#2019-53
23 Brink Street – Preliminary/Final PUD
Project Review for Planning and Zoning Commission

Meeting Date:	April 17, 2019
Request:	Preliminary and Final Planned Unit Development to allow a completely residential project within the B-4 Mixed-Use Business zoning district.
Location:	23 Brink Street
Acreage:	10,846 square feet
Zoning:	B-4 Mixed-Use Business
Surrounding Properties:	North: B-4 (Mixed-Use Business) -Residential use South: B-4 (Mixed-Use Business) -Parking lot East: B-4 (Mixed-Use Business) -City parking lot West: B-4 (Mixed-Use Business) -Residential use
Staff Contact:	Kathryn Cowlin (815.356.3698)

Background:

- The subject property is currently occupied by a single-family home.
- Residential land uses are permitted in the B-4 zoning district with the approval of a Planned Unit Development.
- In order to be legal conforming, the petitioner is requesting Preliminary and Final Planned Unit Development.

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 to continue to be used as a residential single-family home.
- 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 renovation includes adding a two-car garage, opening the covered front porch and completing a rear addition. The existing driveway would be relocated to the northwest side of the home.
- The additions would match the architecture of the existing home and enhance the property.
- Single-family residential homes are required to have two parking spaces, at least one enclosed parking space and one can be in the driveway. The proposed home includes a two-car garage and a driveway that is approximately 30 feet in length and can park at least one car.
- The following chart illustrates how the current lot and structure meet or exceed the B-4 district standards.

Bulk Standard	B-4 requirement	Lot
Lot Width	50 feet	82.5 feet
Lot Area	5,000 square feet	10,846 square feet
Front Yard Setback	0 feet	10 feet
Side Yard Setbacks	0 feet	15.58 feet and 7 feet
Rear Yard Setback	20 feet	72 feet
Impervious Surface	95%	~45%
Building Coverage	70 %	12%

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. The residential use in the B-4 zoning district is a special use, which subsequently requires the Planned Unit Development approval. 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.

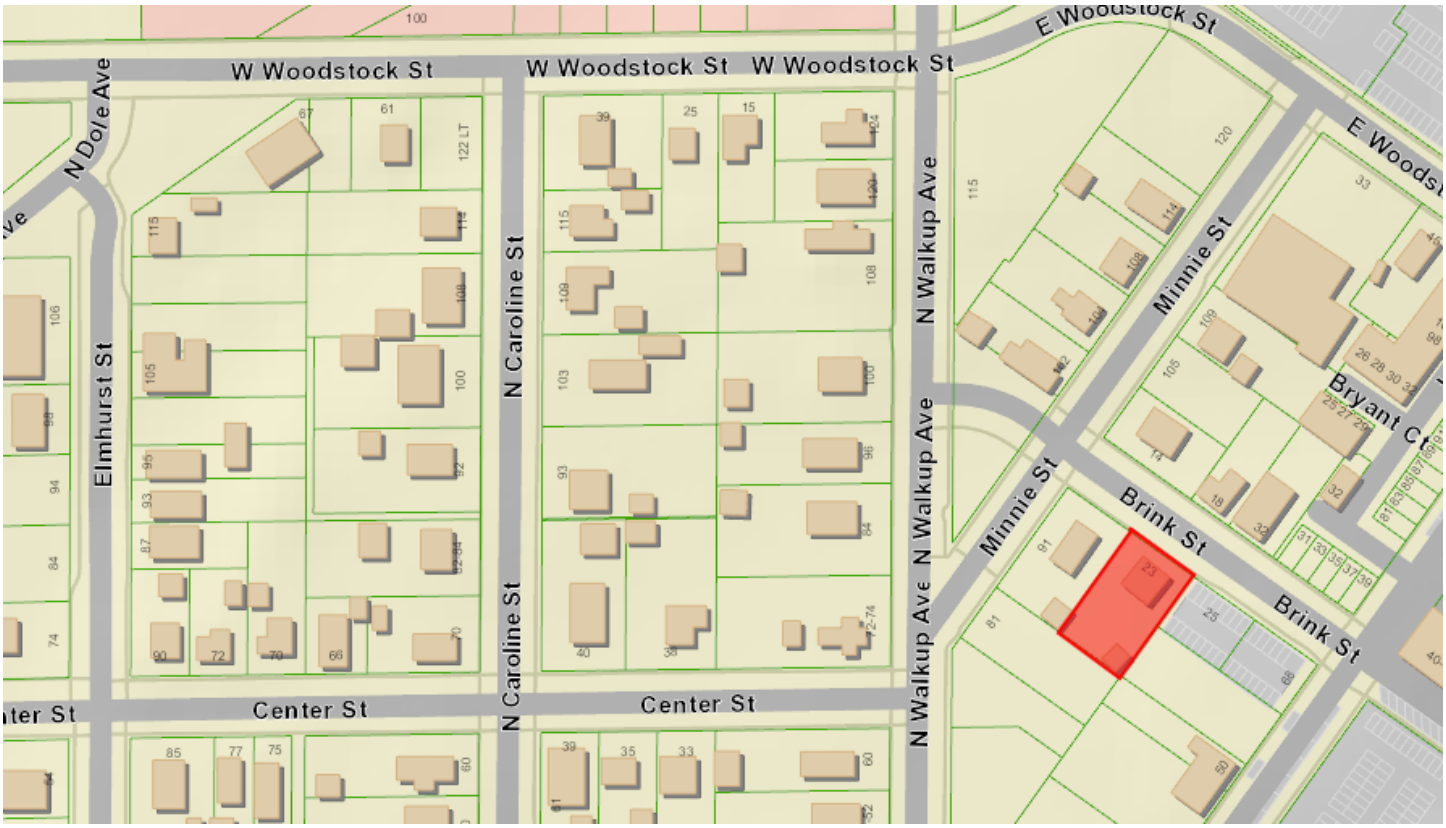
Recommended Conditions:

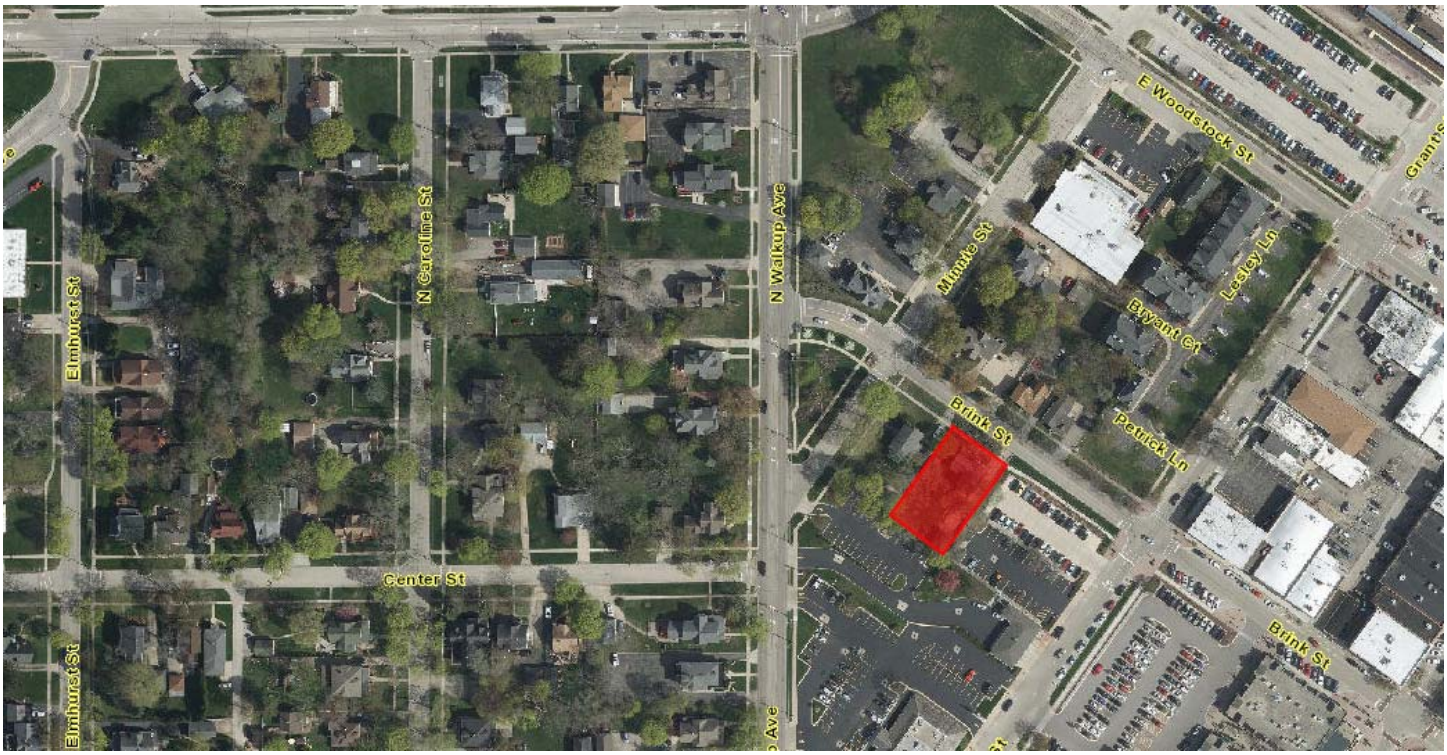
If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Rinn, dated 03/14/19, received 03/25/19)
   B. Plat of Survey (Vanderstappen, dated 03/13/19, received 03/25/19)
   C. Elevations (James R. Byrnes, dated 03/11/19, received 03/25/19)
   D. Site Plan (James R. Byrnes, dated 03/11/19, received 03/25/19)

2. The petitioner shall address all of the review comments and requirements of the Community Development Department.

PLN-2019-00053 RINN – 23 BRINK ST





City of Crystal Lake
Development Application

Office Use Only
File # PLN-2019-00053

Project Title: 23 Brink St, Crystal Lake, IL. Single Family Residence PUD Request

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MAR 25 2019

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
- ✓ Special Use Permit
- ___ Variation
- ___ Other

Petitioner Information

Name: JEAN A. RINN, TRUSTEE
Address: 36N BERRY CT.
CRYSTAL LAKE, IL 60012
Phone: (815) 245-3012
Fax: (815) 477-8513
E-mail: wjr3jar@gmail.com

Owner Information (if different)

Name:
Address:
Phone:
Fax:
E-mail:

Property Information

Project Description: PUD request for Project Property to be used solely as a single family residence. Also, the Project Property would be renovated and improved as a single family residence with no commercial or business use associated with Project Property.

Project Address/Location: 23 BRINK ST.
CRYSTAL LAKE, IL 60014

PIN Number(s): 14-32-481-002

Development Team

Please include address, phone, fax and e-mail

Developer: PATRICK T. McGINNIS dba McGINNIS BUILDERS & ASSOCIATES.
491 ESSEX LN, CRYSTAL LAKE, IL. 60014 (847) 344-0753 pginnis@sbcglobal.net

Architect: JAMES R. BYRNES 6803 WEST HILLSIDE RD. CRYSTAL LAKE, ILL. 60012
jim@jimbyrnesdesigns.com (815) 455 5827

Attorney: LISA WAGGONER THE WAGGONER LAW FIRM P.C.
FOUR N. WALKUP AVE., CRYSTAL LAKE, IL 60014, (815) 477-0830 lwaggoner@thewaggonerlawfirm.com

Engineer: —

Landscape Architect: DAN DOOLEY & ASPEN LAWN & LANDSCAPING, INC.
13310 PLEASANT VALLEY RD, WOODSTOCK, IL. 60098 (847) 514-7906

Planner: —

Surveyor: VANDERSTAPPEN LAND SURVEYING, INC. 1316 N. MADISON ST. WOODSTOCK, IL 60098
PH. (815) 337-8310 FAX: (815) 337-8314 www.vandersinc.com

Other: —

Signatures

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.

JEAN A. RINN, TE 3.14.19

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
JEAN A. RINN, AS TRUSTEE of the JEAN A. RINN TRUST, dated January 25, 2002

LEGAL NOTICE

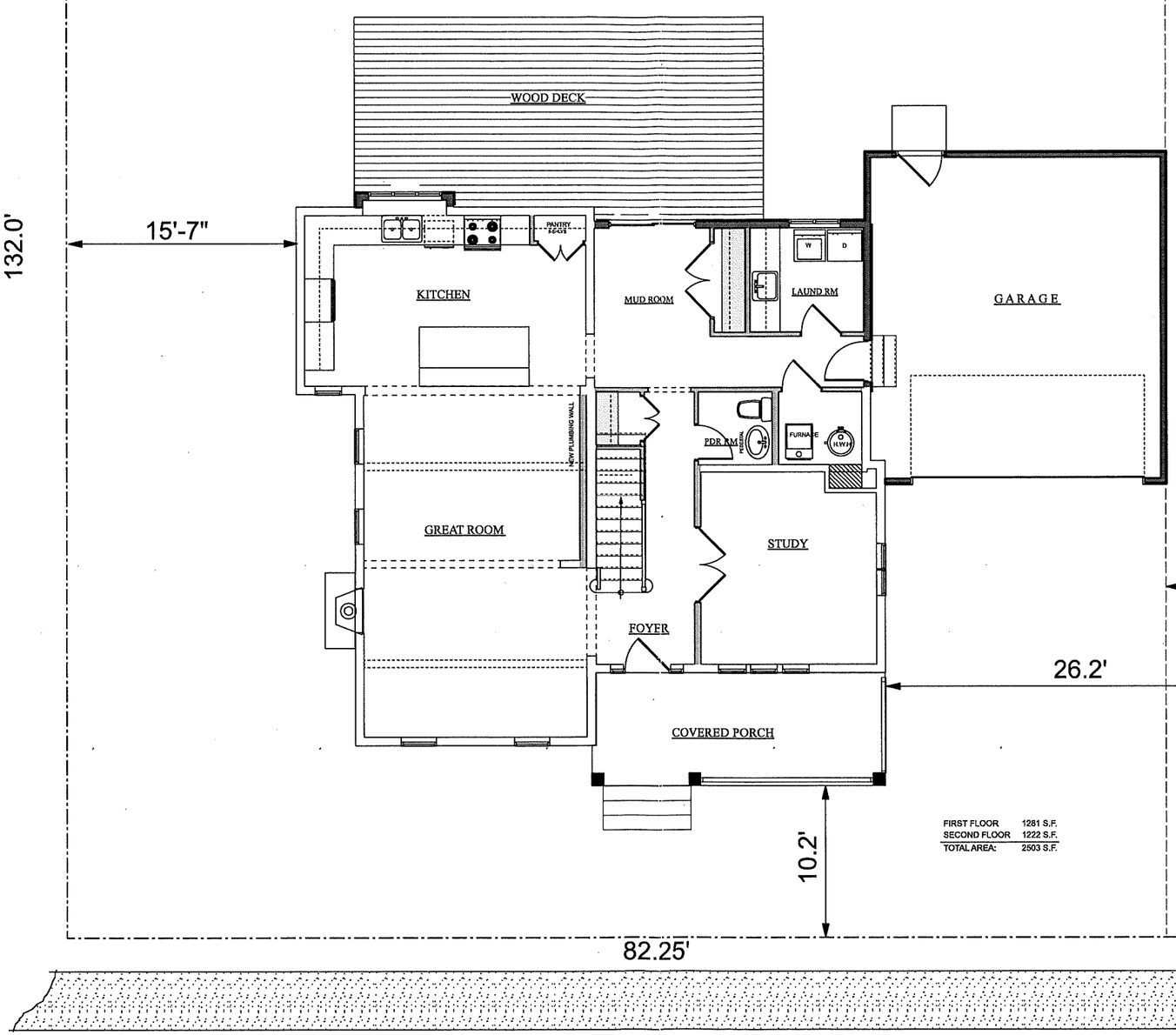
Notice is hereby given in compliance with the Unified Development Ordinance ("UDO") of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission of the City of Crystal Lake upon the application of JEAN A. RINN, AS TRUSTEE of the JEAN A.RINN TRUST, dated January 25, 2002 for the approval of a Special Use Permit for a Preliminary and Final Planned Unit Development, relating to the following described real estate commonly known as 23 Brink St., Crystal Lake, Illinois, 60014 having permanent index number: 14-32-481-002

This application is filed for the purpose of seeking a Special Use Permit for a Preliminary and Final Planned Unit Development, pursuant to Article 2-400C-1 and Table 2-300 Permitted Uses Table of the UDO, for the above described property, being classified in the B-4 Downtown Business District, to be improved and used as a single-family detached dwelling unit. The plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall.

