doris Herdrich Doris Herdrich 6501 Sands Rd.
Dorothy Tietjen Dorothy Tietjen 6421 SANDS Rd.
Susan L. Flanigan Susan L. Flanigan 6303 SANDS RD.

April/May
1985

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[Handwritten signature]

6416 SCOTT LANE Crystal Lake IL. 60014

[Handwritten signature]

6420 SCOTT LANE CRYSTAL LAKE IL. 60014

[Handwritten signature]
[Handwritten signature]

6420 SCOTT LANE C.L. IL. 60014

6420 SCOTT LANE CRYSTAL LAKE IL. 60014

April/May

1985

PETITION REGARDING: SANDS ROAD INDUSTRIAL PARK

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John F. Pugh
Joyce Cannon
Sam Jones
Janice Quirk
Bob Quirk
Michl J. Thum
Debrah Thum
George L. Wendt
Dale K. Stenke
Steve D. Linde
RV Gmala

Carol Arch
Frank Bongale

PETITION REGARDING: SANDS ROAD INDUSTRIAL PARK

We, the citizens of Lor-el Estates and of the surrounding residential area, support the annexation of the Sands Road Industrial Park to the city of Crystal Lake. We, as concerned homeowners, seek the best possible compromise between residential and non-residential zoning. We submit the following proposals to the Crystal Lake City Council for their consideration:

1. The proposed connection of Trumbull Drive to the frontage road on Route 31 be eliminated.
2. All lots west of Sands Road be zoned Office (O) or Manufacturing Limited (ML).
3. The 75 foot easement at the north side of lots 1,2,3, and 4 be dedicated as a bermed green space. This should include adequate plans for planting a dense assortment of mature trees and other suitable vegetation. This bermed green space would serve as a permanent visual barrier between the Sands Road Industrial Park and the homes in the area. This should include a timetable which mandates that this planting occur early in the development of the project, preferably as soon as grading is completed.
4. The lots west of Sands Road be restricted to low level lighting.
5. Lots 1,2,3, and 4 be restricted to single story constructions.
6. Written assurance from the city of Crystal Lake that our wells, in Lor-el Estates, will not be depleted or contaminated as a result of future well and septic systems in the Sands Road Industrial Park development.
7. The number of lots depicted in the plat of subdivision for the area west of Sands Road be limited to the number currently proposed, with no provision for future subdivision.

SIGNATURE	NAME	ADDRESS
<i>Earl W. Whiting</i>		6118 Robin Lane
<i>Melba Mae Whiting</i>		6118 Robin Lane
<i>Dorcas M. Whiting</i>		6118 Robin Lane
<i>Edward K. Kunkel</i>		6222 Robin Lane, Crystal Lake, Ill 60014
<i>Dorcas K. Kunkel</i>		6222 Robin Ln, Crystal Lake, Ill 60014
<i>William F. Hays</i>		6201 Robin Ln Crystal Lake, Ill 60014
<i>Maryann K. Hays</i>		6201 Robin Ln Crystal Lake, Ill 60014
<i>Martha A. Roman</i>		6205 Robin Ln. Crystal Lake Ill. 60014
<i>Mary Roman</i>		6205 Robin Ln, Crystal Lake Ill. 60014
<i>Sheila Riebe</i>		6206 Robin Lane Crystal Lake 60014
<i>ROSE P. RIEBE</i>		6206 ROBIN LANE CRYSTAL LAKE
<i>Jean Roman</i>		6205 Robin Ln. Crystal Lake, Ill 60014
<i>Burtona Phillips</i>		6209 Robin Ln Crystal Lake, Ill 60014
<i>William Whiting</i>		6118 Robin Lane

PETITION REGARDING: SANDS ROAD INDUSTRIAL PARK

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SIGNATURE	NAME	ADDRESS
<i>Robert L Settles</i>	ROBERT L SETTLES	4532 NANCY DRIVE
<i>Linda M Settles</i>	LINDA M. SETTLES	4532 NANCY DRIVE
<i>Caroline Watson</i>	Caroline Watson	4413 Nancy Drive
<i>Joseph M Watson</i>	Joseph M Watson	4413 Nancy Dr.
<i>Neal E Scholtens</i>	NEAL E SCHOLTENS	4504 NANCY DR
<i>Debbie Scholtens</i>	Debbie Scholtens	4504 Nancy Dr.
<i>Dolores Klisz</i>	Dolores Klisz	4503 NANCY DR.
<i>Bob Klisz</i>	Bob Klisz	4503 NANCY DR.
<i>Elizabeth Dysek</i>	ELIZABETH DYSEK	6601 SCOTT LN.
<i>Altha E Stewart</i>	ALTHA E. STEWART	6716 S. Pk 31
<i>Leona Rinn</i>	LEONA RINN	6420 Scott Ln
<i>Loretta Anderson</i>	LORETTA-ANDERSON	405 Pursons Ct
<i>Susan J. Peterson</i>	Susan J. Peterson	4520 Nancy Dr.
<i>David E Sweet</i>	DAVID E. SWEET	6102 SCOTT LN

PETITION REGARDING: SANDS ROAD INDUSTRIAL PARK

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SIGNATURE	NAME	ADDRESS
<i>Jerry A. Wilson</i>	Jerry A. Wilson	4412 SCOTT CT. CL.
<i>David S. Stumling</i>	David S. Stumling	4402 LAURIE LN. CL.
<i>Dorel S. Stumling</i>	Dorel S. Stumling	4506 LAURIE WY. CL.
<i>Robert D. Stumling</i>	Robert D. Stumling	4506 LAURIE WY. CL.
<i>Robert D. Stumling</i>	Robert D. Stumling	4506 LAURIE WY. CL.
<i>Ronald W. Stumling</i>	Ronald W. Stumling	4510 LAURIE LN. CL.
<i>Nancy A. Russell</i>	Nancy A. Russell	4510 LAURIE LN. CL.
<i>Richard J. Bushnell</i>	Richard J. Bushnell	4514 LAURIE LN. CL.
<i>Thomas J. Nelson</i>	Thomas J. Nelson	4521 LAURIE LN. CL.
<i>Reginald M. Nelson</i>	Reginald M. Nelson	4521 LAURIE LN. CL.
<i>Robert Wilson DDS</i>	Robert Wilson DDS	4513 LAURIE LN. CL.
<i>James J. Jodick</i>	James J. Jodick	4509 LAURIE LN. CL.
<i>Christy L. Lucan</i>	Christy L. Lucan	4405 Honey Dr., C.L.
<i>Elizabeth J. Korman</i>	Elizabeth J. Korman	6110 Scott Lake C.L.

