



**#2026-075**  
**UDO Text Amendment – Various**  
**Project Review for Planning and Zoning Commission**

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**Meeting Date:** May 6, 2026

**Request:** Amend the Unified Development Ordinance Article 2, 3, 4 and 10 and Appendix section A-1100.

**Staff Contact:** Elizabeth Maxwell, City Planner  
Darrell Moore, Assistant City Planner

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**Background:**

- The Unified Development Ordinance was adopted in 2009. It is a living document that has been amended throughout the years.
- The following proposed amendments to the UDO reflect changes for best practices, new trends and to better improve the clarity of the UDO.

**Recommendation:**

The following revisions and additions are recommended based on recent discussions with the Planning and Zoning Commission, City Council and city staff's observances of common sections that need attention.

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**Summary of the Changes**

Drive-through uses

- Amending the limited use standards to remove the bypass lane if the drive-through is a double lane drive-through.
- Amending the parking requirement to reduce the required number of spaces for limited-service restaurants with a drive-through by 25% and reduce the parking requirements for a drive-through only limited-service restaurant to employee required spaces.

Commercial Solar Farms

- Amending the criteria based on the joint workshop to provide larger setbacks and more screening.

Parking lots

- Clarifies what qualifies as a parking lot "remove and replace" repair.
- Amends the requirements for improving nonconforming parking lots when there is a "remove and replace" repair, based on parking lot size and site constraints.

Art Murals

- Removing the additional public meeting notification requirements

### Accessory Structures

- Donation bins are classified as accessory structures. These amendments clarify that in the definitions and accessory structure sections.
- Added a screen panel option for people looking to screen pools or patios in their rear or side yard from neighbors.

### People Over Parking Act

- The Act states a local government may not impose or enforce any minimum automobile parking requirements on a development project if the project is within one-half mile of a public transportation hub. Both Metra Train Stations would qualify as transportation hubs. Similar parking exemptions apply to development projects within one-eighth a mile of a “transportation corridor” (which is a term that can change over time based on bus service routes and schedules).
- Changes to the Density and Dimensional Standards and Parking sections have been drafted to address these limitations, which limitations are based on existing City Code and UDO provisions. [See UDO Table 4-200H(1) (parallel parking space length); UDO Table 4-200D (# of parking spaces for efficiency units); Int’l Bldg Code §1207.4 (minimum square footage per efficiency unit); UDO Table 4-200D (equivalency of 2.5 spaces/1000 square feet).]

(Existing text is in black, Red text are the proposed changes.)

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## **ARTICLE 2**

### Table 2-400

#### Section 2-400C Review criteria for specific uses

### **DRIVE-THROUGH USES**

7. c

(iv) ~~All drive-through facilities shall be provided with a bypass lane with a minimum width of 10 feet.~~ Single-lane drive-through lanes shall provide a bypass lane with a minimum width of 10 feet. Double drive-through lanes are not required to provide a separate bypass lane.

(viii) ~~All drive-through facilities shall be provided with an “escape” route from an existing queue.~~ Single-lane drive-through lanes shall provide an “escape” route from an existing queue. Double drive-through lanes are not required to provide a separate “escape” route.

### **COMMERCIAL SOLAR FARM**

[Delete the existing Special Use standards and replace with the following.]

74. Solar Farms must comply with the following standards:

- a. Along Major Arterials or Strategic Regional Arterials such as Route 176, Route 14 and Route 31 the solar farm shall be setback 300 feet from the roadway. Along all other roadways, the solar farm shall be setback 100 feet from the roadway.

- b. The solar farm shall be completely surrounded by a fabric wrapped chain link fence or equivalent screening.
- c. The grounds in and around the site shall be planted with native plantings that support wildlife including bees, butterflies, and birds.
- d. A 20-foot-wide landscape buffer constructed upon a minimum 5-foot-high berm along all roadways consisting of a minimum 6-foot-high trees planted 40-foot on center is required.
- e. A 50-foot landscape buffer constructed upon a minimum 5-foot-high berm from residentially zoned properties as established in Table 4-200B
- f. The applicant must provide a maintenance plan that preserves and replaces the required landscape during the duration of operation.
- g. The applicant must provide a copy of the decommission and site restoration plan.

## ART MURALS

### 81. Art Murals

- b. *Application Process.* No Art Mural installation may commence without first obtaining approval as provided in this Section. Art Mural applications shall be submitted to the Community Development Department. Upon determining that the application submittal is complete, and that any proposed structural elements comply with the City's building code, the application submittal shall be distributed to the Public Arts Commission, ~~and a public meeting shall be scheduled before the Public Arts Commission~~ to consider the application.

