#2022-16
230 Florence Avenue Rezoning
Project Review for Planning and Zoning Commission

Meeting Date: June 21, 2023

Requests: Rezoning from O Office to R-3A Two-Family Residential

Location: 230 Florence Avenue

Acreage: Approximately 8,700 square feet

Zoning: O Office

Requested Zoning: R-3A Two-Family Residential

Surrounding Properties:
North: O Office & R-3A Two-Family Residential
South: R-2 Single-Family Residential
East: O Office
West: R-2 Single-Family Residential & R-3A Two-Family Residential

Staff Contact: Katie Rivard (815.356.3612)

Background:

- The subject property was previously used as an office. The petitioner purchased the property and would like to use the structure as a single-family residence. Residential uses are not permitted in the O Office zoning district.
- The property is bounded by another office use, the First Congregational Church of Crystal Lake and other residences.

Development Analysis:

General:

- The subject property is currently zoned O Office. The petitioner is requesting the property be rezoned to R-3A Two-Family Residential to allow for a single-family residence. This zoning district would fit with the character of the area.
- . The Comprehensive Land Use Map shows the area as Urban Residential, which is an appropriate land use for a single-family residence.

- The property currently does not provide any off-street parking on-site. The UDO requires a single-family residence to provide at least two spaces, with one in an enclosed garage and one on a driveway that is at least 21 feet in length.
- As a condition of approval, the petitioner will be required to construct a detached garage within 6 months from the date of approval. The detached garage must meet the UDO standards for accessory structures, as well as, the off-site parking requirements for a single-family residence.
- The petitioner will also need to secure a temporary location for vehicles to park until the garage is complete. McCormick Park parking includes overnight restricts since it is considered on-street parking.

Findings of fact:

Rezoning

- The property is currently zoned O Office.
- The property would be rezoned to R-3A Two-Family Residential. The Two-Family District zoning criteria are:
  - ✓ General: This district is to encourage diverse functioning neighborhoods by allowing two-family dwellings while still permitting detached single-family dwellings.
  - ✓ Character: This district allows for a moderate density of development with characteristics similar to single-family neighborhoods. It is characterized by moderate impervious surface ratios.
  - ✓ Uses: This district is for residential neighborhoods, while encouraging a variety of housing types to meet one and two-family residential needs. Complementary uses such as certain civic and recreational uses are permitted, but are subject to restrictions set forth in this Ordinance to preserve the residential nature of these districts.

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*

Comprehensive Land Use Plan 2030 Summary Review:

The Comprehensive Plan designates the subject property as Urban Residential. The following goals are applicable to this request:

Land Use – Main Goal

Goal: Balance the various land uses within the City to create more compact, mixed-use livable neighborhoods while providing a variety of housing, jobs, transportation options and business services.

This can be accomplished with the following supporting actions:

Supporting Action: Maintain compatibility with adjacent land use throughout the City and with neighboring communities.

Success Indicator: The number of new tenant occupancies in existing buildings.

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 actions:

Supporting Action: Provide for a reasonable rate of residential growth especially infill growth and mixed-use development which take advantage of existing city services.

Success Indicator: Number of building permits issued for new construction on infill lots.

Recommended Conditions:

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

1. The subject property is permitted to be used as a single-family residence only due to the lot area and lot width requirements.

2. The petitioner must construct a new detached garage within six months from the date of approval. Prior to construction, the petitioner must have an approved building permit.

3. The petitioner must secure off-site parking for the residents until the garage is complete.

PIQ Map
230 Florence 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: Florence St, LLC

Address: 3213 East Solon Road

Richmond, IL 60071

Phone: 815-382-1653

E-mail: florencestreetinfo@gmail.com

Project Name & Description: Rezoning of property to Single Family Residential

Project Address/Location: 230 Florence St., Crystal Lake, IL 60014

Signature

Tyler Lewke 05/10/2023

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.

Northwest Herald

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Notice Content

PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE APPLICATION OF Florence St, 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 Florence St, LLC for the purposes of Rezoning the following real estate known as 230 Florence Street, Crystal Lake, Illinois 60014, PIN: 19-06-280-010. This application is filed for the purposes of seeking a Rezoning from O - Office zoning district to R-3A Two-Family Residential zoning district for a single-family residence pursuant to Article 1, Article 2, 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, June 21, 2023, 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 June 6, 2023) 2083748

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PLAT OF SURVEY

SHEET 1 OF 1

PARCEL DETAILS

ADDRESS: 230 FLORENCE ST.,
CRYSTAL LAKE, IL 60014
PIN NO.: 19-06-280-010

LEGAL DESCRIPTION

LOT 3 IN BLOCK 2 IN THE ORIGINAL PLAT OF CRYSTAL LAKE, BEING A SUBDIVISION OF PART OF THE EAST HALF OF LOT 1 OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 21, 1840 IN BOOK B OF DEEDS, PAGE 128, IN MCHENRY COUNTY, ILLINOIS.

SURVEYOR'S NOTES

1. FIELD WORK COMPLETED ON 10/25/2019.
2. BEARINGS ARE ASSUMED. THE BEARINGS ARE BASED UPON THE NORTHWEST LINE OF FLORENCE STREET BEING SOUTH 49 DEGREES 50 MINUTES 50 SECONDS WEST.
3. NO ANGLES OR DISTANCES ARE TO BE ASSUMED BY SCALING.
4. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
5. A PRELIMINARY TITLE COMMITMENT WAS NOT FURNISHED TO EZ SURVEYING, INC. FOR USE IN THE PREPARATION OF THIS PLAT. THEREFORE, ADDITIONAL EASEMENTS AND/OR SERVITUDES MAY AFFECT THE SUBJECT LOT. THE EASEMENTS SHOWN HEREON ARE PROVIDED FROM THE USE OF THE RECORDED SUBDIVISION PLAT. FOR BUILDING LINES AND EASEMENTS REFER TO ABSTRACT OF TITLE FOR POSSIBLE ADDITIONAL EASEMENTS, COVENANT RESTRICTIONS OR OTHER ENCUMBRANCES UPON SUBJECT TO PROPERTY. REFER TO VILLAGE, CITY, OR COUNTY CODES FOR FRONT, SIDE, AND/OR REAR BUILDING SETBACK RESTRICTIONS. NO SEARCH OF THE RECORDS FOR EASEMENTS OR ENCUMBRANCES WAS MADE AS PART OF THIS SURVEY.
6. THIS PLAT IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.
7. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED OR CERTIFICATE OF TITLE. ALSO COMPARE ALL POINTS BEFORE BUILDING, AND REPORT ANY DIFFERENCES TO THE SURVEYOR IMMEDIATELY.

SURVEYOR'S CERTIFICATE

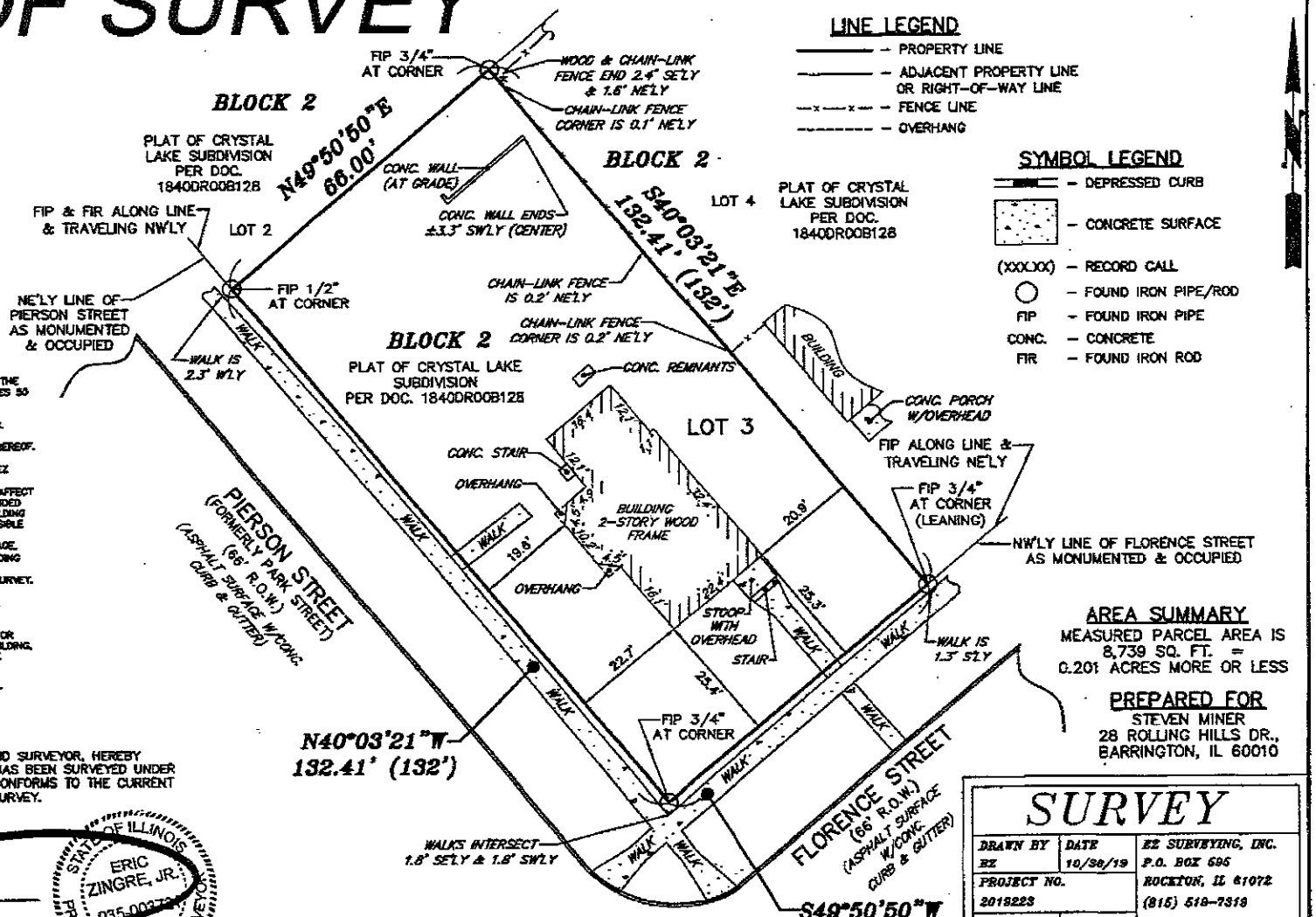
STATE OF ILLINOIS)
SS.
COUNTY OF WINNEBAGO)

I, ERIC ZINGRE JR, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 25TH DAY OF OCTOBER, A.D., 2019.

STATE OF ILLINOIS — ERIC ZINGRE, JR. — 035-003721 — PROFESSIONAL LAND SURVEYOR

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3721
MY REGISTRATION ON INACTIVE STATUS
PROFESSIONAL DESIGN LICENSE NO.: 184-005886
EXPIRATION DATE IS APRIL 30, 2021



LINE LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE
- FENCE LINE
- OVERHANG

SYMBOL LEGEND

- DEPRESSED CURB
- CONCRETE SURFACE
- (XXX.XX) – RECORD CALL
- ○ – FOUND IRON PIPE/ROD
- FIP – FOUND IRON PIPE
- CONC. – CONCRETE
- FIR – FOUND IRON ROD

AREA SUMMARY

MEASURED PARCEL AREA IS
8,739 SQ. FT. ±
0.201 ACRES MORE OR LESS

PREPARED FOR

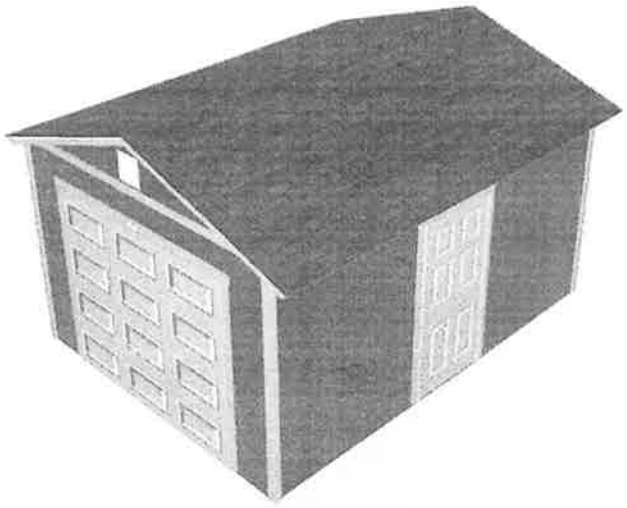
STEVEN MINER
28 ROLLING HILLS DR.,
BARRINGTON, IL 60010

