



#2019-18
95 Elmhurst St – Minor Subdivision/Variation
Project Review for Planning and Zoning Commission

Meeting Date:

April 3, 2019

Request:

1. Minor Final Plat of Subdivision and
2. Variations from:
 - a. Article 3-200: Minimum lot area requirement of 9,400 square feet to allow an 8,134 square-foot lot and an 8,137 square-foot lot, a variation of 1,266 square feet and 1,263 square feet, respectively.
 - b. Article 3-200: Minimum lot width of 70 feet to allow a 43.5 foot lot width, a variation of 26.5 feet.
 - c. Article 3-200: Side yard setback of 8 feet to allow a 7-foot interior side yard setback, a variation of one foot for a duplex.
 - d. Article 3-200: Combined interior side yard setback of 30 feet to allow an 18-foot combined interior side yard setback, a variation of 12 feet.
 - e. Article 5-200 to grant a deferral from the requirement to bury overhead utility lines.

Location:

95 Elmhurst Street

Existing Zoning:

R-3B – Multi-Family Residential

Surrounding Properties:

North: R-3B – Multi-Family Residential
South: R-3B – Multi-Family Residential
East: R-3B – Multi-Family Residential
West: R-3B – Multi-Family Residential

Staff Contact:

Kathryn Cowlin (815.356.3798)

Background:

- Existing Use: The subject property is currently two nonconforming lots. There is an existing duplex on the south lot and a detached garage that straddles the two lots.
- There was formerly a duplex on the north lot. A fire in 1984 destroyed the duplex and the foundation is still present on the property.
- UDO Requirements: In the R-3B Multi-Family zoning district the bulk standards are determined by the number of proposed units. The petitioner is proposing to move the

existing lot line and construct a new duplex. Therefore variations from the lot area, lot width, side yard setback and combined side yard setback is being requested.

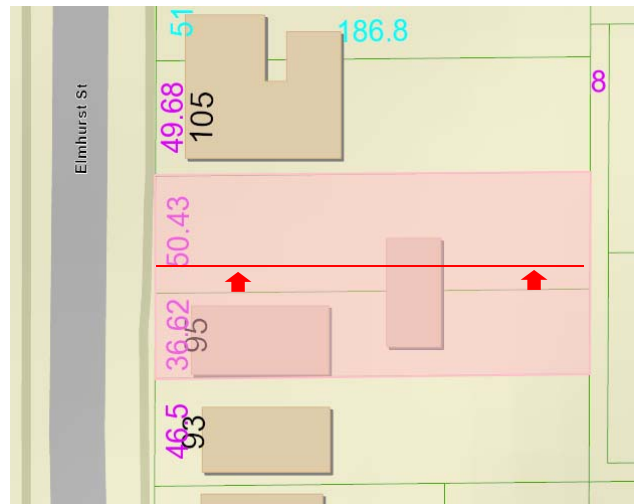
Development Analysis:

GENERAL

- Request: The petitioner is requesting variations from the 9,400 square-foot minimum lot area requirement, 70-foot minimum lot width requirement, 8-foot interior side yard setback requirement, 30-foot minimum combined interior side yard setback and a deferral of the burial of overhead utility lines to allow for the adjustment of a lot line and construction of a new duplex on the north lot.
- Land Use: The Comprehensive Land Use map shows the area as Central Urban Residential which is an appropriate land use designation.
- Zoning: The site is zoned Multi-Family Residential.
- The existing duplex on the southern lot would remain.
- The existing garage would be removed. A separate detached garage for each lot would be constructed. The petitioner agreed to reduce the detached garages to 600 square feet in area in order to comply with the minimum 5-foot setback requirement for accessory structures.

MINOR SUBDIVISION

- The existing lots are 36.62 feet and 50.43 feet in width.
- The proposed lot widths are 43.5 feet and 44.5 feet.
- The petitioner is proposing to shift the lot line north by approximately eight feet to lessen the nonconformity of the southern lot.
- The proposed lot areas are 8,134 square feet for the north lot and 8,137 square feet for the southern lot.
- The UDO requires the burial of overhead utility lines. The petitioner is requesting a variation from this requirement.



VARIATIONS

- The shifting of the lot line triggers the variation request from the bulk standards for the R-3B zoning district.
- The proposed variations are shown in the table below.

- In established neighborhoods, the front yard setback is the district standard or the average setback of the dwellings within 400 feet if the average is 10 feet greater than or less than the district standard. The average front yard setback along the east side of Elmhurst Street is 18.6 feet, therefore, the average setback would apply.

Standard	Proposed	Variation
Minimum lot area for two-family – 9,400 square feet	8,134 sq ft	1,266 ft
	8,137 sq ft	1,263 ft
Minimum lot width – 70 ft	43.5 ft	26.5 ft
Minimum Interior Side Yard Setback – 8 ft	7 ft	1 foot
Combined Interior Side Yard Setback – 30 ft	18 ft	12 ft

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Central Urban Residential, which allows for existing and future multi-family residential uses. The following goal is 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. Provide for a reasonable rate of residential growth especially infill growth and mixed-use development which take advantage of existing city services.

This can be accomplished with the following supporting action:

Supporting Action: Approval of minor subdivisions to increase infill lot potential.

Findings of Fact:

MINOR FINAL PLAT OF SUBDIVISION

The petitioner is requesting Final Plat approval for a Minor Subdivision. The subdivision is shifting the lot line between two existing lots to allow for the construction of a duplex. The proposed lots require variations from the lot area and width requirements for the R-3B zoning district.

ZONING ORDINANCE VARIATION

The petitioner is requesting variations from:

Article 3-200(A)(6): minimum lot area requirement of 9,400 square feet to allow an 8,134 square-foot lot and an 8,137 square-foot lot, a variation of 1,266 square feet and 1,263 square feet, respectively; minimum lot width of 70 feet to allow a 43.5 foot lot width, a variation of 26.5 feet; side yard setback of 8 feet to allow a 7-foot interior side yard setback, a variation of one foot for a

duplex; and combined interior side yard setback of 30 feet to allow an 18-foot combined interior side yard setback, a variation of 12 feet.

Article 5-200 to grant a deferral from the requirement to bury the overhead utility lines until an area wide program is established. The subdivisions in the original plat of Nunda have overhead utility lines and it would not be out of character to have the overhead utilities remain.

The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property.

To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards

When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

- a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

Meets *Does not meet*

- b. Also, that the variation, if granted, will not alter the essential character of the locality.

Meets *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

- a. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;

Meets *Does not meet*

- b. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;

Meets *Does not meet*

- c. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

Meets *Does not meet*

- d. That the proposed variation will not impair an adequate supply of light or air to adjacent

property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.

