



#2018-21
460 Coventry – Rezoning, Variation and Preliminary/Final PUD
Project Review for Planning and Zoning Commission

Meeting Date: May 2, 2018 public intro meeting and May 16, 2018 public hearing

Requests:

1. Comprehensive Land Use Amendment from Office to High Density Residential.
2. Rezoning from O Office to R-3B PUD Multi-Family Residential.
3. Preliminary and Final PUD for a multi-family development.

Location: 460 Coventry Lane

Acreage: Approximately 1.1 acres

Existing Zoning: O Office

Surrounding Properties:

North:	B-2 General Commercial
South:	O Office
East:	O Office
West:	O Office

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- This building was first designed for a bank and then used as an office building with most spaces occupied by medical practitioners.
- The petitioner is proposing to remodel the entire interior for 17 apartment units ranging in size from 500 square feet to 1,190 square feet and a mix of 1 and 2-bedroom units.

Development Analysis:

Land Use/Zoning

- The site is currently zoned O Office. Multi-family buildings are permitted in R-3B zoning districts. The petitioner is requesting rezoning to R-3B PUD.
- The land use map shows the area as Office. The petitioner has requested a Land Use Map Amendment to High-Density Residential. There are other areas of High-Density Residential in the vicinity so this would be an appropriate land use designation for the area.

Site Layout

- The building is situated on the lot with parking on three sides and the previous drive through lane for the bank on the east.
- Except for some cleaning up of the site, no changes are proposed to the site layout.

Building Elevations

- The building is an existing brick building with some unique architectural features such as, arched windows and brick soldier course.
- The petitioner is not changing the exterior elevations except for some life/safety code requirements like a second access out and new windows.



Parking

- Multi-Family housing requires 1.25 spaces per 1-bedroom and 2.25 spaces per 2-bedroom unit. The proposed use would require 32 spaces. The site is providing 64 parking spaces.

Landscape

- The petitioner will do some landscape maintenance and will add some landscape to help refresh the look.

Signage

- No information has been provided and all signage would comply with the UDO.

Findings of fact:

COMPREHENSIVE LAND USE PLAN AMENDMENT

The comprehensive plan is put into place to help the City sustain a prosperous and economically balanced community through the combination of all the plan elements including land use decisions, economic development, housing, transportation options, development and preserving the unique areas, parks and recreation, environmental resources, historic preservation and community facilities. As amendments are proposed they are reviewed to ensure a proper balance is maintained and the new designation would fit with the surrounding area.

REZONING

- The property is currently zoned O Office.
- The property would be rezoned to R-3B Multi-Family Residential. The Multi-Family zoning criteria are:
 - ✓ General: This district allows the highest density of residential development. It encourages a wide range of housing types, especially multifamily development, even though single-family detached and two-family dwellings are also allowed, to meet the diverse housing needs of City residents. The intent is to provide a higher density housing in areas immediately around the historic downtown, areas near commercial zoning or areas near transit stops where increased density and in-fill development are desirable.
 - ✓ Character: This district is characterized by residential buildings that cover a large percentage of the lot, are taller and spaced closely enough to create a sense of vertical enclosure.
 - ✓ Uses: This district is for higher density residential neighborhoods that meet the community's housing needs, particularly for higher density and in-fill housing development. Single-family and two-family dwellings are also permitted. Complementary uses such as certain civic and recreational uses are permitted, but are subject to restrictions set forth in this Ordinance.

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*

PRELIMINARY and FINAL PLANNED UNIT DEVELOPMENT

The petitioner is requesting approval of a Preliminary and Final Planned Unit Development to convert an office building into a multi-family apartment building. A Special Use requires separate review because of its potential to impact surrounding properties and the orderly development of the City. Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.

Meets *Does not meet*

2. The use will not be detrimental to area property values.

Meets *Does not meet*

3. The use will comply with the zoning districts regulations.

Meets *Does not meet*

4. The use will not negatively impact traffic circulation.

Meets *Does not meet*

5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
 Meets *Does not meet*
6. The use will not negatively impact the environment or be unsightly.
 Meets *Does not meet*
7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
 Meets *Does not meet*
8. The use will meet requirements of all regulating governmental agencies.
 Meets *Does not meet*
9. The use will conform to any conditions approved as part of the issued Special Use Permit.
 Meets *Does not meet*
10. The use will conform to the regulations established for specific special uses, where applicable.
 Meets *Does not meet*

In addition PUDs must also meet the standards in Section 4-500 C. Development Standards and 4-500 D. 1 Additional standards for Planned Unit Developments Residential PUDs.

1. Implements the vision and land use policies of the Comprehensive Plan.
 Meets *Does not meet*
2. Shall not result in substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matter of public health, safety and welfare.
 Meets *Does not meet*
3. PUD's must provide transitional uses to blend with adjacent development.
 Meets *Does not meet*
4. PUD phases must be logically sequenced.
 Meets *Does not meet*
5. The density and intensity of a PUD shall be in accordance with the Comprehensive Plan.

Meets *Does not meet*

6. All dimensional standards shall be listed within the PUD plan if they do not meet the Ordinance minimum standards.

Meets *Does not meet*

7. The responsible parties for all on-site and other required public improvements shall be established and a utility plan indicating all proposed easements shall be provided.

