

Algonquin Township
PLAN REVIEW REPORT
VARIATION REQUEST APPLICATION #Z25-0055

Hearing Date: July 8, 2025

Applicant: Pete's Properties, LLC, Owner of Record

Request: *Variation* within the ***I-1 Light Industrial*** district to allow for an increase in the total impervious surface coverage of the lot from the Sensitive Aquifer Recharge Area maximum of fifty (50) percent to a maximum of seventy-five (75) percent. (*McHenry County Unified Development Ordinance §16.52.030.E*)

Location: The subject property consists of approximately 5.0447 acres and is located approximately eight hundred thirty-five (835) feet northeast of the intersection of Sands Road and Smitana Road in Algonquin Township, Illinois.
Common address: 6711 Sands Road, Crystal Lake, Illinois
PIN: 19-03-401-020

Current Land Use: The property is designated ***INDUSTRIAL*** on the Current Land Use map.

Adjacent Land Use: North: *SINGLE-FAMILY RESIDENTIAL* East: *SINGLE-FAMILY RESIDENTIAL/VACANT*
South: *VACANT* West: *VACANT*

Current Zoning: The property is currently zoned ***I-1 Light Industrial District***

Adjacent Zoning: North: *R-1 Single-Family Residential/A-1 Agriculture* East: *E-1 Estate/I-2 Heavy Industrial*
South: *City of Crystal Lake* West: *City of Crystal Lake*

2030 Plan: The property is designated ***OFFICE/RESEARCH/INDUSTRIAL AND RESIDENTIAL*** on the *McHenry County Land Use Plan Map*.

Improvements: The subject property is improved with 2-story precast masonry building, an asphalt parking lot, and areas of concrete and gravel, according to the Plat of Survey.

Natural Resources: No wetlands were found on the site. Impact to natural resources from the proposed use is minimal, according to Natural Resources Inventory (NRI) Letter L25-028-4689.

Flood Hazard Areas: No floodplain was found in the proposed shed area.

Flood-of-Record: No floods-of-record were found in the proposed shed area.

SARA: The site is located in a zone with elevated aquifer contamination potential, according to the McHenry County Sensitive Aquifer Recharge Area (SARA) map.

Comments/ Conclusion:

- The applicants propose an addition of 29,148 square feet to the south side of the building to allow for additional warehouse space and loading docks. The original structure was built around 1986.
- The applicant should be aware that under **Section 16.20.020 (F)** of the ***McHenry County Unified Development Ordinance***, several standards are cited, all of which must be met in order for a Variation to be granted. These standards include hardship in relation to the site conditions, that the request is unique to the property, that the purpose of the request is not based on any monetary gain, that the petitioners did not cause or create the hardship, that the request is not detrimental to the public welfare and safety, that the request will not impair adequate light and air to adjacent property, or increase congestion in the public streets, or increase danger of fire, and that the request not confer any special privilege to the applicant that is denied to others of the same zoning district.
- An Illinois Department of Natural Resources (IDNR) report was not required for this project.

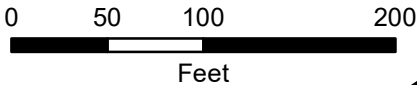
Aerial Photo

6711 Sands Road, Crystal Lake, Illinois



Photo: 2022

Any parcel lines depicted on the aerial photograph are for general reference only. Please refer to the plat of survey for the location of lot or parcel lines.

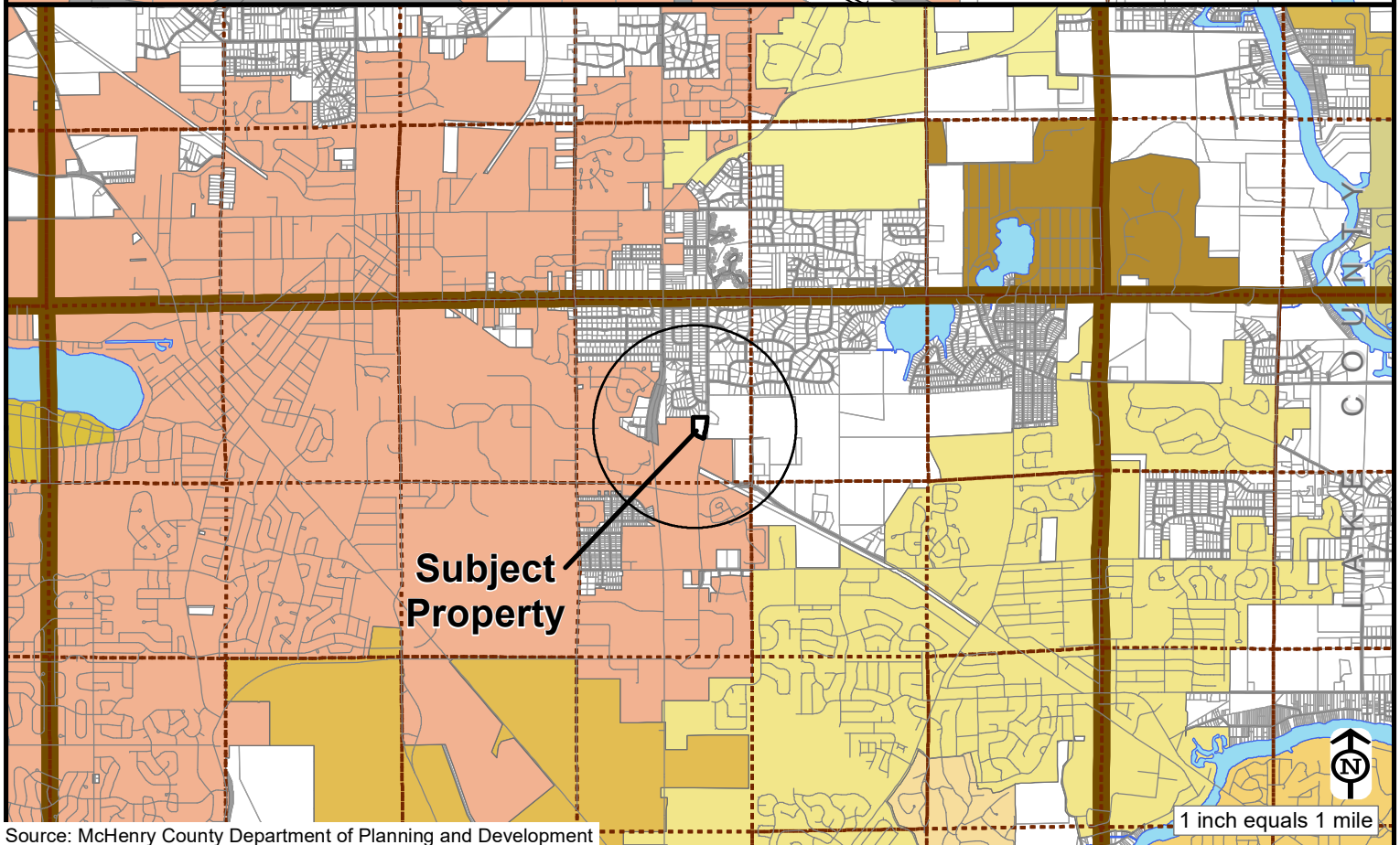
