



#2019-00181

**1095 Pingree Rd – Rezoning and Special Use Permit
Project Review for Planning and Zoning Commission**

<u>Meeting Date:</u>	December 4, 2019
<u>Request:</u>	1. Rezoning from Manufacturing to Manufacturing Limited. 2. Special Use Permit for a commercial child-care center.
<u>Location:</u>	1095 Pingree Road
<u>Acreage:</u>	7 acres
<u>Zoning:</u>	M – Manufacturing PUD
<u>Requested Zoning:</u>	M-L – Manufacturing Limited PUD
<u>Surrounding Properties:</u>	North: M – Manufacturing South: LITH M-1 – Manufacturing Limited East: M – Manufacturing West: LITH M-1 – Manufacturing Limited
<u>Staff Contact:</u>	Kathryn Cowlin (815.356.3798)

Background:

- The subject property is a two-story building with a mix of office, commercial recreation and service uses.
- Historically, many of the previous and current tenants have been office, service and commercial recreation oriented uses. The property has rarely had a true manufacturing tenant. Some tenants have received special use permits under the previous zoning ordinance and use variations to locate at the subject property. Use variations are no longer permitted.
- A Planned Unit Development was approved for the property in 2007 to allow the construction of a mini-warehouse storage building in the rear of the property. The building has not been constructed.
- The property owner was approached by a commercial child-care center, this use is permitted as a limited use in the B-2 zoning district and as a special use in the O, B-1, B-4 and M-L zoning districts.

Development Analysis:
LAND USE/ZONING

- The site is currently zoned Manufacturing PUD. The petitioner is requesting to rezone the property to Manufacturing Limited PUD.
- The proposed rezoning would not negatively affect any of the current tenants. The rezoning would complement the existing tenant mix.
- The proposed rezoning would allow the commercial child-care center to locate at the property with the approval of a special use permit.
- The land use map shows the area as Industry. This is an appropriate land use designation for the proposed rezoning.

COMMERCIAL CHILD-CARE CENTER

- Commercial child-care centers are permitted as a special use in the M-L zoning district.
- The petitioner has submitted a floor plan with evacuation routes to comply with the special use permit criteria.
- A fenced grass area in the rear of the property is designated for the child-care user. The area is 7,500 square feet. The ordinance requires 75 square feet per child and a maximum of 100 children would be present at the center.
- A loading area is provided in the rear of the building. The loading area is large enough to accommodate a school bus and the children would not need to cross any drive aisles to enter or exit the center.

Findings of Fact:
REZONING

The petitioner has requested a rezoning from Manufacturing PUD to Manufacturing Limited PUD at the subject property. Section 9-200 B of the Unified Development Ordinance establishes standards for rezoning. The criteria are as follows:

1. The existing uses and zoning of nearby property;
 Meets *Does not meet*
2. The extent to which property values are diminished by a particular zoning classification or restriction;
 Meets *Does not meet*
3. The extent to which the destruction of property value of a petitioning property owner promotes the health, safety, morals, or general welfare of the public;
 Meets *Does not meet*

4. The relative gain to the public as opposed to the hardship imposed on a petitioning property owner;
 Meets *Does not meet*
5. The suitability of the subject property for its zoned purposes;
 Meets *Does not meet*
6. 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*
7. The Comprehensive Plan designation and the current applicability of that designation; and
 Meets *Does not meet*
8. The evidence or lack of evidence, of community need for the use proposed.
 Meets *Does not meet*

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit to allow a commercial child-care center at the subject property. Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 B of the Unified Development Ordinance establishes standards for all Special Uses in Crystal Lake. The criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
 Meets *Does not meet*
2. The use will not be detrimental to area property values.
 Meets *Does not meet*
3. The use will comply with the zoning districts regulations.
 Meets *Does not meet*
4. The use will not negatively impact traffic circulation.
 Meets *Does not meet*
5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
 Meets *Does not meet*

6. The use will not negatively impact the environment or be unsightly.
 Meets *Does not meet*

7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
 Meets *Does not meet*

8. The use will meet requirements of all regulating governmental agencies.
 Meets *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.
 Meets *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.
 Meets *Does not meet*

In addition, commercial child-care centers must comply with the following standards:

