



#2011-16
9607 Lucas Road (Rosati)
Project Review for Planning and Zoning Commission

Meeting Date: April 20, 2011

Zoning Requests: 1) Minor Subdivision to create a lot;
2) Deferral from the requirement to install sidewalks, parkway trees, and street lighting.

Location: 9607 Lucas Road

Acreage: 15 acres

Existing Zoning: “RE” Residential Estate

Surrounding Properties: North: “RE PUD” Residential Estate PUD
South: ComEd right-of-way
East: County
West: County

Staff Contact: Latika Bhide 815.356.3615

Background:

The property in question is approximately 15 acres in area, located on the south side of Lucas Road, west of Briarwood Road. The property was annexed into the City in 2000 and was rezoned in 2002 to the “RE-1” Residential Estate district. Subsequent to the adoption of the Unified Development Ordinance (UDO) the property was reclassified to the “RE” district. The petitioner is requesting a Minor Subdivision to create an additional lot.

Land Use Analysis:

Minor Subdivision

The property is currently improved with a residence and a barn as well as being actively farmed. It is the petitioner’s intent to create an approximately 1-acre lot that will include the residence. The property is zoned “RE” Residential Estate. Properties in the RE district are required to have a minimum lot area of 20, 000 square feet and a minimum lot width of 100 feet. Both proposed lots will meet the minimum lot area and lot width requirements.

The Minor Subdivision process was introduced through the Unified Development Ordinance. This process is specifically intended for subdivisions creating 10 lots or less that do not require any public improvements (except installation of sidewalks, underground placement of public utilities and street trees), such as construction of new roads. Along with the subdivision, the petitioner is requesting a

deferral from the requirement to install a sidewalk along Lucas Road and the requirement to install street lighting. There are no sidewalks or street lighting along Lucas Road in the vicinity of this property. It appears that there are several trees along Lucas Road that would satisfy the requirement for parkway trees.



Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Estate Residential. The Estate Residential designation is described as representing “developments consisting of half-acre or more lot sizes.” Within the Residential Land Use section of the Comprehensive Plan, the following applicable goals and objectives are observed by allowing this use:

Objective #3: Preserve and enhance the character and livability of existing residential areas.

Objective #4: Provide for a reasonable rate of residential growth that maximizes use of existing infrastructure, public resources and limits negative impact on the natural environment.

Recommended Conditions:

If a motion to recommend approval of the petitioner’s request for a Minor Subdivision is made, the following conditions of approval are recommended:

- 1) Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - a. Development Application, received 3-29-11
 - b. Final Plat of Subdivision, Terra Technology, received 3-29-11
- 2) Final Plat of Minor Subdivision:
 - a. The Plat shall meet all the requirements of Article 5-200 G 3 b, including but not limited to, names of owners; exact location, width and name of all streets and dedication status; and building.
 - b. A note shall be added to the Plat, that part of the property along the Kishwaukee River is a Zone A SFHA, no base flood elevations have been determined

- 3) A deferral until an area wide program is hereby granted for the following UDO requirements:
 - A. From the requirement to install sidewalks.
 - B. From the requirement for street lighting
- 4) Lucas Road is classified as a minor arterial roadway. A right-of-way easement is required along Lucas Road. The easement shall be 50 feet from the centerline of the roadway for Lot 2 and 33 feet from the centerline of the roadway for Lot 1. The right-of-way dedication must be made at such time as development occurs on these lots or when the City requires the right-of-way, whichever is earlier.
- 5) Whenever development occurs on Lot 2, wetland delineation is required to identify wetland and buffer area easement limits with accompanying easement provisions.
- 6) The petitioner shall address all the comments of the Engineering and Building Division, Fire Rescue, Police, Public Works and the Planning and Economic Development Departments.

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MAR 29 2011
BY: _____

CITY OF CRYSTAL LAKE
Application for Administrative Subdivision Approval

Application Number: 16 2011 FOR OFFICE USE ONLY
Development Name: _____
Date of Submission: _____
Date of Resubmission: _____

I. Applicant

William F. & Joan M. Rosati
Name Corporation
9809 Lucas Road
Street
Woodstock IL 60098
City State Zip Code
815-455-5237
Telephone Number
Contact Person Relationship to Owner
wmrosati@yahoo.com
E-mail address
Fax Number

