



#2022-16 271 E. Terra Cotta Avenue Rezoning Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	September 16, 2020
<u>Requests:</u>	<ol style="list-style-type: none">1. Comprehensive Land Use Amendment from O Office to Central Urban Residential2. Rezoning from O Office to R-2 Single Family Residential
<u>Location:</u>	271 E. Terra Cotta Avenue
<u>Acreage:</u>	Approximately 2.6 acres
<u>Zoning:</u>	O Office
<u>Requested Zoning:</u>	R-2 Single Family Residential
<u>Surrounding Properties:</u>	North: R-2 Single Family Residential South: (across the railroad tracks) M Manufacturing East: (across the railroad tracks) M Manufacturing West: R-2 Single Family Residential
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- The site is currently a vacant triangular shaped lot.
- The prospective owner would like to purchase the property and construct a single-family residence on the lot.
- The property is bounded by single-family residences on three sides.

Development Analysis:

Land Use/Zoning

- The site is currently zoned O Office. The petitioner is requesting the site be rezoned to R-2 Single-Family Residential. This zoning district would fit with the character of the area.
- The current land use is Office. The petitioner is requesting to amend the Comprehensive Land Use Map to Central Urban Residential. This land use will fit with the character of the area.

Findings of fact:

Rezoning

- The property is currently zoned O Office.
- The property would be rezoned to R-2 Single-Family Residential. The Single-Family Districts zoning criteria are:
 - ✓ General: This district is the City's primary single-family detached residential district. The residential districts (E, RE, R-1, R-2) permit a wide range of living styles and encourage a variety of housing types.
 - ✓ Character: This district allows low to moderate density of development. The residential districts (E, RE, R-1, R-2) are characterized by a balance between the landscape and built environment with on-site landscaping and tree-lines streets that shelter the buildings. Open space and low impervious surface rations characterize the built environment.
 - ✓ Uses: This district is planned for residential neighborhoods, with a range of housing types to meet all residential needs. Complementary uses such as certain civic and open uses are permitted, but are subject to restrictions set forth in this Ordinance to preserve the residential nature of these districts.

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*

Comprehensive Land Use Plan 2030 Summary Review:

The Comprehensive Plan designates the subject property as Office. The proposed land use is Central Urban Residential, one of the Residential land uses. The following goals are applicable to this request:

Land Use – Main Goal

Goal: Balance the various land uses within the City to create more compact, mixed-use livable neighborhoods while providing a variety of housing, jobs, transportation options and business services.

This can be accomplished with the following supporting actions:

Supporting Action: Maintain compatibility with adjacent land use throughout the City and with neighboring communities.

Success Indicator: The number of new tenant occupancies in existing buildings.

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 actions:

Supporting Action: Provide for a reasonable rate of residential growth especially infill growth and mixed-use development which take advantage of existing city services.

Success Indicator: Number of building permits issued for new construction on infill lots.

Recommendation:

The Planning and Zoning Commission can recommend approval or denial of the petitioner's request.

PIQ Map
271 E. Terra Cotta Avenue





**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: Home State Bank

Address: 40 Grant St

Crystal Lake, Illinois 60014

Phone: 815-459-2000

E-mail: dkerth@homestbk.com & preed@homestbk.com

Project Name & Description: Oshinski Home. (Mark Oshinski)

Residential. Single Family. Ranch. Attached Garage.

Project Address/Location: 271 E. Terra Cotta Rd Crystal Lake, IL

Signature

Phil Reed

Digitally signed by Phil Reed
Date: 2022.01.28 14:12:24 -06'00'

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

IN THE MATTER OF THE PETITION OF
Mark Oshinski

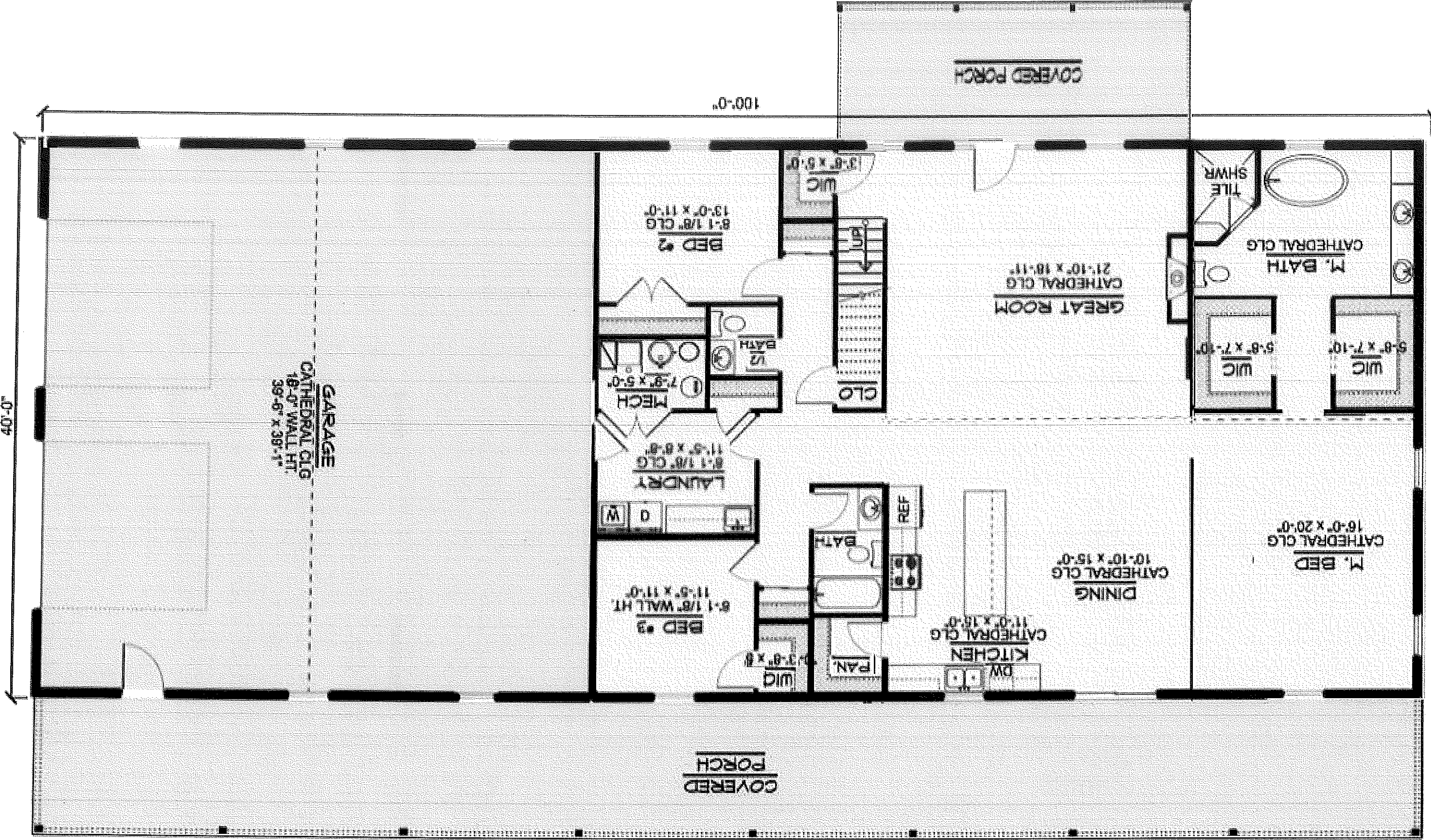
LEGAL NOTICE

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 by Mark Oshinski on behalf of Home State Bank, for the purposes of Rezoning the following real estate known as 271 E. Terra Cotta Avenue, Crystal Lake, Illinois 60014. PIN: 14-33-326-011.

This application is filed for the purpose of seeking a Rezoning from O Office to R-2 Single Family Residential pursuant to Article 1, Article 2, and Article 9. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall. A public hearing before the Planning and Zoning Commission on this request will be held at 7:00 p.m. on Wednesday, March 2, 2022, 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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