#2018-01
105 Minnie Street Intro PUD/SUP
Project Review for Planning and Zoning Commission

Meeting Date:	February 7, 2018 public introduction meeting
Requests:	1. Preliminary/Final Planned Unit Development for a residential duplex. 2. Special Use Permit for a residential building in the B-4 zoning district.
Location:	105 Minnie Street
Acreage:	7,623 square feet
Zoning:	B-4 Mixed-Use Business
Surrounding Properties:	North: B-4 (Mixed-Use Business) South: B-4 (Mixed-Use Business) East: B-4 (Mixed-Use Business) West: O (Office)
Staff Contact:	Kathryn Cowlin (815.356.3615)

Overview

The petitioner is proposing a residential duplex at the subject property. The duplex is designed to complement the existing structures along Minnie Street. The proposal also includes detached garages located at the rear of the property.

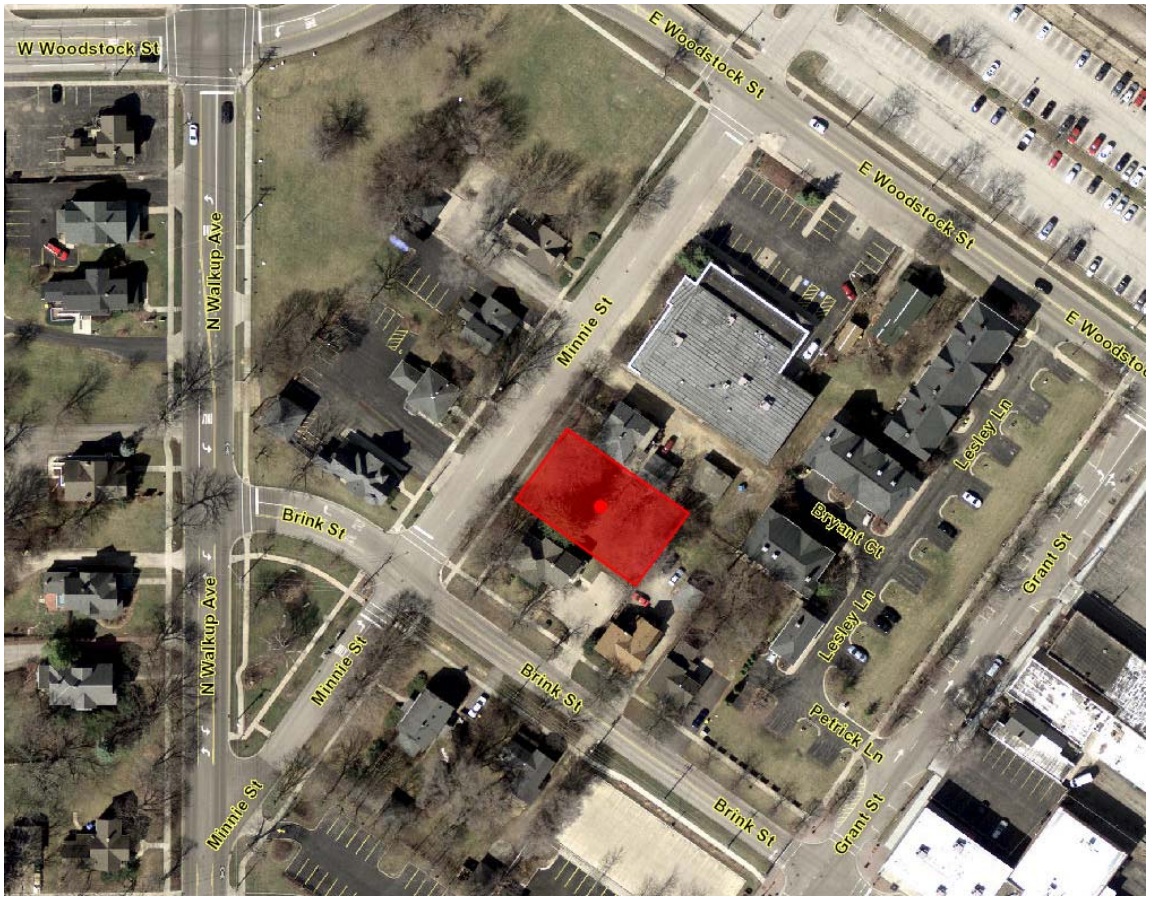
The residential development in the B-4 zoning district requires Planned Unit Development and Special Use Permit approval. In addition, the petitioner is requesting a Planned Unit Development Variation from the accessory structure setback requirement to allow the detached garages to be located 5 feet from the rear property line, a variation of 15 feet. The proposal includes two driveways which would require a variation from the driveway standards to allow two access points on a lot less than 70 feet in width, the lot is 66 feet in width.

Public Hearing

The Preliminary/Final Planned Unit Development and Special Use Permit request will be before the Planning and Zoning Commission for a recommendation at the February 21st meeting.

2018-01 Kourtis – 105 Minnie St





0019

City of Crystal Lake
Development Application

Office Use Only
File # 2018 01

Project Title: LOT 10 MINNIE STREET, CRYSTAL LAKE, IL 60014

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JAN 03 2018

Action Requested

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

Petitioner Information

Name: PETE KOURTIS
Address: 1661 W. CASTAWAY LANE
HOFFMAN ESTATES, IL 60195
Phone: 847-804-4113
Fax: 847-991-3077
E-mail: PKK1965@YAHOO.COM

Owner Information (if different)

Name: JOANNE SIDERIS
Address: 10947 GREYWALL LANE
HUNTLEY, IL 60142
Phone: 708-341-8292
Fax: 847-991-3077
E-mail: JSIDE5@HOTMAIL.CON

Property Information

Project Description: DEVELOP A DUPLEX MULTI-FAMILY UNIT BUILDING ON PROPERTY

Project Address/Location: 105 MINNIE STREET, CRYSTAL LAKE , IL 60014

PIN Number(s): 14-32-478-047

Development Team

Please include address, phone, fax and e-mail

Developer: PETE KOURTIS 1661 W. CASTAWAY LN,HOFFMAN EST. IL 60165 PH:847-804-4113,FX:847-991-3077

Architect: JAMES R BYRNES 6803 W. HILLSIDE RD, CRYSTAL LAKE, IL PH:815-477-7717,FX:815-893-4578

Attorney: JOHN SKOUBIS 1300 W Higgins Rd. Suite 209, Park Ridge, IL 60068 PH: 847-696-0900

Engineer: CALDWELL ENGINEERING LTD. 1316 N MADISON ST. WOODSTOCK, IL 60098 PH:815-502-5504.FX:815-482-5232

Landscape Architect: _____

Planner: _____

Surveyor: VLSI INC. 1316 N. MADISON ST. WOODSTOCK. IL 60098 PH: 815-337-8310 FX: 815-502-5516

Other: _____

Signatures

PETE KOURTIS 12-20-2017

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.

12-20-2017.

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.





SHEET SCHEDULE	
NO.	**SHEET CONTENTS**
1	FRONT ELEVATION LEFT SIDE ELEVATION
2	REAR ELEVATION RIGHT SIDE ELEVATIONS
3	FIRST FLOOR PLAN
4	SECOND FLOOR PLAN
5	FOUNDATION PLAN TYPICAL WALL SECTION
6	ELECTRICAL PLANS

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Peter Kourtis
pkk1965@yahoo.com
Phone: (847) 804-4113

Exterior Views

Duplex Residence
Minni Street Duplex
Crystal Lake, Illinois

No.	Date:	Revision
1		
2		
3		

Date: 1-17-18
Issued for Permit:
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Plan No:

Sheet Number: **1**

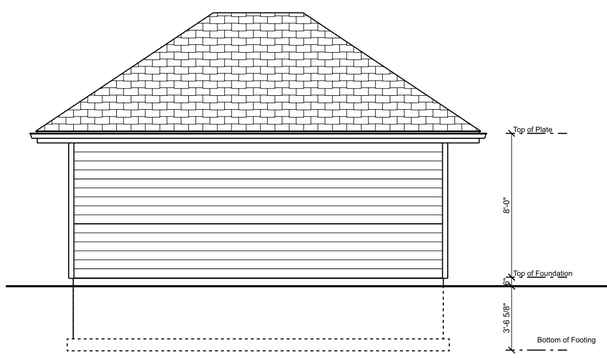
Minni Street Duplex

Front Elevation

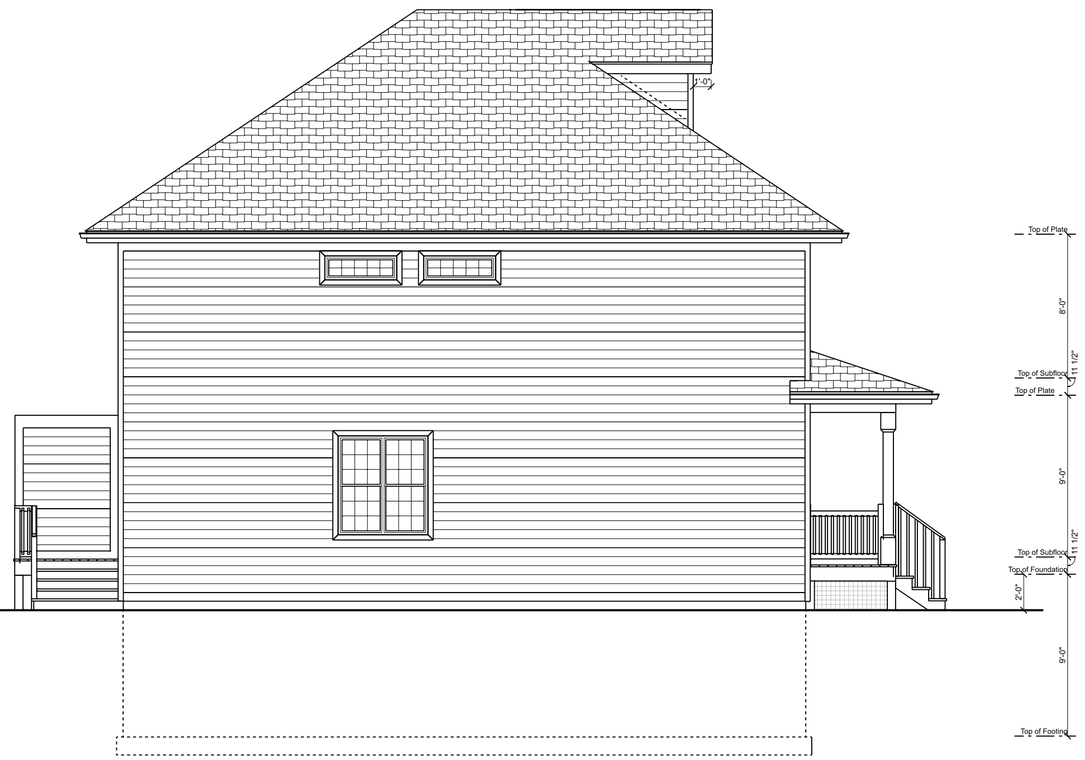


Rear Elevation





Left Side Elevation



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pkk1965@yahoo.com
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Elevations

Duplex Residence
Minni Street Duplex
Crystal Lake, Illinois

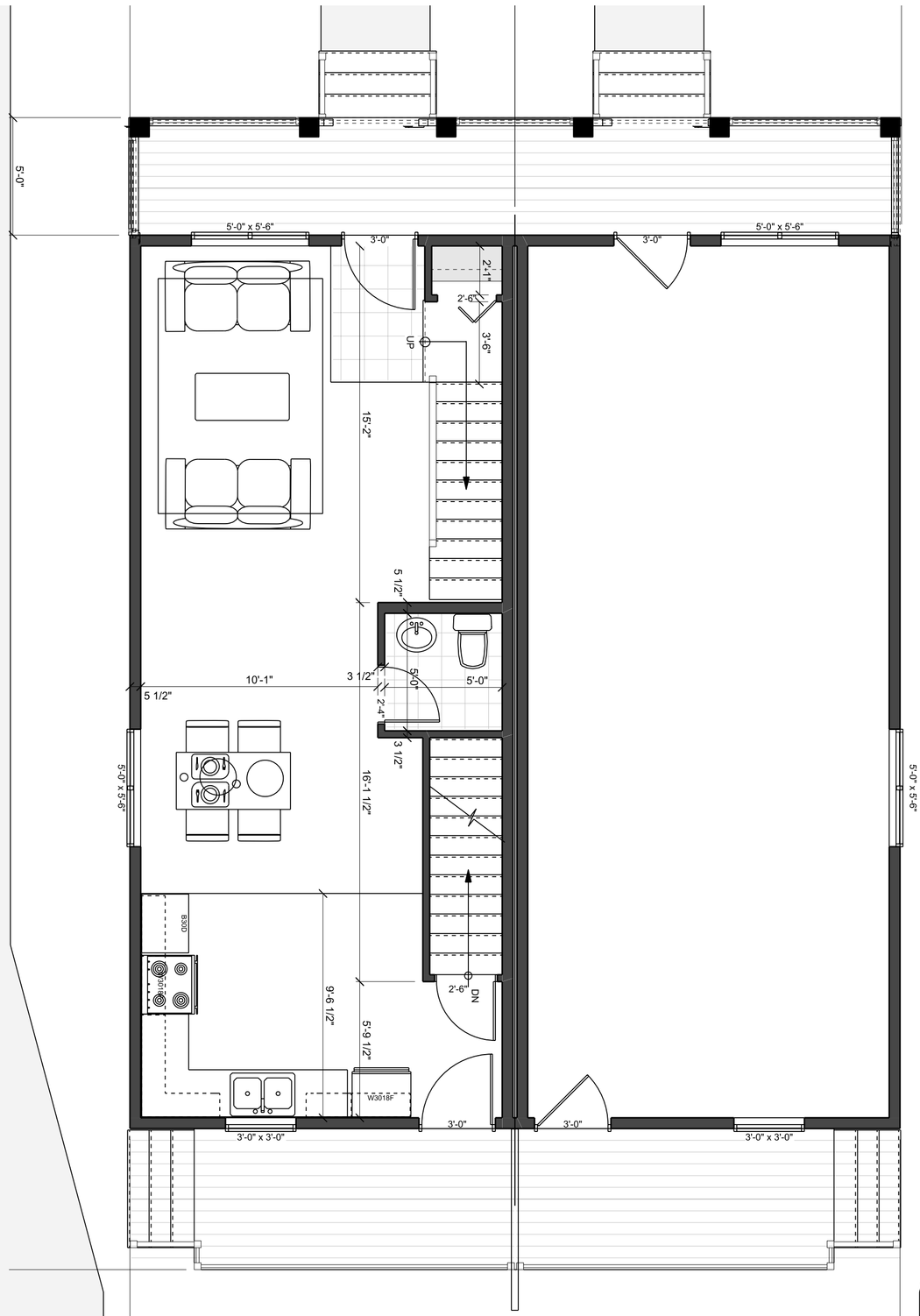
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2

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



1048 sf
977
2025 sf

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Sheet Number: 3

Date:	1-17-18
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Plan No:	

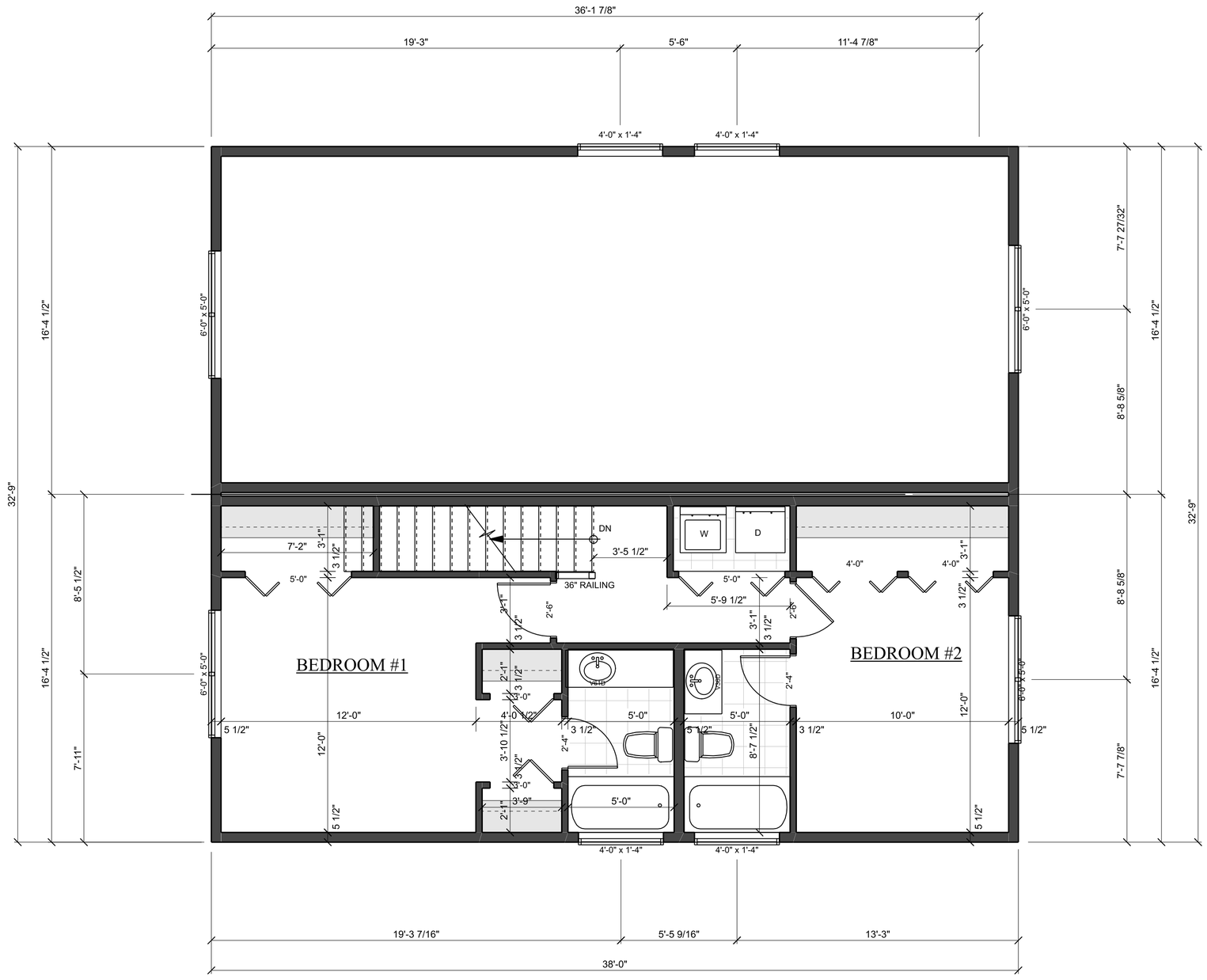
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First Floor Plan