~~Not less than 15 days prior to the scheduled public meeting, the petitioner shall mail notice of the public meeting, by first class mail, to the owner of record of each property located within 200 feet of the subject property. Prior to the public meeting, the petitioner shall submit to the Community Development Department a certification of mailing. The notice of public meeting and the certification of mailing shall be made upon such forms as may be provided by the Community Development Department. The public meeting shall not be held unless the certification of mailing has been submitted.~~

The Public Arts Commission shall hold a public meeting to consider whether the application submittal complies with the general standards set forth in this Section.

~~Failure of any intended recipient to receive the notice required by this subsection or any defect in the mailing of such notice, shall not invalidate or otherwise affect any proceedings, recommendations, or actions taken under this Section by the Public Arts Commission or the City Council~~

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## ARTICLE 3

### Section 3-200 Dimensional Standards

- A. ~~For properties that provide off-street parking subject to Section 4-200;~~ Dimensional standards in residential districts. All principal and accessory structures in residential zoning districts are subject to the dimensional standards in Section 3-200 A (residential

uses and Table 3-200A (all other uses). All rules of measurements and exceptions to the rules of measurement are set forth in Section 3-300.

- B. **For properties that provide off-street parking subject to Section 4-200;** Dimensional standards in nonresidential districts. All principal and accessory structures in nonresidential zoning districts are subject to the dimensional standards in Section 3-200B. All rules of measurements and exception to the rules of measurement are set forth in Section 3-300.
- C. **For properties eligible under the People Over Parking Act.** Dimensional standards for residential, nonresidential and all other uses.

**RESIDENTIAL**

Unit of Frontage (excluding the width of any driveway)	Allowable # of Units/ Unit of Frontage	Allowable Square Footage/ Unit of Frontage
23'	1	220 square feet

(Example: for a 66' wide residential lot with no driveway, it could be allowed to have up to two units with a maximum of 440 square feet of floor area (for the entire dwelling, regardless of the number of units.)

**NON-RESIDENTIAL**

Unit of Frontage (excluding the width of any driveway)	Allowable Square Footage/Unit of Frontage
23'	400 square feet

(Example for a 200' wide one-acre non-residential lot with no driveway, it would be allowed to have less than 3,500 square feet of building [a FAR of about 0.087].)

**Article 4**

Section 4-200 Off-Street Parking and Loading

Table 4-200B-1

Table 4-200B-1 Parking Lot Improvements						
	Required Number of Parking Spaces	Parking Lot Setbacks	Parking Lot Curbing	Parking Lot Landscaping	Illinois Accessibility Code Compliance	Wheel Stops

Expansion of Parking Area --Up to 10 spaces			X		X	X
Expansion of Parking Area --11 or more additional spaces	X	X	X	X	X	X
Change in parking lot access			X		X	
Parking lot sealcoat/ striping (same as existing layout)					X	X
Repair of storm sewer structure					X	
Parking lot patching* only					X	
Parking lot overlay (same as existing layout)					X	
Parking lot remove and replace	X	X	X	X	X	X
Parking lot remove and replace – Lots with less than 20 spaces				X**	X	X
Parking lot remove and replace – Lots with 20 or more spaces	X	X	X	X	X	X
Remove and replace curb			X		X	
Add curb			X		X	

X = Required

\* Patching that cumulatively exceeds 30% of the parking lot area over any 5-year period shall be considered a “parking lot remove and replace”

\*\*Perimeter landscaping is required where at least five feet of separation between property lines and edge of pavement is available

Section 4-200 D Off-Street Parking Standards

4. Minimum number of parking spaces required

d. Properties that are eligible under People Over Parking Act are exempt from the minimum parking standards in this section and restricted by Section 3-200C.

Table 4-200D

	Restaurants, Full Service	1 per 250 SF GFA, or 1 per 4 seats based upon the capacity of
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Food Service and Drinking Places		the fixed or moveable seating area, whichever is greater
	Restaurants Limited Service, Cafeterias, Grill Buffets and Buffets, Snack and Non-Alcoholic Beverage Bars	1 per 100 SF GFA + <del>stacking spaces for any drive-through as required per this Ordinance</del>
	<del>Limited-Service Restaurant with drive-through lanes</del>	1 per 125 SF GFA + stacking spaces for any drive-through as required per this Ordinance
	Drinking Places	1 per 3 seats of the design capacity or 1 per 100 SF GFA, whichever is greater
	<del>Drive-Through only limited-service restaurants (no inside customer area)</del>	<del>Stacking spaces as required by this Ordinance + 1 per employee on largest shift</del>

Section 4-600 Accessory Structures and Uses

B. General Standards, Subject to the limitations of this section, accessory structures and uses are permitted in any zoning district in connection with any principal use lawfully existing within such district, provided the accessory structure or uses:

10. Accessory buildings or structures (other than donation bins and such buildings or structures that are accessory to a detached single-family dwelling) shall be designed with the same materials and color scheme as the principal building and use similar architectural styling.