PETITION REGARDING: SANDE ROAD INDUSTRIAL PARK

SIGNATURE

NAME

ADDRESS

SIGNATURE	NAME	ADDRESS
Michael L. Wilson		6303 Robin Lane Crystal Lake 60014
Suzetta L. Wilson		6303 Robin Lane Crystal Lake 60014
Alan J. Baltz		4517 W. SARREL, CRYSTAL LAKE 60014
Joyce D. Baltz		4517 W. SARREL, CRYSTAL LAKE 60014
Donald Rose		4409 Nancy Dr. Crystal Lake, Ill. 60014
Patricia Rose	Patricia J. Rose	4409 Nancy Dr. Crystal Lake
Garen Siegt		6102 Scott Crystal Lake
Virginia M. Mundy-Krahl	Barbara B. MURPHY-Krahl	6104 SCOTT LN, C.L.
George L. Wentz		6118 SCOTT LANE CRYSTAL LAKE, IL.
Thomas A. Seaman		6122 Scott Lane, Crystal Lake, IL
Bludis Pat		6604 Scott Lane Crystal Lake, IL
Gary R. Pat		6604 Scott Lane Crystal Lake, IL
George L. Siegt		6604 Scott Lane Crystal Lake, IL.
John K. Scipitino		6666 Scott Lane Crystal Lake, Ill.
Jonesa Ochensfeld		4419 Nancy Dr. Crystal Lake, Ill.
Therese Ochensfeld		4419 Nancy Dr. Crystal Lake, Ill.
Al White		4524 NANCY DR. CRYSTAL LAKE ILL.
Jan M. Miller		4524 Nancy Dr. Crystal Lake, Ill.
James J. Ke		6502 Scott Lane Crystal Lake, Ill.
Nancy J. Ke		6502 Scott Lane Crystal Lake, Ill.
Chris Evans		6310 Scott Lane Crystal Lake, Ill.
R V Emule		6204 SCOTT LN CRYSTAL LAKE IL
Carol Semel		6122 Scott Ln. Crystal Lake, Ill.
Susan Yu		6416 Scott Lane Crystal Lake
Donna Cary		4529 Nancy Dr. Crystal Lake
Lee Cary		4529 Nancy Dr. Crystal Lake
Bill Seymour		4507 Nancy Dr. Crystal Lake Ill.
Cindy Degtner		4507 Nancy Dr. C.L.
M. Zysel		6601 Scott C.L.
Barbara M. Phommavan		4513 Sarrel C.L.
Charles W. Phommavan Sr.		4513 Sarrel Crystal Lake
Charles W. Phommavan Jr.		4513 Sarrel C.L.
Charles E. Engstler		6311 ROBIN LANE C.L. ESTATES.
Sandra E. Debraux		6307 Robin Ln C.L. 459-0590

PETITION REGARDING: SANDS ROAD INDUSTRIAL PARK



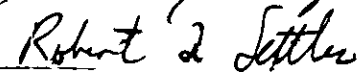
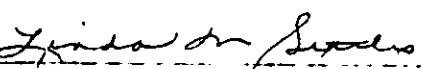
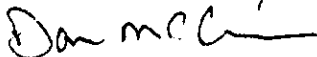
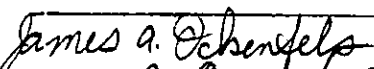
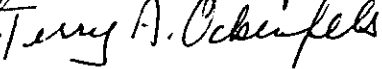
SIGNATURE	NAME	ADDRESS
<i>Dwight Zuercher</i>	(Dwight Zuercher)	Pastor of the Baptist Church on the Frontage Road
<i>E. Roland Nordstrom</i>	E. ROLAND NORDSTROM	4418 SCOTT CT. C.L.
<i>Pamela Nordstrom</i>	Pamela Nordstrom	4418 Scott Ct. C.L.
<i>Carl J. Podlasek</i>	Carl J. Podlasek	4420 Scott Ct. C.L.
<i>Sandra J. Podlasek</i>	Sandra J. Podlasek	4420 Scott Ct. C.L.
<i>Roger E. Dahl</i>	Roger E. Dahl	4803 Laurie C.L.
<i>Frances M. Dahl</i>	FRANCES M. DAHL	" " "
<i>Judith A. Clark</i>	Judith S. Clark	6461 Scott Lane, C.L.
<i>Wesley C. Hansen</i>	H. A. Hansen	6303 Scott Lane C.L.
<i>Robert J. Brainerd</i>	K. I. BRAINERD	6121 SCOTT LN. C.L.
<i>E. Kenneth Hummel</i>	E. Kenneth Hummel	6117 Scott Ln
<i>Robert Peterson</i>	Robert Peterson	4520 Nancy Dr C.L.
<i>Judy Mays</i>	Judy Mays	6214 Robin Crystal Lake, Ill.
<i>Bill Chew Eng</i>	Bill Chew Eng	4526 DAVID LN C.L.
<i>CHIU LI GEE</i>	CHIU LI GEE	4526 DAVID LN C.L.
<i>Harry K. Sudell</i>	Harry K. Sudell	4522 DAVID LN. CRYSTAL LAKE
<i>Daniel M. Sudell</i>	Daniel M. Sudell	4522 David Ln. Crystal Lake, Ill. 60014
<i>John J. Kuhl</i>	John J. Kuhl	4518 DAVID LN. CRYSTAL LAKE ILL. 60014
<i>Wayne Bastian</i>	Wayne Bastian	4514 David Ln Crystal Lake
<i>Virginia Bastian</i>	Virginia Bastian	4514 David Ln Crystal Lake Ill 60014
<i>Theresa Kerns</i>	Theresa Kerns	4510 David Ln. Crystal Lake, Ill.
<i>William D. Schattin</i>	William D. Schattin	4505 David Lane Crystal Lake, Ill.
<i>John D. Schattin</i>	John D. Schattin	4506 DAVID LANE CRYSTAL LAKE, ILL.
<i>John B. Schattin</i>	John B. Schattin	4506 David Lane Crystal Lake, Ill.
<i>Paul S. Hickey</i>	Paul S. Hickey	4405 Terry Dr. Crystal Lake, Ill 60014

March/April 1985

Petition regarding: Sands Road Industrial Park

As a concerned citizen I have signed this petition and feel that the community and neighborhood would be best served if the Zoning Board approve this plan only with the following exceptions:

1. That the proposed connection of Trumbull Dr. to the frontage road on Route 31 be eliminated.
 - Access from and to 31 at the frontage road is poor at best, the connection would make this very dangerous.
 - Large vehicles turning onto the frontage road from S 31 would have to make a U turn causing further poor conditions.
 - Restricting the proposed connection area to vehicles under a certain weight is unrealistic and virtually unenforceable.
 - The neighboring homesights would be forced to bear to listen to extreme low-gear shifting if this connection was made.
2. That the proposed zoning of all lots west of Sands Road be limited to H-1
3. That the proposed 75 ft. utility easement at the north side of Lots 2,3 and 4 be increased to 125 ft.. In addition this easement should be dedicated as a greenspace.
4. That the proposed easement include adequate plans for planting a dense assortment of trees and other suitable vegetation to act as a permanent visual and sound barrier between the Industrial Park and the homes in the area. This should include a timetable which mandates that this planting occur early in the development of the project, preferably as soon as grading is complete.
5. That the project be restricted to low level lighting, and single story constructions in all lots west of Sands Road.

