



## #2016-15 6115 Northwest Highway Parking Variations Project Review for Planning and Zoning Commission

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**Meeting Date:** June 1, 2016

**Requests:**

1. Variation from dimensional standards for parking spaces and aisles to allow 17-foot stalls, a variation of 2 feet from the required 19-foot stall and a 16.5-foot drive aisle, a variation of 7.5 feet from the required 24-foot drive aisle.
2. Variation from the required number of parking spaces to allow 10 spaces, a variation of 7 spaces from the required 17.

**Location:** 6115 Northwest Highway

**Acreage:** Approximately 9,890 square feet

**Existing Zoning:** B-2 General Commercial

**Surrounding Properties:**

North:	B-2 PUD General Commercial
South:	B-2 General Commercial
East:	B-2 General Commercial
West:	B-2 General Commercial

**Staff Contact:** Elizabeth Maxwell (815.356.3615)

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### **Background:**

- **Existing Use:** The Fox Valley Animal Hospital has been located at this property for a number of years. The parking lot has been striped to provide 10 spaces.
- **Project:** The owner has requested to restripe the parking lot as it exists. This striping does not meet the ordinance requirements. The requirements are intended to provide adequate maneuvering room for vehicles to safely get in and out of the parking space.
  - Parking stalls would be 17 feet deep. The requirement for stall depth is 19 feet. A 17.5-foot deep stall is permitted provided the vehicles can



overhang 1.5 feet into a landscape area. There is a small landscape area on the west side of the lot and a landscape area for part of the eastern row of parking spaces.

- The drive aisle would be 16.5 feet wide. The requirement for two-way traffic is 24 feet. 16.5 feet does not allow for vehicles to properly turn to enter and exit parking spaces if the spaces behind are occupied.
- This striping design would cause problems with maneuvering on site.
- Variation: The required parking for a veterinarian office is calculated using APA’s Parking Standards and looking at several cities with similar populations. The following table illustrates the parking requirements:

<u>Use</u>	<u>Parking Standard</u>	<u>Calculation</u>	<u>Parking required</u>
Veterinarian	1/ 250 gross square feet	2,600 square feet	10 spaces
	1/200 gross square feet or 3/doctor, the greater	2,600 square feet with 6 veterinarians	18 spaces
	5/1,000 gross square feet	2,600 square feet	13 spaces
	3/doctor + 1/employee	6 veterinarians + 7 staff	25 spaces

- The parking requirement varies between 10 spaces and 25 spaces. Staff would use the average of 17 spaces, unless there is operational data that shows a different calculation.
- As the parking lot is striped today, there are 10 spaces up front. There is additional parking in the rear of the building off the alley where the employees park. Typically 6 to 7 vehicles are parked back there.
- Revised Plan: Staff has drafted a plan to restripe the parking lot and meet all of the dimensional standards. This parking lot would only be able to accommodate 5 parking spaces. Maneuvering in and out of the parallel spaces may still be difficult.



**Findings of fact:**

**ZONING ORDINANCE VARIATION**

The petitioner is requesting a variation:

- Article 4-200 H. Dimensional Standards for parking spaces and aisles to allow 17-foot stalls, a variation of 2 feet from the required 19-foot stall and a 16.5-foot drive aisle, a variation of 7.5 feet from the required 24-foot drive aisle.
- Article 4-200 D4. Minimum number of spaces required to allow 10 spaces, a variation of 7 spaces from the required 17

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.

**Comprehensive Land Use Plan 2020 Vision Summary Review:**

The Comprehensive Plan designates the subject property as Commerce. The following goal is applicable to this request:

Unique Areas – Single Family Housing

**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.

**Recommended Conditions:**

If a motion to recommend approval of the petitioner’s request is made, the following conditions are recommended:

- 1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Michaels, received 05/06/16)

- B. Site Plan (aerial map, received 05/06/16)
  - C. Parking Plan (Crystal Lake staff, received 05/06/16)
2. The parking lot must be restriped to meet the required dimensional standards of the UDO.
  3. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works, and Fire Rescue Departments.

# 19454

# City of Crystal Lake Development Application

Office Use Only  
File # 2016 15

Project Title: FVAH STRIPE

RECEIVED  
MAY 06 2016  
BY: \_\_\_\_\_

### Action Requested

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

### Petitioner Information

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

### Owner Information (if different)

Name: Jerrold Michaels

Address: 6115 NW Hwy

\_\_\_\_\_

Phone: 815-459-4317

Fax: "

E-mail: AK9DOC@aol.com

### Property Information

Project Description: Parking Lot Restripe  
Variation

\_\_\_\_\_

\_\_\_\_\_

Project Address/Location: 6115 NW Hwy  
CL

\_\_\_\_\_

\_\_\_\_\_

PIN Number(s): 19-08-226-008

**Development Team**

Please include address, phone, fax and e-mail

Developer: \_\_\_\_\_

Architect: \_\_\_\_\_

Attorney: \_\_\_\_\_

Engineer: \_\_\_\_\_

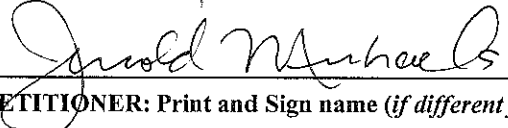
Landscape Architect: \_\_\_\_\_

Planner: \_\_\_\_\_

Surveyor: \_\_\_\_\_

Other: \_\_\_\_\_


**Signatures**


5-5-16

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**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.



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**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,  
MCHEMRY COUNTY, ILLINOIS**

IN THE MATTER OF THE PETITION  
OF  
Jerrold Michaels with Fox Valley  
Animal Hospital

**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 on the application by Jerrold Michaels representing Fox Valley Animal Hospital for the purposes of a Variation, for the property generally known as 6115 Northwest Highway, Crystal Lake, Illinois. PIN: 19-08-226-008.

