



**#2021-51**  
**5 Virginia Road –**  
**Comprehensive Land Use Amendment, Rezoning and**  
**Preliminary/Final PUD**  
**Project Review for Planning and Zoning Commission**

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<b><u>Meeting Date:</u></b>	May 5, 2021
<b><u>Request:</u></b>	<ol style="list-style-type: none"><li>1. Comprehensive Land Use Amendment from Commerce to High Density Residential.</li><li>2. Rezoning from B-1 Neighborhood Business to R3-B Multi-Family Residential.</li><li>3. Preliminary/Final Planned Unit Development for an eight unit multi-family development.</li><li>4. A deferral to bury the existing overhead utilities until an area wide program is approved for the area.</li></ol>
<b><u>Location:</u></b>	5 Virginia Road
<b><u>Acreage:</u></b>	0.62 acres
<b><u>Zoning:</u></b>	B-1 – Neighborhood Business
<b><u>Requested Zoning:</u></b>	R-3B PUD – Multi-Family Residential Planned Unit Development
<b><u>Surrounding Properties:</u></b>	North: B-1 – Neighborhood Business & M – Manufacturing South: R-2 – Single-Family Residential East: B-1 – Neighborhood Business West: R-3B – Multi-Family Residential PUD & R-2 – Single-Family Residential
<b><u>Staff Contact:</u></b>	Kathryn Cowlin (815.356.3798)

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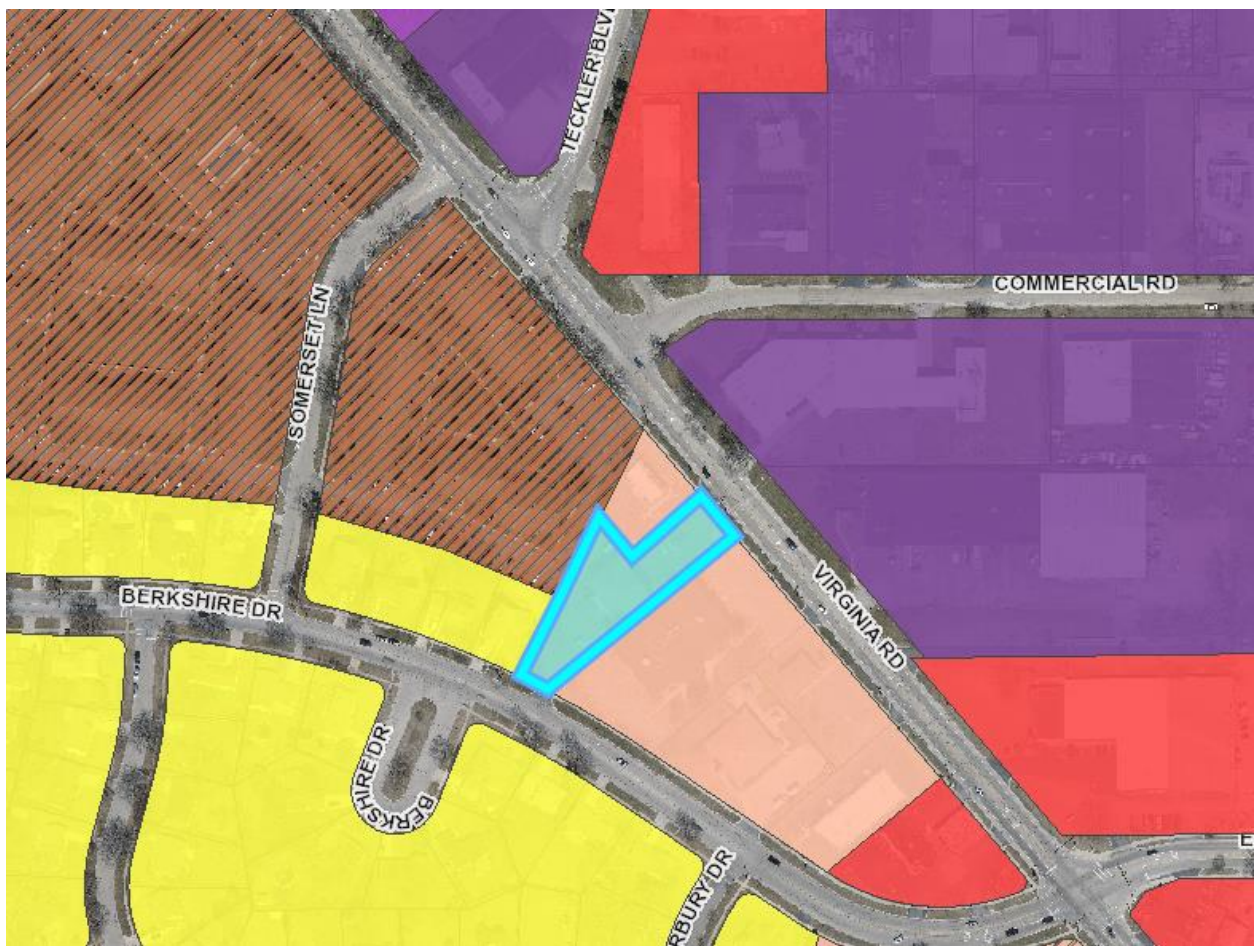
**Background:**

