#2016-45
32 Brink Street – Preliminary and Final PUD
Project Review for Planning and Zoning Commission

Meeting Date: October 19, 2016 and November 2, 2016

Request: Preliminary and Final Planned Unit Development to allow a completely residential project within the B-4 Downtown Business zoning district.

Location: 32 Brink Street

Acreage: Approximately 7,700 square feet

Existing Zoning: B-4 Downtown Business

Surrounding Properties:
North: B-4 Downtown Business
South: B-4 Downtown Business
East: B-4 PUD Downtown Business
West: B-4 Downtown Business

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- All known City records show that this property has been used as a residence and most recently, as a duplex. The property is considered a legal non-conforming use and may be continued to be used as such until it is damaged by more than 50% of the value or area of the structure or is completely destroyed.
- In order to secure financing, the property must meet the City's ordinance. This Planned Unit Development approval would allow the structure and completely residential use to be a conforming structure/use and rebuilt in the event of damage or destruction.

Development Analysis:

Land Use/Zoning

- The site is currently zoned B-4 Downtown Business. The petitioner is requesting a Planned Unit Development approval to allow this to remain as a residential use.
- The land use map shows the area as Mixed Use. This is an appropriate land use designation for the variety of Downtown uses including retail, service, entertainment, office and residential.

Site Layout

- The following chart illustrates how the current lot and structure meet the B-4 district standards.

Bulk Standard	B-4 requirement	Lot
Lot Width	50 feet	58.4 feet
Lot Area	5,000 square feet	7,700 square feet
Front Yard Setback	0 feet	7.7 feet
Side Yard Setbacks	0 feet	3.65 feet and 22.02 feet
Rear Yard Setback	20 feet	20 feet
Impervious Surface	95%	30%
Building Coverage	70 %	15%

Findings of fact:

PRELIMINARY and FINAL PLANNED UNIT DEVELOPMENT

The petitioner is requesting approval of a Preliminary and Final Planned Unit Development to allow a completely residential use in the B-4 zoning district. A Special Use requires separate review because of its potential to impact surrounding properties and the orderly development of the City.

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
   ☐ *Meets* ☐ *Does not meet*

2. The use will not be detrimental to area property values.
   ☐ *Meets* ☐ *Does not meet*

3. The use will comply with the zoning districts regulations.
   ☐ *Meets* ☐ *Does not meet*

4. The use will not negatively impact traffic circulation.
   ☐ *Meets* ☐ *Does not meet*

5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
   ☐ *Meets* ☐ *Does not meet*

6. The use will not negatively impact the environment or be unsightly.
   ☐ *Meets* ☐ *Does not meet*

7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
   ☐ *Meets* ☐ *Does not meet*

8. The use will meet requirements of all regulating governmental agencies.
   ☐ *Meets* ☐ *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.
   ☐ *Meets* ☐ *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.
    ☐ *Meets* ☐ *Does not meet*

In addition PUDs must also meet the standards in Section 4-500 C. Development Standards and 4-500 D. 1 Additional standards for Planned Unit Developments Residential PUDs.

1. Implements the vision and land use policies of the Comprehensive Plan.
   ☐ *Meets* ☐ *Does not meet*

2. Shall not result in substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matter of public health, safety and welfare.
   ☐ *Meets* ☐ *Does not meet*

3. PUD's must provide transitional uses to blend with adjacent development.
   ☐ *Meets* ☐ *Does not meet*

4. PUD phases must be logically sequenced.
   ☐ *Meets* ☐ *Does not meet*

5. The density and intensity of a PUD shall be in accordance with the Comprehensive Plan.
   ☐ *Meets* ☐ *Does not meet*

6. All dimensional standards shall be listed within the PUD plan if they do not meet the Ordinance minimum standards.
   ☐ *Meets* ☐ *Does not meet*

7. The responsible parties for all on-site and other required public improvements shall be established and a utility plan indicating all proposed easements shall be provided.
   ☐ *Meets* ☐ *Does not meet*

8. Any private infrastructure shall comply with the city standards.
   ☐ *Meets* ☐ *Does not meet*

9. The PUD plan shall establish the responsibility of the applicant/developer.
   ☐ *Meets* ☐ *Does not meet*

10. A bond or letter of credit shall be posted to cover required fees or public improvements.
    ☐ *Meets* ☐ *Does not meet*

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Mixed Use, which allows for existing and future live, work, play uses, including retail, service, entertainment, office and residential. The following goal is applicable to this request:

Land Use - Commerce

Goal: Balance the various land uses within the city to create more compact, mixed-use livable neighborhoods which providing a variety of housing, jobs, transportation option and business services.

This can be accomplished with the following supporting action:
Supporting Action: Allow for compact and mixed-use growth.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Lydon, received 10/03/15)
   B. Plat of Survey (Compass Alternatives, dated 10/03/16, received 10/03/16)

32 Brink Street – Preliminary/Final Planned Unit Development





City of Crystal Lake
Development Application

Office Use Only
File # 2016 45

Project Title: 32 Brink St.

Action Requested Currently Zoned B4 - looking for residential duplex zoning to allow financing to take place.

- ___ Annexation
- ___ Comprehensive Plan Amendment
- ___ Conceptual PUD Review
- ___ Final PUD
- ___ Final PUD Amendment
- ___ Final Plat of Subdivision
- ___ Preliminary PUD
- ___ Preliminary Plat of Subdivision
- ___ Rezoning
- ___ Special Use Permit
- ___ Variation
- ___ Other

Petitioner Information

Name: Tim Lydon
Address: 2812 Vine Ln.
Crystal Lake, IL 60012
Phone: 815-236-6810
Fax: 815-385-5655
E-mail: tlydon@starckrealtors.com

Owner Information (if different)

Name: Stephen Mueller
Address: 6538 E. Old West Way
Cave Creek, AZ 85331
Phone: 815-670-5140
Fax:
E-mail: stevemueller2@yahoo.com

Property Information

Project Description: Residential duplex with a ground level and second (upstairs) level residence.

Project Address/Location: 32 Brink St. Crystal Lake 60014

PIN Number(s): 14-32-478-008

RECEIVED
OCT 03 2016
BY:

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: Steve English 815-477-4300

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

R.E. Agent / Petitioner **~~Other:~~** Tim Lydon 815-236-6810 tlydon@starckrealtor

Signatures

Tim Lydon 9-30-2016

PETITIONER: Print and Sign name (*if different from owner*) **Date**

As owner of the property in question, I hereby authorize the seeking of the above requested action.

Stephen Muller Sept. 27, 2016

OWNER: Print and Sign name **Date**

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

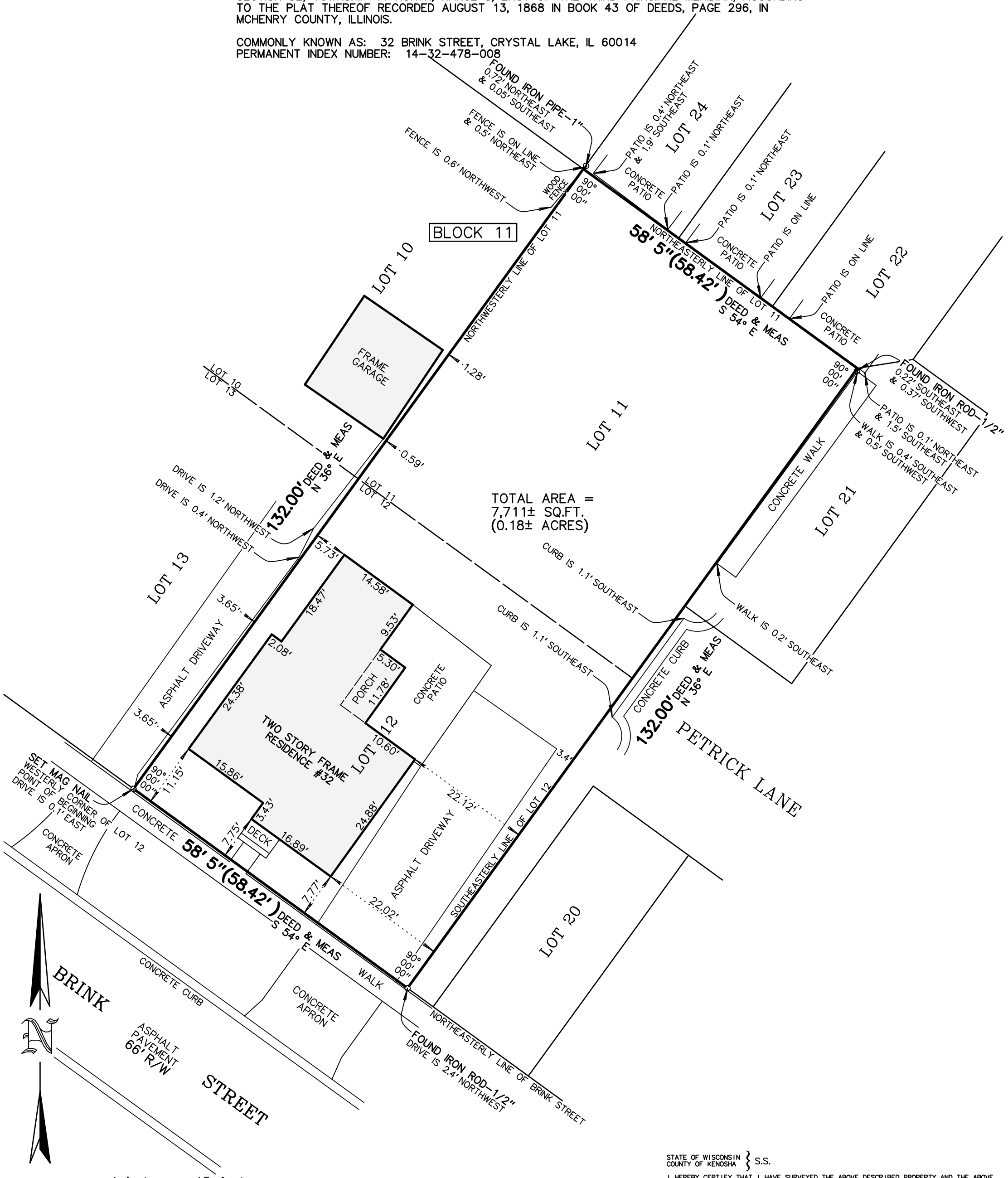
COMPASS ALTERNATIVES
4706 GREGORY STREET
MCHENRY, IL 60051
Licensed Professionals in
both Illinois & Wisconsin

PLAT OF SURVEY

PHONE: 847-978-5124
jims@compassalternatives.com

THAT PART OF LOTS 11 AND 12 IN BLOCK 11 IN THE ORIGINAL PLAT OF NUNDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 12 ON THE NORTH-EASTERLY LINE OF BRINK STREET AND RUNNING THENCE NORTH 36 DEGREES EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 11; THENCE SOUTH 54 DEGREES EAST ALONG THE NORTH-EASTERLY LINE OF SAID LOT 11, 58 FEET AND 5 INCHES; THENCE SOUTH 36 DEGREES WEST, 132 FEET ALONG THE SOUTHEASTERLY LINE OF SAID LOT 12; THENCE NORTH 54 DEGREES WEST ALONG THE NORTHEASTERLY LINE OF BRINK STREET, 58 FEET AND 5 INCHES TO THE PLACE OF BEGINNING, SAID SUBDIVISION BEING PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 44 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1868 IN BOOK 43 OF DEEDS, PAGE 296, IN MCHENRY COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 32 BRINK STREET, CRYSTAL LAKE, IL 60014
PERMANENT INDEX NUMBER: 14-32-478-008



SCALE: 1 inch = 15 feet

CLIENT: STEVEN G. ENGLISH, ATTORNEY

REFERENCE: STEPHEN A. MUELLER TRUST

JOB NO.: 16245

FIELDWORK COMPLETED: 10/03/16

COMPARE ALL POINTS AND REPORT ANY DIFFERENCE AT ONCE.

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS. REFER TO YOUR DEED, ABSTRACT, TITLE POLICY OR BUILDING COMMISSIONER.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

NO DIMENSION IS TO BE ASSUMED BY SCALING THIS PLAT.

THIS PLAT IS NOT VALID WITHOUT EMBOSSED SURVEYORS SEAL.

STATE OF WISCONSIN } S.S.
COUNTY OF KENOSHA }

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE PLAT IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

DATED AT WHEATLAND, WISCONSIN THIS _____ DAY OF _____ 2016.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

_____
MARK A. BOLENDER
ILLINOIS PROFESSIONAL LAND SURVEYOR 035-2785
LICENSE EXPIRATION: NOVEMBER 30, 2016