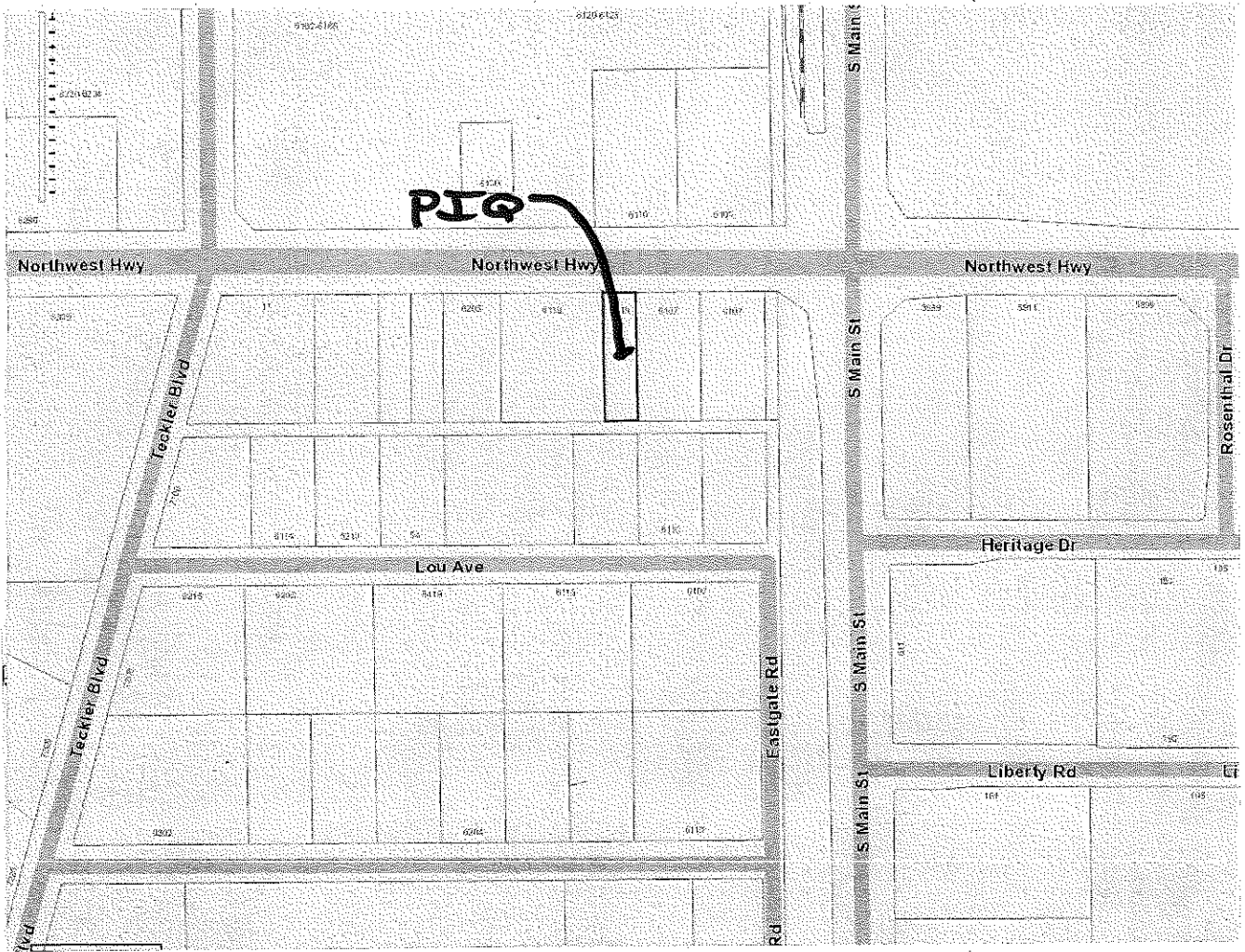
This application is filed for the purpose of seeking a variation from Article 4-200 Off-Street Parking and Loading D4. Minimum number of spaces required and H. Dimensional Standards for parking spaces and aisles to allow 17-foot stalls and a 16.5-foot drive aisle, a variation of 2 feet from the required 19-foot drive aisle and a variation of 7.5 feet from the required 24-foot drive aisle, as well as any other variations as necessary to approve the plans as presented. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission on this request will be held at 7:30 p.m. on Wednesday, June 1, 2016, 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  
on May 17, 2016) 1188085







**Staff recommended layout**

Northwest Hwy

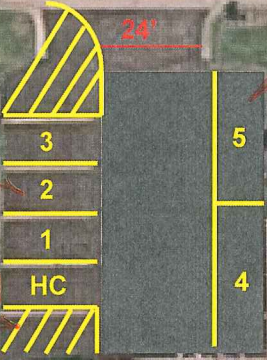
9' x 23' PARALLEL

24'