Meets *Does not meet*

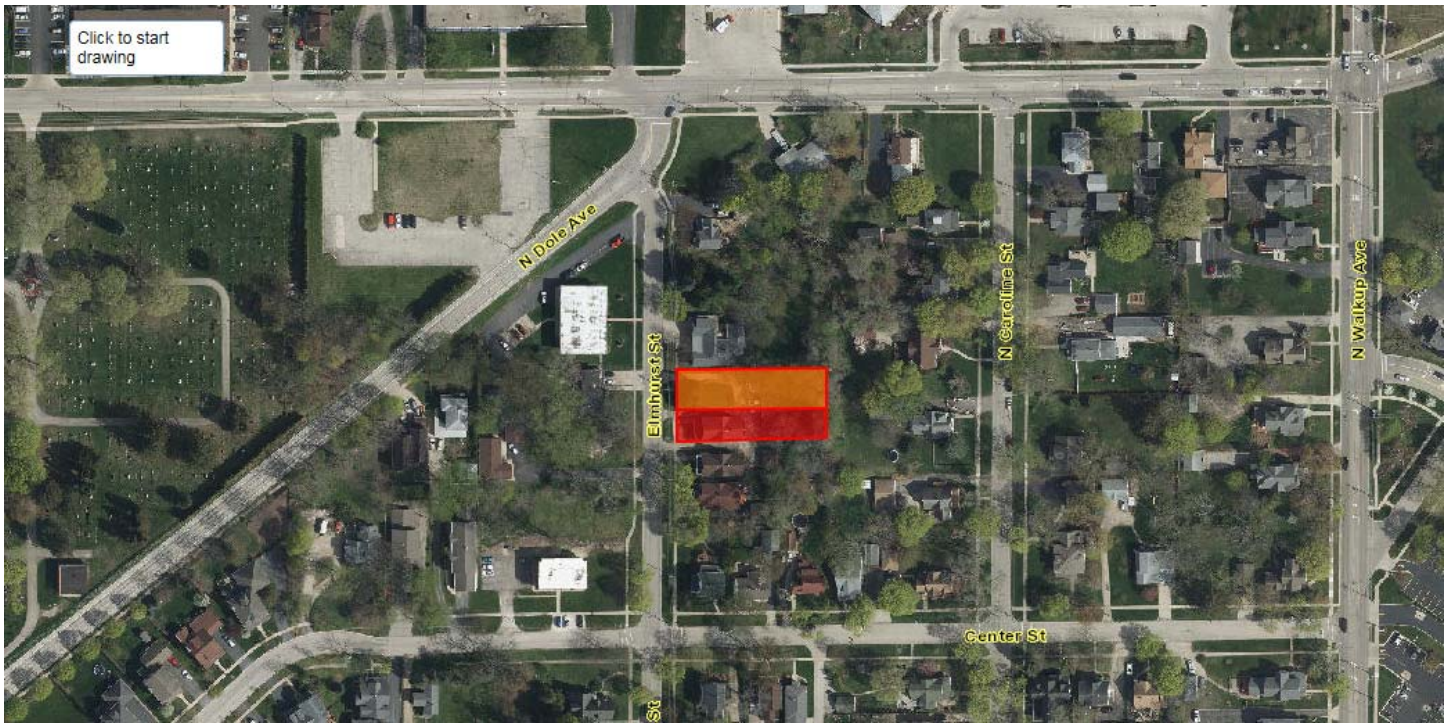
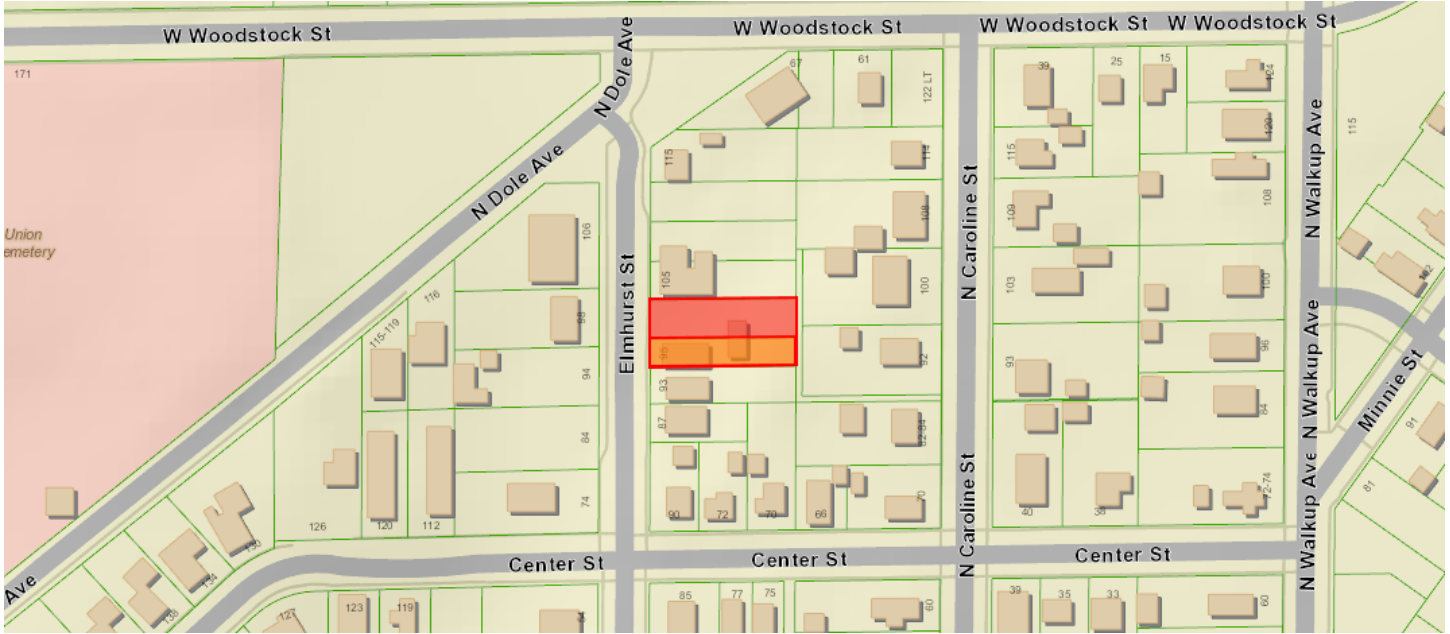
Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

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 (Caracal Properties LLC, dated 02/04/19, received 02/05/19)
 - B. Site Plan (ADDIS, dated 01/29/19, received 02/05/19)
 - C. Plat of Subdivision (Vanderstappen, dated 10/26/18, received 02/05/19)
 - D. Plat of Survey (Vanderstappen, dated 10/26/18, received 02/05/19)
2. Plat of Subdivision:
 - a. Remove Administrative Plat certificate.
 - b. Add Planning & Zoning Commission plat certificate.
 - c. Add City Council plat certificate.
 - d. Add Surface Water Drainage certificate.
3. The detached garages must be 600 square feet or less in area in order to meet the 5-foot interior yard setback requirement.
4. Any newly created impervious area may need to be detained onsite in a stormwater basin. Work with city staff and the City's stormwater consultant to determine the requirements.
5. Lead service lines are not permitted for new construction, two new lines will be required for the duplex unit.
6. The petitioner shall address all of the review comments and requirements of the Fire Rescue and Community Development Departments.

PLN-2019-00018 Caracal Properties – 95 Elmhurst Street



Application for Minor Subdivision Approval

Application Number: <u>PLN-2019-00018</u>	FOR OFFICE USE ONLY
Development Name: <u>Caracal Properties Subdivision</u>	
Date of Submission: _____	
Date of Resubmission: _____	

I. Applicant

Thomas A. Stephani Caracal Properties LLC
Name Corporation

P.O. Box 98
Street

Crystal Lake, IL 60039
City State Zip Code

Tom Stephani Partner in LLC 815-459-1205
Contact Person Relationship to Owner Telephone Number

N/A tom@custombuilding.com
Fax Number E-mail address

II. Owner of Property

Caracal Properties LLC
Name

P.O. Box 98, Crystal Lake, IL 60039 815 459-1205
Address Telephone Number

III. Development Team (if applicable)

N/A _____
Attorney Telephone Number Fax Number

Address E-mail address

Not selected yet _____
Architect Telephone Number Fax Number

Same as owner/applicant. _____
Developer Telephone Number Fax Number

Not selected yet _____
Engineer Telephone Number Fax Number

Vanderstappen 815-337-8310 815-337-8314
Surveyor Telephone Number Fax Number



IV. Project Data

1. a. Location/Address: 95 Elmhurst St, Crystal Lake

a. PIN #: 14-32-453-009 & 14-32-453-010

2. General description of site conditions (including existing site improvement, i.e., buildings, parking, landscaping, etc.): 2 lots. consisting of One of which has a duplex. A 4 car garage is also on the site

3. Existing Zoning: R3B

4. Existing Land Use: Duplex on one lot, foundation on second lot (Vacant)

a. Is there an existing home on the property? YES, Go to 4b. NO

b. Do you plan to demolish the home prior to plat approval? YES NO Garage to be demolished.

5. Site acreage: .401 Acres

6. Are you requesting a waiver from the requirement to:

a. Install sidewalk YES NO

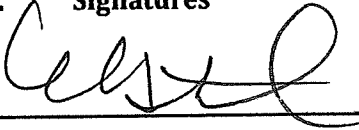
b. Burial of Aerial Utilities YES NO

7. List any controlling Ordinances and agreements for this property (annexation ordinances, variations, special use, administrative/preliminary/final plats, PUD, etc.): R3B.

These lots were platted many years ago. One has an existing duplex and one is vacant with a foundation from a previous building that I am told burned down. There is also a 4 car garage on the property that will be torndown. See attached "Fire Map" regarding previous buildings/ Plat.

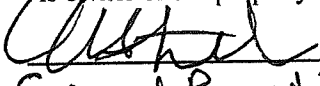
8. Reason for request/Description of proposal (including proposed land use, building addition, type of use, hours of operation, number of parking spaces, as applicable): We are requesting that the existing lot line between the two lots be moved to the north approximately 7'. A duplex similar to the existing one would be built on the north lot.

V. Signatures



PETITIONER: Print and Sign name (if different from owner) 2/4/19
Date

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

, Managing Partner
Caracal Properties LLC

OWNER: Print and Sign name 2/4/19
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 (see page 9).

