#2018-01
105 Minnie Street – Preliminary/Final PUD & SUP
Project Review for Planning and Zoning Commission

Meeting Date:	February 21, 2018
Request:	Preliminary and Final Planned Unit Development to allow a completely residential project within the B-4 Downtown Business 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) Residential use South: B-4 (Mixed-Use Business) Office and Residential uses East: B-4 (Mixed-Use Business) Residential use West: O (Office) Office and Residential uses
Staff Contact:	Kathryn Cowlin (815.356.3615)

Background:

- The subject property is a vacant lot located on Minnie Street between a residential property and Northern Illinois Counseling Services.
- Residential land uses are permitted in the B-4 zoning district with the approval of a Planned Unit Development.
- Minnie Street has a mix of residential and office uses. The buildings along Minnie Street are single-family and two-family homes, which have been altered to accommodate residential and office uses.

Development Analysis:

Land Use/Zoning

- The site is currently zoned B-4 Mixed-Use Business. The petitioner is requesting Planned Unit Development approval to allow the subject property be developed 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 proposed duplex would have two detached garages, one for each unit.
- The proposed detached garages are located 5 feet from the rear property line. The required setback in the B-4 zoning district for accessory structures is 20 feet. The proposed detached garage locations are consistent with the setback requirement for residential zoning districts.
- The petitioner is requesting a variation of 4-feet from the minimum lot width required for two driveways. The lot is only 66 feet wide and the minimum width to allow two driveways is 70 feet.
- 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	66 feet
Lot Area	5,000 square feet	7,623 square feet
Front Yard Setback	0 feet	21 feet
Side Yard Setbacks	0 feet	16.63 feet and 16.63 feet
Rear Yard Setback	20 feet	~50 feet
Impervious Surface	95%	82%
Building Coverage	70 %	32%

Parking

- The UDO parking requirement is 2 per dwelling unit, 1 space to be an enclosed garage and 1 can be a driveway at least 21 feet long. The proposed development meets this requirement.

Architecture

- The proposed duplex meets the infill two-family residential UDO design standards.
- The proposed duplex has a front porch and detached garages which match the character of the existing neighborhood.

Findings of fact:

PRELIMINARY and FINAL PLANNED UNIT DEVELOPMENT

The petitioner is requesting approval of a Preliminary/Final Planned Unit Development to allow a 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*

Planned Unit Development Variation
The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements which may otherwise require individual requests and applications for zoning variations.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. Although a formal variation request is not required to be made in conjunction with a Planned Unit Development, Staff identifies those aspects of the Planned Unit Development which effectively result in variations from UDO requirements. If the evidence is not found to justify these variations from the UDO that fact shall be reported to the City Council with a recommendation that the variations from the UDO which are proposed as part of the Planned Development be lessened or denied.

The Planned Unit Development proposed by the Petitioner includes the following variations from the UDO:

1. Article 3-200 Accessory Structure Rear Yard Setback to permit the detached garages to be located 5 feet from the rear property line, a variation of 15 feet.
2. Appendix A-400(C) to allow two driveways on a lot less than 70 feet in width, a variation of 4 feet.

The proposed development has been designed to complement the existing land uses on Minnie Street. Minnie Street is within the transitional area between the downtown district and residential neighborhoods to the west. Due to the unique area that the proposed development is located, the variations are appropriate.

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:

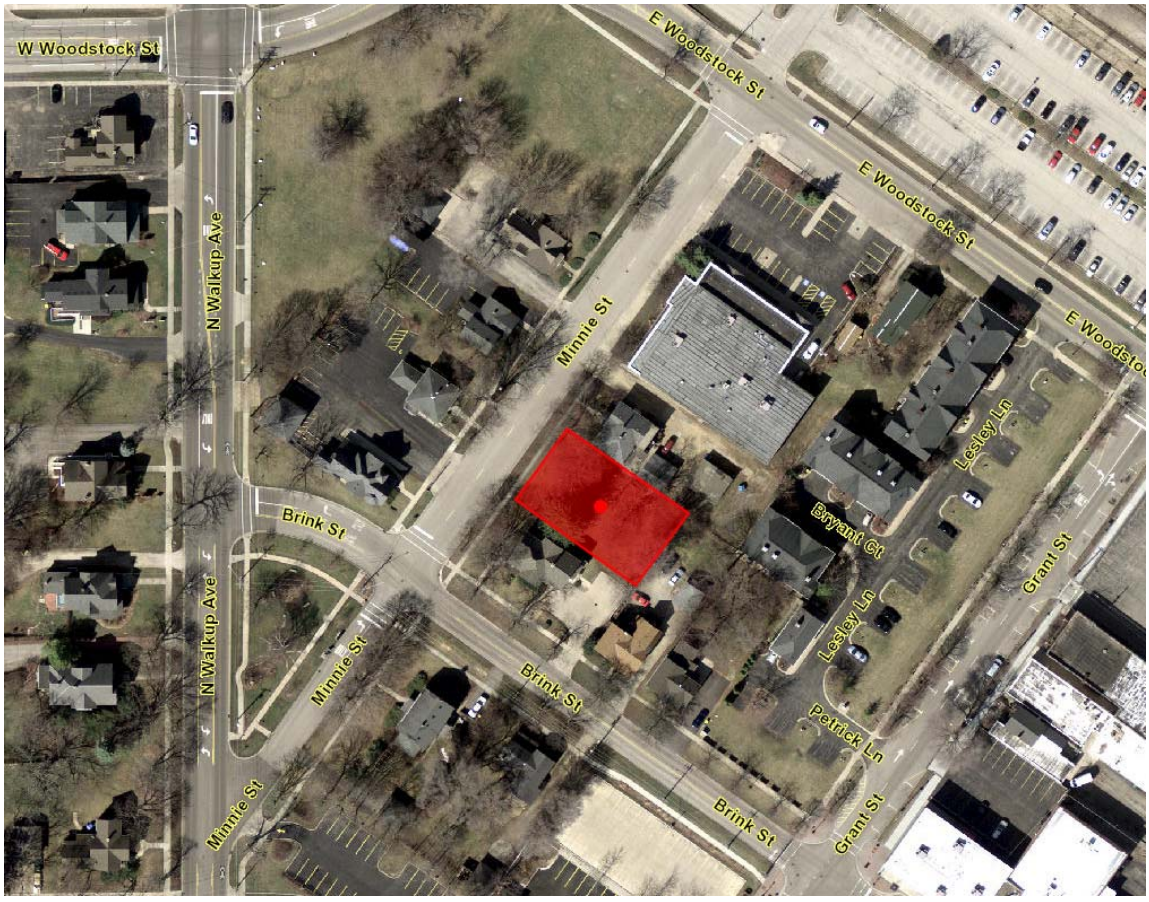
If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Kourtis, received 01/03/18)
   B. Plat of Survey (Vanderstappen, dated 08/17/17, received 01/03/18)
   C. Elevations (James R. Byrnes, dated 12/20/17, received 01/03/18)
   D. Site Plan (James R. Byrnes, dated 12/20/17, received 01/03/18)

2. The petitioner shall address all of the review comments and requirements of the Community Development and Fire Rescue Departments.

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

RECEIVED
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.

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE APPLICATION OF Pete Kourtis

LEGAL NOTICE

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 upon the application of Pete Kourtis, seeking a Preliminary/Final Planned Unit Development, Special Use Permit and Variations located at 105 Minnie St., Crystal Lake, Illinois. PIN 14-32-478-047.

This application is filed for the purpose of seeking a Preliminary/Final Planned Unit Development and Special Use Permit pursuant to Article 4-500, 9-200(E) to allow a residential duplex. A variation from Article 3-200(B)(4) 20-foot minimum rear setback for detached accessory structures to allow a 5-foot setback and A-400(C) to allow two driveways on a lot less than 70 feet in width, as well as any other variations as necessary to complete the project as proposed. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday February 21, 2018, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald on February 5, 2018) 1503701

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, FEBRUARY 7, 2018
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

The meeting was called to order by Chairman Hayden at 7:30 p.m. On roll call, members Batastini, Esposito, Goss, Greenman, Jouron, Skluzacek, and Hayden were present.

Elizabeth Maxwell, Senior Planner, and Katie Cowlin, Planner, were present from Staff.

Mr. Hayden asked those in attendance to rise to say the Pledge of Allegiance. He led those in attendance in the Pledge.

Mr. Hayden stated that this meeting was being televised now, as well as, recorded for future playback on the City's cable station. He added to please use the sign in sheets in the rear of the Chambers.

2018-01 KOURTIS – 105 Minnie St – PUBLIC MEETING
A motion is requested to set a public hearing date of February 21, 2018.
Preliminary/Final Planned Unit Development for a residential duplex and Special Use Permit for a residential building in the B-4 zoning district.

Mr. Hayden stated the petitioner is requesting to set a public hearing date of February 21, 2018.

Peter Kourtis was present to represent his petition. Mr. Kourtis said he is requesting approval for a residential duplex building in the "B-4" zoning district. He showed the footprint of the plan and has worked with staff to determine the best look for the building. The lots are very small and hard to accommodate the required parking. Mr. Kourtis said he has a vested interest on property on First Street as well that will be coming before the City soon. He described the uses in the area. Staff suggested detached garages and in the rear, which fits into the existing area. There will be two driveways one for each unit. Mr. Kourtis said the units won't be very large, but they will have 9 foot ceilings and other amenities.

Mr. Hayden said this is only the public meeting but asked if there was anyone who would not be able to attend the next meeting and would like to comment on this request. There was no one in the public who wished to comment on this request. The public portion was closed at this time.

Mr. Goss said this will be a nice addition to the area and agrees with the two driveways.

Mr. Skluzacek said the building looks fine. The property has many trees and it looks like several need to come down. Mr. Kourtis asked if the garages could be configured so fewer trees will need to be removed. Mr. Skluzacek said there is some work to be done here.

Mr. Esposito said this use fits in with the neighborhood.

Members Greenman, Jouron, and Batastini said they were ok with the request and did not have any questions.

Mr. Hayden said the petitioner is not asking to change the zoning, but essentially the petitioner is. He is not sure he would want residential in that area. The way the building is configured there is not a lot of open space. Mr. Hayden said there is not a lot of room in a one-car garage for storage. Mr. Kourtis said he didn't push having a two car garage. Mr. Hayden said if there are two two-car garages that would eliminate even more green space. Mr. Kourtis said he will build a better product and hope to have better tenants. Mr. Hayden said he has an open mind now and wanted to give the petitioner his opinion. He is judging on the plan being presented now. He said if the vote were taken today, he would vote no on this project and this is only his opinion. They can continue the discussion at the public hearing.

Mr. Esposito moved to set the public hearing date of February 21, 2018 for Kourtis at 105 Minnie Street. Mr. Goss seconded the motion. On roll call, all members voted aye. Motion passed.





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:
Cloud:
Plan No:

Sheet Number: **1**

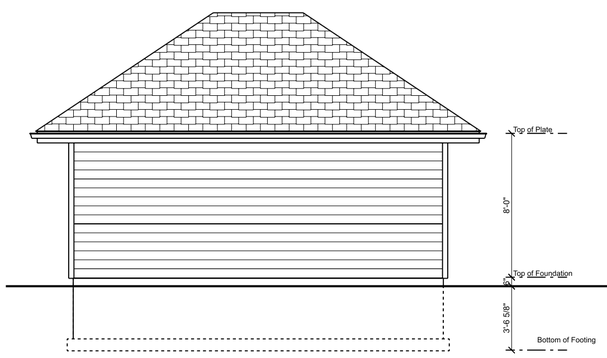
Minni Street Duplex

Front Elevation

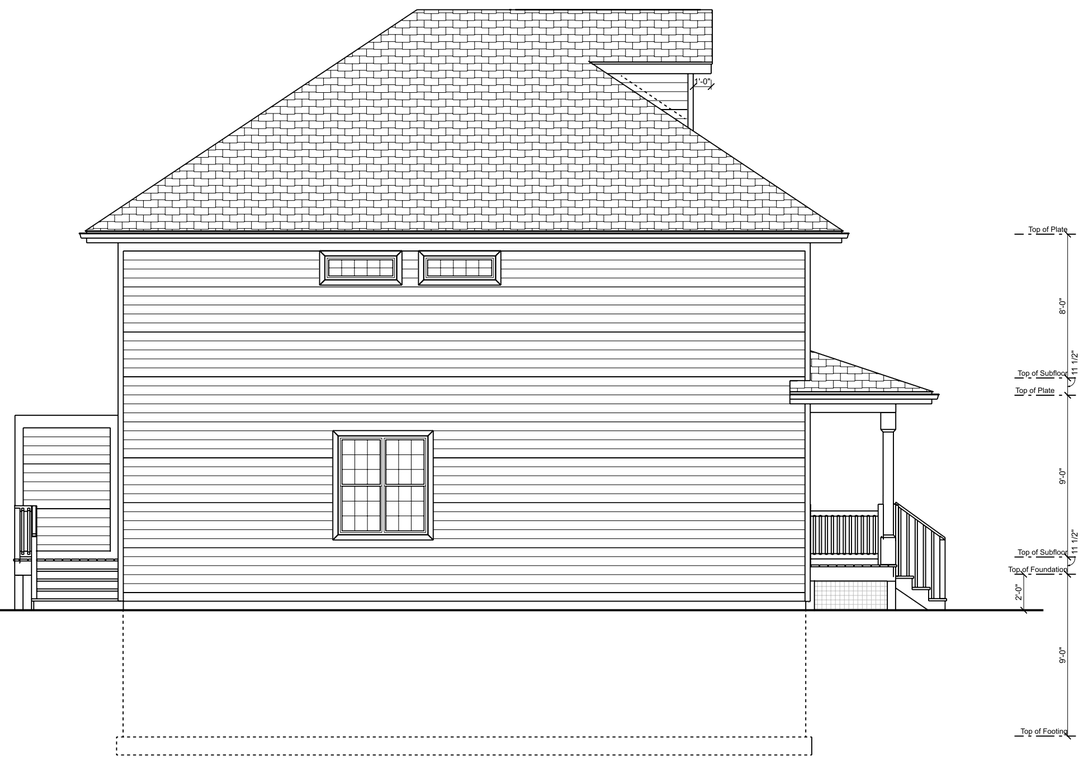


Rear Elevation





Left Side Elevation



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Elevations

Duplex Residence
Minni Street Duplex
Crystal Lake, Illinois

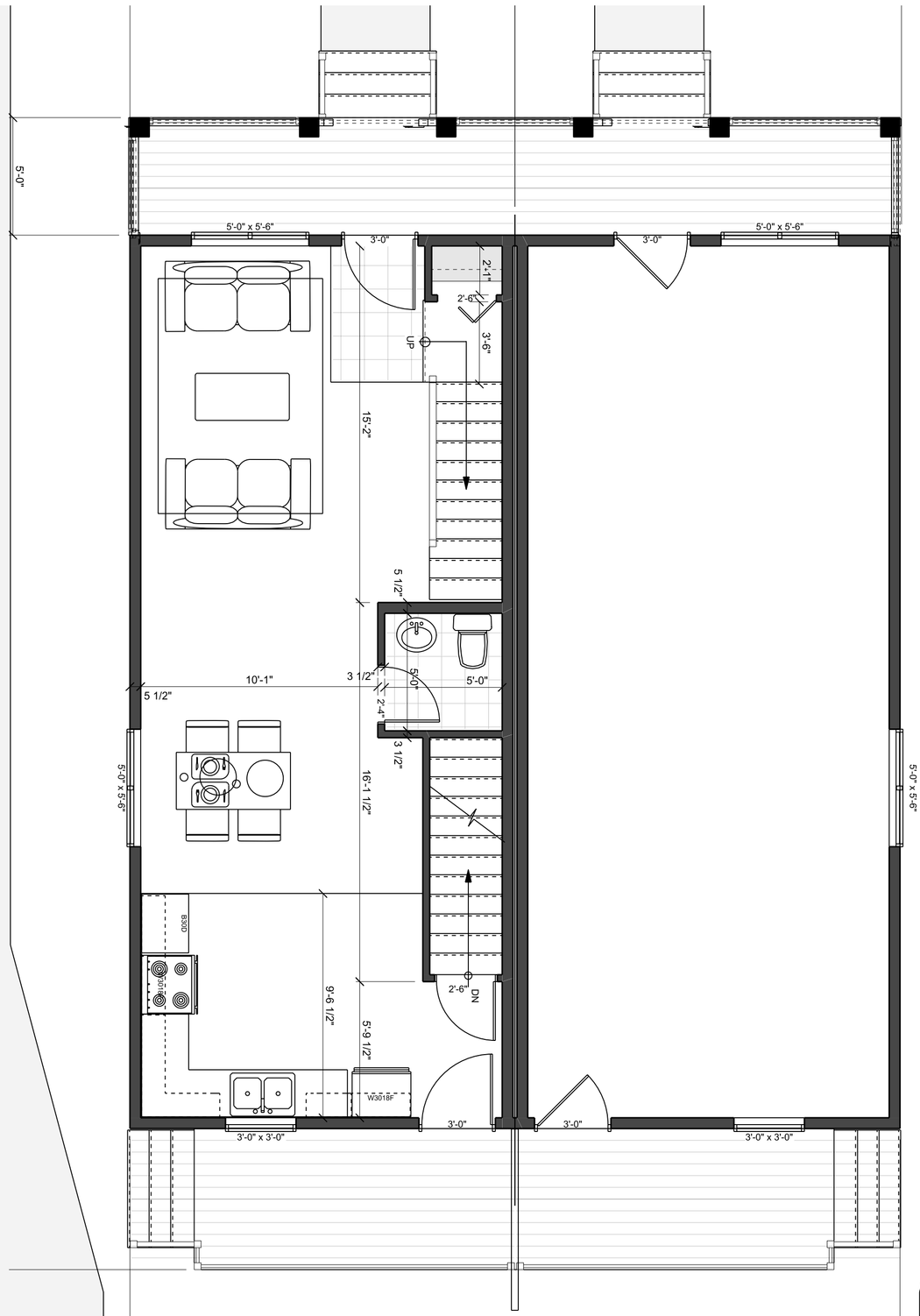
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2