9' x 17.5'  
REGULAR  
SPACE

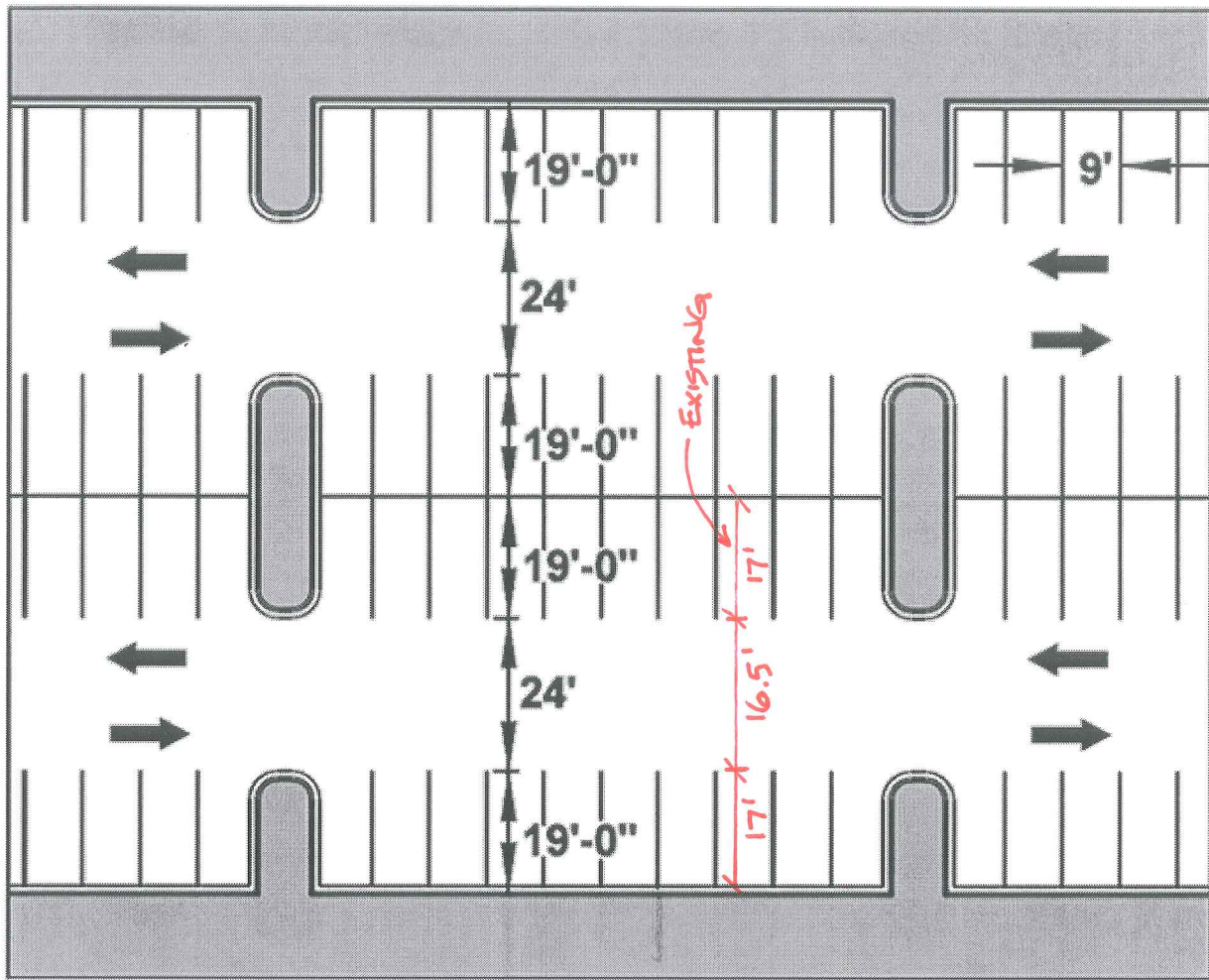
16' x 17.5'  
ACCESSIBLE  
SPACE

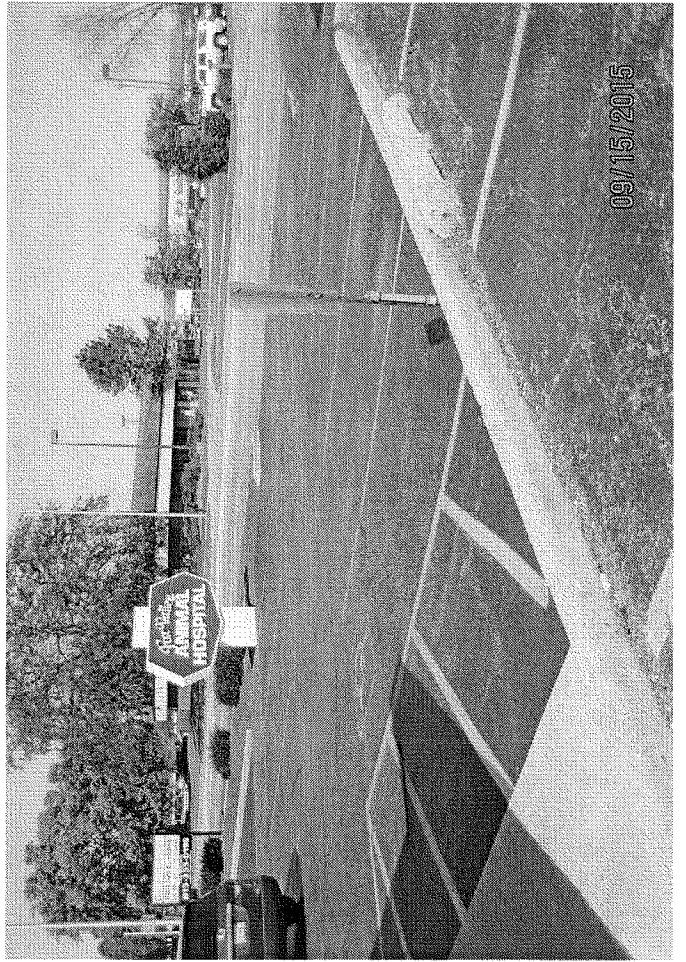