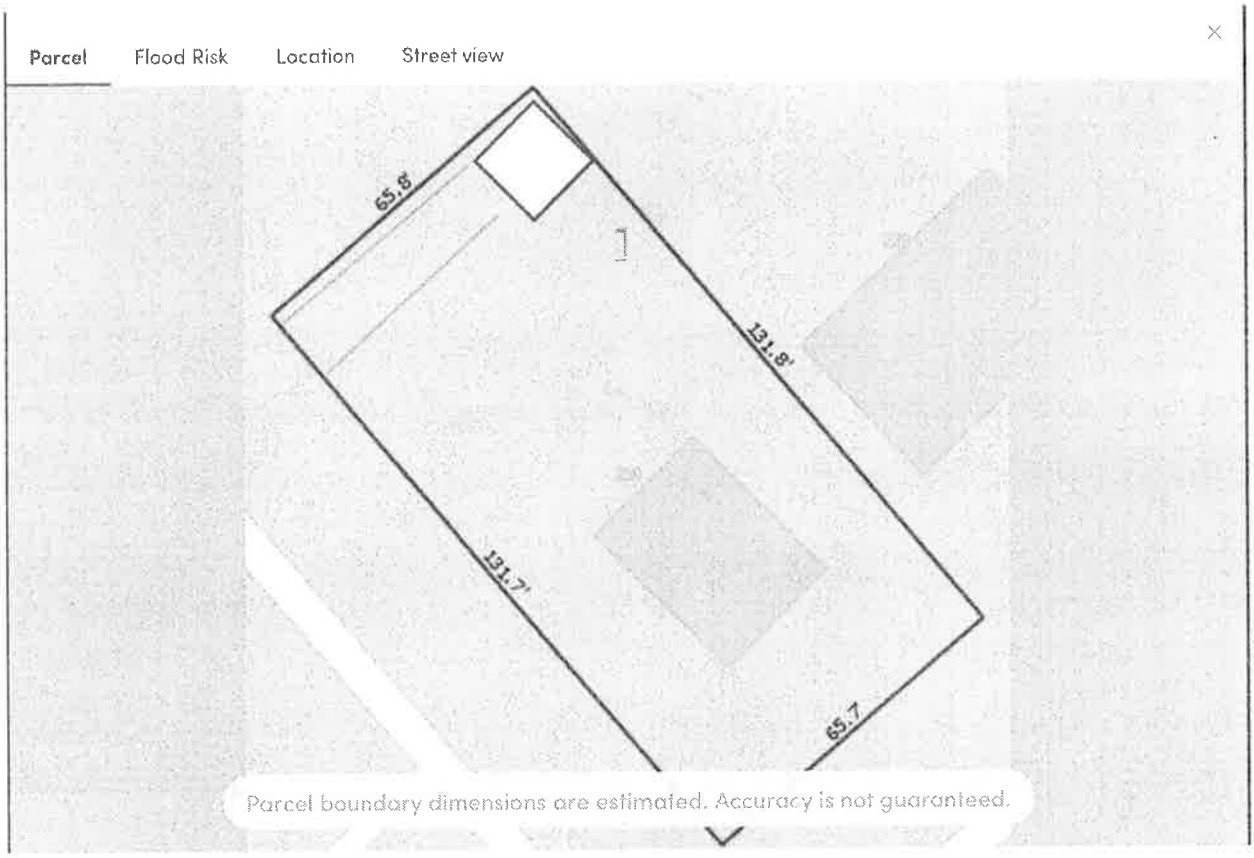
SURVEY

DRAWN BY: EZ	DATE: 10/30/19	EZ SURVEYING, INC.
PROJECT NO.: 2019223		P.O. BOX 595
		ROCKTON, IL 61072
SCALE: 1" = 20'	SHEET: 1 OF 1	(815) 519-7318
		ERIC@EZSURVEYING.COM
		WWW.EZSURVEYING.COM