II. Owner of Property

Joan M. Rosati Trust dated 08/13/2009
Name
Address

III. Development Team

Joseph Gottemoller	815-459-5152	815-459-0290
Attorney	Telephone Number	Fax Number
One North Virginia Street, Crystal Lake, IL 60014		
Address		
Architect	Telephone Number	Fax Number
Developer	Telephone Number	Fax Number
Engineer	Telephone Number	Fax Number
Surveyor	Telephone Number	Fax Number

IV. Project Data

1. a. Location/Address: 9607 Lucas Road
b. PIN #: 13-26-300-010
2. General description of site conditions (including existing site improvement, i.e., buildings, parking, landscaping, etc.): Existing residential dwelling

3. Existing Zoning: _____
4. Existing Land Use: residential
a. Is there an existing home on the property? YES, Go to 4b. NO
b. Do you plan to demolish the home prior to plat approval? YES NO
5. Site acreage: 0.990 gross/0.750 net
6. Are you requesting an administrative waiver from the requirement to:
a. Install sidewalk YES NO
b. Underground Placement of Overhead Utilities YES NO
7. List any controlling Ordinances and agreements (annexation ordinances, variations, special use, administrative/preliminary/final plats, PUD, etc.): _____

8. Reason for request/Description of proposal (including proposed land use, building addition, type of use, hours of operation, number of parking spaces, as applicable): separate farm land from residence

DISCLOSURE OF BENEFICIARIES

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MAR 28 2011
BY:

1. Applicant: William F. & Joan M. Rosati
Address: 9809 Lucas Road
Woodstock, IL 60098

2. Nature of Benefit sought: Administrative Subdivision

3. Nature of Applicant (Please check one):
- a. Natural Person
 - b. Corporation
 - c. Land Trust/ Trustee
 - d. Trust/Trustee
 - e. Partnership
 - f. Joint Venture

4. If applicant is an entity other than described in Section 3, briefly state the nature and characteristics of applicant:

5. If in your answer to Section 3 you checked box b, c, d, e or f, identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

- a. William F. Rosati, 9809 Lucas Road, Woodstock, IL
- b. Joan M. Rosati, 9809 Lucas Road, Woodstock, IL
- c. _____
- d. _____
- e. _____

6. Name, address and capacity of person making this disclosure on behalf of the applicant:

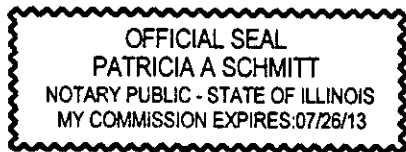
IMPORTANT NOTE: In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.

VERIFICATION

I, William F. & Joan M. Rosati, being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

Signature: William F. Rosati Joan M. Rosati
Subscribed and Sworn to before me this 28th day of March, 20011.

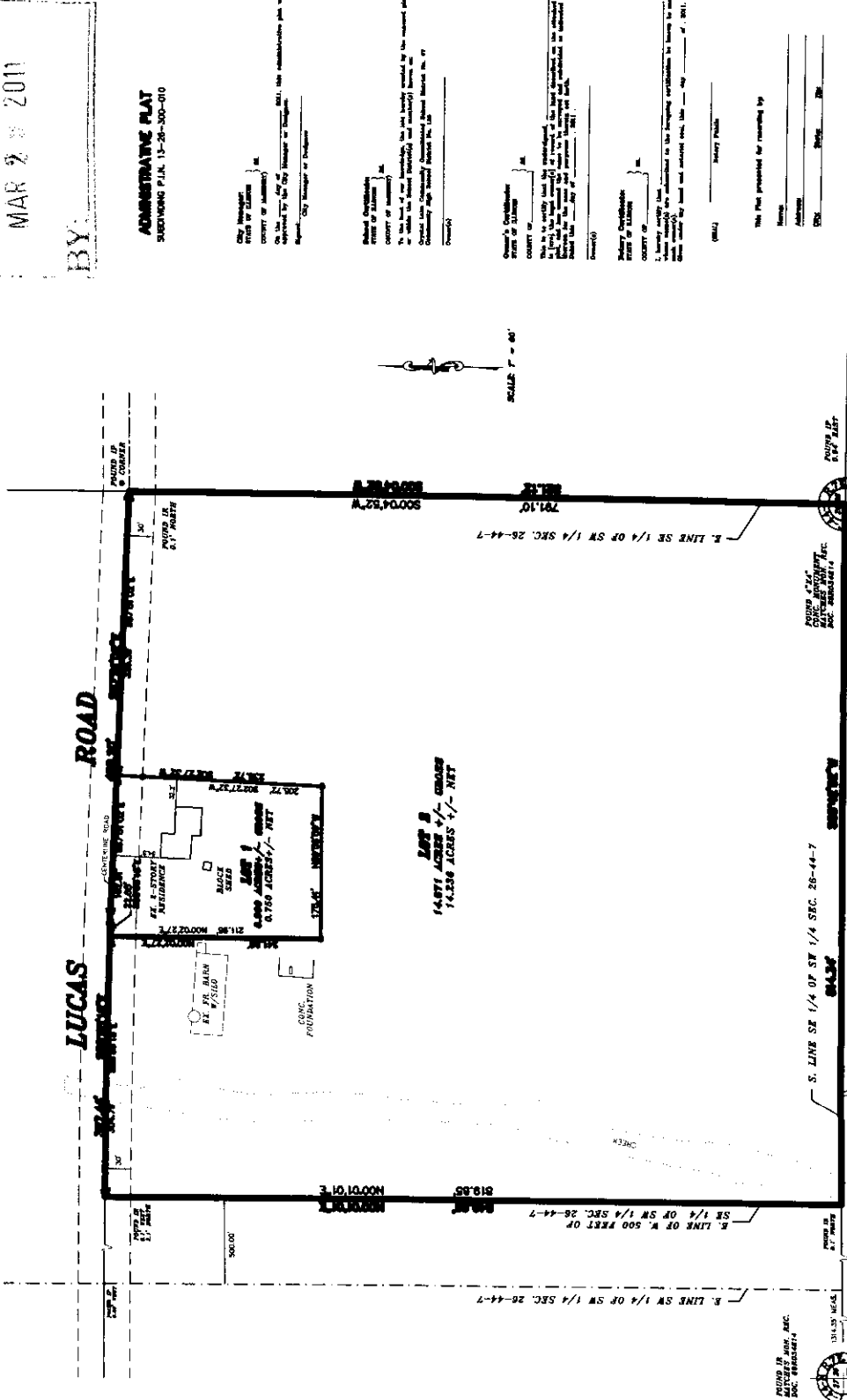
Patricia A. Schmitt
Notary Public



16 2011

FINAL PLAT OF BAILEY FARM SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 44, NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MONROE COUNTY, ILLINOIS



County Clerk's Office
 State of Illinois
 Office of the County Clerk
 County of Lucas, Illinois
 I, _____, County Clerk of Lucas County, Illinois, do hereby certify that the foregoing is a true and correct copy of the original plat as filed in my office on this _____ day of _____, 2011.

PREPARED BY: _____
 TITLE: _____
 DATE: _____

City of Lucas
 County of Lucas, Illinois
 I, _____, Mayor of the City of Lucas, Illinois, do hereby certify that the foregoing is a true and correct copy of the original plat as filed in my office on this _____ day of _____, 2011.

Notary Public
 State of Illinois
 My Commission Expires _____

ALL THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER LITING QUARTER OF THE BERRY (EXCEPTING AND RESERVING THEREFROM THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 44, NORTH, RANGE 7, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MONROE COUNTY, ILLINOIS.

Containing 14.856 acres more or less
 1. Parcel 1, being that part of the above described land which is bounded on the north by the Adams Road, on the east by the Lucas Road, on the south by the _____, and on the west by the _____, containing _____ acres, more or less.

TERMA TECHNOLOGY
 LAND SURVEYING, INC.
 24158 ROSE AVE. LAKE MICHIGAN, ILLINOIS 60047
 PH: (847) 540-8008 F: (847) 540-8000
 JOB NO.: 11-0015 SURVEY DATE: 4/25/09
 DWG FILE: DATA/09/0015/SITE-11.DWG

RECEIVED
 MAR 2 2011
 BY: _____

ADMINISTRATIVE PLAT
 SUBDIVISION P.L.A. 13-28-300-010

City of Lucas
 County of Lucas, Illinois
 I, _____, Mayor of the City of Lucas, Illinois, do hereby certify that the foregoing is a true and correct copy of the original plat as filed in my office on this _____ day of _____, 2011.

Notary Public
 State of Illinois
 My Commission Expires _____

County Clerk's Office
 State of Illinois
 Office of the County Clerk
 County of Lucas, Illinois
 I, _____, County Clerk of Lucas County, Illinois, do hereby certify that the foregoing is a true and correct copy of the original plat as filed in my office on this _____ day of _____, 2011.

Notary Public
 State of Illinois
 My Commission Expires _____

This Plat prepared for recording by
 Name: _____
 Address: _____
 City: _____ State: _____