Meets *Does not meet*

8. Any private infrastructure shall comply with the city standards.

Meets *Does not meet*

9. The PUD plan shall establish the responsibility of the applicant/developer.

Meets *Does not meet*

10. A bond or letter of credit shall be posted to cover required fees or public improvements.

Meets *Does not meet*

PLANNED UNIT DEVELOPMENT VARIATIONS

The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. If the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation request be lessened or denied.

Specific variations as part of the PUD

Article 3-200 Multi Family Residential from the maximum net density of 9 units per acre to allow 17 units per acre. The petitioner is reusing the building exterior and making changes to the interior for the new units. The space of the building accommodates 17 units.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designation would be High Density Residential, which allows for a mix of residential uses including multi-family buildings. The following goals are applicable to this request:

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 action:

Supporting Action: Encourage a diversity of housing types throughout the city, which satisfy wide-range needs for all persons regardless of age, race, religion, national origin, physical ability and economic level for existing and future city residents.

Success Indicator: Approval of multi-family residential development.

Housing: Multi-Family Housing

Goal: Provide an appropriate mix of multi-family housing to add density to appropriate areas and allow for mixed-use development.

This can be accomplished with the following supporting action:

Supporting Action: Promote the construction of a variety of multi-family housing products.

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Ieremciuc, received 04/11/18)
 - B. Plat of Survey (Amelse, dated 07/25/97, received 04/11/18)
 - C. Plan Set (Joseph A. Meyer, dated 04/09/18, received 04/11/18)
2. Garage buildings are permitted provided they match the architectural style of the principal building and use similar color brick and design features.
3. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments.

2018-21 IEREMCIVIC – 460 COVENTRY LN



**City of Crystal Lake
Development Application**

Office Use Only

File # _____

2018 21

Project Title: _____

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 to R3b
- Special Use Permit
- Variation Density to allow 17 units on 1.12 acres
- Other

RECEIVED
APR 11 2018
BY: _____

Petitioner Information

Name: George Jeremcivic
Address: 660 E. Liberty #100
Wauconda IL 60084
Phone: 847 909-3838
Fax: _____
E-mail: tnpi@comcast.net

Owner Information (if different)

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

Property Information

Project Description: Office Building to be converted
into 17 Apartment Units. Total Square footage of
office building 19,000 square feet, and 65
parking spots.

Project Address/Location: 460 Coventry lane Crystal
lake IL

PIN Number(s): _____

City of Crystal Lake Development Application

Office Use Only

File # _____

Project Title: _____

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 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: George Jeremcivc
Address: 660 E. Liberty #100
Wauconda IL 60084
Phone: 847 909-3838

Fax: _____

E-mail: tnpi@comcast.net

Owner Information (if different)

Name: 460 Professional Building of
460 Coventry Lane
Address: 460 Coventry Lane
Crystal Lake, IL 60014
Phone: 815-529-1216

Fax: None

E-mail: Kathysalzmam@gmail.com

Property Information

Project Description: Office Building to be converted
into 17 Apartment Units. Total Square footage of
office building 19,000 square feet, and 65
parking spots.

Project Address/Location: 460 Coventry Lane Crystal
Lake IL

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: True North Properties, Inc. 847 909-3838 #100 Wauconda IL 60085

Architect: Joseph A. Meyers + Associates 847 445-4334 Barrington

Attorney: Joseph Gottemoller (815) 459-5152 Crystal Lake

Engineer: N/A

Landscape Architect: N/A

Planner: N/A

Surveyor: N/A

Other: N/A

Signatures

George Terencio 4-9-18
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.

Barbara Burget 4/11/18
OWNER: Print and Sign name ASST. TRUST OFFICER 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.

This instrument is executed by Home State Bank/National Association, Crystal Lake, IL, not personally but solely as Trustee as aforesaid. All the covenants and conditions to be performed hereunder by Home State Bank/National Association are undertaken by it solely as Trustee as aforesaid and not individually, and no personal liability shall be asserted or be enforceable against Home State Bank/National Association by reason of any of the covenants, statements, representations or warranties contained in this instrument.

Date: 4/10/18

HOME STATE BANK/NATIONAL ASSOCIATION
as Trustee under Trust No. 4573 Crystal Lake, Illinois

The undersigned hereby authorize and direct you to execute, as Trustee under your above trust number and not individually, the following tendered to you this date for your signature, copy of same being attached hereto.

The undersigned hereby certify that all of said documents to be executed by you have been examined by the undersigned and that all statements contained therein are true and correct.

DESCRIPTION OF DOCUMENTS:

- * Development Application
- * And Disclosing Beneficial ownership

X Kathleen A. Salzman
Beneficiary

X Richard Lynn
Beneficiary

X Howard J. ...
Beneficiary

Beneficiary

Date 4/10/18

COLLATERAL ASSIGNEE APPROVAL

RECEIVED above described documents.

Authorized Signature



HOME STATE BANK N.A.

We're on your side

CERTIFICATION OF TRUSTEE

TRUST DEPARTMENT

I, Barbara Burget, Assistant Trust Officer for Home State Bank/National Association, Crystal Lake, Illinois, do hereby certify that Home State Bank/NA is the trustee of the following trust:

Land Trust # 4523

and, as trustee, do further certify that the beneficial ownership of said trust as indicated by its records is as follows:

Beneficial Owner(s)

460 Professional Building Partnership

Collateral Assignee(s)

Home State Bank does not by this certification make any warranties, representations or certifications as to the holdings of the trust, the state of title of any real property held therein, or any assignment of beneficial interest not acknowledged by it as trustee.

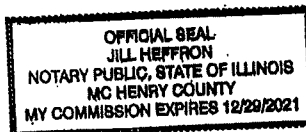
Home State Bank/NA as Trustee Under Trust 4523

By Barbara Burget
Barbara Burget
Assistant Trust Officer



Subscribed and Sworn to before me
this 10th day of April 11, 2018.

Jill Heffron
Notary Public





HOME STATE BANK N.A.
We're on your side

TRUST DEPARTMENT

CERTIFICATION OF TRUSTEE

I, Barbara Burget, Assistant Trust Officer for Home State Bank/National Association, Crystal Lake, Illinois, do hereby certify that Home State Bank/NA is the trustee of the following trust:

Land Trust # 4523

and, as trustee, do further certify that the beneficial ownership of said trust as indicated by its records is as follows:

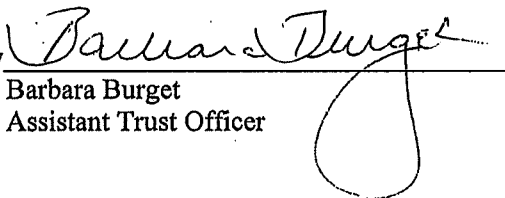
Beneficial Owner(s)

460 Professional Building Partnership
Honeid M. Baxamusa, Trustee of Self – Declaration of Trust dtd 10/31/1995- 1/3 Interest
Ubaidur R. Papa, Trustee of Self- Declaration of Trust dtd 1/30/1997- 1/3 Interest
Kathleen Salzmann, Trustee of Self – Declaration of Trust dtd 9/29/1999 - Interest

Collateral Assignee(s)


Home State Bank does not by this certification make any warranties, representations or certifications as to the holdings of the trust, the state of title of any real property held therein, or any assignment of beneficial interest not acknowledged by it as trustee.

Home State Bank/NA as Trustee Under Trust 4523

By 
Barbara Burget
Assistant Trust Officer



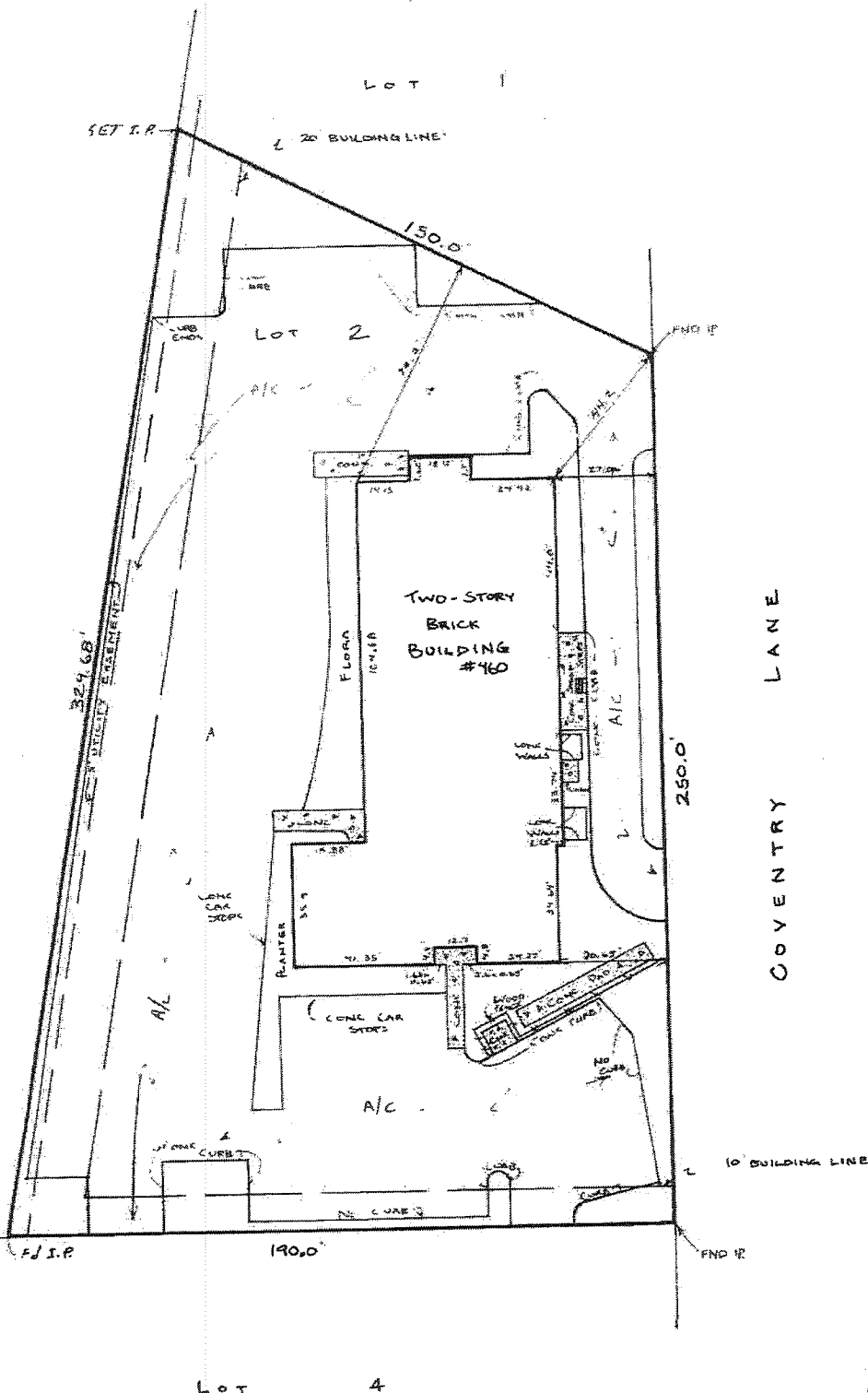
Subscribed and Sworn to before me
this 10th day of April 11, 2018.