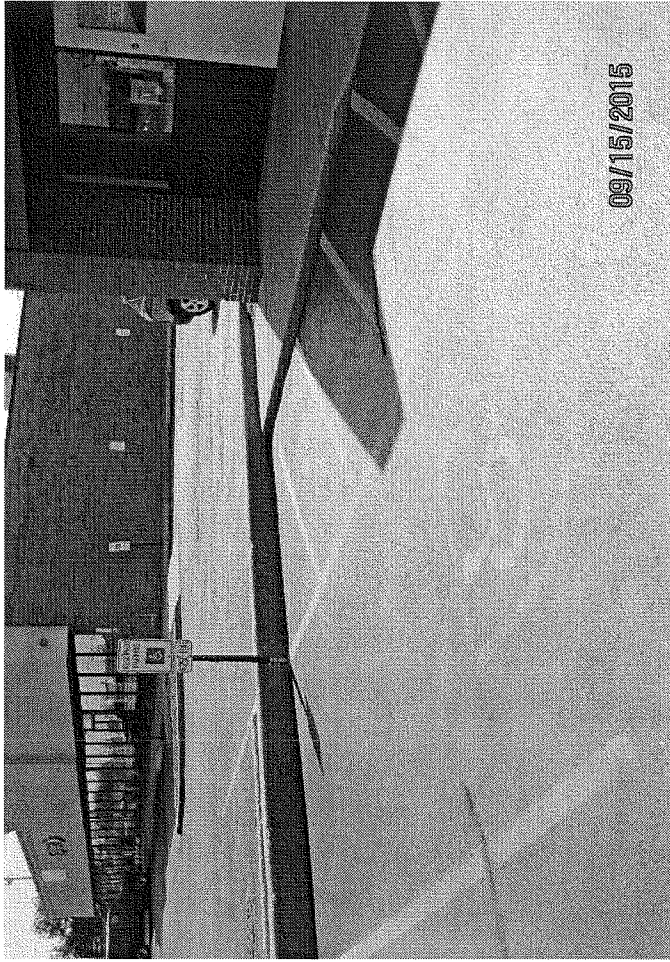
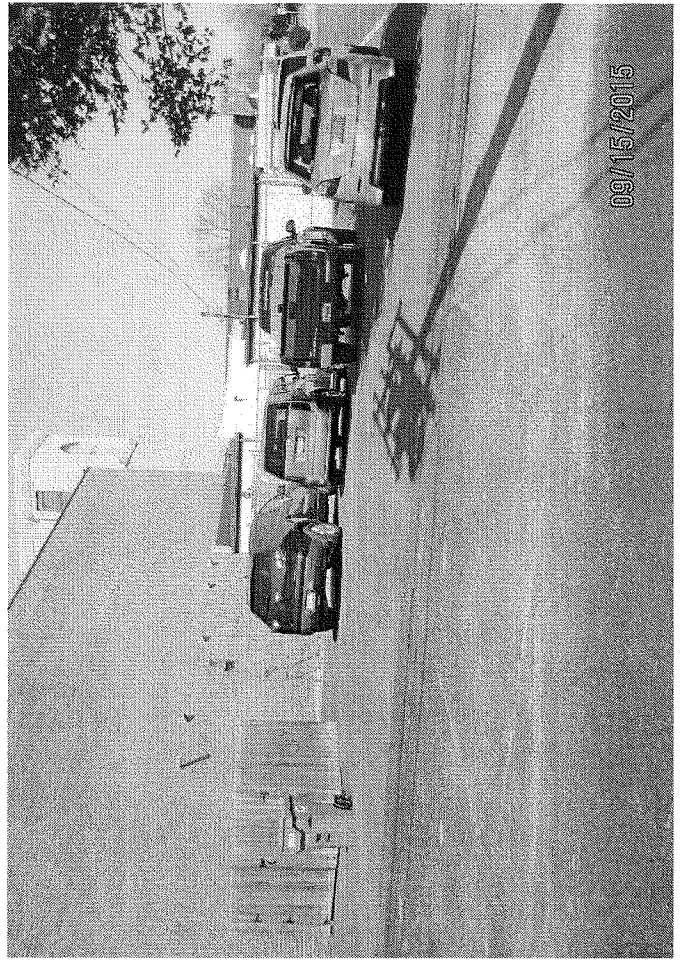
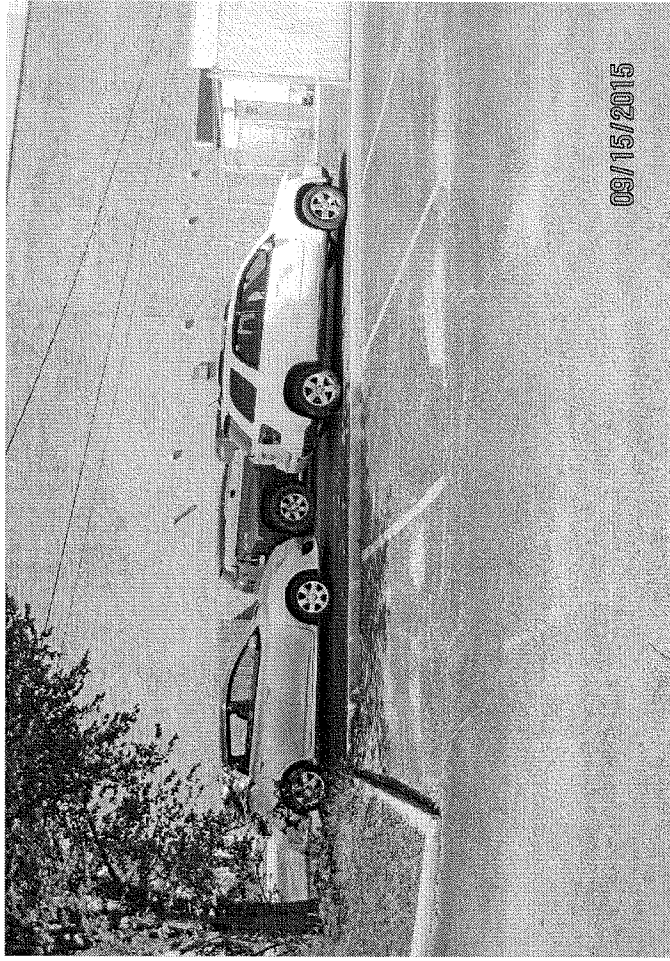
Sign



Fox Valley  
Animal Hospital

Sprint Store





# Fox Valley Animal Hospital

## Legend

-  6115 Northwest Hwy
-  Fox Valley Animal



6115 Northwest Hwy



100 ft