Signature	Name	Address
3-30-85 	THOMAS MILLITZER	4524 NANCY Dr. CRYSTAL LAKE IL.
3-30-85 	JAN MILLITZER	4524 NANCY Dr CRYSTAL LAKE
3-30-85 	ROBERT SETTLES	4532 Nancy Dr Crystal Lake
3/30/85 	LINDA SETTLES	4532 NANCY Dr. Crystal Lake
	DAN MCCANN	4509 " " " "
3/30/85 	JAMES A. OCKENFELS	4419 " " " Crystal Lake
3/30/85 	TERRY A. OCKENFELS	" NANCY DR " "

	Signature	Name	Address
3/30/85	Caroline Watson	Caroline Watson	4413 Nancy Drive
3/31/85	William A. Tegtmeier	William A. Tegtmeier	4507 Nancy Drive
3/31/85	Cindy Tegtmeier	CINDY TEGTMEIER	4507 Nancy Dr. C.L.
3/31/85	Robert Klisz	Robert Klisz	4503 NANCY DR.
3/31/85	Dolores J. Klisz	Dolores J. Klisz	4503 NANCY DR
3/31. 85	Richard E. Stewart	6716 So Rf 31	
3-31-85	Leonard Szot	LEONARD SZOT	6604 SCOTT LN.
3-31-85	Sandra Szot	SANDRA SZOT	6604 SCOTT LN.
4-1-85	Donald R. Rose	Donald R. Rose	4409 Nancy Dr. C.h.
4-1-85	M. Zysek	MICHAEL ZYSEK	6604 SCOTT
4-1-85	E. Zysek	ELIZABETH ZYSEK	6601 SCOTT
4-1-85	Neal Scheltens	NEAL Scheltens	4504 Nancy Drive
4-1-85	Deborah Scheltens	Deborah Scheltens	4504 Nancy Drive
4-2-85	Joseph M. Watson	Joseph Watson	4413 Nancy Dr
4-2-85	Robert Peterson	Robert Peterson	4520 Nancy Dr.
4-2-85	Susan J. Peterson	Susan J. Peterson	4520 Nancy Drive
4-2-85	Ronald F. Lucarz	RONALD F. LUCARZ	4405 Nancy Dr.
4-2-85	Dorothy F. Lucarz	DOROTHY F. LUCARZ	4405 NANCY DR.
4-3-85	Lee Carey	LEE CAREY	4529 NANCY DR.
4-3-85	Donna R. Carey	DONNA R. CAREY	4529 NANCY DR.

March/April 1985

Petition regarding: Sands Road Industrial Park

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Water 455-6126

455-2535
Bond Fleming
4-5717

Signature	Name	Address
3-30-85 <i>[Signature]</i>	THOMAS MILLITZER	4524 NANCY DR. CRYSTAL LAKE IL
3-30-85 <i>[Signature]</i>	JAN MILLITZER	4524 NANCY DR. CRYSTAL LAKE
3-30-85 <i>[Signature]</i>	ROBERT SETTLES	4532 NANCY DR. CRYSTAL LAKE
3/30/85 <i>[Signature]</i>	LINDA SETTLES	4532 NANCY DR. CRYSTAL LAKE
<i>[Signature]</i>	DAN MCCANN	4509 " " " "
3/30/85 <i>[Signature]</i>	JAMES A. OCKENFELS	4419 " " " " Crystal Lake
3/30/85 <i>[Signature]</i>	TERRY A. OCKENFELS	" NANCY DR " "

Petition regarding Sands Road Industrial Park

	Signature	Name	Address
3/30/85	Caroline Watson	Caroline Watson	4413 Nancy Drive
3/31/85	William A. Tegtmeyer	William A. Tegtmeyer	4507 Nancy Drive
3/31/85	Cindy Tegtmeyer	CINDY TEGTMEIER	4507 Nancy Dr. C.L.
3/31/85	Robert Klisz	Robert Klisz	4503 NANCY DR.
1/31/85	Dolores J. Klisz	DOLARES J. KLISZ	4503 NANCY DR
131. 85	R. H. E. Steward	6716 S. B. 31	
3-31-85	Leonard Sztot	LEONARD SZOT	6604 SCOTT LN.
3-31-85	Sandra Sztot	SANDRA SZOT	6604 SCOTT LN.
4-1-85	Donald R. Rose	Donald R. Rose	4409 Nancy Dr. C.L.
4-1-85	M. Zysek	MICHAEL ZYSEK	6604 SCOTT
4-1-85	E. Zysek	ELIZABETH ZYSEK	6601 SCOTT
4-1-85	Neal Scheltens	NEAL SCHELTEMS	4504 Nancy Drive
4-1-85	Deborah Scheltens	Deborah Scheltens	4504 Nancy Drive
4-2-85	Joseph M. Watson	Joseph Watson	4413 Nancy Dr
4-2-85	Robert Peterson	Robert Peterson	4520 Nancy Dr.
4-2-85	Susan J. Peterson	Susan J. Peterson	4520 Nancy Drive
4-2-85	Ronald F. Lucarz	RONALD F. LUCARZ	4405 NANCY DR.
4-2-85	Dorothy F. Lucarz	DOROTHY F. LUCARZ	4405 NANCY DR.

4556126

Sands rezoning OK'd by CL board

By Jeff Hinton
Herald staff writer

Residents around Sands Road Industrial Park unsuccessfully tried to block the Crystal Lake Zoning Board of Appeals's recommendation to rezone the area, fearing a greater density of warehouses would result.

The residents there charge they will be forced to listen to the grinding of truck gears day and night because of the increased commercial traffic.

Twenty-five nearby homeowners signed a petition opposing action. They gave the petition to the board during its Wednesday meeting.

"I don't want 20 or 30 tractor-trailers moving in and out of a warehouse," said James A. Vasconcells of 4419 Nancy Drive.

Barbara Sturm, owner of the industrial park north of Route 14, requested rezoning for 44 acres of property to "M" manufacturing or "M-L" manufacturing.

Rezoning would go along with the request for annexation. The area now is zoned as light industrial.

"I know it all sounds like gobbledy-gook," said board member Ed Foley, "but what it means is we could put in (under the M-L classification) a bank, a mail-order house or a laundry," he said. "But were not allowing a Sears tower on the property," he said.

An "M-L" zone is designed to accommodate primarily office, warehousing, and service uses which have low vehicle and customer traffic.

James M. Vasconcells, the engineer of the project, asked the board to approve the same zoning for the site as the county had, which is M and M-L.

"The owner is intending to sell the land once it is subdivided," Vasconcells said.

Area resident Robert Settles however, objected to the rezoning saying that anything that "fell in" to the M-L rezoning "could be built there."

"We're scared that we don't know what is going to happen," Settles said.

"We're a safety valve," said

ZONING — Page 6

Zoning

(Continued from page 1)

board member Richard Bender, "the county would allow them to put up an automobile plant if they wanted. It (the rezoning) is the lesser of two evils," he said.

The request passed unanimously, based on a planning department staff report that recommends the approval of rezoning upon annexation.

Sturm's request is scheduled to go before the city council for passage on April 16.

City Council approves Sands Road industrial park plans

By Alex Rodriguez
Herald staff writer

The Crystal Lake City Council last week approved a proposal for an industrial park on the corner of Sands Road and Route 31, despite concerns raised by neighboring residents about screening and the types of firms that would be allowed to operate there.

Council members unanimously approved the annexation agreement and gave preliminary subdivision approval for the industrial park. The park now only needs final subdivision approval.

The owner of the property, Barbara Sturm of Springfield, Ill.,

wants to build the park on 44 acres of land already zoned for manufacturing by McHenry County officials. City Manager Joe Misurelli said that since the land was already zoned, the city's options were limited.

"It may not be what is desired by nearby residents, but considering it's already zoned, there're limits to what we can do," Misurelli said in an earlier interview.

Misurelli said residents were concerned about how the park would be screened with fencing or landscaping, and what businesses would operate there.

The northern portion of the park

will be zoned M-L, or very light manufacturing and office use. That strip of land will act as a buffer between the park and the residents.

In other business, the council approved rezoning for a 22-acre parcel of land near the Four Colonies subdivision to be developed into single family housing. Residential Development Group of Crystal Lake plans to build single family homes at the site, located at Barlina Road and Golf Course Road.

The project now must get final subdivision approval from the city council.

City to consider industrial park

Alex Rodriguez
staff writer

proposal for an industrial park on the corner of Sands Road and Route 31 is expected to meet resistance from Crystal residents at Tuesday's City Council meeting.

Manufacturing by McHenry County officials. Called the Sands Road Industrial Park, the proposal must receive annexation approval and preliminary subdivision approval from city officials.

City Manager Joe Misurrelli said he foresees some opposition from residents to the north of the proposed park. But with the land already zoned by the county,

there's not much the city can do, he said.

"It may not be what is desired by nearby residents, but considering it's already zoned, there's limits to what we can do," Misurrelli said.

In order to accommodate some possible concerns by residents, the Zoning Board of Appeals is reviewing the proposal. The board is expected to meet on July 9.

M-L, or very light manufacturing and office use. That strip of land would act as a buffer between the park and the residents.

Meanwhile, Lutter Industrial Park on Route 31 is asking the city to approve plans to build 60,000 acres of undeveloped land west of the park. That proposal will be considered at a special council meeting July 9.

- c. To provide space for manufacturing activities in locations accessible to rail and highways, so that movement of raw materials, finished products, and employees can be carried on efficiently and with a minimum of danger to public life and property.
- d. To establish proper standards of performance which will restrict obnoxious manufacturing activities while, at the same time, encourage and permit the manufacturing activities which have adopted facilities for the processing of finished products without adversely affecting the health, happiness, safety, convenience and welfare of the people living and working in nearby areas.
- e. To protect manufacturing districts from incompatible uses of land by prohibiting the use of such space for new residential development, thereby preserving the land for a more appropriate use in accordance with the plans for City improvement and development.
- f. To promote the most desirable use of land in accordance with a well-considered plan of land use of the City, to conserve the use of property, promote the stability of manufacturing activities and related development, and to protect the character and established development in each area of the community, to enhance and stabilize the value of land and to protect the tax base of the City.

g. To place in separate districts manufacturing and commercial activities which have different levels of compatibility. Activities with greater potential for conflict with non-manufacturing activities shall be placed in the "M", Manufacturing district. Activities which are less likely to conflict with non-manufacturing activities, but which would be appropriate in the "M" district shall be allowed in the "M-L", Manufacturing-Limited district.

h. To provide space for a variety of less objectionable manufacturing and commercial activities which together are compatible, but which may not be desirable in a strictly manufacturing area due to use conflicts with more intense manufacturing activities. Such space shall be provided in the "M-L", Manufacturing-Limited district, accommodating warehousing, service and selected office uses which by their nature have a low level of vehicular and customer traffic generation and a lower potential for exhibiting offensive characteristics.

2. The following Manufacturing Districts are established:

- M Manufacturing District
- M-L Manufacturing-Limited District

(for permitted uses, see Section 4.5)

SECTION II:

That Table 1 (Continued) Lot Area, Yard and Bulk Regulations, page 34, shall be amended in accordance with Exhibit A attached

Handwritten notes in the left margin: "M-L" and "M" with circles around them, and other illegible scribbles.

Mrs. Barbara ~~Sturm~~

after 4:30

~~217-546-3757~~

1700 Bate

Springfield, Ill. 62704

Cast covering on Suburban River

Turning of road construction

Possibility sewer & water

Work 2/17 786-2550

Michael Vaughn

- copy -

BOB SETTLES
4532 Nancy Dr
459-7990

Caroline WATSON

VASCONCELLES ENGINEERING CORP.
 Consulting Engineers - Land Surveyors
 826 West Laurel Street
 SPRINGFIELD, ILLINOIS 62704

LETTER OF TRANSMITTAL

(217) 544-9861

TO

MR WILLIAM BANIK
CITY OF CRYSTAL LAKE
121 N. MAIN ST.
CRYSTAL LAKE, IL 60014

DATE	4-28-85	JOB NO.	300-831A-2
ATTENTION			
RE:	SANDS ROAD INDUSTRIAL		
	PARK		

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
			2 SETS OF SANDS ROAD INDUSTRIAL PARK PRINTS

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: Russell W. Catbourn

CITY OF CRYSTAL LAKE

ANNEXATION INFORMATION

FOR

SANDS ROAD INDUSTRIAL PARK
CRYSTAL LAKE, ILLINOIS 60014

ANNEXATION AGREEMENTS - The annexation agreement is a legal contract between the property owner and the City, which is negotiated prior to annexation. This contract can cover many topics, including such items as:

- . specifying zoning classification for property
- . specifying zoning variations
- . designating if, when, and how water and sewer utilities will be useful/installed

The annexation agreement may be brief, only a few pages, or as lengthy as necessary to cover items of concern. The agreement may run for as long as 10 years. If an area is surrounded by the City, it may be annexed automatically, the opportunity to spell out and guarantee specific concerns of the petitioner, (i.e., zoning, water and sewer connections) by means of an annexation agreement is lost.

