



**#2021-76**  
**Brothers Lara Auto Service SUP**  
**Project Review for Planning and Zoning Commission**

---

<b><u>Meeting Date:</u></b>	June 2, 2021
<b><u>Request:</u></b>	Special Use Permit to allow a major automotive repair use.
<b><u>Location:</u></b>	4410 Northwest Highway
<b><u>Existing Zoning:</u></b>	B-2 PUD General Commercial
<b><u>Surrounding Properties:</u></b>	North: B-2 PUD – General Commercial & M – Manufacturing South: B-2 PUD – General Commercial East: B-2 PUD – General Commercial West: M PUD – Manufacturing
<b><u>Staff Contact:</u></b>	Katie Cowlin (815.356.3798)

---

**Background:**

- The Car Care Center was annexed into the city in 1987 and the existing uses were allowed to continue.
- The unit was previously an automotive repair shop and was an existing use when the property was annexed, therefore, a special use permit was not acquired.
- As this is a new user they are required to comply with the current codes, which requires the Special Use Permit.
- UDO Requirements: Major automotive repair shops are permitted with the approval of a special use permit.

**Development Analysis:**

**General**

- Request: The petitioner is requesting a Special Use Permit for a major automotive repair use.
- The land use major automotive repair includes shops which perform work on transmissions, exhaust systems, body work, mechanical and electrical repair.
- The subject property is not located in a wellhead protection zone.
- All automotive repair work will be conducted indoors.
- Staff is proposing that any vehicle left overnight must be parking in the green box on the map shown below.



**Findings of Fact:**

The petitioner has requested a Special Use Permit to allow a major automotive repair use 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 standard 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*

All major automotive repair uses must comply with the following standards:

1. Location of repair: All repairs shall be performed within a completely enclosed building.  
 *Meets*                       *Does not meet*
  
2. Licensed vehicles: All vehicles parked or stored on-site shall display a current license plate with a current registration.  
 *Meets*                       *Does not meet*
  
3. Odors and fumes: The use shall safely and appropriately vent all odors, gas and fumes and shall comply with all applicable federal, state and local regulations. Such vents shall be located a minimum of 10 feet above grade and shall be directed away from residential

uses. All storage tanks shall be equipped with vapor-tight fittings to preclude the escape of gas vapors from the fill pipes.

*Meets*                       *Does not meet*

4. Outdoor vehicle storage: Vehicles to be stored outdoors must be contained on-site on a paved area. The outside storage area shall be screened with a minimum six feet tall solid wooden fence. In selected cases, an eight feet tall solid wooden fence may be required.

*Meets*                       *Does not meet*

5. Parts or junk vehicle storage: Outdoor storage of automotive parts or junk vehicles is prohibited.

*Meets*                       *Does not meet*

6. Fuel dispensing: Unattended, automated dispensing of gasoline or other engine fuel is prohibited.

*Meets*                       *Does not meet*

7. Fluid/Oil collection mats: Fluid/Oil collection mats are required by facilities in wellhead protection areas and within the Crystal Lake Watershed.

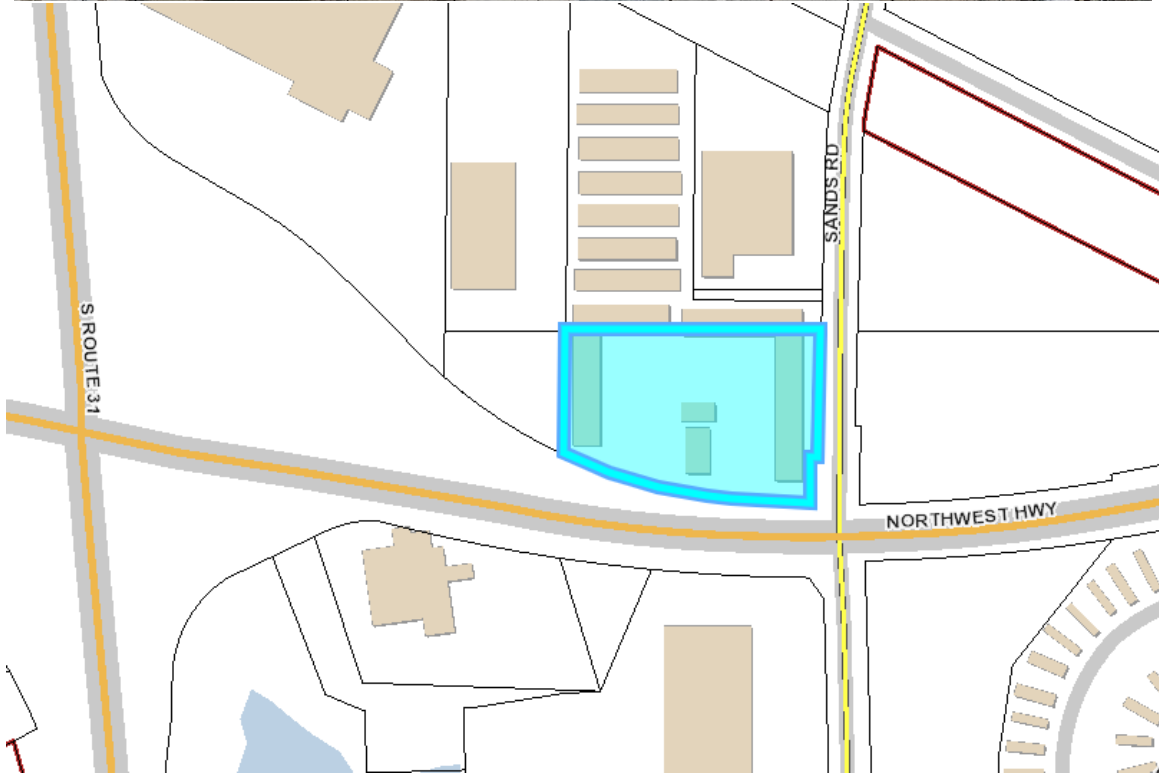
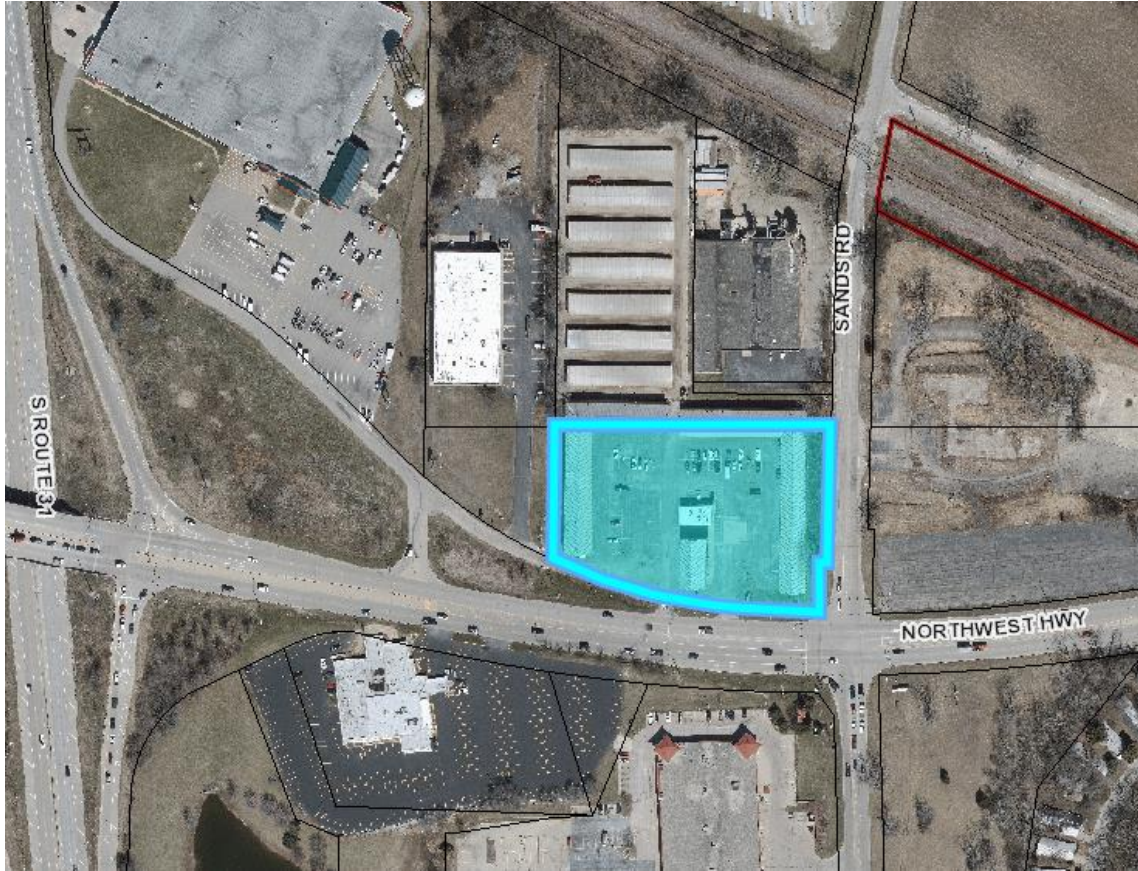
*Meets*                       *Does not meet*

**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 (Doran, dated 04/30/2021)
  - B. Floor Plan (Doran, received 05/26/2021)
2. If any vehicles are leaking, pans shall be placed under the vehicles to trap any fluids.
3. No junk, debris or other miscellaneous auto parts shall be stored outside.
4. Vehicles waiting to be picked up can be parked no longer than 7 calendar days after the repairs are completed and must be located in the parking spaces the farthest away from Route 14.
5. The petitioner shall address all of the review comments and requirements of the Community Development Department.

PIQ MAP – 4220 NORTHWEST HWY – SPECIAL USE PERMIT



# City of Crystal Lake Development Application

PLN-2021-00076

Office Use Only
File # _____

Project Title: \_\_\_\_\_

### 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 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

Brothers Lara

Name: Marlo Duran  
Address: 4410 Northwest Hwy Unit I  
Crystal Lake IL 60014  
Phone: (815) 527-2484  
Fax: \_\_\_\_\_  
E-mail: Jenny-G-11@hotmail.com

### Owner Information (if different)

Name: John Argianas  
Address: 2241 West Howard St.  
Chicago, IL 60645  
Phone: 312-316-7653 Cell  
Fax: Jargianas@universalrealtygroup.net  
Property manager  
E-mail: Joyce Kusch  
Cell # 815-206-9229

### Property Information

Project Description: Auto Mechanic  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Project Address/Location: 4410 Northwest Hwy Unit I  
Crystal Lake IL 60014  
\_\_\_\_\_  
\_\_\_\_\_

PIN Number(s): \_\_\_\_\_

**Development Team**

Please include address, phone, fax and e-mail

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

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

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

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

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

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

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

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

**Signatures**

Mario Doran 04-30-2021

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.

John Argianas 5-1-2021

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 NOTICES**

## **PUBLIC NOTICE**

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

**IN THE MATTER OF THE  
APPLICATION OF  
Brothers Lara**

### **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 upon the application of Mario Doran, on behalf of Brothers Lara for the following described real estate commonly known as 4410 Northwest Highway, Unit I, Crystal Lake, Illinois 60014, PIN: 19-10-200-042.

This application is filed for the purpose of seeking a Special Use Permit pursuant to Article 2- 400(C), as well as any other variations as necessary to allow a Major Automotive Repair shop. 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 for this request will be held at 7:00 p.m. on Wednesday June 2, 2021 at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Jeff Greenman, Chairperson  
Planning and Zoning  
Commission City of  
Crystal Lake

(Published in the Northwest Herald on May 13, 2021)  
1884626