C. Permitted accessory structures.

1. All Residential uses: Permitted accessory structures for residential uses include but are not limited to: detached garages; decks; gazebos; private greenhouses; garden houses; sheds or buildings for domestic storage; children's play houses; play equipment (including, but not limited to, swing set, trampoline, basketball hoop, treehouses, etc.); **screen panels**; fences, walls, hedges (in compliance with Section 4-700, Fences, walls and screening); flagpoles; swimming pools; antenna or satellite dish (smaller than 39 inches in diameter); signs (in compliance with Section 4-1000, Signs); mailboxes; off-street parking areas for multifamily developments; waste disposal containers for multifamily developments (screened from public view, in compliance with Section 4-700, Fences, walls and screening); public utility equipment and any supporting structures; and other structures meeting the definition of an accessory use or structure. Additionally, structures used for water-related activities, including boat docks, boathouses, sea walls and similar structures, are permitted accessory structures for properties that front on Crystal Lake.

2. Nonresidential uses: Permitted accessory structures for nonresidential uses include but are not limited to: detached garages; off-street parking and loading facilities; storage buildings for merchandise, stock or records as par of a principal use; process, production or maintenance

facilities; guardhouses for industrial uses; rail spur lines or rail loading docks for industrial uses; signs (in compliance with Section 4-1000 Signs); waste disposal, trash enclosure containers (screened from public view in compliance with Section 4-700 Fences, Wall and Screening); fences, walls, hedges (in compliance with Section 4-700 Fences, Walls, and Screening); public utility equipment and any supporting structures; **donation bins or similar appurtenances**; and other uses and structures meeting the definition of an accessory use or structure.

#### E. Location of Detached Accessory Structures

##### 1. Residential Uses not fronting Crystal Lake

##### b. Side and Rear Yards

(i) **E. Screen Panels a maximum eight (8) feet in height and 12 feet in total length (including spaces between panels).**

#### E 3. For nonresidential uses:

- a. Front yard and yard abutting a street: Accessory buildings or structures are not permitted within the front yard, with the exception of signs (in compliance with Section 4-1000, Signs); fences, walls, hedges (in compliance with Section 4-700, Fences, walls and screening); mailboxes and flagpoles.
- b. Side and rear yard: Accessory structures must meet the setback requirements listed in Article 3, Density and Dimensional Standards. Exceptions include fences, walls or screening in accordance with the provisions of Section 4-700, Fences, walls and screening, and waste disposal containers.
- c. Accessory buildings or structures may be located adjacent to a railroad right-of-way, but only for the purpose of providing a rail loading dock.
- d. Accessory buildings or structures shall be designed with the same materials and color scheme as the principal building and use similar architectural styling if such buildings or structures are visible from a public street, alley or public park. **This requirement shall not apply to donation bins.**

#### Section 4-1000 Signs

[Add wall signage for accessory buildings to each of the following tables]

##### Table 4-1000

##### D-2 Multi-Family Residential Signs


##### E-1 Office Signs

##### F-1 Commercial Signs

##### G-1 Civic Signs

##### H-1 Industrial Signs

I-1 Unique Area Signs

Quantity	Sign Type	Size (sq.ft.)	Height (feet)	Notes	
Unlimited	Wall	10	NA	Signage on Accessory Structures / Buildings.	

**Article 10**

**ACCESSORY STRUCTURES** – A structure which is detached from a principal structure or principal building and located on the same zoning lot and customarily incidental to and subordinate to the principal structure or principal building, except as otherwise expressly authorized by provisions of this Code. **Donation bins are accessory structures.** I thought that one characteristic of these

**DONATION BINS** – Any secure attended or unattended outdoor container in which clothing, shoes, toys or other goods are placed into for donation to an organization that is located on a zoning lot for not more than 180 consecutive days and not more than 180 days in any calendar year.

**FRONTAGE** – The linear distance along the front lot line of the lot.

**LIMITED DURATION SIGN** – A sign providing information on an event or occurrence. The sign is permitted 30 days prior to and two days following the event or occurrence, but in no case longer than 39 days. A total of four limited duration signs permits may be issued in a calendar year. For the purpose of this Ordinance, a limited-duration event is considered to be an event lasting no more than seven calendar days.

**LITTER** – Also known as Debris, Junk, or Rubbish. The untidy accumulation of objects, trash, garbage, broken down or destroyed products lying scattered about.

**OUTDOOR STORAGE** – The keeping in an unroofed area, of any goods, material, merchandise, or vehicles **meant to be stored outside without being damaged**, in the same place for more than ~~48~~**24** hours, except areas solely designated for ~~garbage and trash~~ **trash enclosures** for a specific use.

**PATCH, PARKING LOT** – The structural maintenance of a section or sections of a parking lot that do not cumulatively exceed 30% of the total paved area of the lot over any five-year period. Structural maintenance beyond this standard is considered a “repair and replace” and subject to additional standards.

**SCREEN PANEL** – A panel constructed of solid wood, lattice, fabric in a frame, or similar construction to screen an activity in a private yard.

**SOLAR FARM** – Also known as a solar park or photovoltaic power station is a grid-connected photovoltaic power system (PV system) / solar panels designed for the supply of power. They are different from most building-mounted solar because they supply power at the utility level, rather than to a local user or users.

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## **Appendix**

### **Section A-1100 Recommended Plant List**

D. 1. [Remove Callery Pear tree from list]

SHAW MEDIA  
EST. 1851  
PO BOX 250  
CRYSTAL LAKE IL 60039-0250  
(815)459-4040

ORDER CONFIRMATION

Salesperson: CORWIN DEETS Printed at 04/16/26 15:44 by cdeet-sm

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Acct #: 10233 Ad #: 2319621 Status: New

CITY OF CRYSTAL LAKE Start: 04/18/2026 Stop: 04/18/2026  
100 W WOODSTOCK STREET Times Ord: 1 Times Run: \*\*\*  
CRYSTAL LAKE IL 60039 CLEG 1.00 X 46.00 Words: 174

Total CLEG 46.00  
Class: C8100 PUBLIC NOTICES  
Rate: LEGAL Cost: 77.14  
# Affidavits: 1

Ad Descrpt: UDO TEXT AMENDMENTS

Descr Cont: 2319621

Given by: DARRELL MOORE

P.O. #: Created: cdeet 04/16/26 15:42

Agency: ekiolbassa@crystallake.org; Last Changed: cdeet 04/16/26 15:44

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URL: \_\_\_\_\_

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Source: \_\_\_\_\_ Section: \_\_\_\_\_ Page: \_\_\_\_

Camera Ready: N Group: LEGALS AdType: \_\_\_\_\_

Misc: \_\_\_\_\_

Proof: \_\_\_\_\_ Pickup Date: \_\_\_\_\_ Ad#: \_\_\_\_\_

Delivery Instr: \_\_\_\_\_ Pickup Src: \_\_\_\_\_

Changes: None \_\_\_\_ Copy \_\_\_\_ Art \_\_\_\_ Size \_\_\_\_ Copy Chg Every Run \_\_\_\_

Coupon: \_\_\_\_ Color: \_\_\_\_\_ Gang Ad #: \_\_\_\_\_

Ad Copy Method: \_\_\_\_\_

Special Instr: \_\_\_\_\_

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COMMENTS:

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PUB ZONE EDT TP RUN DATES

NW CL 97 S 04/18

WEB CL 99 S 04/18

APNW CL 97 S 04/18

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(CONTINUED ON NEXT PAGE)

SHAW MEDIA  
EST. 1851  
PO BOX 250  
CRYSTAL LAKE IL 60039-0250  
(815)459-4040

ORDER CONFIRMATION (CONTINUED)

Salesperson: CORWIN DEETS

Printed at 04/16/26 15:44 by cdeet-sm

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Acct #: 10233

Ad #: 2319621

Status: New

**NOTICE OF PUBLIC  
HEARING BEFORE THE  
PLANNING AND ZONING  
COMMISSION OF THE CITY  
OF CRYSTAL LAKE,  
MCHENRY COUNTY,  
ILLINOIS**

IN THE MATTER OF THE  
PETITION OF THE CITY OF  
CRYSTAL LAKE

Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission for the purposes of seeking UDO Text Amendments to make changes to Article 2, Article 4, Article 9, Article 10, and Appendix Virginia Street Design Standards and Section A-1100. Information about this request can be obtained through the City of Crystal Lake Planning Department at 815-365-3605.

A public hearing before the Planning and Zoning Commission on this request will be held at 7:00 p.m. on Wednesday, May 6, 2026, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Jeff Greenman, Chairperson  
Planning and Zoning  
Commission  
City of Crystal Lake  
(Published Northwest Herald  
Apr. 18, 2026) 2319621



# City of Crystal Lake Development Application

**Application Type** UDO Text Amendment

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**Applicant** City of Crystal Lake

**Date** 3/25/26