ERO MFG CO.
 MFRS STEEL FURNITURE
 WORKSHOPS WITH STOCK
 POWERED CHEM. EXHAUSTERS

DRAPING 101

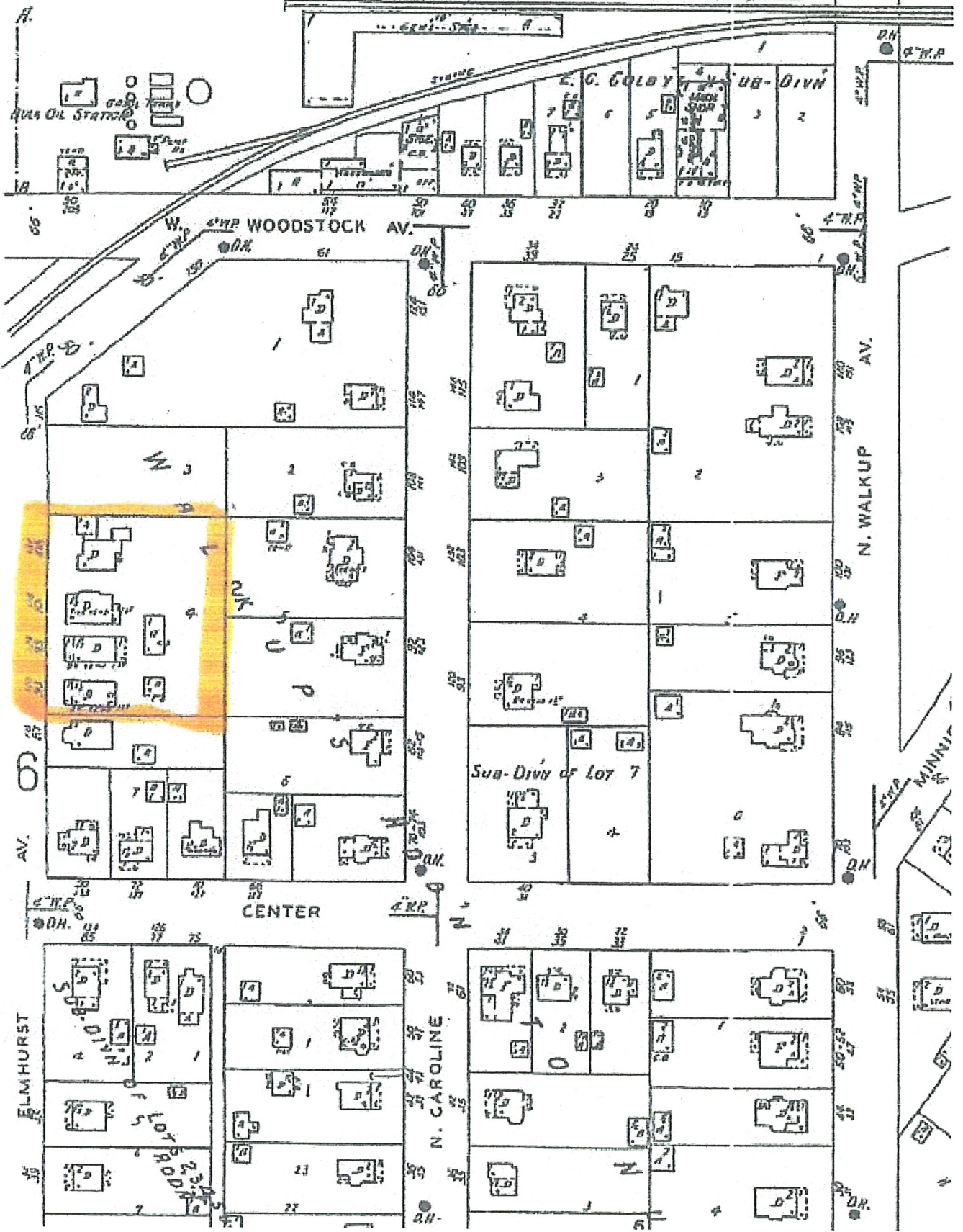
PACKAGING

3" x 8" SHVCL

FACTORY BLDG

PUBLIC SERVICE CO. OF NORTHERN ILLINOIS
 SUB-STATION

TRANSFORMER



W. WOODSTOCK AV.

W. WOODSTOCK AV.

ELMHURST AV.

CENTER

N. CAROLINE

N. WALKUP AV.

W. MINNIE

Sub-Div of Lot 7

ELMHURST

LOT 10

W. WOODSTOCK AV.

Caracal Properties LLC

P.O. Box 98

Crystal Lake, IL 60039-0098

815-459-1205

tom@custombuilding.com

March 19, 2019

Planning & Zoning Commission
Crystal Lake, IL 60039

Re: Minor Subdivision at 95 Elmhurst Ave.

Dear Commissioners,

We are seeking approval to move forward on our long anticipated development plan for this property. We purchased the property in 2009 right after the housing crash in anticipation of a recovery in the market. The recovery has been very slow and we have held off on our plan until now. Originally, these two lots were part of a larger parcel that eventually was subdivided into four lots. The lots on the north and south sides were sold off leaving two duplexes on the middle lots. The two remaining duplexes shared a four car garage that must have been built prior to the division into four lots. The garage was off center and it is my guess that the developer simply ran the property line through the center of the four car garage resulting in two non-conforming lots of 36.62' and 50.43' respectively.

In January of 1984, a fire destroyed the duplex on the larger lot and it was not rebuilt. Our proposal is to move the lot line between the lots to make them 43.53' wide each. We also propose to reconfigure the driveways and approaches to the center of the two lots, tear down the existing garage and replace it with 2- two car garages...one on each of the new lots. Finally, we are proposing to build a duplex to replace the one that burned in 1984. The new duplex will be designed with architecture that fits that of its surroundings.

We intend to keep the new duplex and the existing duplex on the south lot as rental properties. We also intend to continue to rehab and improve the building at 95 Elmhurst. Hopefully this new construction and rehabbing of the older building will help to spur the improvement of other properties on the block.

As a lifelong resident and the developer / builder of the very successful Dole Crossing neighborhood nearby, along with building five additional infill homes in downtown Crystal Lake, I believe that this project will add value and desirability to the city. Thank you for your consideration.

Sincerely,

Tom Stephani
Managing Partner



William Thomas Homes, Inc.

Presents....

“Dole Crossing”



“A Traditional Neighborhood Development”



Welcome Home

TO DOLE CROSSING



Housing in Crystal Lake boasts the traditional as well as the new. Comfortable neighborhoods giving the option of wide open spaces, or if you prefer, quaint neighborhood developments are available throughout Crystal Lake.

Metra, shopping, schools, theater, churches and park district programs are just a few of the attractions for living in this McHenry County community. Numerous home lifestyles are available leaving the most discriminatory home buyer pleased with their options.

Crystal Lake is a great place to live and raise a family.



CL planners recommend 'retro' development

By DEAN WEAVER
The Northwest Herald

CRYSTAL LAKE — Plans to construct 23 homes downtown patterned after those of the 1900s have won oohs and ahs from city plan commissioners.

The homes would be built on 8.5 acres of land one block south of city hall and the police station on Woodstock Street.

Tom Stephani, president of Rosenthal Co. in Crystal Lake, sold commissioners on his project Wednesday by showing them color drawings of the homes.

Commission Chairman Gary Overbay was enthusiastic.

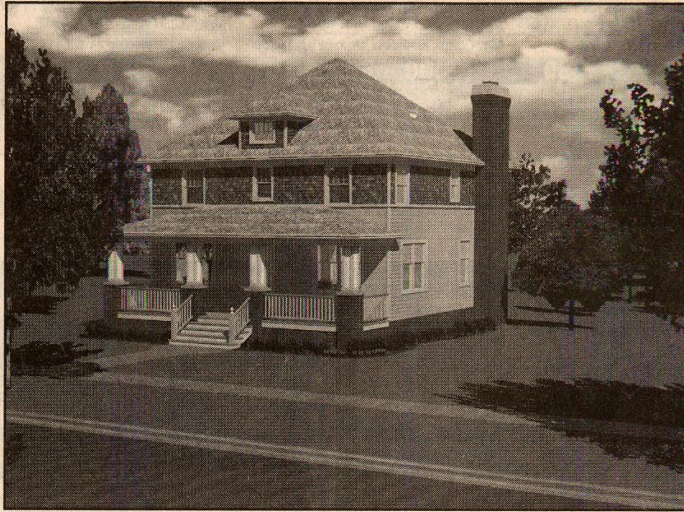
"This may be the best residential subdivision I've seen before this board," said Overbay, a 9-year commissioner.