FIRST FLOOR PLAN

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



1048 sf
977
2025 sf

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Sheet Number: 3

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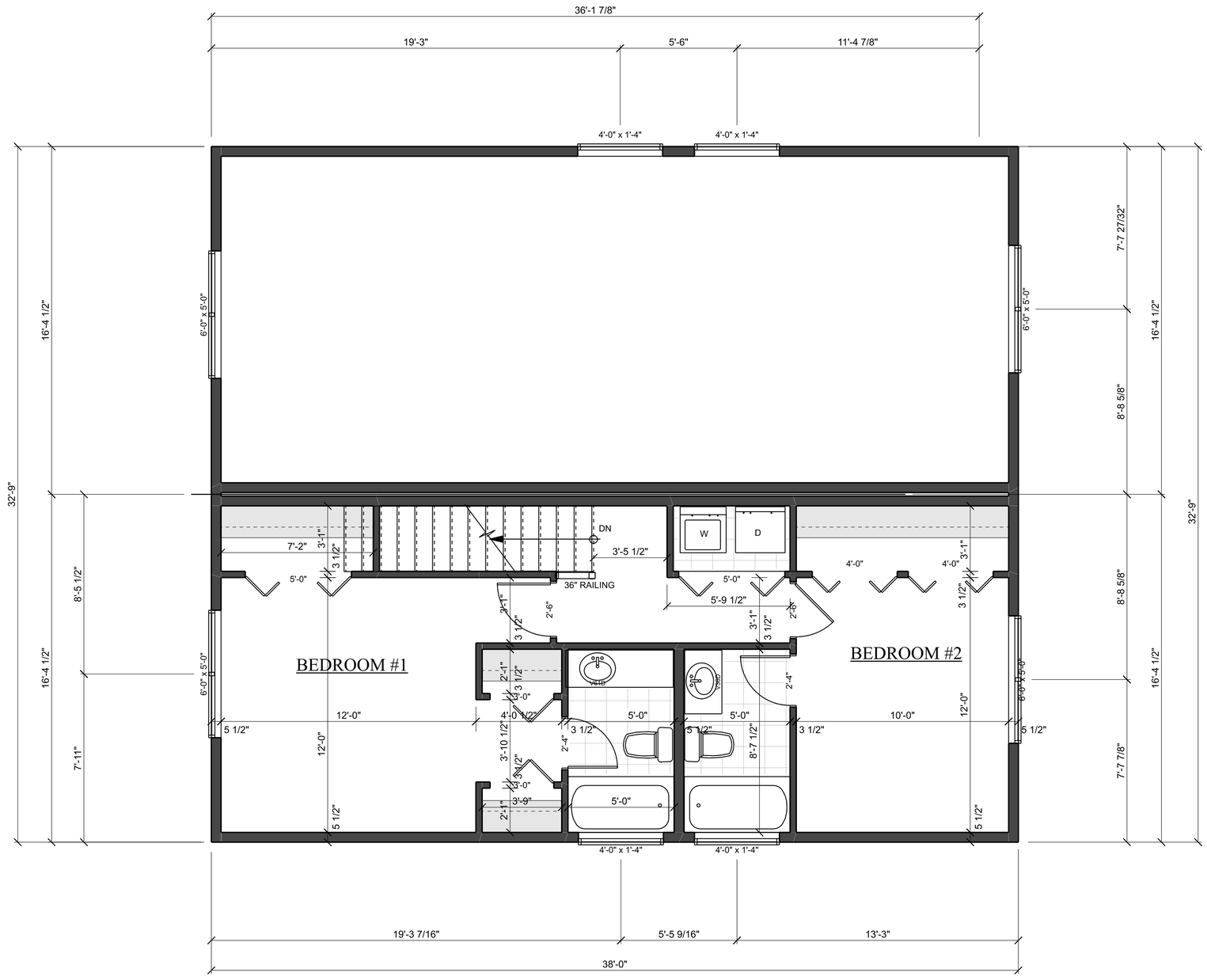
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First Floor Plan

