#2010-21
8307 Ridgefield Road (Gramme/Topps)
Project Review for Planning and Zoning Commission

Meeting Date:	May 5, 2010
Zoning Requests:	1) Rezoning upon annexation to the "W" Watershed District. 2) Minor Subdivision to create one additional one-acre lot.
Location:	8307 Ridgefield Road
Acreage:	3.25 acres
Existing Zoning:	"A-1" Agriculture, County
Surrounding Properties:	North: County South: "W" Watershed (MCC) East: "W" Watershed (MCC) West: "W" Watershed (MCC)
Staff Contact:	Latika Bhide 815.356.3615

Background:
The property in question is approximately 3.25 acres in area, located on Ridgefield Road, just south of Tartan Drive. The property is surrounded by the McHenry County College property on 3 sides. It is located in unincorporated McHenry County and zoned "A-1" under the County's Zoning Ordinance. Currently, the property is improved with a two-story residence, a number of accessory structures (including a garage, an out-building and several sheds) and an in-ground swimming pool. The petitioner is requesting rezoning upon annexation to the "W-C" Watershed with Conservation Overlay district and minor subdivision approval to create one additional lot.

Land Use Analysis:
The properties immediately surrounding the parcel in question are primarily vacant (and are owned by MCC). The petitioner will retain the existing residential use of the property. In addition, they are requesting a Minor Subdivision to create an additional lot, one acre in area. It is their intent to build a single-family residence on that lot. The Comprehensive Plan calls for an Estate Residential classification for this property. Estate Residential represents developments consisting of half-acre or more lot sizes.

The property is located in the Crystal Lake Watershed and therefore requesting a Watershed classification. The petitioner is requesting, through the provisions of the annexation agreement, that the subdivision and building of the single-family residence not be required to be a Planned Unit

Development. The requirements of the *Crystal Lake Watershed Stormwater Management Design Manual* shall still apply for any future development in this subdivision.

The density and dimensional standards (for e.g. minimum lot area, minimum lot width, maximum impervious surface, etc.) for a property in the Watershed district are to be determined on a site-specific basis. It is recommended that Lots 1 & 2 be subject to the minimum setback requirements for the Estate (E) Residential district, which are as follows:
Minimum Front Setback: 50 feet
Minimum Interior Side Setback: 20 feet
Combined Interior Side Setback: 40 feet
Minimum Rear Setback: 20 feet
Maximum Impervious Surface Coverage: 25%

Detached accessory structures can be located as close as 5 feet from the side and rear property lines. The existing garage and some of the sheds do not meet this requirement.

There is no sanitary sewer or water service available to this site. The existing water main is located approximately one mile from this property and there is no sanitary sewer in the vicinity of this site. Variations must be granted by the City Council to allow a new well and a septic field to service the proposed home.

The property is fairly wooded. No trees are contemplated to be removed on Lot 1. On Lot 2, some trees will be removed to accommodate the construction of the new home. Per the UDO, single-family residentially zoned parcels are exempt from the Tree Preservation requirement only if they were created prior to September 3, 2002. At this time, the petitioner has not submitted a building plan for the new home. Therefore, it is not possible to determine how many trees or the quality of any trees to be removed. The petitioner can petition the City Council through the annexation agreement, that this subdivision not be held to the tree preservation standards in the Ordinance.

Minor Subdivision:
The Minor Subdivision process was introduced through the Unified Development Ordinance. This process is specifically intended for subdivisions creating 10 lots or less that do not require any public improvements (except installation of sidewalks, underground placement of public utilities and street trees), such as construction of new roads. The petitioner is requesting a deferral from the requirement to install sidewalk along Ridgefield Road, the requirement to bury aerial utilities as well as to install street lighting. There are no sidewalks or street lighting along Ridgefield Road at this time. It appears that there are several trees along Ridgefield Road that would satisfy the requirement for parkway trees.





Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Estate Residential, which: "represents developments consisting of half-acre or more lot sizes". The petitioner's request would be consistent with the Comprehensive Land Use Plan.

Within the Residential Land Use section of the Comprehensive Plan, the following applicable goals and objectives are observed by allowing this use:

Objective #1: Encourage a diversity of housing types throughout the city which satisfy wide-range needs for all persons, regardless of age, race, religion, gender, national origin, physical ability and economic level.

Objective #3: Preserve and enhance the character and livability of existing residential area

Findings of Fact:

REZONING UPON ANNEXATION

The petitioner's request before the Planning and Zoning Commission and the City Council would grant "W" Watershed zoning (the Conservation Overlay also applies) designation for the 3.25 acres, commonly known as 8307 Ridgefield Road. Single-Family detached Dwellings are permitted as limited uses in the "W" district on existing platted lots. A myriad of uses are permitted through the conservation overlay district upon the application of a watershed Planned Unit Development (PUD). The petitioner is requesting to erect a single-family home on the proposed lot without the need to apply for a PUD.

The proposed zoning would be compatible with the surrounding zoning designations and the existing Comprehensive Land Use Plan.

Recommended Conditions:

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

1) Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
    A. Petition for Initial Zoning (received 4-1-10)
    B. Application (Gramme, received 4-1-10)
    C. Plat of Annexation, Plat of Survey, Final Plat of Minor Subdivision (Luco, received 4-19-10)
2) The requirements of the *Crystal Lake Watershed Stormwater Management Design Manual* shall apply to any future development in this subdivision.
3) Lots 1 and 2 shall be subject to the density and dimensional standards of the "E" Estate Residential district.
4) Work with City Staff to determine individual impervious coverage limits for each lot and include as plat restrictions on the Final Plat of Subdivision.
5) Include plat restrictions for pollutant source control measures that minimize the opportunity for pollutants to reach the lake, including but not limited to: fertilizer management (no phosphorous used), herbicide/pesticide management (minimize use), and no bulk chemical storage.
6) An access permit from the McHenry County Division of Transportation is required for any new driveway to Ridgefield Road from Lot 2.
7) Provide an easement along the outside of the existing or proposed right-of-way for Ridgefield Road for the purpose of future pedestrian/bicycle facilities along this arterial route.
8) Final Plat of Minor Subdivision:
    a. The Plat shall meet all the requirements of Article 5-200 G 3 b, including but not limited to, names of owners and certification by licensed surveyor; exact location, width and name of all streets and dedication status; purpose of easements; building setback lines; school districts in which each lot is located; certification indicating all taxes and assessments are paid in full; and proper form for City Council and PZC approval.
    b. Include a signature block for the County Engineer's signature.
9) A deferral until an area wide program is hereby granted for the following UDO requirements:
    A. From the requirement to install sidewalks.
    B. From the requirement for street lighting
    C. From the requirement to bury aerial utilities.
10) The petitioner shall address all the comments of the Engineering and Building Division, Fire Rescue, Police, Public Works and the Planning and Economic Development Departments.

PETITION

TO THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE,
MCHENRY COUNTY, ILLINOIS

The undersigned Petitioner hereby respectfully petitions to annex to the City of Crystal Lake, McHenry County, Illinois, the territory described in Exhibit "A" which is attached hereto and made a part hereof, and states as follows:

1. The territory herein described in Exhibit "A" is not within the corporate limits of any municipality.
2. The territory herein described in Exhibit "A" is contiguous to the City of Crystal Lake, McHenry County, Illinois.
3. The territory herein described in Exhibit "A" has no electors residing thereon.
4. The Petitioner is the owner of record of all land within the territory herein described in "Exhibit A".

Wherefore, Petitioner respectfully requests the corporate authorities of the City of Crystal Lake, McHenry County, Illinois, to annex the territory herein described in Exhibit "A" to said City in accordance with the provisions of this Petition and pursuant to the terms of a proposed annexation agreement, and in accordance with the law in such case made and provided.

DATED this 1 of April, 2010.

SIGNED: John Joyce Hoppian (white)
Petitioner
John
Joyce Hoppian (white)
Petitioner's Name
8307 Ridgefield
Petitioner's Address

STATE OF ILLINOIS)
)
COUNTY OF MCHENRY)

I, _____, being sworn on oath depose and say that I have the authority to sign this attestation, that I am familiar with the matters therein and that the matters stated therein are true in substance and in fact.

Signed_____

Subscribed and sworn to before me
this _____ day of _____ 20_____.

_____
Notary

My Commission expires: _____

PETITION FOR INITIAL ZONING

Now comes the petitioner, John White Joyce Stephen Owner, requesting the Planning and Zoning Commission of the City of Crystal Lake to recommend an initial zoning classification of W-C (Watershed w/ Conservation Overlay), subject to a pending Petition to Annex the property, and in support thereof, petitioner states:

1. John White Joyce Stephen is the Record Title Holder of the territory described in Exhibit "A".

2. Said property has not been classified under the Unified Development Ordinance of the City of Crystal Lake because it has yet to be annexed to the City of Crystal Lake.

3. The property is zoned under the County of McHenry Zoning as AG. Said property is subject to a petition to annex which is pending before the City Council. At present, the property contains a 2 story Res, out buildings, in ground pool

4. The property has an approximate acreage of 3.49 acres, more or less.

5. The property is between land zoned: _____ West in the _____; _____ East in the _____; _____ South in the _____; and _____ North in the _____.

6. The requested zoning of W-C is consistent with the surrounding areas. The City's Comprehensive Plan calls for Estate Residential use on the property.

7. The initial zoning of this parcel described above, will not materially impair an adequate supply of light or air to surrounding properties , increase the hazards of fire or other dangers, diminish the taxable value of land and buildings of the City and throughout the City, increase the congestion of public streets, or impair the public health, safety, comfort, morals and general welfare of the City.

10-21

PUBLIC NOTICE

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

IN THE MATTER OF THE APPLICATION OF HEIDI GRAMME AND ANTHONY TOPPS, PETITIONERS AND JOYCE HOPPHAN AND JOHN WHITE, OWNERS

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 of the City of Crystal Lake upon the application of Heidi Gramme and Anthony Topps, petitioners, and Joyce Hopphan and John White as Owner, relating to the following described real estate:

PIN NUMBERS: 13-25-276-001

COMMON ADDRESS: 8307 RIDGEFIELD ROAD, CRYSTAL LAKE, IL 60012

The property is contiguous to the City of Crystal Lake, Illinois. The petitioner is seeking rezoning upon annexation to the "W-C", Watershed with Conservation Overlay district; as well as any other variations that may be necessary to complete the petitioner's request as presented.

A public hearing before the Planning and Zoning Commission on the request will be held at 7:30 p.m. on Wednesday, May 5th, 2010 at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Thomas Hayden, Chair
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald April 20, 2010)

Agenda Item No: 10c

City Council
Agenda Supplement

Meeting Date: April 6, 2010

Item: #2010-21 Topps Subdivision Annexation Referral

Anthony and Heidi Topps, petitioner
8307 Ridgefield Road

Recommendation: Motion to refer the petitioner's request to the April 21, 2010, Planning & Zoning Commission meeting for zoning considerations and to the May 4, 2010, City Council meeting for the annexation public hearing.

Staff Contact: Michelle Rentzsch, Director of Planning & Economic Development

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Background:

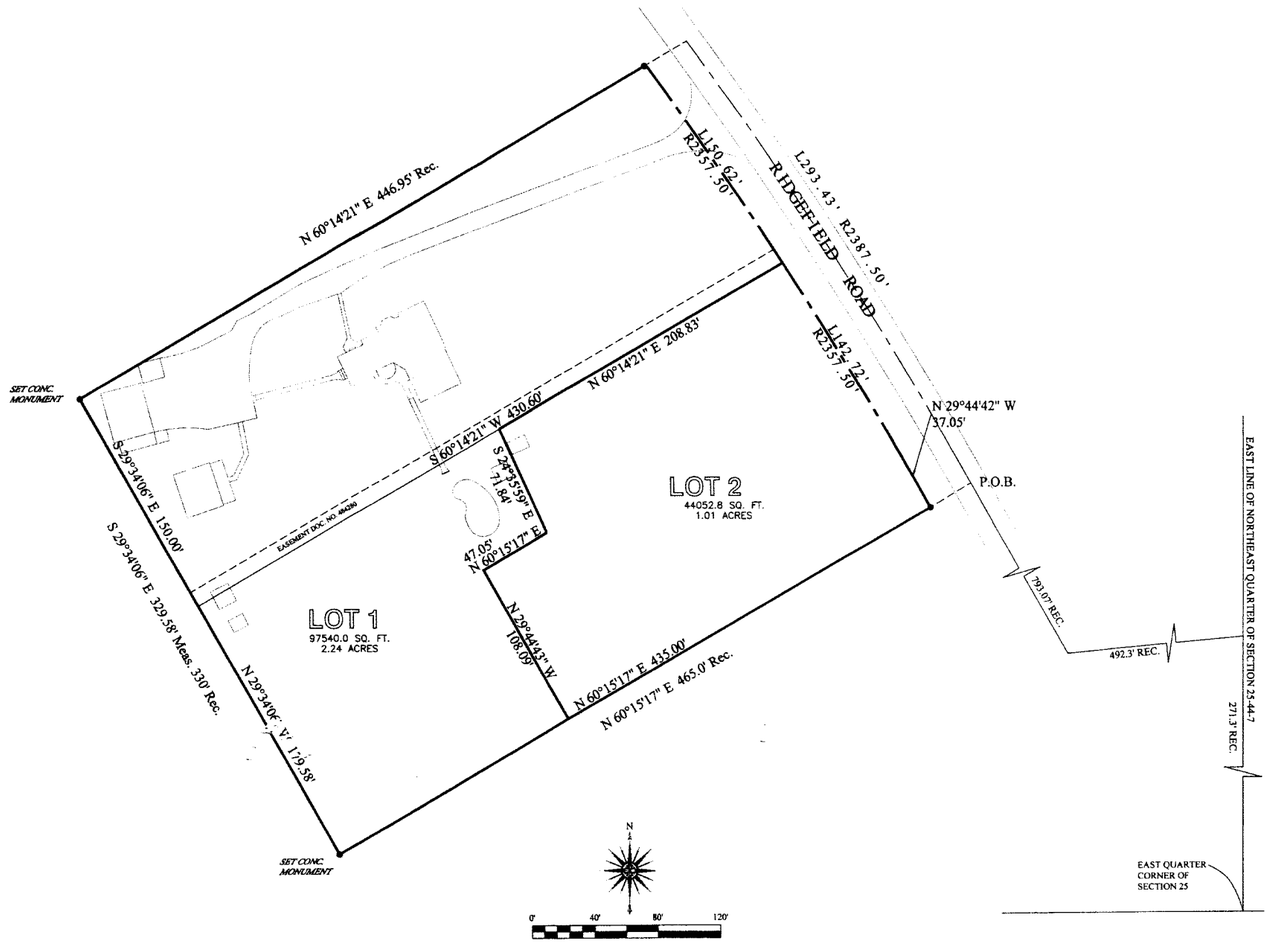
The petitioner is requesting annexation of approximately 3.22 acres, located at 8307 Ridgefield Road. Along with annexation, the petitioners are requesting to subdivide the property into 2 lots, each with "W-C" Watershed with Conservation Overlay zoning. The petitioner respectfully requests that this matter be referred to the April 21, 2010, Planning & Zoning Commission meeting for zoning consideration and the May 4, 2010, City Council meeting for the annexation public hearing.

Votes Required to Pass: A simple majority vote.

