



**#2012-55,56,57,58,59,62,69,71 &72**  
**4814, 4902, 4908, 4910, 4914, 4916, 5002, 5004, and 5006**  
**State Street - Rezoning**  
**Project Review for Planning and Zoning Commission**

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<b><u>Meeting Date:</u></b>	December 5, 2012
<b><u>Requests:</u></b>	Rezoning for 4814, 4902, 4908, 4910, 4914, 4916, 5002, 5004, and 5006 State Street from "E" Estate to the "R-2" Single Family Residential district.
<b><u>Location:</u></b>	State Street
<b><u>Acreage:</u></b>	1.6 acres
<b><u>Zoning:</u></b>	"E" Estate
<b><u>Surrounding Properties:</u></b>	North: "B-2" General Commercial South: County B-1 and R-1 East: County O West: "B-2PUD" General Commercial
<b><u>Staff Contact:</u></b>	Michelle Rentzsch (815-356-3615)

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**Background:**

- **Location:** North of State St, south of Route 14, west of Manor Dr, and east of Pingree Rd.
- **Zoning:** "E" Estate Residential district
- **Existing Uses:** Single Family Residential
- **Request:** Map amendment (Rezoning) to reclassify these 9 lots from the E Estate district to the more appropriate R-2 Single Family district.

**Land Use Analysis:**

- **History:** The properties in question are 9 lots along the north side of State Street that the City invited to annex into the City. Their annexation was part of an overall strategy to involuntarily annex the Schults Auto Sales and Honda Northwest properties along Route 14, the latter property being the proposed location for a 35-foot tall, 242-square foot LED full-color billboard. The City was successful in ensuring that this large, out-of-place billboard not be built in this location.

As time was of the essence, the lots were annexed via a public hearing at the City Council meeting, as is permitted by State Statute. This requires that the properties come in under the City's most restrictive zoning classification, which is "E" Estate zoning. A provision of the annexation agreements stipulated that the City would bring through rezoning for these properties to the more appropriate zoning classification of "R-2" Single Family residential, which is the purpose of this request.



The Comprehensive Land Use Plan designates the property in question as Urban Residential. Within the Housing section of the Comprehensive Plan, the following goals and supporting actions are applicable to this request:

**Goals:**

**1) Promote strong neighborhoods by preserving their character and historical significance and ensuring that they are well served by a variety of community facilities and services.**

Supporting Action: Encourage improvements to homes and yards.

