#2021-200
14 Brink Street – Preliminary/Final PUD and Variation
Project Review for Planning and Zoning Commission

Meeting Date: December 15, 2021

Request: Preliminary and Final Planned Unit Development and Variation to allow a Single-Family Detached Dwelling in the B-4 Mixed Use zoning district.

Location: 14 Brink Street

Acreage: 10,890 square feet

Existing 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:	R-O Residential Office

Staff Contact: Katie Rivard (815.356.3612)

Background:

- Existing Use: The subject property is improved with a 2,351 square foot, 2-story residence built in 1900 and associated parking lot. It was occupied by Northern Illinois Counseling Associates.
- UDO Requirements: Single-family detached dwellings 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 a Preliminary and Final Planned Unit Development and Variation for a rear-yard setback reduction.

Development Analysis:

General:

- Request: The petitioner is requesting Planned Unit Development approval to allow the subject property to be used as a residential single-family home.

- Land Use: The Comprehensive Land Use Plan designates this area as Mixed Use. This is an appropriate land use designation for the variety of Downtown uses including retail, service, entertainment, office and residential.

- Zoning: The site is currently zoned B-4 Mixed-Use Business.

Request Overview:

- The proposed renovation includes adding a two-car garage, a covered front porch, and completing a rear addition. The additions would add 1,855 square feet.
- The existing parking lot, brick walkway, wood planter and deck and stairs would be removed.
- Single-family detached dwellings require two parking spaces, one space in the garage and one space in the driveway. The driveway is required to be a minimum 21 feet in length. The proposed home includes two-car garage driveway that is approximately 23 feet in length and can park at least one vehicle.
- The following chart illustrates the B-4 district bulk standards. A garage addition would require a variation for the rear-yard setback, while all other standards meet the standards.

Bulk Standard	B-4 requirement	Lot – Proposal
Lot Width	50 feet	66 feet
Lot Area	5,000 square feet	10,890 square feet
Front Yard Setback	0 feet	20.35 feet
Side Yard Setbacks	0 feet	19.44 feet and 7.15 feet
Rear Yard Setback	20 feet	**11.79 feet**
Impervious Surface	95%	~44%
Building Coverage	70 %	39%

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.

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 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*

PRELIMINARY PLANNED UNIT DEVELOPMENT – Planned Unit Development Variation

The petitioner is requesting approval of a Preliminary Planned Unit Development to allow variations for the rear yard setback. 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 Amendment proposed by the Petitioner includes the following variations from the UDO:

1. Article 3-200(B)(4) Rear yard setback of 20 feet to allow a setback of 11.79 feet, a variation of 8.21 feet for the attached garage addition.

The garage addition is required in order to comply with the UDO parking standards for single-family residential dwellings. The previous use of the property was an office use and did not require the enclosed parking area.

Recommended Conditions:

