#2018-34
Senior Care Homes – Special Use Permit
Project Review for Planning and Zoning Commission

Meeting Date:	June 20, 2018
Request:	Special Use Permit to allow a nursing care facility.
Location:	752 Saddle Ridge
Existing Zoning:	RE – Residential Estate
Surrounding Properties:	North: RE – Residential Estate South: RE – Residential Estate East: RE – Residential Estate West: McHenry County R-1 – Single-Family Residential
Staff Contact:	Kathryn Cowlin (815.356.3798)

Background:

- Existing Use: The subject property is single-family home in the Goerdt Subdivision.
- UDO Requirements: Nursing care facilities are required to obtain a special use permit. Nursing care facilities are permitted with a special use permit in the Farming, Office and all residential zoning districts.
- The UDO defines **nursing care facilities** as establishments primarily engaged in providing inpatient nursing and rehabilitative services. The care is generally provided for an extended period of time to individuals requiring nursing care. These establishments have a permanent core staff of registered or licensed practical nurses who, along with other staff, provide nursing and continuous personal care services. Examples include convalescent homes or convalescent hospitals (except psychiatric), nursing homes, homes for the elderly with nursing care, rest homes with nursing care, inpatient care hospices, etc.

Development Analysis:

General

- Request: The petitioner is requesting a special use permit for a nursing care facility, utilizing the existing residence.
- Land Use: The Comprehensive Land Use map shows the area as Estate Residential which is an appropriate land use designation given the residential character of the area.
- Zoning: The site is zoned Residential Estate.

NURSING CARE FACILITY

- The petitioner describes the proposed use as a home care, assisted living and shared housing for seniors 55 years and older.
    - Daily assistance with bathing, nutrition, hydration, medication supervision and socialization will be provided.
    - The home would be limited to eight (8) unrelated seniors per the Illinois Department of Public Health.
- The home was built handicap accessible and has a total of 16 rooms with five bedrooms and 6.5 baths.
- The home would employ professional staff to assist in caring for the residents.
- The proposed use requires the special use permit for a nursing care facility since professional staff will be onsite.
- Nursing care facilities are permitted as a special use in all of the residential zoning districts. The specific special use permit criteria are listing in the Findings of Fact section of this report.



Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Estate Residential, which allows for existing and future single-family residential uses. The following goal is applicable to this request:

Land Use – Estate Residential

Goal: Encourage a diversity of high quality housing in appropriate locations throughout the city that supports a variety of lifestyles and invigorates community character.

This can be accomplished with the following supporting action:

Supporting Action: Preserve and enhance the character and livability of existing residential area with architectural and development guidelines. Promote safe, clean and well-maintained housing by encouraging regular repair and maintenance of housing.

Findings of Fact:

The petitioner has requested a Special Use Permit to allow a nursing care facility at the subject property. Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 B of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. 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*

Nursing care facilities must also meet the following specific standards established in Section 2-400 of the Unified Development Ordinance. The criteria are as follows:

1. General: Applications for nursing care facilities and continuing care retirement communities shall include a description of the proposed use, including the maximum number of residents and the nature of the condition or circumstances for which care, or a planned treatment or training program will be provided, the number of staff and the name of the agency responsible for regulating or sponsoring the use.

   ☐ *Meets* ☐ *Does not meet*
   The home is restricted to eight unrelated seniors.

2. Loading area: A drop-off/pick-up area in front of the building, that can accommodate at least one 20 feet long vehicle and exclusive of the required parking lot drive aisles, shall be provided. Depending on the facility size, a larger area may be required to accommodate additional vehicles.

   ☐ *Meets* ☐ *Does not meet*
   The home has a circle drive in addition to an extended driveway. A 20-foot drop-off area is accommodated by the circle drive.

3. Natural features: The development plan shall identify all natural features such as wetlands, water features, mature tree stands, steep slopes and, where feasible, preserve these existing natural features.

   ☐ *Meets* ☐ *Does not meet*

4. Recreational open space: Usable on-site open space appropriate to the needs of the residents and the nature of the care, treatment or training provided shall be provided.

☐ *Meets* ☐ *Does not meet*

5. Other applicable regulations: The proposed facility shall maintain all applicable licenses required by the appropriate agencies for the use described in the application.

   ☐ *Meets* ☐ *Does not meet*

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, it should be with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Therese Rubino-Goerdt, dated 05/23/18, received 05/29/18)
   B. Floor Plan (Therese Rubino-Goerdt, dated 05/23/18, received 05/29/18)