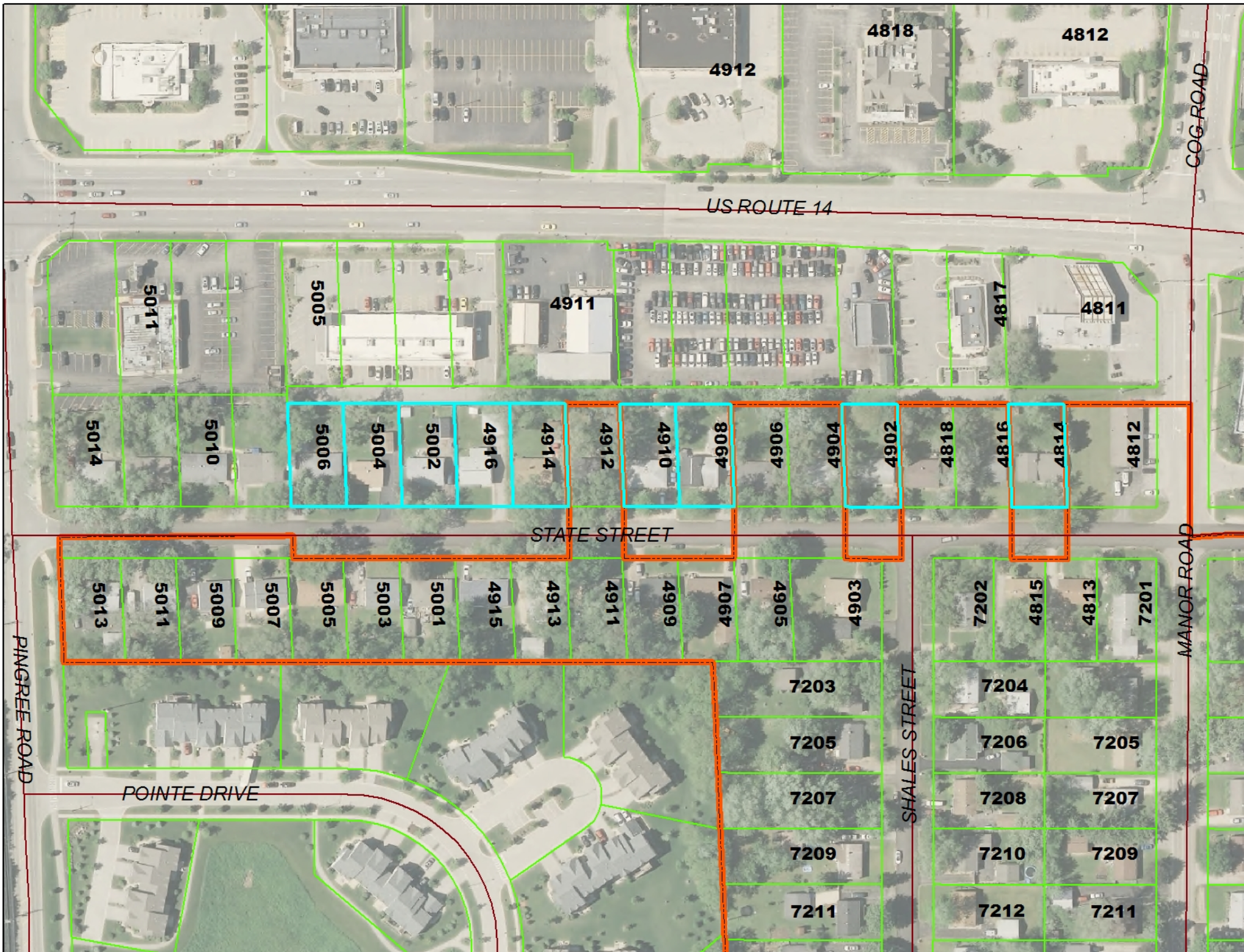
**2) Provide an appropriate mix of housing needs for all persons regardless of income level, age, physical ability, race or other characteristic.**

Supporting Action: Support a variety of affordable housing projects that provide housing options for seniors, young couples, and people making 80% or less of the area median income.

**Action:**

To be reviewed by the Planning and Zoning Commission and acted upon by the City Council.





US ROUTE 14

STATE STREET

POINTE DRIVE

PINGREE ROAD

MANOR ROAD

COG ROAD

SHAYS STREET

4818

4812

4912

4911

4818

4811

5011

5005

5014

5010

5006

5004

5002

4916

4914

4912

4910

8064

9064

4064

2064

8184

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4184

2184

5013

5011

5009

5007

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5003

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**PUBLIC NOTICE**  
**BEFORE THE PLANNING AND**  
**ZONING COMMISSION OF**  
**THE CITY OF CRYSTAL LAKE**

**LEGAL NOTICE**

NOTICE IS HEREBY GIVEN in compliance with the Unified Development Ordinance 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 in connection with the rezoning request from "E" Estate Residential to "R-2" Single Family Residential, in accordance with Articles 1 and 9, for the properties located at 4814, 4902, 4908, 4910, 4914, 4916, 5002, 5004, and 5006 State Street in Crystal Lake, McHenry County, Illinois. PINS 19-10-101-037, 19-10-101-034, 19-10-101-031, 19-10-101-030, 19-10-101-

028, 19-10-101-027, 19-10-101-026, 19-10-101-025 and 19-10-101-024.

The public hearing on this petition will be held on December 5, 2012 at 7:30 p.m. at the Crystal Lake City Hall located at 100 W. Woodstock Street, Crystal Lake, Illinois at which time and place any person desiring to be heard may be present.