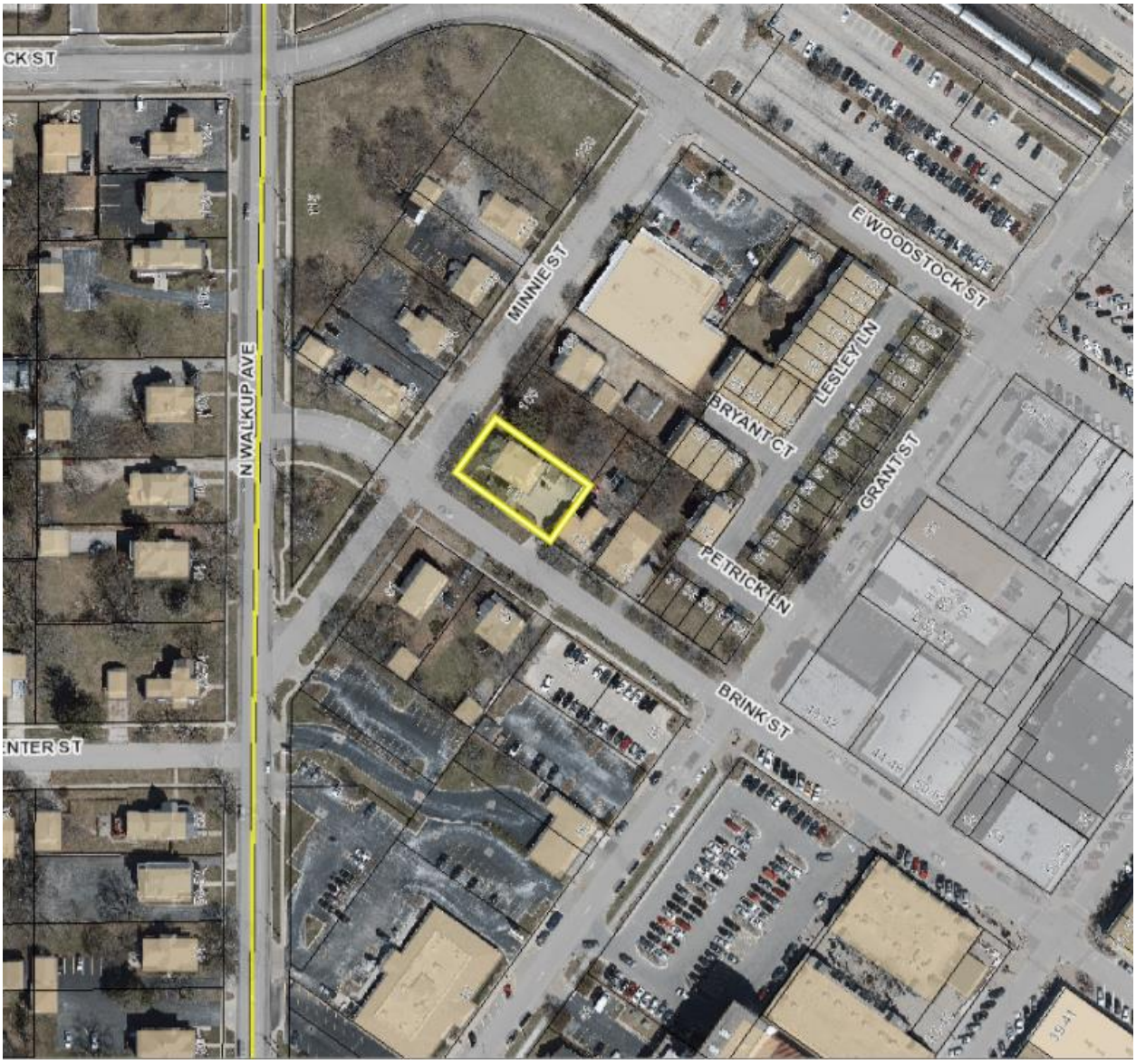
If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Good Deal Capital, dated 10/28/21, received 10/29/21)
   B. Plat of Survey (Vanderstappen, dated 05/20/21, received 10/29/21)
   C. Elevations (ALA Architects, dated 07/23/21, last revised 09/24/21, received 11/16/21)
   D. Site Plan (ALA Architects, dated 07/23/21, last revised 09/24/21, received 11/02/21)

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

PIQ Map

14 Brink Street



City of Crystal Lake
Development Application
Ownership Sign-off Acknowledgement Form

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information

Name: Good Deal Capital, LLC

Address: Crystal Lake, IL 60012

Phone:

E-mail:

Project Name & Description: 14 Brink Street

Special Use for a Planned Unit Development to allow property in the B-4 Mixed-Use Business district to be used as a Single-Family residence. Also a Variation to allow a reduced rear set-back to allow the addition of a new garage to the existing residential structure.