PROPERTY TAXES - Annexing to the City of Crystal Lake would have minimal impact on the amount of property tax paid on the property involved. In most cases, property taxes increase by approximately 10% to 11%.

PROPERTY:

Permanent Parcel Number: 19-03-401-021

1983 Equalized Assessed Value (EAV)	\$ 4,910.00
1983 Property Tax Rate	6.351/\$100 EAV
1983 Property Tax Bill	\$ 311.83
1983 City Property Tax Rate	7.257/\$100 EAV
1983 City Property Tax Bill	\$ 356.31
Proposed Increase	\$ 44.48 (14.2%)

Permanent Parcel Number: 19-03-476-004

1983 Equalized Assessed Value (EAV)	\$ 23,460.00
1983 Property Tax Rate	6.096/\$100 EAV
1983 Property Tax Bill	\$ 1,430.12
1983 City Property Tax Rate	6.817/\$100 EAV
1983 City Property Tax Bill	\$ 1,626.26
Proposed Increase	\$ 196.14 (13.7%)

Although taxes will increase by annexing to the City, the increase is usually minimized by a corresponding decrease (up to 25% in some instances) in property insurance and Time Element (businesses interruption) insurance premiums. We can provide additional information on this aspect if requested.

UTILITIES -

Water and Sewer Service available

Possible extension methods: by owner with recapture from intervening owners or special assessment.

Rates: Billed quarterly at \$.99/1,000 gallons used-water and \$.96/1,000 gallons used-sewer plus a \$7.35/quarter service charge.

A. SANITARY SEWER SERVICE -

- Present service capabilities - 35,000 pop. equiv.
- Present operating capacity at 55%
- 15,000 pop. equiv. expansion program is underway.

Advantages -

- No periodic pumpings of septic system
- No septic system replacement costs
- City maintains sanitary sewer mains.

B. WATER SERVICE -

- System capacity - 3,300 gallons/minute
- Water is softened, chlorinated, flouridated
- 2.5 million gallon reservoir at Well #8
Pyott & Virginia
- 1,500 GPM capacity well with 3,000 GPM Fire booster pump
- 60+ lbs. system pressure

Advantages -

- Water for fire flow (safety) and fire rating (insurance savings)
- Private well electrical costs eliminated (pump, softener, etc.)
- Private well, pump replacement cost avoided.

Steps to Annex to City (This can take as little as 20 days from start to finish)

1. Brief petition requesting annexation given to the City Manager's office no later than the Thursday before a Council meeting. (Council meets the first and third Tuesday of the month).

Place request for desired zoning category on next available Zoning Board of Appeals agenda (meets the first and third Wednesday of the month).

Publish/notify by owner.

2. City Council refers annexation to Zoning Board of Appeals; sets Council hearing date.
3. Owner publishes/notifies for Council meeting. Zoning Board of Appeals meets, recommends appropriate zoning upon annexation.
4. City Council meets and approves Zoning Board of Appeal's recommendation and annexes property (formal ordinance adopted).
5. City has annexation recorded with County Recorder and County Clerk's office. (A survey of the parcels annexed is also needed.)

Notice Requirement

- A. Zoning Board of Appeals Meeting - 15 days before
 1. Newspaper
 2. Sign on property (City supplies - "refundable" deposit required).
 3. Notify surrounding property owners (by certified mail).
- B. City Council Meeting - 15 days before
 1. Newspaper
 2. Certified mail to 3 Fire District Trustees and Township Trustees. (City can supply name/address list).

Affidavit stating that this has been done to be filed with County Recorder's office.

City of Crystal Lake

INFORMATION REQUEST

Name MARTIN R. DREYER Date JUNE 1985
 Address 4417 S. NANCY DR Phone 477-1111
CRYSTAL LAKE, IL, 60014

Description of Request TO VERIFY 75 WINE COMPANY
MURKIN AT SOUTH PROPERTY LINE
BEHIND AND FULLER COMMERCIAL

Please indicate if you wish to inspect the above mentioned records or wish a copy of them.

Inspect Copy Both Do you wish copies certified?

For Office Use Only

Notations:

LANDSCAPE PLAN

Does Not meet
the requirements
stated in the
May 14, 1990 letter

PUBLIC NOTICE**BEFORE THE ZONING BOARD OF APPEALS OF
THE CITY OF CRYSTAL LAKE, ILLINOIS**

In the matter of the application of BARBARA A. STURM, Rezoning and Preliminary Plat of Subdivision appeal upon annexation to the City of Crystal Lake, Illinois.

Notice is hereby given in compliance with the Zoning Ordinance of the City of Crystal Lake, that a Public Hearing will be held before the City of Crystal Lake Zoning Board of Appeals on the application affecting the following described real estate:

All that part of the South Half of the Northeast Quarter of the Southwest Quarter, and the Southeast Quarter of the Southwest Quarter of Section 3, Township 43 North, Range 8 West of the 3rd Principal Meridian, lying East of the East right-of-way line of Illinois Route 31, and North of the North right-of-way line of the Chicago and Northwestern Railway Company;

Also, the South Half of the Northwest Quarter of the Southeast Quarter of Section 3;

Also, that part of the South Half of the Southeast Quarter of Section 3, lying North of the North right-of-way line of the Chicago and Northwestern Railway Company, except the East 552.95 feet;

Excepting the parts more particularly described as follows:

Beginning at the Northwest corner of the South Half of the Northwest Quarter of the Southeast Quarter of Section 3; thence running East 86.73 feet on the North line of the South Half of the Northwest Quarter of the Southeast Quarter of Section 3; thence South 200.00 feet; thence West on a line parallel with the North line of the South Half of the Northwest Quarter of the Southeast Quarter of Section 3, to a point where it intersects the East right-of-way line of Illinois Route 31; thence Northerly following the East right-of-way line of Illinois 31 to a point where it intersects the North line of the South Half of the Northeast Quarter of the Southwest Quarter of Section 3; thence East along the North line of the South Half of the Northeast Quarter of the Southwest Quarter of Section 3 to the place of beginning.