Planners recommended the city council approve the project when it meets on Tuesday.

The site, the former Flowerwood nursery lot, is a vacant triangular parcel bordered on the northwest by Dole Avenue and on the south by Crystal Lake Avenue.

The two-story homes would be reminiscent of turn-of-the-century residences, with steeply pitched roofs and dormer windows that shed light into full-size attics. They would include porches and gabled roof ends with wide overhangs.

Stephani anticipated resistance from the plan commission after waiting an hour for them to debate the merits of allowing a business to keep a Route 14 sign.



Graphic provided

This is an artist's computer rendering of the style of home proposed for a Rosenthal Co. development.

That petitioner came before him on the agenda.

The only thing more controversial than signs are new home subdivisions.

Yet the commission had few criticisms of Stephani's plan. New commissioner Nancy Chrystal also complimented the concept.

"I live in the downtown and this is nice and something really out of the ordinary," she said.

To make the homes fit, Stephani wants Center Street to wind southwest through the site and connect it with Dole Avenue.

The lot sizes for the three- and four-bedroom homes will range in size from one-fifth to one-third of

an acre, which is comparable to neighboring lots.

There are even provisions to accommodate a small park with a gazebo in the development.

"We're trying to create these homes to make them look like they belong in downtown Crystal Lake," Stephani said.

He did not disclose the price of the new homes.

Often, neighboring residents strongly object to new home developments. But Wednesday night, only one neighbor on Elmhurst Street appeared.

James Becker told commissioners he would like to see a sidewalk along Dole Avenue and

wanted Stephani to take down his entryway sign. Stephani agreed to both provisions.

"I would like to commend the developer for his well-conceived plan," Becker said. "If developed the way it is proposed, it may well enhance the property values in the neighborhood."

Architect Andrew Proctor of Cary said he studied several photographs of downtown homes before designing the new homes for Stephani. To accommodate the project, Stephani must convince the city council to approve several variations from city codes because homes built at the turn of the century were not subject to today's stringent codes that regulate things such as roof height.

Commissioners recognized his dilemma and recommend the council grant those variances.

To date, most developers trying to build on odd-shaped parcels have tried to build town homes. City officials and residents complain the homes do not blend with the rest of the neighborhood.

City Planner Michelle Rentzsch said Stephani has been working with city staff for the past 18 months to design a different type of subdivision that blended the old with the new.

Commissioner Dirk Vause said Stephani's project shows not all development is bad.

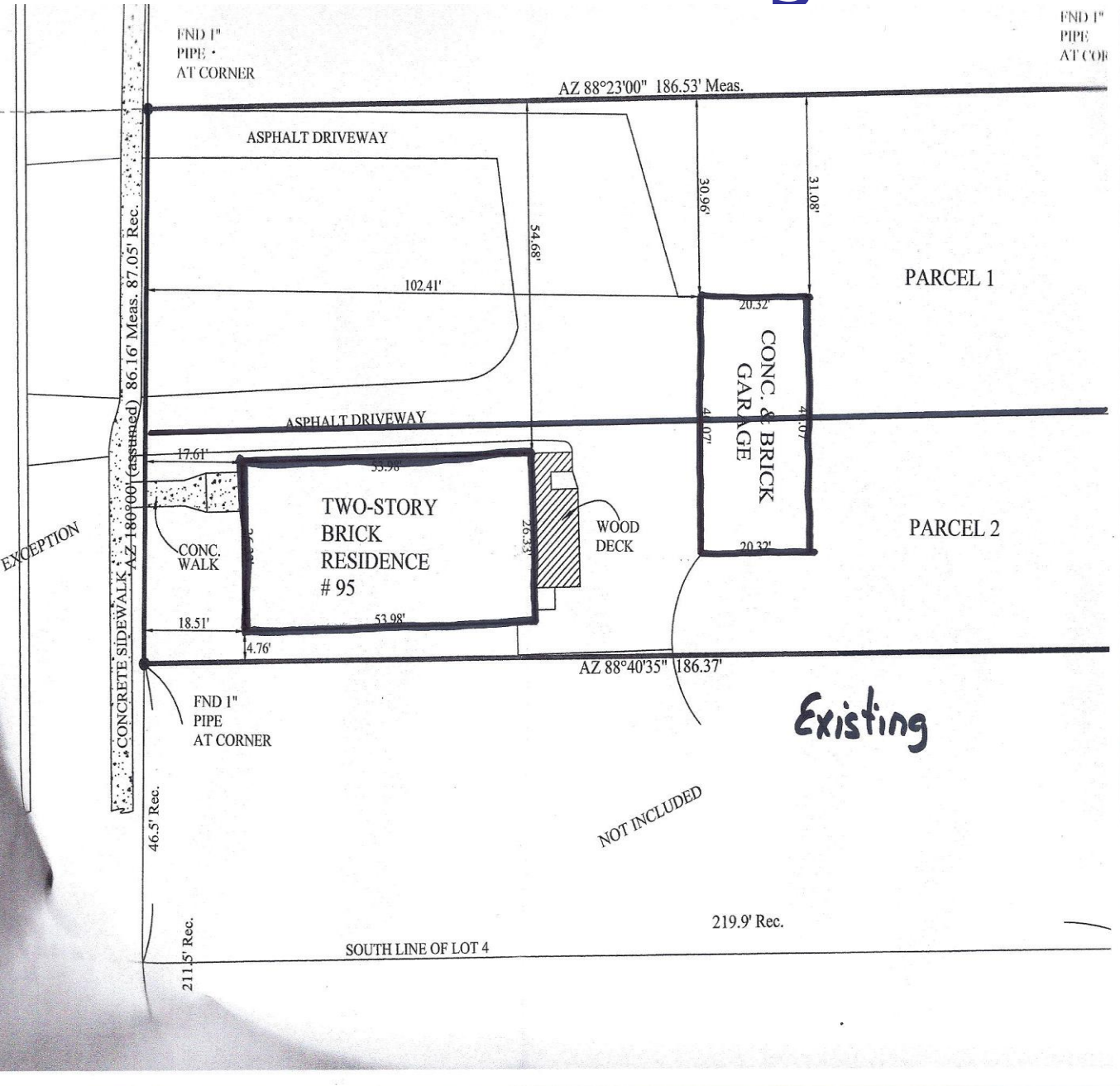
"As Crystal Lake matures as a community, this is the type of infill development we're going to see a lot more of," he said.



95 Elmhurst



Existing



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compares to combined rates per 1,000 gallons of \$3.70 in Woodstock, \$3.48 in Algonquin, \$2.61 in Huntley and \$2.40 in Cary.

At a quarterly usage rate of 27,000 gallons, the combined water and sewer bill for a Crystal Lake resident would be \$60, based on the new rates.

This compares to combined bills under similar circumstances of \$99.90 in Woodstock, \$79.69 in Lake in the Hills, and \$98.40 in Fox River Grove, according to Misurelli.

Crystal Lake's revised rates, which will show up on bills received May 1, for water will be 99 cents per 1,000 gallons and a quarterly service charge of \$2.45.

Sewer rates will be raised to 96 cents per 1,000 gallons, with a quarterly service charge of \$4.90.

In conjunction with the rate increase, Misurelli released a

RATE — Page 3

d approves addition plan

facility.

According to John Landon, chairman of the zoning board, the board's unanimous recommendation to allow the rail car was made conditioned upon stipulations recommended by the Plan Commission.

Those conditions include eliminating various parking lot bottlenecks created by the addition of the rail car and the addition of 28 parking spaces.

Apparently about 18 of those parking slots will be provided in an adjacent motel parking lot by virtue of a lease agreement between the businesses.



Joani and Rick Struppa stand with their seven-month-old son, Adam, in the charred remains of their upper-flat apartment at 101 Elmhurst St. The Struppas narrowly escaped from thick flames and smoke that

engulfed their apartment and destroyed everything they own late Wednesday evening, Jan. 11.

(Herald Photo by Jon Young)

Fire victims escape with little

By KEN WYSOCKY

A nightgown, a bathrobe and the socks on their feet — and their lives.

That's what Rick and Joani Struppa and their 7-month-old son, Adam, have left after a fire gutted their home at 101 Elmhurst St. on Jan. 11.

But the Struppas feel fortunate to have those things, especially their lives, after their narrow escape from the smoke and flames that engulfed their residence late that Wednesday evening. The same blaze also left the Sang Park family homeless.

"That was definitely lucky that no one got hurt," Rick Struppa noted while recalling the fright-filled moments that followed the realization that their apartment was on fire.

The Struppas had gone to sleep around 11 p.m., Struppa recalled.

"The next thing I knew the smoke alarm popped off," he said. "I just ran and picked up the baby and went to the front of the house to the stairs."

Seeing that the front staircase was a center of

heavy smoke and flames, Struppa wheeled and raced for the rear stairs, where he was able to get his wife and son safely out the door.

FORTUNATELY, THE Struppas had chosen to sleep in their living room that night — it was a decision that may have saved their lives.

"We were lucky on that point," Struppa said. "We happened to be sleeping in the living room. If we were in our bedroom ... I don't know how rough it would have been to get out."

Clad in only nightclothes, the Struppas made their way to a neighbor's house next door and called the fire department. But the fire was so fierce and spread so fast that even the quick arrival of firefighters could not save the structure.

Struppa ran back upstairs to try and save the family's three cats, but in the scant time it took the Struppas to get out, mounting smoke made it impossible to see anything inside the house.

VICTIMS — Page 3

note political focus of national panel's report

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Fire victims escape with little

(Continued from page 1)

"Three minutes later I couldn't get back in because of the smoke," Struppa noted.

THINGS HAPPENED so fast that Struppa has a hard time remembering exactly what happened during the moments of frenzied activity.

"I keep trying to remember what happened. I'm not sure if it was the smoke alarm that woke me up, or my wife," Struppa said. "At that point, it was all instinct. I can't even remember being cold."

The Struppas returned to the house this weekend to see what was salvagable from the ruins, but did not have much success.

"We figured we could get something out, but it

looks like the place is completely totaled," Struppa noted.

The Struppas are living with Rick's parents until they can find a new apartment, and until then, they are trying to rebuild what they have lost. Struppa, a construction worker in Joliet, said people who work with his wife at Universal Instruments, neighbors and people they don't know have already been generous with donations of baby furniture and clothing.

"It's a rough way to start out the new year," Struppa said. "But it's coming out alright. There are some good people around — we've been pretty lucky," he said, thanking his neighbors and his wife's co-workers for their aid.

People who would like to help the Struppas may call 455-3823.

2

CRYSTAL LAKE MORNING HERALD, Wednesday, January 25, 1984

Account set for victims of home fire

Accounts have been set up to receive donations for the Rick Struppa family at the Home State Bank of Crystal Lake and Home Federal Savings of Elgin, it was announced Tuesday.

The Struppas lost everything they own when fire struck their upper flat apartment at 101 Elmhurst Ave. on Jan. 11. The fire also displaced the Sang Park family, living in the lower flat.

Obituaries

Hope Becker

Hope L. Becker, 59, of Crystal Lake, died Monday at Memorial Hospital for McHenry County in Woodstock.

Survivors include her husband, Richard; three sons, Roger, Ben-

Kimberly Chvojcek

Kimberly Hope Chvojcek, 19, of Lake in the Hills, died Monday at Sherman Hospital in Elgin.

Survivors include her parents, Joseph and Karen Chvojcek; one

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Crystal Lake, Ill.
APR. 1938
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PUBLIC
SHERMAN PAPER MILLS
OUTSIDE OF CORPORATE LIMITS

EKO MFG. CO.
MORGAN ALUMINUM
MORGAN SERVICE CO. OF
MORGAN ALUMINUM

WOODSTOCK AV.
SUB-DIV. OF LOT 7
N. CAROLINE

N. WILKUP
N. ILLINOIS
SHERMAN
SHERMAN AV.

W. CRYSTAL LAKE
E. CRYSTAL LAKE
N. CAROLINE

LEONARD PARKWAY
PARK 2 LANE
LAKE SHORE DR.
CRYSTAL LAKE
PRAIRIE PARKS ROAD
BRINK

CRYSTAL LAKE
W. N. WILKUP
W. N. WILKUP
W. N. WILKUP

PUBLIC NOTICE
BEFORE THE PLANNING
AND ZONING COMMISSION
OF THE CITY OF
CRYSTAL LAKE, MCHENRY
COUNTY, ILLINOIS
IN THE MATTER OF THE
APPLICATION OF
Caracal Properties LLC

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 Caracal Properties LLC, seeking variations located at

95 Elmhurst Street,
Crystal Lake, Illinois.

PIN 14-32-453-009 &
14-32-453-010.

This application is filed for the purpose of seeking variations from the 9,400 square-foot minimum lot area requirement, to allow an 8,137 square-foot and 8,134 square-foot lot; 70-foot minimum lot width, to allow a 43.5-foot lot width; 8-foot interior side yard setback, to allow a 7-foot setback and 30-foot combined side yard setback, to allow an 18-foot combined setback for a minor subdivision that includes the shift of a lot line pursuant to Article 3-200 Dimensional Standards, Article 7-300 Nonconforming uses and structures and Article 9-200(C) Variations, 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 at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday, April 3, 2019, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

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

(Published in the Northwest
Herald March 16, 2019)
1641664

CARACAL PROPERTIES

95 Elmhurst Street
Crystal Lake, IL 60110



Caracal Properties LLC
95 Elmhurst Street Crystal Lake, IL 60110

PLN-2019-00018
received 3-29-19

GRAPHIC SYMBOLS			
DRAWING TITLE	1 FLOOR PLAN 1/8" = 1'-0"	DRAWING TITLE DRAWING SCALE DRAWING NUMBER	
NORTH ARROW	N NORTH DESIGNATION	DOOR DESIGNATION	101 ROOM/SPACE NUMBER
BUILDING SECTION	1 A-9 BUILDING SECTION NUMBER DRAWING NUMBER	DOOR DESIGNATION	241B DOOR NUMBER
WALL SECTION	7 A-5 WALL SECTION NUMBER DRAWING NUMBER	WINDOW DESIGNATION	109 WINDOW NUMBER
EXTERIOR ELEVATION	1 A-4 ELEVATION NUMBER DRAWING NUMBER	ELEVATION DESIGNATION	+1'-0" ELEVATION HEIGHT TOP OF FLOOR DESCRIPTION
INTERIOR ELEVATION	2 A-7 INTERIOR ELEVATION NUMBER DRAWING NUMBER	REVISION DESIGNATION	3 REVISION NUMBER
DETAIL DESIGNATION	2 A6.0 DETAIL NUMBER DRAWING NUMBER	PARTITION TYPE	A
		COLUMN REFERENCE	A VERTICAL COLUMN DESIGNATION
		COLUMN REFERENCE	1 HORIZONTAL COLUMN DES.
		DIMENSION LINES	X'-X"
		LEADER LINES	
		CENTER LINES	
		HIDDEN, FUTURE, OR DEMOLITION LINES	
		EXISTING PARTITION TO BE REMOVED	-----
		EXISTING MASONRY PARTITION TO BE REMOVED	XXXXXX
		EXISTING PARTITION TO REMAIN	=====
		EXISTING MASONRY PARTITION TO REMAIN	XXXXXX
		NEW DRYWALL PARTITION	=====
		NEW MASONRY PARTITION	=====

PROPERTY & PROJECT INFORMATION	
<p>LOT 1: 14-32-453-009, 95 ELMHURST</p> <p>LEGAL DESCRIPTION 1: DOC 2009R0062447 N 50.43FT S 133.55 LT 4 BLK 2 WALKUPS ADDN</p> <p>LOT 2: 14-32-453-010</p> <p>LEGAL DESCRIPTION 2: DOC 2009R0062447 N 36.62FT S 83.12FT LT 4 BLK 2 WALKUPS ADDN</p>	<p>PROJECT DESCRIPTION:</p> <p>THIS PROJECT INCLUDES THE DEMOLITION OF AN EXISTING GARAGE WHICH CROSSES TWO ADJACENT PROPERTY LINES AND THE CONSTRUCTION OF A NEW TWO-FAMILY DWELLING WITH A DETACHED TWO CAR GARAGE AND A SEPARATE TWO CAR GARAGE FOR THE ADJACENT PROPERTY. ALL NEW CONSTRUCTION SHALL BE LIGHT WEIGHT WOOD FRAMED / TRUSS CONSTRUCTION OVER POURED IN PLACE CONCRETE FOUNDATIONS.</p>
<p>BUILDING CODE COMPLIANCE</p> <ul style="list-style-type: none"> 1. THIS PROJECT MUST CONFORM WITH: <ul style="list-style-type: none"> 2015 ICC INTERNATIONAL RESIDENTIAL CODE 2015 ICC INTERNATIONAL MECHANICAL CODE 2014 NFPA NATIONAL ELECTRIC CODE PART 890 ILLINOIS PLUMBING CODE 	<p>AREA CALCULATIONS</p> <p>PIN 1 EXISTING LAND AREA 9,477 S.F. PIN 2 EXISTING LAND AREA 6,881 S.F. EXISTING GARAGE TO BE REMOVED 929 S.F.</p> <p>NEW CONSTRUCTION LOWER LEVEL FIRST FLOOR SECOND FLOOR</p> <p>GARAGE PIN 1 576 S.F. GARAGE PIN 2 576 S.F.</p>

