



#2012-61
City of Crystal Lake
Project Review for Planning and Zoning Commission

Meeting Date: August 20, 2012

Zoning Requests: UDO Text Amendment to Article 5, Subdivision Standards and Article 10, Definitions of the Unified Development Ordinance (UDO)

Staff Contact: Latika Bhide 815.356.3615

Background:

- Per Illinois State Statute, any subdivision of land, within 1½ miles of the incorporated boundary of the City of Crystal Lake, requires approval by the City.
- Currently, per the City's UDO, a parcel created by rent or lease is not considered a subdivision.
- For properties located within 1 ½ miles of the City's boundaries, uses or facilities established on parcels created by rent or lease could potentially have a negative impact on the City.
- The proposed text amendment would treat parcels created by rent or lease as a subdivision and would afford the City an opportunity to review them prior to approval.

Discussion:

The following changes are recommended to Article 5, Subdivisions and Article 10, Definitions of the UDO.

Article 5, Subdivisions

Section 5-200 A 3 Exemptions

d. Interior space rent or lease

The creation of an interior space leasehold such as the rent or lease of apartments, offices, stores or similar space within a building.

e. Agricultural rent or leasehold

The creation of rent or leasehold for agricultural use of a property, provided that the use does not involve the construction of a building to be used as a residence or for any purpose not directly related to the agricultural use of the land or crops or livestock raised thereon.

Section 5-200 D. Subdivision Types

There are 3 4 types of subdivision review with differing levels of approval required for each. The criteria for establishing the applicable review process and the corresponding level of approval for each are indicated below. Other standards within the Ordinance may also be applicable depending on the specific characteristics of the subdivision.

5. Subdivisions created by rent or lease

A subdivision created by rent or lease, including a mobile or manufactured home or recreational vehicle park, is any tract of land divided by renting or leasing portions thereof. It is owned, however, as one parcel under single ownership (which can include a number of persons owning property in common). Subdivisions created by rent or lease are not subject to the dimensional standards of this Ordinance.

Subdivisions created by rent or lease are exempt from the survey requirements of this Article, but must be submitted for review and be approved by the City before possession of any portion thereof may be conveyed in any manner. Subdivisions created by rent or lease will be reviewed in accordance with the procedures listed for Minor Subdivisions.

Article 10, Definitions

SUBDIVISION: Any change, division, re-subdivision, lease, or rearrangement of any tract, piece, or parcel of land, block, lot, or sub-lot, or any part thereof that results in two or more lots, pieces, or parcels of land or two or more discrete uses on any lot, piece, or parcel of land, block, lot, or sub-lot, or any part thereof that are not otherwise authorized by the Unified Development Ordinance.

Recommendation:

If the PZC's direction is to approve these changes, the abovementioned changes to the UDO are recommended.

City of Crystal Lake Development Application

Office Use Only

File # 2012-61

Project Title: UDO Text Amendment

Action Requested

- | | |
|---|--|
| <input 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 checked="" type="checkbox"/> Other UDO Text Amendment |

Petitioner Information

Name: City of Crystal Lake
Address: 100 W. Woodstock Street
Crystal Lake, IL 60014
Phone: 815-356-3615
Fax: 815-479-1647
E-mail: planning@crystallake.org

Owner Information (if different)

Name: _____
Address: _____

Phone: _____
Fax: _____
E-mail: _____

Property Information

Project Description: UDO Text Amendment to amend Article 5, Subdivision Standards and Article 10, Definitions of the UDO.

Project Address/Location: _____

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

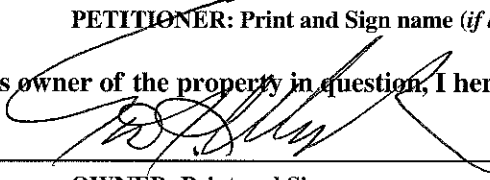
Gary Mayerhofer, City Manager

8-17-2012

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.



8/17/13

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.

PUBLIC NOTICE

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

**IN THE MATTER OF THE PETITION
OF The City of Crystal Lake:**

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 of the City of Crystal Lake for the purposes of seeking a text amendment to various provisions of the UDO including, but not limited to, Article 4-1000, Signs, Article 5, Subdivision Standards and Article 10, Definitions. Information about this request can be obtained through the City of Crystal Lake Planning Department at 815-356-3615.

A public hearing before the Planning and Zoning Commission on this request will be held at 7:30 p.m. on Monday August 20, 2012, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald
August 5, 2012)