



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

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**Meeting Date:** September 19, 2018 public introduction meeting for October 3, 2018 public hearing

**Requests:**

1. Comprehensive Land Use Amendment from Public/Semi-Public to Commerce.
2. Rezoning from R-1 Single Family to W PUD Watershed Planned Unit Development.
3. Preliminary/Final Planned Unit Development to allow the continuing banquet hall use.

**Location:** 406 Woodstock Street

**Acreage:** Approximately 2.1 acres

**Existing Zoning:** R-1 Single-Family Residential

**Surrounding Properties:**

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)

**Staff Contact:** Elizabeth Maxwell (815.356.3615)

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### **Background:**

- The American Legion moved into this location around 1945. The property was annexed into the City in 1967 and their use was permitted and granted a liquor license.
- The Crystal Lake Park District took over this property in 1998 for banquet use purposes. The use was considered non-conforming.
- The petitioner is requesting the rezoning from R-1 to W PUD Watershed, the appropriate zoning district for the area and use. The Watershed Planned Unit Development allows for site specific uses. The use would be to continue as a banquet hall.
- If the petitioner wanted to amend the use, for example to a restaurant, bar or retail establishment, it would require an amendment to the approved Planned Unit Development, requiring legal notification and a public hearing.
- A Banquet Hall is a hall, room or building for the purpose of hosting a party, banquet, wedding, reception or other social event.

**Land Use Analysis:**

**ZONING**

- The site is currently zoned R-1 Single Family Residential. The petitioner is requesting W PUD Watershed. When properties develop or redevelop and are located within the Crystal Lake Watershed, the most appropriate zoning is the Watershed PUD.
- The Watershed Planned Unit Development requires a site specific use. The petitioner is requesting to allow the continuing banquet use.
- The Comprehensive Land Use Plan designates this area as Public/Semi-Public. The petitioner is requesting a Comprehensive Land Use Amendment to Commerce. Commerce would be the most appropriate land use for a banquet facility.

**SITE PLAN**

- The site is located at the northwest corner of Woodstock Street and Oak Street. Access into the site is from both roadways.
- No changes to the site layout are proposed.

**PARKING**

- The site is providing a total of 93 parking spaces.
- Parking for a banquet facility is 1 per 4 seats. The site has sufficient parking for the use.

**ELEVATIONS**

- The building is an existing brick building. There are no changes proposed to the exterior of the building.

**SIGNAGE**

- There is an existing sign on the property. The petitioner will install a new copy panel into the sign, but no changes to the size or location of the sign are proposed.

**Findings of fact:**

**COMPREHENSIVE LAND USE PLAN AMENDMENT**

The comprehensive plan is adopted 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 R-1 Single Family.
- The property would be rezoned to W PUD Watershed. The Watershed zoning criteria? are:
  - ✓ General: The purpose of the watershed district is to establish an area of controlled land use practices and management policies designed to protect the water quality

and the natural recharge conditions of Crystal Lake in accordance with the Crystal Lake Watershed Stormwater Management Design Manual. By protecting the water quality and natural recharge flows of Crystal Lake, the recreation and aesthetic conditions of the lake will be maintained and the natural beauty and processes of the lake will be preserved.

- ✓ Character: The district is intended to retain its natural character upon full development utilizing conservation design principles.
- ✓ Uses: This is a special area where site specific analysis of soils and groundwater levels will guide and determine a variety of land uses that meet the general objectives and intent contained in the Northwest Sub-Area Plan, as adopted and amended, to be developed as a watershed planned unit development. The high ratios of open space for various forms of development clustering are intended to allow natural environments, agriculture and preservation of recognized natural resources in this land area. All uses must be consistent with the protection of the watershed.

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 allow the continuation of the banquet hall. A Planned Unit Development is a Special Use and Special Uses require separate review because of their 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 Commercial 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. PUDs 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

**Comprehensive Land Use Plan 2030 Vision Summary Review:**

The Comprehensive Plan designation of Commercial allows for existing and future service, commercial and business uses. The following goal is applicable to this request:

Land Use – Commercial

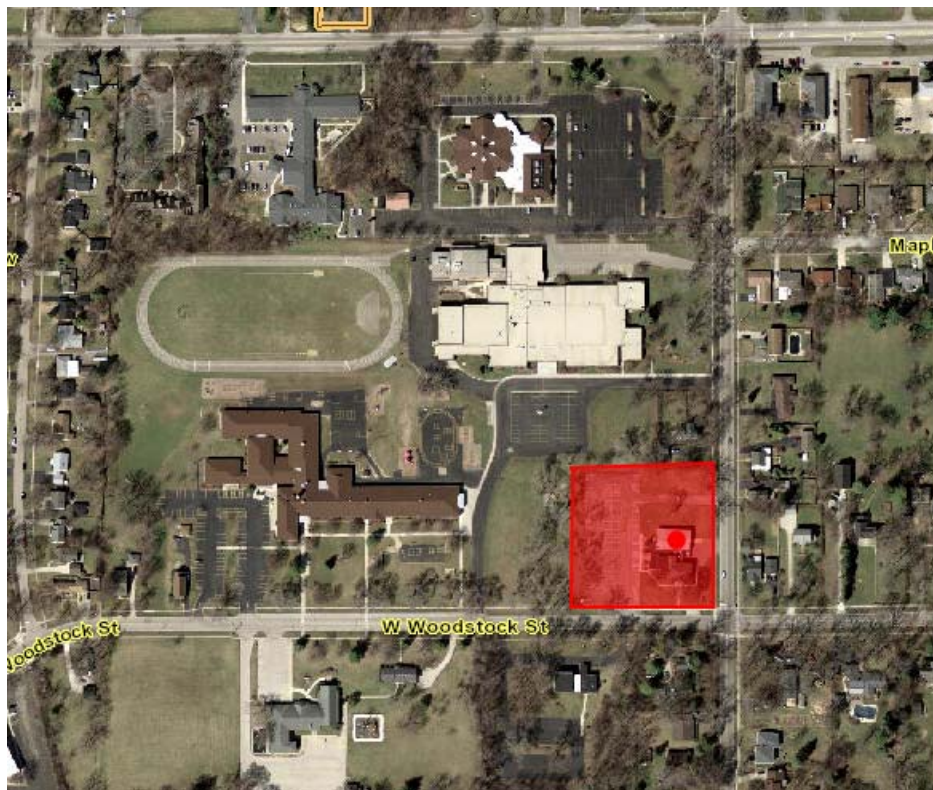
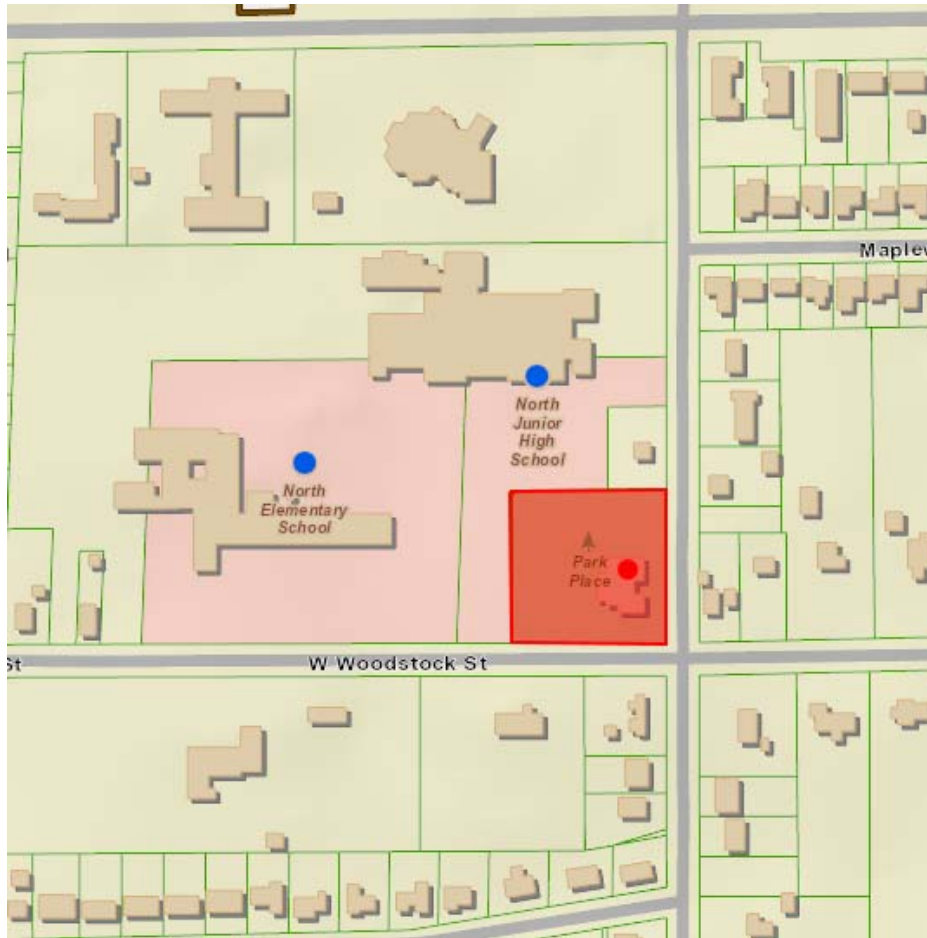
**Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services and jobs to the city as well as the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Land Use Plan and Economic Development Strategic Plan.**