- The subject property is currently being used as an office building.
- The petitioner is requesting to convert the existing building into apartments. The building exterior would remain the same except for the addition of doors and a balcony for access to the second story.

**Development Analysis:**

## LAND USE/ZONING

- The site is currently zoned B-1 Neighborhood Business. The property abuts property zoned R-3B PUD.
- The land use map shows the area as Commerce. A Comprehensive Land Use Amendment is requested due to the rezoning request. There are other areas of High-Density Residential in the vicinity so this would be an appropriate land use designation for the area.
- The area is a transitional area between single-family residential and commercial/industrial uses and the proposed multi-family residential would buffer the single-family residential to the south much like the neighborhood business use.
- Below is a zoning map of the area, the property is contiguous to property zoned R-3B.



- The request for a PUD is required since the proposed multi-family residential has more than four units in the R-3B zoning district. There are eight proposed units, four on each floor.
- Since the petitioner is not proposing significant changes to the exterior, the preliminary and final PUD are being requested at one time.

PARKING

- Based on the proposed floor plans, 16 parking spaces are required. The parking lot has a total of 36 parking spaces on-site so sufficient on-site parking is provided.

ELEVATIONS

- The petitioner is proposing to do minor changes to the exterior. The changes include adding doors for the units and a staircase/deck for access to the second story units.
- The units will be accessed from the exterior, there is not a common corridor hallway for the units.

Existing Front Elevation



Existing Rear Elevation



**Findings of fact:**

**COMPREHENSIVE LAND USE PLAN AMENDMENT**

The comprehensive plan is put into place 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 B-1 Neighborhood Business.
- The property would be rezoned to R-3B Multi-Family Residential. The Multi-Family zoning criteria are:
  - ✓ General: This district allows the highest density of residential development. It encourages a wide range of housing types, especially multifamily development, even though single-family detached and two-family dwellings are also allowed, to meet the diverse housing needs of City residents. The intent is to provide a higher density housing in areas immediately around the historic downtown, areas near commercial zoning or areas near transit stops where increased density and in-fill development are desirable.
  - ✓ Character: This district is characterized by residential buildings that cover a large percentage of the lot, are taller and spaced closely enough to create a sense of vertical enclosure.
  - ✓ Uses: This district is for higher density residential neighborhoods that meet the community's housing needs, particularly for higher density and in-fill housing development. Single-family and two-family dwellings are also permitted. Complementary uses such as certain civic and recreational uses are permitted, but are subject to restrictions set forth in this Ordinance.

**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 construct a multi-family apartment building. A Special Use requires separate review because of its 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 Residential 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. PUD's 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 2020 Vision Summary Review:**

The Comprehensive Plan designation would be High Density Residential, which allows for a mix of residential uses including multi-family buildings. The following goals are 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.

This can be accomplished with the following supporting action:

**Supporting Action:** Encourage a diversity of housing types throughout the city, which satisfy wide-range needs for all persons regardless of age, race, religion, national origin, physical ability and economic level for existing and future city residents.

**Success Indicator:** Approval of multi-family residential development.

**Housing: Multi-Family Housing**

**Goal:** Provide an appropriate mix of multi-family housing to add density to appropriate areas and allow for mixed-use development.