Project Address/Location: 14 Brink Street, NE corner of Brink and Minnie

Signature

Good Deal Capital, LLC,
a DE limited liability company
By: Jean A. Rinn, Manager

10/20/21

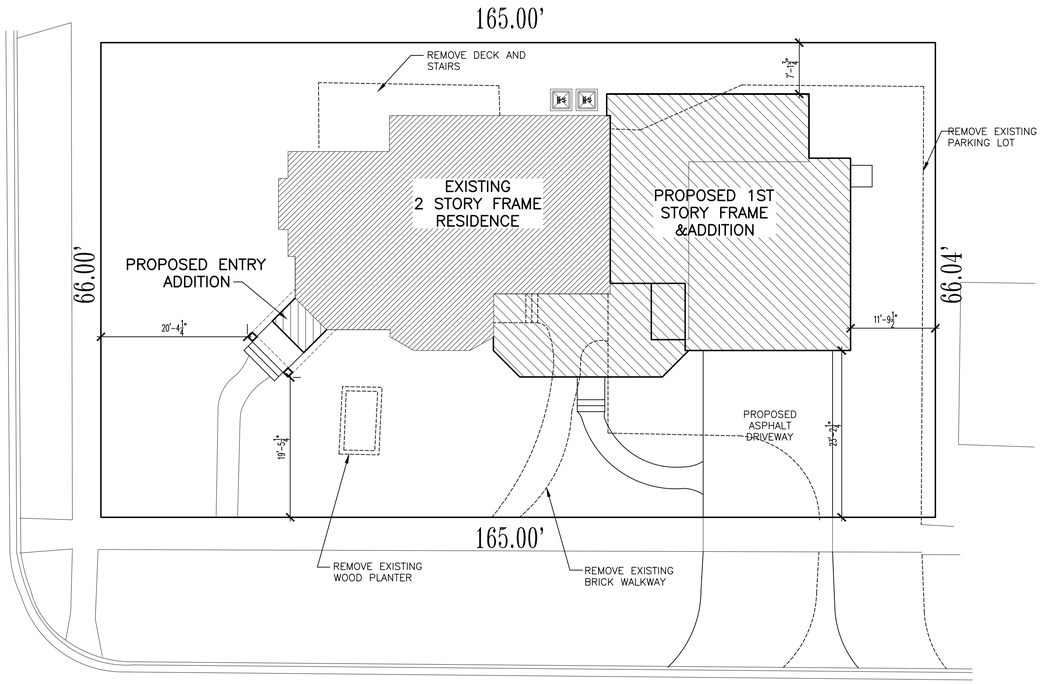
Owner: Print and Sign name Date

NOTE: If the property is held in a 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.

Back to Results

PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE APPLICATION OF Good Deal Capital, LLC 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 by Good Deal Capital, LLC for approval of a Special Use Permit for a Preliminary and Final Planned Development and Simplified Residential Variation at the following real estate known as 14 Brink Street, Crystal Lake, Illinois 60014, PIN: 14-32-478-048. This application is filed for the purposes of seeking a Special Use Permit for a Preliminary and Final Planned 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, and a Simplified Residential Variation to allow a 11.79-foot rear yard setback, a variation of 8.21 feet from the 20-foot minimum rear yard setback to add an addition to the rear of the house, pursuant to Article 3 and Article 9. 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 7:00 p.m. on Wednesday, December 15, 2021, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present. Jeff Greenman, Chairperson Planning and Zoning Commission City of Crystal Lake (Published in the Northwest Herald on November 27, 2021) 1940291

RINN RESIDENCE
14 BRINK STREET
CRYSTAL LAKE, IL



1E / A000 SITE PLAN

1"=10'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

DESIGN STAGE

	REVISIONS 1	2	3	4	5
CONCEPTUAL DESIGN					
PRELIMINARY DESIGN	07-23-21 BJ	08-06-21 BJ	09-24-21 BJ		
DESIGN DEVELOPMENT					
RELEASE FOR BID					
FINAL REVIEW					
RELEASE FOR PERMIT					
ADDENDUM					

RINN RESIDENCE
14 BRINK STREET
CRYSTAL LAKE, IL

PRELIMINARY

SITE PLAN

Architects & Planners, Inc.
2600 Bolton Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

Job Number: 21254

Sheet Number: A000

File Name: 21254000

COPYRIGHT AS DATED ©
A L A Architects & Planners, Inc.