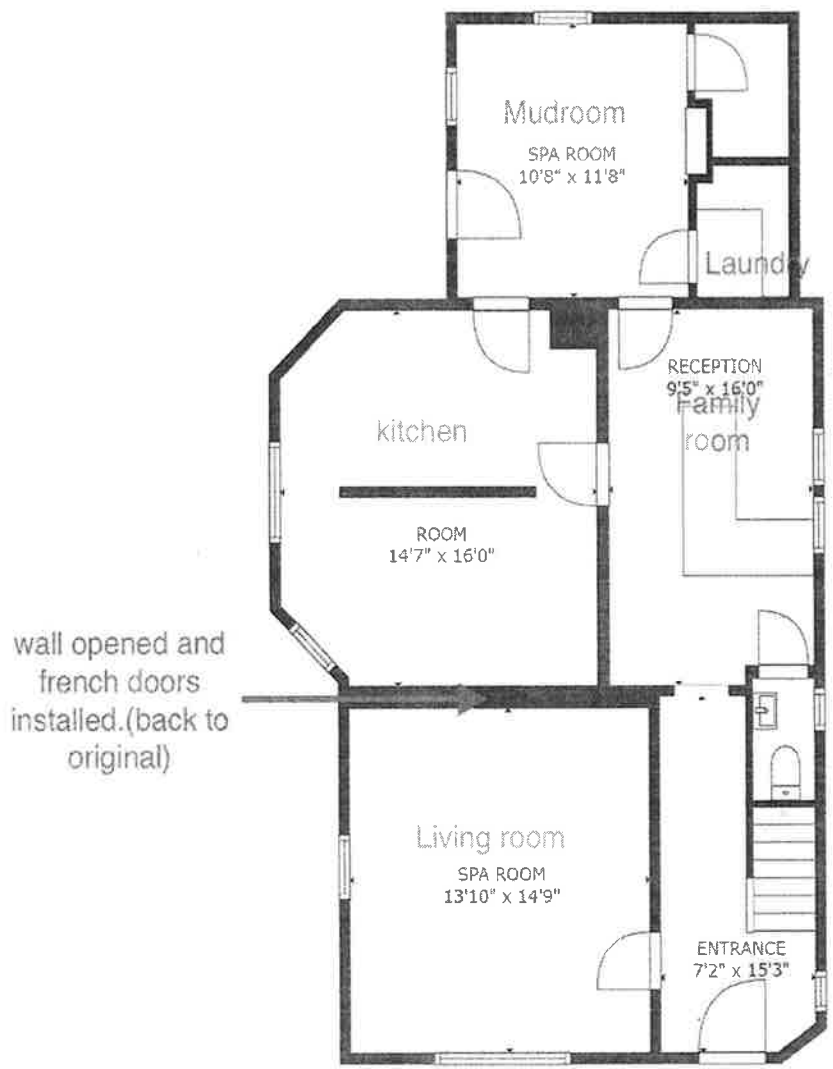
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Premier Ranch Garage - 12' wide by 16' long

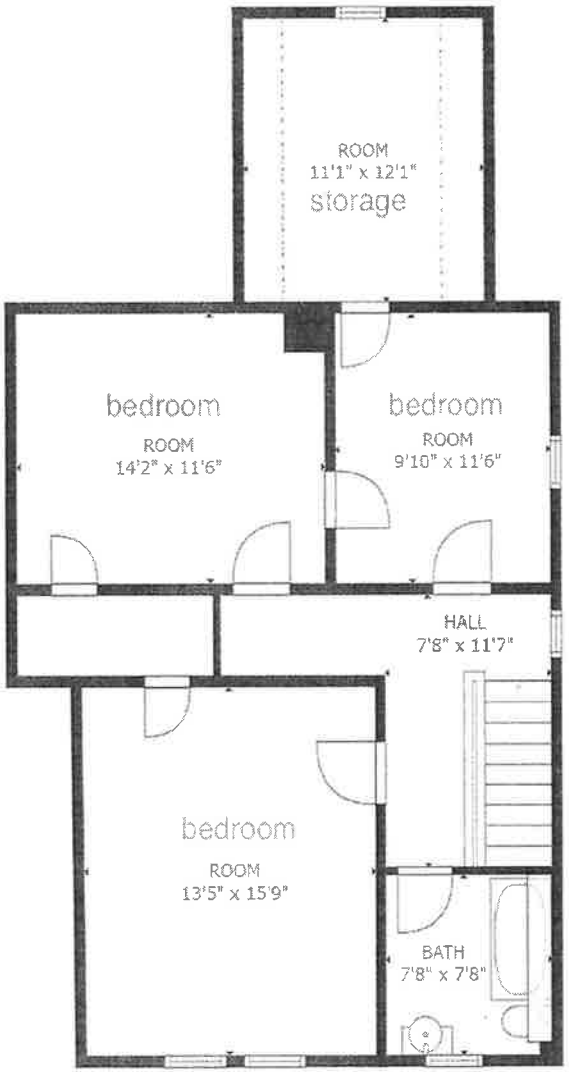



Parcel
Flood Risk
Location
Street view
65.8'
131.8'
131.7'
65.7
Parcel boundary dimensions are estimated. Accuracy is not guaranteed.





FLOOR 1



FLOOR 2