2. The subject property is limited to 8 residents including live-in staff.

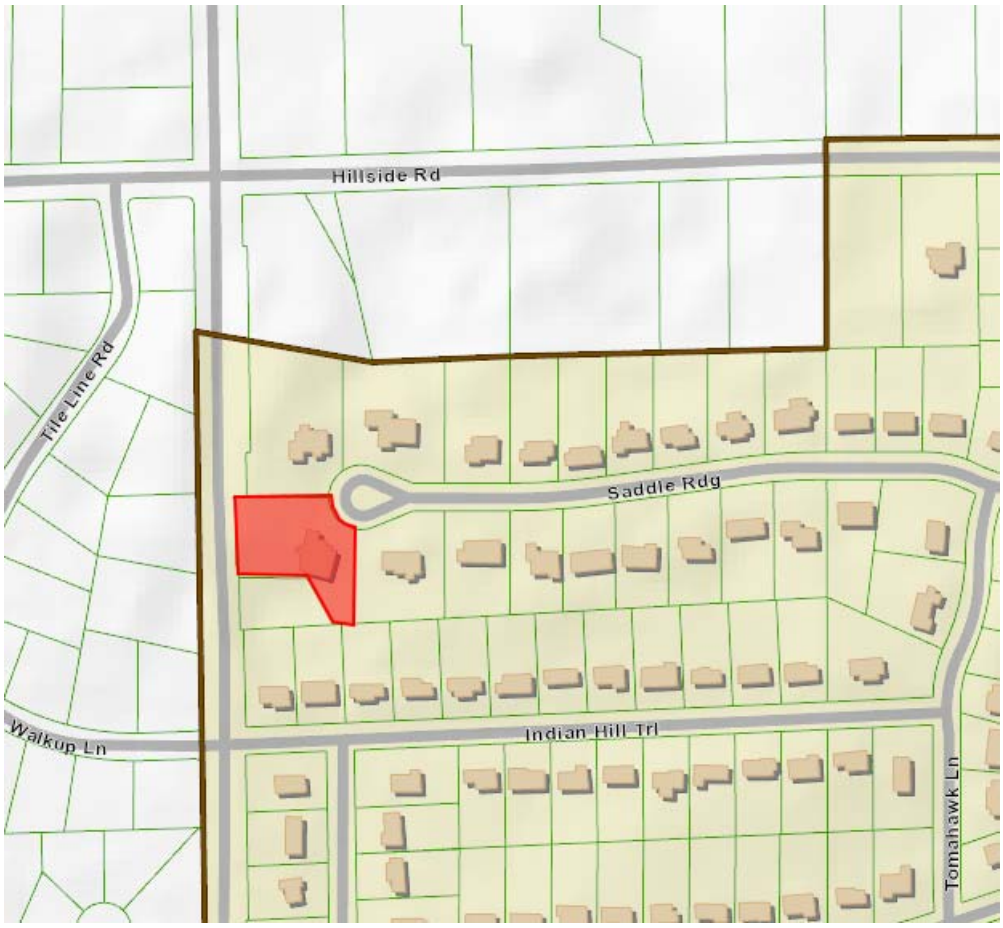
3. Outdoor recreation should be limited to the rear yard.

4. Any signage must comply with the UDO residential signs restrictions.

5. Visitors and staff must park in the driveway for the residence.

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

PLN-2018-00034 SENIOR CARE HOMES – 752 SADDLE RIDGE





City of Crystal Lake
Development Application

Office Use Only
File # PLN-2018-00034

Project Title: Special Use for Senior Care Homes of Crystal Lake, In.

RECEIVED
MAY 29 2018
BY:

Action Requested

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

Petitioner Information

Name: Senior Care Homes of Crystal Lake
Therese Rubino-Goerdt
Address: 752 Saddle Ridge, Crystal Lake, 60012
Phone: 815-353-1515
Fax: 815-308-0035
E-mail: seniorcarehomescl@gmail.com

Owner Information (if different)

Name: Senior Health Properties, LLC
Address: 2706 Manitou Trail,
McHenry, IL 60051
Phone: 773-726-1006
Fax: 815-308-0035
E-mail: chuckamerican@att.net

Property Information

Project Description: Residential Home Care/Assisted Living/Shared Housing according to the Illinois Code 295.2000 licensing law, caring for seniors 55 years and older needing daily assistance with bathing, nutrition, hydration, medication supervision and socialization. This home was build handi cap accessible with a 3 floor elevator, 36" doorways and rampped entryways. There are 5 bedrooms, 6.5 baths and plenty of homey space to share.

Project Address/Location: 752 Saddle Ridge, Crystal Lake, IL 60012

PIN Number(s): 14-29-426-0034

Development Team

Please include address, phone, fax and e-mail

Developer: N/A

Architect: N/A

Attorney: Joe Gottemoller, 1 N. Virginia St., Crystal Lake, IL 60014

Engineer: N/A

Landscape Architect: N/A

Planner: N/A

Surveyor: VanderSteppen, 1316 N. Madison St., Unit A, Woodstock, IL 60098

Other:

Signatures

Senior Care Homes of Crystal Lake, Inc. Theresa Ruhe-Gaedt 5-23-2018

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.

Senior Health Properties,LLC., Charles J. Benish Charles J. Benish

OWNER: Print and Sign name **Date** 05/23/2018

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.

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

BEFORE THE BUILDING & ZONING BOARD OF
THE CITY OF CRYSTAL LAKE, ILLINOIS

IN THE MATTER OF THE PETITION
)
OF)
)
Senior Health Properties, LLC.)
SENIOR CARE HOMES OF CRYSTAL LAKE, INC.)
FOR A SPECIAL USE PERMIT)

PETITION

Your Petitioners, Senior Health Properties, LLC., Charles Benish, Senior Care Homes of Crystal Lake, Inc.by their attorney, Joe Gottemoller, 1 N. Virginia St., #A, Crystal Lake, IL 60014 respectfully represent unto this Honorable Board as follows:

1. Senior Health Properties, LLC, Charles Benish, owner of record of a 1.13 Acre parcel of land located within the Limits of the City of Crystal Lake, Illinois, 60012. Its common address is **752 SADDLE RIDGE,** and is legally described on the exhibit attached hereto as Exhibit A (hereinafter referred to as the "subject property"). The subject property is located on the Cul da Sac of Saddle Ridge. Owner's address is 2607 W. Manitou Trail, McHenry, Illinois, 60051.