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SHEET TITLE
GENERAL

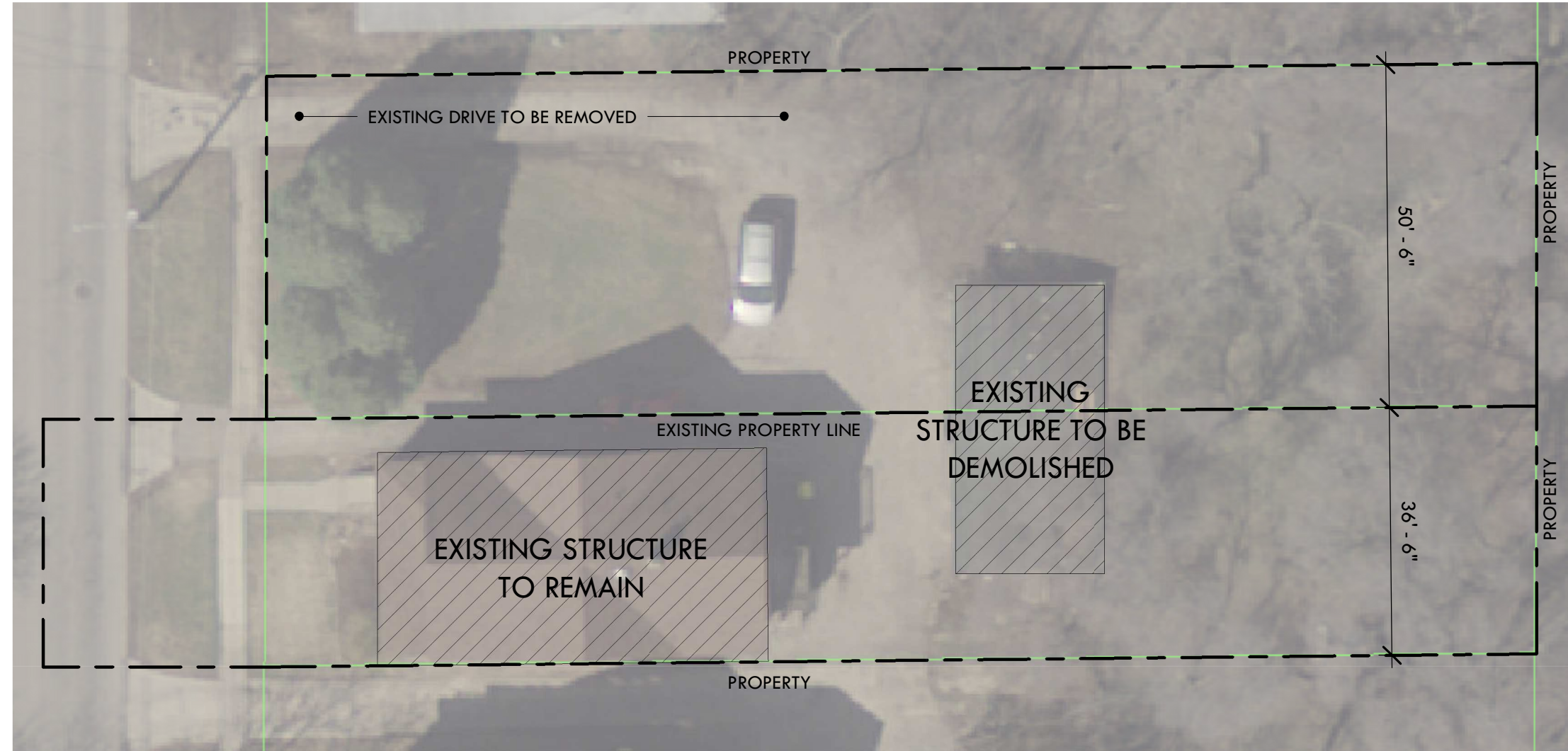
PRELIMINARY -
NOT FOR
CONSTRUCTION

PROJECT NUMBER:
19-288

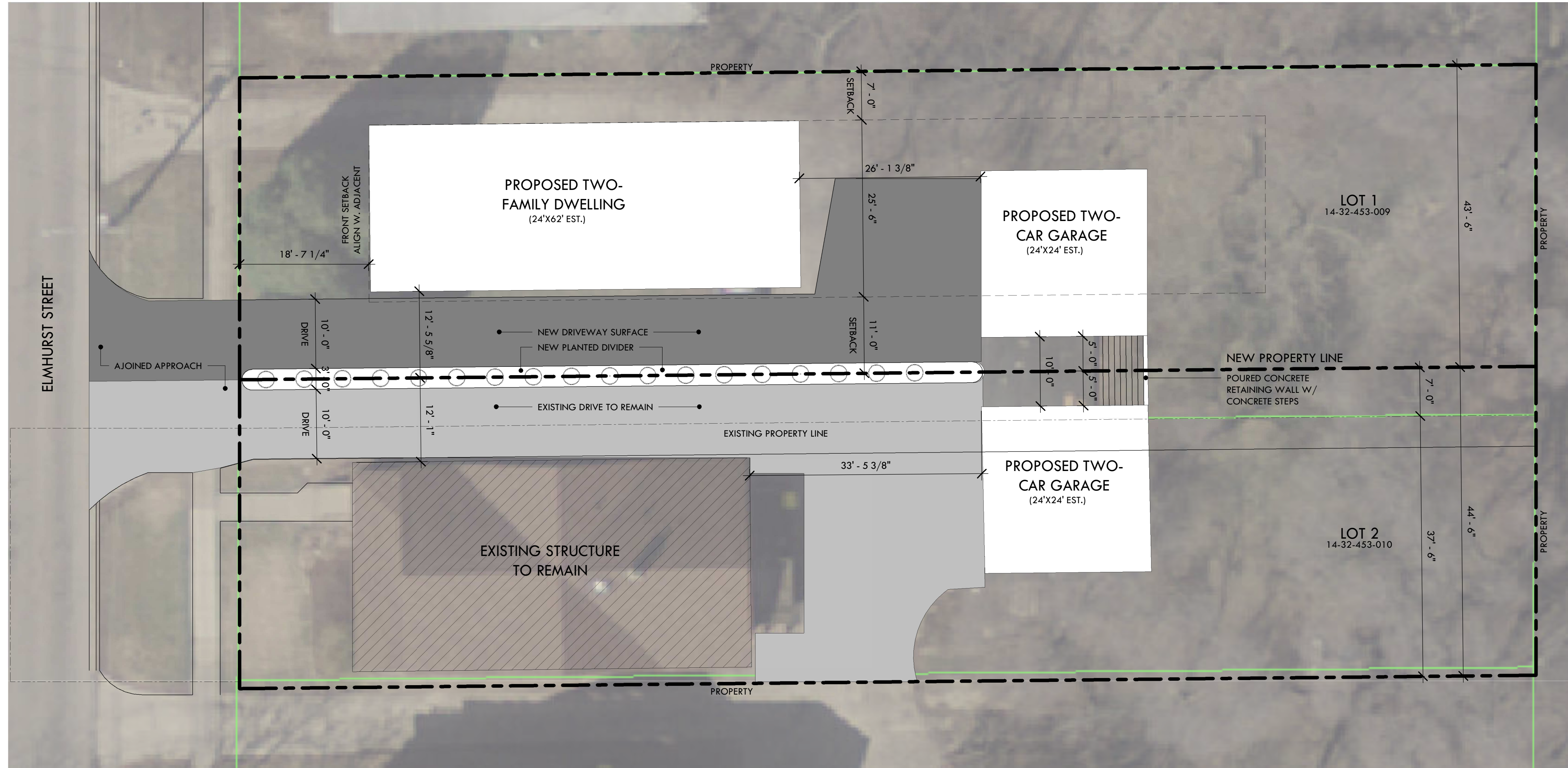
DATE:
3-14-19

SHEET NUMBER
A-1

SITE PLAN NOTES	
1.	CONTACT AND COMPLETE UNDERGROUND UTILITY LOCATING SERVICE (J.U.L.I.E.) OR SIMILAR, BEFORE ANY WORK SHALL BEGIN
2.	VERIFY PROPERTY LINE INFORMATION AND SET BACKS W/ BUILDING OFFICIAL AND ZONING DEPARTMENT OF SITE MUNICIPALITY.
3.	NOTIFY DESIGNER OF DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS BEFORE BEGINNING WORK.
4.	CONTRACTOR MAY ADJUST FINAL GRADE TO CONFORM TO ACTUAL FIELD CONDITIONS.
5.	REFERENCE GENERAL SPECIFICATIONS WITHIN THESE PLANS FOR SITEWORK DETAILS, PROTECTION OF VEGETATION, AND PROTECTION OF SURROUNDING AND ADJACENT PROPERTY INCLUDING SOIL EROSION CONTROL.



