*Stamp Received:*

Date:

**Residential**

  **Vacant Lot (In-fill lot) Analysis**

Property In Question (address):

Lot#: PIN#:

Inquiry Name:

Inquiry Phone: E-mail address:

Inquiry Address:

 Number Street City State Zip

Specific Question(s):

Dear Inquiry:

The purpose of this Vacant Lot Analysis review is to provide you and your client with common City requirements that would be necessary for the planning and developing of this residential vacant lot. Although we want to assist you in making the most informed decision for the property, it is not possible to predict all of the issues that may arise during a future, Building Permit review. In addition, there are many factors that determine the feasibility for construction or development.

This initial cursory investigation may not determine if the lot is buildable (more information may need to be provided). Nor does it supersede any code requirements or permit fees that are directly, or indirectly associated with the future development of this property. Our intention is to inform you of any major issues that will need to be addressed for the Building Permit review of this property, and assist you in making the planning, developing, and permit process go as smoothly as possible.

You only need to fill out the top portion of this form. This review will be routed to City staff with an estimated turnaround time of ten business days. Upon completion of the City staff review a copy of this completed form will be sent to you via email or postal service.

If you have any questions or comments, please feel free to contact us at (815) 356-3605.

Very truly yours,

## The City of Crystal Lake

## Community Development Department

**Planning and Economic Development:**

Subdivision: Zoning District:

Overlay District: Yes No If yes, which one:

Zoning approvals: Yes No If yes, case number(s):

Conforming Lot: Yes No

If lot is nonconforming can it be sold as a separate lot: Yes No

Reason (if no):

Front/Lakefront Setback:

Minimum Side Yard Setback:

Rear Yard

 **(Street)**

Total Min. Side Yard Setback:

Corner Side Yard Setback:

Rear Yard/Street Side Setback:

Maximum Building Height:

Maximum Impervious surface:

Maximum Building coverage:

Accessory: Maximum Bldg. Ht.:

Interior Side Yard

Interior Side Yard

Building Envelope

Front Yard

**(Lake)**

*Example only. Not to Scale*

Comments:

Reviewer Initials: Date:

**Engineering Division:**

In or near Wetlands: Yes No Remarks:

In or near a Floodplain: Yes No Remarks:

Flood Prone Area: Yes No Remarks:

Depressional Storage area: Yes No Remarks:

In the Watershed: Yes No Remarks:

Buffer Restrictions: Yes No Remarks:

Potential Groundwater Yes No Remarks:

or Wetland Issues:

Zero net fill lot: Yes No Remarks:

Stormwater Review req.: Yes No Remarks:

City sewer available: Yes No Remarks:

City water available: Yes No Remarks:

Storm sewer available: Yes No Remarks:

Easement Restrictions: Yes No Remarks:

Access Restrictions: Yes No Remarks:

Other known Restrictions:Yes No Remarks:

Public Improvements req: Yes No Remarks:

Comments:

Reviewer Initials: Date:

**Building Division:**

Recapture fees due: Yes No

Sewer Connection fees: Yes No Based on water service size-See chart below

Water Connection fees: Yes No Based on water service size-See chart below

**Sewer and Water Connection Fees**

**(Based on Water Service Size)**

|  |  |  |  |
| --- | --- | --- | --- |
| **Water Service Size** | **< 1”** | **1”** | **1-1/4”** |
| **Sewer** | $4,733 | $6,152.90 | $8,046.10 |
| **Water** | $3,428 | $4,456.40 | $5,827.60 |

*\* Water service size is calculated using the 2014 Illinois Plumbing Code for WSFU counts.*

Park fees due: Yes No $See chart below *(Based on the number of bedrooms)*

School fees due: Yes No $See chart below *(Based on the number of bedrooms)*

Facility fees due: Yes No $See chart below *(Based on the number of bedrooms)*

*\* All fees are subject to change.*

*\* No Park or School Fees if lot was platted before 1982.*

*\* If a lot is subdivided after 1982 Park, School, and Impact Fees apply.*

*\* Facility fees always apply when vacant lots are developed.(exception: tear down and rebuild lots).*

*\* All fees and Building Permit fees are due at the time of Permit issuance.*

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Type of Unit | Schools | Park | Facility | **Total** |
| Single Family Detached |   |  |  |  |
| 2 Bedroom | $546  | $3,293  | $1,493  | **$5,333**  |
| 3 Bedroom | $2,613  | $4,733  | $2,147  | **$9,493**  |
| 4 Bedroom | $4,632  | $6,146  | $2,787  | **$13,565**  |
| 5 Bedroom | $3,668  | $6,156  | $2,791  | **$12,615**  |
| Single Family Attached |   |   |   |  |
| 1 Bedroom | $0  | $1,948  | $883  | **$2,831**  |
| 2 Bedroom | $594  | $3,249  | $1,473  | **$5,316**  |
| 3 Bedroom | $1,073  | $3,906  | $1,771  | **$6,750**  |
| 4 Bedroom or More | $2,386  | $5,135  | $2,329  | **$9,850**  |
| Multiple Family Dwelling  |   |   |   |  |
| Efficiency | $0  | $2,113  | $958  | **$3,071**  |
| 1 Bedroom | $14  | $2,870  | $1,302  | **$4,186**  |
| 2 Bedroom | $638  | $3,125  | $1,417  | **$5,180**  |
| 3 Bedroom or more | $1,700  | $4,985  | $2,261  | **$8,946**  |

Weed liens filed

against property: Yes No $

Tree Removal Permit req.: Yes No

Homeowner’s Association

approval required.: Yes No *(The Homeowners Association regulates the Subdivision Covenants)*

Plat of survey in file: Yes No

Soils report needed

for permit review: Yes No

Comments:

Reviewer Initials: Date: