



**#2010-35**  
**490 W. Terra Cotta Avenue**  
**Project Review for Planning and Zoning Commission**

---

**Meeting Date:** June 2, 2010

**Zoning Request:** Rezoning upon annexation to the “W” Watershed District.

**Location:** 490 W. Terra Cotta Avenue

**Acreage:** 0.95 acres

**Existing Zoning:** “R-1”, County

**Surrounding Properties:** North: W – Watershed, detention pond  
South: R-1, nursing home  
East: County, single family residence  
West: County, funeral home

**Staff Contact:** Michelle Rentzsch 815-356-3615

---

**Background:**

The property in question is almost one acre in area, located on Terra Cotta Avenue (Route 176), immediately east of the Querhammer & Flagg Funeral Home. The property is abutted by County property on its east and west sides, and City property on the north and south sides. It is zoned “R-1” under the County’s Zoning Ordinance. The property is improved with a one-story single family residence with an attached garage. The petitioner is requesting rezoning upon annexation to the “W” Watershed district upon annexation.

**Land Use Analysis:**

The properties immediately surrounding the parcel in question are a mix of uses with residential being the primary use. Limited business redevelopment has occurred farther to east. The property owners would retain the existing residential use of the property. They are seeking annexation to connect to City sewer as their septic system is failing.

The property is located in the Crystal Lake Watershed and therefore requesting a Watershed classification. The requirements of the *Crystal Lake Watershed Stormwater Management Design Manual* would apply for any future redevelopment of this property.

**Comprehensive Land Use Plan 2020 Vision Summary Review:**

The Comprehensive Plan designates the subject property as Commerce, which: “represents existing retail and service commercial areas and indicates areas for future commercial uses”. As the “W”

Watershed district allows a range of uses, the petitioner’s request would be consistent with the Comprehensive Land Use Plan.

Within the Residential Land Use section of the Comprehensive Plan, the following applicable goals and objectives are observed by allowing this use:

**Objective #1:** Encourage a diversity of housing types throughout the city which satisfy wide-range needs for all persons, regardless of age, race, religion, gender, national origin, physical ability and economic level.

**Objective #3:** Preserve and enhance the character and livability of existing residential area

**Findings of Fact:**

**REZONING UPON ANNEXATION**

The petitioner’s request before the Planning and Zoning Commission and the City Council would grant “W” Watershed zoning upon annexation. Single-family detached dwellings are permitted as limited uses in the “W” district on existing platted lots. A myriad of uses are permitted through the conservation overlay district upon the application of a watershed Planned Unit Development (PUD). At some point in the distant future, if the petitioner would like to redevelop this property as something other than a single family residence, a watershed PUD would be required for the development.

In recommending approval of the rezoning, the Planning and Zoning Commission must transmit to the City Council written findings of fact that all of the conditions below apply to the application:

**a. *The existing uses and zoning of nearby property.***

*The trend of development in the area of the subject property is consistent with the requested amendment.*

- Meets*                       *Does not meet*

**b. *The extent to which property values are diminished by a particular zoning classification or restriction.***

*The rezoning, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.*

- Meets*                       *Does not meet*

**c. *The extent to which the destruction of property value of a petitioning property owner promotes the health, safety, morals, or general welfare of the public.***

*The amendment promotes the public health, safety, comfort, convenience and general welfare.*

- 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.**

*The property cannot yield a reasonable return if permitted to be used only under the conditions allowed under the existing zoning classification.*

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.**

*The subject property has not been utilized under the existing zoning classification for a substantial period of time.*

Meets                       Does not meet

**g. The Comprehensive Plan designation and the current applicability of that designation and Complies with the policies and Official Land Use Plan and other official plans of the City.**

Meets                       Does not meet

**h. The evidence or lack of evidence, of community need for the use proposed.**

*The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification.*

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 rezoning be denied.

**Recommended Motion:**

A motion to recommend approval of the petitioner’s request for a rezoning upon annexation to the “W” Watershed district for the property located at 490 W. Terra Cotta Avenue.

**City of Crystal Lake  
Development Application**

Office Use Only  
File # \_\_\_\_\_ 3 5 2010

Project Title: 490 W. Terra Cotta Ave Annexation

**Action Requested**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Annexation        | <input type="checkbox"/> Preliminary PUD                 |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review        | <input type="checkbox"/> Rezoning                        |
| <input type="checkbox"/> Final PUD                    | <input type="checkbox"/> Special Use Permit              |
| <input type="checkbox"/> Final PUD Amendment          | <input type="checkbox"/> Variation                       |
| <input type="checkbox"/> Final Plat of Subdivision    | <input type="checkbox"/> Other                           |

RECEIVED  
MAY 10 2010  
BY: \_\_\_\_\_

**Petitioner Information**

**Owner Information (if different)**

Name: <u>John + Margaret Lecuyer</u>	Name: _____
Address: <u>490 W. Terra Cotta Ave</u> <u>Crystal Lake IL 60014</u>	Address: _____
Phone: <u>815.459.7045</u>	Phone: _____
Fax: _____	Fax: _____
E-mail: _____	E-mail: _____

**Property Information**

Project Description: Annexation of residence + property  
(0.9458 acres) into Crystal Lake

Project Address/Location: 490 W. Terra Cotta Ave

PIN Number(s): 14.31.276.034

**Development Team**

Please include address, phone, fax and e-mail

Developer: \_\_\_\_\_

Architect: \_\_\_\_\_

Attorney: \_\_\_\_\_

Engineer: \_\_\_\_\_

Landscape Architect: \_\_\_\_\_

Planner: \_\_\_\_\_

Surveyor: \_\_\_\_\_

Other: \_\_\_\_\_

**Signatures**

PETITIONER: Print and Sign name (if different from owner)

Date

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

OWNER: Print and Sign name

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.

**Athena - Public Property Search Viewer** Search By: Parcel | Subdivision | Address  
 McHenry County, Illinois

Enter Parcel (ex. 08-32-201-004)

Questions or Comments? Email [gis@co.mchenry.il.us](mailto:gis@co.mchenry.il.us) | Sources

Results City-Zoom Print Zoom In Zoom Out Pan Full View Back Forward Measure Property Info

Map Layers 013  
 Parcel Text 015  
 Transparency % 18

RIDGE AVENUE

CRYSTAL LAKE CORP. LINE

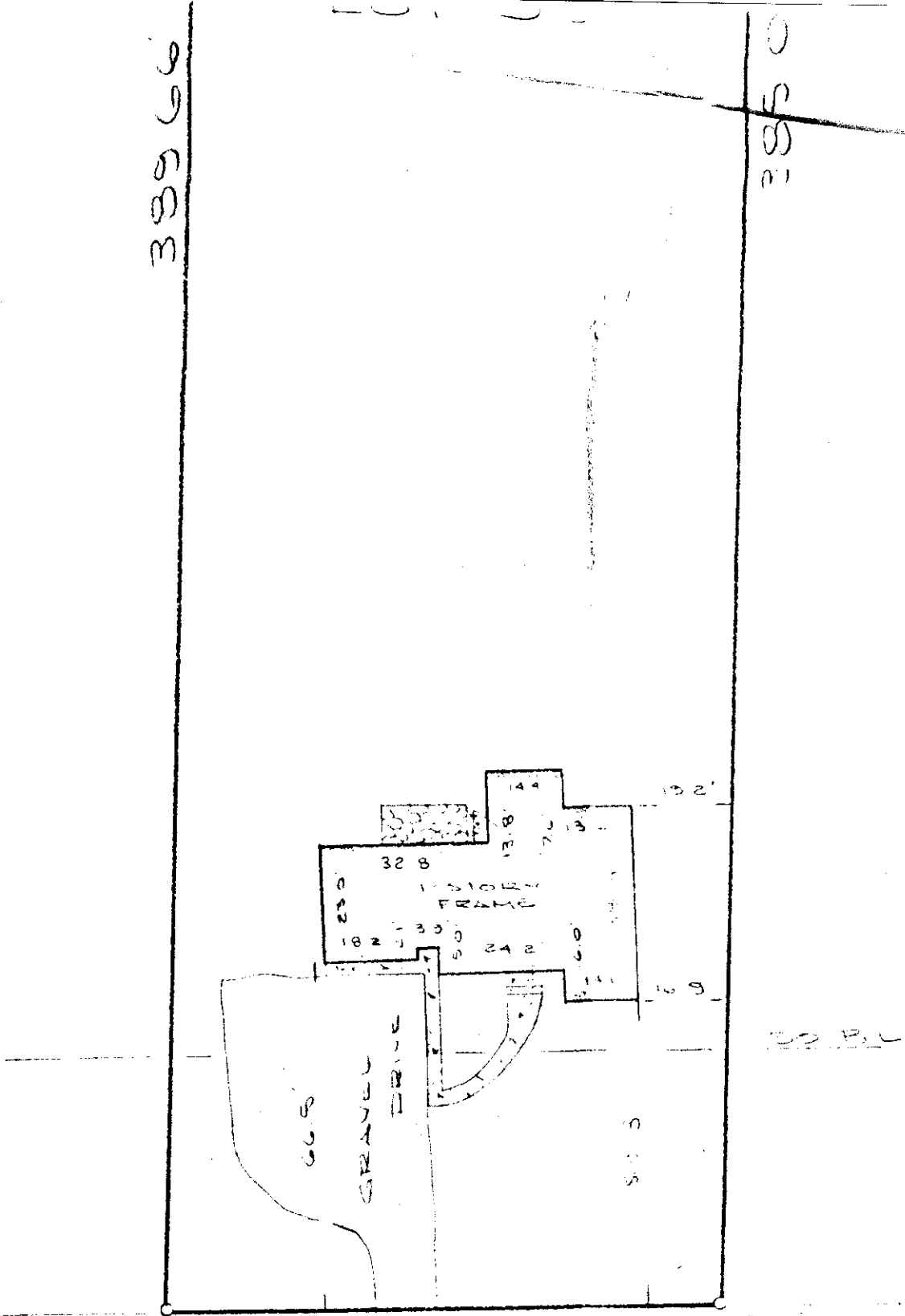
Far Oaks Health Care Center

3 5 2010

RECEIVED  
 MAY 10 2010  
 BY: \_\_\_\_\_

3399

0  
4  
5  
2



106.66'

TERRA COTTON AVE

#(490)

RECEIVED

MAY 10 2010

35 2010

BY \_\_\_\_\_

STATE OF  
COUNTY

This is  
above d  
plat co

10.1