Duplex Residence
Minni Street Duplex
Crystal Lake, Illinois

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SECOND FLOOR PLAN

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

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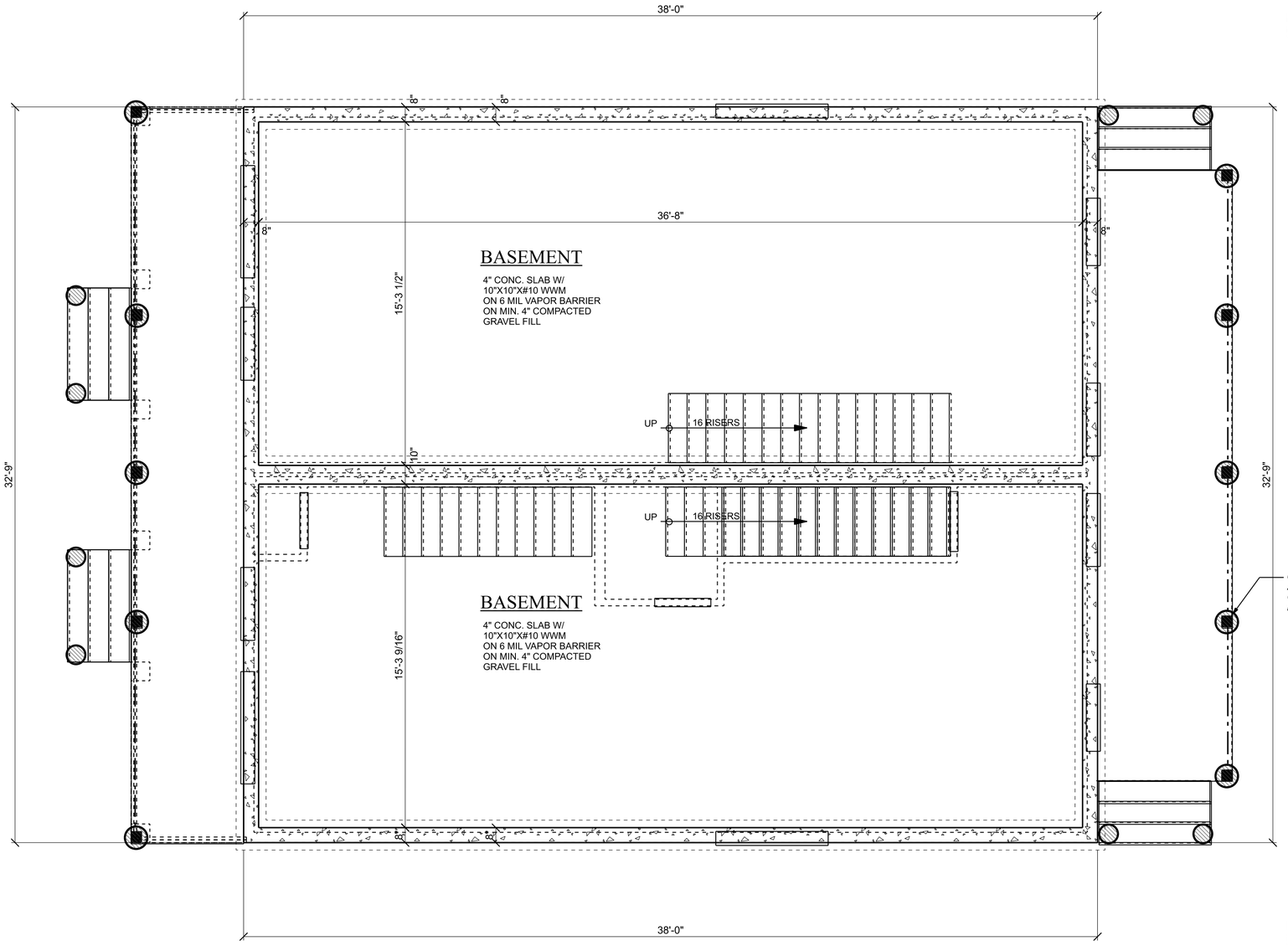
Second Floor Plan

Duplex Residence
Minni Street Duplex
Crystal Lake, Illinois

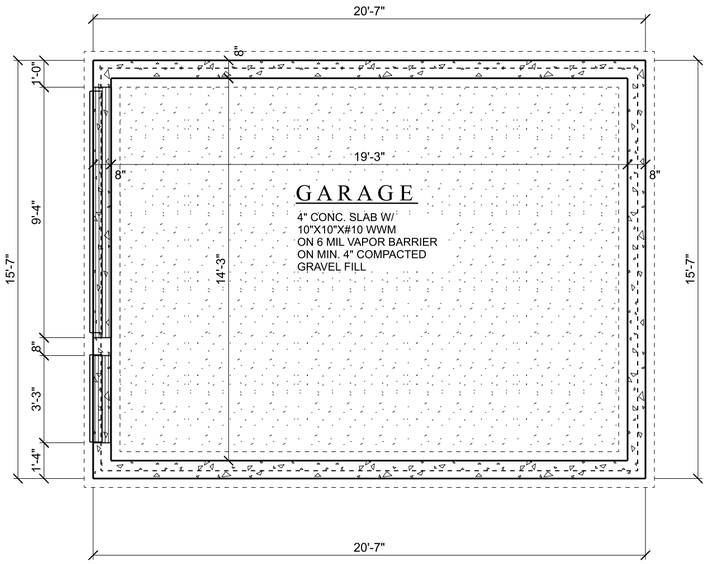
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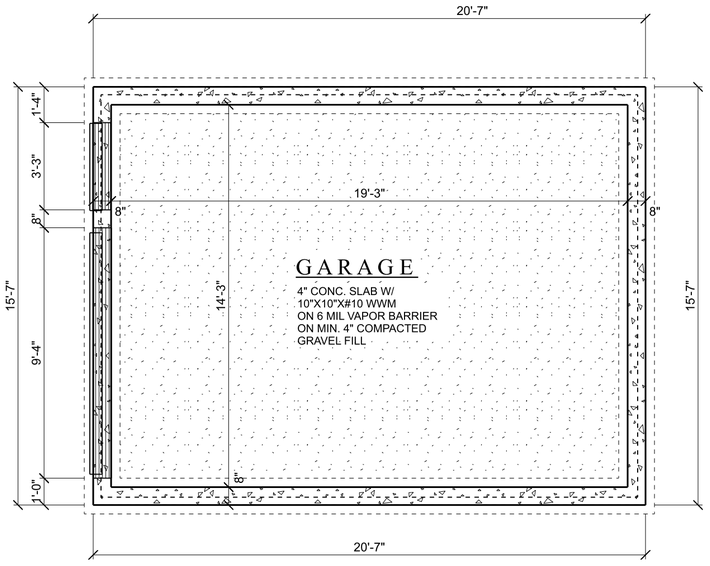
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6X6 TREATED POST ANCHOR TO 12" RND. CONC PIER MIN. 42" BELOW FIN. GRADE





