



#2012-86
145 Erick Street (Tonyan)
Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	June 5, 2013
<u>Zoning Request</u>	Rezoning upon annexation from A-1 (McHenry County) to M Manufacturing (City of Crystal Lake).
<u>Location:</u>	145 Erick Street
<u>Acreage:</u>	approximately 5 acres
<u>Existing Zoning:</u>	A-1 (McHenry County)
<u>Requested Zoning:</u>	M Manufacturing
<u>Surrounding Properties:</u>	North: M PUD Manufacturing South: M-L PUD Manufacturing Limited East: R-1 Single Family Residential West: M Manufacturing
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- **Existing Use:** The property is currently improved with a single-family residence, a business and an outside storage lot. The back half of the lot is open space/agriculture.
- **History:** This property is a county island, meaning it is surrounded by the City. City staff contacted the property owner and encouraged annexation.

Development Analysis:

General

- **Request:** To zone the property M Manufacturing and allow the existing uses to remain including the single-family residence, business, outside storage and agriculture via the annexation agreement.
- **Land Use:** The land use map shows the property as Industry. No Comprehensive Land Use Plan Map Amendment is necessary. The Industrial land use category will allow the business and outside storage activities to remain.
- **Zoning:** The property is currently zoned A-1 in McHenry County. The property will be rezoned to M Manufacturing, which is appropriate for the business and outside storage use.

2030 Comprehensive Land Use Plan Summary Review:

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

Land Use

Goal: Support manufacturing uses within the community which contribute to the regional and local economy and Crystal Lake’s live, work, play philosophy.

This can be accomplished with the following supporting action:

Supporting Action: Expand and attract manufacturing users which provide jobs, services, and products strengthening the City’s economy.

Findings of Fact:

REZONING

- The property is currently zoned A-1 in McHenry County. Property annexed into the City of Crystal Lake comes in as E, Estate zoning.
- The property will be rezoned to M Manufacturing.

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 "A-1" McHenry County to "M" Manufacturing, allowing the existing uses via the annexation agreement.

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

IN THE MATTER OF THE PETITION OF)
Daniel Tonyan)

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 upon the application of Daniel Tonyan for Rezoning relating to the following described real estate commonly known as 145 Erick Street, Crystal Lake, Illinois 60014, **PIN: 14-33-401-009**

This application is filed for the purposes of seeking Rezoning from McHenry County A1 to M Manufacturing in conjunction with Annexation and an Annexation Agreement, pursuant to Article 9-200 B of the Crystal Lake Unified Development Ordinance. Plans for this project can be viewed at the City of Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday June 5, 2013, 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

(TO BE PUBLISHED IN THE NORTHWEST HERALD ON OR BEFORE MAY 21, 2013)

