#PLN-2022-00055
7205 Huntley Road – Rezoning upon Annexation
Project Review for Planning and Zoning Commission

Meeting Date:	April 20, 2022
Request:	Rezoning upon annexation to R-2 Single-Family Residential
Location:	7205 Huntley Road
Acreage:	7,500 square feet
Existing Zoning:	McHenry County R1 Single-Family Residential
Proposed Zoning:	R-2 Single-Family Residential
Surrounding Properties:	North: McHenry County R1 Single-Family Residential South: R-2 Single-Family Residential East: R-1 PUD Single-Family Residential PUD West: McHenry County R1 Single-Family Residential
Staff Contact:	Katie Rivard (815.356.3612)

Background:

- Existing Use: The subject property has an existing single-family residence.
- The lot is part of Crystal Woodlands Subdivision and is considered a legal non-conforming lot since it does not meet the City's lot area, front yard setback and side yard abutting a street setback requirements.

Development Analysis:

General:

- Request: The petitioner is requesting to rezone the property to R-2 Single-Family Residential upon annexation. When properties are annexed they are automatically brought in as E Estate zoning unless a rezoning is requested by the petitioner.
- Land Use: The Comprehensive Land Use map shows the area as Urban Residential, which is an appropriate land use designation.
- Zoning**:** The property is currently zoned R1 – Single-Family Residential in McHenry County. The areas to the north and west are predominately unincorporated McHenry

County. The properties on the east side of Huntley Road and south of the subject property are within City Limits and zoned residential.

- R-2 Single-Family Residential is appropriate for the subject property due to lot size and the character of the surrounding area.
- Water and sewer currently exist in the front of the residence on the west side of Huntley Road.

Comprehensive Land Use Plan 2030 Vision Summary Review:

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

Land Use - 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:

REZONING

- The property is currently zoned R1 Single-Family Residential in McHenry County. Property annexed into the City of Crystal Lake comes in as E- Estate zoning.
- The property would be rezoned to the City's R-2 – Single-Family Residential zoning district upon annexation.

Criteria for Rezoning:

(a) The existing uses and zoning of nearby property.

☐ *Meets* ☐ *Does not meet*

(b) The extent to which property values are diminished by a particular zoning classification or restriction.

☐ *Meets* ☐ *Does not meet*

(c) The extent to which the destruction of property value of a petitioner property owner promotes the health, safety, morals or general welfare of the public.

☐ *Meets* ☐ *Does not meet*

(d) The relative gain to the public as opposed to the hardship imposed on a petitioning property owner.

☐ *Meets* ☐ *Does not meet*

(e) The suitability of the subject property for its zoned purposes.

☐ *Meets* ☐ *Does not meet*

(f) The length of time the property has been vacant as zoned, considered in the context of land development in the area.

☐ *Meets* ☐ *Does not meet*

(g) The Comprehensive Plan designation and the current applicability of that designation.

☐ *Meets* ☐ *Does not meet*

(h) The evidence or lack of evidence, of community need for the use proposed.

☐ *Meets* ☐ *Does not meet*

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 (Bacon, dated 03/10/2022)
   B. Plat of Survey (Schaff Engineering, dated 10/21/1980)

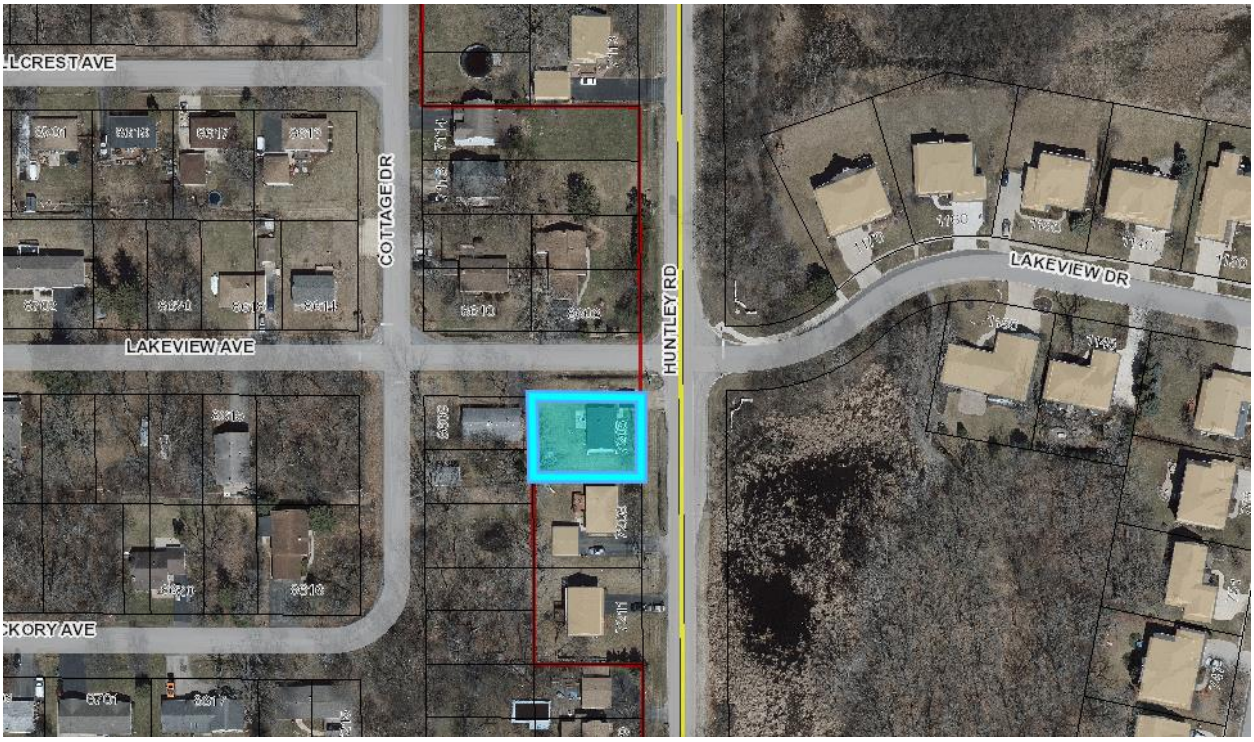
2. The petitioner shall address all of the review comments and requirements of the Engineering, Public Works, and Community Development Departments.

