



#2013-06
8411 S. Route 31 (Patron)
Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	February 6, 2013
<u>Zoning Request</u>	Special Use Permit Amendment to allow outdoor storage of vehicles for a used car lot and outdoor storage for a landscape business.
<u>Location:</u>	8411 S. Route 31
<u>Acreage:</u>	4.77 acres.
<u>Existing Zoning:</u>	B-2 General Commercial
<u>Surrounding Properties:</u>	North: B-2 General Commercial South: Unincorporated East: B-2 (Village of Cary) West: Unincorporated
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- **Existing Use:** This is an existing used car lot. There is also a landscape business in the rear with outdoor storage that was not included with the original approval.
- **Previous Approvals:**
 - The property was involuntarily annexed in 2007. The property came in with E-5 zoning.
 - In 2008, the petitioner requested the rezoning of the property to B-3 and the Special Use Permit for outdoor storage of vehicles.

Development Analysis:

General

- **Request:** A Special Use Permit Amendment to remove the condition that requires the car dealership to be owned and operated by Patron Corporation, as well as, to allow the outdoor storage for the landscape business.
- **Land Use:** The land use map shows the property as Commerce. Auto dealers and landscape business uses are acceptable uses in this land use designation.
- **Zoning:** The property is zoned B-2. This is an appropriate zoning district. The special use permit is necessary for the outdoor storage.

Site Layout

- There is a single entrance off Route 31.
- The property has a residential structure with detached garage. There is also a second accessory building behind the garage. There is outside storage of vehicles and supplies.
- There is an existing free-standing pole sign in the gravel vehicle storage area.
- The landscape business is in the middle portion of the lot.

Parking

- There is a paved drive from Route 31 to the detached garage.
- Customer parking is in front of the garage, the house or in the gravel storage area.
- The parking requirement is 1 space per 5,000 SF of outside storage area + 1 per employee + 2 per service bay.
- The site requires 4 parking spaces. Two spaces for the front outdoor storage area and 2 for the total employees. These required parking spaces shall be paved and striped for parking.



2030 Comprehensive Land Use Plan Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial, business and office uses. The following goal is applicable to this request:

Land Use – Commerce

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.

Findings of Fact:

SPECIAL USE PERMIT

Special Uses require a 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 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*

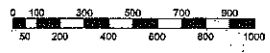
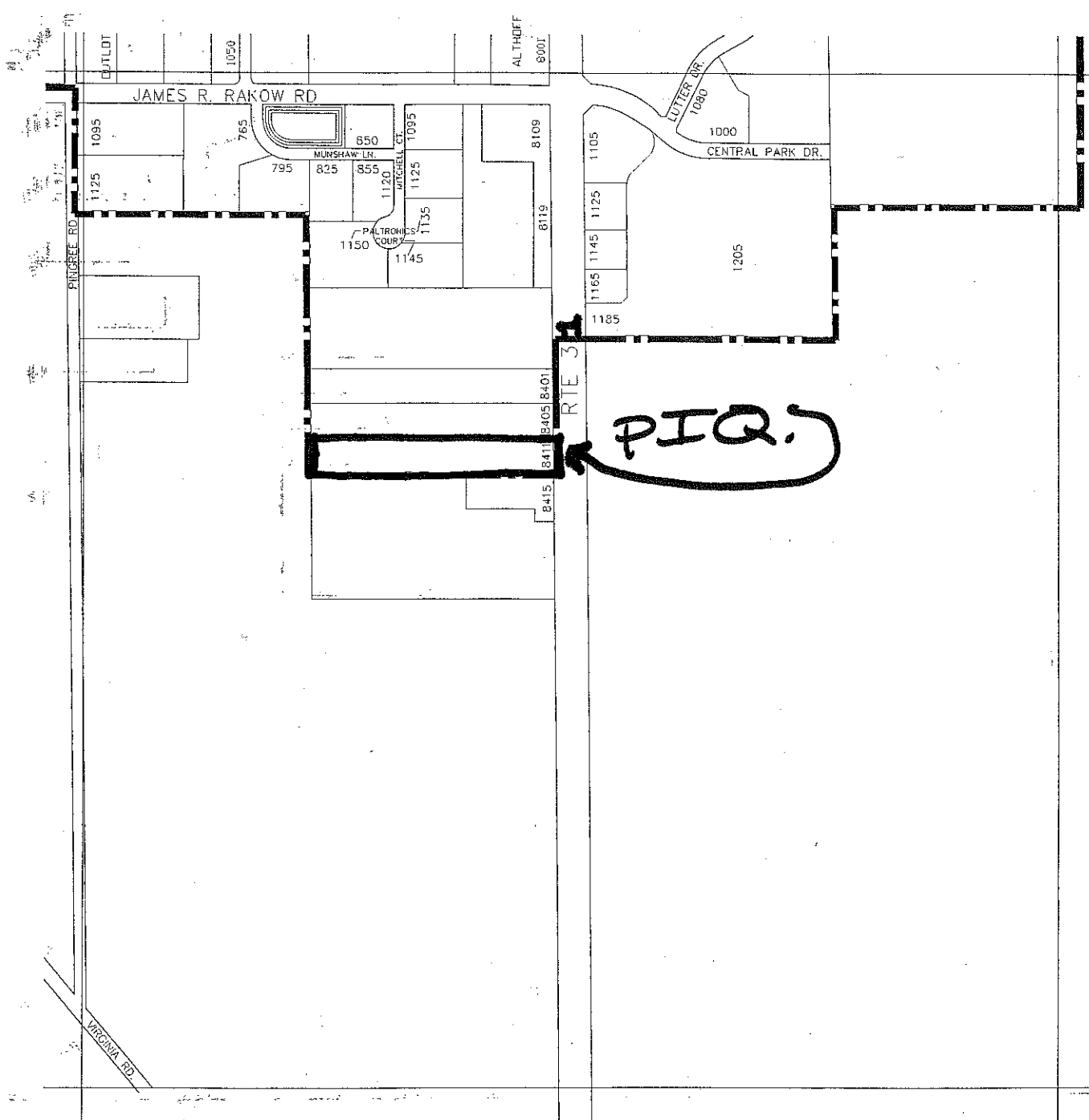
10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.

Meets *Does not meet*

Recommended Conditions:

If a motion to recommend approval of the Special Use Permit at 8411 S. Route 31 is granted, the following conditions are recommended:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (Patron Corporation, received 01/02/13)
 - B. ALTA Survey (Vanderstappen, dated 07/13/99, received 01/02/13)
2. Work with the Building Division to complete any permits for work on the property that was previously completed.
3. The 4 customer parking spaces shall be paved and striped within 6 months of this approval.
4. All vehicle display shall occur outside of the Route 31 right-of-way.
5. Expansion of the vehicle storage or display area or expansion of the landscape business storage area shall be reviewed by city staff.
6. Ordinance #6357 shall remain applicable except as modified by this request, which deletes the condition that the car dealership be associated by the Patron Corporation.
7. The petitioner shall comply with all of the requirements of the Engineering and Building and Planning and Economic Development Departments.



19-10
19-15

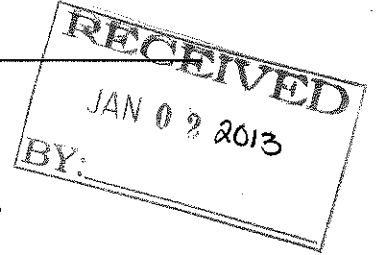
REV. 11/29/07

City of Crystal Lake Development Application

Office Use Only

File # 13-06

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 type="checkbox"/> Special Use Permit |
| <input checked="" type="checkbox"/> Final PUD Amendment | <input type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Name: PATRON CORPORATION
Address: 8411 IL Route 31
CARY IL 60013
Phone: 312-231-0492
Fax: 888-744-6608
E-mail: Ronp Dealer2 Dealer.com

Owner Information (if different)

Name: _____
Address: _____
Phone: _____
Fax: _____
E-mail: _____

Property Information

Project Description: Amend the PUD approval to
remove the Patron Corporation restriction

Project Address/Location: 8411 IL Route 31 Cary IL 60013

PIN Number(s): _____

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.

OWNER: Print and Sign name

12-13-12
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 PETITION
OF Ron Stroschein**

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 upon the application of Ron Stroschein, for approval of a Special Use Permit Amendment relating to the following real estate location known as Patron Corporation, 8411 S. Route 31, Crystal Lake, Illinois 60014, PIN: 19-15-100-009.

This application is filed for the purposes of seeking a Special Use Permit Amendment to allow a car dealership removing the requirement that it be operated by the Patron Corporation and a landscape business with outside storage, as well as any other variations as necessary to approve the plans as presented, pursuant to Article 2 Section 2-300 and 2-400 C 8 and 9, and Article 9 Section 9-200. 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 for this request will be held at 7:30 p.m. on February 6, 2013, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person desiring to be heard may be present.

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

(Published in the Northwest Herald
January 22, 2013)