Thomas Hayden, Chair  
Planning and Zoning Commission  
City of Crystal Lake  
(Published in the Northwest Herald  
November 20, 2012)

4814 State Street

3. Zoning: Within 60 days after the execution of this Agreement, the City agrees to cause all necessary notices to be published or otherwise issued, and to conduct a public hearing before the City's Planning and Zoning Commission regarding the zoning of the subject property for continued use of the residence under the R-2 designation. This lot will enjoy the non-conforming setbacks provided for in the City's Unified Development Ordinance, Article 7. The Owner agrees to cooperate with the City in all material respects in connection with such hearing. Within 90 days after the execution of this Agreement, the Corporate Authorities of the City shall consider an ordinance zoning the subject property under the R-2 zoning designation (the "Rezoning Ordinance"). In the event that the Corporate Authorities fail to approve the Rezoning Ordinance within 90 days after the execution of this Agreement (or such longer period of time to which the Owner may consent in writing), the Owner may file a written petition to the City Clerk pursuant to Section 7-3-4 of the Illinois Municipal Code (65 ILCS 5/7-3-4) requesting that the City disconnect the subject property, and the City shall be required to disconnect the subject property within 30 days after the petition is filed. The City acknowledges that the subject property is currently zoned business in the county and that the Owner may request commercial zoning, if desirable, in the future. Similar to the process listed above, the City agrees to cause all necessary notices to be published or otherwise issued, and to conduct a public hearing before the City's Planning and Zoning Commission regarding the zoning of the subject property for a commercial designation.



4902 State Street

3. Zoning: Within 60 days after the execution of this Agreement, the City agrees to cause all necessary notices to be published or otherwise issued, and to conduct a public hearing before the City's Planning and Zoning Commission regarding the zoning of the subject property for continued use of the residence under the R-2 designation. This lot will enjoy the non-conforming setbacks provided for in the City's Unified Development Ordinance, Article 7. The Owner agrees to cooperate with the City in all material respects in connection with such hearing. Within 90 days after the execution of this Agreement, the Corporate Authorities of the City shall consider an ordinance zoning the subject property under the R-2 zoning designation (the "Rezoning Ordinance"). In the event that the Corporate Authorities fail to approve the Rezoning Ordinance within 90 days after the execution of this Agreement (or such longer period of time to which the Owner may consent in writing), the Owner may file a written petition to the City Clerk pursuant to Section 7-3-4 of the Illinois Municipal Code (65 ILCS 5/7-3-4) requesting that the City disconnect the subject property, and the City shall be required to disconnect the subject property within 30 days after the petition is filed. The City acknowledges that the subject property is currently zoned business in the county and that the Owner may request commercial zoning, if desirable, in the future. Similar to the process listed above, the City agrees to cause all necessary notices to be published or otherwise issued, and to conduct a public hearing before the City's Planning and Zoning Commission regarding the zoning of the subject property for a commercial designation.

4910 State Street

3. Zoning: Within 60 days after the execution of this Agreement, the City agrees to cause all necessary notices to be published or otherwise issued, and to conduct a public hearing before the City's Planning and Zoning Commission regarding the zoning of the subject property for continued use of the residence under the R-2 designation. This lot will enjoy the non-conforming setbacks provided for in the City's Unified Development Ordinance, Article 7. The Owner agrees to cooperate with the City in all material respects in connection with such hearing. Within 90 days after the execution of this Agreement, the Corporate Authorities of the City shall consider an ordinance zoning the subject property under the R-2 zoning designation (the "Rezoning Ordinance"). In the event that the Corporate Authorities fail to approve the Rezoning Ordinance within 90 days after the execution of this Agreement (or such longer period of time to which the Owner may consent in writing), the Owner may file a written petition to the City Clerk pursuant to Section 7-3-4 of the Illinois Municipal Code (65 ILCS 5/7-3-4) requesting that the City disconnect the subject property, and the City shall be required to disconnect the subject property within 30 days after the petition is filed. The City acknowledges that the subject property is currently zoned business in the county and that the Owner may request commercial zoning, if desirable, in the future. Similar to the process listed above, the City agrees to cause all necessary notices to be published or otherwise issued, and to conduct a public hearing before the City's Planning and Zoning Commission regarding the zoning of the subject property for a commercial designation.