PIQ Map

7205 Huntley Road

Southwest Corner of Huntley Road and Lakeview Avenue in Grafton Township

Directly Adjacent to City Limits



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: BACON ANNEXATION 18-12-134-008

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: William BACON

Address: 371 EVERETT AV
CRYSTAL LAKE IL 60014

Phone: _____

Fax: _____

E-mail: _____

Owner Information (if different)

Name: SAME

Address: _____

_____

Phone: _____

Fax: _____

E-mail: _____

Property Information

Project Description: ANNEXATION, SEWER & WATER Hook-UP
EXISTING SINGLE FAMILY RESIDENCE

Project Address/Location: 7205 HUNTLEY RD
CRYSTAL LAKE IL 60014

PIN Number(s): 18-12-134-008

Development Team

Please include address, phone, fax and e-mail

Developer: BACON & SONS EXCAVATION

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: JOHN REINERT

secondary contact

Signatures

Walton H. Bacon 3-10-22

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.

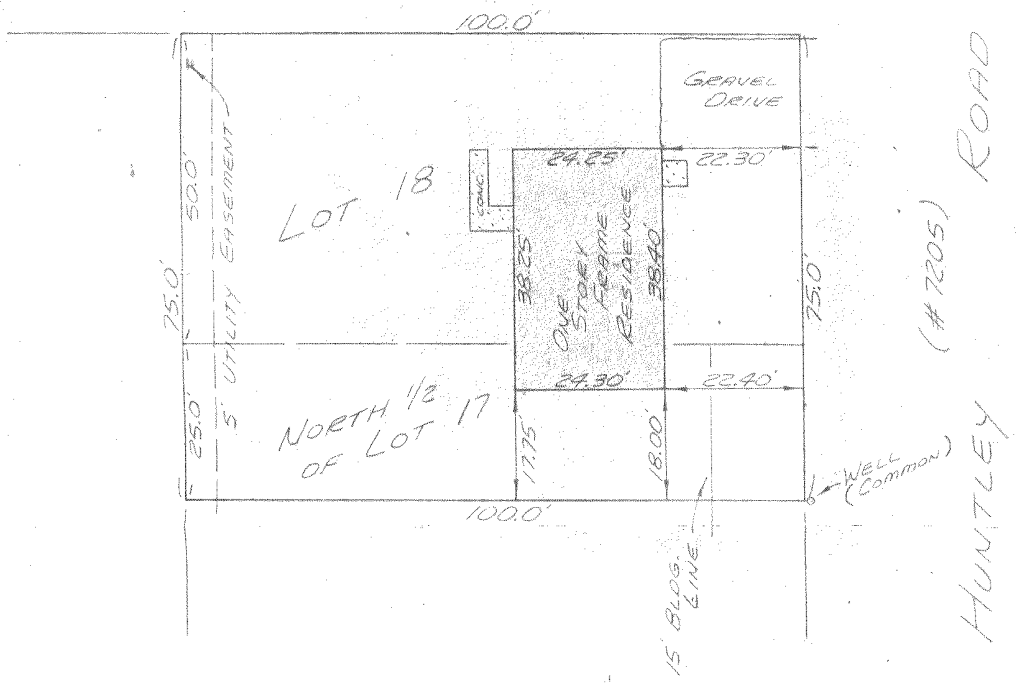
_____

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.

PLAT OF SURVEY

LAKEVIEW AVENUE



LOT 18 AND THE NORTH HALF OF LOT 17 IN BLOCK 8 IN CRYSTAL WOODLANDS, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1928, AS DOCUMENT NO. 85076 IN BOOK 6 OF PLATS, PAGE 77, IN MCHENRY COUNTY, ILLINOIS.

SCHAFF ENGINEERING
P. O. Box 7
Algonquin, Illinois 60102
(312) 658-5013

Scale: 1" = 20'

Ordered: Sub. Coastal

Owner: Bacon

Drawn: BDH

Job: 8055947

STATE OF ILLINOIS
COUNTY OF KANE ss 10-21-1980

I hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises.

I hereby certify that I have surveyed the above described premises according to the official record, and that the above plat correctly represents said survey.

ILLINOIS REGISTERED LAND SURVEYOR NO. 35-2304

Compare the description on this plat with deed. Refer to deed for easements and building lines.

N62910