**Recommended Conditions:**

If a motion to recommend approval of the petitioner's request is made it should be with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (406 West Woodstock LLC, received 08/30/18)
  - B. Site Plans (Existing photos, undated, received 08/30/18)
  - C. Floor Plans (Terry Ernst & Assoc. dated 08/11/98, received 08/30/18)
  - D. Plat of Survey (American Survey Co., dated 05/29/98, received 08/30/18)
2. The site is permitted to be used as a banquet hall.
3. Any changes to the site or exterior of the building would require an amendment to the approved PUD and would need to meet the Crystal Lake Watershed Design Manual.

PLN-2018-00103 PARK PLACE - 406 WOODSTOCK ST



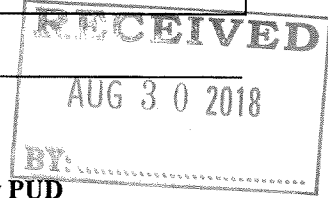
**City of Crystal Lake  
Development Application**

PLN-2018-00103

Office Use Only

File # \_\_\_\_\_

Project Title: Park Place Rezoning



**Action Requested**

- |   |  |
|---|--|
| <input type="checkbox"/> Annexation                       | <input checked="" type="checkbox"/> Preliminary PUD      |
| <input type="checkbox"/> Comprehensive Plan Amendment     | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input checked="" type="checkbox"/> Conceptual PUD Review | <input checked="" type="checkbox"/> Rezoning             |
| <input checked="" 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                           |

**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:** \_\_\_\_\_

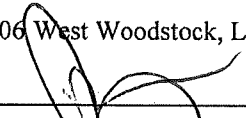
**Planner:** \_\_\_\_\_

**Surveyor:** \_\_\_\_\_

**Other:** \_\_\_\_\_

**Signatures**

406 West Woodstock, LLC

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

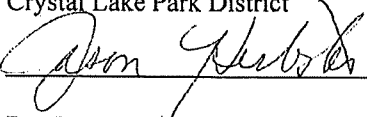
By: Paul Leech, Member/Manager

**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

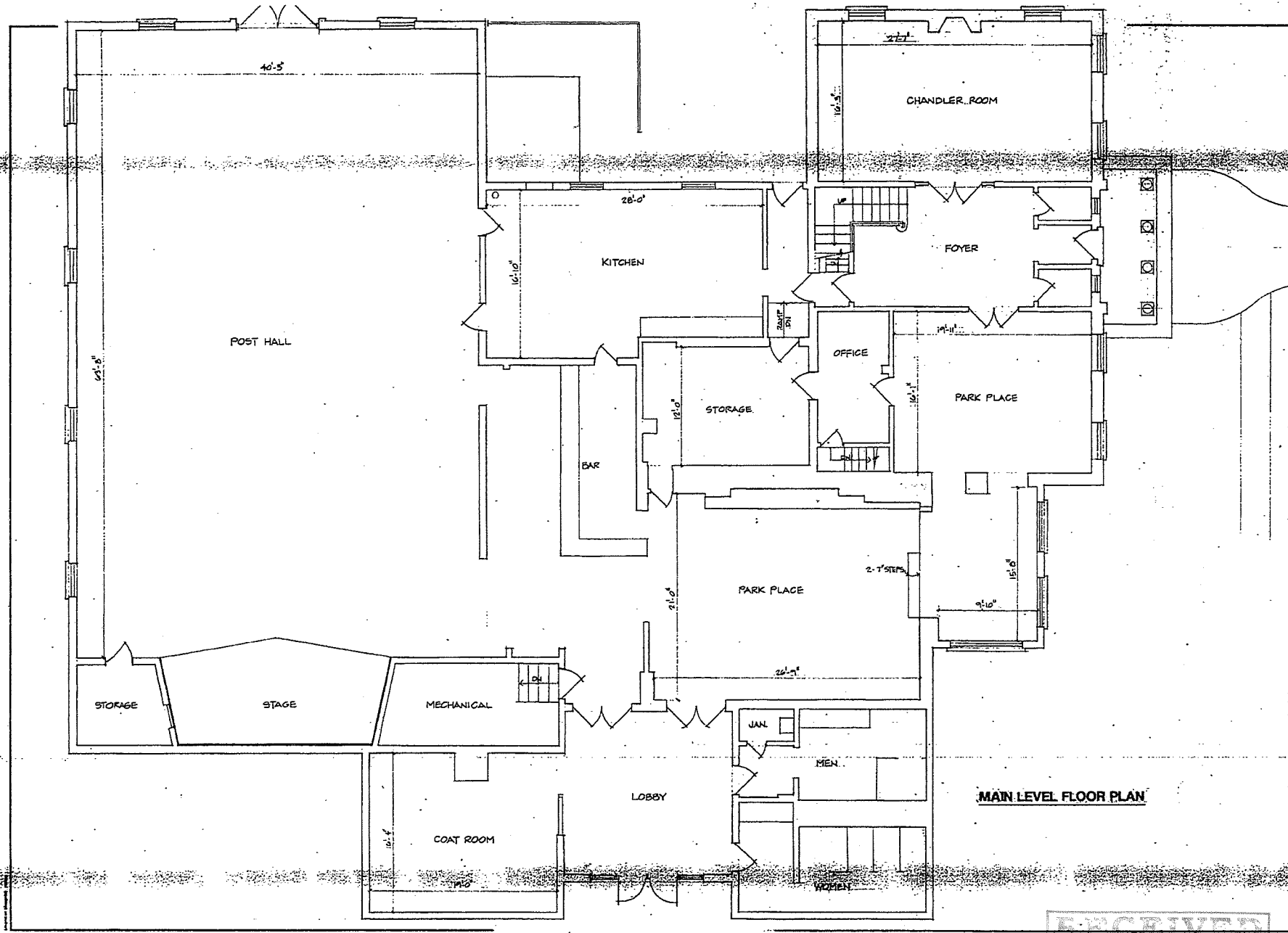
NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.











**MAIN LEVEL FLOOR PLAN**

NO.	DATE	DESCRIPTION

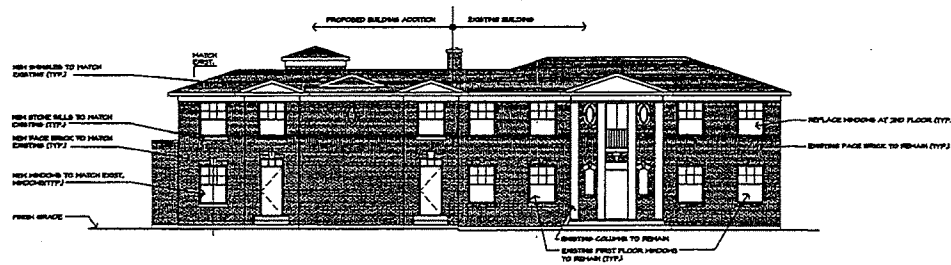
**terry ernst & associates**  
**architects**  
 101 N. VIRGINIA ST. SUITE 500 CRYSTAL SPRING, VA. 22024

**PARK PLACE**  
 406 W. WOODSTOCK  
 CRYSTAL LAKE PARK DISTRICT

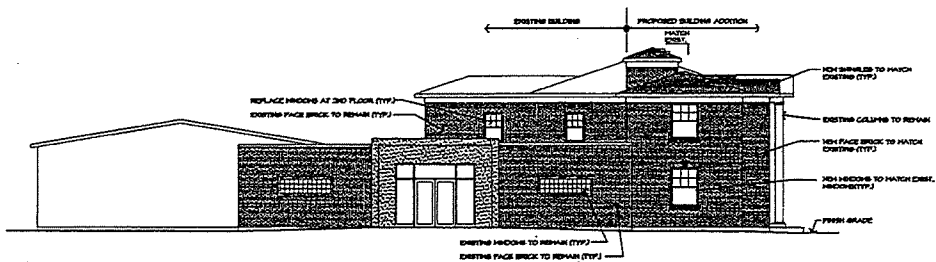
DATE: 8-11-98  
 SCALE: 1/4" = 1'-0"  
 DRAWN: J.E.  
 CHECKED: J.E.  
 APPROVED: J.E.

