City of Crystal Lake

Memorandum

To: Planning and Zoning Commission

From: Elizabeth Maxwell

Date: March 4, 2015

Re: 2014-48 95 Grant Street

Background:

- 95 Grant Street was previously an office building. The most recent use divided up the building with a variety of tenants renting different offices.
- The petitioner is proposing interior renovations to divide it into 6 residential units. There would also be some exterior site work on the parking lot. No changes are proposed to the building footprint, the building architecture and the existing site work like sidewalk and landscape.

Request:

- The petitioner is requesting a Preliminary and Final Planned Unit Development to allow a multi-family building in the B-4 zoning district. A PUD is required for a multi-family building in the B-4 zoning district.
- Since there are no changes proposed to the exterior of the property the petitioner is requesting a preliminary and final PUD simultaneously.
- There are also requested variations for the parking lot:
    - Article 4-200 D 4 from the minimum number of spaces required at 9 spaces to allow 8 spaces, a variation of 1 space.
    - Article 4-200 H from the dimensional standards for parking spaces and aisles to allow 8-foot wide spaces and a 22.5-foot drive aisle
- Staff will prepare a full staff report including conditions of approval for the March 18th public hearing meeting.
- The Planning and Zoning commission should make a motion to set the public hearing for the March 18th meeting.