#2026-33
84 N. Walkup Avenue – Rezoning
Project Review for Planning and Zoning Commission

Meeting Date:	April 1, 2026
Request:	Rezoning from O Office to R-O Residential Office.
Location:	84 N. Walkup Ave
Acreage:	Approximately 18,479 square feet
Zoning:	O Office
Proposed Zoning:	R-O Residential Office
Surrounding Properties:	North: R-O Residential Office South: R-O Residential Office East: Across Walkup O Office and B-4 Mixed Use Commercial West: R-3B Multi-Family Residential
Staff Contact:	Elizabeth Maxwell (815.356.3615)

Background:

- The site is an existing single-family residence and has been since 1905.
- The residential use is considered a non-conforming use due to the zoning district. The rezoning would make the use conforming and align with other properties in the area.
- The property is the historically landmarked Hale House. The house has been preserved and is an example of Queen Ann style architecture.

Development Analysis:

General

- Request: Rezoning to R-O Residential Office.
- Zoning: The site is currently zoned O Office.
- Land Use: The land use map is Mixed Use. The residential use fits within the mixed-use land use.
- Adjacent Properties:
    - In 2018, the City undertook a Comprehensive Rezoning to rezone many of the properties from Office to Residential Office. As there were a mix of homes, homes that were converted to offices, and office properties, the Residential Office better

encompassed the uses of the area. Some property owners did not sign the application to allow the rezoning and so their properties remained zoned Office.



Residential Office District.

General: The purpose of this district is to establish a shared residential and office area without creating unduly heavy vehicle traffic or noxious uses while continuing to promote stability of residential development and strengthen the economic base of the City. Contemplated areas for this zoning district are the City's Downtown District and areas surrounding the Virginia Street Corridor.

Character: The district is characterized by single-family residential structures with interior and exterior conversions for a business use.

Uses: This district is intended for a single-family use with full-time residential inhabitants with a first floor office use, which could include real estate, mortgage lender, lawyer, medical office, or other office use.

The use can solely be a residence.

Findings of Fact:
REZONING
The petitioner is requesting the rezoning from O Office to R-O Residential Office.
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*

Recommendation:
A motion to recommend approval of the petitioner's request to rezone the property to R-O Residential Office.

PIQ Map
84 N. Walkup Avenue



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: 84 N Walkup Ave - Re-zoning

Action Requested

- ___ Annexation
- ___ Comprehensive Plan Amendment
- ___ Conceptual PUD Review
- ___ Final PUD
- ___ Final PUD Amendment
- ___ Final Plat of Subdivision
- ___ Preliminary PUD
- ___ Preliminary Plat of Subdivision
- X Rezoning
- ___ Special Use Permit
- ___ Variation
- ___ Other

Petitioner Information

Name: John Kerpan
Address: 84 N Walkup Ave
Crystal Lake, IL 60014
Phone: 630-947-4575
Fax:
E-mail: johnkerpan@gmail.com

Owner Information (if different)

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

Property Information

Project Description: We are the new owners of 84 N Walkup Avenue in Crystal Lake. We are interested in pursuing a re-zoning from O (Office) to RO (Residential - Office). It is currently legal non-confirming for single family residential, and we would like to be legal/conforming by moving to RO.

Project Address/Location: 84 N Walkup Ave, Crystal Lake, IL 60014

PIN Number(s): 14-32-454-020

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

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.

John Kerpan John Kerpan 03/11/2026

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.

Certificate of the Publisher

Northwest Herald

Description:CRYSTAL - 84 N WALKUP RZ
2311506

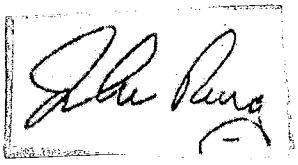
MCHENRY COUNTY PREPAID LEGALS
PO BOX 250
CRYSTAL LAKE IL 60014

Shaw Media certifies that it is the publisher of the Northwest Herald. The Northwest Herald is a secular newspaper, has been continuously published daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Crystal Lake, County of McHenry, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 time(s) in the Northwest Herald, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on
03/14/2026

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1.
In witness, Shaw Media has signed this certificate by John Rung, its Publisher, at Crystal Lake, Illinois, on
14th day of March, A.D. 2026

Shaw Media By:



John Rung, Publisher

Account Number 10069745 Amount $83.84

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

IN THE MATTER OF THE PETITION OF John Kerpan

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by John Kerpan for a Rezoning for the property at 84 N. Walkup Avenue in Crystal Lake, Illinois 60014. PIN: 14-32-454-020.

This application is filed for the purpose of seeking a Rezoning from O Office to R-O Residential Office, 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 for this request will be held at 7:00 p.m. on Wednesday, April 1, 2026 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 Northwest Herald Mar. 14, 2026) 2311506

STATE OF ILLINOIS

COUNTY OF MCHENRY

IN THE MATTER OF THE APPLICATION OF
John Kerpan (NAME);

AFFIDAVIT

John Kerpan (Name), being first duly sworn on oath deposes and states as follows:

A. That a copy of the legal notice, concerning the hearing date for the above mentioned Petitioner, was sent to each of the persons named on the attached list by regular mail notifying them of the hearing before the Planning and Zoning Commission on April 1, 2026, at 7:00 p.m., at the City of Crystal Lake City Hall, 100 West Woodstock Street in Crystal Lake, Illinois. Said notice was mailed to each of the below mentioned persons by regular mail on 3/14/26 (date)

B. That the posting requirements of the Unified Development Ordinance have been complied with by placing the customary public notice sign on the subject property on 3/15/26 (date)

(name) (Signature)
(**SIGN NAME IN PRESEANCE OF A NOTARY**)

Subscribed and Sworn to me before
This 20th day of March, 2026

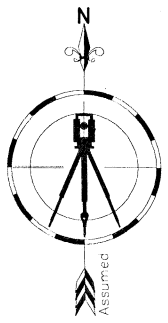
Notary Public

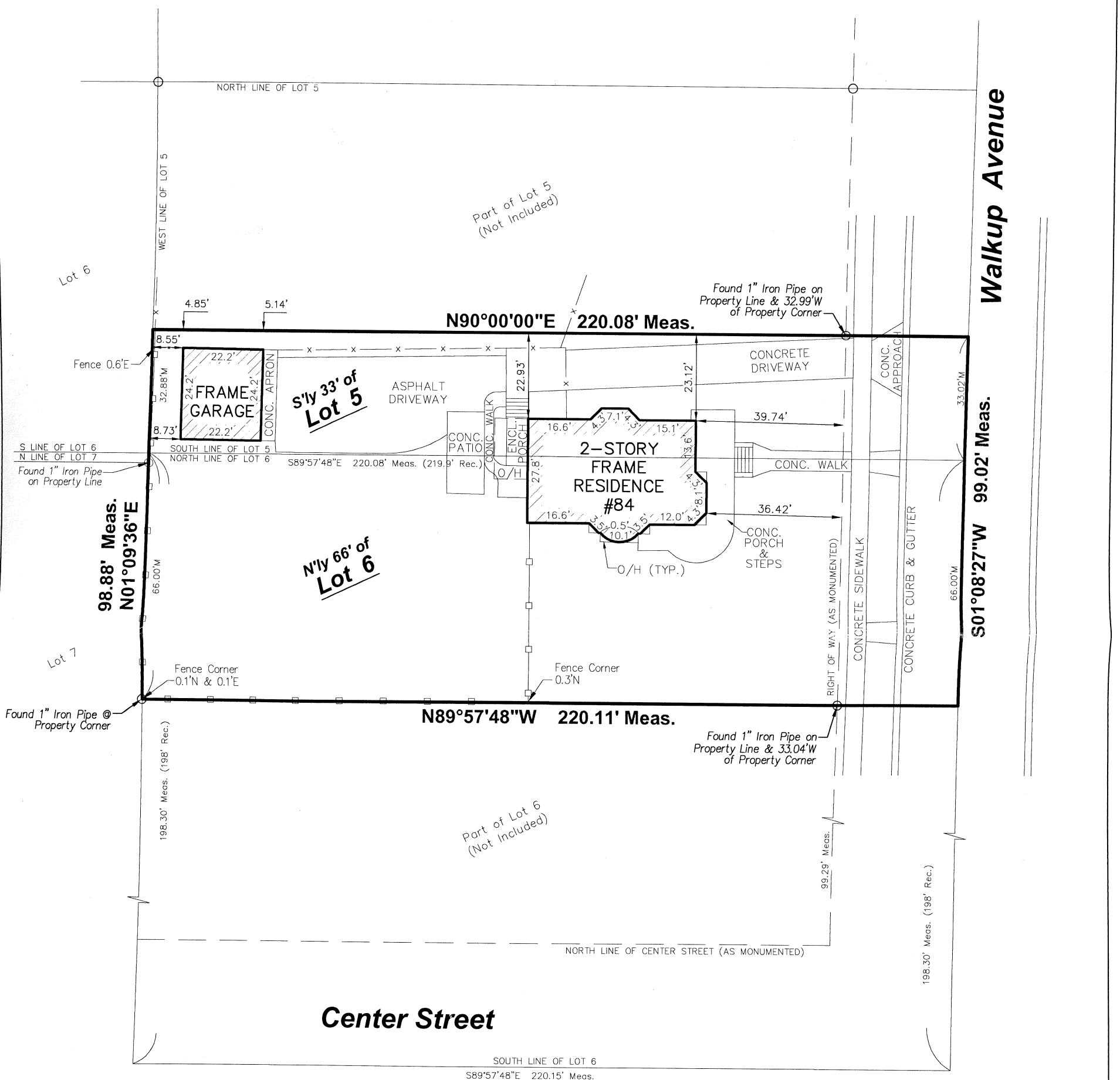
OFFICIAL SEAL
VICTORIA ALEXANDRIA WOJCIK
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 1006608
My Commission Expires MARCH 17, 2029

Plat of Survey

LEGAL DESCRIPTION: THE NORTHERLY 66 FEET OF LOT 6 AND THE SOUTHERLY 33 FEET OF LOT 5, ALL IN BLOCK 1, TAKEN AS A TRACT IN WALKUP'S ADDITION TO NUNDA, BEING A SUBDIVISION OF PART OF THE WEST 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 DECEMBER 9, 1874 IN BOOK 55 OF DEEDS, PAGE 516, IN MCHENRY COUNTY, ILLINOIS.

PARCEL AREA: 21,775 Sq. Feet





JOAQUIN P. CAMACHO
35-4088
PROFESSIONAL
LAND SURVEYOR
STATE OF
ILLINOIS
CRYSTAL LAKE, IL

THIS DOCUMENT IS NOT VALID WITHOUT THE SURVEYOR'S SEAL

STATE OF ILLINOIS }
COUNTY OF MCHENRY }SS

IN MY PROFESSIONAL OPINION, AND BASED ON MY OBSERVATIONS, I HEREBY CERTIFY THAT THE PLAT HEREON DRAWN IS A TRUE REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

_____, DATED JANUARY 20, 2026
JOAQUIN P. CAMACHO, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4088
LICENSE TO BE RENEWED NOVEMBER 30, 2026

NOTES:
- COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED AND REPORT ANY DIFFERENCE IMMEDIATELY.
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- BEARINGS AS SHOWN ARE ASSUMED AND ARE SO INDICATED FOR INTERIOR ANGLES ONLY.
- BUILDING LINES AND EASEMENTS AS SHOWN ARE BASED SOLELY ON PROVIDED DOCUMENTS.
- UTILITIES WITHIN EASEMENTS OR UNDERGROUND UTILITIES (IF ANY), INCLUDING, BUT NOT LIMITED TO CONDUITS AND CABLES ARE NOT SHOWN HEREON.

SNOW NOTE: DUE TO SNOW COVERAGE, NOT ALL IMPROVEMENTS MAY BE SHOWN.

0' 30' 60' 90'

LEGEND

- ○ FOUND IRON PIPE/BAR
- ● SET IRON BAR
- ⊗ PK NAIL
- × "X" SCRIBED INTO SURFACE
- WOOD FENCE
- CL/METAL/WIRE FENCE
- PLASTIC/VINYL FENCE

ABBREVIATIONS

PUE	PUBLIC UTILITY EASEMENT
MUE	MUNICIPAL UTILITY EASEMENT
VUE	VILLAGE UTILITY EASEMENT
LE	LANDSCAPE EASEMENT
DE	DRAINAGE EASEMENT
BSL	BUILDING SETBACK LINE
PC	POINT OF CURVATURE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY

LUCO SURVEYING
A Division of Polaris Surveying, Inc.
54 Lou Street, Crystal Lake, IL 60014
PROFESSIONAL DESIGN FIRM NO. 184-007972
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Common Address: 84 N Walkup Avenue, Crystal Lake, IL
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