

#2012-119 Milestones Therapy – 394 Federal Drive Project Review for Planning and Zoning Commission

Meeting Date: January 2, 2013

Request: Final Plat of Subdivision to create a two-lot subdivision.

Location: 394 Federal Drive

Acreage: Approximately 2 acres

Existing Zoning: B-2 PUD General Commercial

Surrounding Properties: 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)

Staff Contact: 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.
- <u>Land Use</u>: The land use map shows the area as Commerce. Medical offices are an appropriate use in this land use designation.
- <u>Zoning</u>: 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.

DEC 1 4 2012

Application for Minor Subdivision Approval

Application Number: Development Name: Date of Submission: Date of Resubmission:		FOR OFFICE USE ONLY
I. Applicant		
SHABBUR KAPA	PIL	KAPADIA 4 SOMS ITO
Name		Corporation
394 FEPERA	_ DRIVES	
Street CRYSTAL LAKE City		60014
City	State	Zip Code
SHABBIR KAPADIA		\$15.5LG 5211 (LLL)
- 120 July 100 July 1	Relationship to Owner	Telephone Number
615 354 3550 M	ulestonescent	erzegmail.com
Fax Number	E-mail address	
II. Owner of Property		
Kapadia & Sols Lto.	The second secon	
Name	The state of the s	
451 COUNTRY LATE: CEY Address	E-BILAVE II	2014 E15,566.2890
Address	The second secon	Telephone Number
III. Development Team (if appli	cable)	
	The second secon	
Attorney	Telephone Number	Fax Number
Address		E-mail address
	The control of the co	
Architect	Telephone Number	Fax Number
Developer	Telephone Number	Fax Number
MORTHURSTERN ELGINEERING	847. 520.841	
Engineer	Telephone Number	Fax Number
Surveyor	Telephone Number	Fax Number

 a. Location/Address: 314 Februar a. PIN#: 19-04-327-002 General description of site conditions (including exist parking, landscaping, etc.): Vegetation THIS TIME. Existing Zoning: B 2-PUD Existing Land Use: a. Is there an existing home on the property? b. Do you plan to demolish the home prior to p 	TYES, Go to 4b.
2. General description of site conditions (including exist parking, landscaping, etc.): VEGETATED AT THIS TIME. 3. Existing Zoning: B 2 - PUD 4. Existing Land Use:	YES, Go to 4b.
parking, landscaping, etc.): VEGETATED ATT THIS TIME. 3. Existing Zoning: B 2 - PUD 4. Existing Land Use: Vacant a. Is there an existing home on the property?	YES, Go to 4b. NO
 3. Existing Zoning: B Z - PUD 4. Existing Land Use:	YES, Go to 4b.
4. Existing Land Use:	YES, Go to 4b. NO
4. Existing Land Use:	YES, Go to 4b. NO
4. Existing Land Use:a. Is there an existing home on the property?	YES, Go to 4b.
a. Is there an existing home on the property?	
b. Do you plan to demolish the home prior to p	lat 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 YE	
 b. Burial of Aerial UtilitiesYE 7. List any controlling Ordinances and agreements for the second second	
variations, special use, administrative/preliminary/fi	
Opollader # 6865 FILE#31	=
8. Reason for request/Description of proposal (includin	g proposed land use, building addition, type
of use, hours of operation, number of parking spaces	
SUBDIVISION OF EXCES	s Lado
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V. Signatures

CONTRACTOR				
PETITIONER: Print and Sign name (if different from owner)	Date 12.14.12			
STABBUZ KAPADUA As owner of the property in question, I hereby authorize the seeking of the	he above requested action.			
SHARBIR GAPADIA				
OWNER: Print and Sign name	Date 12/14/241			
	12/14/24			
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).				

MILESTONES THERAPY CENTER RESUBDIVISION

BEING A RESUBDIVISION OF LOT 2 IN MCHENRY COUNTY FEDERAL CREDIT UNION RESUBDIVISION, BEING A RESUBDIVISION OF LOT 9 IN CRYSTAL LAKE BUSINESS CENTER UNIT 3, BEING A SUBDIVISION OF PART OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCHENRY COUNTY, ILLINOIS.

THIS SUBDIVISION THIS SUBDIVISION TO AREA = 49,881 S LOT 2 AREA = 37,239 S TOTAL AREA = 87,120 S SION CONTAINS TWO LOTS
11 SQUARE FEET= 1.1451 ACRES
19 SQUARE FEET= 0.8549 ACRES
10 SQUARE FEET= 2.0000 ACRES 21.33'

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SUBSACE WAITER DRANAGE CERTIFICATE STATE OF LLNOSS) as COUNTY OF LACK To the basis of our knowledge and belief the drainage of surfaces waters will not by construction of such subdiscent or any post thereof, or that has harden dealing the arthress the basis organ, or draines which the subdiscent has been mode for calletein orday and such surfaces which the subdiscent has the owners in an which concentrations on any cause demange to the adjaining property of the construction of the subdiscent. Engineer Consistors and restrictions impacting this parcet of land are recorded as document on the subdiscent of the subd	SO BUILDING SETBACK SO PARKING SETBACK	22

(3	X		365 04	24 HOUR	1	
 EXCLUDING SAT., SUN. & HOUDAYS 	48 HOURS BEFORE Y	SEC. & 1/4 SEC. NO.#	CITY-TOWNSHIP CRYS	AS MILH THE FOLLOWING:	25.0	-	
JUDAYS) DIG	4-43-8	STAL CAKE	MENEN PY	C-0120		

STATE DE ILLNOIS S COUNTY OF LAKE S 49. Northwestern Engineering Consultants, P.C., Illnois Professional Cesign Firm License No. 1524-1072595, do hereby cariffy that we have surveyed and subdivided the Solowing described property.

SECORDER'S CERTIFICATE

STATE OF ILLINOIS

SOURTY OF MeHENRY SS

COUNTY OF MeHENRY SS

COUNTY OF MEHENRY SS

COUNTY OF MEHENRY SS

COUNTY OF MEHENRY SS

PROBLEM OF MEHENRY SS

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We heately surpler certify that the land included in the annexed plot is within the Conracte limits of the City of Crystal Lists, McAlmy County, Illinois, which has adopted a City Plan and its warries of the City of Crystal powers authorized by Division 12 of Article 11 of Minois Municipal Cade as horsiotine and hereafter annealists.

further carify that the porcel described hereon lies within flood hazard zone X, oreas estermined be outside the 0.24 amount observe floodbolen, per flood hazarones Rate Map, Community Panel No. 111 003053 dated effective floorables. The 2005 for Nectionary County, Billions. Interface of the County County of the County of

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appetutel resement is hereby granted to the CBy of Chysical Loke, a Municipal protection of illinois, its successors and assigns, for the full and free right to proceed not of limited, the successors and castigns, remove, rense, replace, operaties, proced, region of challeds at the saver pleas, monitories, infeat, stems saver service procedure and each other appartements and featilities as may be necessary or measions and each other appartements pleas, fin, or, upon, over, frough, curves and cast all of the real estate harpon essembled and according to the provision of the discretion of coverants, conditions, restrictions and assuments referenced hereon.

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NORTHWESTERN ENGINEERING CONSULTANTS, P.C. 1110 W. LAKE COOK ROAD BUFFALO GROVE, ILLNOIS 60089 ILLNOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695 EXPIRES 4-30-2013 (847) 520-8410 DECEMBER 12, 2012

KAPADIA & SONS LTD 411 EAST CONGRESS PARKWAY CRYSTAL LAKE, ILLINOIS 60014