Notary Public



PLAT OF SURVEY

LEGAL DESCRIPTION Lot 2 in Lindahl's Subdivision, being a part of Sections 5 and 8, Township 43 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded July 1, 1968 as Document No. 492136, in McHenry County, Illinois



2018 21

RECEIVED
APR 11 2018
BY:



State of Illinois
County of McHenry 7-25-97

I hereby certify that the improvements on lot shown hereon are within property lines and that adjoining improvements do not encroach on the said premises.

C.T. Amelse

State of Illinois
County of McHenry 7-25-97

I hereby certify that I have surveyed the property described hereon and that the plat hereon drawn is a true and correct representation of the survey

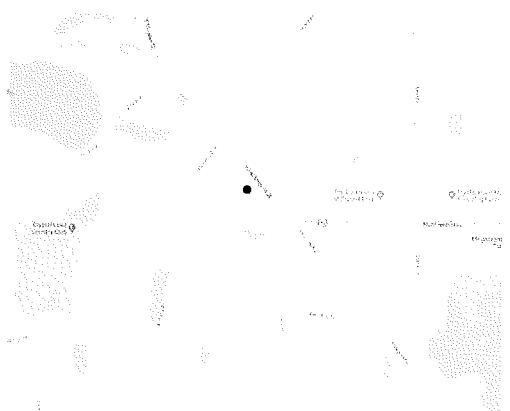
C.T. Amelse



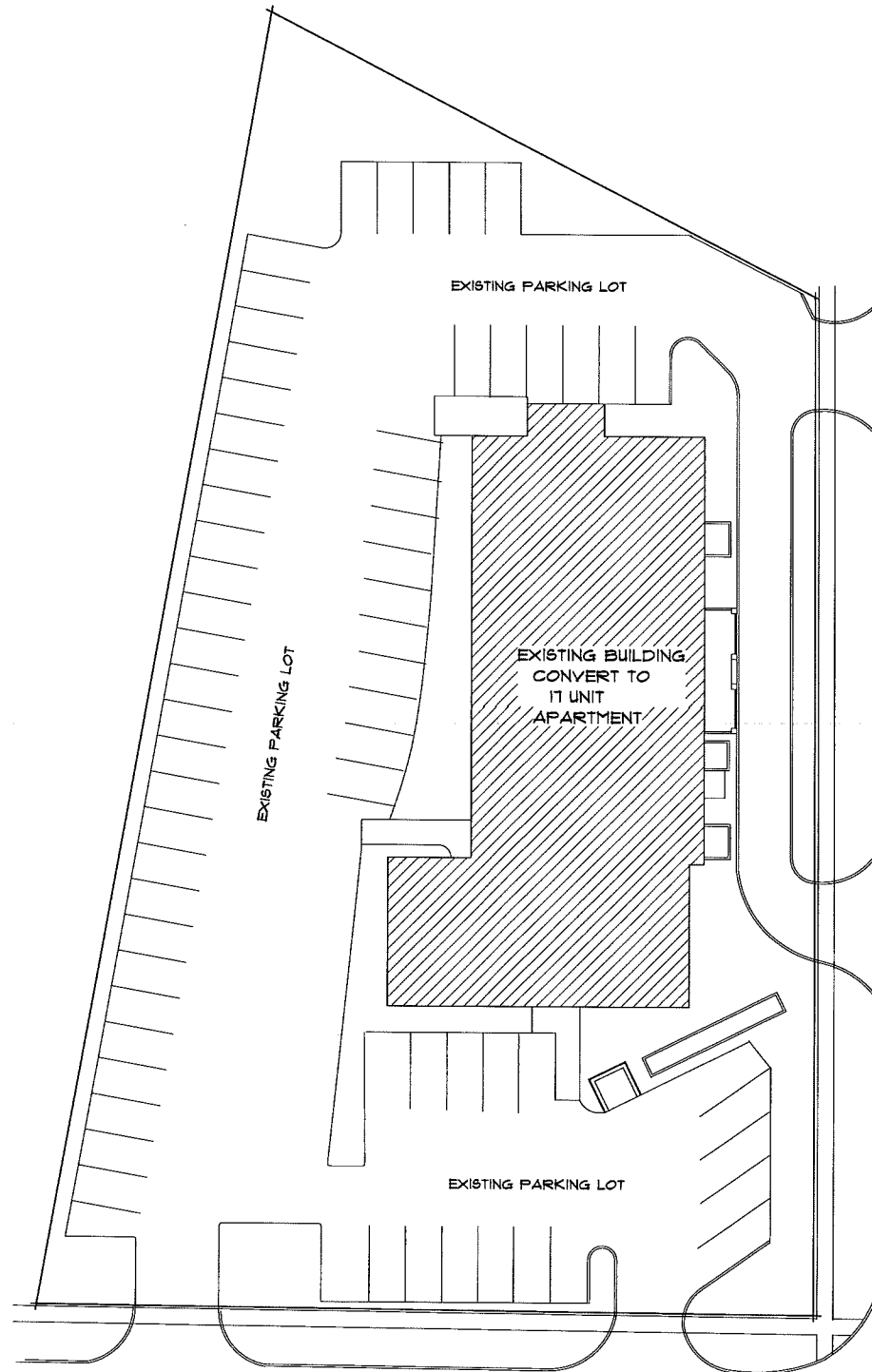
PROPOSED 17 UNIT APARTMENT FOR:
TRUE NORTH PROPERTIES, INC.



AERIAL IMAGE
 NO SCALE



LOCATION MAP
 NO SCALE



SITE PLAN SCALE 1"=20'-0"

SCOPE OF WORK

CONVERT AN EXISTING OFFICE BUILDING INTO A 17 UNIT MULTI FAMILY APARTMENT. THE EXTERIOR FASCAGE OF THE BUILDING WILL NOT BE ALTERED.

ZONING

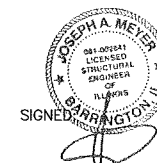
ZONING 'O'
 PROPOSED ZONING R-3
 LOWER LEVEL 8,978 SQ. FT. - 9 UNITS
 FIRST FLOOR 8,978 SQ.FT. - 8 UNITS
 EXISTING PARKING 64 SPACES

SHEET INDEX

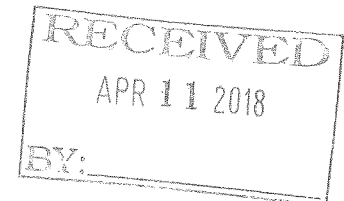
SHEET NUMBER	SHEET DESCRIPTION
C6	SITE PLAN / LOCATION MAP
A1	EXISTING BUSINESS SPACE
A2	PROPOSED LOWER LEVEL PLAN
A3	PROPOSED FIRST FLOOR PLAN

CITY CODES

- 2006 Edition of the International Building Code
- 2006 Edition of the International Residential Code
- 2006 Edition of the International Fire Code
- 2006 Edition of the International Mechanical Code
- 2006 Edition of the International Fuel Gas Code
- 2006 Edition of the International Property Maintenance Code
- 2014 Edition of the Illinois Plumbing Code
- 2005 Edition of the National Electric Code
- 2015 Edition of the International Energy Conservation Code
- 1997 Illinois Accessibility Code
- 2000 Edition of the NFPA Life Safety Code



SIGNED



STRUCTURAL ENGINEER LICENSE NO. 081-002641
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO CITY OF CRYSTAL LAKE BUILDING & ZONING CODES.

EXPIRES 11/ 30/ 2019

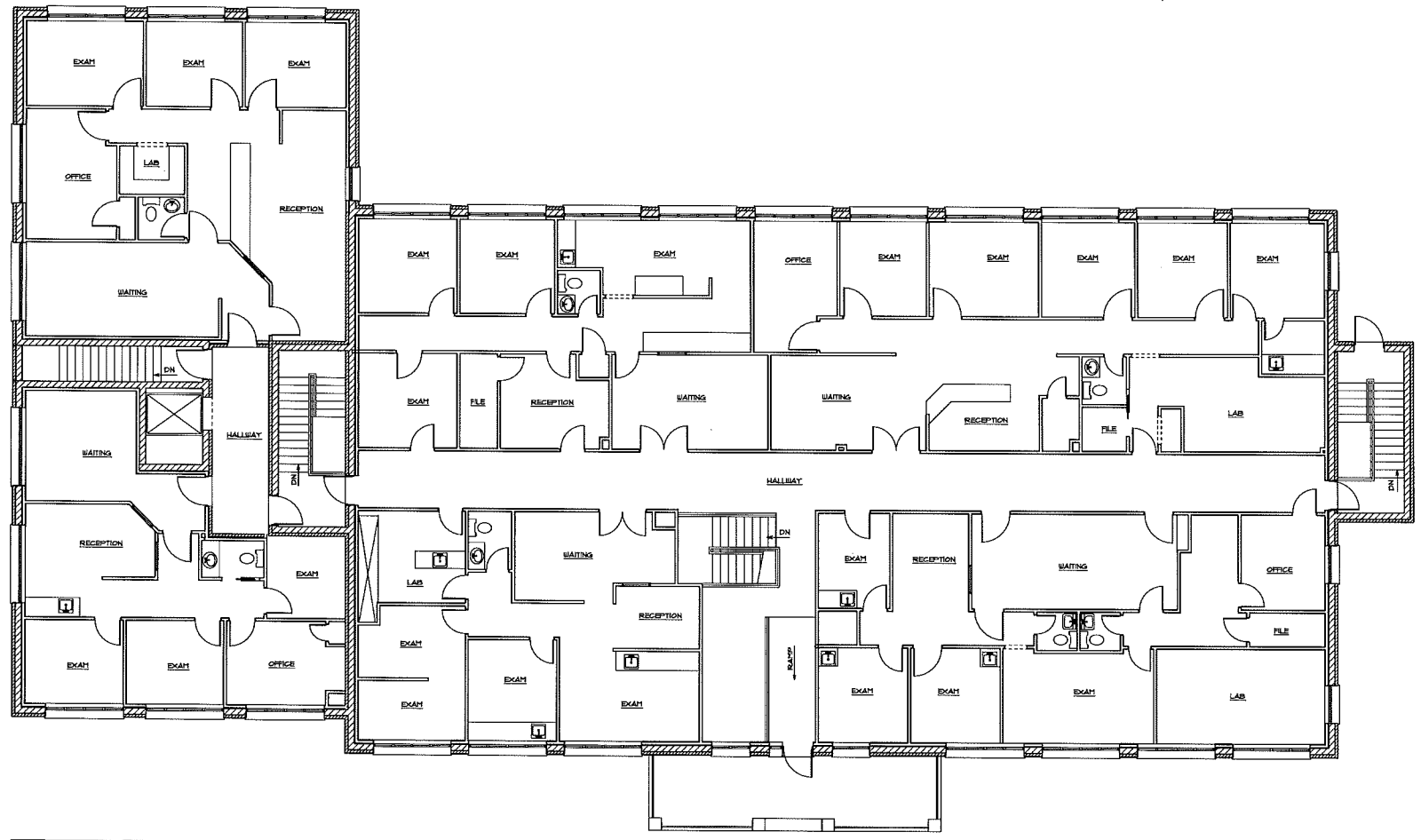
2018 21

JOSEPH A. MEYER
 STRUCTURAL & PROFESSIONAL ENGINEER
 195 PARK AVE. BARRINGTON IL 60010 847-382-0300

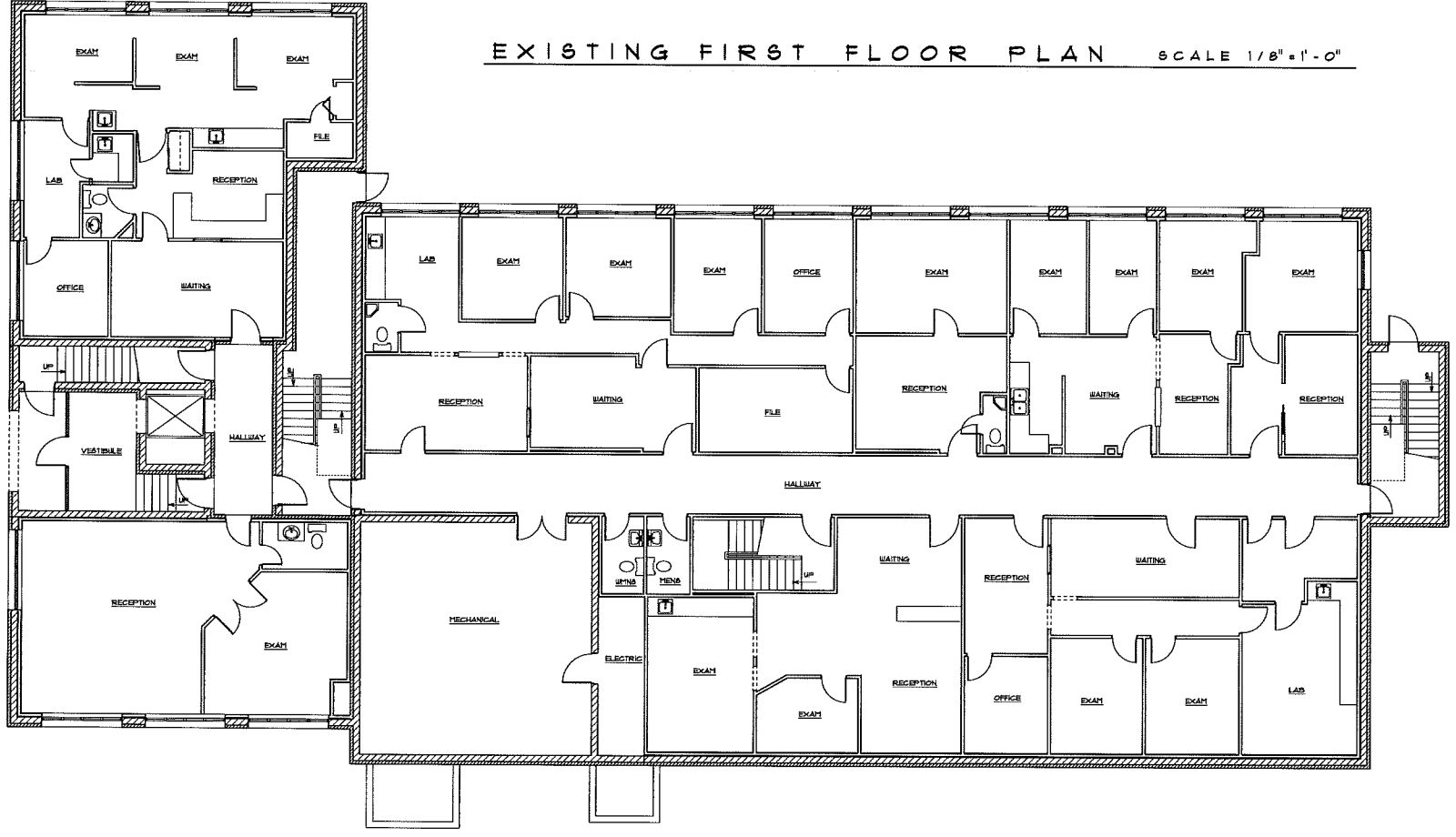
INTERIOR CONVERSION:
TRUE NORTH PROPERTIES, INC
 460 COVENTRY LANE CRYSTAL LAKE ILLINOIS 60021

DATE
 APR 9, 2018
 REVISION

JOB #
 SHEET #
CS



EXISTING FIRST FLOOR PLAN SCALE 1/8" = 1'-0"



EXISTING LOWER LEVEL PLAN SCALE 1/8" = 1'-0"



JOSEPH A. MEYER
 STRUCTURAL & PROFESSIONAL ENGINEER
 135 PARK AVE. BARRINGTON, IL 60010 847-382-0200

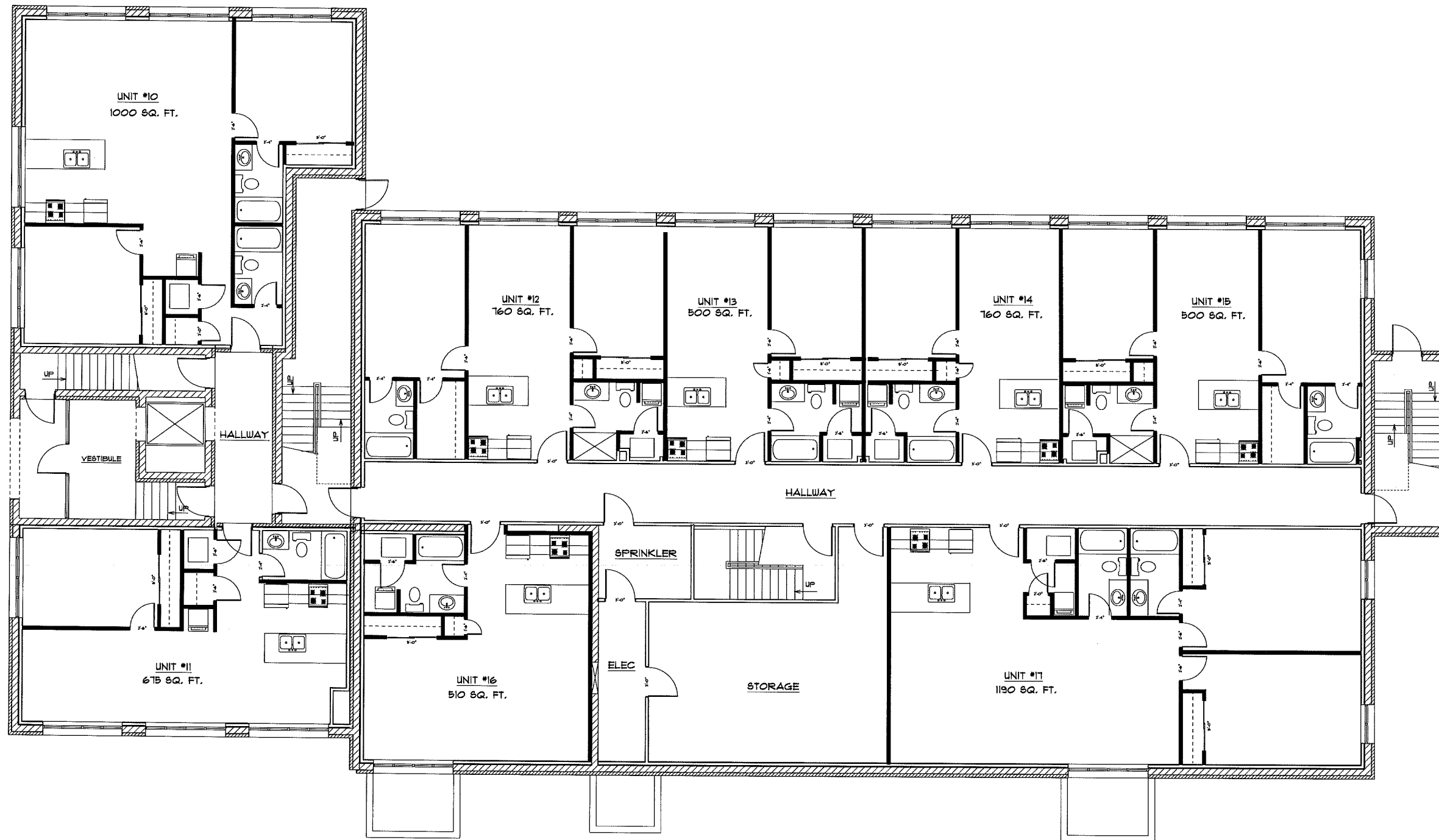
INTERIOR CONVERSION:
TRUE NORTH PROPERTIES, INC
 460 COVENTRY LANE CRYSTAL LAKE ILLINOIS 60021