Duplex Residence
Minni Street Duplex
Crystal Lake, Illinois

Peter Kourtis
pkk1965@yahoo.com
Phone: (847) 804-4113

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SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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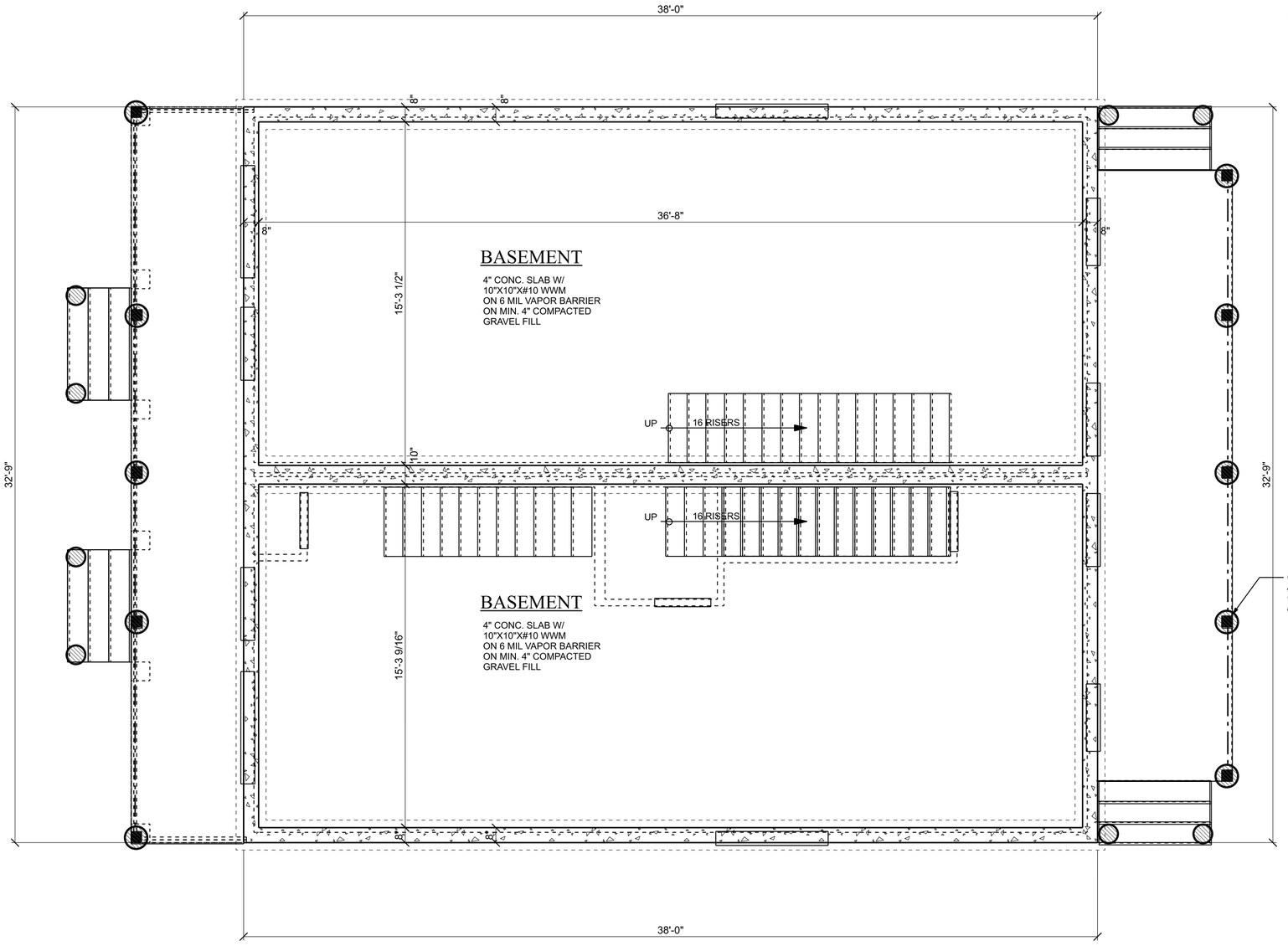
Second Floor Plan