This can be accomplished with the following supporting action:

**Supporting Action:** Promote the construction of a variety of multi-family housing products.

**Recommended Conditions:**

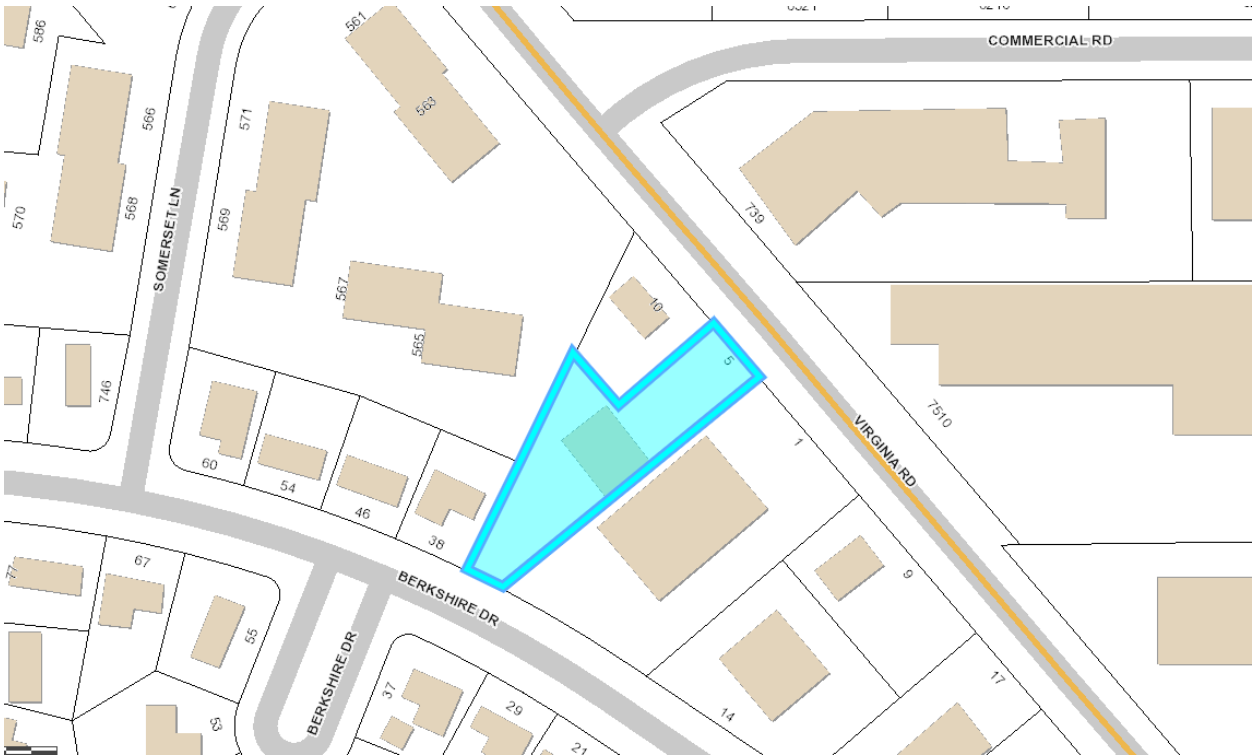
If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Kashan Ahmad, received 04/07/2021)
  - B. Floor Plan (Architects 127, dated 04/07/2021, received 04/07/2021)
  - C. Front Elevation (ALA, received 04/30/2021)
  - D. Plat of Survey (Illini Engineering, received 04/07/2021)

2. A garbage enclosure should be provided and must be a similar color brick as the existing building.
3. The balcony addition to the front of the building should blend in with the existing elevation. This can be achieved by painting the wood the same color as the wood siding or a white color. Work with staff to meet this condition.
4. Work with staff to replace the missing interior and perimeter parking lot landscaping, required parkway trees, and landscape screening.
5. Work with staff to locate an outdoor patio area for the residents north of the building which will remove four parking spaces.
6. The nonconforming freestanding pole sign must be removed by October 1, 2021.
7. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments.



PIQ Map – 5 Virginia Road – Rezoning to R-3B PUD





**City of Crystal Lake  
Development Application  
Ownership Sign-off Acknowledgement Form**

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

**Owner Information**

Name: ED Jablonski / MIKE Fuller POA

Address: 2886 CORAL WAY  
Punta Gorda, FL. 33950

Phone: 941-505-156

E-mail: \_\_\_\_\_

Project Name & Description: 5 S. Virginia  
zoning change

Project Address/Location: 5 S. Virginia, C.L.

Signature Mike Fuller as POA

Mike Fuller

Owner: Print and Sign name Date

NOTE: If the property is held in a 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.

## PUBLIC NOTICES

and ending March 31, 2022, will be on file and conveniently available to the public for inspection at 1039 Lake Avenue, Woodstock, Illinois, from and after 9 o'clock A.M., Friday, April 16, 2021.

Notice is further hereby given that a public hearing on said Budget and Appropriation Ordinance will be held at 6:30 P.M., Thursday, May 13, 2021 at 1039 Lake Avenue, Dorr Township, Woodstock, Illinois, and that final hearing and action on this ordinance will be taken at a meeting to be held at said Hearing by the Board of Township Trustees.

Dated this 16th day of April, 2021.

/s/ Brenda E. Stack  
BRENDA STACK, CLERK

(Published in the Northwest Herald April 16, 2021)  
1876869

## PUBLIC NOTICE

**BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS**

IN THE MATTER OF THE APPLICATION OF  
Kashan Ahmad

### LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance

## PUBLIC NOTICES

## PUBLIC NOTICES

(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 Kashan Ahmad, seeking rezoning, planned unit development approval and variations at 5 S. Virginia Road, Crystal Lake, Illinois. PIN 19-08-254-009.

This application is filed for the purpose of seeking Rezoning from B-1 Neighborhood Business to R-3B Multi-Family Residential and a Final Planned Unit Development to convert the existing office building to an eight-unit apartment building, which will include variations to the dimensional standards for the R-3B Zoning District pursuant to Article 1 Zoning Districts, Article 3-200 Dimensional Standards, Article 4-500 Planned Unit Development Standards and Article 9-200, 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 7:00 p.m. on Wednesday, May 5, 2021, at the Crystal Lake City Hall, 100 West Woodstock Street,

## PUBLIC NOTICES

## PUBLIC NOTICES

at which time and place any person determining to be heard may be present.

Jeff Greenman, Chairperson  
Planning and Zoning  
Commission  
City of Crystal Lake

(Published in Northwest Herald April 16, 2021)  
1876956

## ASSUMED NAME

### PUBLIC NOTICE

#### ASSUMED NAME PUBLICATION NOTICE

Public Notice is hereby given that on MARCH 8, 2021 a certificate was filed in the Office of the County Clerk of McHenry County, IL concerning the business known as

