



#2010-23
176 West Terra Cotta Avenue
Project Review for Planning and Zoning Commission

Meeting Date: April 21, 2010

Zoning Requests: (i) Land Use Variation to allow retail sales in the “M” Manufacturing district
(ii) Special Use Permit to allow delivery vehicles to be parked in the parking lot.

Location: 176 W. Terra Cotta Ave.

Acreage: ≈ 6.2 acres

Existing Zoning: “M” Manufacturing

Surrounding Properties: North: “R-1 PUD” Single-family residential PUD (Crystal Ridge Subdivision)
South: “R-3A” Two-family residential and “R-3B” Multi-family residential
East: “M” Manufacturing
West: “O” Office

Staff Contact: Latika Bhide 815.356.3615

Background:

The property in question is the former Corporate Express building, approximately 81,000-square-foot in area, located at 176 W. Terra Cotta Avenue. The property is zoned “M” Manufacturing. The petitioner is intending to locate Alternative Garden Supply, Inc., which is a warehousing distribution use that will supply to the petitioner’s chain of retail stores, ‘Brew and Grow’. The other user at this location is proposed to be National Garden Wholesale, also a distribution warehouse. Along with these uses, the petitioner would like to operate a ‘Brew & Grow’ retail showroom at this location.

Land Use Analysis:

Warehousing Distribution (as well as the ancillary office use) is a principal permitted use in the “M” Manufacturing district per the Unified Development Ordinance (UDO). Along with the warehousing use, the petitioners would like to locate an approximately 4,000-square-foot retail showroom ‘Brew & Grow’, at this location. The showroom retails beer and wine making supplies and gardening equipment. The petitioner has indicated that there is no sale of alcoholic beverages at the location;

however, they would like to demonstrate the brewing process, typically on a Saturday. A use variation is necessary because retail sales are not permitted in the “M” district.



'Brew & Grow' store in Chicago

'Brew & Grow' store in Chicago

Outdoor Storage:

The petitioner has indicated that National Garden Warehouse will not have any vehicles stored at this location. Alternative Garden Supply currently uses one delivery truck and plans to add another truck soon. Outside storage is a limited use in the “M” district. The Guidelines for Outdoor Display and Sales, Storage, and Service that were adopted as part of the UDO exempts up to 2 vehicles that are used in the normal day-to-day operation of the business as being treated as storage, as long as they are not visible from the right-of-way (except local streets and alleys). A Special Use Permit (SUP) is necessary because the vehicles, though used in the normal operation of the business will be parked in the parking lot that is along Route 176 (which is classified as a Major Arterial). The petitioners have indicated that they may at a later date; add an overhead door to the building so that vehicles may be stored inside.

Parking:

Warehouse uses are required to provide 1 parking space per 1.5 employees plus 1 space for every vehicle used in connection with the business. The petitioner has indicated that there will be approximately 24 employees at this location (for all three uses). This results in a parking requirement of 18 spaces. The showroom component requires 1 parking space per 250-square-foot of the use. This results in a requirement of 16 parking spaces, bringing the total parking requirement for the site to 34 spaces. There are 52 parking spaces provided on-site.

Findings of Fact:

USE VARIATION

The granting of a Variation rests upon the applicant proving practical difficulty or hardship caused by the Zoning Ordinance requirements. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

No specific standards are spelled out in the UDO for granting use variations. However, it is recommended that the Planning and Zoning Commission and City Council first determine and record its findings that the evidence justifies the conclusions that:

1. The property cannot be used for purposes permitted in the zoning district without the requested variance;
 True *False*
2. The proposed use would not alter the essential character of the area in which the property is located;
 True *False*
3. The proposed use will not reasonably diminish the value of adjacent property;
 True *False*
4. The proposed use will not unreasonably increase the congestion in the public streets or otherwise endanger public safety; and
 True *False*
5. The proposed use is in harmony with the general purpose and intents of the Unified Development Ordinance.
 True *False*

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.

