



#2018-103 Park Place – Preliminary/Final PUD Introduction Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	September 5, 2018 public introduction meeting, September 19 th public hearing
<u>Request:</u>	Introduction Meeting for the Preliminary/Final Planned Unit Development to allow continuation of the banquet use.
<u>Location:</u>	406 Woodstock Street
<u>Acreage:</u>	Approximately 2.1 acres
<u>Existing Zoning:</u>	R-1 Single-Family Residential
<u>Surrounding Properties:</u>	North: R-1 Single Family (house and school) South: R-1 Single Family (house) East: R-1 Single Family (house) West: R-1 Single Family (school)
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Overview

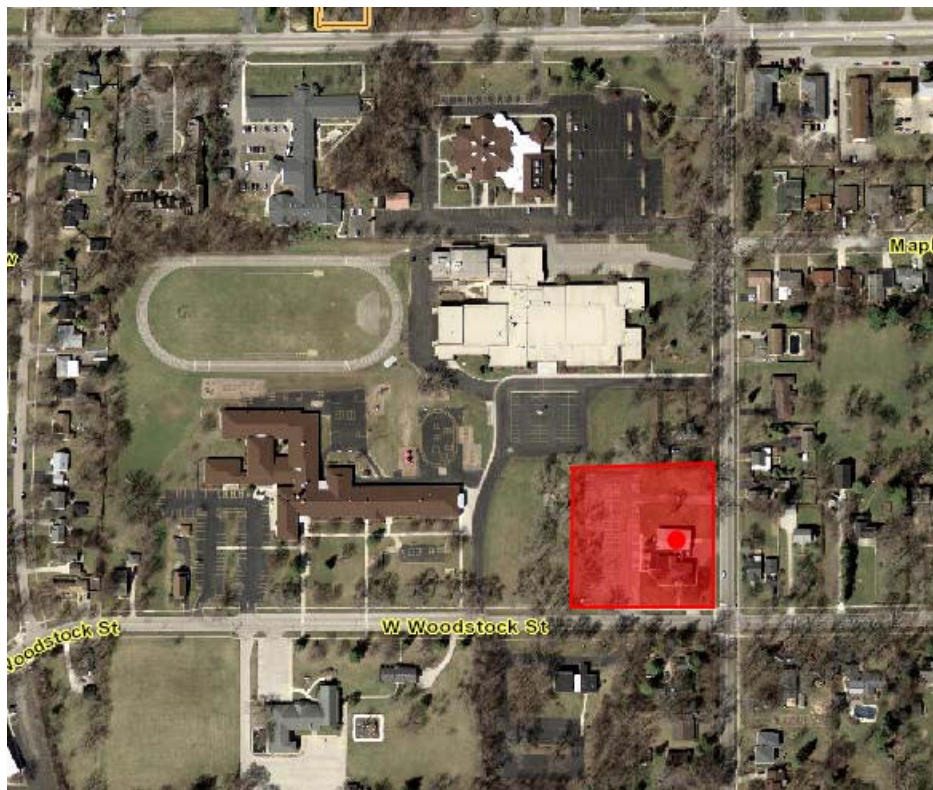
The petitioner is purchasing the existing Park Place facility. This facility has been used for meetings, banquets, and private parties since the 1940s. The use was established by the American Legion then continued by the Park District. The current petitioner is looking to continue the use with no changes to the site.

The property is considered non-conforming. To ensure the petitioner can reasonably use the site for the long-term, it was suggested to bring the property into compliance. This includes the rezoning to the most appropriate zoning district, W Watershed, as well as, requesting the Preliminary and Final Planned Unit Development.

Public Hearing

The Rezoning and Preliminary/Final Planned Unit Development request will be before the Planning and Zoning Commission for a recommendation at the September 19th meeting.

PLN-2018-00103 PARK PLACE - 406 WOODSTOCK ST



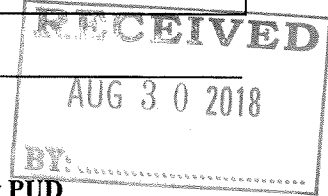
**City of Crystal Lake
Development Application**

PLN-2018-00103

Office Use Only

File # _____

Project Title: Park Place 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

Petition Information

Name: 406 West Woodstock, LLC

Address: 6 East Crystal Lake Ave.

Crystal Lake, IL 60014

Phone: 815-999-7900

Fax: _____

E-mail: paul@thecottagepub.net

Owner Information (if different)

Name: Crystal Lake Park District
Jason Herbster, Executive Director

Address: 1 East Crystal Lake Ave.

Crystal Lake, IL 60014

Phone: 815-459-0680 ext. 1203

Fax: 815-477-5005

E-mail: jherbster@crystallakeparks.org

Property Information

Project Description: Rezoning of the Park Place Property from R-1 to W-PUD Watershed and a Preliminary/Final Planned Unit Development to allow the continued use as a Banquet Facility pursuant to Article 1, Article 2, Article 4 and Article 9-200 E.

Project Address/Location: 406 West Woodstock St., Crystal Lake, IL 60014

PIN Number(s): PIN: 14-31-426-029

Development Team

Please include address, phone, fax and e-mail

Developer: 406 West Woodstock, LLC, 6 East Crystal Lake Ave., Crystal Lake, IL 60014
Phone: 815-999-7900; Fax: ; Email: paul@thecottagepub.net

Architect: _____

Attorney: Samuel S. Melei, RothMelei, 454 W. Virginia St. Crystal Lake, IL 60014
Phone: 815-356-8000, Fax: 815-356-8025; Email: sam@rmthelaw.com

Engineer: _____

Landscape Architect: _____

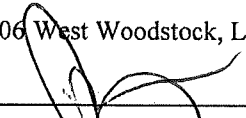
Planner: _____

Surveyor: _____

Other: _____

Signatures

406 West Woodstock, LLC


_____ (Signature)

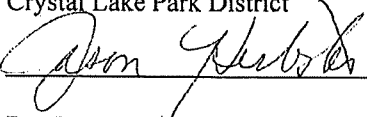
By: Paul Leech, Member/Manager

PETITIONER: Print and Sign name (if different from owner)

8 | 30 | 18
Date

As owner of the property in question, I hereby authorize the seeking of the above requested action.

Crystal Lake Park District


_____ (Signature)

By: Jason Herbster, Secretary/Executive Director

OWNER: Print and Sign name

8/30/18
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.



406







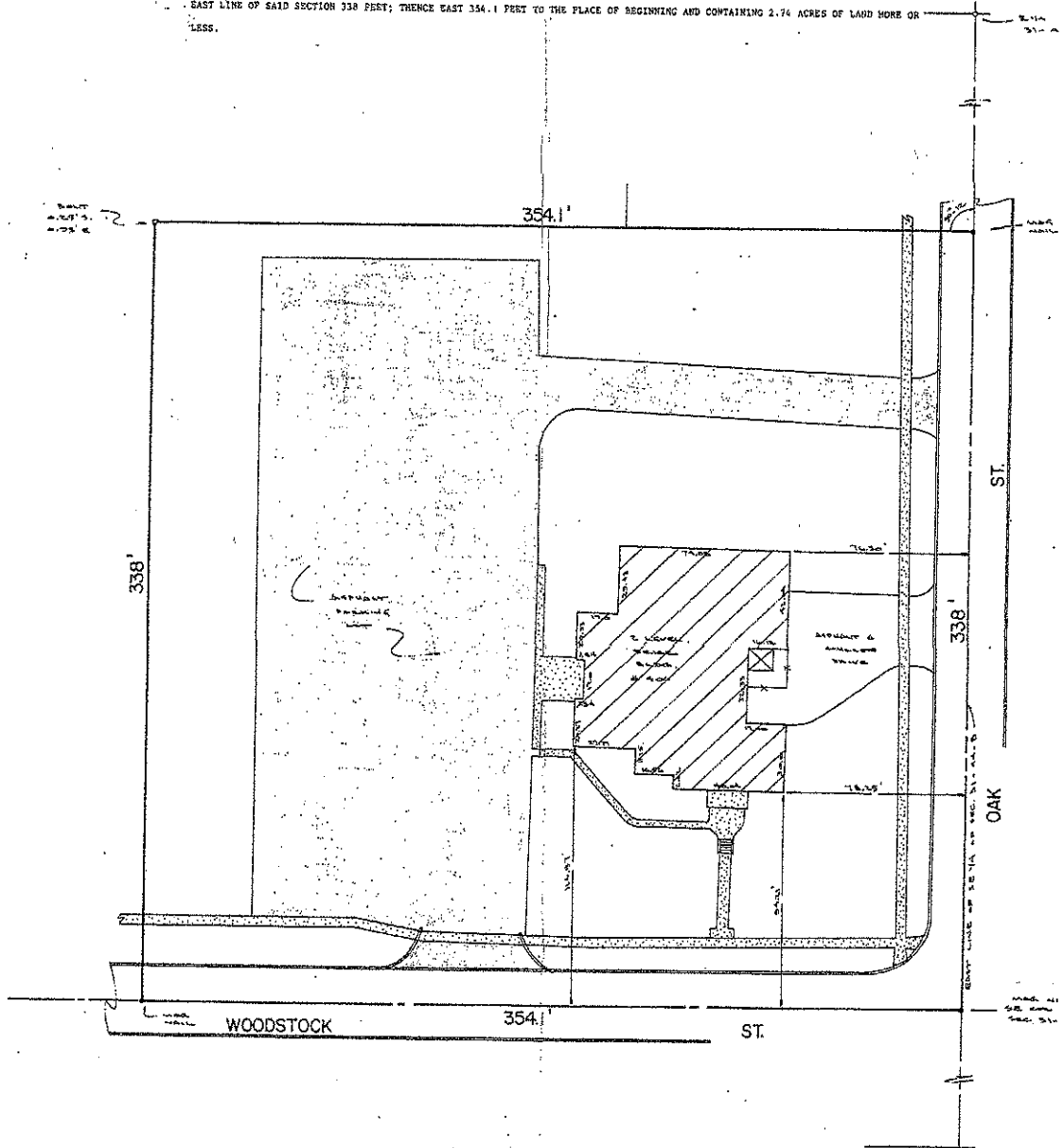
American Survey Co.

