

Capital Architects, LLC

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Petition

April 22, 2025

McHenry-Lake County Soil and Water Conservation District
1648 S. Eastwood Drive
Woodstock, IL 60098

**Re: 6711 Sands Road
Crystal Lake, IL**

To Whom it May Concern,

We are filling a petition for the existing commercial property located at 6711 Sands Road in Crystal Lake, Illinois. The current property is a 5-acre parcel that totals approximately 219,748 sq.ft. in size. A single-story office/warehouse building is currently located on the property with recessed docks and paved parking areas. The existing building structure totals 38,882 sq.ft.

The proposed scope of work is to construct an addition to the south side of the building. The new addition will be a total of 29,148 sq.ft. The new addition will provide additional warehouse space and drive in docks. The total building area to be 68,030 sq.ft.

The current zoning code for this property allows for a 50% lot coverage. The existing lot coverage totals 95,486 sq.ft. The proposed lot coverage with the building addition and parking will total 154,518 sq.ft. The proposed lot coverage exceeds the 50% allowable lot coverage. A variance will be applied to increase the lot coverage to 75%.

Should you have any questions or comments regarding this project, please feel free to call or contact us.

Thank you

John Berta
Capital Architects, LLC