2. Senior Care Homes of Crystal Lake, Inc. is the lessee of the subject property and is in the business of providing Residential Home Care/Assisted Living/Shared Housing Establishment for Seniors, of the Illinois Health Care Code 295.2000. Caring for seniors in a private home setting; its address is 752 Saddle Ridge, Crystal Lake, Illinois, 60012.

3. The subject property has been assigned 14-29-426-034, as its Permanent Property Index Number.

4. The property immediately adjacent to the subject property are zoned R-2 Estate by the City of Crystal Lake, Illinois, and are used for residences as such. The property to the immediate north of the subject property located to the North is 749 Saddle Ridge, Crystal Lake, Illinois, 60012. The property immediately to the east of the subject property is 748 Saddle Ridge, 30 Indian Trail, 40 Indian Trail. Walkup Road is immediately to the West of the property, directly South is an acre of land dedicated to the City of Crystal Lake for the sole purpose of detention. all parcels are in the city limits of Crystal Lake, Illinois, 60014.

5. The subject property is currently improved with as a single-family residence of 16 rooms, 5 suites, 6.5 baths, family room, music room, workout room, formal dining room, library, sitting room, kitchen, great room, game room, laundry room. The subject is ADA compliant with ramped entries, 30' doorways and a 3 floor elevator as described in Floor plans as **Exhibits E-1, 2, 3.**

6. The Petitioners do not request a reclassification of zoning, but request a SPECIAL USE PERMIT. This Permit will allow the single-family residence currently located on the subject property to be used as a 5 suite home for a Residential Home Care/Assisted Living/Shared Housing Establishment for Seniors, as per the Illinois Health Care Code 295.2000 (as defined by and licensed by the State of Illinois), which would be operated by Senior Care Homes of Crystal Lake, Inc. This Residential Home Care/Assisted Living/Shared Housing Establishment for Seniors, will be limited to seniors, aged fifty-five (55) years and older, that need a home that provides limited help with their daily living.

7. The Residential Home Care/Assisted Living/Shared Housing Establishment for Seniors, Illinois Code 295.2000, this Code will require Senior Care Homes of Crystal Lake, Inc. to become licensed to meet the Codes requirements. Code 295.2000 shall limit the occupancy to eight (8) unrelated seniors, plus the necessary number of on-site staff of caregivers, nurses, or management, as required by the State of Illinois.

8. Senior Care Homes of Crystal Lake, Inc. shall provide a 24/7 caregivers. All caregivers will be screened with background checks as in accordance to the restrictions of the IL Code 295.2000. The care and safety of the residents is our first priority.

9. Senior Care Homes of Crystal Lake, Inc. will only post minimal approved signage allowed by the City of Crystal Lake and comply with the Illinois Code 295.2000 requirements. The purpose of minimal signage will be for identification for families or emergency responders such as the Fire Department.

10. Senior Health Properties, LLC., Senior Care Homes of Crystal Lake, Inc., shall comply with the Illinois Code 295.2000 requirements and recommendations for safety. Fire Sprinklers are required as per the Illinois Code 295.2000 and will be installed and meet all the codes and ordinances of the city of Crystal Lake. The Crystal Lake Fire Prevention department will be contacted for the final approval of this installation. As per Code 295.2000 regulations, Quarterly Fire Drills will be conducted and recorded.

11. Senior Health Properties, LLC. will comply with the Residential Home Care/Assisted Living/Shared Housing Establishment for Seniors Code 295.2000 and shall not be operated as a not for profit or charitable organization.

Included will be:

EXHIBIT A Legal Description

EXHIBIT B Petition a list of all persons either owning or paying taxes on lands which are contiguous to or abut the real estate described herein along with government agencies entitled to notice of these proceedings.

EXHIBIT C Pictures of residents enjoying the home

EXHIBIT D Land Survey of the subject property indicating the location of the improvements.

EXHIBIT E Subject property floor plan and Building specifications of all 3 levels

EXHIBIT F Current Septic certification

EXHIBIT A

Legal Description:

LOT 3 IN GOERDT SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST, QUARTER OF SECTION 29, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECOREDED NOVEMBER 2, 1999 AS DOCUMENT NUMBER 1999R0076068, IN MCHENRY COUNTY, ILLINOIS.

PERMANENT PROPERTY INDEX NO:

14-29-426-034

COMMONLY KNOWN AS: 752 SADDLE RIDGE, CRYSTAL LAKE, ILLINOIS, 60012

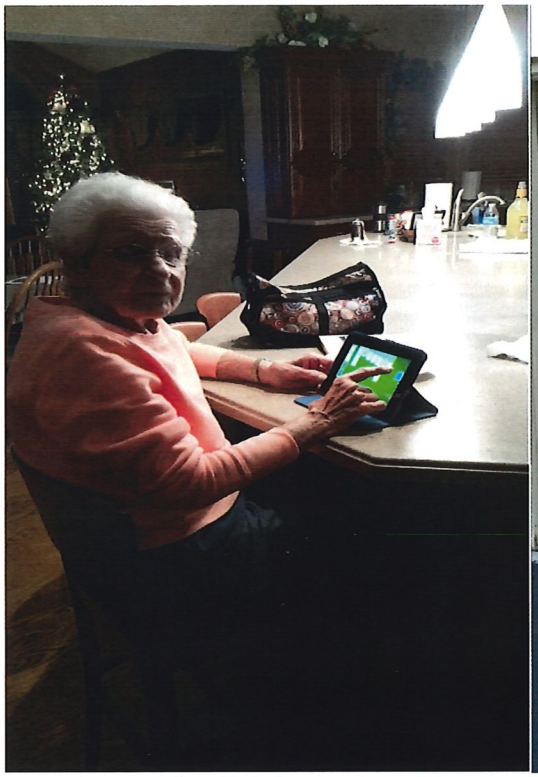
CLASSIFIED AS: R-2 ESTATE DISTRICT BY THE CITY OF CRYSTAL LAKE, ILLINOIS

EXHIBIT B

ALL PERSONS EITHER OWNING OR PAYING TAXES ON LANDS WHICH ARE CONTIGUOUS TO OR ABUT THE REAL ESTATE DESCRIBED IN THE PETITION FOR A SPECIAL USE PERMIT.

