



**#2012-100**  
**710 Eastgate Alley (Whitey's Towing)**  
**Project Review for Planning and Zoning Commission**

---

<b><u>Meeting Date:</u></b>	November 7, 2012
<b><u>Zoning Request</u></b>	A variation from Article 4 Section 4-700 3.a from the requirement for a fence not to exceed 3 feet in height in the corner side yard, to allow an 8-foot high fence.
<b><u>Location:</u></b>	710 Eastgate Alley
<b><u>Acreage:</u></b>	1.5 acres
<b><u>Existing Zoning:</u></b>	M Manufacturing
<b><u>Surrounding Properties:</u></b>	North: M Manufacturing South: M Manufacturing East: M Manufacturing (MCCD Prairie trail) West: M Manufacturing
<b><u>Staff Contact:</u></b>	Elizabeth Maxwell (815.356.3615)

---

**Background:**

- **History:** Approved in 1993 for UPS, with a building, parking lot and loading dock area.
- **Existing Use:** The property is currently unoccupied.

**Land Use Analysis:**

- **Request:** Install a fence around the rear parking area of the property for storage of vehicles.
- **Variation:** Variation to allow an 8-foot fence in the corner side yard, encroaching 17 feet into the required 30-foot setback, exceeding the 3-foot height requirement for a fence in a corner side yard.
- **Use:** The towing operation is considered an office use and is permitted in the M zoning district. The outdoor storage of vehicles is a Limited Use and the petitioner will need to meet the following criteria:

All outdoor sales, service, storage or display must comply with the following standards:

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

- 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.
- 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.
- 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.
- e. All outdoor sales, service, storage and display must meet the Guidelines for Outdoor Sales, Service, Storage and Display that are included in the Appendix.

**Findings of Fact:**

**ZONING ORDINANCE VARIATIONS**

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 Industry, which allows for existing and future business industrial uses. The following goal is applicable to this request:

Economic Development

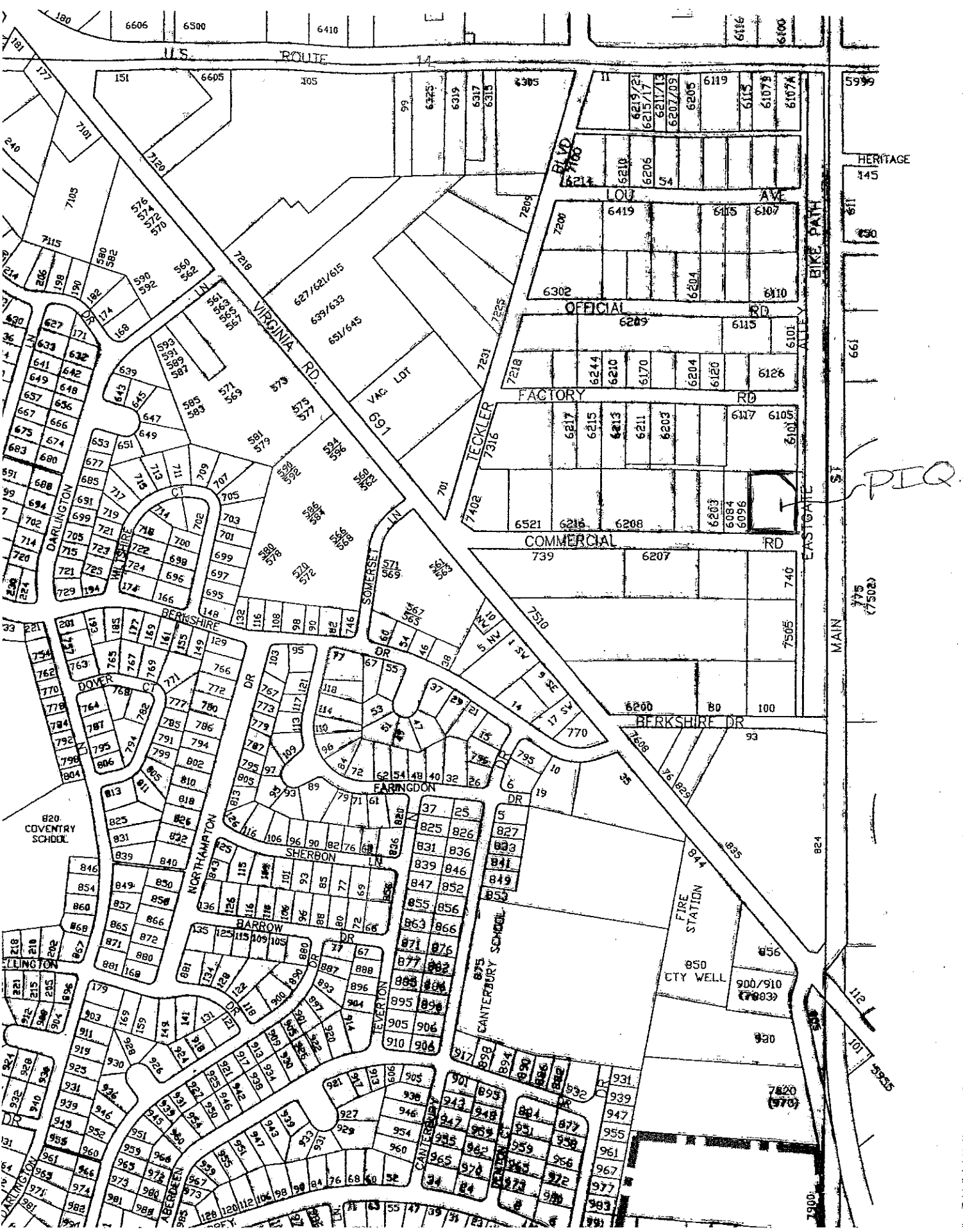
**Grow the City's Tax Base**

**Goal: Establish economic development practices that recruit new businesses and retain existing businesses and allow for the ease to redevelop vacant centers.**

**Recommended Conditions:**

If a motion to recommend approval of the variations at 710 Eastgate are granted, the following conditions are recommended:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
  - A. Application (Blank, received 09/18/12)
  - B. Site Plan (Stahl survey, dated 10/17/05, received 09/18/12)
  
2. The following variation is granted:
  - A. A variation from the requirement that a fence not exceed 3 feet in height in the front or corner side yard to allow an 8-foot high solid fence that would be located 17 feet into the required 30-foot corner side yard along Commercial Road.
  
3. The petitioner shall comply with all of the requirements of the Engineering and Building, Fire Rescue, and Planning and Economic Development Departments.



HERITAGE  
145

611  
610

661

661

775  
(7502)

824

112

101

5935

7900

**City of Crystal Lake  
Development Application**

Office Use Only

File #

100 2012

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

**Action Requested**

Annexation

Comprehensive Plan Amendment

Conceptual PUD Review

Final PUD

Final PUD Amendment

Final Plat of Subdivision

Preliminary PUD

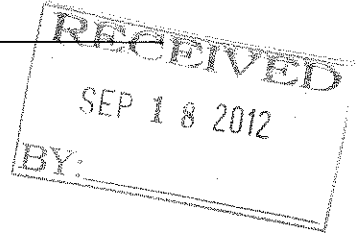
Preliminary Plat of Subdivision

Rezoning

Special Use Permit

Variation

Other



**Petitioner Information**

Name: Patrick Blank

Address: 9418 3rd Ave  
Cary, IL 60013

Phone: 847-344-0391

Fax: 847-639-7765

E-mail: Patblank@whitcystowing.com

**Owner Information (if different)**

Name: WE Blank Enterprises, LLC

Address: 710 Eastgate Alley  
Crystal Lake, IL 60014

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

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

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

**Property Information**

Project Description: 8-foot outside storage area fencing  
with a 30-foot setback

Project Address/Location: 710 Eastgate Alley, Crystal Lake, IL

PIN Number(s): 19-08-276-010

**Development Team**

Please include address, phone, fax and e-mail

~~Developer: \_\_\_\_\_~~  
~~Architect: \_\_\_\_\_~~  
~~Attorney: \_\_\_\_\_~~  
~~Engineer: \_\_\_\_\_~~  
~~Landscape Architect: \_\_\_\_\_~~  
~~Planner: \_\_\_\_\_~~  
~~Surveyor: \_\_\_\_\_~~  
~~Other: \_\_\_\_\_~~

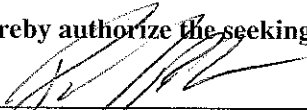
**Signatures**

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.

X Patrick J. Blank



9-18-12

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 APPLI-  
CATION OF Patrick Blank of WE Blank  
Enterprises, LLC

**LEGAL NOTICE**

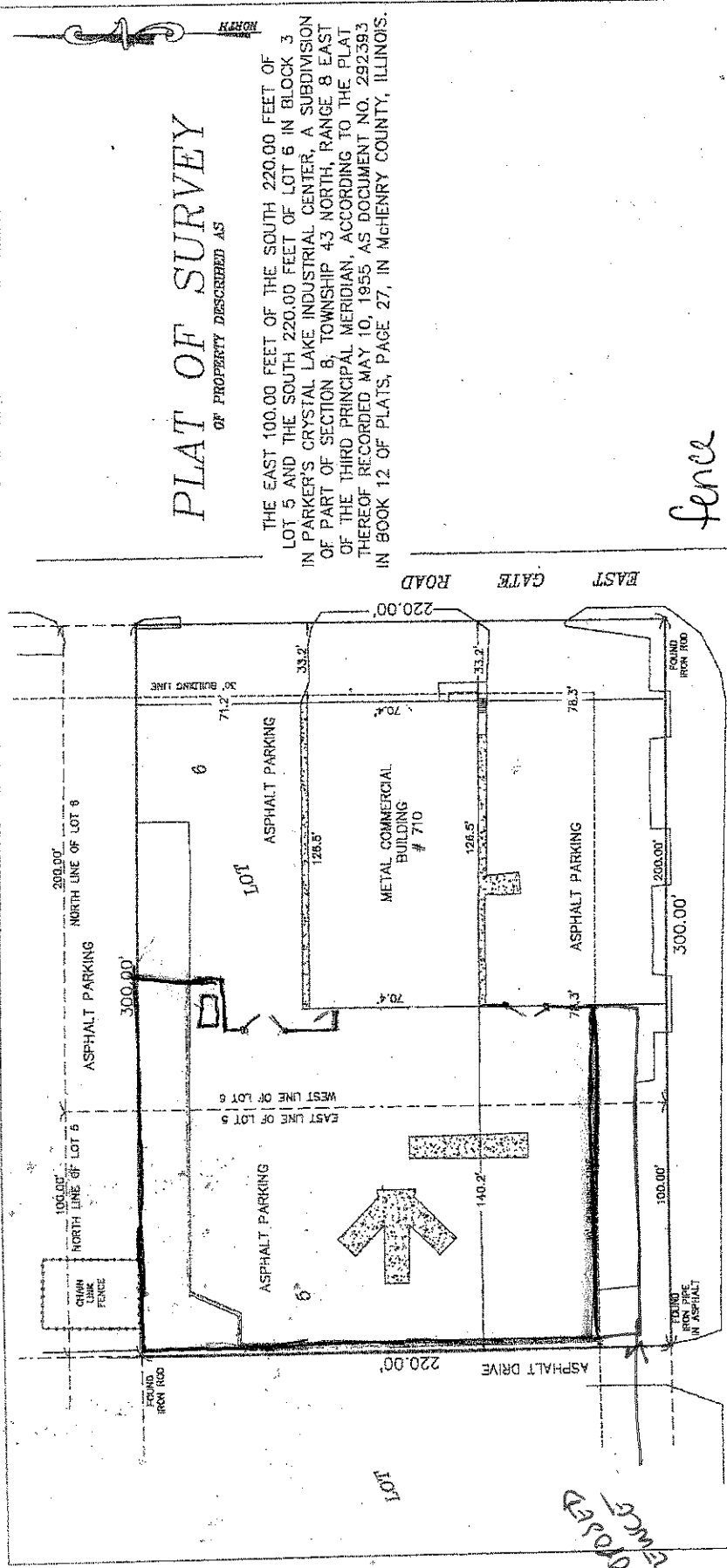
Notice is hereby given in compli-  
ance with the Unified Development  
Ordinance of the City of Crystal  
Lake, Illinois that a public hearing  
will be held before the Planning  
and Zoning Commission of the City  
of Crystal Lake upon the applica-  
tion by Patrick Blank with WE  
Blank Enterprises, LLC, representing  
Whitey's Towing, relating to the fol-  
lowing described real estate com-  
monly known as 710 Eastgate Al-  
ley, Crystal Lake, Illinois 60014.  
PIN: 19-08-276-010.

This application is filed for the  
purposes of seeking a Variation  
from Article 4 Section 4-700 B 2.d.  
the requirement to have a break or  
interruption in the fence plane every  
100 feet, Section 4-700 3.a the re-  
quirement for a fence not to exceed  
3 feet in height in the front or cor-  
ner side yard and as well as any  
other variations as necessary to ap-  
prove the plans as presented to al-  
low a solid 8-foot fence without  
breaks around the perimeter of the  
site within 13 feet of Commercial  
Road. The application and plans  
can be found at the City of Crystal  
Lake Community Development De-  
partment at City Hall

A public hearing before the Plan-  
ning and Zoning Commission on  
the request will be held at 7:30  
p.m. on Wednesday October 17,  
2012 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  
September 29, 2012)

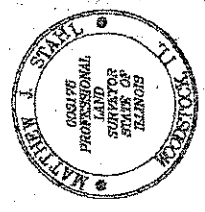
1.6000



# PLAT OF SURVEY

OF PROPERTY DESCRIBED AS

THE EAST 100.00 FEET OF THE SOUTH 220.00 FEET OF LOT 5 AND THE SOUTH 220.00 FEET OF LOT 6 IN BLOCK 3 IN PARKER'S CRYSTAL LAKE INDUSTRIAL CENTER, A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 1955 AS DOCUMENT NO. 292,393 IN BOOK 12 OF PLATS, PAGE 27, IN MCHENRY COUNTY, ILLINOIS.



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

COMPARE ALL POINTS BEFORE BUILDING BY SUE AND AT ONCE REPEAT ANY REFERENCES NO DISTANCE CHECKED BY SOLANG SHOWN AND NOTED NO REPRESENTATION AS TO OWNERSHIP, USE, OR POSSESSION REFER TO ABSTRACT, TITLE OF LOCAL ORDINANCES FOR ANY ADDITIONAL RESTRICTIONS, EASEMENTS OR EASEMENT LINES.

COMMERCIAL ROAD

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE EXACT BOUNDS AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS, THE LOCAL BOUNDARY LINES, APPARENT EASEMENTS, ENCUMBRANCES, AND ENCUMBRANCES TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: *Matthew J. Stahl*  
 MATTHEW J. STAHL, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 000176  
 EXPIRES 11-30-2008

J.P.S.	M.J.S.	DATE: 10/17/05	SCALE: 1" = 40'	PREPARED FOR: GAVERS
DRAWN BY:	CHECKED BY:			
JOB # 200577				

RECEIVED  
 SEP 18 2012  
 BY:

Site plan

100 2012

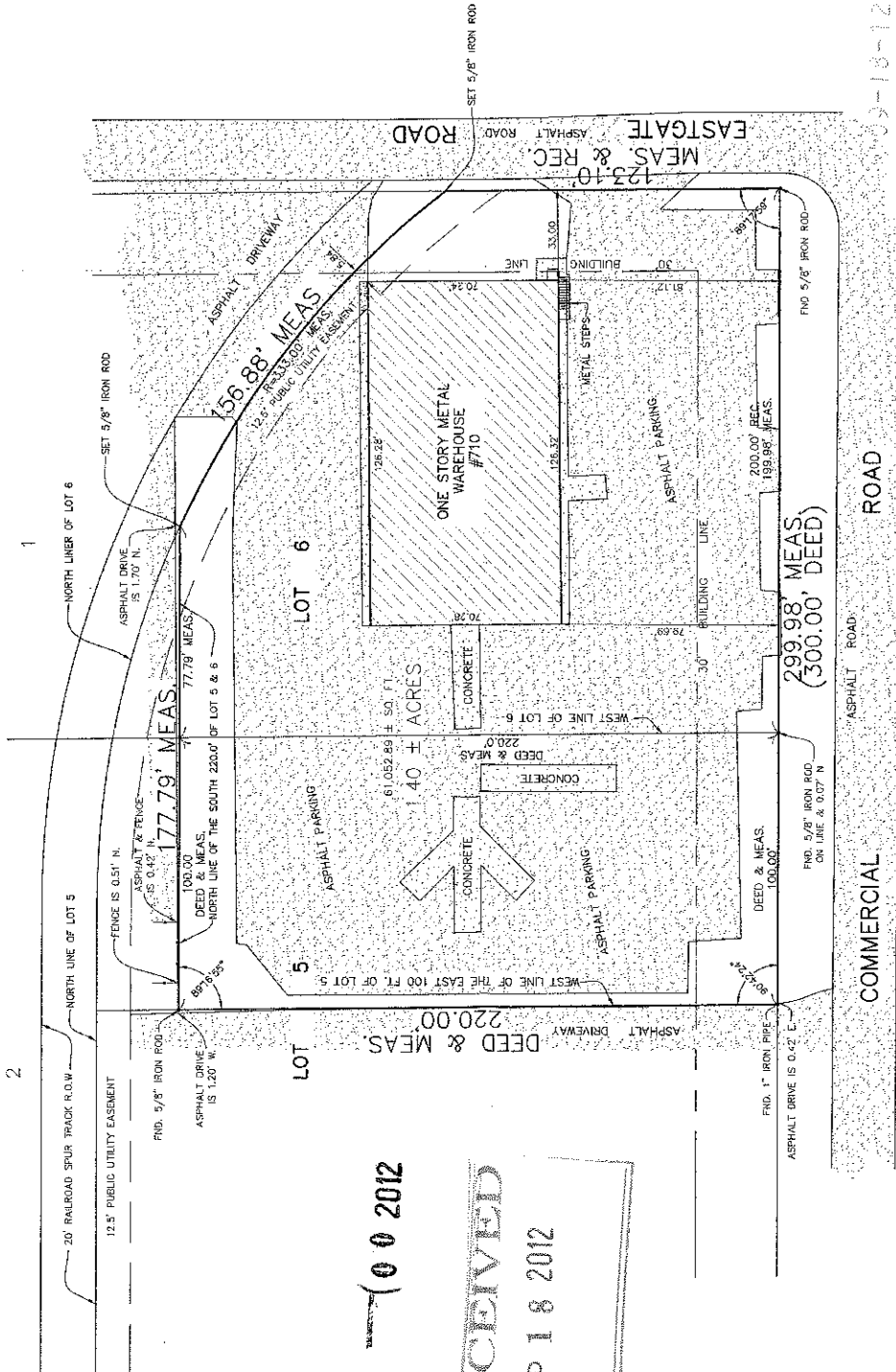
10-13-1270410

PROPOSED FENCE



# PLAT OF SURVEY

THE EAST 100.00 FEET OF THE SOUTH 200.00 FEET OF LOT 5 AND THE SOUTH 200.00 FEET OF LOT 6 IN BLOCK 3 IN PARKERS CRYSTAL LAKE INDUSTRIAL CENTER, A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 1955 AS DOCUMENT NUMBER 292393 IN BOOK 12 OF PLATS, PAGE 27, IN MCHEMRY COUNTY, ILLINOIS



2002  
 RECEIVED  
 SEP 18 2012  
 BY:

PROPERTY LINES, INC.  
 1601 ANTHONY LANE  
 LAKEWOOD, ILLINOIS 60051  
 A PROFESSIONAL LAND SURVEYING  
 AND MAPPING COMPANY  
 Design Firm Lic# 154-004381  
 PHONE (815)-578-9646  
 FAX (815)-578-9647  
 ORDER NO. 12-00126

COMPARE ALL POINTS AND REPORT ANY DIFFERENCE AT ONCE.  
 BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY  
 ARE SO RECORDED IN THE MAPS. REFER TO YOUR DEED,  
 ABSTRACT, TITLE POLICY OR BUILDING COMMISSIONER.  
 DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.  
 NO DIMENSION IS TO BE ASSUMED BY SCALING THIS PLAT.  
 THIS PLAT IS NOT VALID WITHOUT EMBOSSED SURVEYORS SEAL.  
 FIELD WORK PERFORMED ON 08/31/12

PROPERTY ADDRESS: 710 EASTGATE ROAD, CRYSTAL LAKE, ILLINOIS.  
 CLIENT: STEVEN G. ENGLISH (REDMOND MURPHY)

STATE OF ILLINOIS ) S.S.  
 COUNTY OF MCHEMRY )

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED  
 PROPERTY, ACCORDING TO THE OFFICIAL RECORD, AND THAT THE ABOVE PLAT  
 CORRECTLY REPRESENTS SAID SURVEY.  
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM  
 STANDARDS FOR A BOUNDARY SURVEY.  
 DATED THIS 31ST DAY OF AUGUST, 2012

*Steven M. Sloop*

ILLINOIS REGISTERED LAND SURVEYOR NO. 35-003279  
 STEVEN M. SLOOP  
 MY PROFESSIONAL LICENSE EXPIRES ON NOVEMBER 30, 2012.

13-12P0410 304