JOHN & JOYCE WHITE SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 44 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

DORR TOWNSHIP
CITY OF CRYSTAL LAKE



RECEIVED

Owner's Certificate

STATE OF ILLINOIS)
)SS
COUNTY OF McHENRY)

This is to certify that the undersigned, _____ are the legal owners of a portion of land described on the plat hereon drawn and shown hereon as subdivided; that they have caused said land to be surveyed, subdivided, staked and platted as shown hereon, for the purpose of having this plat recorded provided by law, and as the Owners, do hereby state that to the best of our knowledge, all of the lots in this Subdivision lie within:

Crystal Lake Community Consolidated School District ____
Crystal Lake High School District _____

Seal(s) this ____ day of _____, A.D. 20__

_____ (Seal)

_____ (Seal)

Notary Certificate

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I, the undersigned, a Notary Public in and for the county and state aforesaid, do hereby certify that, _____ of _____ personally known to me to be the same person or persons whose name or names are subscribed to the foregoing instrument as, _____ respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act for the uses and purposes set forth. Given under my hand and notarial seal, this _____day of _____, 20__.

_____ Notary Public

Surface Water Drainage Certificate

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I, _____, Owner(s) and I, _____, Professional Engineer of the State of Illinois, do hereby certify that to the best of our knowledge and belief that the drainage of surface waters will not be changed by the construction of this subdivision of any part thereof, or, if such changes occur, adequate provisions have been made got the collection and diversion of such surface waters into public areas or drains which the subdivider has a right to use, and that such surface waters will not be deposited on adjoining land owners in such concentration as may cause damage to the adjoining property because of the construction of this subdivision.

Owner(s) _____

Registered Professional Engineer of Illinois _____

Notary Certificate

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I, the undersigned, a Notary Public in and for the county and state aforesaid, do hereby certify that, _____ of _____ personally known to me to be the same person or persons whose name or names are subscribed to the foregoing instrument as, _____ respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act for the uses and purposes set forth. Given under my hand and notarial seal, this _____day of _____, 20__.

_____ Notary Public

Surveyor's Certificate

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

This is to certify that I, _____ have surveyed and subdivided the property as described and shown by the plat, which is a correct representation of said survey and subdivision. All distances are shown in feet and decimals thereof. Dimensions shown along curves are arc distances unless otherwise noted.

LEGAL DESCRIPTION: A PARCEL OF LAND IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 44 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE EAST LINE OF THE NORTHEAST QUARTER AT A POINT 271.3 FEET NORTH FROM THE EAST QUARTER CORNER OF SAID SECTION 25, THENCE WESTERLY ON A LINE FORMING AN ANGLE OF 95 DEGREES 42 MINUTES TO THE LEFT, WITH A PROLONGATION OF THE LAST DESCRIBED LINE, FOR A DISTANCE OF 492.3 FEET TO AN INTERSECTION WITH THE CENTER LINE OF THE COUNTY HIGHWAY, AS NOW CONSTRUCTED; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID HIGHWAY, BEING ON A LINE FORMING AN ANGLE OF 85 DEGREES 28 MINUTES TO THE RIGHT, WITH A PROLONGATION OF THE LAST DESCRIBED LINE, FOR A DISTANCE OF 793.07 FEET TO A POINT FOR A POINT OF BEGINNING; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, FOR A DISTANCE OF 465 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 330 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, FOR A DISTANCE OF 446.95 FEET TO AN INTERSECTION WITH THE CENTER LINE OF THE AFORESAID HIGHWAY; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID HIGHWAY; BEING ON A CURVED LINE TO THE RIGHT, (RADIUS OF 2387.50 FEET) FOR A DISTANCE OF 293.75 FEET TO THE POINT OF TANGENT; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID HIGHWAY, BEING ON A LINE TANGENT TO SAID CURVE, FOR A DISTANCE OF 36.95 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

I further certify that this professional service conforms to the current Illinois minimum standards for a boundary survey, and that concrete monuments at opposing subdivision corners and 5/8" iron bars at all lot corners and point of change in alignment will be set as required by the Plat Act (Illinois Revised Statutes 2005, 765ILCS 205/1)
I further certify that the above described property is located in Zone "X" areas determined to be outside 500-year floodplain, as identified by the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel _____dated _____, 20__.

I further certify that thus Subdivision lies within the corporate limits of the City of Crystal Lake, Illinois.

Given under my hand and seal this ___day of _____20____

_____

Recorder's Certificate

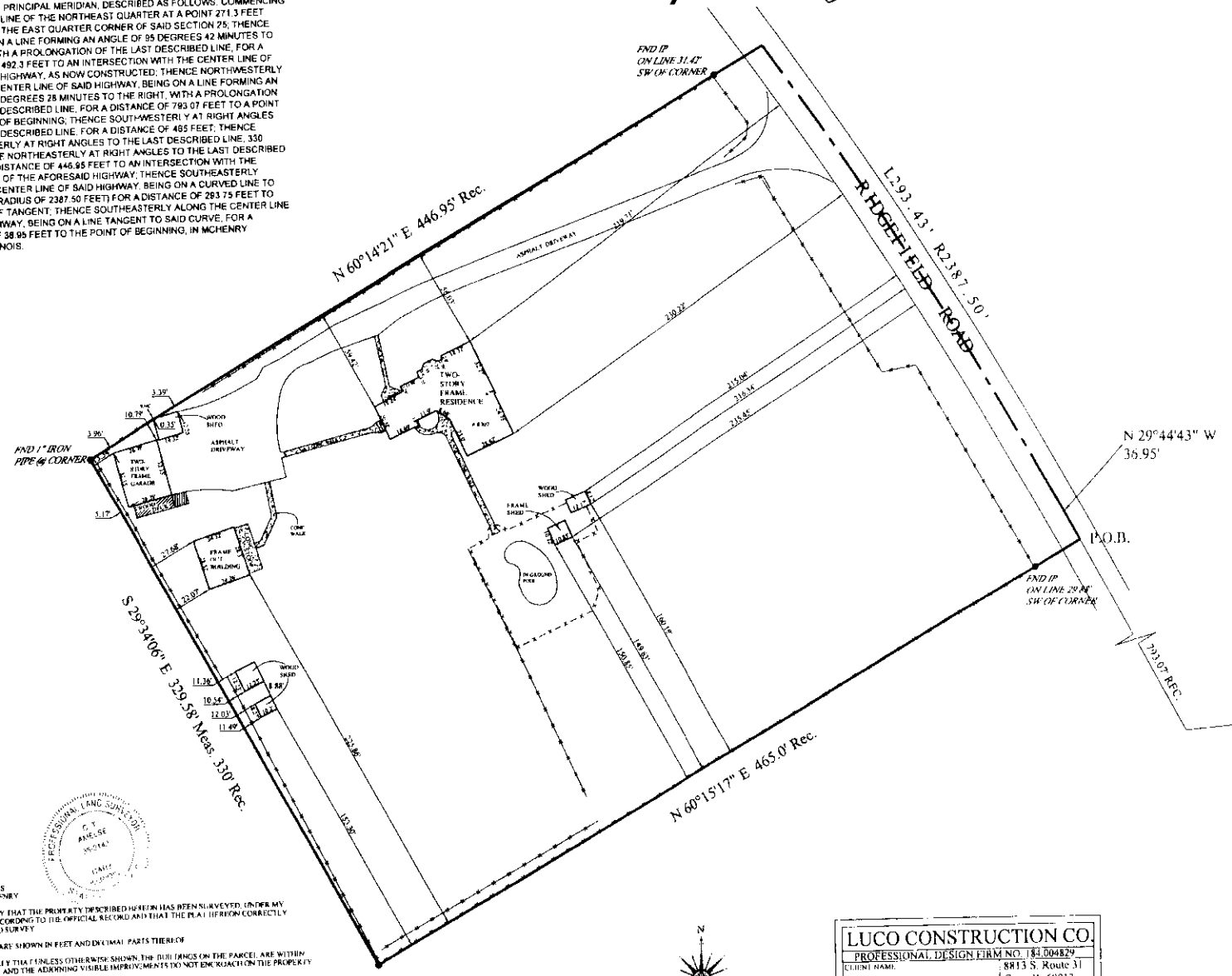
STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

This instrument filed for record in the Recorder's office of McHenry County, Illinois on this ____day of _____, 20___, A.D. at _____o'clock ___M. and recorded as document number _____.

_____
McHenry County Recorder
This Plat presented for recording by: _____

Plat of Survey

LEGAL DESCRIPTION: A PARCEL OF LAND IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 44 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE EAST LINE OF THE NORTHEAST QUARTER AT A POINT 271.3 FEET NORTH FROM THE EAST QUARTER CORNER OF SAID SECTION 25; THENCE WESTERLY ON A LINE FORMING AN ANGLE OF 95 DEGREES 42 MINUTES TO THE LEFT, WITH A PROLONGATION OF THE LAST DESCRIBED LINE, FOR A DISTANCE OF 492.3 FEET TO AN INTERSECTION WITH THE CENTER LINE OF THE COUNTY HIGHWAY, AS NOW CONSTRUCTED; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID HIGHWAY, BEING ON A LINE FORMING AN ANGLE OF 85 DEGREES 28 MINUTES TO THE RIGHT, WITH A PROLONGATION OF THE LAST DESCRIBED LINE, FOR A DISTANCE OF 793.07 FEET TO A POINT FOR A POINT OF BEGINNING; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, FOR A DISTANCE OF 485 FEET; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 330 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, FOR A DISTANCE OF 446.95 FEET TO AN INTERSECTION WITH THE CENTER LINE OF THE AFORESAID HIGHWAY; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID HIGHWAY, BEING ON A CURVED LINE TO THE RIGHT, (RADIUS OF 2387.50 FEET) FOR A DISTANCE OF 293.75 FEET TO THE POINT OF TANGENT; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF SAID HIGHWAY, BEING ON A LINE TANGENT TO SAID CURVE, FOR A DISTANCE OF 38.95 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.





RECEIVED

STATE OF ILLINOIS
COUNTY OF MCHENRY

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON HAS BEEN SURVEYED, UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORD AND THAT THE PLAT HEREON CORRECTLY REPRESENTS SAID SURVEY

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF

I FURTHER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCEL ARE WITHIN PROPERTY LINES AND THE ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCROACH ON THE PROPERTY DESCRIBED HEREON

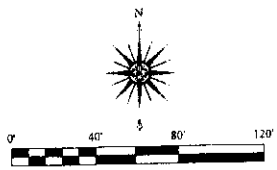
I FURTHER CERTIFY THAT THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

C. T. Amelse MY LICENSE EXPIRES, 11-30-10

C.T. AMELSE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2443

COMPARE THE DESCRIPTION OF THE PLAT WITH DEED, REFER TO THE TITLE POLICY FOR ITEMS OF RECORD NOT SHOWN. NOTED UTILITIES WITHIN EASEMENTS ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO CONDUITS AND CABLES (IF ANY) HAVE NOT BEEN SHOWN HEREON.

VOID WITHOUT RAISED SEAL OR RED STAMP



LUCO CONSTRUCTION CO.			
PROFESSIONAL DESIGN FIRM NO. 184.004829			
CLIENT NAME: HEIDI GRAMME			8813 S. Route 31 Cary, IL 60013 847.658.8537 847.458.0714 fax
CLIENT REFERENCE: N/A			
FIELD WORK COMPLETED: 03/29/10	SURVEY COMPLETED: 04/07/10	DRAWN BY: JAC	PROJECT NO: 10-25564