NAME	PROPERTY INDEX NUMBERS
1. SUSAN KOCH 749 SADDLE RIDGE CRYSTAL LAKE, IL 60012	14-29-426-047
2. CATHERINE AMES 748 SADDLE RIDGE CRYSTAL LAKE, IL 60012	14-29-426-040
3. NANETTE RUTLEDGE 30 INDIAN HILLS TRAIL CRYSTAL LAKE, IL 60012	14-29-426-008
4. JEREMY/ANN TUCKER 40 INDIAN HILLS TRAIL CRYSTAL LAKE, IL 60012	14-29-426-009

EXHIBIT C



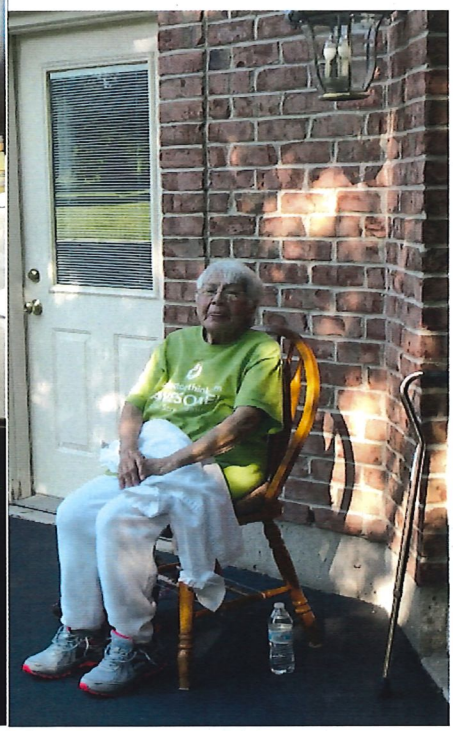




EXHIBIT D

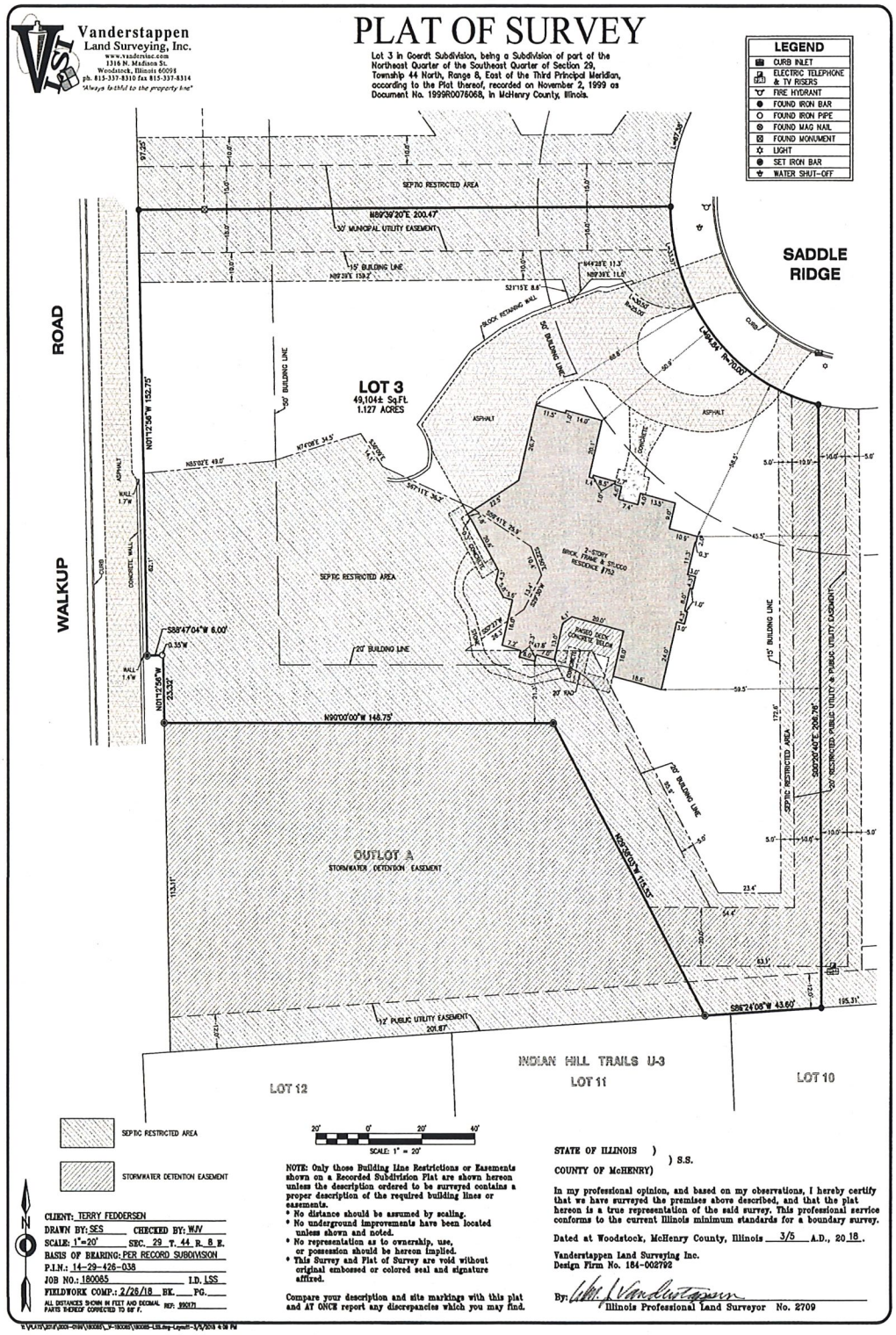

Vanderstappen
Land Surveying, Inc.
www.vandersinc.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always located on the property line"
PLAT OF SURVEY
Lot 3 in Goerdt Subdivision, being a Subdivision of part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 44 North, Range 8, East of the Third Principal Meridian, according to the Plat thereof, recorded on November 2, 1999 as Document No. 1999R0075068, in McHenry County, Illinois.
LEGEND
CURB INLET
ELECTRIC TELEPHONE & TV RISERS
FIRE HYDRANT
FOUND IRON BAR
FOUND IRON PIPE
FOUND MAG NAIL
FOUND MONUMENT
LIGHT
SET IRON BAR
WATER SHUT-OFF
SADDLE RIDGE
ROAD
WALKUP
LOT 3
49,104± Sq.Ft.
1.127 ACRES
SEPTIC RESTRICTED AREA
N89°39'20"E 200.47'
30' MUNICIPAL UTILITY EASEMENT
15' BUILDING LINE
50' BUILDING LINE
20' BUILDING LINE
N01°12'56"W 152.75'
S88°47'04"W 8.00'
N01°12'56"W 23.32'
N90°00'00"W 148.75'
OUTLOT A
STORMWATER DETENTION EASEMENT
12' PUBLIC UTILITY EASEMENT
INDIAN HILL TRAILS U-3
LOT 12
LOT 11
LOT 10
ASPHALT
CONCRETE
2-STORY BRICK, STONE & STUCCO RESIDENCE #752
PATIO (NON-CONCRETE) BELOW
SEPTIC RESTRICTED AREA
STORMWATER DETENTION EASEMENT
SCALE: 1" = 20'
CLIENT: TERRY FEDDERSEN
DRAWN BY: SES CHECKED BY: WJV
SCALE: 1"=20' SEC. 29 T. 44 R. 8 E.
BASIS OF BEARING: PER RECORD SUBDIVISION
P.I.N.: 14-29-426-038
JOB NO.: 180085 I.D. LSS
FIELDWORK COMP.: 2/26/18 BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F.
REF: 180171
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 3/5 A.D., 2018.
Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792
By:
Illinois Professional Land Surveyor No. 2709

EXHIBIT E-1

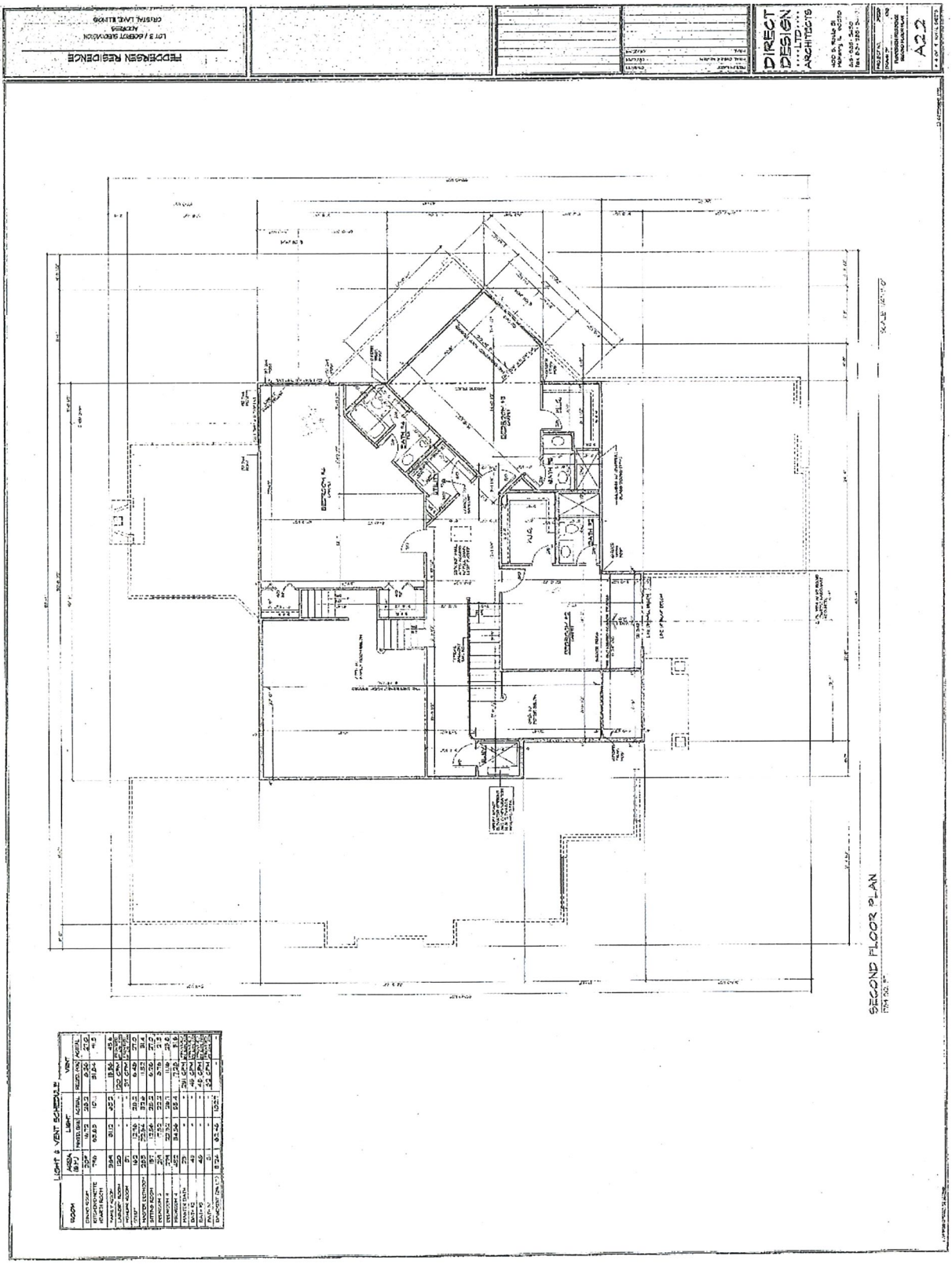

FEDDERSEN RESIDENCE
LOT 3 / EGBERT SUBDIVISION
CRYSTAL LAKE, ILLINOIS
DIRECT DESIGN LTD ARCHITECTS
A2.2
SECOND FLOOR PLAN
Light & Vent Schedule

EXHIBIT E-2

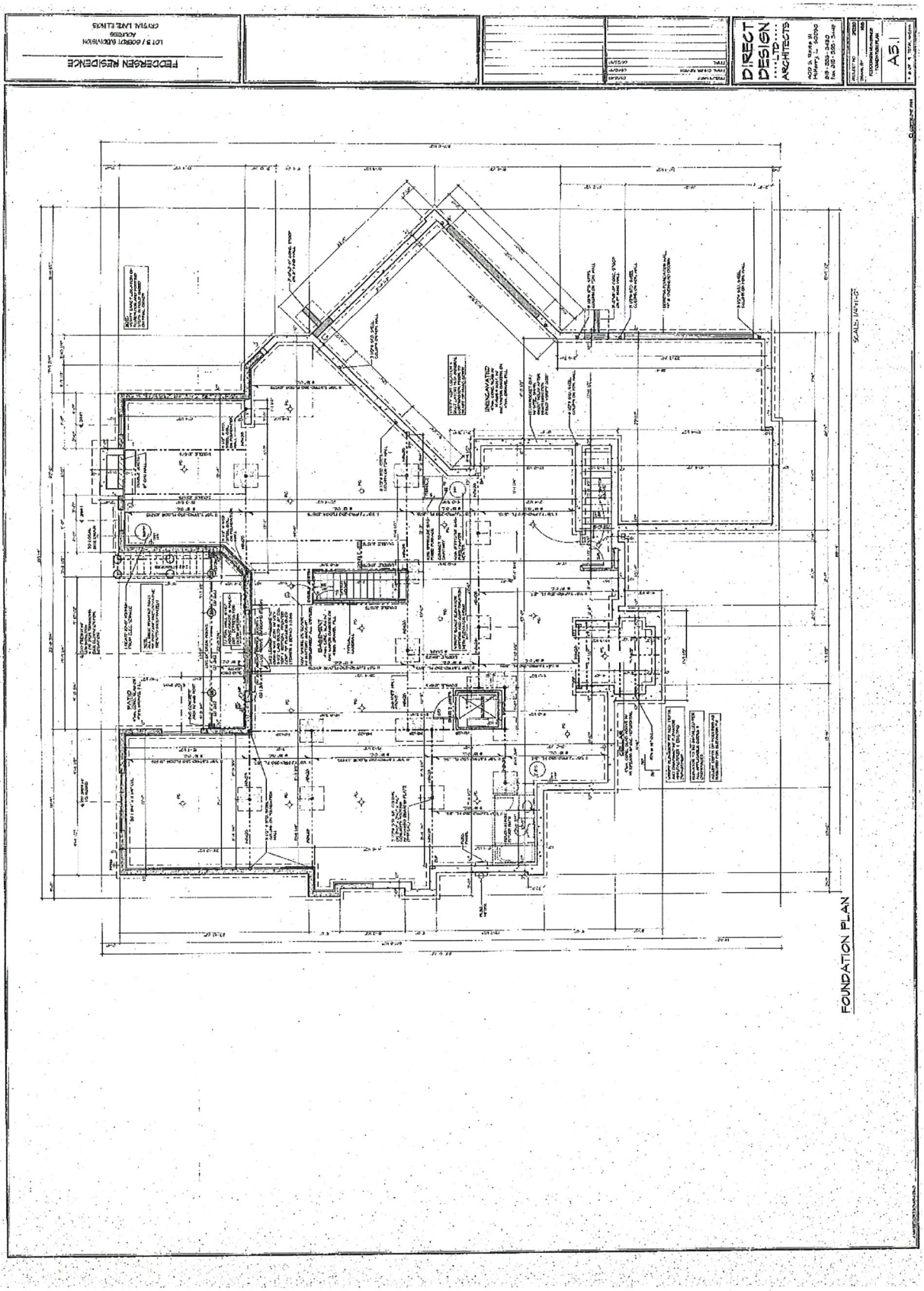

FEDDERSEN RESIDENCE
LOT 9 / ASPEN SUBDIVISION
ACADIA
CRYSTAL LAKE, ILLINOIS
DIRECT DESIGN LTD. ARCHITECTS
A5.1
FOUNDATION PLAN
SCALE: 1/4"=1'-0"