4916 State Street

3. Zoning: Within 60 days after the execution of this Agreement, the City agrees to cause all necessary notices to be published or otherwise issued, and to conduct a public hearing before the City's Planning and Zoning Commission regarding the zoning of the subject property for continued use of the residence under the R-2 designation. This lot will enjoy the non-conforming setbacks provided for in the City's Unified Development Ordinance, Article 7. The Owner agrees to cooperate with the City in all material respects in connection with such hearing. Within 90 days after the execution of this Agreement, the Corporate Authorities of the City shall consider an ordinance zoning the subject property under the R-2 zoning designation (the "Rezoning Ordinance"). In the event that the Corporate Authorities fail to approve the Rezoning Ordinance within 90 days after the execution of this Agreement (or such longer period of time to which the Owner may consent in writing), the Owner may file a written petition to the City Clerk pursuant to Section 7-3-4 of the Illinois Municipal Code (65 ILCS 5/7-3-4) requesting that the City disconnect the subject property, and the City shall be required to disconnect the subject property within 30 days after the petition is filed. The City acknowledges that the subject property is currently zoned business in the county and that the Owner may request commercial zoning, if desirable, in the future. Similar to the process listed above, the City agrees to cause all necessary notices to be published or otherwise issued, and to conduct a public hearing before the City's Planning and Zoning Commission regarding the zoning of the subject property for a commercial designation.

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5006 State Street

3. Zoning: Within 60 days after the execution of this Agreement, the City agrees to cause all necessary notices to be published or otherwise issued, and to conduct a public hearing before the City's Planning and Zoning Commission regarding the zoning of the subject property for continued use of the residence under the R-2 designation. This lot will enjoy the non-conforming setbacks provided for in the City's Unified Development Ordinance, Article 7. The Owner agrees to cooperate with the City in all material respects in connection with such hearing. Within 90 days after the execution of this Agreement, the Corporate Authorities of the City shall consider an ordinance zoning the subject property under the R-2 zoning designation (the "Rezoning Ordinance"). In the event that the Corporate Authorities fail to approve the Rezoning Ordinance within 90 days after the execution of this Agreement (or such longer period of time to which the Owner may consent in writing), the Owner may file a written petition to the City Clerk pursuant to Section 7-3-4 of the Illinois Municipal Code (65 ILCS 5/7-3-4) requesting that the City disconnect the subject property, and the City shall be required to disconnect the subject property within 30 days after the petition is filed. The City acknowledges that the subject property is currently zoned business in the county and that the Owner may request commercial zoning, if desirable, in the future. Similar to the process listed above, the City agrees to cause all necessary notices to be published or otherwise issued, and to conduct a public hearing before the City's Planning and Zoning Commission regarding the zoning of the subject property for a commercial designation.

5002 State Street

3. Zoning: Within 60 days after the execution of this Agreement, the City agrees to cause all necessary notices to be published or otherwise issued, and to conduct a public hearing before the City's Planning and Zoning Commission regarding the zoning of the subject property for continued use of the residence under the R-2 designation. This lot will enjoy the non-conforming setbacks provided for in the City's Unified Development Ordinance, Article 7. The Owner agrees to cooperate with the City in all material respects in connection with such hearing. Within 90 days after the execution of this Agreement, the Corporate Authorities of the City shall consider an ordinance zoning the subject property under the R-2 zoning designation (the "Rezoning Ordinance"). In the event that the Corporate Authorities fail to approve the Rezoning Ordinance within 90 days after the execution of this Agreement (or such longer period of time to which the Owner may consent in writing), the Owner may file a written petition to the City Clerk pursuant to Section 7-3-4 of the Illinois Municipal Code (65 ILCS 5/7-3-4) requesting that the City disconnect the subject property, and the City shall be required to disconnect the subject property within 30 days after the petition is filed. The City acknowledges that the subject property is currently zoned business in the county and that the Owner may request commercial zoning, if desirable, in the future. Similar to the process listed above, the City agrees to cause all necessary notices to be published or otherwise issued, and to conduct a public hearing before the City's Planning and Zoning Commission regarding the zoning of the subject property for a commercial designation.

