



#2015-60 176 W. Terra Cotta Ave (Container International)–Variation Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	December 2, 2015
<u>Request:</u>	1) Variation from Article 3-200(B)(6) the minimum interior side yard setback requirement to allow a 4.5-foot encroachment, and 2) Variation from Article 4-400(F)(5) the general landscape buffer requirement to allow a 29.5-foot encroachment for a principal structure addition.
<u>Location:</u>	176 W. Terra Cotta Ave
<u>Acreage:</u>	6.22 acres
<u>Existing Zoning:</u>	M (Manufacturing)
<u>Surrounding Properties:</u>	North: Union Pacific ROW and R-1 PUD (Single-Family Residential Planned Unit Development) South: R-3B PUD (Multi-Family Residential Planned Unit Development) and R-3A (Two-Family Residential) East: M (Manufacturing) West: O (Office)
<u>Staff Contact:</u>	Kathryn Cowlin (815.356.3798)

Background:

- **Existing Use:** The property is currently improved with a 79,290 square foot industrial building. There are currently two tenants in the building. Brew & Grow is a homebrew beer company and occupies a portion of the building. The petitioner, Container International, currently uses the remaining portion of the building for storage.
- **Background:** Container International is an injection molding company. They currently operate out of two facilities, Crystal Lake and Palatine. Container International is purchasing the property and will relocate their entire operations to Crystal Lake.

Development Analysis:

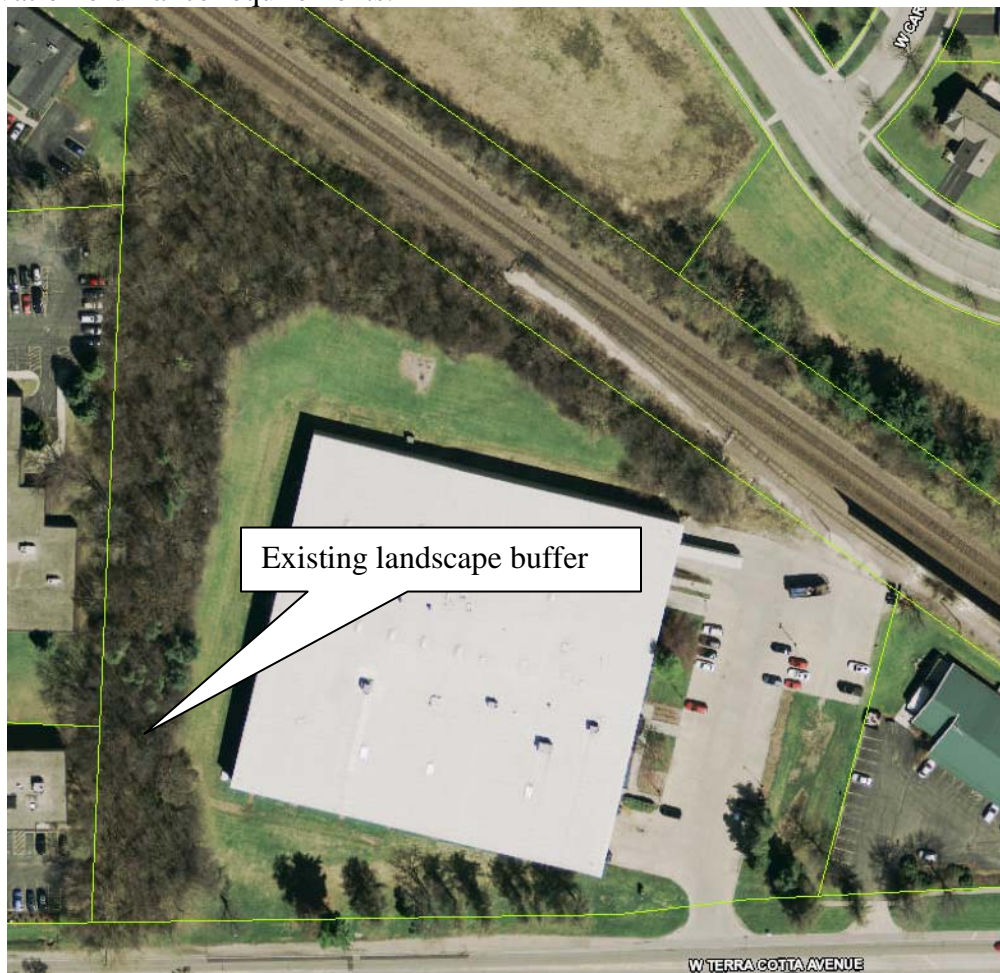
General

- **Request:** The petitioner is requesting variations to allow a 4.5-foot encroachment into the 15-foot interior side yard setback and a 29.5-foot encroachment into the 40-foot general landscape buffer requirement between two zoning districts for an addition to the building.
- **UDO Requirements:**

- The interior yard setback requirement for the manufacturing zoning district is 15 feet.
- The general buffer requirement for manufacturing zoning adjacent to office zoning is 40 feet.
- The general buffer requirement includes the following plantings: 4 evergreen trees + 2 overstory deciduous tree + 4 understory trees + 16 shrubs.
- Land Use: The land use map shows the area as Industrial. This land use designation is appropriate for this use.
- Zoning: The site is zoned M- Manufacturing.

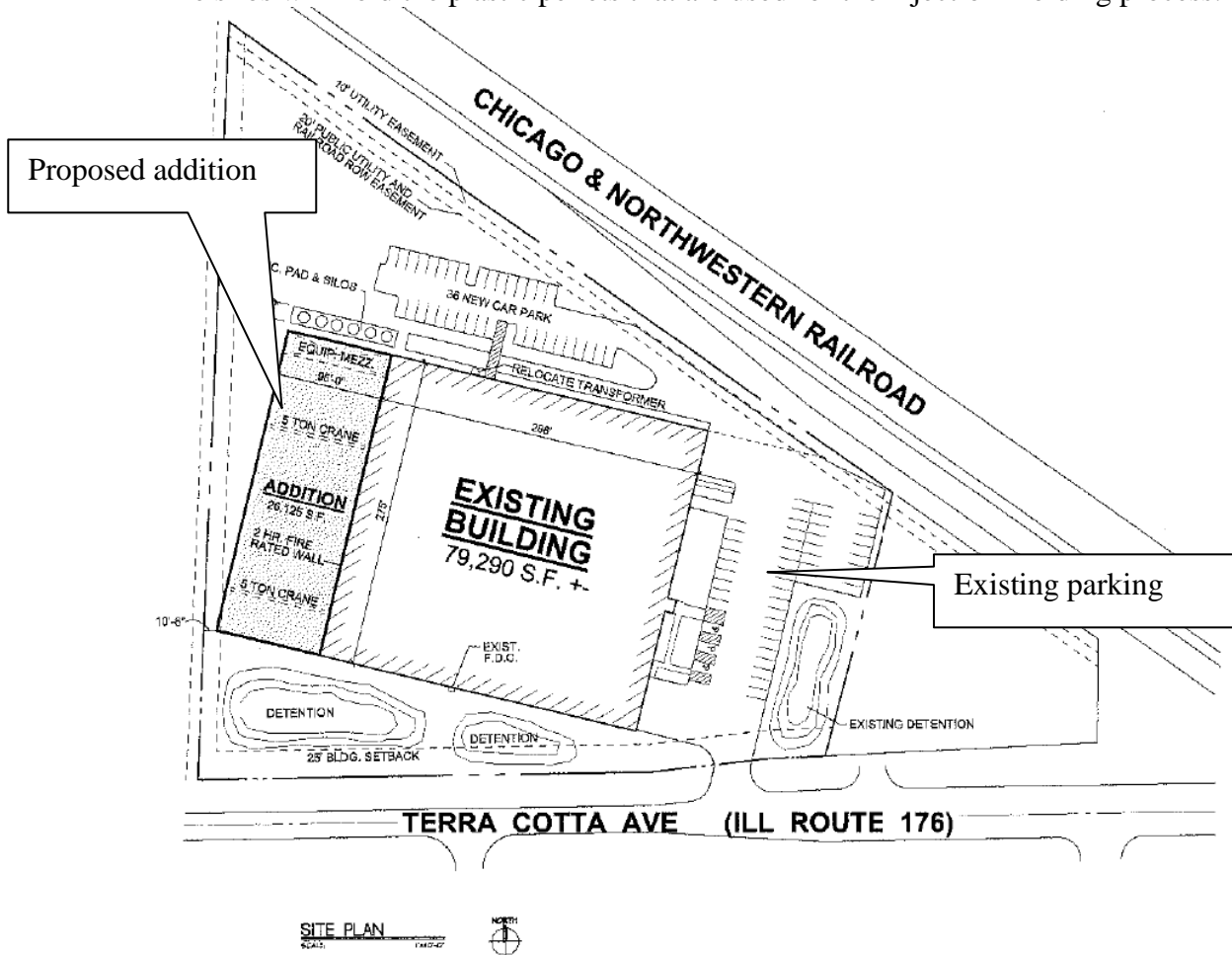
Existing Conditions

- Currently there is a natural growth landscaping buffer between the subject property and the office zoned properties to the west.
- The natural growth appears to consist of a mix of low quality trees and undergrowth.
- A number of the existing trees will be removed to accommodate the addition. The petitioner will be required to mitigate these trees in conjunction with the tree preservation ordinance requirements.



Site Layout

- The proposed addition is 26,125 square feet, making the total square footage of the building 105,415 square feet.
- The proposed addition is 10.5 feet from the west property line.
- The proposed second parking lot meets UDO standards.
- The UDO allows the proposed silos to be up to 55 feet in height.
- The silos will hold the plastic pellets that are used for the injection molding process.



2030 Comprehensive Land Use Plan Review:

The Comprehensive Plan designates the subject property as Industry, which allows for existing and future manufacturing uses.

This project meets the following goal:

Land Use - Industry

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:

ZONING ORDINANCE VARIATION

The petitioner is requesting a variation from Article 3-200(B)(6) and Article 4-400(F)(5) from the minimum interior side yard setback requirement to allow a 4.5-foot encroachment and the general landscape buffer requirement to allow a 29.5-foot encroachment for a principal structure addition. The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards

When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

- a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.
 Meets *Does not meet*

- b. Also, that the variation, if granted, will not alter the essential character of the locality.
 Meets *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

- a. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;
 Meets *Does not meet*

- b. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;
 Meets *Does not meet*

- c. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or
 Meets *Does not meet*

- d. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.

Meets *Does not meet*

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

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 (Brandt, received 11/13/15, dated 11/13/15)
 - B. Preliminary Site Plan (Harris Architects, Inc., received 11/12/15, dated 10/29/15)
 - C. Preliminary Landscape Plan (McCallum Associates, received 11/12/15, dated 10/29/15)
2. The proposed storage silos cannot exceed 55 feet in height.
3. The building addition shall be constructed using building materials that complement the existing structure in style and color, to be reviewed and approved by Staff.
4. The petitioner shall work with Staff to address the stormwater requirements.
5. The petitioner will work with Staff to save as many of the existing trees as possible to serve as the landscape buffer.
6. The petitioner shall comply with the Tree Preservation Ordinance requirements for replacing any trees that are removed for this project.
7. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works, Police and Fire Departments.

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City of Crystal Lake Development Application

Office Use Only
File # _____

Project Title: Container International

Action Requested

- Annexation
- Comprehensive Plan Amendment
- Conceptual PUD Review
- Final PUD
- Final PUD Amendment
- Final Plat of Subdivision
- Preliminary PUD *AC*
- Preliminary Plat of Subdivision
- Rezoning
- Special Use Permit
- Variation
- Other

Petitioner Information

Name: Richard Brandt
 Address: 560 W Colfax
Palatine, IL 60067
 Phone: 847-358-3828
 Fax: 847-358-3971
 E-mail: RBrandt@BrandtIndustries.net

Owner Information (if different)

Name: 176 W. Terra Cotta LLC
 Address: 176 W. Terra Cotta Ave
Crystal Lake, IL 60014
 Phone: _____
 Fax: _____
 E-mail: _____

Property Information

Project Description: 26,125 S.F addition to an
existing 79,290 S.F Single Story existing
Industrial building

Project Address/Location: 176 W Terra cotta Ave.
Crystal Lake, Illinois 60014

PIN Number(s): 14-32-177-009

Development Team

Please include address, phone, fax and e-mail

Developer:

Harris Architects, Inc., 4801 Emerson Avenue, Suite 210, Palatine, IL, 60067, w:847-303-1155, f:847-303-1164,

Architect: AFreiberg@Harris Architects.com

Attorney: Don Spagnolo, 2500 West Higgins road, Suite 100, Hoffman Estates, IL, 60169, W: 847-519-1101, F: 847-519-9211, Don@SpagnoloHoffman.com

Kimley-Horn, 1001 Warrenville Road, Suite 350, Lisle, IL, 60532, w:630-487-5550,

Engineer: Jamie.Putnam@Kimley-Horn.com

McCallum Associates, 350 N. Milwaukee Ave., Libertyville, IL, 60048, w:847-362-0209,

Landscape Architect: f: 847-362-0214, McCallum@McCallumAssociates.com

Planner:

Compass Surveying, 2631 Ginger Parkway, Suite 100, Aurora, IL, 60502, w:630-820-9100, f:630-820-7030,

Surveyor: SKrebs@CLSsurveying.com

Other:

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.

Richard Brandt Richard Brandt 11/11/15

OWNER: Print and Sign name

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.

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

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.

DAVID ITTEL

David Ittel

11/13/15

OWNER: Print and Sign name

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.

PUBLIC NOTICE

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

**IN THE MATTER OF THE APPLICA-
TION OF Container International**

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission of the City of Crystal Lake upon the application of Container International for variations relating to the following described real estate commonly known as 176 W. Terra Cotta Avenue, Crystal Lake, Illinois 60014, PIN: 14-32-177-009

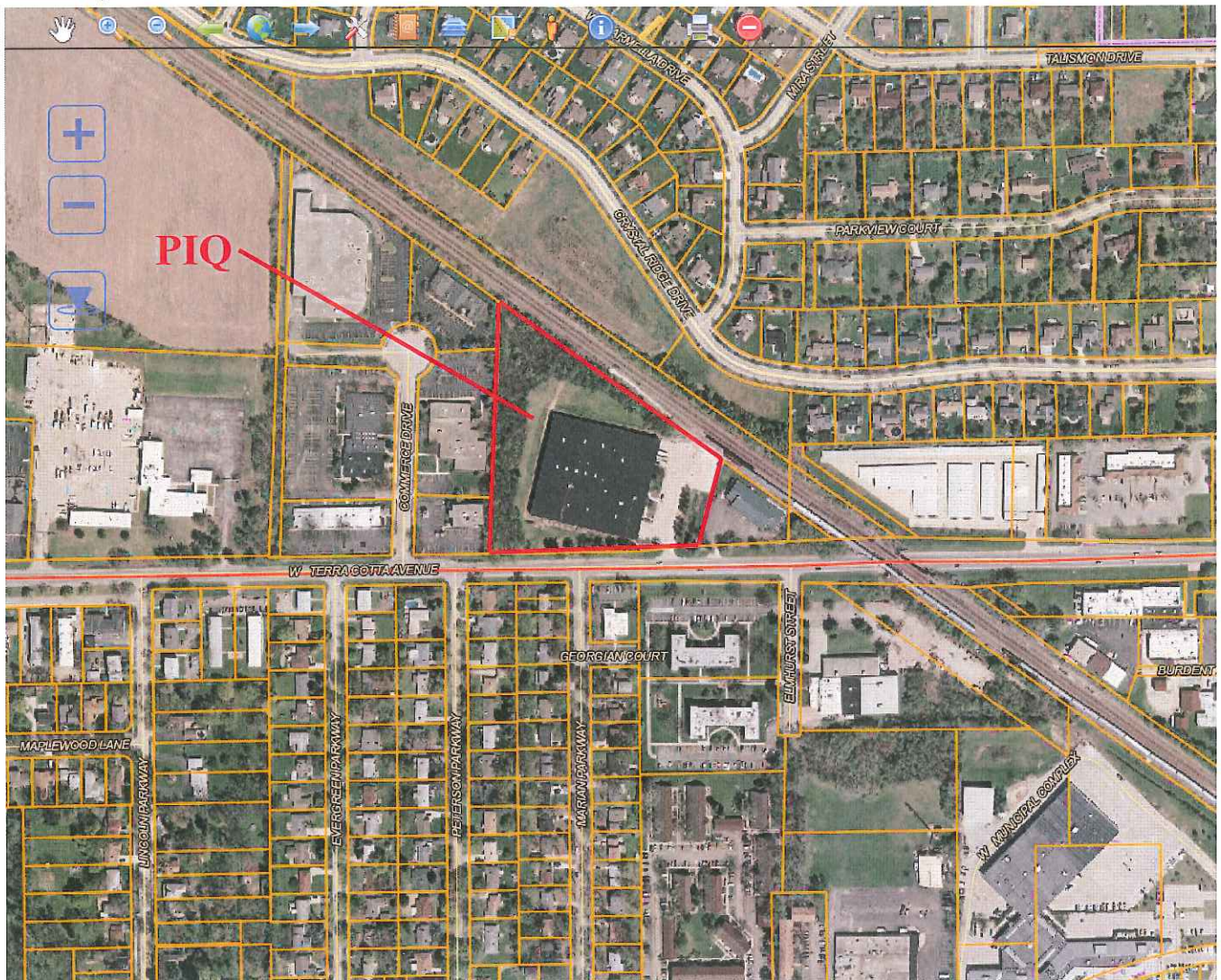
This application is filed for the purpose of seeking zoning variations pursuant to Articles 3-200(B)(6) and 4-400(F)(5) of the UDO, from the minimum interior side yard setback requirement to allow a 4.5-foot encroachment into the interior side yard setback and the general landscape buffer requirement to allow less than the required 40-foot landscape buffer along the west property line, as well as any other variations that may be necessary to complete the project as proposed. 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 December 2, 2015, 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

(Published in the Northwest Herald
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CITY OF
Crystal Lake Illinois



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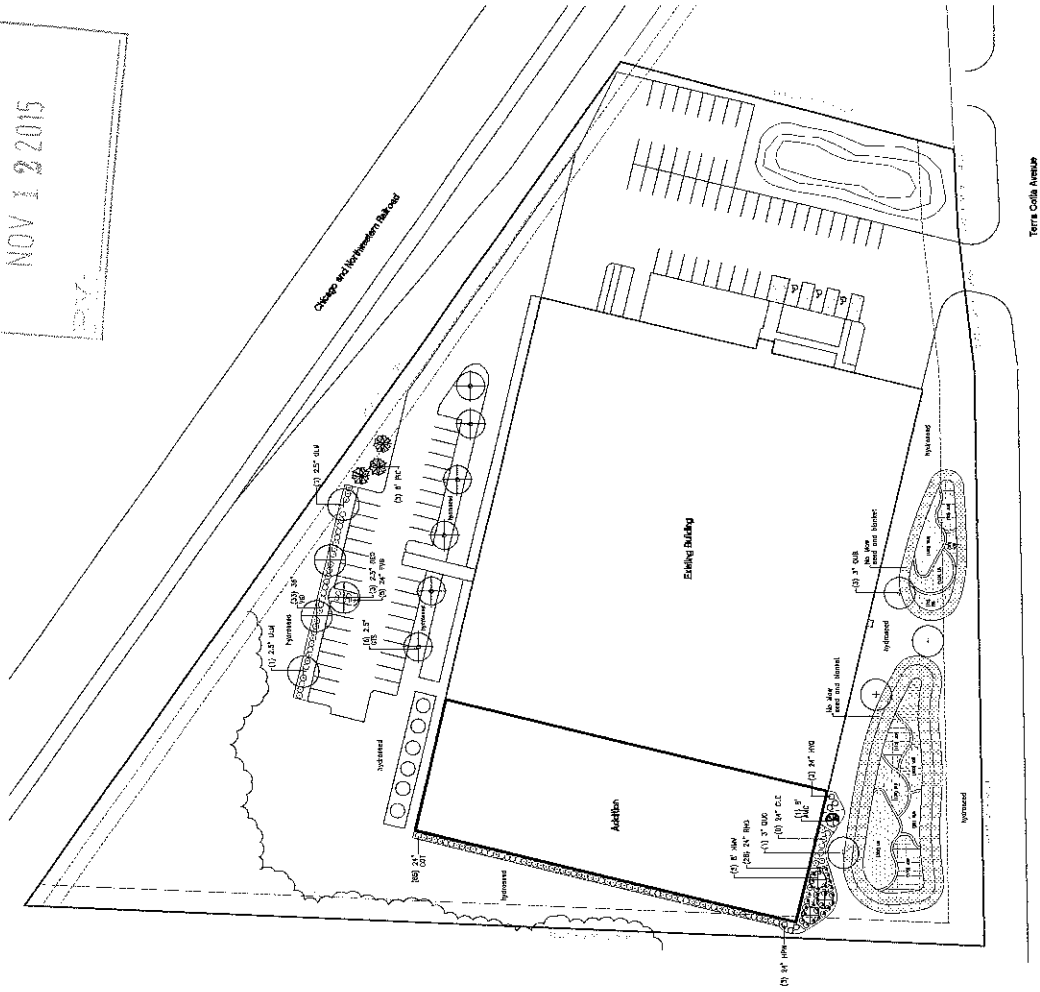
Container
International
175 West 17th Street
Columbus, OH 43201

DAVID B. MCGILLI, ARCHITECT, INC.
LANDSCAPE ARCHITECTS
100 S. HANCOCK AVENUE, SUITE 200
COLUMBUS, OHIO 43215

CCALLUM
ARCHITECTS

HARRIS ARCHITECTS, INC.
4400 HANCOCK AVENUE, SUITE 200
COLUMBUS, OHIO 43215

Preliminary
Landscape Plan



Terra Cotta Avenue

Plant List	Quantity	Plant Name	Notes
1	1
2	2
3	3
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Scale
1" = 40'



Sheet
L10