#### LA PAINTING AND REMODELING

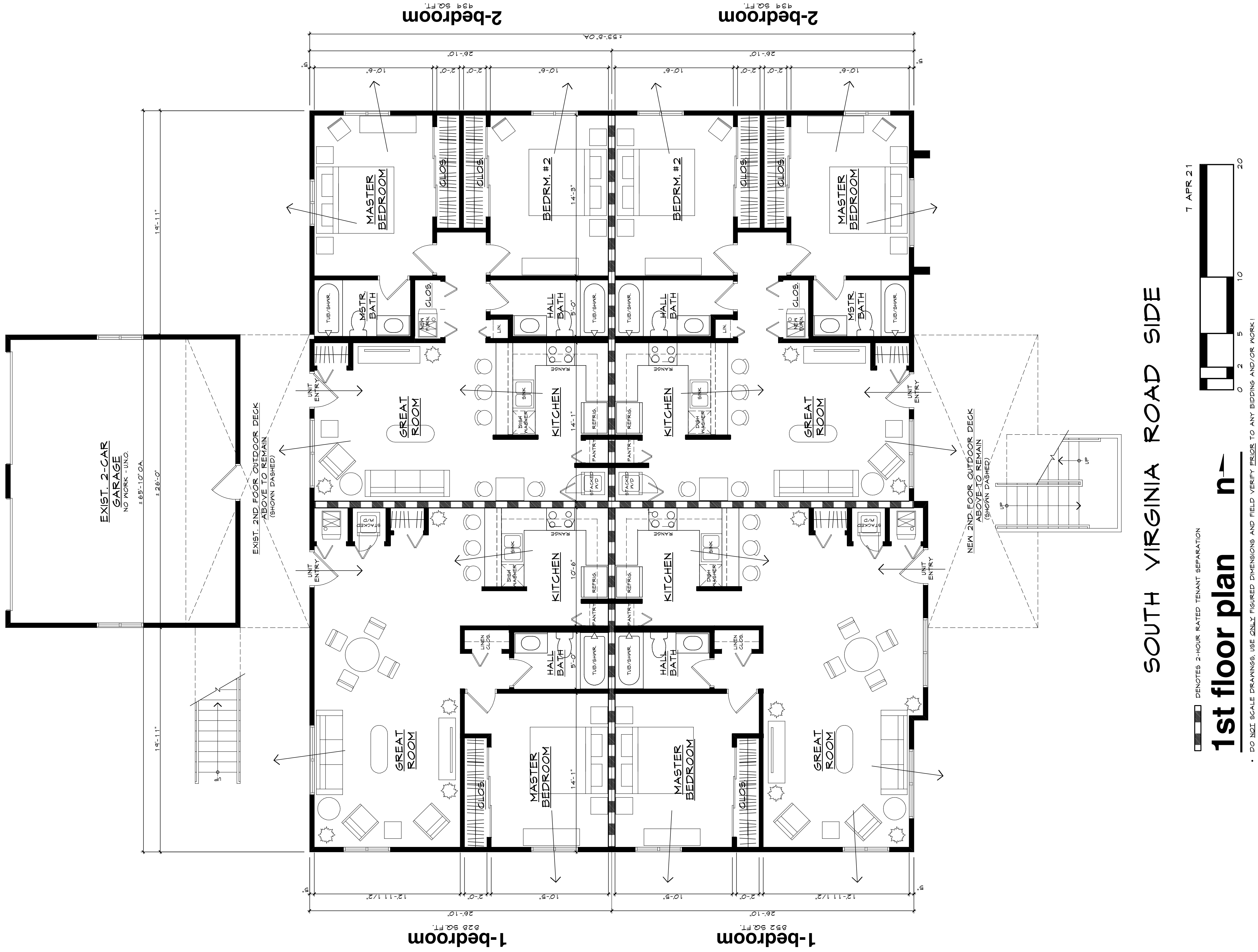
located at  
1380 THORNWOOD LANE,  
CRYSTAL LAKE IL 60014  
Owner Name & Address:  
LAZARO ARIAS CARDENA  
1380 THORNWOOD LANE,  
CRYSTAL LAKE IL 60014

Dated: MARCH 8, 2021  
/s/ Joseph J. Tirio  
McHenry County Clerk

(Published in the Northwest Herald on April 9, 16, 23, 2021)1875242

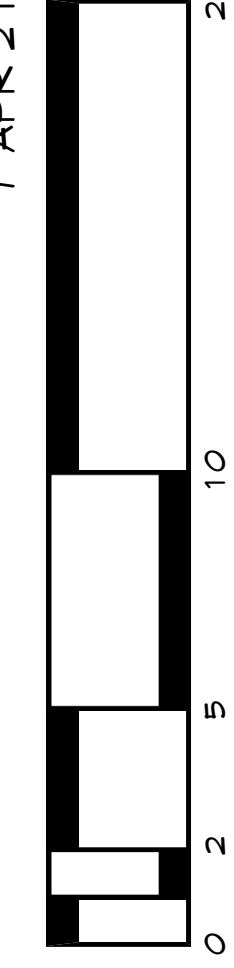
## PUBLIC NOTICES





SOUTH VIRGINIA ROAD SIDE

7 APR 21



# 1st floor plan n

• DO NOT SCALE DRAWINGS. USE ONLY FIGURED DIMENSIONS AND FIELD VERIFY FIELD TO ANY BIDDING AND/OR WORK!

■ DENOTES 2-HOUR RATED TENANT SEPARATION

PROJECT NO:	2112	REVISION:		DATE:	7 APR 21	DESCRIPTION:	PRELIMINARY
DATE:	7 APR 21						
DRAWN:	RGY/LAF						
CONTENTS: PROPOSED 1ST FLOOR PLAN							

**A1.1**

EXIST. TWO-STORY BRICK & FRAME WOOD FRAME CONSTRUCTION  
**proposed adaptive reuse for**  
**2-story apartment renovation**  
 ALGONGUIN, ILLINOIS  
 5 SOUTH VIRGINIA ROAD

Design Firm License No.: 184 - 002195

**Architects 127**

5625 Chesapeake Drive Tel: (847) 452-4125  
 McHenry, IL 60050 architects127@gmail.com  
 + Associates, Inc.

**ELEVATION NOTES**

- \* DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
- \* WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP, RETAINING A COMMON EAVE DISTANCE.
- \* SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
- \* IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

**WINDOW NOTES**

- \* ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET & INCHES. EXAMPLE: 2'55" x 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED), DEPENDING ON MFG.
- EGRESS WINDOW = (E)
- TEMPERED GLASS = (T)
- FIXED WINDOW = (F)

**REMODELING & ADDITION NOTES**

- \* WHEN ALIGNING NEW ROOF PLANES WITH EXISTING, VERIFY EXISTING ROOF PITCH IN FIELD PRIOR TO PURCHASE OR ORDERING OF ROOFING STRUCTURAL AND FINISHING MATERIALS.
- \* ALL NEW SIDING TO MATCH EXISTING UNLESS OTHERWISE NOTED. VERIFY WITH OWNER.
- \* ALL NEW FASCIA, FRIEZE AND SOFFITS TO MATCH EXISTING UNLESS OTHERWISE NOTED, VERIFY WITH OWNER.
- \* VERIFY SIZE OF WINDOWS IN FIELD PRIOR TO PURCHASE.
- \* ALL BEDROOMS MUST BE PROVIDED ONE EGRESS WINDOW SIZE TO MEET LOCAL CODE. VERIFY LOCATION WITH PLANS AND OWNER.



1E  
A000 FRONT ELEVATION 1/4"=1'-0"

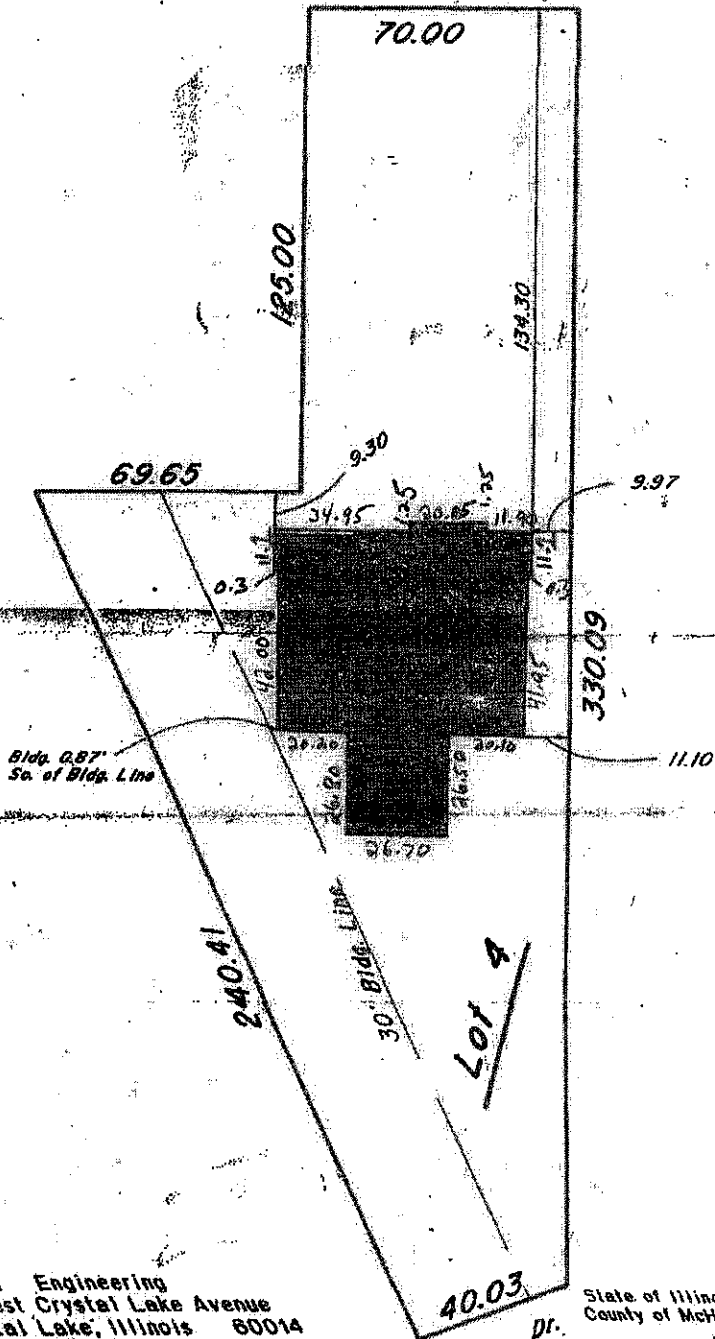
KASHAN AHMED (OWNER)  
5 SOUTH VIRGINA ROAD  
CRYSTAL LAKE, IL 60014

NJM DESIGNS  
NICK MARMITT  
(815) 900-0163  
A000

# PLAT OF SURVEY

Lot 4 in Kirshberg's Re-Subdivision of Lot 2 in the Eleventh Addition to Coventry, being a Subdivision of part of Section 8, Township 43 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded June 7, 1974 as Document No. 617872, in McHenry County, Illinois.

Virginia Ave.



Scale: 1" = 30'

Illini Engineering  
 3 West Crystal Lake Avenue  
 Crystal Lake, Illinois 60014  
 (815) 455-7777  
 Order # : 86-3591

Compare the description on this plat with Deed.  
 Refer to Deed for explanation, or correction.

Report any discrepancy in measurements immediately  
 to the surveyor for explanation, or correction.

Berkshire Dr.

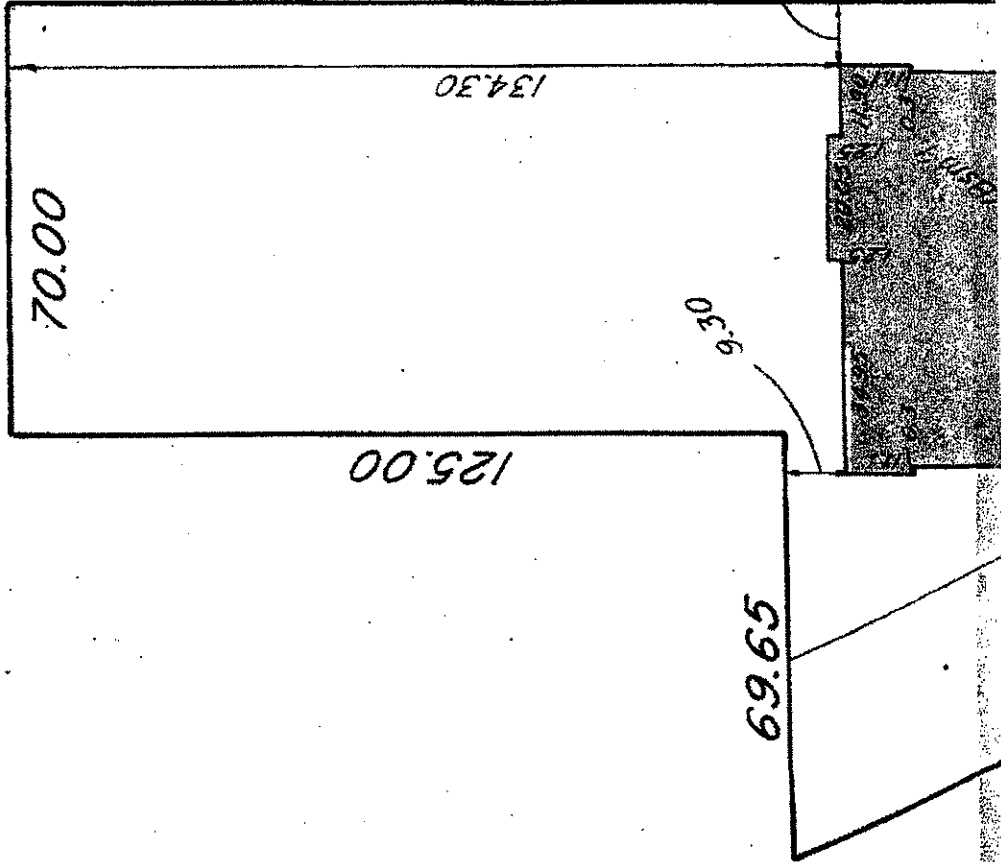
State of Illinois )  
 County of McHenry ) S.S.  
 I, Ted Staley, Registered Land Surveyor,  
 have surveyed the above described land, and this  
 plat correctly represents said survey.  
 Dated: \_\_\_\_\_  
 No. 2348  
 Ill. Reg. Land Surveyor #2348



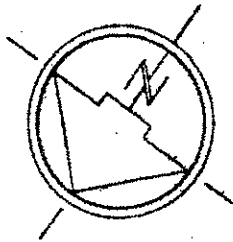
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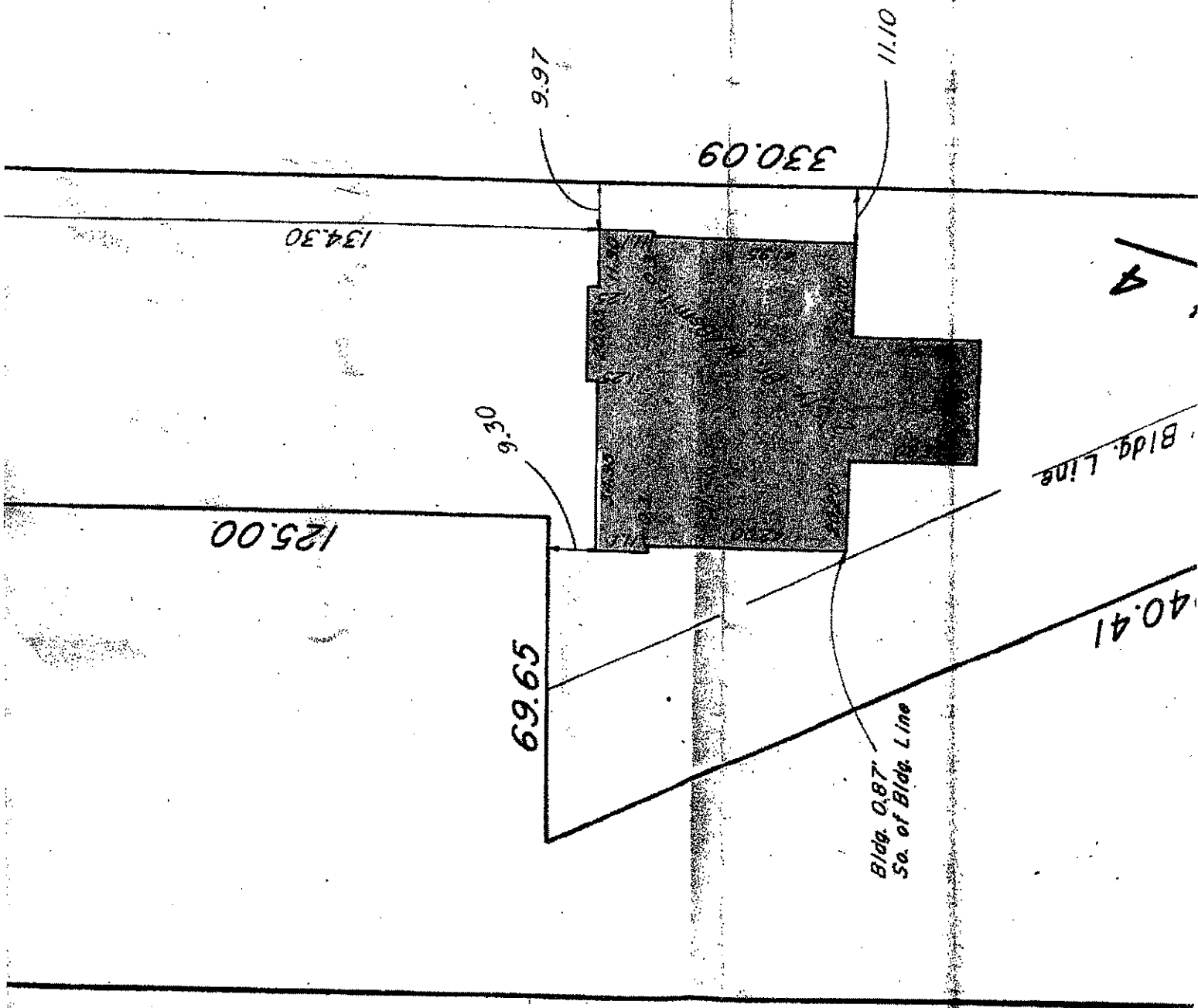
Virginia Ave.







Scale: 1" = 30'



1/4

Bldg. Line

40.41

Bldg. 0.87  
So. of Bldg. Line

60.09

11.10

9.97

9.30

125.00

134.30

69.65