EXHIBIT E- 3

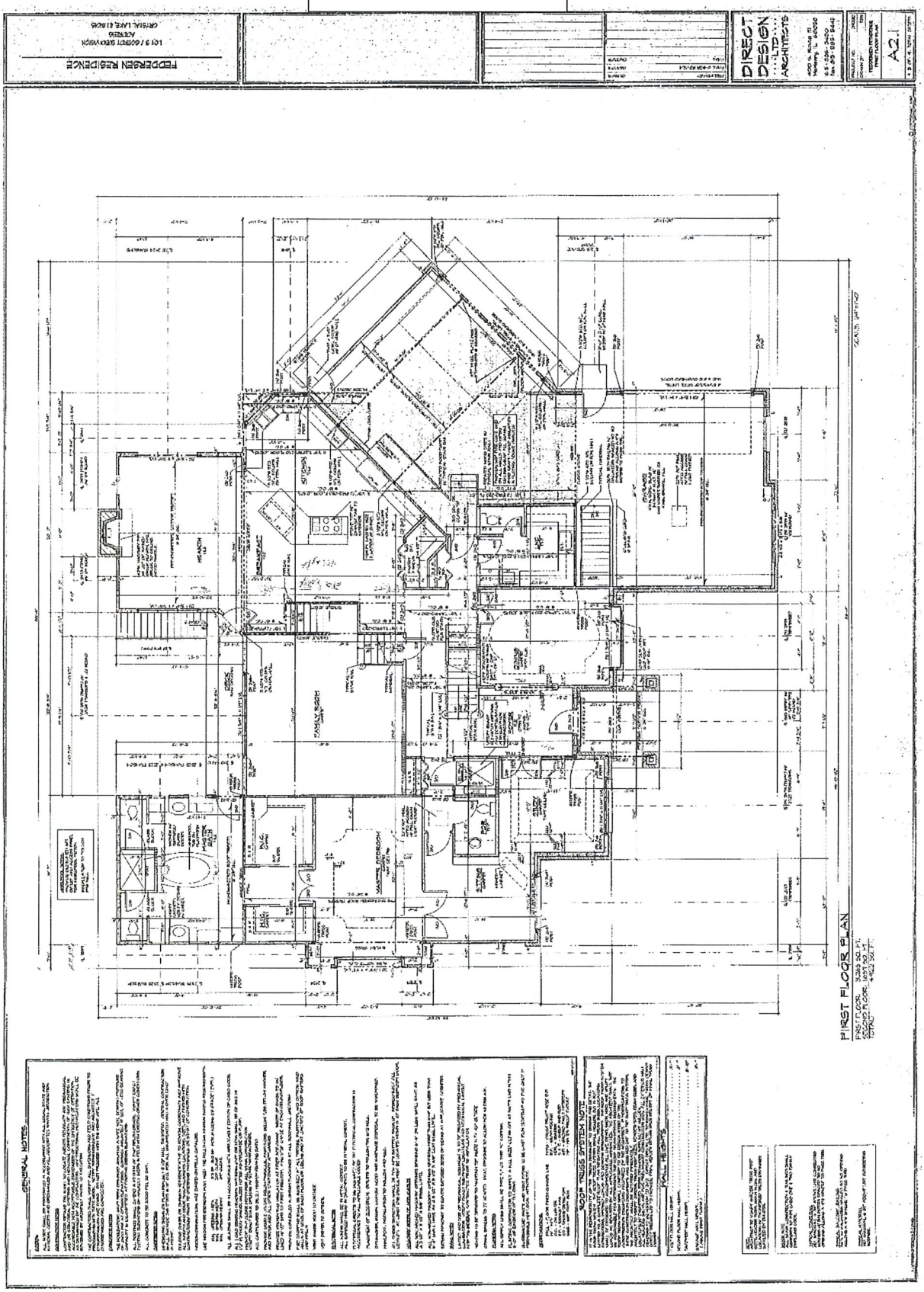

FEDDERSEN RESIDENCE
LOT 9 / GOSPEL SUBDIVISION
CRYSTAL LAKE, ILLINOIS
DIRECT DESIGN LTD ARCHITECTS
A2.1
FIRST FLOOR PLAN
GENERAL NOTES
ROOF TRUSS SYSTEM NOTE

EXHIBIT F

John A. Raber & Associates, Inc.
4314-F Crystal Lake Rd • McHenry, IL 60050 • voice 815.344.4020 • fax 815.331.0800 • johnraber.com

Mold Inspections
Radon Testing - Soil Suitability
Well and Septic Evaluations

April 13, 2018

Terry Feddersen
752 Saddle Ridge
Crystal Lake, IL 60012

Re: 752 Saddle Ridge – Crystal Lake

Dear Ms. Feddersen:

The evaluation of the septic system on the subject property has been completed.