1. State license: The center operator shall provide proof of obtaining an Illinois Department of Children and Family Services (DCFS) license.
 Meets *Does not meet*

2. Evacuation plan: The center operator shall provide a copy of the evacuation plan.
 Meets *Does not meet*

3. Location: If the child-care center is not located in a standalone building:
 - a. It shall be located on the first floor of a principal structure;
 Meets *Does not meet*

 - b. It shall be segregated (including the rest rooms) from the remaining portion of the building in which it is located.
 Meets *Does not meet*

4. Hours of operation: The center shall not provide day care for more than 18 hours per day.
 Meets *Does not meet*

5. Fenced play area: There shall be a minimum of 75 square feet of fenced outdoor area per child for the maximum number of children to be cared for at one time. The preferred location for the fenced play areas is in the rear or side yard.
 Meets *Does not meet*

6. Loading area: A designated pickup and delivery area shall be included, that is long enough to accommodate a bus, and is located adjacent to the child care building, in such a way that children do not have to cross vehicular travel ways to enter or exit the center.

Meets *Does not meet*

Comprehensive Land Use Plan 2030 Vision Summary Review:

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

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: Encourage the redevelopment of “brownfield” sites, underused or abandoned manufacturing properties in the City, and reuse already existing structures or draw upon existing infrastructure.

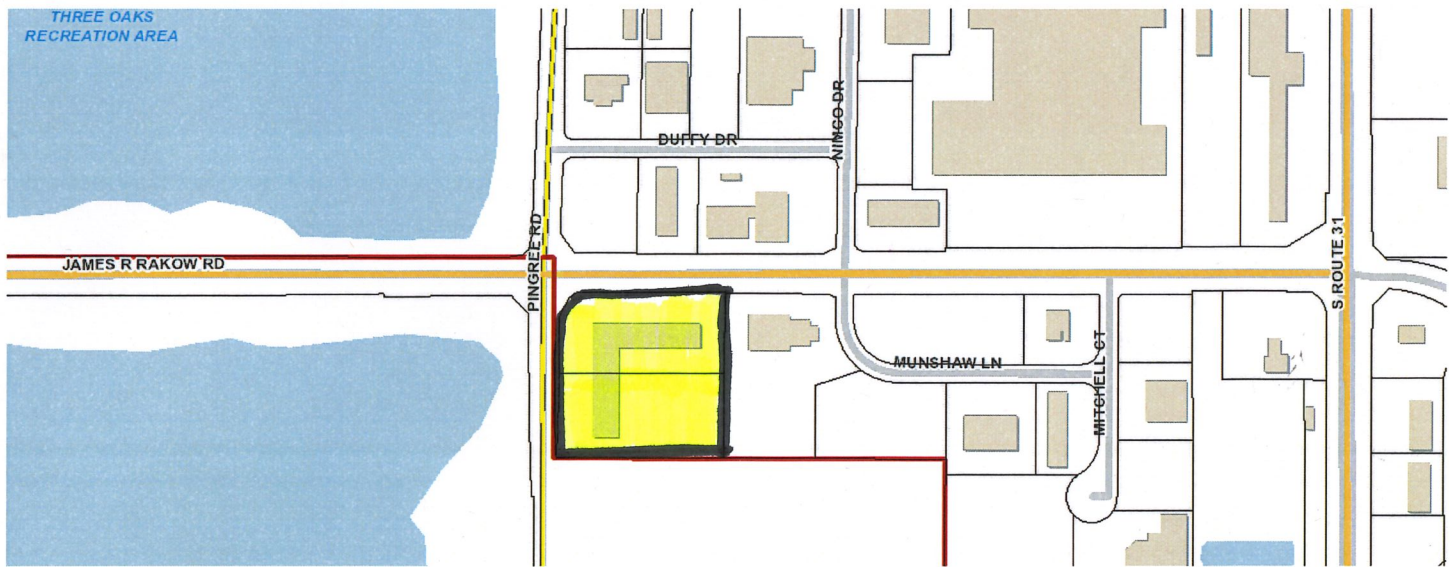
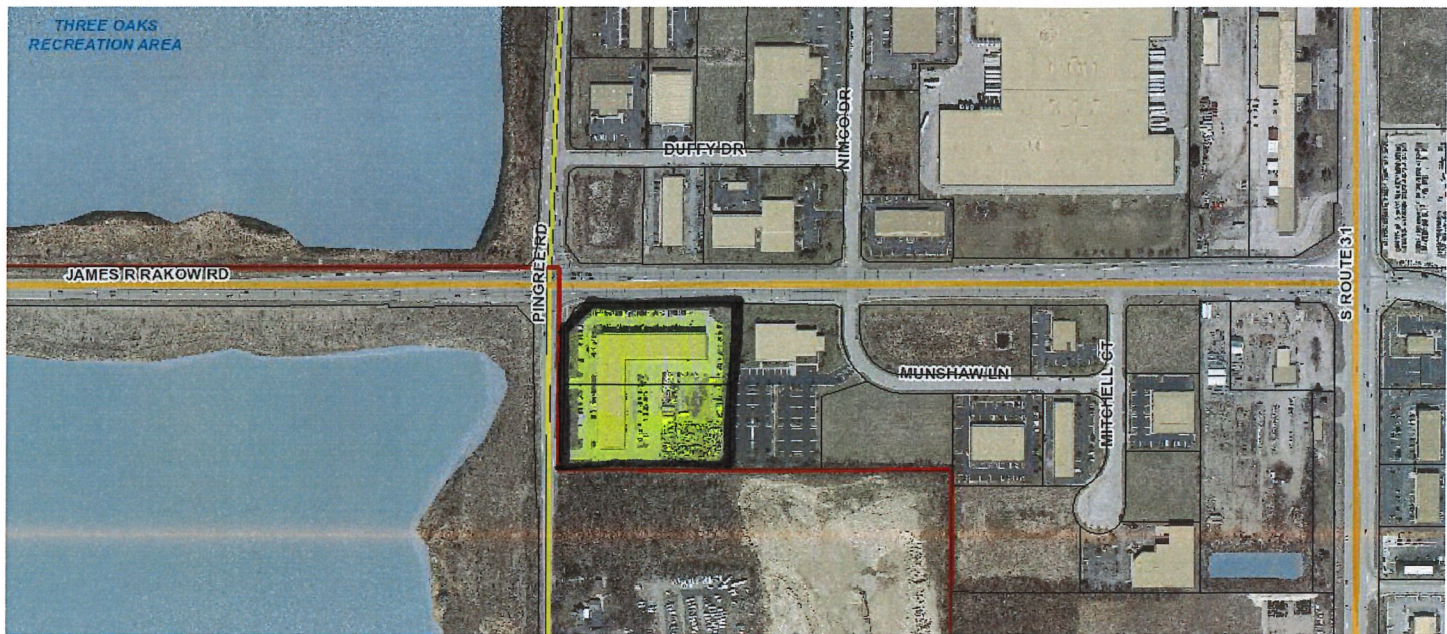
Success Indicator: The number of new tenant occupancies in existing buildings.

