



## #2018-26 Comprehensive Rezone to RO Project Review for Planning and Zoning Commission

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|                                       |  |
|---------------------------------------|--|
| <b><u>Meeting Date:</u></b>           | June 20, 2018  |
| <b><u>Request:</u></b>                | A comprehensive rezone to Residential Office.  |
| <b><u>Location:</u></b>               | Various properties between Woodstock Street and Crystal Lake Avenue along Walkup Avenue  |
| <b><u>Existing Zoning:</u></b>        | Office & Multi-Family Residential  |
| <b><u>Requested Zoning:</u></b>       | Residential Office   |
| <b><u>Surrounding Properties:</u></b> | North: B-4 – Mixed Use Business<br>South: R-3A – Two-Family Residential<br>East: B-4 – Mixed Use Business<br>West: R-3B – Multi-Family Residential |
| <b><u>Staff Contact:</u></b>          | Kathryn Cowlin (815.356.3798)  |

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### **Background:**

- **Existing Use:** The area between Woodstock Street and Crystal Lake Avenue along Walkup Avenue is a mix of office and residential land uses. The residential and office character of the area provides a buffer between the bustling downtown and the residential neighborhoods.
- Many of the properties currently have residential land uses. These properties are nonconforming land uses as the properties are zoned Office.
- **History:** Various sections of the Unified Development Ordinance were amended in December 2017.
  - The Residential Office zoning district was reinstated with the amendment.
  - The zoning classification was reinstated to provide relief and opportunities for transitional areas between intense land uses and residential neighborhoods.

### **Development Analysis:**

- **Request:** To rezone the subject properties to Residential Office.
- **Land Use:** The land use map shows the properties as Mixed Use and Central Urban Residential. No Comprehensive Land Use Plan Map Amendment is necessary.

- Zoning: The Residential Office zoning district allows for single-family and two-family residential as well as various office uses as permitted land uses.
- Below is a zoning map showing the subject properties outlined in red.



**Findings of Fact:**

**REZONING**

- The subject properties are currently zoned Office and one is zoned R-3B Multi-Family Residential.
- The subject properties have a mix of office and residential uses. The rezoning would make the properties conforming land uses.

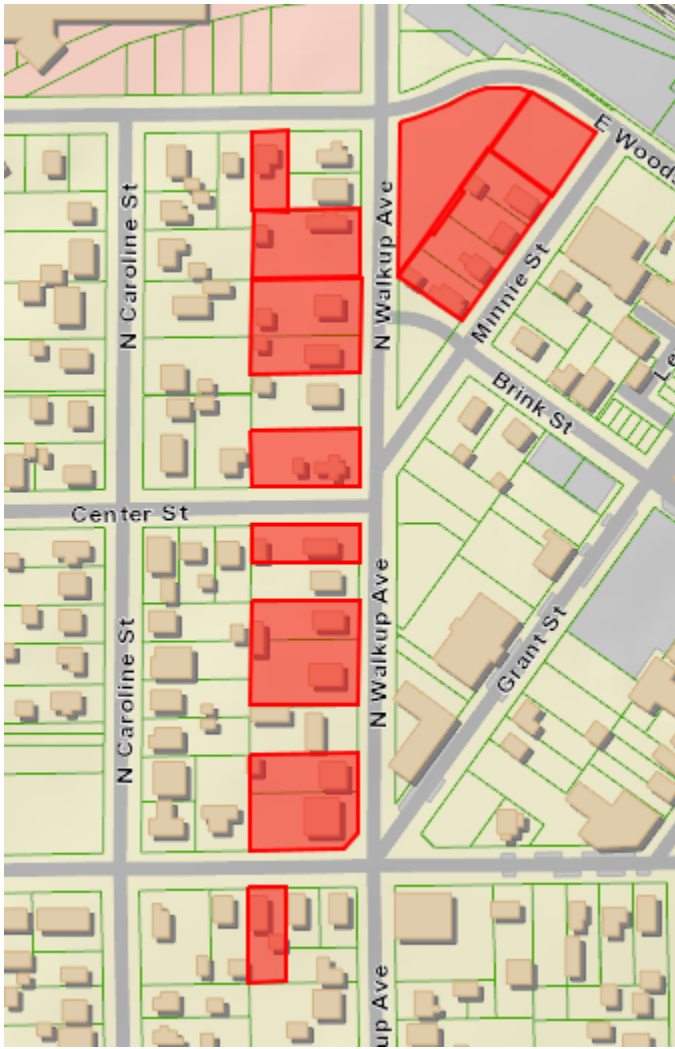
Criteria for Rezoning:

- (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:

If the Planning & Zoning Commission motions to approve the request, the City Council will act on the recommendation at the following City Council meeting.