1B / A200 REAR ELEVATION

1/4"=1'-0"



1E / A200 FRONT ELEVATION

1/4"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

DESIGN STAGE

REVISIONS	
1	CONCEPTUAL DESIGN
2	PRELIMINARY DESIGN
3	DESIGN DEVELOPMENT
4	FINAL REVIEW
5	RELEASE FOR PERMIT

RINN RESIDENCE
14 BRINK STREET
CRYSTAL LAKE, IL

PRELIMINARY

FRONT ELEVATION
REAR ELEVATION

A.L.A. Architects & Planners, Inc.
2601 Richardson Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-0200 Fax: 815-788-0201

Job Number: 21254

Sheet Number: A200

File Name: 21254200

COPYRIGHT AS DATED ©
A.L.A. Architects & Planners, Inc.



1B A201 LEFT ELEVATION

1/4"=1'-0"



1E A201 RIGHT ELEVATION

1/4"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

DESIGN STAGE

REVISIONS	
1	CONCEPTUAL DESIGN 10-25-21 SM
2	PRELIMINARY DESIGN 08-06-21 SM
3	DESIGN DEVELOPMENT 09-24-21 SM
4	FINAL REVIEW
5	ISSUED FOR PERMIT

RINN RESIDENCE
14 BRINK STREET
CRYSTAL LAKE, IL

RIGHT ELEVATION
LEFT ELEVATION

PRELIMINARY

Architects & Planners, Inc.
200 E Rolen Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-459-2300 Fax: 815-356-9201

Job Number: 21254

Sheet Number: A201

File Name: 21254.001

COPYRIGHT AS DATED ©
A.L.A Architects & Planners, Inc.



1C A020 EXISTING FRONT ELEVATION

1/4"=1'-0"



1E A020 EXISTING RIGHTELEVATION

1/4"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

DESIGN STAGE
CONCEPTUAL DESIGN
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
PERMIT SET
FINAL REVIEW
BIDDING FOR PERMIT
CONSTRUCTION

REVISIONS
1 10-25-21 SM
2 08-08-21 SM
3 09-24-21 SM
4
5

PRELIMINARY

RINN RESIDENCE
14 BRINK STREET
CRYSTAL LAKE, IL

EXISTING FRONT ELEVATION
FRONT ELEVATION

A.L.A. Architects & Planners, Inc.
2601 Dalton Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-790-0500 Fax: 815-788-5011