**A1**  
 OF 72

RECEIVED  
 AUG 30 2018



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

OWNER	
DATE	
PROJECT NO.	
ISSUES	
SHEET NO.	A-1
CHECKED BY	JW
DATE	7/23/14

**APEX**  
PROJECT MANAGEMENT, LLC  
33 E. Crystal Lake Avenue  
Crystal Lake, Illinois 60014  
(815) 455-1212  
(815) 455-1411  
FAX: (815) 455-1411

CRYSTAL LAKE  
PARK DISTRICT

Project: PARK PLACE RENOVATIONS  
406 W. WOODSTOCK ST.

TYPE: EXTERIOR ELEVATIONS

RECEIVED

AUG 30 2018



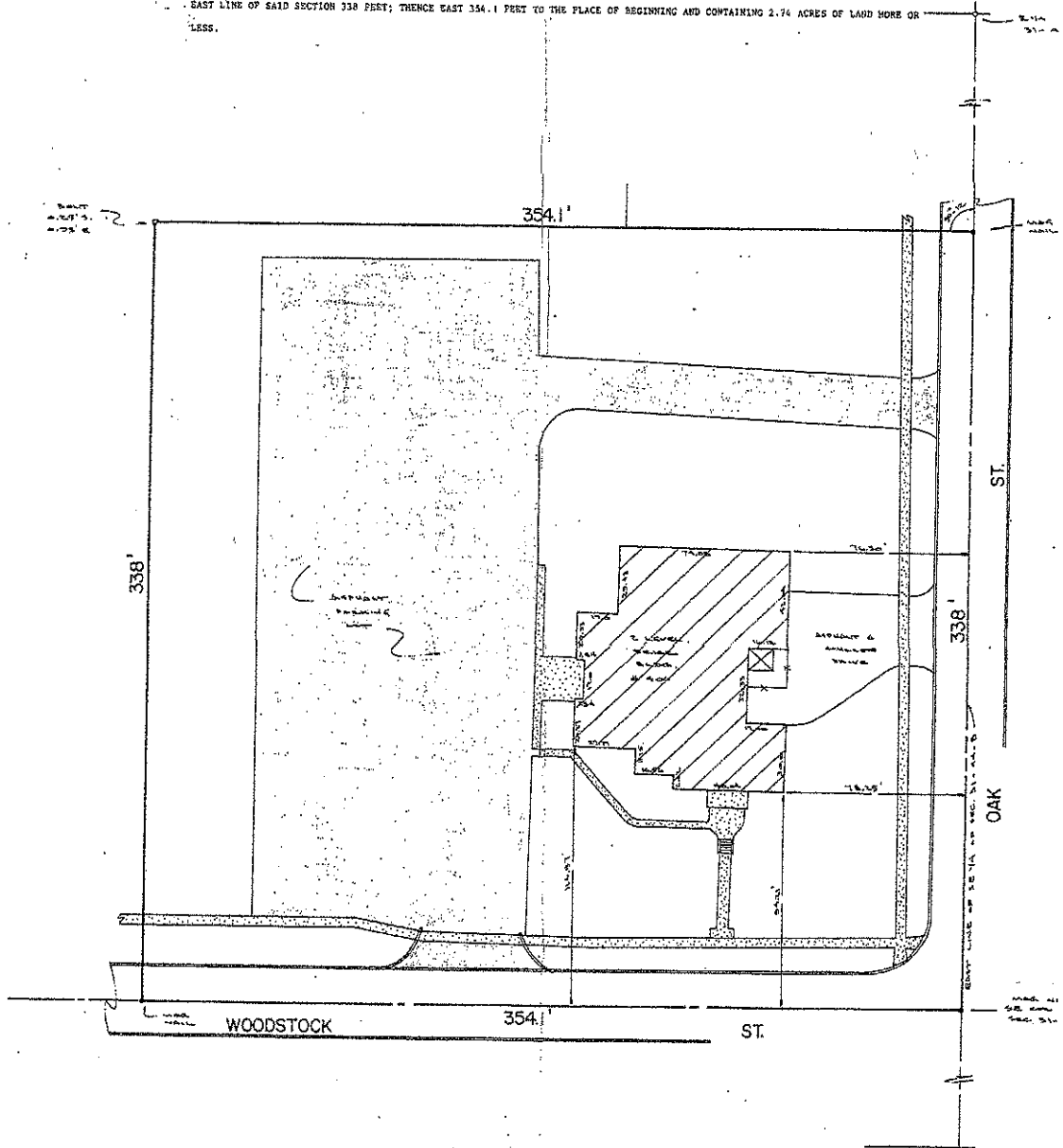
# American Survey Co.

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.



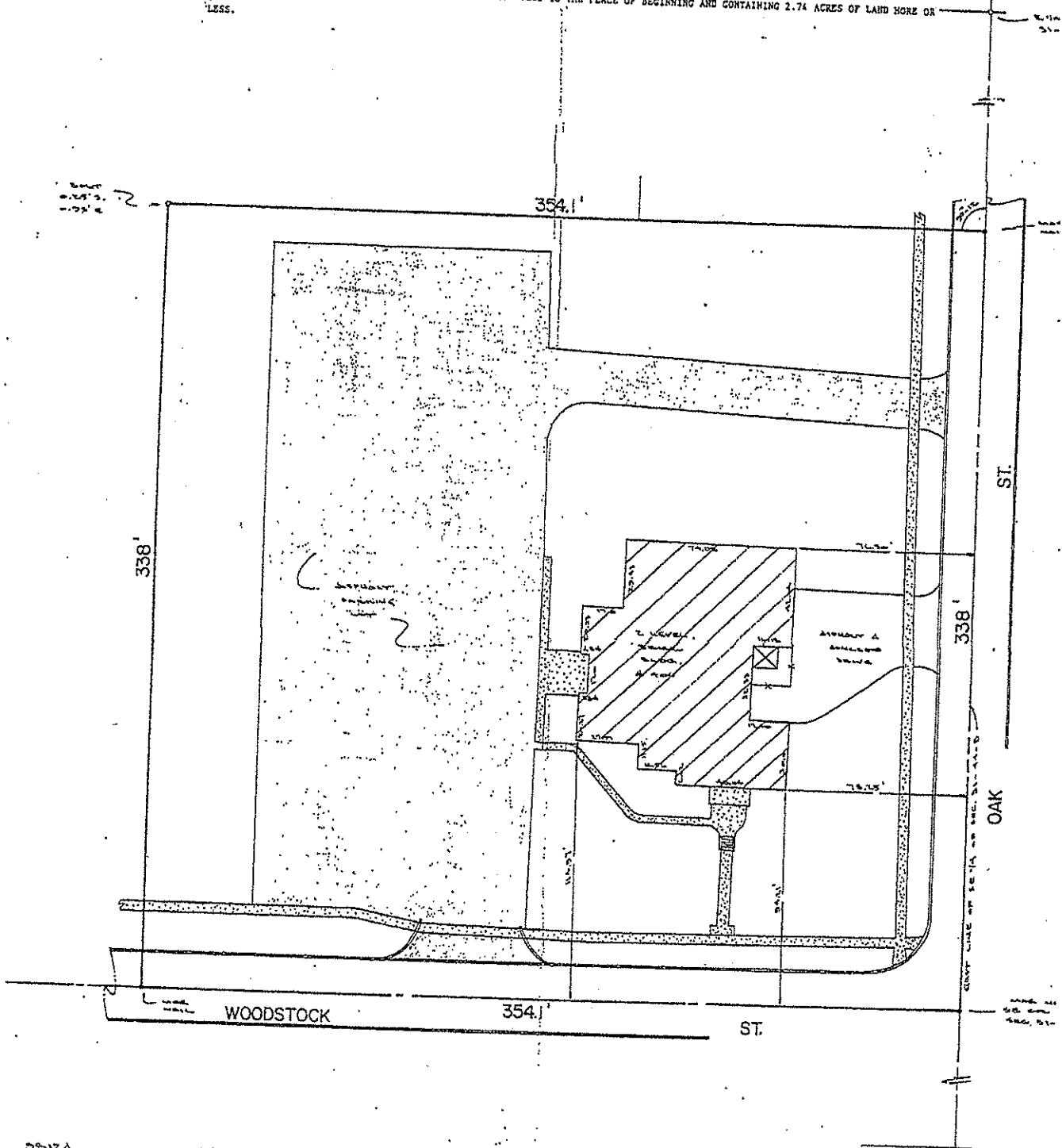
# American Survey Co.

912 Hickory Grove Ln. Cary, N. C. 27513 336-516-2700

Scale 1" = 300'

## Plat 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