Also excepting that part of the South Half of the Southeast Quarter of Section 3, Beginning at a point on the Northerly right-of-way line of the Chicago and Northwestern Railroad Company, said point being 30 feet Westerly (as measured at right angles) from the centerline of a Public Highway running in a Northeasterly and Southwesterly direction and commonly known as Sands Road; thence running Northwesterly on the Northerly right-of-way line of the Chicago and Northwestern Railroad Company for a distance of 760.00 feet; thence Northeasterly at right angles to the last described line, for a distance of 654.03 feet; thence Southeasterly parallel with the Northerly right-of-way line of said Railroad Company, 575.62 feet, said point being 30 feet Westerly (as measured at right angles) from the centerline of Sands Road; thence Southwesterly parallel with the centerline of Sands Road 679.78 feet to the point of beginning.

Also excepting that part of the South Half of the Northwest Quarter of the Southeast Quarter of Section 3, beginning at the Northeast corner of the said South Half; thence S 89°-00'-30" W along the North line of the said South Half a distance of 413.67 feet; thence S 00°-59'-30" E, a distance of 458.29 feet; thence S 54°-00'-46" E a distance of 177.45 feet to a point of curvature; thence Southeastward along a curved line, convexed to the Southwest, of 408.65 feet in radius, for an arc length of 167.61 feet to a point of compound curvature; thence Northeastward along a curved line, convexed to the Southeast, of 25.00 feet in radius, for an arc length of 39.27 feet to a point of tangency; thence N 12°-29'-14" E, a distance of 155.00 feet to a point of curvature; thence Northeastward along a curved line, convexed to the Southeast, of 2,000.00 feet in radius, for an arc length of 471.09 feet to the point of beginning, all in Algonquin Township, McHenry County, Illinois.

The above-described real estate is presently zoned County "I-1" Light Industrial and is vacant.

The applicant is seeking to annex the above-described real estate to the City of Crystal Lake pursuant to an Annexation Agreement.

The applicant requests that the property be classified as "M" Manufacturing.

A Public Hearing will be held before the City of Crystal Lake Zoning Board of Appeals on Wednesday, April 3, 1985 at 7:30 p.m. in the City Council Chambers located at 121 North Main Street, Crystal Lake, Illinois, at which time and place any person desiring to be heard may be present.

Dated this 13th day of March, 1985.

/s/ John Landon.

Chairman
Crystal Lake Zoning Board of Appeals
(Published in The Herald March 19, 1985)
L4426

I, Robert A. Shaw do hereby certify that I am the publisher of The Herald - Crystal Lake, Cary-Grove newspaper's name
 a daily secular newspaper of general circulation weekly (or weekly daily)
 within the county(s) of McHenry counties covered
Crystal Lake and Cary
 in the county of McHenry and state of Illinois, and which has been so published for more than 12 months prior to the first publication of hereunto annexed notice or advertisement.
 relating to the matter of B.A. Sturm zoning application
 was published in said newspaper one times, being — consecutive — days weeks
 commencing March 19 date A.D. 19 85
 and ending March 19 date A.D. 19 85
 which were the dates of first and last insertions. I further certify that said newspaper is a newspaper as defined by the terms and conditions of Chapter 100, paragraph 1 et. seq., Illinois Revised Statutes 1981.
 Given under my hand at Crystal Lake city Illinois
March 19 date A.D. 19 85
Robert A. Shaw publisher
 Fee: \$32.00

PUBLIC NOTICE

BEFORE THE ZONING BOARD AND THE BOARD OF APPEALS OF THE CITY OF CRYSTAL LAKE, ILLINOIS. A Public Hearing will be held before the City of Crystal Lake Zoning Board and Board of Appeals on the application affecting the following described real estate:

All that part of the South Half of the Northwest Quarter of the Southwest Quarter, and the South Half of the Southwest Quarter of Section 3, Township 36 North, Range 3 West of the 3rd Principal Meridian, 1/4 East of the East right-of-way line of Illinois Route 31, and north of the North right-of-way line of the Chicago and Northwestern Railway Company;

Also, the South Half of the Northwest Quarter of the Southeast Quarter of Section 3;

Also, that part of the South Half of the Southeast Quarter of Section 3, lying North of the North right-of-way line of the Chicago and Northwestern Railway Company, except the East 52.95 feet;

Excepting the parts more particularly described as follows:

Beginning at the Northwest corner of the South Half of the Northwest Quarter of the Southeast Quarter of Section 3; thence running East 86.73 feet on the North line of the South Half of the Northwest Quarter of the Southeast Quarter of Section 3; thence South 200.00 feet; thence West on a line parallel with the North line of the South Half of the Northwest Quarter of the Southeast Quarter of Section 3, to a point where it intersects the East right-of-way line of Illinois Route 31; thence Northerly following the East right-of-way line of Illinois 31 to a point where it intersects the North line of the South Half of the Northwest Quarter of the Southeast Quarter of Section 3; thence East along the North line of the South Half of the Northwest Quarter of the Southeast Quarter of Section 3 to the place of beginning.

Also excepting that part of the South Half of the Southeast Quarter of Section 3, beginning at a point on the Northerly right-of-way line of the Chicago and Northwestern Railroad Company, said point being 20 feet Westerly (as measured at right angles) from the centerline of a Public Highway running in a Northeasterly and Southwesterly direction and commonly known as Sands Road; thence running Northerly on the Northerly right-of-way line of the Chicago and Northwestern Railroad Company for a distance of 740.00 feet; thence Northerly at right angles to the last described line, for a distance of 654.03 feet; thence Southeasterly parallel with the Northerly right-of-way line of said Railroad Company, 575.62 feet, said point being 30 feet Westerly (as measured at right angles) from the centerline of Sands Road; thence Southwesterly parallel with the centerline of Sands Road 679.78 feet to the point of beginning.

Also excepting that part of the South Half of the Northwest Quarter of the Southeast Quarter of Section 3, beginning at the Northeast corner of the said South Half, thence S 89° 00' 30" W along the North line of the said South Half a distance of 413.67 feet; thence S 00° 59' 30" E, a distance of 458.29 feet; thence S 54° 00' 46" E a distance of 177.45 feet to a point of curvature; thence Southeastward along a curved line, convexed to the Southwest, of 408.65 feet in radius, for an arc length of 167.61 feet to a point of compound curvature; thence Northeastward along a curved line, convexed to the Southeast, of 25.00 feet in radius, for an arc length of 39.27 feet to a point of tangency; thence N 12° 29' 14" E, a distance of 155.00 feet to a point of curvature; thence Northeasterly along a curved line, convexed to the Southeast, of 2,000.00 feet in radius, for an arc length of 471.09 feet to the point of beginning, all in Algonquin Township, McHenry County, Illinois.