The septic tank, lift station and field were inspected on April 12, 2018, and no sanitary defects were observed in the operation of the system. The condition of the gravel in the trenches was dry and no saturation of the field was noted. The effluent level in the tank was at its proper operating level and the outlet line baffle was intact and functional. The lift station was operational and functioning properly.

This letter states what this sanitarian found at the time the evaluation of the septic system on the subject property was completed. This letter is not a warranty for the septic system. Nor is it a guarantee that the septic system will continue to function. This sanitarian is not able to estimate the longevity of any septic system.

Sincerely,

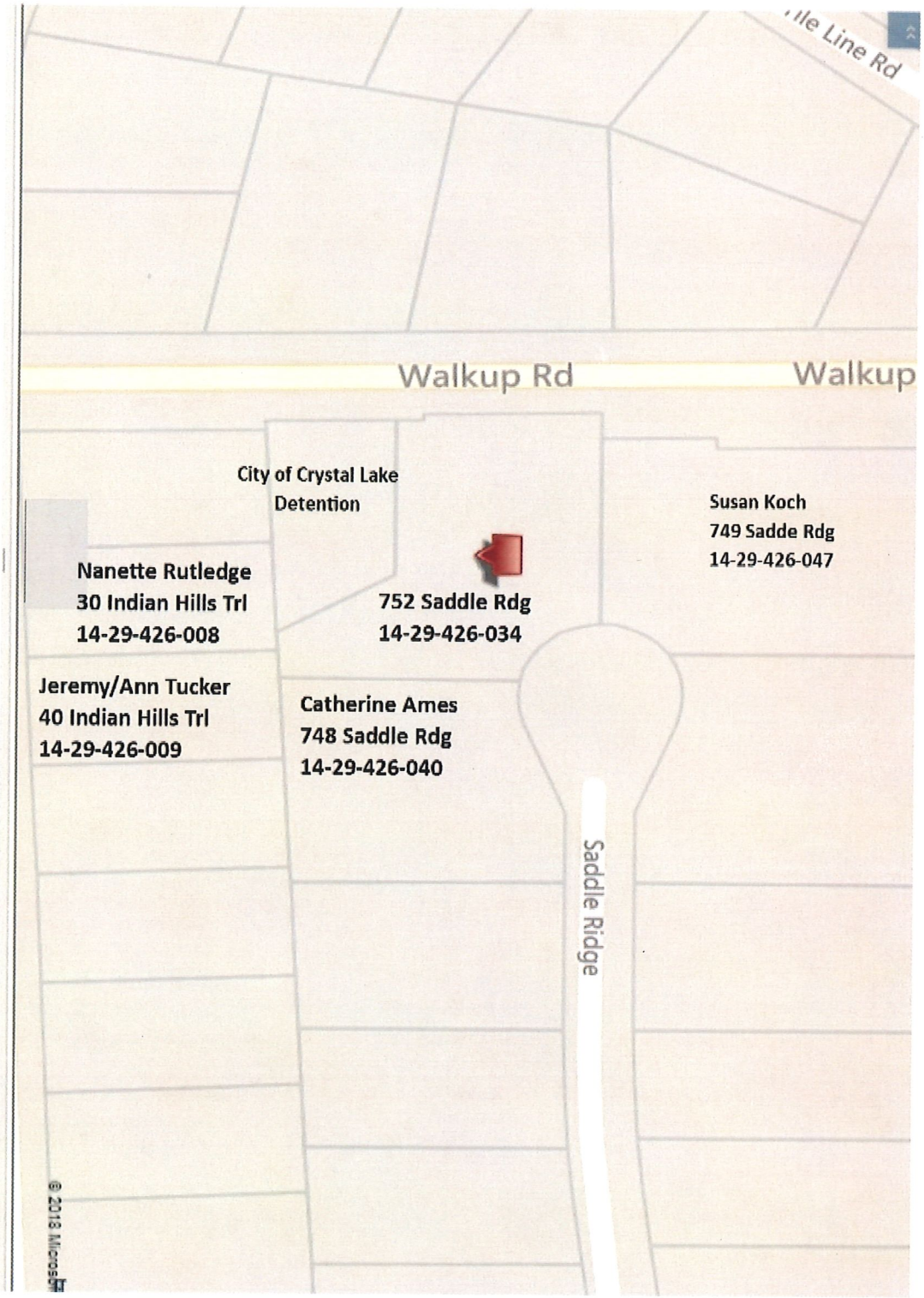
JOHN A. RABER & ASSOCIATES, INC.

Preston R. Rea

PRESTON R. REA, R.S.
SANITARIAN

cc/enc.

This report is printed on watermarked paper.


Walkup Rd
Walkup
City of Crystal Lake
Detention
Susan Koch
749 Sadde Rdg
14-29-426-047
Nanette Rutledge
30 Indian Hills Trl
14-29-426-008
752 Saddle Rdg
14-29-426-034
Jeremy/Ann Tucker
40 Indian Hills Trl
14-29-426-009
Catherine Ames
748 Saddle Rdg
14-29-426-040
Saddle Ridge

PUBLIC NOTICE

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

IN THE MATTER OF THE APPLICATION OF
Senior Care Homes of Crystal Lake

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 Senior Care Homes of Crystal Lake, seeking a Special Use Permit located at 752 Saddle Ridge, Crystal Lake, Illinois. PIN 14-29-426-038.

This application is filed for the purpose of seeking a Special Use Permit for an assisted living nursing care facility pursuant to Article 2-300 Permitted Use Table and Article 9-200, 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, June 20, 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 June 5, 2018) 1543433