Duplex Residence
Minni Street Duplex
Crystal Lake, Illinois

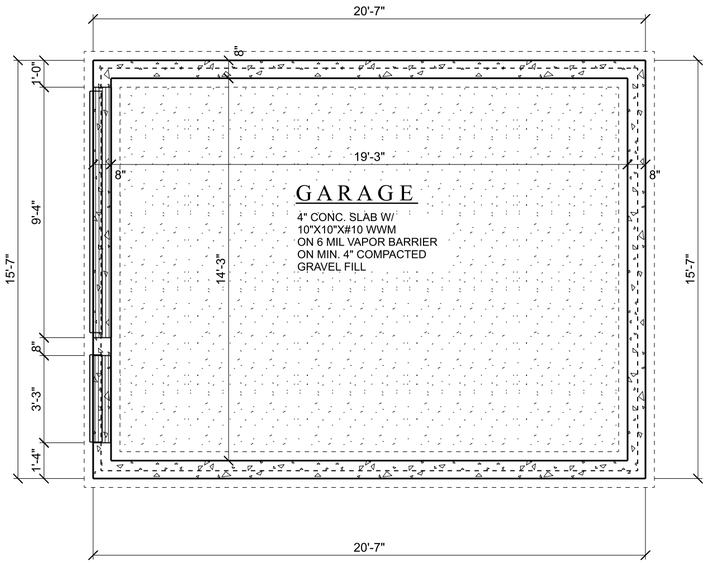
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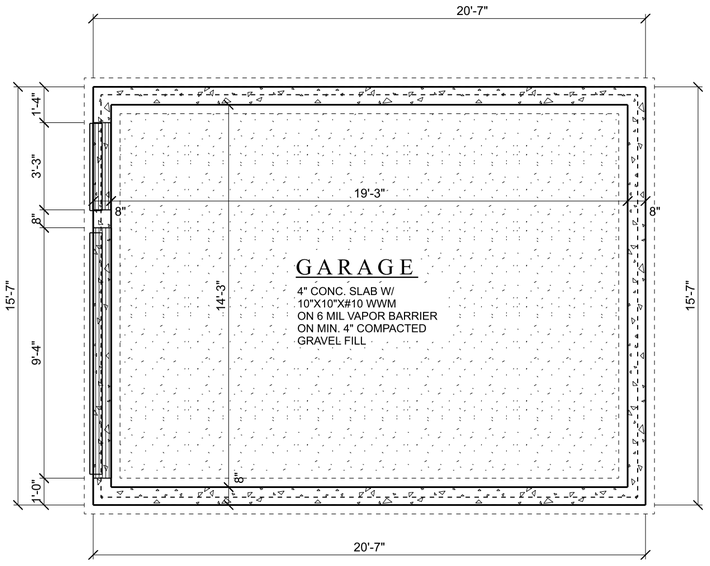
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6X6 TREATED POST ANCHOR TO 12" RND. CONC PIER MIN. 42" BELOW FIN. GRADE





F O U N D A T I O N P L A N

SCALE: 1/4" = 1'-0"

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Peter Kourtis
pkk1965@yahoo.com
Phone: (847) 804-4113

Foundation Plan

Duplex Residence
Minni Street Duplex
Crystal Lake, Illinois

No.	Date:	Revision
1		
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Date: 1-17-18
Issued for Permit:
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Plan No:

Sheet Number: **5**

MINNIE STREET

PUBLIC SIDEWALK

66.0'

UNIT AREA:	
FIRST FLOOR:	622 S.F.
SECOND FLOOR:	586 S.F.
TOTAL UNIT AREA:	1208 S.F.
BUILDING AREA:	2416 S.F.
PORCH AREAS:	329 S.F.
SIDEWALKS:	152 S.F.
DRIVEWAYS:	1813 S.F.
TOTAL LOT COVERAGE:	6245 SF
LOT AREA:	7623 S.F.

21'-0"

115.50'

115.50'

115'-1 13/16"

FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

SITE PLAN

SCALE: 1/8" = 1'-0"

16'-4 1/2" 16'-5 9/32"

16'-4 1/2" 16'-4 17/32"

16'-7 1/2"

33'-0" 33'-0"

5'-0" 15'-0" 24'-10" 15'-0" 5'-0"

20'-0" 20'-0"

3 1/2"

66'-0"

N

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Sheet Number:

Date:	1-17-18
Issued for Permit:	
Cloud:	
Plan No:	

No.	Date:	Revision
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Duplex Residence
Minni Street Duplex
Crystal Lake, Illinois

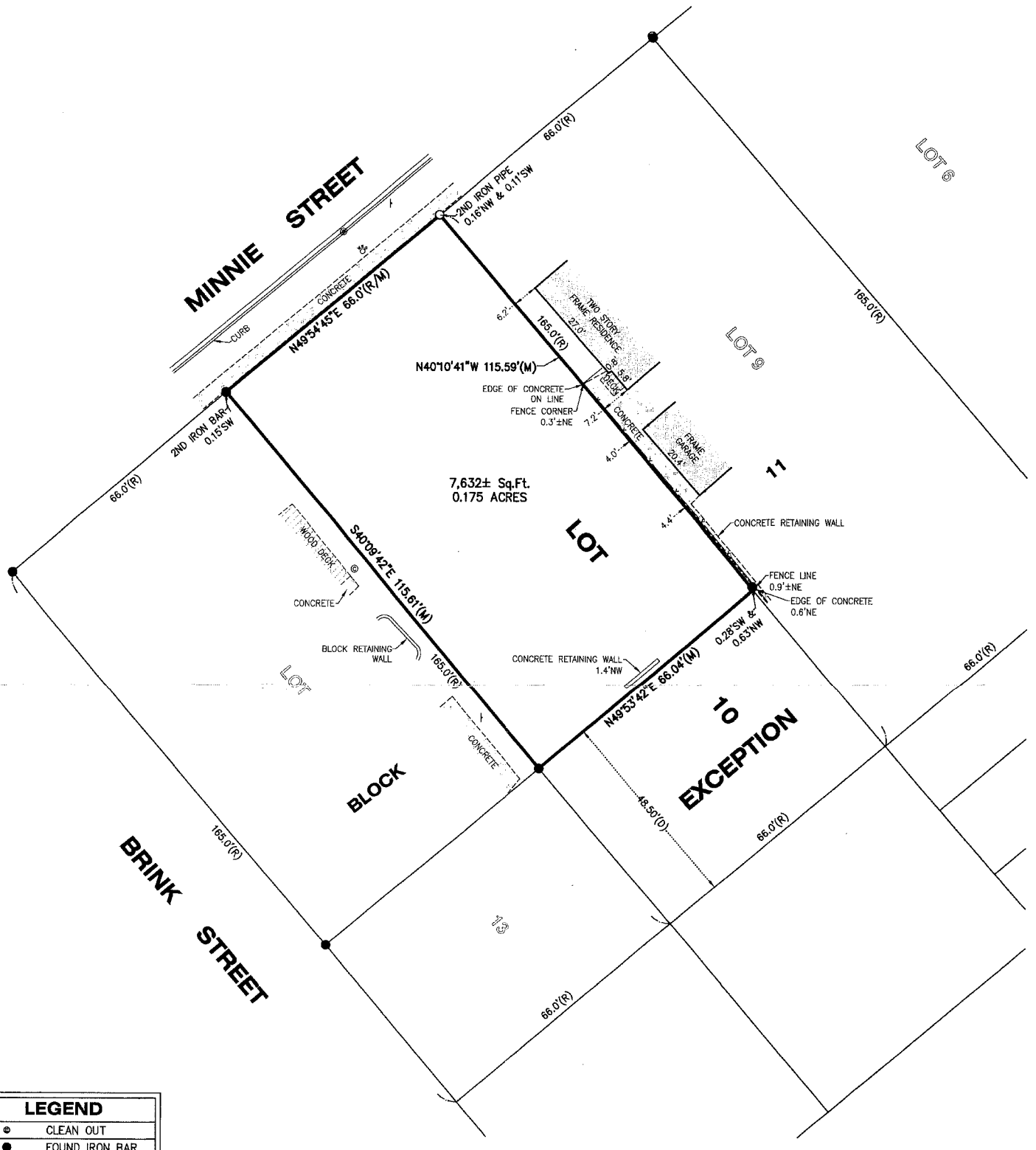
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Vanderstappen
Land Surveying, Inc.
www.vandersinc.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

PLAT OF SURVEY

Lot 10 (except the Southeasterly 48.5 feet thereof) in Block 11 in the Original Plat of Nunda, being a 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.



LEGEND	
⊕	CLEAN OUT
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊦	SIGN
⊕	WATER SHUT-OFF
⊕	WATER STUB
(M)	MEASURED
(R)	RECORD

20' 0' 20' 40'
SCALE: 1" = 20'

WILLIAM J. VANDERSTAPPEN
PROFESSIONAL LAND SURVEYOR #035-002709
ILLINOIS
EXP 11/30/18

CLIENT: DOREEN T. PALUCH, P.C.
DRAWN BY: DAM CHECKED BY: WJV
SCALE: 1"=20' SEC. 32 T. 44 R. 08 E.
BASIS OF BEARING: ASSUMED
P.I.N.: 14-32-478-047
JOB NO.: 170631 I.D. LSV
FIELDWORK COMP.: 8/17/17 BK.___ PG.___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: _____

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.

- **No distance should be assumed by scaling.**
- **No underground improvements have been located unless shown and noted.**
- **No representation as to ownership, use, or possession should be hereon implied.**
- **This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.**

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at Woodstock, McHenry County, Illinois 8/18 A.D., 2017.

Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

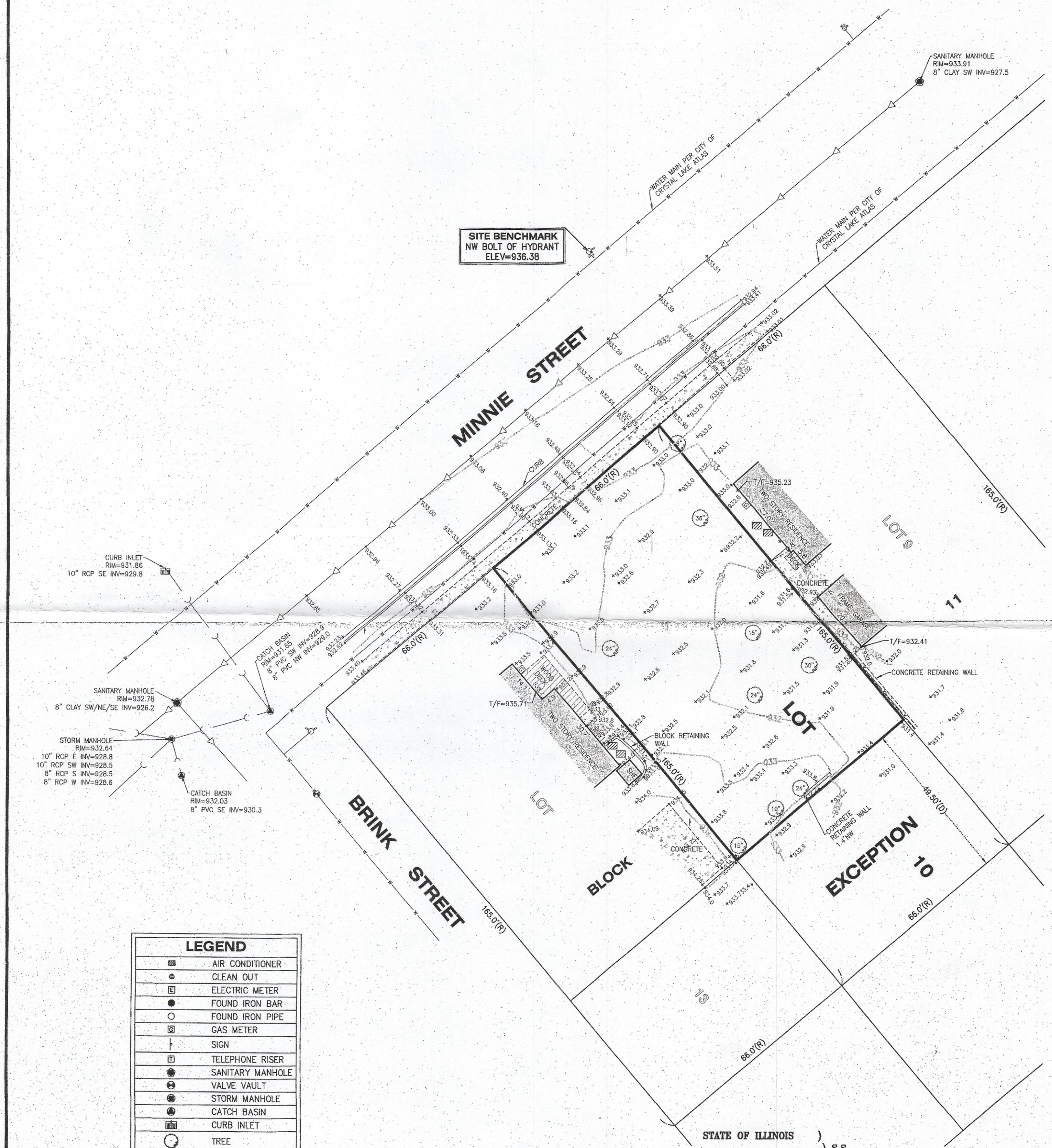
By: _____
Illinois Professional Land Surveyor No. 2709

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Vanderstappen
Land Surveying, Inc.
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Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
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TOPOGRAPHIC SURVEY

Lot 10 (except the Southeasterly 49.5 feet thereof) in Block 11 in the Original Plat of Nunda, being a 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.



LEGEND	
▨	AIR CONDITIONER
⊕	CLEAN OUT
E	ELECTRIC METER
●	FOUND IRON BAR
○	FOUND IRON PIPE
G	GAS METER
⊢	SIGN
T	TELEPHONE RISER
⬟	SANITARY MANHOLE
⊗	VALVE VAULT
▣	STORM MANHOLE
◭	CATCH BASIN
▥	CURB INLET
◯	TREE
(R)	RECORD

PROJECT BENCHMARK
NGS BM "CRYSTAL LAKE 2A" ELEV=928.36 (NAVD88)

20' 0' 20' 40'
SCALE: 1" = 20'

RECEIVED
JAN 10 2018
BY:

CLIENT: PETER KOURTIS
DRAWN BY: DAM CHECKED BY: WJV
SCALE: 1"=10' SEC. 32 T. 44 R. 08 E.
BASIS OF BEARING: ASSUMED
P.I.N.: 14-32-478-047
JOB NO.: 170990 I.D. TPO
FIELDWORK COMP.: 12/28/17 BK. ____ PG. ____
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: 170631

WILLIAM J. VANDERSTAPPEN
PROFESSIONAL LAND SURVEYOR
#035-002709
ILLINOIS
EXP. 11/30/18

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

We, Vanderstappen Surveying, Inc. do hereby state that we have caused the above described property to be topographically surveyed and that the plat hereon drawn is a correct representation of said topography.

This professional service conforms to the current Illinois minimum standards for topographic surveys. This is not a Boundary Survey.

Dated at Woodstock, McHenry County, Illinois 1/3 A.D., 2018.

Vanderstappen Land Surveying, Inc.
Design Firm No. 184-002792

By: _____
Illinois Professional Land Surveyor No. 2709

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