



**#2021-130**  
**60 Kent Avenue – Rezoning/Annexation**  
**Project Review for Planning and Zoning Commission**

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<b><u>Meeting Date:</u></b>	August 18, 2021
<b><u>Request:</u></b>	Rezoning upon annexation to R-2 Single-Family Residential.
<b><u>Location:</u></b>	60 Kent Avenue
<b><u>Acreage:</u></b>	Approximately 6,250 square feet (0.15 acres)
<b><u>Existing Zoning:</u></b>	R-1 Single-Family Residential (McHenry County)
<b><u>Requested Zoning:</u></b>	R-2 – Single-Family Residential
<b><u>Surrounding Properties:</u></b>	North: R-2 – Single-Family Residential South: A-1 – Agriculture (McHenry County) East: A-1 – Agriculture (McHenry County) West: R-2 – Single-Family Residential
<b><u>Staff Contact:</u></b>	Katie Cowlin (815.356.3798)

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**Background:**

- **Existing Use:** The subject property is a vacant lot.
- The lot is part of the Crystal Heights Subdivision and is considered a legal non-conforming lot due to lot area and width.

**Development Analysis:**

**General:**

- **Request:** The petitioner is requesting to rezone the property upon annexation to R-2 Single-Family Residential.
- **Land Use:** The Comprehensive Land Use map shows the area as Urban Residential which is an appropriate land use designation.
- **Zoning:** The property is currently zoned R-1 Single-Family Residential in McHenry County. This property is part of a pocket of unincorporated property that is wholly surrounded by city limits. The adjacent properties within the city are zoned R-2 Single-Family Residential, which is being requested.

- The petitioner has future plans to construct a single-family home on the property and wishes to connect to city utilities. To connect to city utilities, the property had to be annexed.

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

The Comprehensive Plan designates the subject property as Urban Residential, which allows for existing and future single-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.**

This can be accomplished with the following supporting action:

**Supporting Action:** Preserve and enhance the character and livability of existing residential area with architectural and development guidelines. Promote safe, clean and well-maintained housing by encouraging regular repair and maintenance of housing.

**Findings of Fact:**

**REZONING**

- The property is currently zoned R-1 Single-Family Residential in McHenry County. Property annexed into the City of Crystal Lake comes in as E- Estate zoning.
- The property would be rezoned to the City's R-2 – Single-Family Residential zoning district upon annexation.

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*

**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 (Alvarez, dated 07/21/2021)
  - B. Plat of Survey (Luco Surveying, dated 04/16/2018)
  
2. The petitioner shall address all of the review comments and requirements of the Fire Rescue and Community Development Departments.





**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: Jorge Alvarez

Address: 3511 E. Crystal Lake Ave,  
Crystal Lake, IL 60014

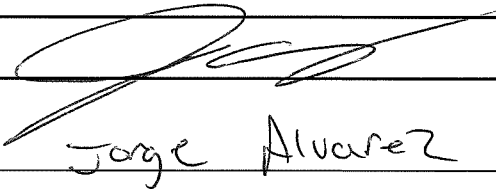
Phone: (815) 814-4984

E-mail: Construction80.iga@gmail.com

Project Name & Description: Annexation and Re-Zoning of 60 Kent Ave,  
Lot 15, PIN: 19-04-202-020, Into Crystal Lake,  
(Currently unincorporated)

Project Address/Location: 60 Kent Ave. Crystal Lake, IL 60014

Signature



Jorge Alvarez

7-21-21

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.

# LEGALS

## PUBLIC NOTICES

### PUBLIC NOTICE

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

IN THE MATTER OF THE  
APPLICATION OF  
JORGE ALVAREZ

#### 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 applications of Jorge Alvarez seeking Rezoning to R-2 Single-Family Residential at 60 Kent Ave, Crystal Lake, Illinois.

PINs 19-04-202-020.

This application is filed for the purpose of seeking a rezoning upon annexation to R-2 Single-Family Residential, 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, August 18, 2021, at the Crystal Lake City Hall, 100 West Woodstock Street, 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

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1907106

## PUBLIC NOTICES

be held at 6:45 p.m. on the 14th day of September, 2021 at the Prairie Grove Junior High Gym, 3225 IL Rt. 176, Crystal Lake, IL.

Joan McAvoy Secretary,  
Board of Education

(Published in Northwest  
Herald August 2, 2021)  
1902538

### PUBLIC NOTICE

#### NOTICE OF PUBLIC HEARING

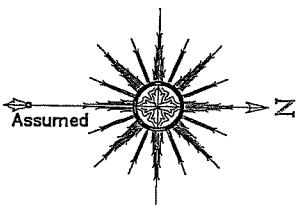
Notice is hereby given in compliance with the City of Woodstock Unified Development Ordinance that the City of Woodstock Plan Commission will conduct a public hearing on Thursday, August 19, 2021, at 7:00 p.m. The hearing will be in regard to a petition submitted by the City of Woodstock for approval of a Zoning Map Amendment to M1 Limited Manufacturing District and associated Variations, upon annexation, for the real estate located at 11911, 11913 and 11915 Industrial Heights Drive, Woodstock, Illinois. A copy of the petition which is the subject of this public hearing is on file and available for public viewing at Woodstock City Hall.

A copy of the petition which is the subject of this public hearing is on file and available for public viewing at Woodstock City Hall. Anyone wishing to comment may attend the meeting and be heard. Written comments may be submitted to the Department of Building & Zoning Department at City Hall on or before 5:00 p.m. on the day of the hearing, or during the hearing and prior to its close.

/s/ Cody Sheriff,  
Plan Commission Chairman

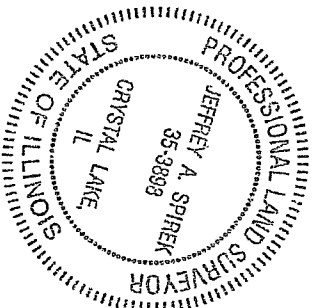
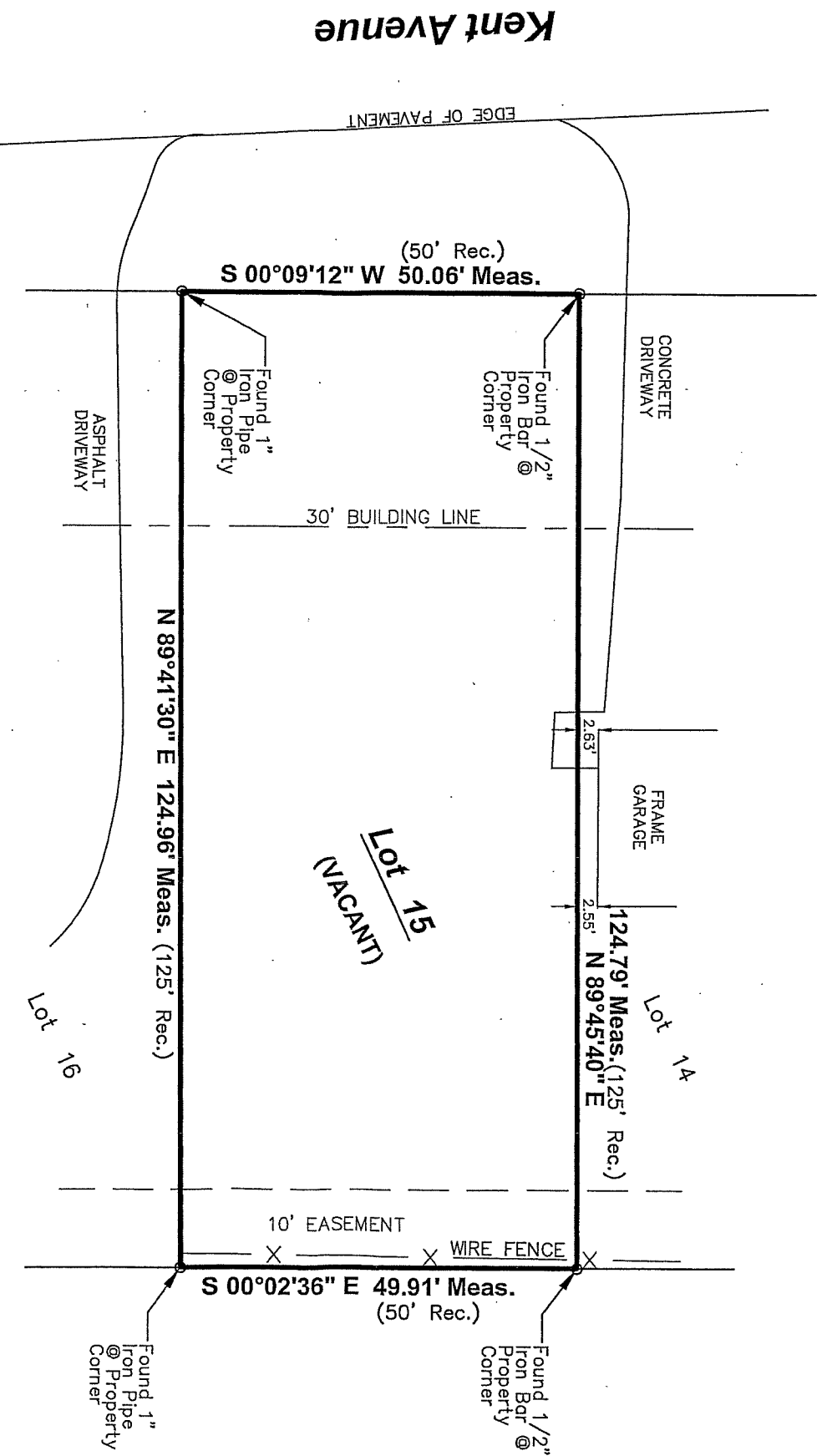
(Published in the Northwest  
Herald on August 2, 2021)  
1906540

# Plat of Survey



LEGAL DESCRIPTION: LOT 15 IN BLOCK 3 OF CRYSTAL HEIGHTS SUBDIVISION, A SUBDIVISION OF PART OF LOT 2 OF THE NORTHEAST 1/4 AND LOT 2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 16, 1928, AS DOCUMENT NO. 81577, IN BOOK 6 OF PLATS, PAGE 14, IN MCHENNRY COUNTY, ILLINOIS.

PARCEL AREA: 6,242 S.F.



THIS DOCUMENT IS NOT VALID WITHOUT THE SURVEYOR'S SEAL.  
STATE OF ILLINOIS } ss.  
COUNTY OF MCHENNRY }

IN MY PROFESSIONAL OPINION, AND BASED ON MY OBSERVATIONS, I HEREBY CERTIFY THAT THE PLAT HEREON DRAWN IS A TRUE REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 17th DAY OF April, A.D. 2018

JEFFREY A. SPIREK  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3898  
REGISTERED AGENT FOR LUCCO CONSTRUCTION COMPANY  
LICENSE TO BE RENEWED NOVEMBER 30, 2018

NOTES:  
\*COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED AND REPORT ANY DIFFERENCE IMMEDIATELY.  
\*ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.  
\*BEARINGS AS SHOWN ARE ASSUMED AND ARE SO INDICATED FOR INTERIOR ANGLES ONLY.  
\*BUILDING LINES AND EASEMENTS AS SHOWN ARE BASED SOLELY ON PROVIDED DOCUMENTS.  
\*UTILITIES WITHIN EASEMENTS ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES, INCLUDING, BUT NOT LIMITED TO CONDUITS AND CABLES (IF ANY) HAVE NOT BEEN SHOWN HEREON.

## LEGEND

- Set IP
- Find IP
- x Find "x"
- ⊙ Find Pk.
- Wood Fence
- CL Fence
- ▨ Concrete
- ▨ Wood Deck
- ▨ Brick
- ⊙ STREET LIGHT
- ⊙ WATER VALVE VAULT
- ⊙ B-BOX
- ⊙ FIRE HYDRANT
- ⊙ MANHOLE
- ⊙ STORM MANHOLE
- ⊙ JUNCTION BOX
- ⊙ POWER POLE
- ⊙ ELECTRIC TRANSFORMER



## Luco Surveying

Professional Design Firm No. 184.004829  
54 Lou Avenue, Crystal Lake, IL 60014  
Email: lucoand@gmail.com

Common Address: 60 Kent Avenue, Crystal Lake, IL  
PIN # 19-04-202-020

Job Number: 18 - 45508 Drawn By: JAC

Client: Gottmoller Reference: Shields

Field Work Completion: 04-16-2018

Revisions: