



#2012-87

**5111 E. Terra Cotta Avenue
(Northside Community Bank)**

Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	February 6, 2013
<u>Zoning Request</u>	Rezoning, upon annexation, from B-1 (McHenry County) to B-2 (City of Crystal Lake).
<u>Location:</u>	5111 E. Terra Cotta Avenue
<u>Acreage:</u>	approximately 3.4 acres
<u>Existing Zoning:</u>	B-1 (McHenry County)
<u>Requested Zoning:</u>	B-2 General Commercial
<u>Surrounding Properties:</u>	North: M-L Manufacturing Limited South: R-1 Single Family Residential East: B-2 General Commercial West: B-2 PUD General Commercial
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- **Existing Use:** The Crystal Lake Rib house, parking lot, signage and a billboard sign currently exist on the site. These uses were approved through the County.
- **History:** The property is annexing as part of the city's comprehensive annexation program, where county islands are encouraged to annex to receive city services.

Development Analysis:

General

- **Request:** To zone the property B-2 within the City of Crystal Lake as part of an Annexation.
- **Land Use:** The land use map shows the property as Commerce. No Comprehensive Land Use Plan Map Amendment is necessary.
- **Zoning:** The property is currently zoned B-1 in McHenry County. The equivalent zoning district in the City of Crystal Lake is B-2. The existing uses fit within the B-2 zoning district.

2030 Comprehensive Land Use Plan Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial and business uses. The following goal is applicable to this request:

Land Use – Commerce

Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services and jobs to the city as well as the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Land Use Plan and Economic Development Strategic Plan.

This can be accomplished with the following supporting action:

Supporting Action: Promote, retain and attract businesses that provide a diverse tax base.

Success Indicator: The number of small business occupancies.

Findings of Fact:

REZONING

- The property is currently zoned B-1 in McHenry County. Property annexed into the City of Crystal Lake comes in as E, Estate zoning.
- The property will be rezoned to B-2 General Commercial. The property is currently improved with the rib house, parking area, signs and a billboard.

Criteria for Rezoning

(a) The existing uses and zoning of nearby property.

Meets *Does not meet*

(b) The extent to which property values are diminished by a particular zoning classification or restriction.

Meets *Does not meet*

(c) The extent to which the destruction of property value of a petitioner property owner promotes the health, safety, morals or general welfare of the public.

Meets *Does not meet*

(d) The relative gain to the public as opposed to the hardship imposed on a petitioning property owner.

Meets *Does not meet*

(e) The suitability of the subject property for its zoned purposes.

Meets *Does not meet*

(f) The length of time the property has been vacant as zoned, considered in the context of land development in the area.

Meets *Does not meet*

(g) The Comprehensive Plan designation and the current applicability of that designation.

Meets

Does not meet

(h) The evidence or lack of evidence, of community need for the use proposed.

Meets

Does not meet

Recommended Actions:

A motion to recommend approval of the petitioner's request to rezone the subject property from "B-1" McHenry County to "B-2" General Commerce.

PIQ Map



City of Crystal Lake Development Application

Office Use Only.

File # _____

Project Title: Northside Community Bank Annexation

Action Requested

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

Petitioner Information

Name: Northside Community Bank
Address: 800 N. Illinois Route 83
Mundelein, IL 60060
Phone: (847) 837-8883
Fax: (847) 837-8333
E-mail: edward.egelston@nscombank.com

Owner Information (if different)

Name: _____
Address: _____
Phone: _____
Fax: _____
E-mail: _____

Property Information

Project Description: Annexation of subject property with zoning to
the B2 - General Commercial. All existing buildings and uses shall be
permitted to remain and continue in all respects.

Project Address/Location: 5111 E. Terra Cotta Ave., Crystal Lake, IL 60014

PIN Number(s): 14-33-426-016, 14-33-426-019, 14-33-426-020

Development Team

Please include address, phone, fax and e-mail

Developer: N/A

Architect: N/A

Attorney: Mark S. Saladin, Zanck, Coen, Wright & Saladin, P.C.
40 Brink St., Crystal Lake, IL 60014 Phone: (815) 459-8800

Engineer: N/A

Landscape Architect: N/A

Planner: N/A

Surveyor: _____

Other: N/A

Signatures

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.

By: NORTHSIDE COMMUNITY BANK
Edward D. Egerton 11/12/12
OWNER: Print and Sign name Its Vice President 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.

IN THE MATTER OF THE PETITION OF)
NORTHSIDE COMMUNITY BANK,)
RECORD OWNER, FOR ANNEXATION TO)
THE CITY OF CRYSTAL LAKE, McHENRY)
COUNTY, ILLINOIS.)
)

PETITION FOR ANNEXATION

The undersigned Petitioner, NORTHSIDE COMMUNITY BANK, referred to as "Petitioner", hereby requests to annex to the City of Crystal Lake, McHenry County, Illinois, referred to as "City", the real estate legally described on Exhibit "A", attached hereto and made a part of this Petition by reference, referred to as the "Subject Property".

The Petitioner represents and states under oath as follows:

- A. The Petitioner is the record title owner of the Subject Property.
- B. There are no electors residing on the Subject Property.
- C. The Subject Property consists of contiguous tracts of land, all of which are not within the corporate boundaries of any municipality, and are presently contiguous to the corporate boundaries of the City.
- D. A map of the Subject Property is set forth as Exhibit "B", attached hereto and made a part of this Petition by reference.
- E. This Petition is filed pursuant to and in accordance with the provisions of Section 65 ILCS 5/7-1-1, et seq., of the Illinois Municipal Code, and the Subject Property meets all statutory requirements for annexation to the City.

The Petitioner hereby respectfully requests as follows:

- 1. That the City enact an ordinance annexing the Subject Property, including all roads and highways within or adjoining the Subject Property as required by law, pursuant to and in accordance with the provisions of Section 65 ILCS 5/7-1-8 of the Illinois Municipal Code.
- 2. That this Petition and subsequent annexation of the Subject Property is contingent

upon the Petitioner and the City entering into a mutually acceptable annexation agreement providing for the rezoning of the Subject Property, among other things. The terms of any annexation agreement may be changed, modified or altered prior to its approval by the City.

Dated this 12th day of November, 2012.

PETITIONER:

NORTHSIDE COMMUNITY BANK

By: Edward D. Egelston
Edward D. Egelston
Its Vice President

The undersigned, EDWARD D. EGELSTON, as Vice President of NORTHSIDE COMMUNITY BANK, being first duly sworn, on oath deposes and states that he has read the foregoing Petition for Annexation subscribed by him; that he knows the contents thereof; and that the same are true and correct to the best of his knowledge and belief.

PETITIONER:

NORTHSIDE COMMUNITY BANK

By: Edward D. Egelston
Edward D. Egelston
Its Vice President

Subscribed and sworn to before me
this 12th day of November, 2012.

Genevieve M. Mendez
Notary Public

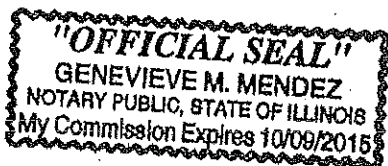


EXHIBIT B
DEPICTION OF THE REAL PROPERTY