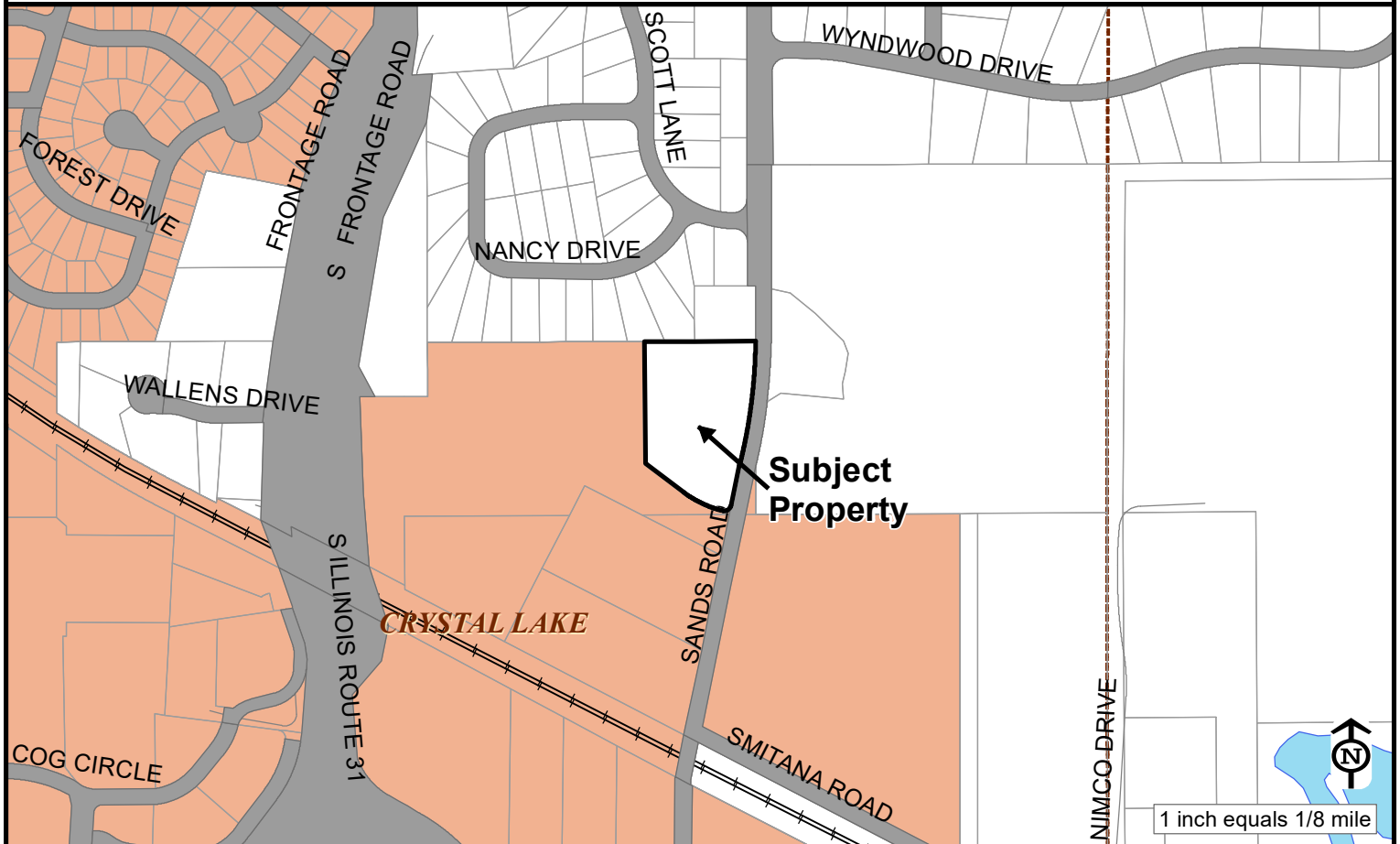


Elevation (feet above sea level)

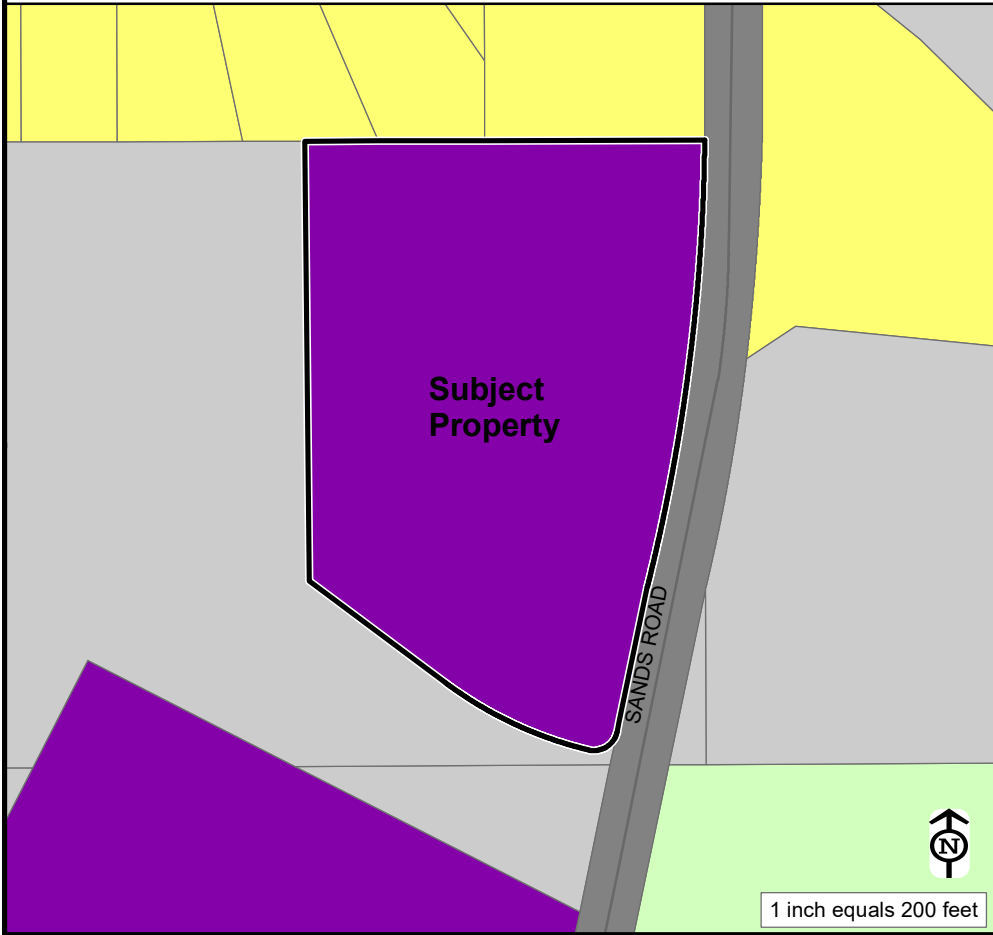
— Contours

Prepared by the McHenry County
Department of Planning and Development





Current Land Use Map



Current Land Use

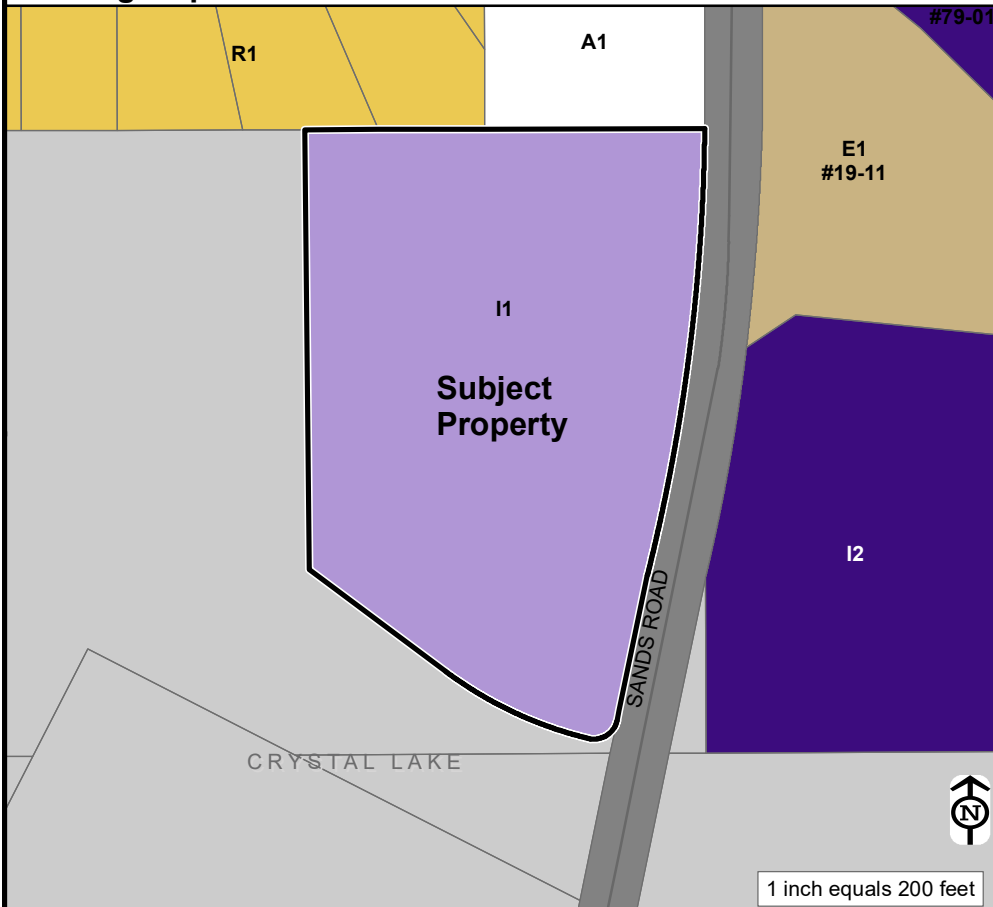
Industrial

Land Use Adjacent to the PIQ

North: *Single-Family Residential*
 South: *Vacant*
 East: *Single-Family Residential/Vacant*
 West: *Vacant*

- Agriculture
- MCCD Agriculture
- Single-Family Residential
- Multi-Family Residential
- Open Space
- Golf Course
- Commercial
- Office
- Industrial
- Mixed Use
- Earth Extraction
- Vacant
- Government / Institutional
- Transportation, Communication, Utilities
- Under Review

Zoning Map



Current Zoning

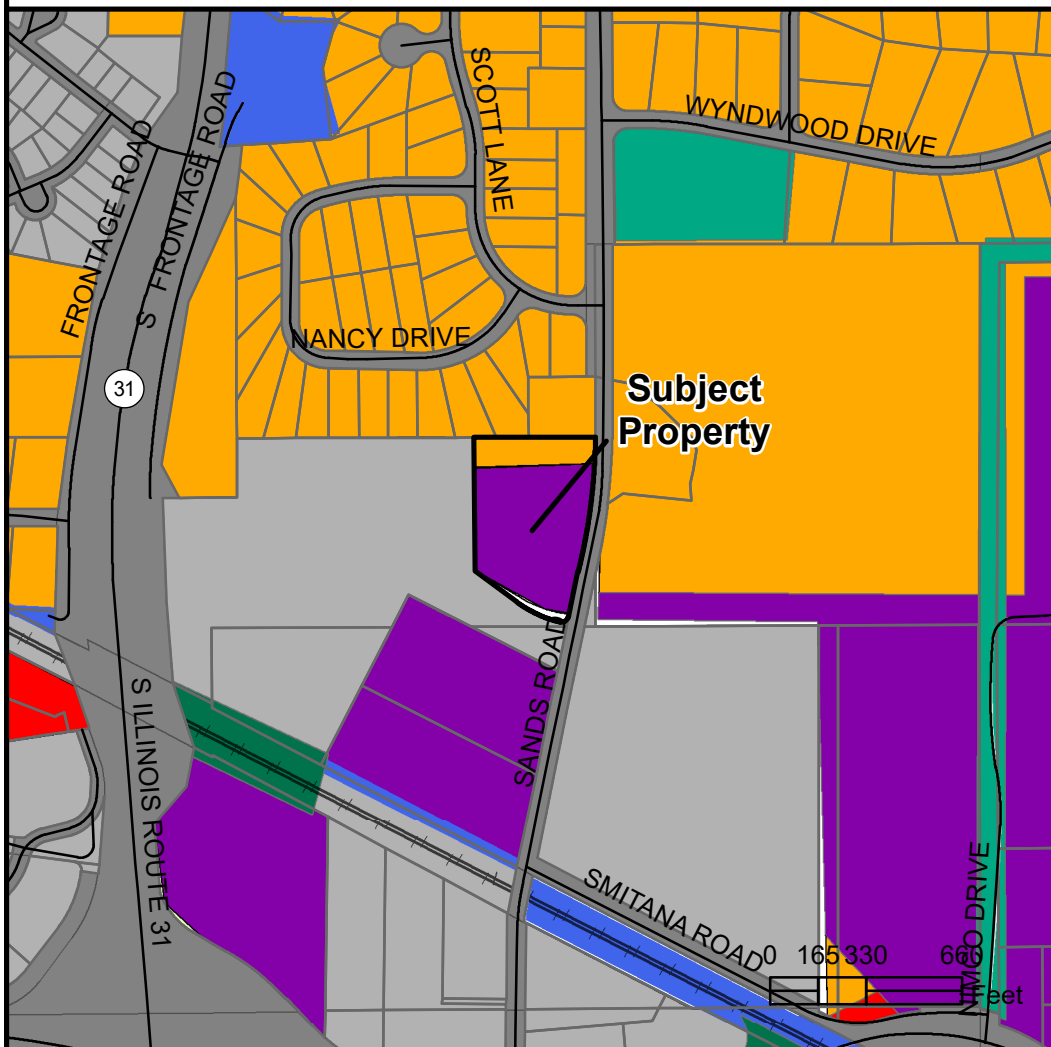
I-1 Light Industrial

Adjacent Zoning

North: R-1 Single-Family Residential/
 A-1 Agriculture
 South: City of Crystal Lake
 East: E-1 Estate/I-2 Heavy Industrial
 West: City of Crystal Lake

- | | |
|---|--|
| A-1 Agriculture | A-2 Agriculture |
| E-5 Estate | E-3 Estate |
| E-2 Estate | E-1 Estate |
| R-1 Single-Family Residential | |
| R-2 Two-Family Residential | |
| R-3 Multiple-Family Residential | |
| B-1 Neighborhood Business | |
| B-2 Liquor Business | |
| B-3 General Business | |
| O Office / Research | |
| I-1 Light Industrial | I-2 Heavy Industrial |
| PD Planned Development | |
| C Conditional Use | V Variation |
| Incorporated | Legacy Neighborhood |

McHenry County 2030 Comprehensive Plan Future Land Use Map



Future Land Use Map Designation

Office/Research/Industrial/
Residential

- Agricultural
 - Open Space
 - Environmentally Sensitive Area
 - Estate
 - Isolated Estate
 - Residential
 - Isolated Residential
 - Retail
 - Mixed Use
 - Office, Research, Industrial
 - Gov't, Institutional, Utilities
 - TOD Existing Rail Station
 - TOD Future Rail Station
 - Active Earth Extraction Site
 - Municipality
- Scale: 1 inch = 1/8 mile

Municipal/Township Plan Designations

Algonquin Township: Office/Research/Industrial/Residential

Cary: Industry & Employment

Crystal Lake: Industry

Lake in the Hills: No Designation

Prairie Grove: No Designation

McHenry County 2030 Comprehensive Plan — Text Analysis

Land Use

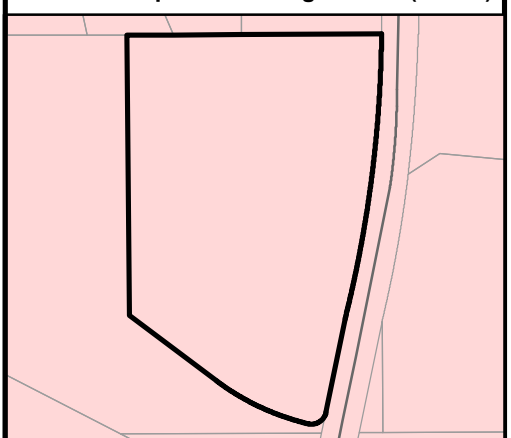
Office/Research/Industrial - includes existing and proposed areas for office, research, industrial, warehousing, and wholesale trade uses. The Office/Research/Industrial district is generally designated in close proximity to major arterial roadways and railroads.

Residential - includes existing and proposed areas for single-family and multifamily residential uses at gross densities of less than one acre per dwelling unit.

Sensitive Aquifer Recharge Areas

The site is located in a zone with elevated contamination potential.

Sensitive Aquifer Recharge Areas (SARA)