2018-26 Comprehensive Rezoning to "R-O" District



Dear City of Crystal Lake,

I, KATHY REPHOLZ (name), am the owner of 100 N. WALKUP (address). I wish to participate in the comprehensive rezoning of properties to Residential Office. By submitting this letter I give the City of Crystal Lake full authority to complete the rezoning process for my property.

My contact information is as follows:

Name: KATHY REPHOLZ

Subject Property Address: 100 N. WALKUP AVE

Mailing Address: 100 N. WALKUP AVE CL 60014

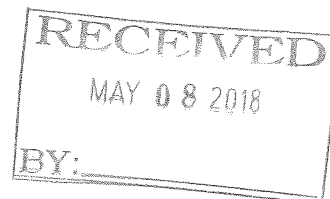
Phone Number: 815-354-0731

Email: kathy@lewkpartners.com

Sincerely,

Kathy Repholz  
(Signature)

5-6-18  
(Date)



Dear City of Crystal Lake,

I, Jeff + Theresa Latsch (name), <sup>are</sup> ~~am~~ the owner's of 102 Minnie Street (address). We wish to participate in the comprehensive rezoning of properties to Residential Office. By submitting this letter I give the City of Crystal Lake full authority to complete the rezoning process for my property.

My contact information is as follows:

Name: Jeffrey + Theresa Latsch

Subject Property Address: 102 Minnie Street

Mailing Address: 76 Catherine Ct., Crystal Lake, IL 60014

Phone Number: 815.276.4808 (Jeff)

Email: hlmsaj@ameritech.net

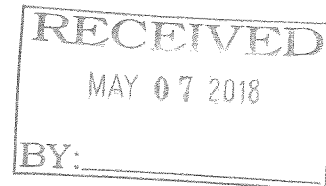
Sincerely,

Theresa A. Latsch

(Signature)

5.2.18

(Date)



Dear City of Crystal Lake, <sup>A/K/A</sup>  
I, SUSAN DOBBE  
MAKE NOISE, LLC (name), am the owner of 104 Minnie St (address). I wish to participate in the comprehensive rezoning of properties to Residential Office. By submitting this letter I give the City of Crystal Lake full authority to complete the rezoning process for my property.

My contact information is as follows:


Name: SUSAN DOBBE / MAKE NOISE, LLC

Subject Property Address: 104 Minnie St

Mailing Address: 104 Minnie St

Phone Number: 815-236-2550

Email: SUE@DOBBEMARKETING.COM

Sincerely,  


\_\_\_\_\_  
(Signature)

5/6/18  
\_\_\_\_\_  
(Date)

RECEIVED  
MAY 10 2018  
BY: \_\_\_\_\_

Dear City of Crystal Lake,

I, ROBERT J. WAGNER (name), am the owner of 108 N Walkup Ave (address). I wish to participate in the comprehensive rezoning of properties to Residential Office. By submitting this letter I give the City of Crystal Lake full authority to complete the rezoning process for my property.

My contact information is as follows:

Name: ROBERT J. WAGNER


Subject Property Address: 108 N. Walkup Ave

Mailing Address: 108 N. Walkup Ave, Crystal Lake, Ill. 60014

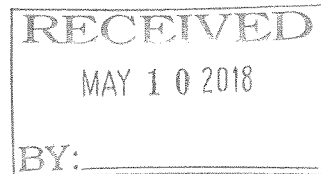
Phone Number: 815-455-1448

Email: mayorbob@emeritech.net

Sincerely,

  
(Signature)

5/4/18  
(Date)





Law Offices of  
**ROBERT J. WAGNER, P.C.**  
A Professional Corporation  
108 North Walkup Avenue  
Crystal Lake, Illinois 60014  
(815) 455-1448  
TELECOPIER: (815) 477-8399

ROBERT J. WAGNER  
Writer's Direct Line: (815) 455-0389

Writer's e-mail: [mayorbob@ameritech.net](mailto:mayorbob@ameritech.net)  
Website: [robertwagnerlaw.com](http://robertwagnerlaw.com)

May 7, 2018

Ms. Katie Cowlin  
City of Crystal Lake  
100 W. Woodstock St.  
Crystal Lake, IL 60014

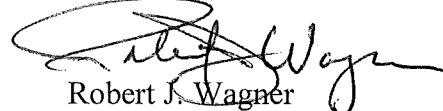
**Re: Zoning classification and rezoning available at 108 N. Walkup Ave.**

Dear Katie:

Per your letter of April 30, 2018, please find enclosed my signed agreement to participate in the Residential Office zoning for 108 N. Walkup Avenue.

Should you need any further information, please let me know.

Very truly yours,

  
Robert J. Wagner

RJW/mp

**RECEIVED**  
MAY 21 2018  
BY: .....

Dear City of Crystal Lake,

Home State Bank, the owner of the following properties, 114 Minnie Street, Crystal Lake, IL, 120 Minnie Street, Crystal Lake, IL, 108 Minnie Street, Crystal Lake, IL and 115 N. Walkup Avenue, Crystal Lake, IL, wish to participate in the comprehensive rezoning of the properties to Residential Office. By submitting this letter I give the City of Crystal Lake full authority to complete the rezoning process for the properties.

Home State Bank contact information is as follows:

Name: Doug Bean, Vice President

Subject Property Addresses: 114 Minnie Street, 120 Minnie Street, 108 Minnie Street and 115 Walkup Avenue all located in Crystal Lake, IL

Mailing Address: Home State Bank, PO Box 1738, Crystal Lake, IL 60039-1738

Phone Number: 815-788-7810

Email: dbean@homestateonline.com or dbean@homestbk.com

Sincerely,

Signature: Authorized Signer John T. Engebretson

Date: 5/21/2018



**HS BANK HOME STATE BANK N.A.**  
Member FDIC Equal Housing Lender  
*We're on your side*  
**John T. Engebretson**  
Facilities Management Coordinator  
Dir. 815-788-7842 • Ofc. 815-459-2000 • Fax 815-477-9831 • Cell 815-575-0965  
40 Grant St. P.O. Box 1738 • Crystal Lake, IL 60039-1738  
jengebretson@homestbk.com

**RECEIVED**  
MAY 21 2018  
BY: .....

Dear City of Crystal Lake,

I, Barbara L Kalamba (name), am the owner of 14 N. Walkup (address). I wish to participate in the comprehensive rezoning of properties to Residential Office. By submitting this letter I give the City of Crystal Lake full authority to complete the rezoning process for my property.

My contact information is as follows:

Name: Barb Kalamba

Subject Property Address: 14 N. Walkup

Mailing Address: 14 N. Walkup

Phone Number: <sup>(H)</sup> 815-455-3388

Email: Barbk@me.net

Sincerely,

Barbara L Kalamba  
(Signature)

5-18-18  
(Date)

Dear City of Crystal Lake,

I, Timothy Strevell (name), am the owner of 15 W. Woodstock St. <sup>C.L.</sup> (address). I wish to participate in the comprehensive rezoning of properties to Residential Office. By submitting this letter I give the City of Crystal Lake full authority to complete the rezoning process for my property.

My contact information is as follows:

Name: Timothy Strevell / Quality Professionals, Inc

Subject Property Address: 15 W. Woodstock St., C.L., IL

Mailing Address: 4385 Sorrel Ave NE, Bainbridge Is, WA 98110

Phone Number: 206-451-4569

Email: strevet@901.com

Sincerely,

Timothy J. Strevell  
(Signature)

May 4, 2018  
(Date)

**RECEIVED**  
MAY 31 2018  
BY: .....

Dear City of Crystal Lake, *- Held in Trust*

I, Ernk Zehner (name), am the owner of 17 W. CL Ave (address). I wish to participate in the comprehensive rezoning of properties to Residential Office. By submitting this letter I give the City of Crystal Lake full authority to complete the rezoning process for my property.

My contact information is as follows:

Name: Ernk Zehner


Subject Property Address: 17 W. CL Ave

Mailing Address: PO Box 145 Woodstock IL 60099

Phone Number: 815-404-1354

Email: Mez145@yahoo.com

Sincerely,

  
(Signature)

5/26/18  
(Date)

Dear City of Crystal Lake,

I, ADVANCED PAWN, LLC (name), am the owner of 30 N WALKUP AVE (address). I wish to participate in the comprehensive rezoning of properties to Residential Office. By submitting this letter I give the City of Crystal Lake full authority to complete the rezoning process for my property.

My contact information is as follows:

Name: JAMES A. GIOIA, MANAGING MEMBER OF ADVANCED PAWN, LLC.

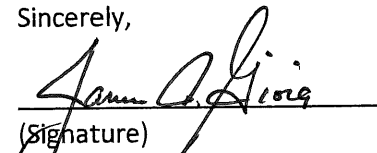
Subject Property Address: 30 N WALKUP AVE

Mailing Address: 30 N. WALKUP AVE, CRYSTAL LAKE, IL 60014

Phone Number: (815) 459-5700

Email: jg@jgcpa.firm.com

Sincerely,



(Signature)

5/9/2018

(Date)

Dear City of Crystal Lake,

LISA M. WAGGONER,  
I, AS TRUSTEE (name), am the owner of 4 N. WALKUP AVE (address). I wish to participate in the comprehensive rezoning of properties to Residential Office. By submitting this letter I give the City of Crystal Lake full authority to complete the rezoning process for my property.

My contact information is as follows:

Name: LISA M. WAGGONER

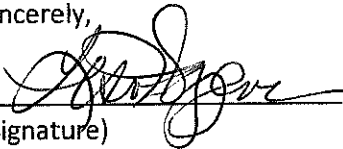
Subject Property Address: 4 N. WALKUP AVE

Mailing Address: SAME

Phone Number: 815 477 0830

Email: lwaggoner@waggonerlawfirm.com

Sincerely,

  
(Signature)

5.17.18

(Date)

Dear City of Crystal Lake,

I, George O Roach  
~~Lea Anne Roach~~ (name), am the owner of 44 N. Walkup Ave. (address). I wish to participate in the comprehensive rezoning of properties to Residential Office. By submitting this letter I give the City of Crystal Lake full authority to complete the rezoning process for my property.

My contact information is as follows:

Name: George Roach

Subject Property Address: 44 N. Walkup Ave.

Mailing Address: 44 N. Walkup Ave.

Phone Number: 815 459-0700

Email: \_\_\_\_\_

Sincerely,

George O. Roach  
~~Lea Anne Roach~~  
(Signature)

May 7, 2018  
(Date)

RECEIVED  
MAY 10 2018  
BY: \_\_\_\_\_



Dear City of Crystal Lake,

I, BRANDON RUBECK (name), am the owner of 60 N WALKUP AVE (address). I wish to participate in the comprehensive rezoning of properties to Residential Office. By submitting this letter I give the City of Crystal Lake full authority to complete the rezoning process for my property.

My contact information is as follows:

Name: BRANDON RUBECK

Subject Property Address: 60 N WALKUP AVE

Mailing Address: 60 N WALKUP AVE

Phone Number: 402-305-3483

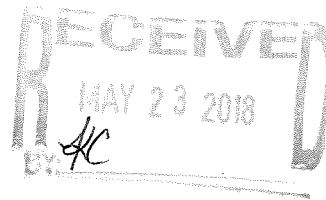
Email: BRANDON RUBECK @GMAIL.COM

Sincerely,



(Signature)

5/23/18  
(Date)



Dear City of Crystal Lake,

Dave & Jenny Hausch

I, Hausch Properties (name), am the owner of 74 N. Walkup (address). I wish to participate in the comprehensive rezoning of properties to Residential Office. By submitting this letter I give the City of Crystal Lake full authority to complete the rezoning process for my property.

