



**The City of Crystal Lake Illinois**

**AN ORDINANCE GRANTING A FINAL PLANNED UNIT DEVELOPMENT AMENDMENT TO ALLOW CHANGES TO THE EXTERIOR ELEVATIONS AND SIGN VARIATIONS FOR BURLINGTON AND SIERRA AT 5786 NORTHWEST HIGHWAY**

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 Final Planned Unit Development Amendment to allow changes to the exterior elevations and a variation for increased signage to allow 218 square feet for Burlington and 204 square feet for Sierra Trading at 5786 Northwest Highway (the former Bed, Bath & Beyond space); and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on November 18, 2023 in the Northwest Herald, held a public hearing at 7:00 p.m., on December 6, 2023, at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Final Planned Unit Development Amendment and Sign Variations, and

WHEREAS, on December 6, 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 Final Planned Unit Development Amendment and Sign Variations be approved, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Final Planned Unit Development Amendment and Sign Variations 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 Final Planned Unit Development Amendment and Sign Variations for Burlington and Sierra Trading at the property commonly known as 5786 Northwest Highway (19-04-351-011), Crystal Lake, Illinois is hereby approved.

Section II: Said Final Planned Unit Development Amendment and Sign Variations be issued with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Bradshaw, received 10/24/23)
  - B. Elevation (Nichiha, dated 10/16/23, received 10/24/23)
  - C. Elevation (Camburas & Theodore, LTD, dated 10/06/23, received 10/24/23)
  - D. Elevation (Camburas & Theodore, LTD, dated 11/14/23, received 11/16/23)
  - E. Signage (Camburas & Theodore, LTD, dated 11/14/23, received 11/16/23)
2. Work with staff to replace any dead or dying foundation base landscape along the building façades.
3. The petitioner shall comply with all of the requirements of the Community Development, Engineering and Public Works, and Fire Rescue 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 Final Planned Unit Development Amendment and Sign Variations 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 19<sup>th</sup> day of December, 2023.

City of Crystal Lake, an  
Illinois municipal corporation

  
Haig Haleblian, MAYOR

SEAL

ATTEST:

  
Nick Kachiroubas, CITY CLERK

Passed: December 19, 2023

Approved: December 19, 2023