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 (Pingree & Rakow LLC, dated 11/12/19, received 11/12/19)
 - B. Site/Evacuation Plan (Pingree & Rakow, dated 11/11/19, received 11/12/19)
 - C. Floor Plan (Pingree & Rakow, dated 11/11/19, received 11/12/19)
2. The rubbish, box containers, wood and other materials located in the gravel area behind the building must be removed prior to the occupancy of the child-care center or January 31, 2020, whichever comes first.
3. The petitioner shall address all of the review comments and requirements of the Community Development and Fire Rescue Departments.

PLN-2019-001181 PINGREE & RAKOW LLC (SARILLO) – 1095 PINGREE ROAD

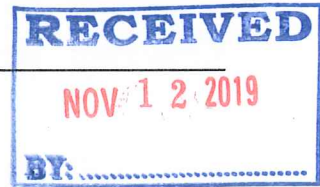


**City of Crystal Lake
Development Application**

PUD-2019-00181

Office Use Only
File # _____

Project Title: Rezone to M-L for Day Care Tenant



Action Requested

- | | |
|---|--|
| <input 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 checked="" 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: Pingree & Rakow LLC
Address: 1095 Pingree Rd Ste 300
Crystal Lake, IL 60014
847-854-0800
Phone: _____
Fax: _____
E-mail: asarillo@sarillo.com

Owner Information (if different)