The above-described real estate is presently zoned County "1-1" Light Industrial and is vacant.

The applicant is seeking to annex the above-described real estate to the City of Crystal Lake pursuant to an Annexation Agreement. The applicant requests that the property be classified as "M-1" Manufacturing.

A Public Hearing will be held before the City of Crystal Lake Zoning Board of Appeals on Wednesday, April 3, 1985 at 7:30 p.m. in the City Council Chambers located at 121 North Main Street, Crystal Lake, Illinois, at which time and place any person desiring to be heard may be present.

Dated this 13th day of March, 1985.

/s/ John London,
 Chairman
 Crystal Lake Zoning Board of Appeals
 (Published in The Herald March 19, 1985)
 L428

3/85
updated
list

Sands Road Industrial Park

Petitioner: Barb Sturm
1700 Bates Avenue
Springfield, IL 62704

19-03-328-003
Ruth Stewart
6716 South Route 31
Crystal Lake, IL 60014

19-03-401-014
Douglas & Jeanne Miller
4409 Nancy Drive
Crystal Lake, IL 60014

19-03-377-001
State of Illinois
301 South 2nd Street
Springfield, IL 62706

19-03-401-015
Lucarz
4405 Nancy Drive
Crystal Lake, IL 60014

19-03-328-002
State of Illinois
301 South 2nd Street
Springfield, IL 62706

19-03-401-016
H. and Harrison T. Huizinga
222 South Riverside Plaza, Ste. 412
Chicago, IL 60602

19-03-328-001
State of Illinois
301 South 2nd Street
Springfield, IL 62706

19-03-401-002
Arlin Buchholz
6707 Sands Road
Crystal Lake, IL 60014

19-03-401-007
Robert and Linda Settles
c/o Elgin Home Federal
Crystal Lake, IL 60014

19-03-451-002
Chicago Northwest National Bank
Trust #7187
3985 N. Milwaukee Avenue
Chicago, IL 60606

19-03-401-008
Loretta Anderson
405 Pierson
Crystal Lake, IL 60014

19-03-451-002
Des Plaines 1st National Bank
FNB-DP-APR-Trust
701 Lee Street
Des Plaines, IL 60016

19-03-401-009
Daniel McCann
4509 Nancy Lane
Crystal Lake, IL 60014

19-03-451-004
Norman Dryer Company
7103 Sands Road
Crystal Lake, IL 60014

19-03-401-010
Loretta Anderson
405 Pierson
Crystal Lake, IL 60014

19-03-452-001
Barrington 1st National Bank
TR #1517, 104 South Cook Street
Barrington, IL 60010

19-03-401-011 c
James Ockenfeldt
887 East Wilmette Road, Ste. F
Palatine, IL 60067

19-03-426-002
Home State Bank TR #1466
40 Grant Street
Crystal Lake, IL 60014

19-03-401-012
Home State Bank, TR#2025
40 Grant Street
Crystal Lake, IL 60014

19-03-453-001
Cary Grove 1st Security Bank
45 Northwest Highway
Crystal Lake, IL 60013

19-03-401-013
Joseph Watson
4413 Nancy Drive
Crystal Lake, IL 60014

4419 Nancy
Dr ->

Sands Road Industrial Park

Page 2

19-03-453-002
Danny Yearton
6813 Sands Road
Crystal Lake, IL 60014

19-03-502-003
Chicago & Northwestern
1 Northwestern Center
Chicago, IL 60606

19-03-502-002
Chicago & Northwestern
1 Northwestern Center
Chicago, IL 60606

19-03-451-001
R. A. Waichler
c/o Follett Corp.
100 W. Washington
Chicago, IL 60606

SANDS ROAD INDUSTRIAL PARK

19-03-328-003
Ruth Stewart
6716 South Rte. 31
Crystal Lake, IL 60014

19-03-377-001
State of Illinois
301 South 2nd Street
Springfield, IL 62706

19-03-328-002
State of Illinois
301 South 2nd Street
Springfield, IL 62706

19-03-328-001
State of Illinois
301 South 2nd Street
Springfield, IL 62706

19-03-401-007
Thomas & Cheryl Rice
4532 Nancy Drive
Crystal Lake, IL 60014

see attachment
Robert Rice
DET LEE
Co. Ed

19-03-401-008
Loretta Anderson
405 Pierson
Crystal Lake, IL 60014

19-03-401-009
Daniel McCann
4509 Nancy Lane
Crystal Lake, IL 60014

19-03-401-010
Loretta Anderson
405 Pierson
Crystal Lake, IL 60014

19-03-401-011
James Ockenfeld
887 East Wilmette Road, Suite F
Palatine, IL 60067

19-03-401-012
Home State Bank, TR #~~3075~~
40 Grant Street
Crystal Lake, IL 60014

2025

19-03-401-013
Joseph Watson
4413 Nancy Drive
Crystal Lake, IL 60014

19-03-401-014
Douglas & Jeanne Miller
4409 Nancy Drive
Crystal Lake, IL 60014

19-03-401-015 *see attachment*
~~James & Susan Tonyan~~
~~280 Woodstock Street~~
Crystal Lake, IL 60014

4409 Nancy Dr

19-03-401-016 *see attachment*
Chicago American National Bank
TR #52897, 33 North LaSalle
Chicago, IL 60602

Harold
4121 1/2 S. LaSalle
222 South Riverside
Plaza
SUITE 412
60602

19-03-401-002
Arlyn Buchholz
6707 Sands Road
Crystal Lake, IL 60014

19-03-401-020 *see attachment*
Crystal Lake Home State Bank
TR #2653, 40 Grant Street
Crystal Lake, IL 60014

Chae
Bank TR 7137

19-03-451-002 *see attachment*
DesPlaines 1st National Bank
TR #70094532, 701 Lee Street
Des Plaines, IL 60016

FNB-DP-APR-TRUST
701 LEE ST.

19-03-451-004
Norman Dryer Company
7103 Sands Road
Crystal Lake, IL 60014

Des Plaines,
60016

19-03-452-001
Barrington 1st National Bank
TR#1517, 104 South Cook Street
Barrington, IL 60010

19-03-476-003
Barb Sturm
1700 Bates Avenue
Springfield, IL 62704

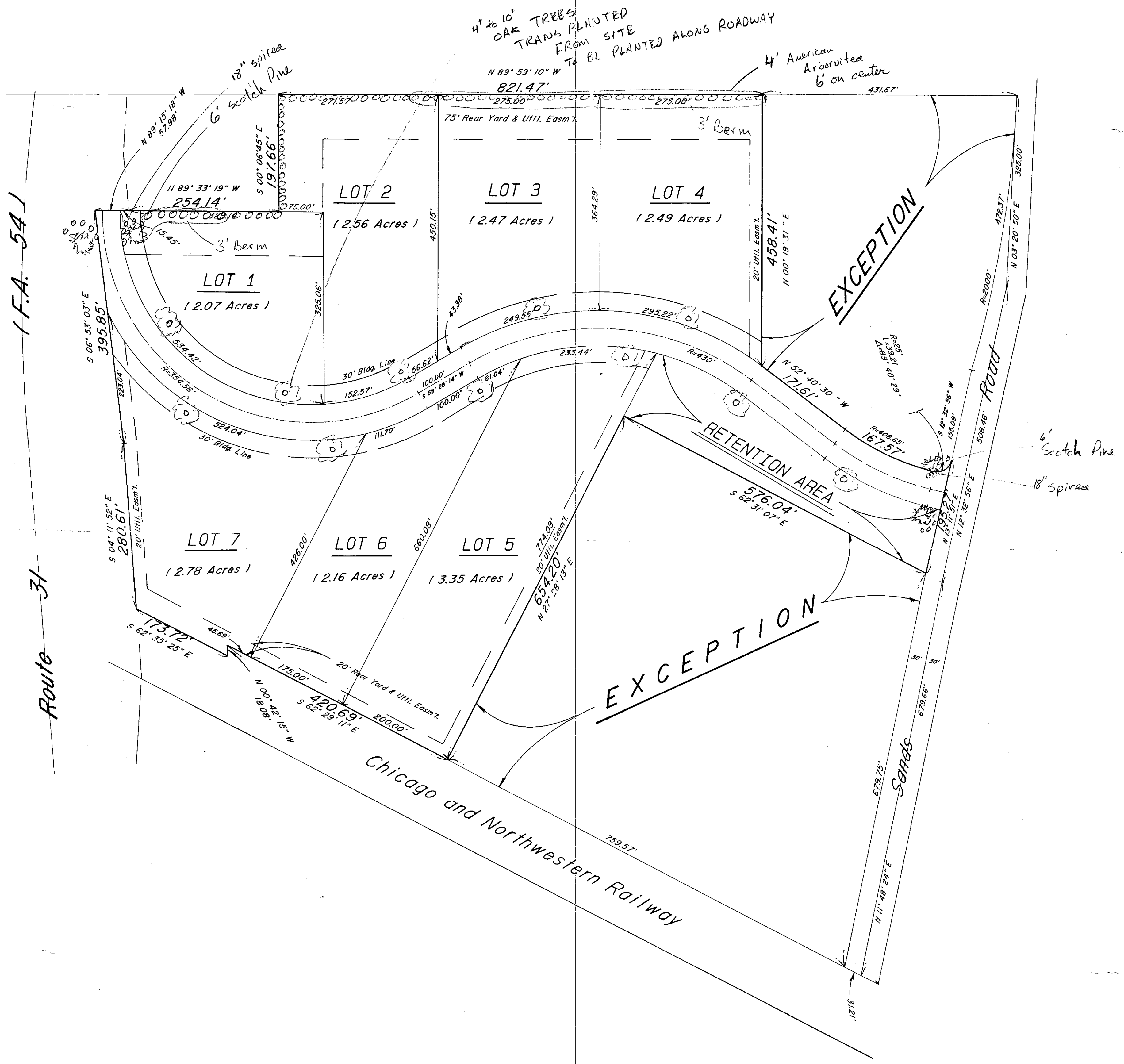
19-03-426-002
Home State Bank TR #1466
40 Grant Street
Crystal Lake, IL 60014

19-03-453-001 *see attachment*
Algonquin State Bank TR #1086
221 South Main Street
Algonquin, IL 60102

Carly Anne 1st State Bank
45 NW High
60013

FUHLER COMMERCIAL PARK LANDSCAPING PLAN

Reel 15-23-90



That part of the South Half of Section 3, Township 43 North, Range 8 East of the Third Principal Meridian, Bounded on the North by the North line of the South Half of the Northwest Quarter of the Southeast Quarter of said Section 3, and by the North line of the South Half of the Northeast Quarter of the Southwest Quarter of said Section 3, Bounded on the East by the East line of the South Half of the Northwest Quarter of the Southeast Quarter of said Section 3, and by the centerline of a public highway running in a Northeasterly and Southwesterly direction and commonly known as Sands Road, Bounded on the South by the Northerly Right-of-Way line of the Chicago and Northwestern Railway Company, and Bounded on the West by the Easterly Right-of-Way of F.A. Route 54; (EXCEPTING THEREFROM that part thereof described as follows: Beginning at a point on the Northerly Right-of-Way line of the Chicago and Northwestern Railway Company, said point being 30 feet Westerly (as measured at right angles) from the centerline of Sands Road, and running thence Northwesterly on the Northerly Right-of-Way line of the Chicago and Northwestern Railway Company for a distance of 760 feet to a point; thence Northeasterly at right angles to the last described line, at the last described point, for a distance of 654.30 feet to a point; thence Southeasterly parallel to the Northerly Right-of-Way of the Chicago and Northwestern Railway Company for a distance of 575.62 feet to a point, said point being 30 feet Westerly (as measured at right angles) from the centerline of said Sands Road; thence Southwesterly parallel to the centerline of said Sands Road for a distance of 679.80 feet to the place of beginning; ALSO EXCEPTING THEREFROM that part thereof described as follows: Beginning at the Northeast corner of the South Half of the Northwest Quarter of the Southeast Quarter of said Section 3, and running thence South 89 degrees 00 minutes 30 seconds West on the North line thereof for a distance of 413.67 feet; thence South 00 degrees 59 minutes 30 seconds East for a distance of 458.29 feet; thence South 54 degrees 00 minutes 46 seconds East for a distance of 177.45 feet to a point of curvature; thence Southeasterly along a curved line, convex Southwesterly, of 408.65 feet in radius, for an arc length of 167.61 feet to a point of compound curvature; thence Notheasterly along a curved line convexed Southeasterly of 25 feet in radius, for an arc length of 39.27 feet to a point of tangency; thence North 12 degrees 29 minutes 14 seconds East for a distance of 155 feet to a point of curvature; thence Northeasterly along a curved line, convexed Southeasterly, of 2000 feet in radius, for an arc length of 471.09 feet to the place of beginning; ALSO EXCEPTING THEREFROM that part of the North 200 feet of the South Half of the Northeast Quarter of the Southwest Quarter of said Section 3 lying East of the Easterly Right-of-Way line of F.A. Route 54, and the North 200 feet of the West 86.73 feet of the South Half of the Northwest Quarter of the Southeast Quarter of said Section 3.) in McHenry County, Illinois.