My contact information is as follows:

Name: Jenny Hausch

Subject Property Address: 74 N. Walkup Ave.

Mailing Address: 1246 Village Rd L.L. 60014 (our home address)

Phone Number: 815-383-8299

Email: jennyhausch@gmail.com

Sincerely,

Jennifer Hausch  
(Signature)

0/21/18  
(Date)

Dear City of Crystal Lake,

I, Susan L. Condon (name), am the owner of 96 N. Walkup Ave (address). I wish to participate in the comprehensive rezoning of properties to Residential Office. By submitting this letter I give the City of Crystal Lake full authority to complete the rezoning process for my property.

My contact information is as follows:

Name: Susan L. Condon

Subject Property Address: 96 N. Walkup Ave. CL

Mailing Address: 350 Fairview Park Ave. CL

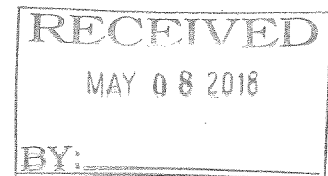
Phone Number: 815-455-1524

Email: SLCONDON46@GMAIL.COM

Sincerely,

Susan L. Condon  
(Signature)

05/08/18  
(Date)



**PUBLIC NOTICE**  
**BEFORE THE PLANNING AND ZONING COMMISSION**  
**OF THE CITY OF CRYSTAL LAKE,**  
**MCHENRY COUNTY, ILLINOIS**  
IN THE MATTER OF THE  
APPLICATION OF  
City of Crystal Lake

**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 upon the application of the City of Crystal Lake, seeking a comprehensive rezoning of the following locations:

108 N WALKUP AVE,  
CRYSTAL LAKE, IL 60014  
PIN 14-32-454-017  
100 N WALKUP AVE,  
CRYSTAL LAKE, IL 60014  
PIN 14-32-454-018  
96 N WALKUP AVE,  
CRYSTAL LAKE, IL 60014  
PIN 14-32-454-019  
74 N WALKUP AVE,  
CRYSTAL LAKE, IL 60014  
PIN 14-32-454-021  
60 N WALKUP AVE,  
CRYSTAL LAKE, IL 60014  
PIN 14-32-457-010  
44 N WALKUP AVE,  
CRYSTAL LAKE, IL 60014  
PIN 14-32-457-012  
30 N WALKUP AVE,  
CRYSTAL LAKE, IL 60014  
PIN 14-32-457-013  
14 N WALKUP AVE,  
CRYSTAL LAKE, IL 60014  
PIN 14-32-457-015  
4 N WALKUP AVE,  
CRYSTAL LAKE, IL 60014  
PIN 14-32-457-017  
115 N WALKUP AVE,  
CRYSTAL LAKE, IL 60014  
PIN 14-32-477-001  
120 MINNIE ST,  
CRYSTAL LAKE, IL 60014  
PIN 14-32-477-002  
114 MINNIE ST,  
CRYSTAL LAKE, IL 60014  
PIN 14-32-477-003  
108 MINNIE ST,  
CRYSTAL LAKE, IL 60014  
PIN 14-32-477-004  
104 MINNIE ST,  
CRYSTAL LAKE, IL 60014  
PIN 14-32-477-005  
102 MINNIE ST,  
CRYSTAL LAKE, IL 60014  
PIN 14-32-477-006  
15 W WOODSTOCK ST,  
CRYSTAL LAKE, IL 60014  
PIN 14-32-454-023  
17 W CRYSTAL LAKE AVE,  
CRYSTAL LAKE, IL 60014

PIN 19-05-205-003

This application is filed for the purpose of seeking a comprehensive rezoning to the Residential Office zoning district pursuant to Article 1-300 Establishment of Districts, Article 3-200 Dimensional Standards and Article 9-200(B) Amendments, as well as any other variations as necessary to complete the project as proposed. Plans for this project can be viewed at the Crystal Lake Community Development Department of City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday, June 20, 2018, 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 June 2, 2018) 1542428