SPECIAL USE PERMIT

The petitioner is requesting approval of a Special Use Permit to allow outside storage. Due to their unique nature, Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

Section 2-400 of the Unified Development Ordinance establishes the general standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.
 Meets *Does not meet*
2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.
 Meets *Does not meet*
3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, Building and Fire Codes and all other applicable City Ordinances.

Meets *Does not meet*

4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.

Meets *Does not meet*

5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.

Meets *Does not meet*

6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.

Meets *Does not meet*

7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.

Meets *Does not meet*

8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.

Meets *Does not meet*

9. That the proposed use shall conform to any stipulations or conditions approved as part of a Special Use Permit issued for such use.

Meets *Does not meet*

10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.

Meets *Does not meet*

Additionally, Section 2-400 C of the UDO, establishes specific criteria for consideration before the issuance of a Special Use Permit for outside display, sales, and storage.

a. General: An on-site circulation pedestrian and vehicle plan, illustrating the location of the sales, service, storage or display area shall be provided.

The petitioners are not proposing any modifications to the existing site layout. Vehicle storage must occur within the existing striped parking spaces.

- b. Site design: Outdoor service or storage areas shall be located at the rear of the property. Special attention must be given to locate outdoor service or storage areas away from adjacent residential properties and at the least obtrusive location for adjacent commercial uses. *The petitioners are requesting the Special Use Permit as there is no paved parking at the back of the property to store vehicles.*
- c. Screening: All outside service or storage areas shall be screened from view with solid wooden fencing or opaque landscaping, in accordance with the standards in Article 4-700, Fences, Walls and Screening. The height of the fencing shall be adequate to conceal the stock, equipment or materials from view of adjacent properties. In cases where the height of materials exceeds 15 feet in height making it difficult to screen with fencing and landscaping, consideration will be given to the type of materials being stored and the impact of the visibility on the adjacent and surrounding property owners.
Not applicable
- d. Other applicable regulations: Written evidence, that applicable standards and requirements for health and safety protection and licensing by jurisdictions other than the City, as well as those required by the City ordinances, have been met shall be provided.
It is the responsibility of the petitioner to provide written documentation, where applicable.

Recommended Conditions:

If a hardship is found, staff suggests that the following as conditions of the approval of the Use Variation and Unified Development Ordinance variation at 6096 Commercial Road:

- 1) Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application, received 4-2-10
 - B. ALTA/ACSM Land Title Survey, Condon, received 4-2-10
 - C. Floor Plan Sketch, Ittel, received 4-2-10
- 2) The use variation is granted only to this applicant at this specified location. An increase in the intensity of the use beyond what is indicated in the application is not permitted.
- 3) The outdoor storage is limited to Alternative Garden Supply for a maximum of 2 delivery vehicles. No wrecked, inoperable or other vehicles that are not used for delivery in the day-to-day operation of the business are permitted to be stored overnight. Vehicle storage must occur within the existing striped parking spaces.
- 4) All signage shall meet the requirements of the Unified Development Ordinance for Industrial Signs (Article 4-1000 H)

- 5) The petitioner shall address all comments of the Planning and Economic Development, Engineering and Building, Public Works, Fire Rescue and Police Departments.

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**City of Crystal Lake
Development Application**

Office Use Only

File #

2010 - - 23

Project Title: _____

Action Requested

Annexation

Comprehensive Plan Amendment

Conceptual PUD Review

Final PUD

Final PUD Amendment

Final Plat of Subdivision

Preliminary PUD

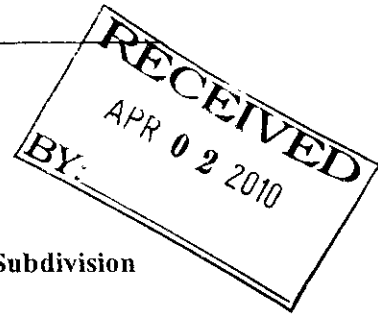
Preliminary Plat of Subdivision

Rezoning

Special Use Permit

Variation

Other



Petitioner Information

Name: David + Sondi Ittel

Address: 615-A Industrial Dr
Cary, IL 60013

Phone: 847-516-4776

Fax: 847-516-1655

E-mail: david@altgarden.com

Owner Information (if different)

Name: _____

Address: _____

Phone: _____

Fax: _____

E-mail: _____

Property Information

Project Description: 81,000 sqft building of which 73,000 sqft
will be a distribution warehouse, 4,000 sqft will be
offices, and 4,000 sqft will be a showroom.

Project Address/Location: 176 West Terra Cotta Ave
Crystal Lake, IL 60014

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

In addition to the “Property Information” from the previous page...

This building will be purchased by 176 W Terra Cotta Avenue LLC. The first tenant will be Alternative Garden Supply, Inc., which distributes to its chain of retail stores called Brew & Grow. Brew & Grow is the largest supplier of beer and wine making supplies in Illinois and Wisconsin. It also has the largest selection of organic products and irrigation equipment for gardening in the area. Brew & Grow currently has Illinois locations in Rockford, Roselle, Bolingbrook, and Chicago, and Wisconsin locations in Madison and Brookfield. Alternative Garden Supply has operated its distribution from Industrial Drive in Cary, IL for over twenty years. Over the last few years, Alternative has outgrown their Industrial Drive facility. In their new warehouse, they would like to include a Brew & Grow Showroom. Brew & Grow does not sell alcoholic beverages, but at most locations they will demonstrate the brewing process on Saturdays. Alternative currently uses one delivery truck, and plans to add another soon. These vehicles will be parked in the building's parking lot. We may choose to add an overhead door to the building so that these vehicles may be stored inside.

National Garden Wholesale is also interested in locating a distribution warehouse in the building. They currently have three locations in the state of Washington; their corporate headquarters, a manufacturing center, and their main distribution warehouse. They also have three distribution centers in California, and distribution centers in Pennsylvania, Florida and Tennessee with a new center opening soon in Colorado. The Chicago area will be the next location they plan to open to service Indiana, Michigan, Illinois, Wisconsin, Iowa and Minnesota.

Alternative Garden Supply and National Garden Wholesale have had a very close working relationship for many years. Their location in close proximity to one another will benefit them both.

Development Team

Please include address, phone, fax and e-mail

Developer: 176 W Terra Cotta Avenue LLC, 615 A Industrial Dr Cary, IL 60013
Contact: David Iffel (david@altgarden.com) PH: 847-516-4776 Fax: 847-516-1655

Architect: KLM Architects Inc, 1657 W Cortland St, Chicago, IL 60622
Contact: John Beystehner (jbeystehner@KLLMI.com) PH: 773-537-7993 Fax: 773-365-5556

Attorney: Faermark+Williams LLC, 1900 S. Highland Ave Ste 100, Lombard, IL 60148
Contact: Byron Faermark (bfaermark@fmwkw.biz) PH: 630-873-8525 Fax: 630-873-8526

Engineer: Structures Unlimited, PC., 2604 Bridlewood Ln, Crystal Lake, IL 60012
Contact: Bruce Randall (bruce@structuresunlimited.biz) PH: 815-444-6424 Fax: 815-444-8297

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.

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 David and Sondi Ittel

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance 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 David and Sondi Ittel 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 purposes of seeking a use variation from Article 2, Land Uses of the Unified Development Ordinance to allow a 'Brew and Grow' showroom which is a beer and wine making supplies and gardening equipment store at the above-mentioned location; a variation from Article 2-400 C, Review criteria for specific uses from the Outdoor Sales, Service, Storage or Display criteria to allow delivery vehicles to be parked in the parking lot; as well as any other variations that may be necessary to allow the plans as presented. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic 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 April 21, 2010, 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
April 6, 2010)

288'

1" = 27.4'

274'

NGW
WAREHOUSE

AGS
WAREHOUSE

