



#2012-119

**Milestones Therapy – 394 Federal Drive
Project Review for Planning and Zoning Commission**

<u>Meeting Date:</u>	January 2, 2013
<u>Request:</u>	Final Plat of Subdivision to create a two-lot subdivision.
<u>Location:</u>	394 Federal Drive
<u>Acreage:</u>	Approximately 2 acres
<u>Existing Zoning:</u>	B-2 PUD General Commercial
<u>Surrounding Properties:</u>	North: B-2 PUD General Commercial (McHenry County Federal Financial Credit Union) South: B-2 PUD General Commercial (Sam's Club) East: B-2 PUD General Commercial (in-line tenant building) West: B-2 PUD General Commercial (Post Office)
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- Existing Use: The site is currently under construction for the Milestones Therapy offices.
- Previous Approvals:
 - December 2012, Milestones received a Preliminary and Final PUD.

Development Analysis:

General

- Request: Final Plat of subdivision.
- Land Use: The land use map shows the area as Commerce. Medical offices are an appropriate use in this land use designation.
- Zoning: The site is zoned B-2 General Commercial. This is an appropriate zoning designation for this use.

Final Plat of Subdivision

- The site is currently a 2-acre parcel. Milestones is being constructed on the north portion of this parcel.
- The owner is subdividing the south portion of the parcel to make it available for a new development.

- The southern lot would have 111 feet of frontage and would be 37,239 square feet. This meets the B-2 zoning lot standards.
- The north parcel would have 148 feet of frontage and almost 50,000 square feet.

Findings of Fact:

Final Plat

The petitioner is requesting Final Plat approval. The subdivision is a creating two lots, one for Milestones Therapy and one to be sold to a new user. Both lots meet the requirements for the B-2 district. A shared-access point has been planned from Federal Drive. An ingress/egress easement has been created over this shared access drive. The south lot has a pre-existing 35-foot drainage easement along its south side.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, it should be with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Kapadia, received 12/14/12)
 - B. Final Plat of Subdivision (Northwestern Engineering Consultants, PC, dated 12/12/12, received 12/14/12)
2. The conditions of approval ordinance #6865 for Milestones Therapy shall remain in effect as applicable.
3. The petitioner shall address all the review comments of the City departments.

RECEIVED
DEC 14 2012
BY:

Application for Minor Subdivision Approval

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

I. Applicant

SHABBIR KAPADIA KAPADIA & SONS LTD
Name Corporation

394 FEDERAL DRING
Street

CRYSTAL LAKE IL 60014
City State Zip Code

SHABBIR KAPADIA Relationship to Owner 815.566.5211 (cell)
Contact Person Telephone Number

815.356.3550 milestonescenter2@gmail.com
Fax Number E-mail address

II. Owner of Property

KAPADIA & SONS LTD.
Name

451 COUNTRY LANE, CRYSTAL LAKE, IL 60014 815.566.2890
Address Telephone Number

III. Development Team (if applicable)

Attorney	Telephone Number	Fax Number
Address		E-mail address
Architect	Telephone Number	Fax Number
Developer	Telephone Number	Fax Number
<u>NORTHWESTERN ENGINEERING</u>	<u>847.520.8410</u>	<u>847.520.8481</u>
Engineer	Telephone Number	Fax Number
Surveyor	Telephone Number	Fax Number

IV. Project Data

1. a. Location/Address: 394 FEDERAL DRIVE

a. PIN #: 19-04-327-002

2. General description of site conditions (including existing site improvement, i.e., buildings, parking, landscaping, etc.): VEGETATED PROPERTY NO IMPROVEMENTS AT THIS TIME.

3. Existing Zoning: B2-PUD

4. Existing Land Use: VACANT

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: 2.0 ACRES

6. Are you requesting a waiver from the requirement to:

a. Install sidewalk YES NO

b. Burial of Aerial Utilities YES NO

7. List any controlling Ordinances and agreements for this property (annexation ordinances, variations, special use, administrative/preliminary/final plats, PUD, etc.): ORDINANCE # 6865 FILE # 316

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):

SUBDIVISION OF EXCESS LAND

V. Signatures

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

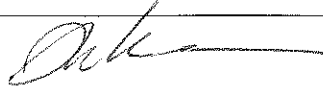
SHABIR KAPADIA

Date

12.14.12

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

SHABIR KAPADIA



OWNER: Print and Sign name

Date

12/14/12

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 (see page 9).

