



**The City of Crystal Lake Illinois**

**AN ORDINANCE GRANTING A  
REZONING FROM O OFFICE TO R-3A TWO-FAMILY RESIDENTIAL  
AT 230 FLORENCE STREET**

WHEREAS, pursuant to the terms of a Petition (File #PLN-2022-129) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested the issuance of Rezoning to R-3A Two-Family Residential at 230 Florence Street; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to the legal notice published on June 6, 2023 in the Northwest Herald, held a public meeting at 7:00 p.m., on June 21, 2023 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Rezoning, and

WHEREAS, on June 21, 2023, the Planning and Zoning Commission, having fully heard and considered the information of all those present at the public meeting who wished to testify, made findings of fact as required by law and recommended to the Mayor and City Council of the City of Crystal Lake that the proposed Rezoning be approved, as documented in the minutes; and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Rezoning be issued as requested in said Petition.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

Section I: That a Rezoning to R-3A Two-Family Residential zoning district for a single-family residence for the property commonly known as 230 Florence Street (19-06-280-010), Crystal Lake, Illinois is hereby approved.

Section II: Said Rezoning is issued with the following conditions:

1. The subject property is permitted to be used as a single-family residence only due to the lot area and lot width requirements.

2. The petitioner must construct a new detached garage within six months from the date of approval. Prior to construction, the petitioner must have an approved building permit.
3. The petitioner must secure off-site parking for the residents until the garage is complete.

Section III: That the City Clerk be and is hereby directed that all pertinent records and the official zoning map of the City of Crystal Lake to show the issuance of a Rezoning in accordance with the provisions of this Ordinance, as provided by law.

Section IV: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provide by law.

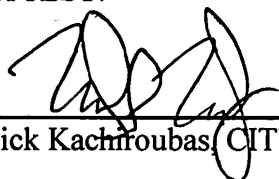
DATED at Crystal Lake, Illinois, this 18<sup>th</sup> day of July, 2023.

City of Crystal Lake, an  
Illinois municipal corporation

  
\_\_\_\_\_  
Raig Haleblian, MAYOR

SEAL

ATTEST:

  
\_\_\_\_\_  
Nick Kachfoubas, CITY CLERK

Passed: July 18, 2023

Approved: July 18, 2023