Job Number: 21254
Sheet Number: A020
File Name: 21254-A020

COPYRIGHT AS DATED ©
A.L.A Architects & Planners, Inc

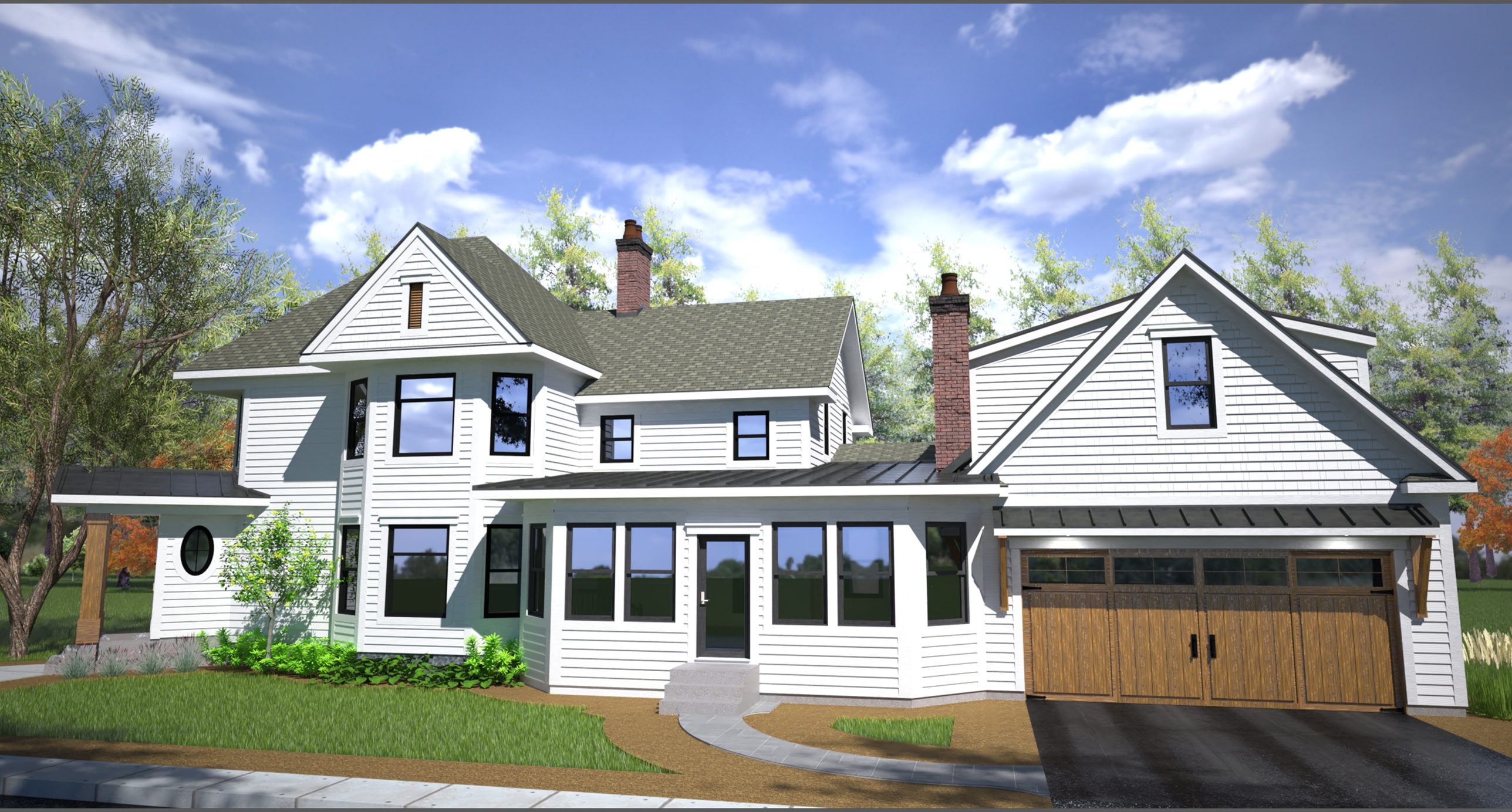
ALA
ARCHITECTS & PLANNERS, INC.



14 Brink Street

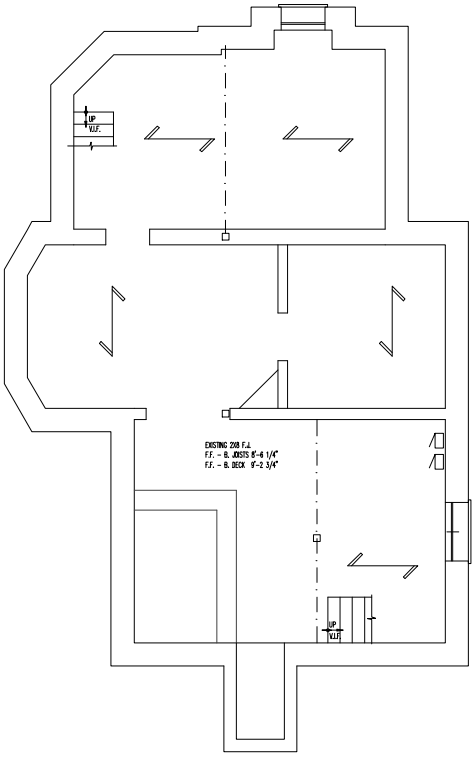
Crystal Lake, Illinois

ALA
ARCHITECTS & PLANNERS, INC.