Name: _____
Address: _____

Phone: _____
Fax: _____
E-mail: _____

Property Information

Project Description: Change zoning or property from M to M-L with a Special Use to accommodate
day care tenant

Project Address/Location: 1095 Pingree Rd Suite 201 Crystal Lake IL 60014

PIN Number(s): 19-15-101-001, 19-15-101-006

Development Team

Please include address, phone, fax and e-mail

Developer: Pingree & Rakow LLC

Architect: Sarillo Architecture LLC 1095 Pingree Rd Suite 201, Ctystal Lake IL 60014 847-854-0800

Attorney: Joe Gottemoller 1N Virginia St # A Crystal Lake, IL 60014

Engineer: _____

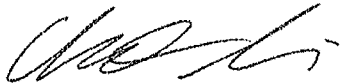
Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures




11/12/19

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.



11/12/19

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
APPLICATION OF
PINGREE AND RAKOW, LLC
OWNER FOR REZONING
FROM M TO ML AND
A SPECIAL USE PERMIT FOR
A DAY CARE**

PLN-2019-00181

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 upon the application by Pingree & Rakow, LLC Owner and Petitioner for the reclassification of zoning from M Manufacturing to ML Manufacturing Limited along with the issuance of a special use permit to operate a day care facility within part of the existing building. The property is located at the Southeast Corner of the intersection of Rakow and Pingree roads. The common address is 1095 Rakow Road Crystal Lake Illinois. The property index numbers are 19-15-101-001 and 19-15-101-006.

Plans for this project can be viewed at the City of Crystal Lake Community Development Department at City Hall.

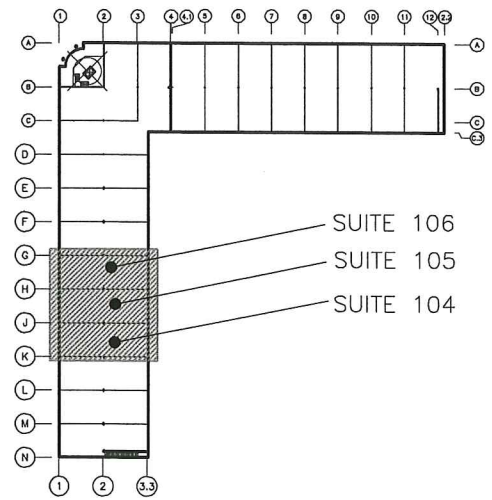
A public hearing before the Planning and Zoning Commission on the request will be held at 7:30 p.m. on Wednesday, December 4, 2019, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning
Commission
City of Crystal Lake

(Published in the Northwest
Herald November 19,
2019) 1724534

WONDER JOY ACADEMY

- NO EXIT PATH IS GREATER THAN 100'.