A public hearing before the Planning and Zoning Commission on the request will be held at 7:30 p.m. on Wednesday, April 17, 2019 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 March 30, 2019)
1646111



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James Byrnes, Architect NCARB
CUSTOM ARCHITECTURAL DESIGNS
6803 West Hillside Road Crystal Lake, Illinois 60012
Phone: 815/477-7717 Web: bymesarchitect.com

McGinnis Construction
Crystal Lake, Illinois
Phone: (815) 455-9688

SITE PLAN

Two Story Renovation
32 Brink Street Crystal Lake, Illinois

No.	Date:	Revision
1		
2		
3		
4		
5		

Date: 03-11-19
Issued for Permit:
Issued for Construction:
Plan No:

Sheet Number: 7

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MAR 25 2019
PLN-2019-00053

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

The Southeasterly Half of Lots 2 & 3 in Block 16 in the Original Plat of the Village of Nunda, a Subdivision of 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	
●	FOUND IRON BAR
○	FOUND IRON PIPE
GV	GAS VALVE
	SIGN
	UTILITY POLE
WV	WATER SHUT-OFF
(M)	MEASURED
(R)	RECORD

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

CLIENT: JEAN RINN
DRAWN BY: DAM CHECKED BY: WJV
SCALE: 1"=20' SEC. 32 T. 44 R. 08 E.
BASIS OF BEARING: ASSUMED
P.I.N.: 14-32-481-002
JOB NO.: 190117 I.D. LSS
FIELDWORK COMP.: 3/13/19 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)

PLN-2019-0005
Received 3-25-19

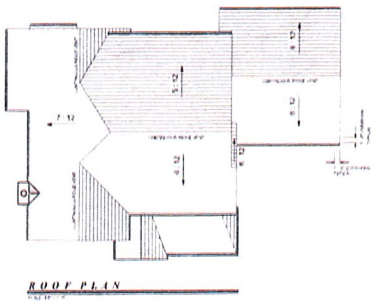
In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at Woodstock, McHenry County, Illinois 3/14 A.D., 2019.

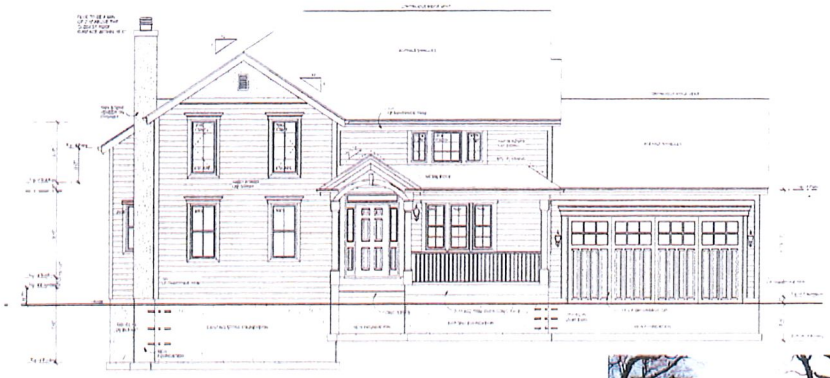
Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

By: _____
Illinois Professional Land Surveyor No. 2709

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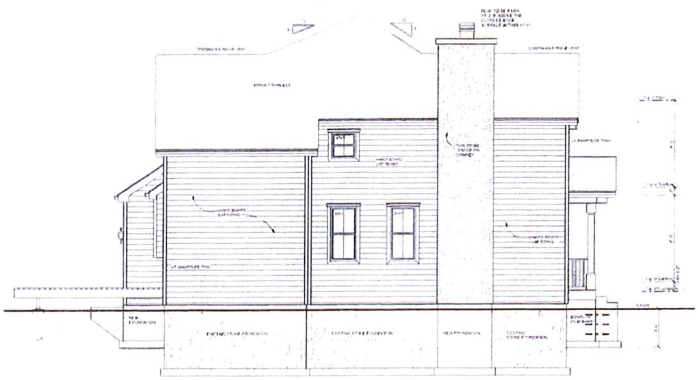
ROOF PLAN



FRONT ELEVATION (NORTH)



Existing Front



LEFT ELEVATION (EAST)



Existing Left

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
7	SITE PLAN

CERTIFICATION

City of Crystal Lake, IL.

Codes and Ordinances

James Byrnes, Architect NCARB

CUSTOM ARCHITECTURAL DESIGNS

McGinnis Construction

Crystal Lake Illinois

Elevations

Two Story Renovation

223 Brink Street Crystal Lake Illinois

03-11-19

1

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MAR 2 5 2019

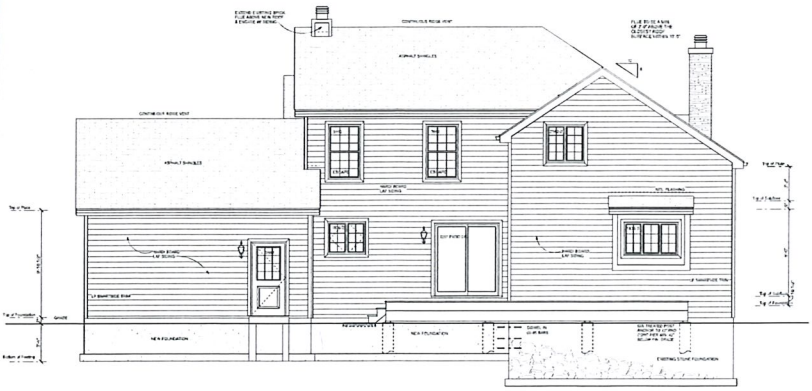
BY: PLN-2019-00053



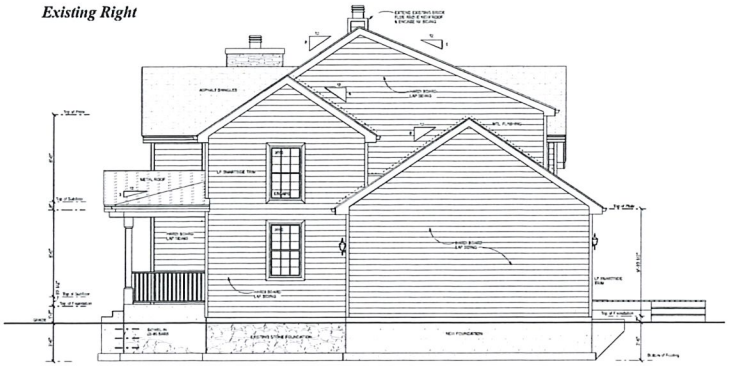
Existing Rear



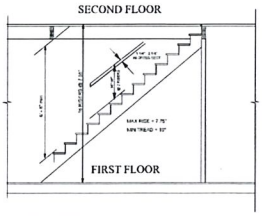
Existing Right



REAR ELEVATION (SOUTH)



RIGHT ELEVATION (WEST)



STAIR DETAIL

HANDRAILS SHALL HAVE EITHER A CIRCULAR CROSS SECTION WITH A DIAMETER OF AT LEAST 1" BUT NOT MORE THAN 2" AND A LARGEST CROSS SECTION DIMENSION NOT EXCEEDING 2 3/4"

OR, A NON CIRCULAR CROSS SECTION WITH A PERIMETER DIMENSION OF AT LEAST 4" BUT NOT MORE THAN 6 1/4" AND A LARGEST CROSS SECTION DIMENSION NOT EXCEEDING 2 3/4"

HANDRAILS HAVING MINIMUM AND MAXIMUM HEIGHTS OF 34" AND 38" RESPECTIVELY MEASURED VERTICALLY FROM THE NOSING OF THE TREADS, SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIRWAYS OF FIVE OR MORE RISERS. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND HANDRAIL

36" HIGH GUARDRAIL @ 41'-10" TO GRADE
34" HIGH GUARDRAIL W/ BALUSTERS SPACED MAX 4" CRUTCHES @ 36" TO GRADE, MAX 4" CRUTCHES @ TREAD OR RISERS @ 37'-10" TO GRADE

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James Byrnes, Architect NCARB
CUSTOM ARCHITECTURAL DESIGNS
Phone: 815-477-7777 Mail: 32 Brink Lane, Crystal Lake, Illinois 60012

McGinnis Construction
Crystal Lake, Illinois
Phone: (815) 455-0654

Elevations

Two Story Renovation
32 Brink Street Crystal Lake, Illinois

No.	Date	Revision
1		
2		
3		
4		

Date: 03-11-19
Issued for Permit:
Issued for Construction:
Plan No.

Sheet Number
2