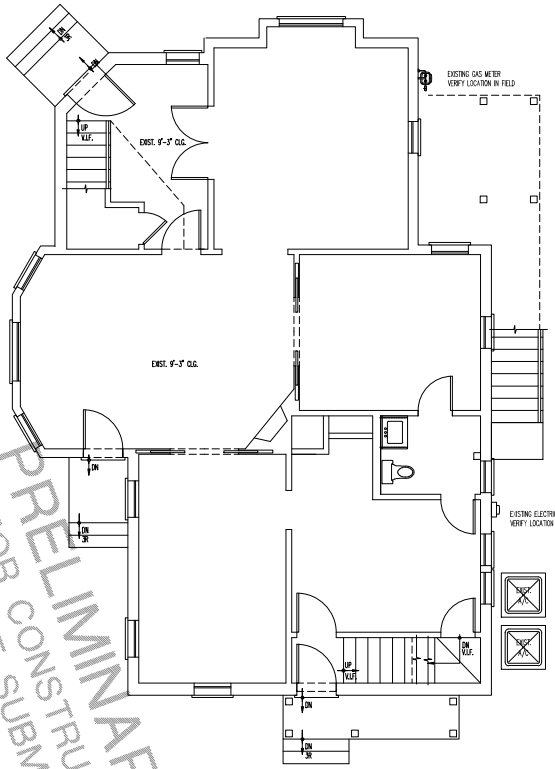


14 Brink Street

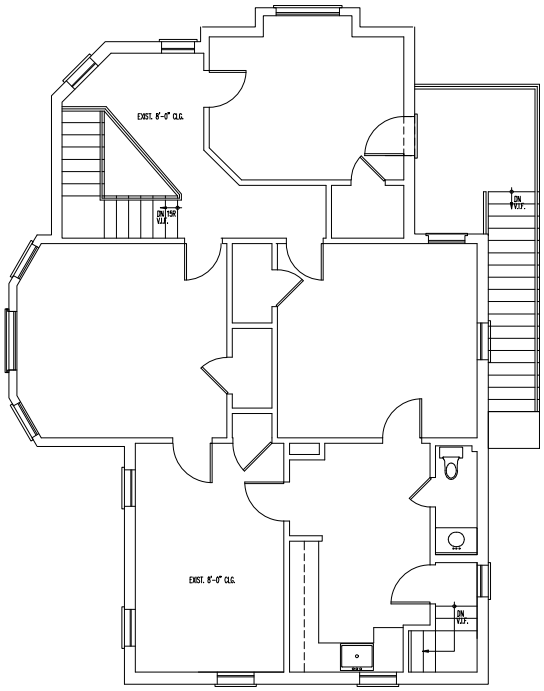
Crystal Lake, Illinois



1E
A000
BASEMENT
1/4"=1'-0"



4E
A000
EXISTING FIRST FLOOR PLAN
1/4"=1'-0"



3E
A000
EXISTING SECOND FLOOR PLAN
1/4"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

COPYRIGHT RESERVED ©
A.L.A. Architects & Planners, Inc.

Sheet Number
A000

Job Number
21254

File Name: 21254010

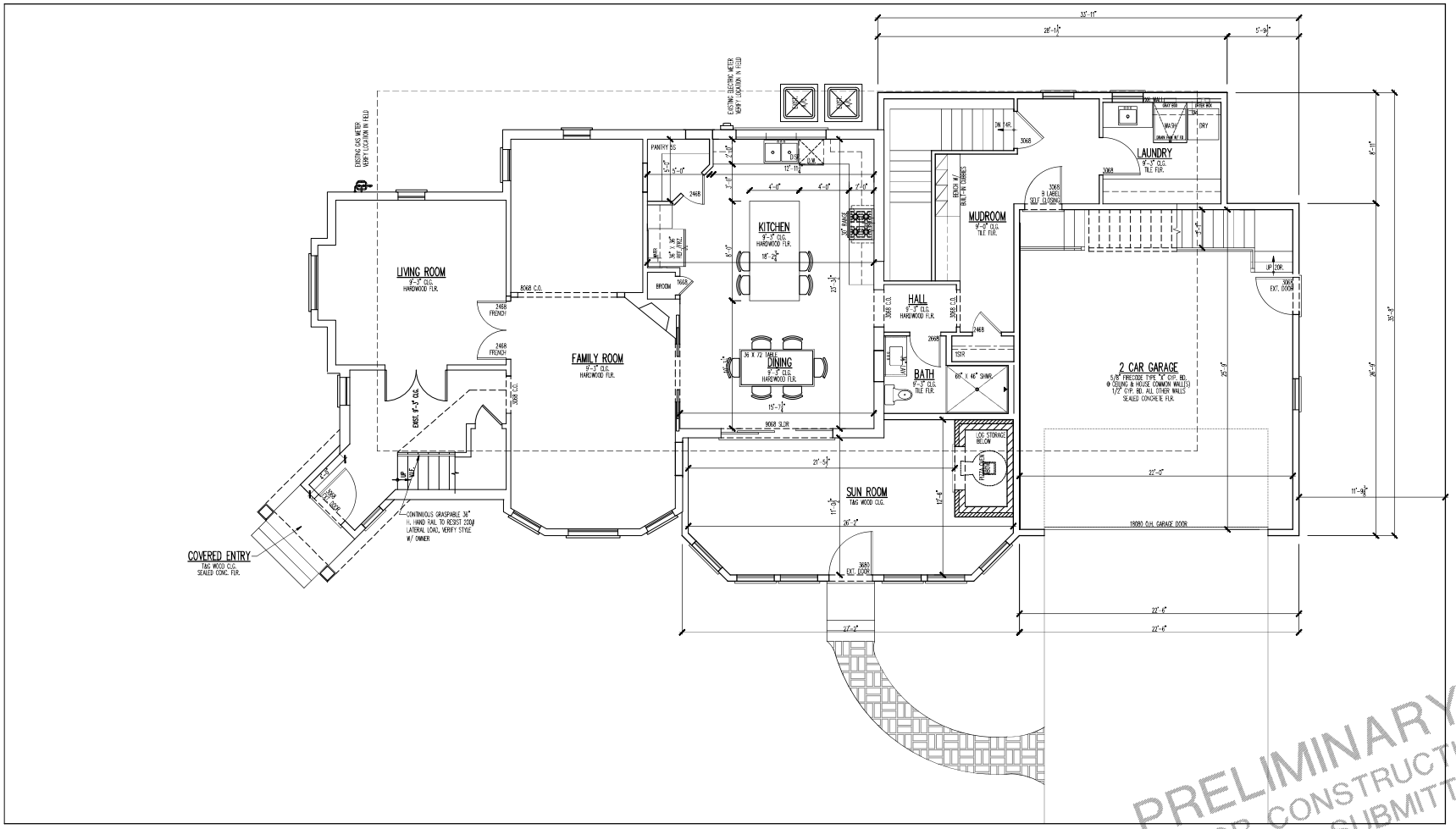
Architects & Planners, Inc.
2600 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

EXISTING FOUNDATION PLAN
EXISTING FIRST FLOOR PLAN
EXISTING SECOND FLOOR PLAN

RINN RESIDENCE
14 BRINK STREET
CRYSTAL LAKE, IL

PRELIMINARY

DESIGN STAGE	REVISIONS 1	2	3	4	5
CONCEPTUAL DESIGN					
PRELIMINARY DESIGN	07-23-21 BAJ	08-06-21 BAJ	09-24-21 BAJ		
DESIGN DEVELOPMENT					
RELEASE FOR BID					
FINAL REVIEW					
RELEASE FOR PERMIT					
REVISION	1	2	3	4	5



NOTE:
ALL DIMENSIONS OF EXISTING WALLS & EXISTING SPACES TO BE VERIFIED IN FIELD BY G.C. PRIOR TO ORDERING OF ANY/ALL MATERIALS & PRIOR TO CONSTRUCTION.

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

1E / A101 FIRST FLOOR PLAN

1/4"=1'-0"

DESIGN STAGE
CONCEPTUAL DESIGN
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
PERMIT SET
FINAL REVISED
RELEASED FOR PERMIT

REVISIONS
1 10-25-21 SM
2 08-06-21 SM
3 09-24-21 SM
4
5

PRELIMINARY

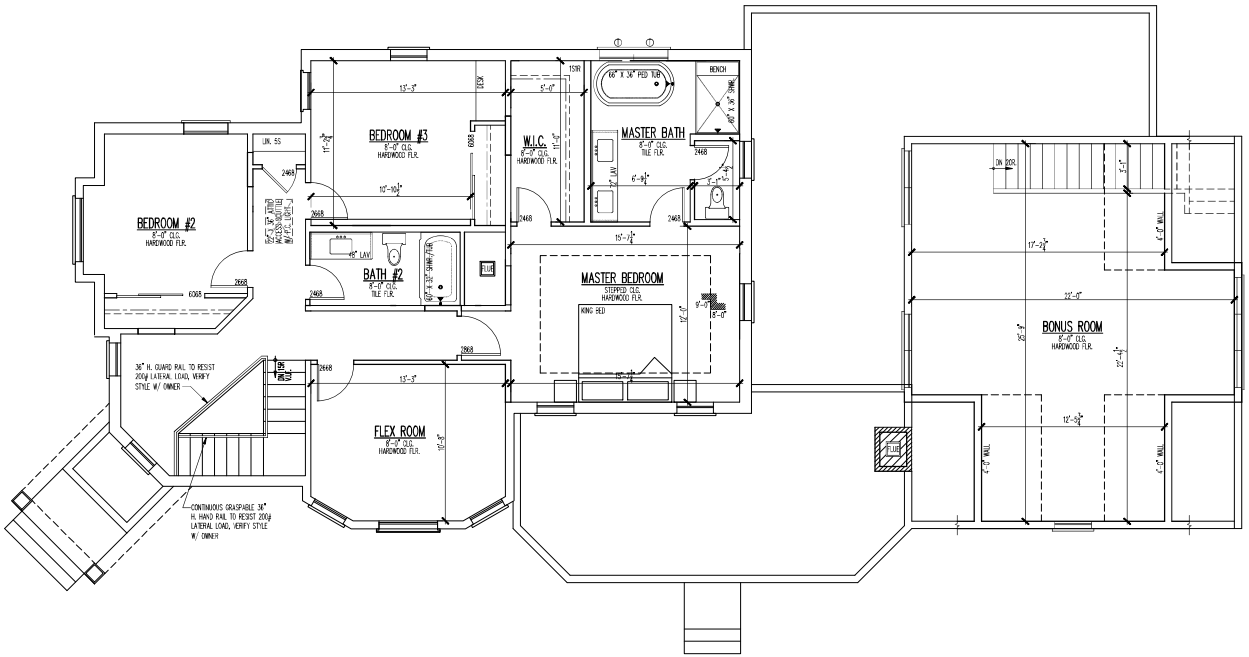
RINN RESIDENCE
14 BRINK STREET
ST. CHARLES, IL

FIRST FLOOR PLAN

A.L.A. Architects & Planners, Inc.
2601 Richen Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-0300 Fax: 815-788-0311

Job Number: 21254
Sheet Number: A101
File Name: 21254-101

COPYRIGHT AS DATED ©
A.L.A. Architects & Planners, Inc.



NOTE:
ALL DIMENSIONS OF EXISTING WALLS & EXISTING SPACES TO BE VERIFIED IN FIELD BY G.C. PRIOR TO ORDERING OF ANY/ALL MATERIALS & PRIOR TO CONSTRUCTION.

1E / A102 SECOND FLOOR PLAN

1/4"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

DESIGN STAGE

REVISIONS	
1	10-25-21 SM
2	08-08-21 SM
3	09-24-21 SM
4	
5	

CONCEPTUAL DESIGN
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
ISSUED FOR BID
FINAL REVIEW
ISSUED FOR PERMIT

RINN RESIDENCE
14 BRINK STREET
CRYSTAL LAKE, IL

PRELIMINARY

SECOND FLOOR PLAN

A.L.A. Architects & Planners, Inc.
2601 Bolton Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-790-0500 Fax: 815-788-5011

Job Number: 21254

Sheet Number: A102

File Name: 21254102

COPYRIGHT AS DATED ©
A.L.A. Architects & Planners, Inc.