DATE
 APR 9, 2018

REVISION

JOB #

SHEET #
A1



PROPOSED LOWER PLAN

SCALE 3/16" = 1'-0"



INTERIOR CONVERSION:
TRUE NORTH PROPERTIES, INC
 460 COVENTRY LANE CRYSTAL LAKE ILLINOIS 60021

DATE
 APR 9, 2018

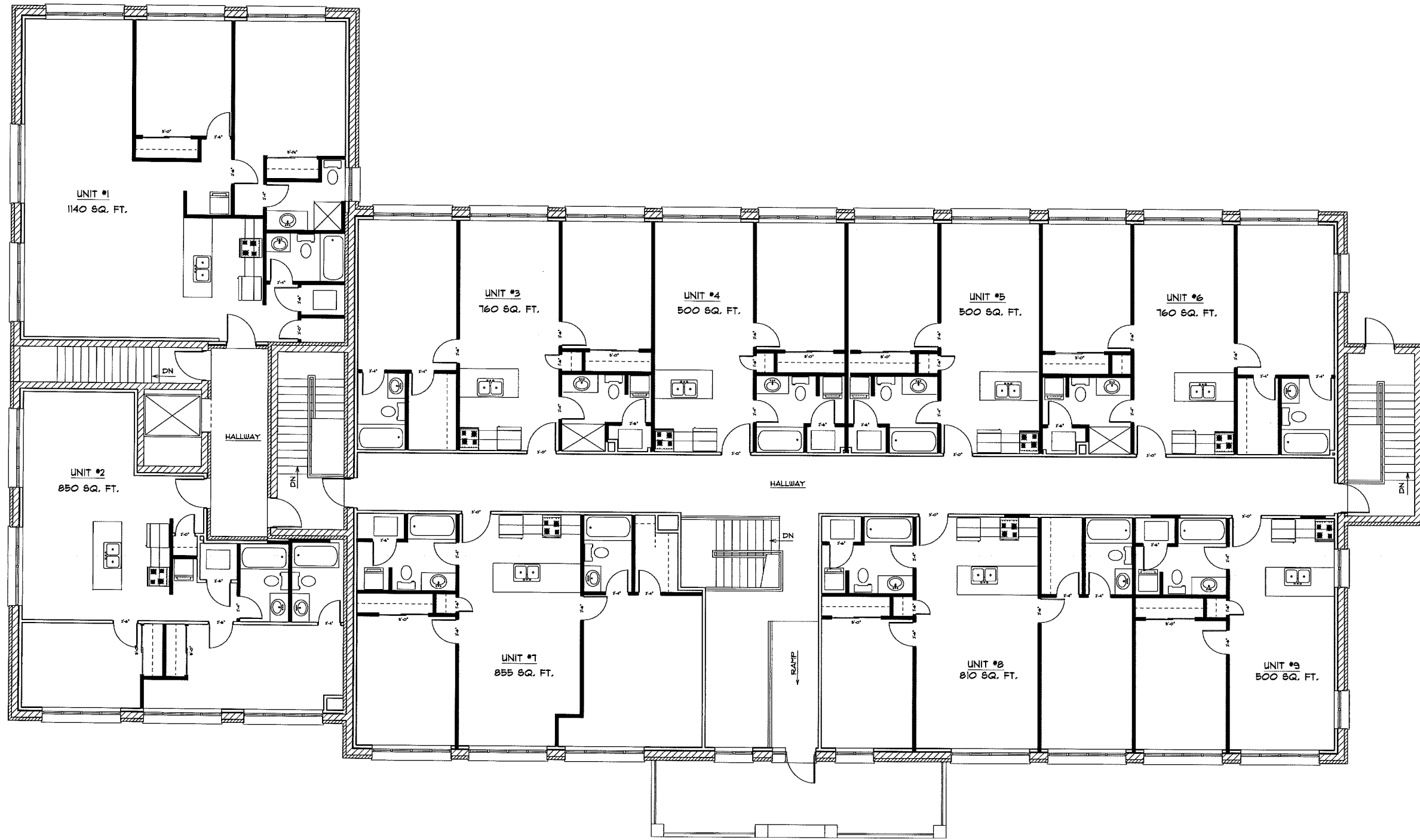
REVISION

JOB #

SHEET #

A2

JOSEPH A. MEYER
 STRUCTURAL & PROFESSIONAL ENGINEER
 135 PARK AVE. BARRINGTON ILL. 60010 847-382-0200



PROPOSED FIRST FLOOR PLAN SCALE 3/16" = 1'-0"

JOSEPH A. MEYER
 STRUCTURAL & PROFESSIONAL ENGINEER
 185 PARK AVE. BARRINGTON, IL 60010 847-382-0200

INTERIOR CONVERSION:
TRUE NORTH PROPERTIES, INC
 460 COVENTRY LANE CRYSTAL LAKE ILLINOIS 60021

DATE
 APR 9, 2018

REVISION

JOB #

SHEET #

A3