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

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

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Foundation Plan

Duplex Residence
Minni Street Duplex
Crystal Lake, Illinois

No.	Date:	Revision
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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

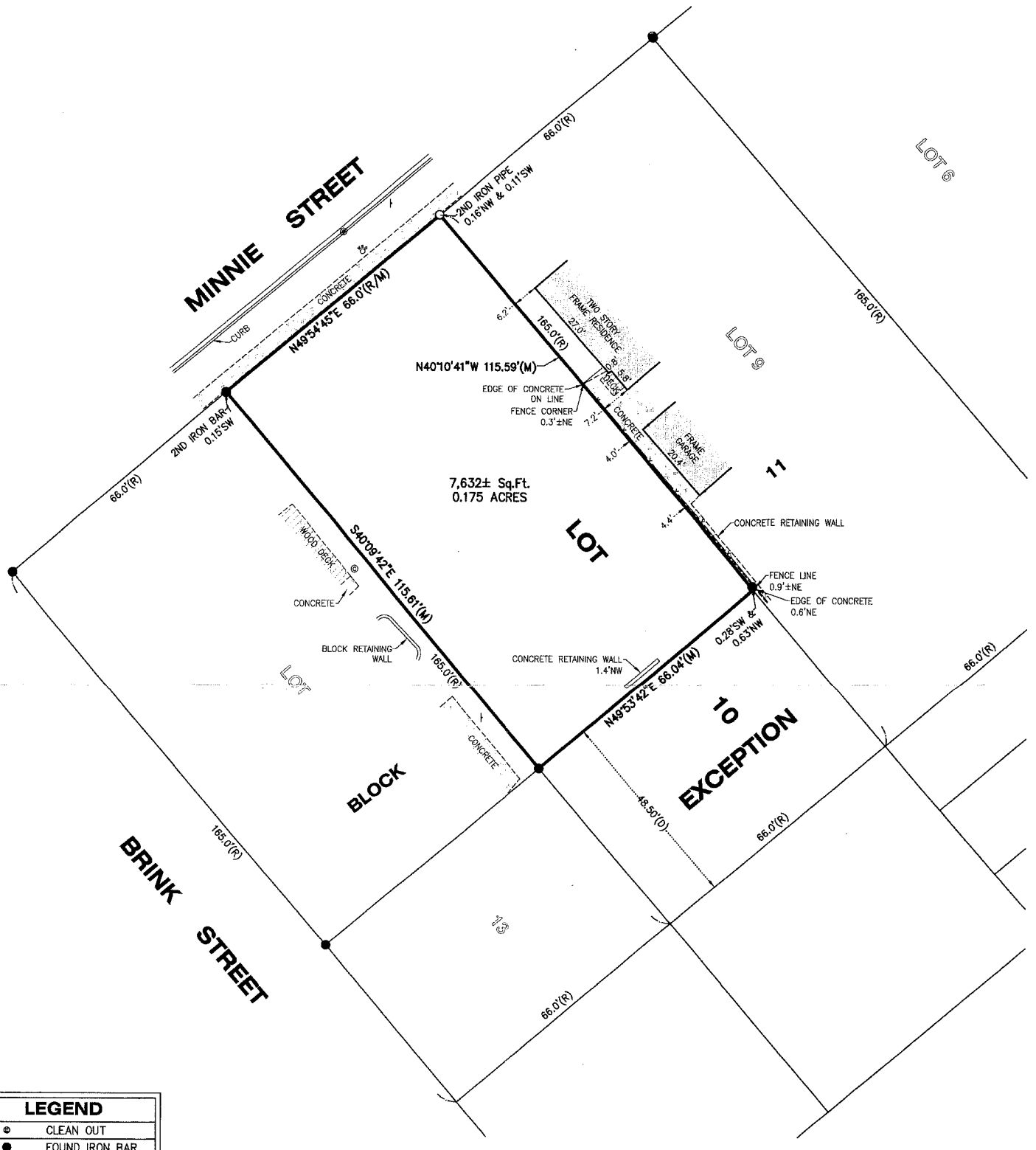
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Vanderstappen
Land Surveying, Inc.
www.vandersinc.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

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

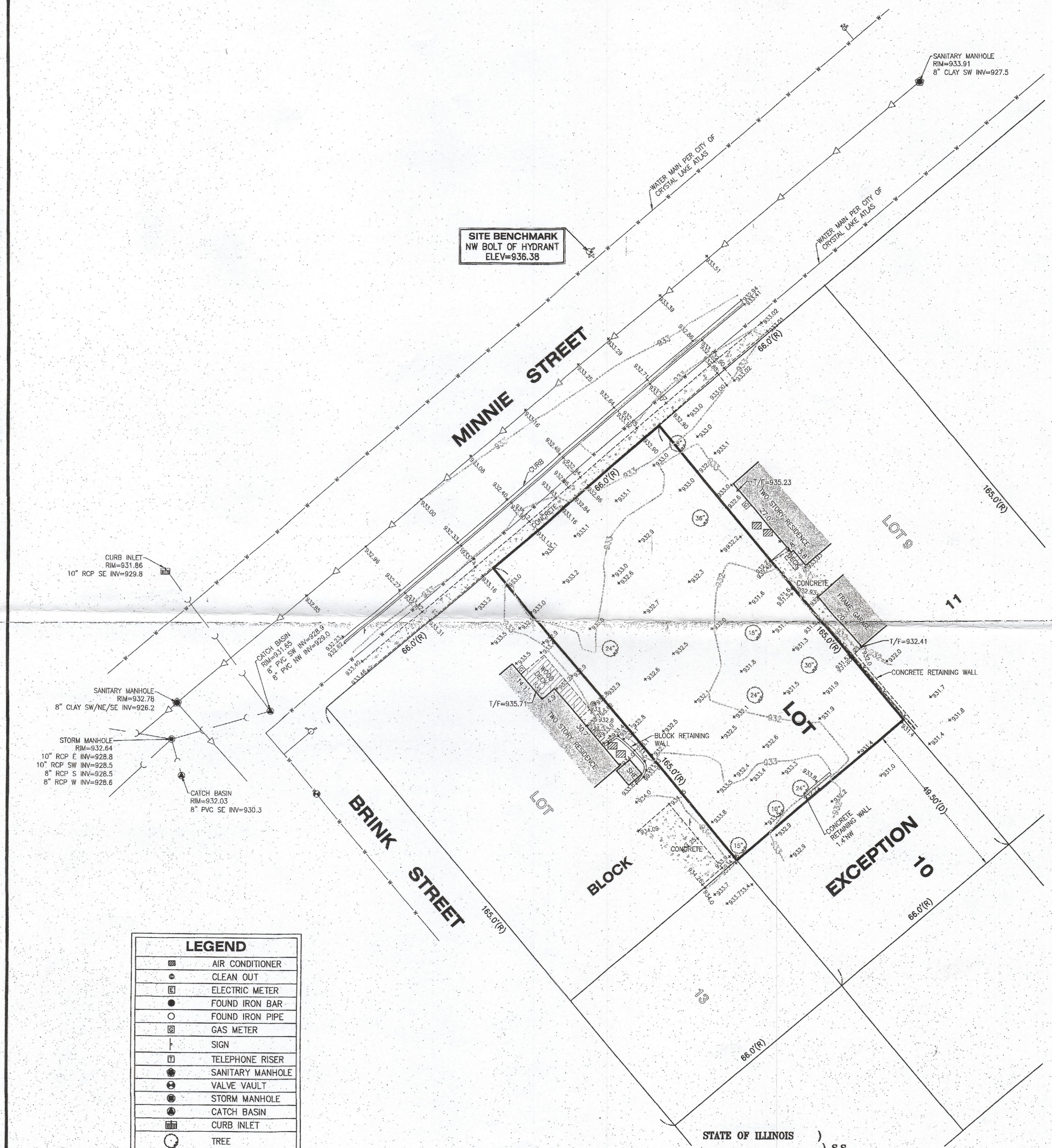
By: _____
Illinois Professional Land Surveyor No. 2709

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

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

Y:\PLATS\2017\0800-0999\170990_V-170990\170990.dwg-Layout1-1/5/2018 10:04 AM