② EXISTING SITE PLAN
1" = 20'-0"

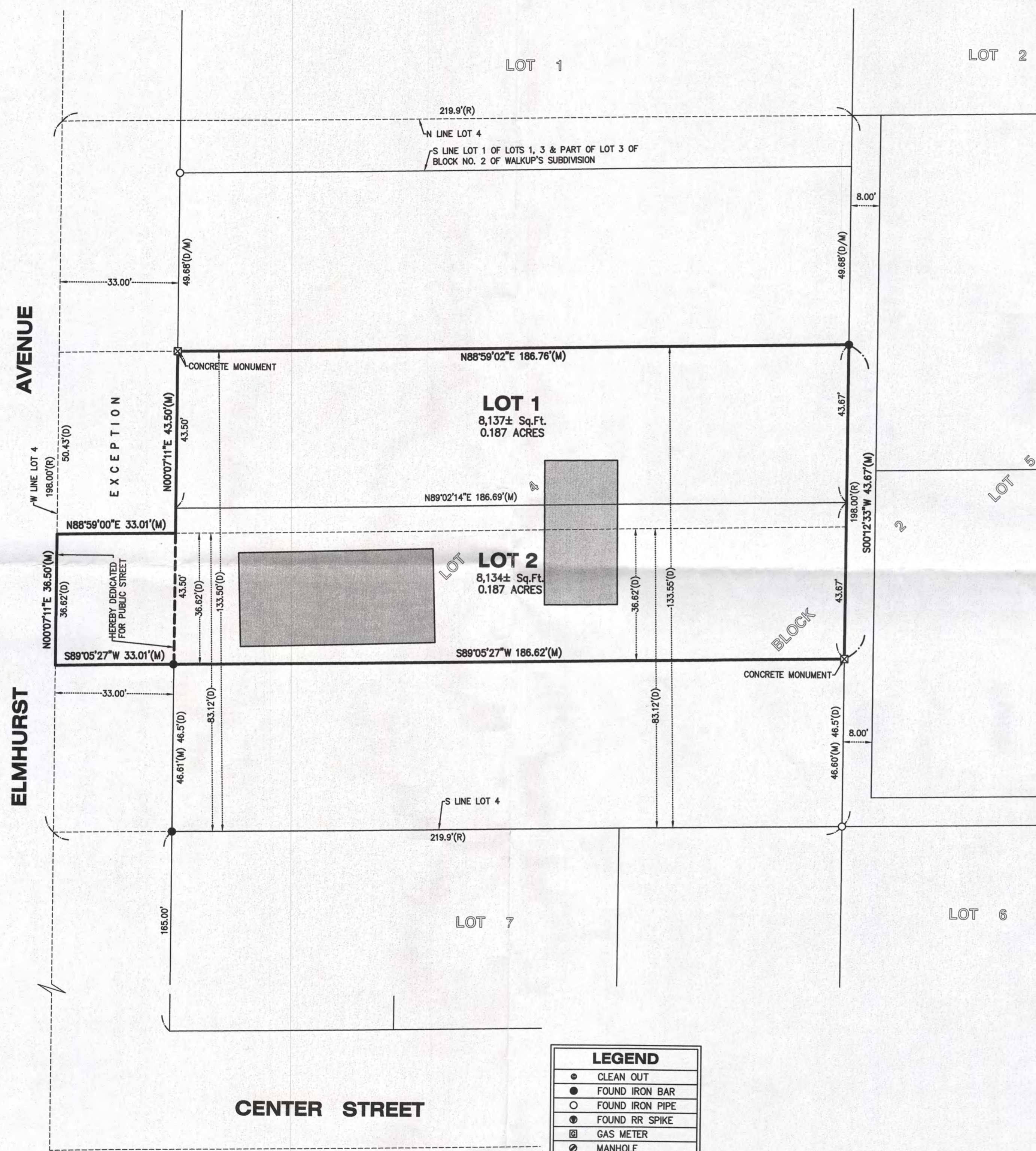


① ARCHITECTURAL SITE PLAN
1" = 10'-0"

FINAL PLAT OF SUBDIVISION CARACAL PROPERTIES SUBDIVISION

Part of Lot 4 in Block 2 in Walkup's Addition to Nunda, a Subdivision of part of the West Half of the Southeast Quarter of Section 32, Township 44 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded December 9, 1874, in Book 55 of Deeds, page 516, in McHenry County, Illinois.

**ZONED "R-3B" Multifamily
CITY OF CRYSTAL LAKE**



LEGEND	
●	CLEAN OUT
○	FOUND IRON BAR
○	FOUND IRON PIPE
○	FOUND RR SPIKE
⊗	GAS METER
⊗	MANHOLE
⊗	SANITARY MANHOLE
○	TREE
○	UTILITY POLE
⊕	WATER SHUT-OFF
(D)	DEED
(R)	RECORD
(M)	MEASURE

CORPORATE OWNERS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McHENRY) S.S.

This is to certify that

_____ is the owner of the land described on the plat hereon drawn and shown hereon as subdivided; that he (they) has (have) caused said land to be surveyed, subdivided, staked and platted as shown hereon, for the purpose of having this plat recorded provided by law; and to the best of my (our) knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or part thereof, or, that if such surface water drainage will be changed, reasonable provision has been made for the collection and diversion of such surface waters into public areas, or drains which the subdivider has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the subdivision. To the best of my knowledge the lands described hereon lie within:

Elementary School District 47
Community High School District 155

In witness where I (we) have hereunder set my (our) hand (s) of

Seal (s) this _____ day of _____, A.D., 20____

President

Secretary

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McHENRY) S.S.

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that

_____ personally known to me to be the _____ of _____ corporation, and _____ personally known to me to be the _____ of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and severally acknowledged that as such _____ and _____ signed and delivered the said instrument as _____ and _____ of said corporation, and caused the Corporate Seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation as their own free and voluntary act, and as the free and voluntary act and deed of said corporation, for uses and purposes therein set forth, Given under my hand and Notarial Seal this _____ day of _____, A.D., 20____

Notary Public _____ My Commission Expires _____

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McHENRY) S.S.

I, _____ County Clerk in McHenry County, Illinois do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax against any of the land included in the annexed plat. I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal of the County at Woodstock, Illinois, this _____ day of _____, 20____, A.D.

McHenry County Clerk _____

ADMINISTRATIVE PLAT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McHENRY) S.S.

On the _____ day of _____, 20____, A.D., this administrative plat was approved by the City Manager or Designee.

Signed: _____
City Manager or Designee

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McHENRY) S.S.

This instrument filed for record in the Recorder's Office of McHenry County, Illinois, on this _____ day of _____, 20____, A.D.,

at _____ o'clock _____ M. and recorded as Document Number _____

McHenry County Recorder _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF McHENRY) S.S.

This is to certify that I, William J. Vanderstappen, an Illinois Registered Land Surveyor, have surveyed, subdivided and platted the following described property, located within the City of Crystal Lake, Illinois, consisting of:

The North 50.43 feet of the South 133.55 feet of Lot 4 in Block 2 in Walkup's Addition to Nunda, a Subdivision of part of the West Half of the Southeast Quarter of Section 32, Township 44 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded December 9, 1874, in Book 55 of Deeds, page 516, (excepting therefrom that portion thereof used as part of Elmhurst Street), in McHenry County, Illinois; Also the North 36.62 feet of the South 83.12 feet of Lot 4 in Block 2 in Walkup's Addition to Nunda, a Subdivision of part of the Southeast Quarter of Section 32, Township 44 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded December 9, 1874, in Book 55 of Deeds, page 516, in McHenry County, Illinois.

