



**The City of Crystal Lake Illinois**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A 104-FOOT RADIO TRANSMISSION/WIRELESS COMMUNICATION TOWER FOR COMED AT 410 KNAACK BOULEVARD**

WHEREAS, pursuant to the terms of a Petition (File #PLN-2023-215) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a the Special Use Permit for a 104-foot-high Radio Transmission / Wireless Communication Tower for ComEd communications at 410 Knaack Boulevard; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on October 28, 2023 in the Northwest Herald, held a public hearing at 7:00 p.m., on November 15, 2023, at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Special Use Permit, and

WHEREAS, on November 15, 2023, the Planning and Zoning Commission, having fully heard and considered the testimony of all those present at the public hearing who wished to testify, made findings of fact as required by law and recommended to the Mayor and City Council of the City of Crystal Lake that the proposed Special Use Permit be approved, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Special Use Permit be issued as modified by the Planning and Zoning Commission.

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

Section I: That a Special Use Permit for a 104-foot-high Radio Transmission / Wireless Communication Tower for ComEd communications at the property commonly known as 410 Knaack Boulevard (14-33-202-005), Crystal Lake, Illinois is hereby approved.

Section II: Said Special Use Permit is issued with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Sidley Austin LLP, received 10/23/2023)
  - B. Narrative (Sidley Austin LLP, received 10/23/2023)
  - C. Request Letter (ComEd, received 10/23/23, dated 10/20/2023)

2. A landscape plan must be submitted with the permit application to illustrate the equipment will be screened from the right-of-way. Existing landscaping can be utilized as part of the screening.
3. The design of buildings and related structures shall, to the maximum extent practicable, use materials, colors and architectural styles, which blend into the natural setting and surrounding buildings.
4. The petitioner shall address all of the review comments and requirements of the Community Development and Public Works and Engineering Departments.

Section III: That the City Clerk be and is hereby directed to amend all pertinent records of the City of Crystal Lake to show the issuance of a Special Use Permit in accordance with the provisions of this Ordinance, as provided by law.

Section IV: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provide by law.

DATED at Crystal Lake, Illinois, this 5<sup>th</sup> day of December, 2023.

City of Crystal Lake, an  
Illinois municipal corporation

  
Haig Maleblian, MAYOR

SEAL

ATTEST:

Nick Kachiroubas by Nick Hummer, Deputy City Clerk  
Nick Kachiroubas, CITY CLERK

Passed: December 5, 2023

Approved: December 5, 2023