4908 State Street

3. Zoning: Within 60 days after the execution of this Agreement, the City agrees to cause all necessary notices to be published or otherwise issued, and to conduct a public hearing before the City's Planning and Zoning Commission regarding the zoning of the subject property for continued use of the residence under the R-2 designation. This lot will enjoy the non-conforming setbacks provided for in the City's Unified Development Ordinance, Article 7. The Owner agrees to cooperate with the City in all material respects in connection with such hearing. Within 90 days after the execution of this Agreement, the Corporate Authorities of the City shall consider an ordinance zoning the subject property under the R-2 zoning designation (the "Rezoning Ordinance"). In the event that the Corporate Authorities fail to approve the Rezoning Ordinance within 90 days after the execution of this Agreement (or such longer period of time to which the Owner may consent in writing), the Owner may file a written petition to the City Clerk pursuant to Section 7-3-4 of the Illinois Municipal Code (65 ILCS 5/7-3-4) requesting that the City disconnect the subject property, and the City shall be required to disconnect the subject property within 30 days after the petition is filed. The City acknowledges that the subject property is currently zoned business in the county and that the Owner may request commercial zoning, if desirable, in the future. Similar to the process listed above, the City agrees to cause all necessary notices to be published or otherwise issued, and to conduct a public hearing before the City's Planning and Zoning Commission regarding the zoning of the subject property for a commercial designation.

5004 State Street

3. Zoning: Within 60 days after the execution of this Agreement, the City agrees to cause all necessary notices to be published or otherwise issued, and to conduct a public hearing before the City's Planning and Zoning Commission regarding the zoning of the subject property for continued use of the residence under the R-2 designation. This lot will enjoy the non-conforming setbacks provided for in the City's Unified Development Ordinance, Article 7. The Owner agrees to cooperate with the City in all material respects in connection with such hearing. Within 90 days after the execution of this Agreement, the Corporate Authorities of the City shall consider an ordinance zoning the subject property under the R-2 zoning designation (the "Rezoning Ordinance"). In the event that the Corporate Authorities fail to approve the Rezoning Ordinance within 90 days after the execution of this Agreement (or such longer period of time to which the Owner may consent in writing), the Owner may file a written petition to the City Clerk pursuant to Section 7-3-4 of the Illinois Municipal Code (65 ILCS 5/7-3-4) requesting that the City disconnect the subject property, and the City shall be required to disconnect the subject property within 30 days after the petition is filed. The City acknowledges that the subject property is currently zoned business in the county and that the Owner may request commercial zoning, if desirable, in the future. Similar to the process listed above, the City agrees to cause all necessary notices to be published or otherwise issued, and to conduct a public hearing before the City's Planning and Zoning Commission regarding the zoning of the subject property for a commercial designation.

4914 State Street

3. Zoning: Within 60 days after the execution of this Agreement, the City agrees to cause all necessary notices to be published or otherwise issued, and to conduct a public hearing before the City's Planning and Zoning Commission regarding the zoning of the subject property for continued use of the residence under the R-2 designation. This lot will enjoy the non-conforming setbacks provided for in the City's Unified Development Ordinance, Article 7. The Owner agrees to cooperate with the City in all material respects in connection with such hearing. Within 90 days after the execution of this Agreement, the Corporate Authorities of the City shall consider an ordinance zoning the subject property under the R-2 zoning designation (the "Rezoning Ordinance"). In the event that the Corporate Authorities fail to approve the Rezoning Ordinance within 90 days after the execution of this Agreement (or such longer period of time to which the Owner may consent in writing), the Owner may file a written petition to the City Clerk pursuant to Section 7-3-4 of the Illinois Municipal Code (65 ILCS 5/7-3-4) requesting that the City disconnect the subject property, and the City shall be required to disconnect the subject property within 30 days after the petition is filed. The City acknowledges that the subject property is currently zoned business in the county and that the Owner may request commercial zoning, if desirable, in the future. Similar to the process listed above, the City agrees to cause all necessary notices to be published or otherwise issued, and to conduct a public hearing before the City's Planning and Zoning Commission regarding the zoning of the subject property for a commercial designation.