I further certify that all regulations enacted by the City of Crystal Lake relative to plats and subdivisions have been complied with in the preparation of this plat, the above described property is located in the following Flood Zone: "X" areas determined to be outside the 0.2% annual chance floodplain. These zones are as identified by the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 17111C03274, dated November 16, 2006. Upon completion of the construction phase, 5/8" iron bars at all lot corners and concrete monuments at opposing exterior corners shall be set as required by the Plat Act (Illinois Revised Statutes 2008, 765ILCS 205/1) and that this property is located within the City of Crystal Lake, Illinois.

This Plat conforms to the current Illinois minimum standards of a boundary survey as it applies to a Final Plat of Subdivision. Improvements within 5 feet of the property limits have been shown. Other improvements exist on the property above described.

Dated at Woodstock, Illinois, this 14th day of November, A.D., 2018.

William J. Vanderstappen
William J. Vanderstappen, No. 035-002709
VANDERSTAPPEN LAND SURVEYING INC.
1316 N. Madison Street
Woodstock, Illinois 60098
(815) 337-8310

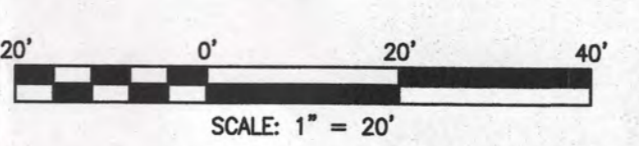


CLIENT: CARACAL PROPERTIES, LLC
DRAWN BY: SES CHECKED BY: WJV
SCALE: 1"=20' SEC. 32 T. 44 R. 8 E.
BASIS OF BEARING: ASSUMED
P.L.N.: 14-32-453-009, 010
JOB NO.: 180829-A I.D. FPS
FIELDWORK COMP.: 10/26/18 BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL FEET.
PARTS THEREOF CORRECTED TO 40° F.

STREET ADDRESS:
95 ELMHURST STREET
CRYSTAL LAKE, IL 60014

PREPARED FOR:
CARACAL PROPERTIES
P.O. BOX 98
CRYSTAL LAKE, ILLINOIS 60014

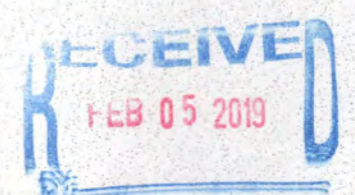
PREPARED BY:
VANDERSTAPPEN LAND SURVEYING, INC.
1316 N MADISON ST. WOODSTOCK, IL
60098
NOV. 12th, 2018



THIS PLAT PRESENTED FOR RECORDING BY:

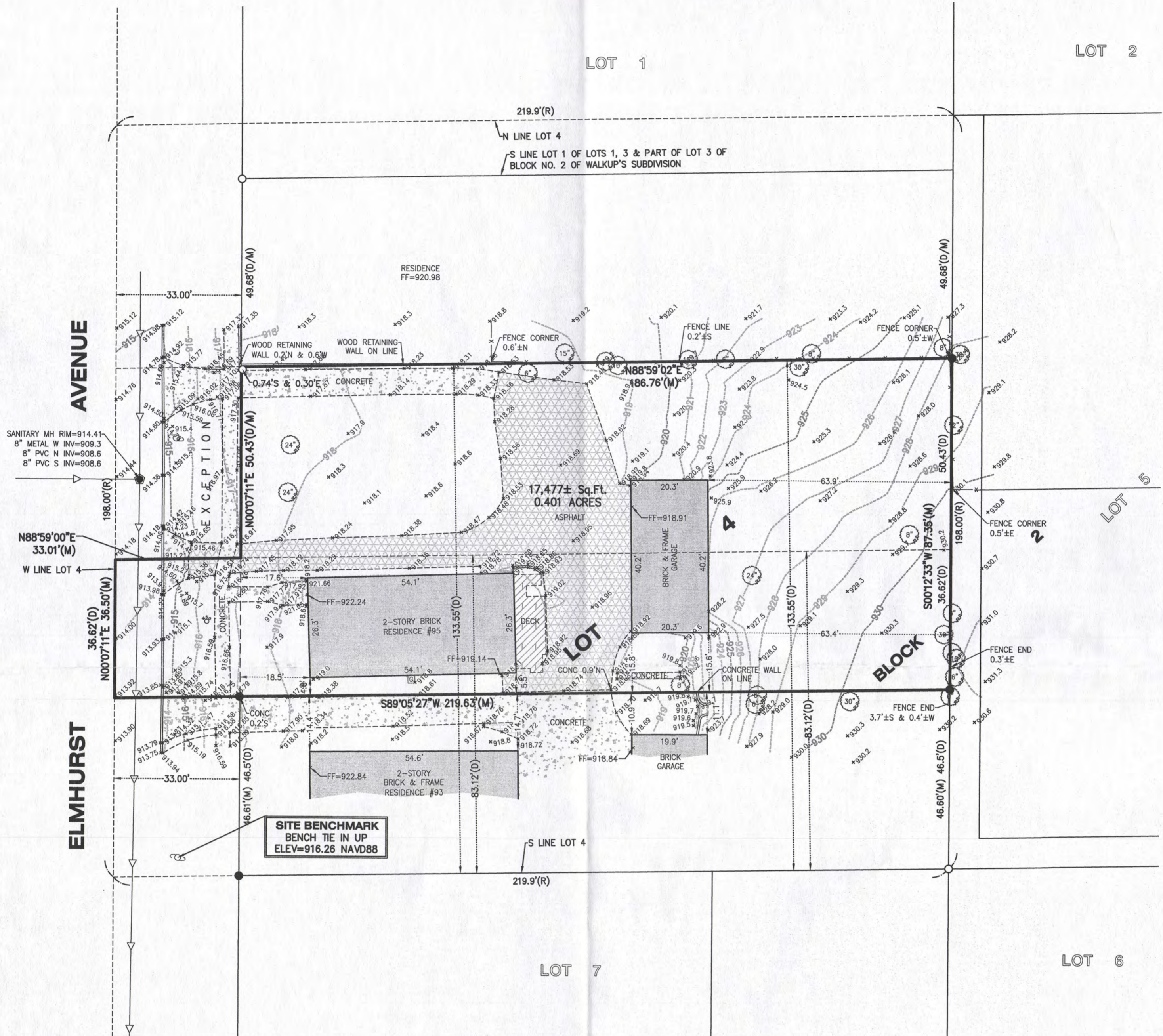
REVISIONS			
NO.	DATE	DESCRIPTION	BY

CARACAL PROPERTIES SUBDIVISION SHEET NO. 1 OF 1



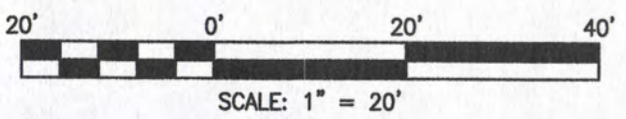
PLAT OF SURVEY

The North 50.43 feet of the South 133.55 feet of Lot 4 in Block 2 in Walkup's Addition to Nunda, a Subdivision of part of the West Half of the Southeast Quarter of Section 32, Township 44 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded December 9, 1874, in Book 55 of Deeds, page 516, (excepting therefrom that portion thereof used as part of Elmhurst Street), in McHenry County, Illinois; Also the North 36.62 feet of the South 83.12 feet of Lot 4 in Block 2 in Walkup's Addition to Nunda, a Subdivision of part of the Southeast Quarter of Section 32, Township 44 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded December 9, 1874, in Book 55 of Deeds, page 516, in McHenry County, Illinois.



PROJECT BENCHMARK
MCHENRY COUNTY GEODETIC CONTROL
STATION "CRYSTAL LAKE 2A"
ELEV=928.36 NAVD88

LEGEND	
○	CLEAN OUT
●	FOUND IRON BAR
○	FOUND IRON PIPE
⊙	FOUND RR SPIKE
⊠	GAS METER
⊗	MANHOLE
⊙	SANITARY MANHOLE
○	TREE
⊙	UTILITY POLE
⊙	WATER SHUT-OFF
(D)	DEED
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P.I.N.: 14-32-453-009, 010
JOB NO.: 180829 I.D. TPB
FIELDWORK COMP.: 10/26/18 BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL
PARTS THEREOF CORRECTED TO 68° F.

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.

- * No distance should be assumed by scaling.
- * No underground improvements have been located unless shown and noted.
- * No representation as to ownership, use, or possession should be hereon implied.
- * This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

STATE OF ILLINOIS)
COUNTY OF McHENRY) S.S.

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at Woodstock, McHenry County, Illinois 11/14 A.D., 2018.

Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

By: *William J. Vanderstappen*
Illinois Professional Land Surveyor No. 2709