CITY OF *Crystal Lake* Illinois

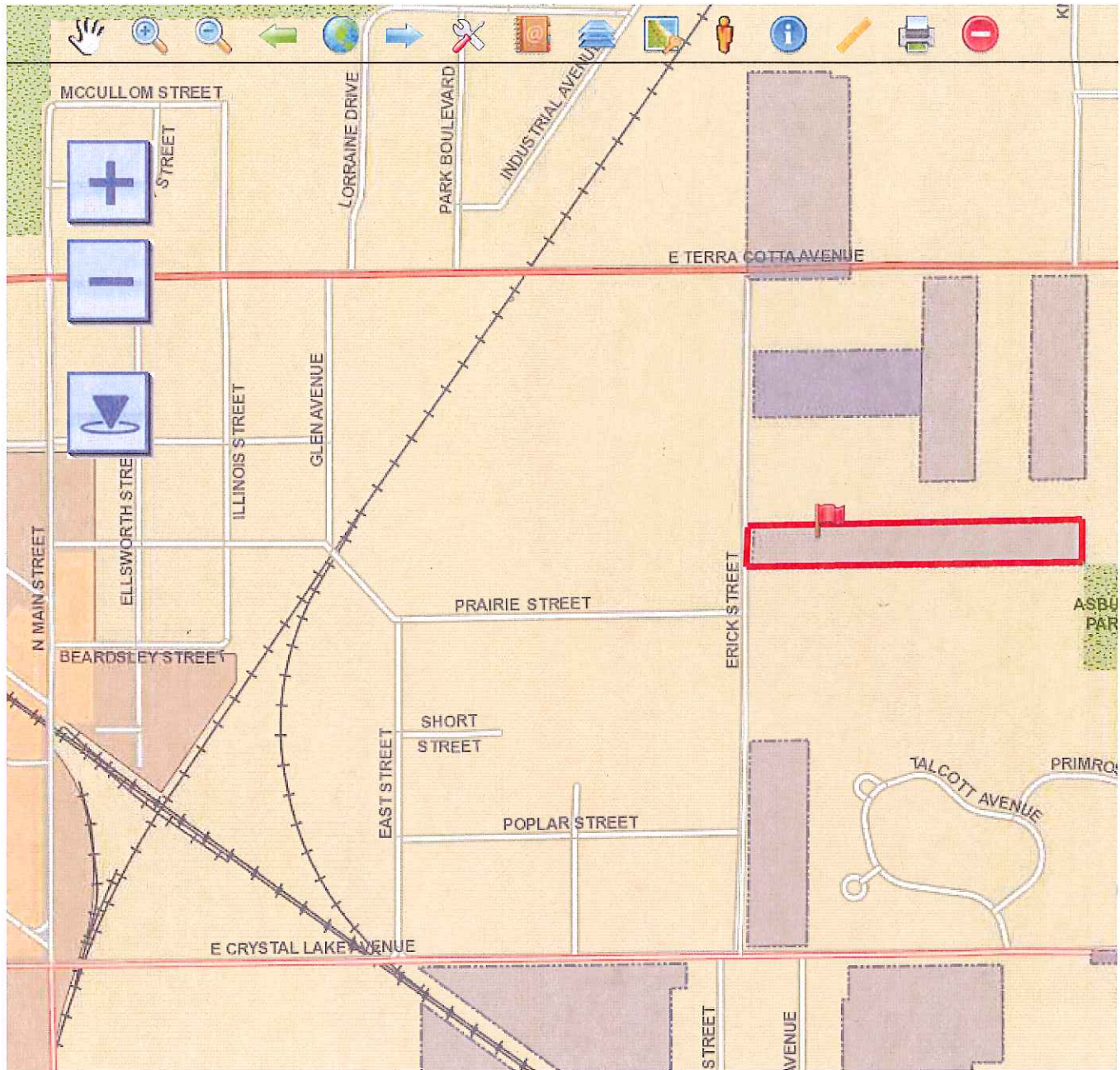
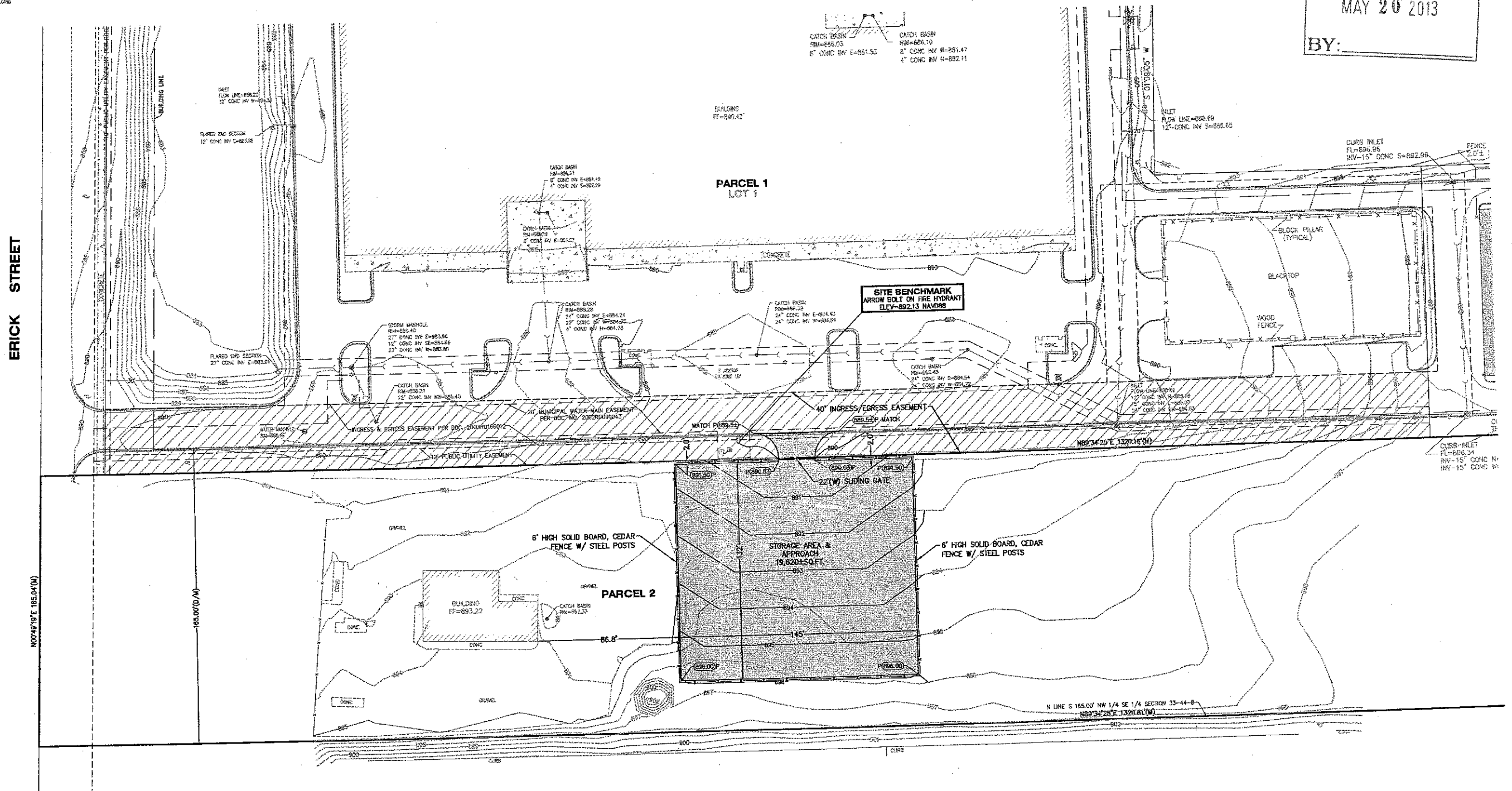


EXHIBIT "A"

PARCEL 1
 Lot 1 in Wolf's Erick Street Subdivision, being a Subdivision of part of the Northwest Quarter of the Southeast Quarter of Section 33, Township 44 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded December 18, 2003 as Document No. 2003R0166012, in McHenry County, Illinois.

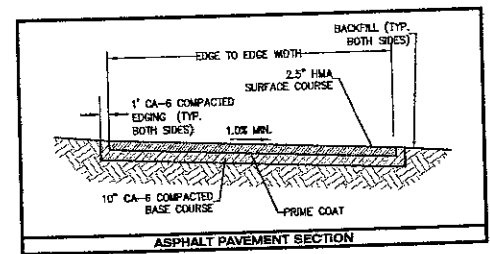
PARCEL 2
 The North 185 feet of the South 330 feet of the Northwest Quarter of the Southeast Quarter of Section 33, Township 44 North, Range 8 East of the Third Principal Meridian, in McHenry County, Illinois.

2012 86
RECEIVED
 MAY 20 2013
 BY: _____



CLIENT: WOLF BUILDERS
 DRAWN BY: M.J.V. CHECKED BY: M.J.V.
 SCALE: 1"=30' SEC. 33 T. 44 R. 08 E.
 BASIS OF BEARING: ASSUMED
 P.L.N.: 14-33-401-009
 JOB NO.: 130109 I.D. EXP.
 FIELDWORK COMP.: 3-11-2013 BE. PG.
 ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO M.F.P.

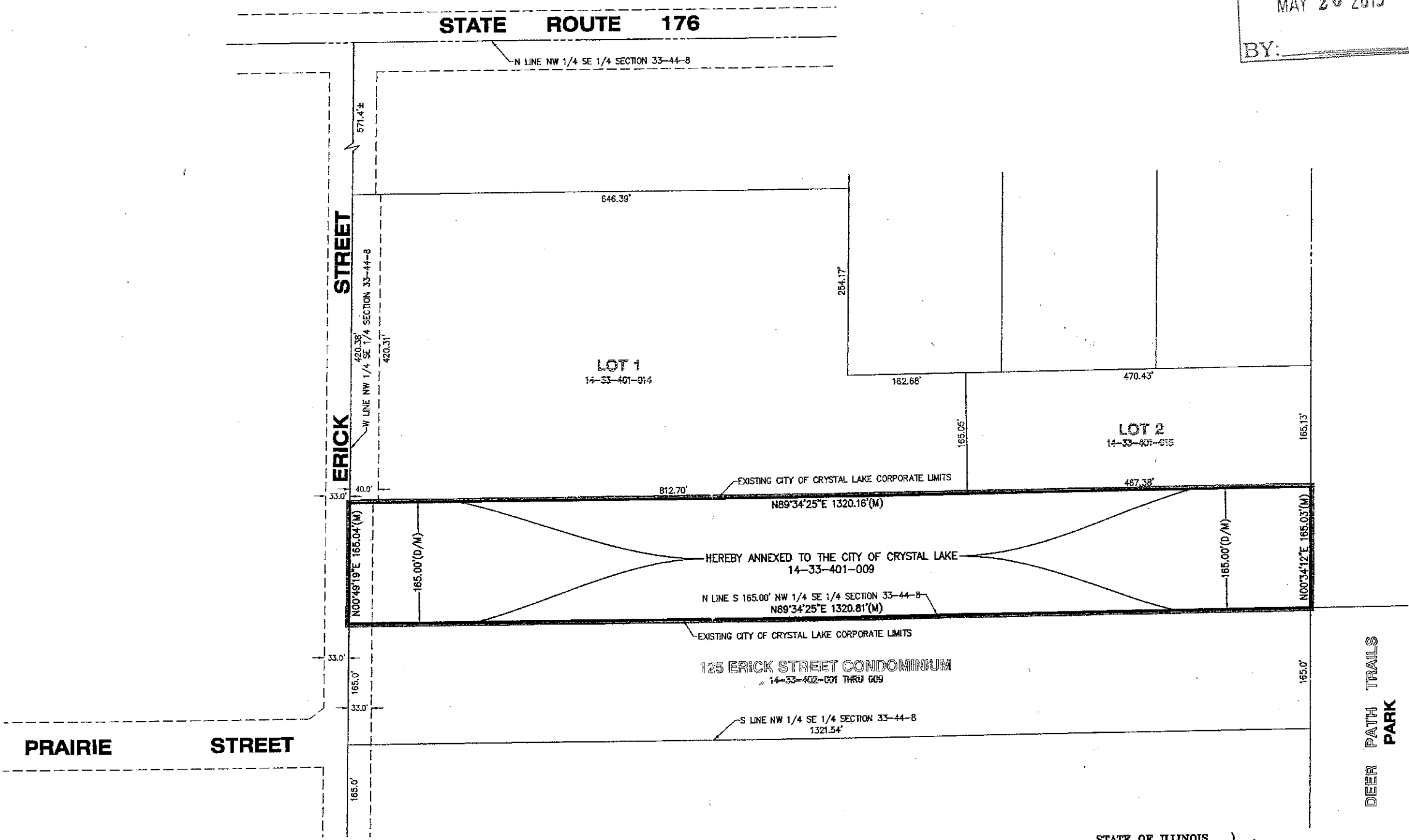
PROJECT BENCHMARK
 STATION "CRYSTAL LAKE-28" ELEV=918.78 NAVD88
 MCHENRY COUNTY GEODETIC CONTROL STATION #6834
 STAINLESS STEEL ROD IN SLEEVE LOCATED 92 FEET NORTH OF THE ENTRANCE TO #400 MAIN STREET (68M); 8' EAST OF THE BACK OF CURB OF MAIN STREET AND 103' SOUTH OF A BITUMINOUS DRIVEWAY IN CRYSTAL LAKE, ILLINOIS



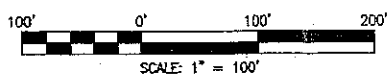
PLAT OF ANNEXATION

The North 165 feet of the South 330 feet of the Northwest Quarter of the Southeast Quarter of Section 33, Township 44 North, Range 8 East of the Third Principal Meridian, in McHenry County, Illinois.
 Commonly known as 145 Erick Street, Crystal Lake, Illinois 60014

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 MAY 20 2013
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 ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F.



STATE OF ILLINOIS)) S.S.
 COUNTY OF McHENRY)
 I hereby state that we have platted the premises above described, and that the plat hereon is a true representation of the said description.
 This is not a Boundary Survey
 Dated at Woodstock, McHenry County, Illinois 5/16 A.D., 2013.
 Vanderstappen Surveying & Engineering, Inc.,
 Design Firm No. 184-002792
 By: *[Signature]*
 Illinois Professional Land Surveyor No. 2709