913 Hickory Grove Ln. Cary, N.C. 27513 919-516-2700

Plat of Survey

Scale 1" = 200'

OF PROPERTY DESCRIBED AS A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN MOREY COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE NORTH ON THE SECTION LINE 338 FEET; THENCE WESTERLY ON A LINE FORMING AN ANGLE OF 90 DEGREES AND 12 MINUTES TO THE LEFT, WITH A PROLONGATION OF THE LAST DESCRIBED LINE 354.1 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION 338 FEET; THENCE EAST 354.1 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.74 ACRES OF LAND MORE OR LESS.



Order No. 2574
Ordered by W. W. WOODSTOCK
Prop. address 401 WOODSTOCK ST.
WOODSTOCK, ILL.

Distances are given in feet and decimal parts thereof.
○ Indicates iron stake found
● Indicates iron stake set
- - - Indicates fencing
▣ Indicates concrete

Refer to deed, site policy or local ordinance for any building lines or easements not shown. No dimension or angle shall be assumed by scale.

State of Illinois)
County of Morey) SS

I, William M. TenBusch, an Illinois Professional Land Surveyor, do hereby certify that I have located the above shown buildings as of this 25th day of NOV, 19 24

William M. TenBusch
Professional Land Surveyor # 2767

State of Illinois)
County of Morey) SS

I, William M. TenBusch, an Illinois Professional Land Surveyor, do hereby certify that I have located the above described property and that this plat is representative of said survey as of this 25th day of NOV, 19 24

William M. TenBusch
Professional Land Surveyor # 2

Plat not valid without embossed seal.

REVIEW LEGAL DESCRIPTION AND RECORD MEASUREMENTS ON THIS PLAT; AND AT ONCE REPORT ANY APPARENT DIFFERENCES TO THE SURVEYOR.