Sensitive Recharge Area

SANDS ROAD

Warehouse Addition

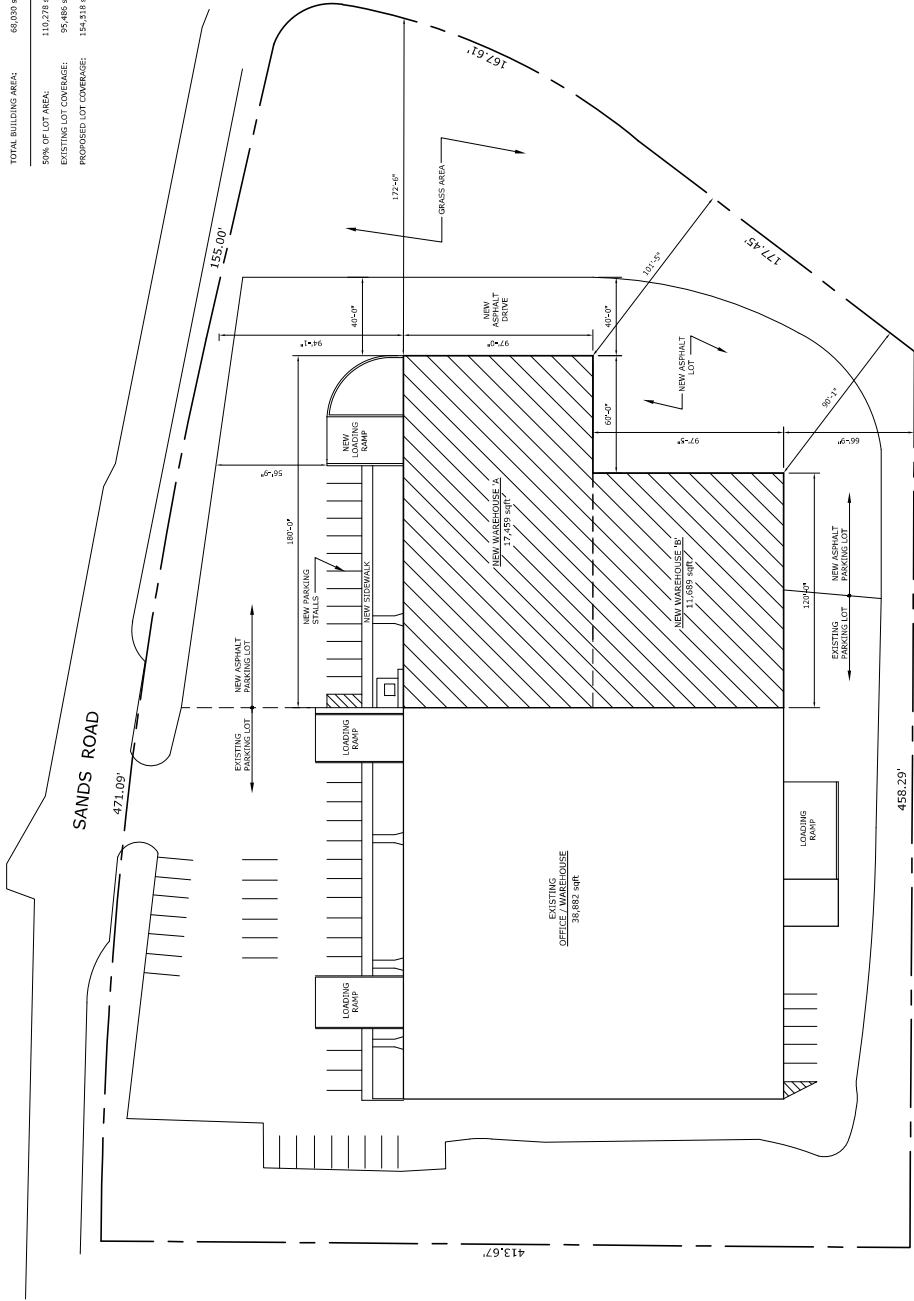
6711 Sands Road
Crystal Lake, IL 60014

CAPITAL
ARCHITECTS, LLC
PLANNING & DESIGN

422 N. Hough Street
Barrington, Illinois 60010
Tele : (847) 209-1125

PROJECT INFORMATION

LOT AREA: 220,555 sq.ft.
EXISTING BUILDING AREA: 38,482 sq.ft.
PROPOSED BUILDING AREA: 29,148 sq.ft.
TOTAL BUILDING AREA: 68,000 sq.ft.
50% OF LOT AREA: 110,278 sq.ft.
EXISTING LOT COVERAGE: 95,485 sq.ft. (Building, Sidewalk & Parking)
PROPOSED LOT COVERAGE: 154,518 sq.ft. (Total Building, Sidewalk & Parking)



1 SITE PLAN
1" = 30'-0"

Project No: 2535

No.	Description	Date
	ISSUED FOR REVIEW	3-31-2025

Sheet Title:
PROPOSED SITE PLAN

Sheet No:
A1.0

McHENRY-LAKE COUNTY SOIL & WATER CONSERVATION DISTRICT



1648 S. Eastwood Dr. Woodstock, Illinois 60098 (815) 338-0444 ext. 3 www.mchenryswcd.org

April 24, 2025

Pete Wetzel
15633 E. Big Mound Rd.
Lindenwood, IL 61049
Email: plproperties90@gmail.com

Re: Parcel # 19-03-401-020
Common Location: 6711 Sands Rd, Crystal Lake, IL
NRI# L25-028-4689
Zoning Change: Variance for Lot Coverage

Dear Mr. Wetzel:

The McHenry-Lake County Soil and Water Conservation District has carefully reviewed your application for Natural Resource Information Report on the Pete's Properties LLC property as applied for in Report #25-028-4689. The SWCD finds that impact to natural resources from the proposed use is minimal for the purposes of the NRI report. A full Natural Resource Information Report will not be necessary.

No floodplain or wetlands were found on the site from office maps. Our wetland inventories are for informational and planning purposes only. Any proposed drainage work, in wet areas, requires a certified wetland delineation. If drainage work is to occur, please contact the Army Corps of Engineers and McHenry County Department of Planning & Development for permit information.

This letter fulfills your requirement to notify the SWCD of land use changes as per the Illinois Compiled State Statutes, Chapter 70, Par. 405/1 et seq. Illinois Revised Statutes, Ch. 5, Par 106 et seq. and the McHenry County Stormwater Ordinance. If you have any questions concerning this letter, feel free to call our office.

Sincerely,

Spring M. Duffey
Executive Director

cc. McHenry County Department of Planning and Development