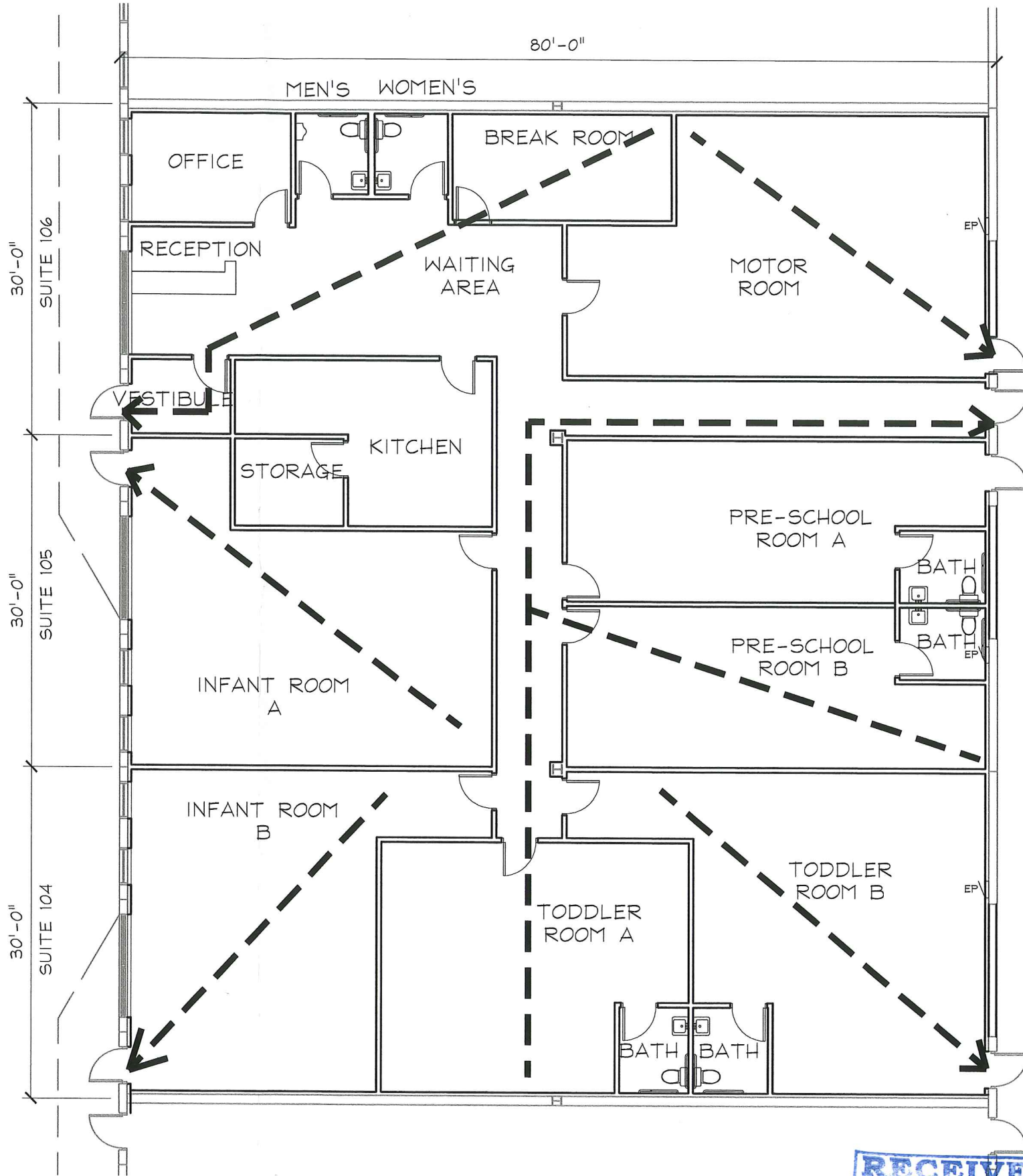
KEY PLAN



SUITE 104, 105, & 106



1095 PINGREE ROAD
CRYSTAL LAKE, IL
60614

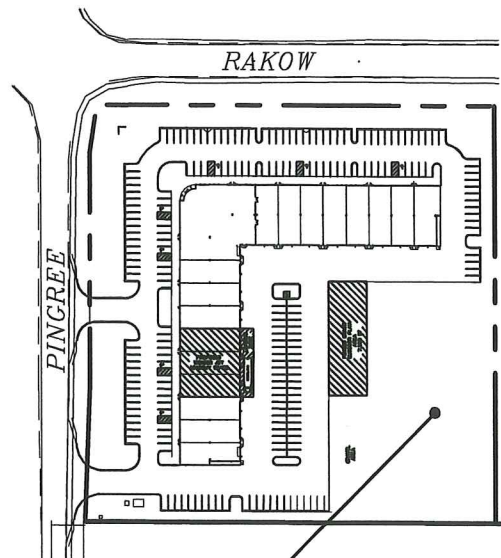


PRELIMINARY FLOOR PLAN - EVACUATION PLAN

SCALE - N.T.S.

11-12-19





GRAVEL AREA

KEY PLAN



1095 PINGREE RD.
PROPOSED LOADING ZONE,
PLAY AREA



1095 PINGREE ROAD, SUITE 300
CRYSTAL LAKE, IL 60614
847-854-0800

PINGREE

PRELIMINARY SITE PLAN - WONDER JOY ACADEMY

11/11/2019

NTS

PROPOSED
WONDER JOY
ACADEMY SPACE

LOADING
ZONE
SCHOOL BUS

FENCED GRASS
OUTDOOR PLAY
AREA
7,500 SF

GRAVEL
AREA

RECEIVED
NOV 12 2019
BY:



NORTH