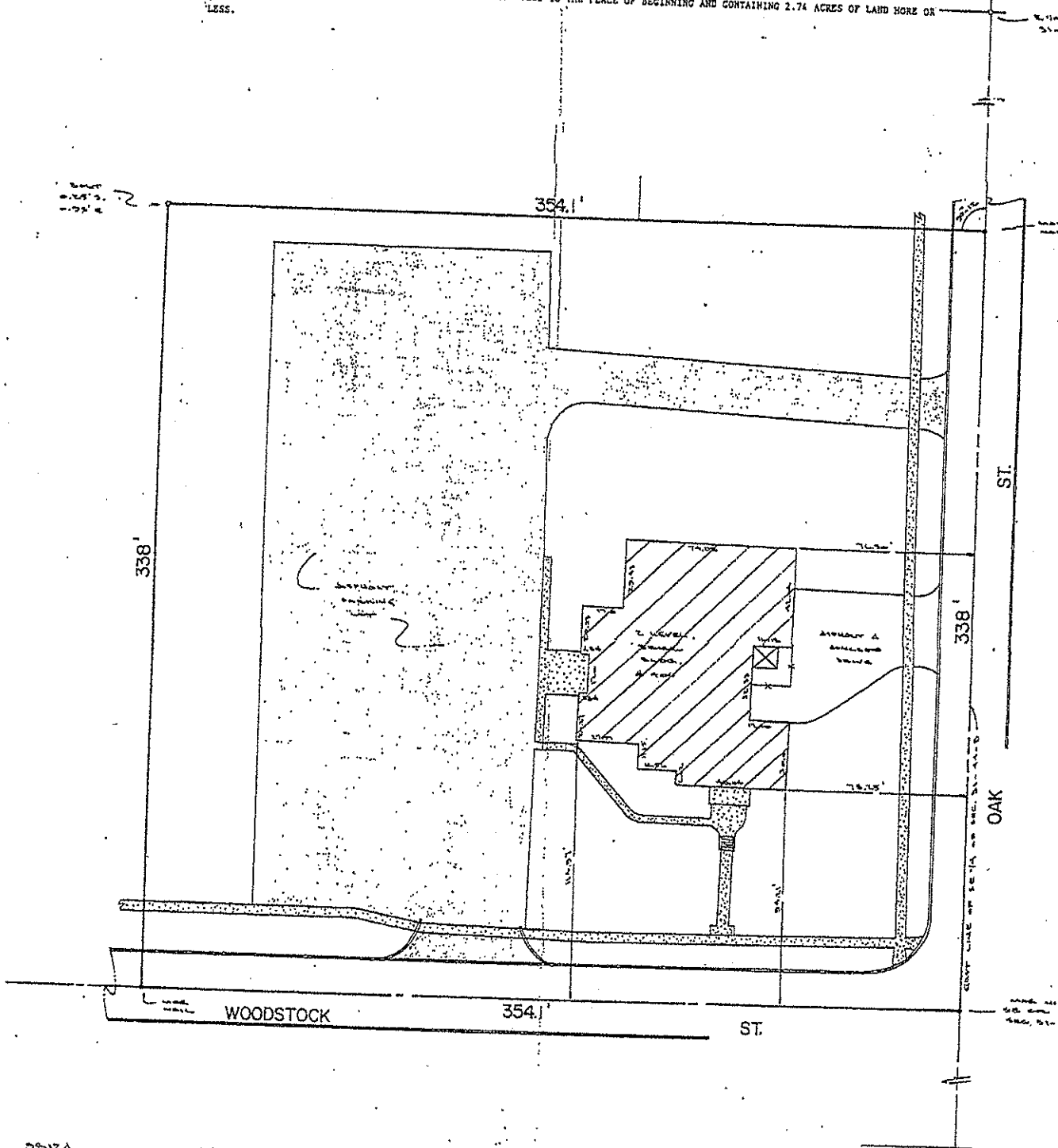
Scale 1" = 300'

American Survey Co.

912 Hickory Grove Ln. Cary, N. C. 60013 336-516-2700

Map of Survey

OF PROPERTY DESCRIBED AS A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 44 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN MCHEMRY COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31; THENCE NORTH ON THE SECTION LINE 338 FEET; THENCE WESTERLY ON A LINE FORMING AN ANGLE OF 90 DEGREES AND 12 MINUTES TO THE LEFT, WITH A PROLONGATION OF THE LAST DESCRIBED LINE 354.1 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION 338 FEET; THENCE EAST 354.1 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.74 ACRES OF LAND MORE OR LESS.



Order No. DB12A
Ordered by L. WILSON
Prop. address 200 Woodstock St.
Central Lake, Ill.

Distances are given in feet and decimal parts thereof.
o Indicates iron stake found
• Indicates iron stake set
- - - Indicates fencing
--- Indicates proposed

State of Illinois }
County of McHenry } SS
I, William M. TenBusch, an Illinois Professional Land Surveyor, do hereby certify that I have located the above described

State of Illinois }
County of McHenry } SS
I, William M. TenBusch, an Illinois Professional Land Surveyor, do hereby certify that I have located the above described