



#2016-53
Overly Et Al. Rezoning
Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	December 7, 2016
<u>Request:</u>	Rezoning from E – Estate to M – Manufacturing zoning district.
<u>Location:</u>	390LT E. Terra Cotta Ave
<u>Acreage:</u>	Approximately 1.63 acres
<u>Existing Zoning:</u>	E – Estate
<u>Requested Zoning:</u>	M – Manufacturing
<u>Surrounding Properties:</u>	North: M – Manufacturing South: B-2 – General Commercial Planned Unit Development East: M PUD – Manufacturing Planned Unit Development West: M – Manufacturing
<u>Staff Contact:</u>	Kathryn Cowlin (815.356.3798)

Background:

- **Existing Use:** The property is currently vacant land.
- **History:** This property was a county island, meaning it was surrounded by the City. City staff contacted the property owner and encouraged them to file an application for annexation. State Statute requires 51% of ownership to sign a petition for annexation, only 50% signed a petition. Subsequently, the property was involuntarily annexed on September 6, 2016.
- When property is annexed it is automatically zoned E – Estate.
- The property owners also own the property to the west which is zoned M – Manufacturing.

Development Analysis:

- **Request:** To zone the property M – Manufacturing.
- **Land Use:** The land use map shows the property as Industry. No Comprehensive Land Use Plan Map Amendment is necessary.

- **Zoning:** The property is currently zoned E – Estate. The proposed zoning of M – Manufacturing is appropriate according to the Comprehensive Land Use Plan.

Comprehensive Land Use Plan 2030 Vision Summary Review:

Goal: Support manufacturing uses within the community which contribute to the regional and local economy and Crystal Lake’s live, work, play philosophy.

This can be accomplished with the following supporting action:

Supporting Action: Encourage the redevelopment of “brownfield” sites, underused or abandoned manufacturing properties in the City, and reuse already existing structures or draw upon existing infrastructure.

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

Findings of Fact:

REZONING

- The property is currently zoned E – Estate.
- The proposed zoning is M – Manufacturing zoning district.

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*

OVERLY – PIQ



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NOV 17 2016
BY: _____

2016 53

City of Crystal Lake Development Application

Office Use Only
File # _____

Project Title: Creske Land Rezoning (overly)

Action Requested

- | | |
|-------------------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Preliminary PUD |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review | <input checked="" type="checkbox"/> Rezoning |
| <input type="checkbox"/> Final PUD | <input type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Final PUD Amendment | <input type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

PETITIONER.
Owner Information (if different)

Name: _____
Address: _____

Phone: _____
Fax: _____
E-mail: _____

Name: JAMES O'ERLY
Address: 1001 DAKOTA DR
WOODSTOCK, IL 60098
Phone: _____
Fax: _____
E-mail: _____

Property Information

Project Description: Rezone to Manufacturing

Project Address/Location: 390LT E. Terra Cotta Ave

PIN Number(s): 14-33-251-008

Development Team

Please include address, phone, fax and e-mail

~~Developer: _____
Architect: _____
Attorney: _____
Engineer: _____
Landscape Architect: _____
Planner: _____
Surveyor: _____
Other: _____~~

Signatures

JAMES O'VERLY 11-16-16
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.

James Overly 11-16-16
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.

**City of Crystal Lake
Development Application**

Office Use Only

File # _____

Project Title: _____

Creske Family Rezoning

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: _____

Ronald D. Hansen

Address: _____

*12010 Alameda Rd -
Woodstock, Ill.*

Phone: _____

815-648-2349

Fax: _____

E-mail: _____

Owner Information (if different)

Name: _____

Address: _____

Phone: _____

Fax: _____

E-mail: _____

Property Information

Project Description: _____

Project Address/Location: _____

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

Ronald D Hansen

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.

Ronald D Hansen

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.

City of Crystal Lake Development Application

Office Use Only

File # _____

Project Title: _____

Beske Family Rezoning

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: *Shirley A. Rockstead*

Address: *1710 Broadway*

El Cajon, CA 92021-5304

Phone: *619-440-6662*

Fax: _____

E-mail: _____

Owner Information (if different)

Name: _____

Address: _____

Phone: _____

Fax: _____

E-mail: _____

Property Information

Project Description: _____

Project Address/Location: _____

PIN Number(s): _____

Please include address, phone, fax and e-mail

Development Team

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

Shirley A. Rockstead 11-16-2016
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.

Shirley A. Rockstead 11-16-2016
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.

City of Crystal Lake Development Application

Office Use Only

File # _____

Project Title: _____

Beske Family Land Re Zoning

Action Requested

- | | |
|-------------------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Preliminary PUD |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review | <input checked="" type="checkbox"/> Rezoning |
| <input type="checkbox"/> Final PUD | <input type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Final PUD Amendment | <input type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Name: Carl G. Henderson

Address: 27135 N. Parker Road, Suite 100

Bozota, CO 80503

Phone: 623-362-1047

Fax: _____

E-mail: W.Henderson@centurylink.net

Owner Information (if different)

Name: _____

Address: _____

Phone: _____

Fax: _____

E-mail: _____

Property Information

Project Description: _____

*To be rezoned to M for Manufacturing
for commercial use*

Project Address/Location: _____

PIN Number(s): _____

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.

CAROL J HENDERSON Carol J. Henderson

OWNER: Print and Sign name

Date 10/16/16

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.

PUBLIC NOTICE

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

IN THE MATTER OF THE
PETITION OF:
Overly et al.

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 on the application by James Overly, Ronald Hansen, Shirley Rockstead and Carol Henderson to approve a rezoning at 390LT E. Terra Coffa Ave, Crystal Lake, Illinois.
PIN: 14-33-251-008.

This application is filed for the purpose of seeking approval of a rezoning to the M Manufacturing zoning district pursuant to Article 9-200 B, as well as any other variations as necessary to approve the plans as presented to approve this development. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission on this request will be held at 7:30 p.m. on Wednesday, December 7, 2016, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person desiring to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald
on November 22, 2016) 1245203