



#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*

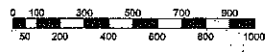
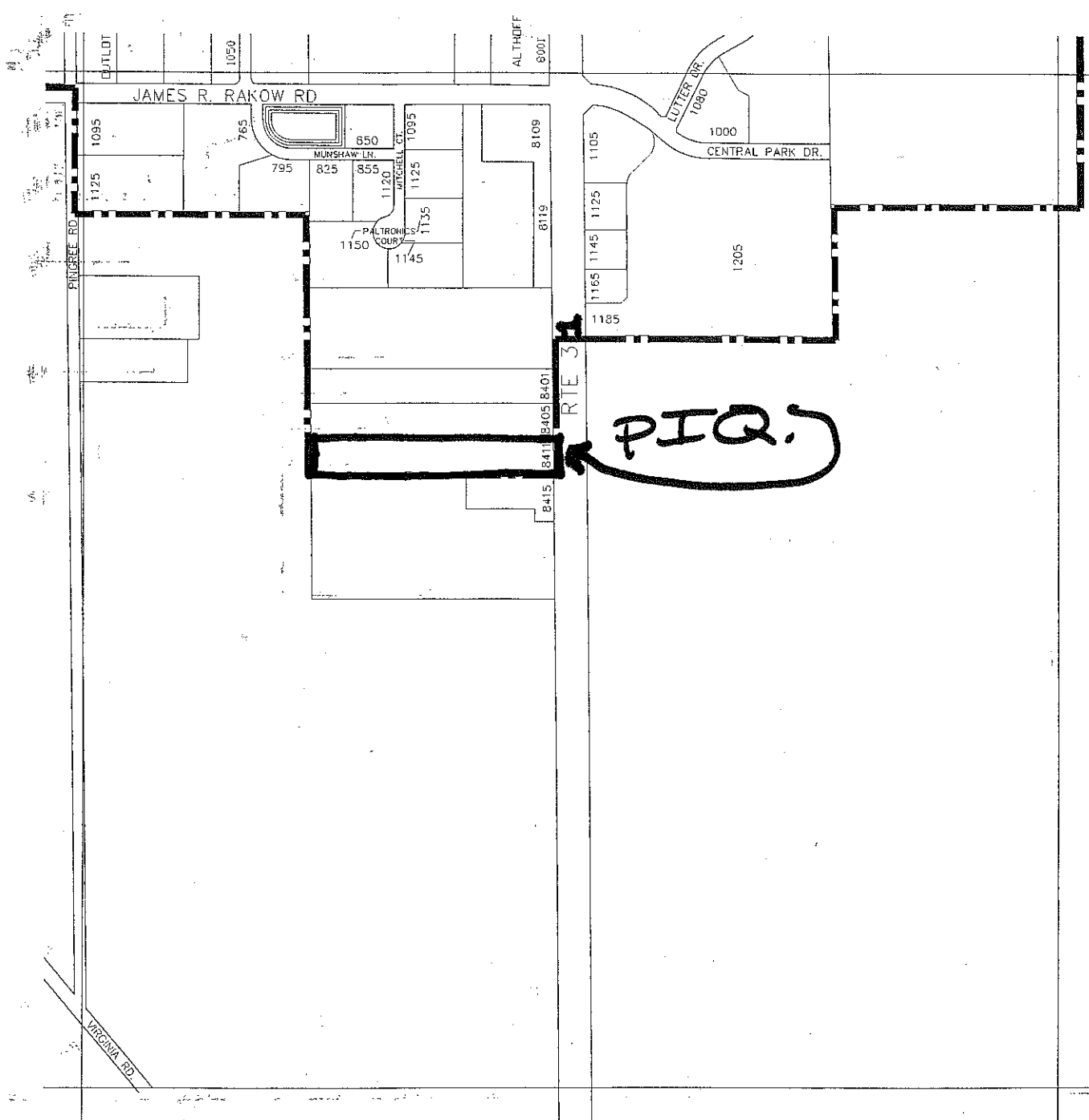
10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.

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

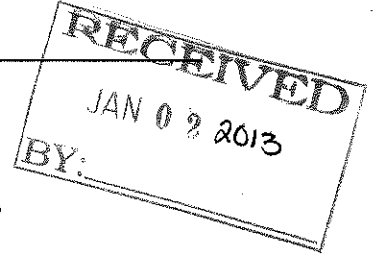
REV. 11/29/07

City of Crystal Lake Development Application

Office Use Only

File # 13-06

Project Title: _____



Action Requested

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: 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)

**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, MAY 21, 2008
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Chair Hayden at 7:30 p.m. On roll call, members Esposito, Greenman, McDonough, Schofield, Skluzacek, and Hayden were present. Batastini and Jouron were absent.

Michelle Rentzsch, Director of Planning and Economic Development, Elizabeth Maxwell, Planner, were present from Staff.

Mr. Hayden asked the people in attendance to rise to say the Pledge of Allegiance. He led those in attendance in the Pledge.

Mr. Hayden stated that this meeting is being televised now as well as being recorded for future playback on the City's cable station.

Mr. Hayden welcomed the newest member of the PZC, James McDonough. He thanked Mr. McDonough for volunteering his time to this Commission.

2008-24 PATRON CORP. – 8411 Route 31 – PUBLIC HEARING

Comp Plan Amendment, Rezoning, Special Use Permit for outdoor storage.

Mr. Hayden stated that the fees have been paid, and the sign has been posted. He said the surrounding property owners have been notified and the Certificate of Publication is in the file. Mr. Hayden waived the reading of the legal notice without objection.

Ron Stroschein was present to represent his petition. Mr. Hayden stated that this property was recently annexed into the City and this request was to rezone the property. Mr. Stroschein said the zoning would be comparable to what it was originally before the annexation.

There was no one in the public who wished to speak on this petition. The public hearing was closed at this time.

There were no comments from the Commission.

Mr. Esposito moved to approve the Comprehensive Plan Amendment from Industry to Commerce; Rezoning from E-5 Estate Residential to B-3 Planned Business; and Special Use Permit for Outdoor Storage of vehicles for Patron Corporation at 8411 S. Route 31 with the following conditions:

1. Approved plans, reflecting PZC recommendations, as approved by the City Council:
 - A. Application (Stroschein, received 4/10/08)
 - B. Plat of survey showing improvements (Vanderstappen, received 4/10/08)

2. The Special Use Permit for Outdoor Storage is valid only for the existing use, storage materials and locations associated with Patron Corporation.

3. The petitioner shall address all of the City Departments' review comments.

Mr. Greenman seconded the motion. On roll call, all members voted aye. Motion passed.

City Council Reports

Councilman Dawson commended the City staff for their quick response to the recent storm damage.

Consent Agenda

Councilwoman Brady Mueller moved to approve Consent Agenda items 10a and 10b and adding Items 11, 13, 14, 15, 16, 17, and 28. Councilman Goss seconded the motion. On roll call, all voted yes, except in order to avoid any possible conflict of interest, Mayor Shepley abstained on Items 14 and 17. Motion passed.

- 10a. *Patron Corporation, 8411 South Route 31 – Approved a Comprehensive Plan Amendment from Industry to Commerce; and adopted an ordinance rezoning the property from E-5 Estate Residential to B-3 Planned Business and approving a Special Use Permit for outdoor storage of vehicles.*
- 10b. *Continued the Main Street Crossing Annexation Public Hearing to the June 17, 2008 regular City Council meeting.*
11. *Approved a request from the Crystal Lake Gala Festival for a Festival License and Class 19 Temporary Liquor License Request Amendment to change the start time on Thursday, July 3, 2008 to 3:00 p.m.*
13. *Approved a request from Bickford Cottage Assisted Living and Memory Care, 717 McHenry Avenue for a Temporary Use Permit to allow a Special Promotion (cupola raising) on June 19, 2008, and approval for a model apartment.*
14. *Approved a request from Centegra Health Systems, 360 Station Drive, for a Temporary Use Permit to allow a Grand Opening of the new immediate care facility at 360 Station Drive on July 12, 2008.*
15. *Dobry Personal Trainer, 824 S. Main Street – Approved the Planning and Zoning Commission recommendations and adopted an ordinance approving a Special Use Permit to allow a commercial recreation use for a personal training facility.*
16. *Approved a request from Millennium Electronics, 335 Knaack Boulevard, for a Temporary Use Permit to allow a temporary parking lot at 335 Knaack Boulevard.*
17. *Northwest Professional Center, 415 Congress Parkway – Approved the Planning and Zoning Commission recommendations and adopted an ordinance granting a Final PUD Amendment to allow a concrete pad and landscape changes for temporary parking and use of a mobile MRI unit.*
28. *Adopted an ordinance amending the City Weed Ordinance.*

Europa, Inc., 1275 Randall Road - City Code Amendment to increase the number of Class 13 Liquor Licenses.

Nancy Lutz, registered agent for Europa, Inc. and Janina Bak, owner, were present for the matter. Ms. Lutz stated that they wished to open a Polish Deli and would like a liquor license to be able to sell packaged liquor. Mayor Shepley asked what percentage of the business would



AN ORDINANCE GRANTING REZONING AND SPECIAL USE PERMIT
AT 8411 S. ROUTE 31

WHEREAS, pursuant to the terms of a Application (File #2008-24) before the Crystal Lake Planning and Zoning Commission, the Applicant has requested Rezoning from E-5 Estate Residential to B-3 Planned Business; and Special Use Permit for Outdoor Storage of vehicles; and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Rezoning be granted as requested in said Application.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

Section I: That the following described property be and same is Rezoning from E-5 Estate Residential to B-3 Planned Business; and Special Use Permit for Outdoor Storage of vehicles

at the property legally described as follows:

The South 164.86 feet of that part of the East Half of the Northwest Quarter (Except the South 20 acres thereof) of Section 15, Township 43 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the point in the East line of the Northwest Quarter of Section 15, 400 feet South of the Northeast corner of said Northwest Quarter; thence South on the East line of said Northwest Quarter, 1571.25 feet more or less, to the Northeast corner of the South 20 acres of the East half of the Northwest Quarter of Section 15; thence West on the North line of said South 20 acres, 1321.25 feet to the West line of the East half of the Northwest Quarter of said Section 15; thence North on the West line of said East half of the Northwest Quarter, 917.55 feet to a point 1057.20 feet South of the Northwest corner of the East half of the Northwest Quarter; thence East on a line parallel with the North line of said Northwest Quarter, 1178.61 feet to a point 142 feet West of the East line of said Northwest Quarter; thence North on a line parallel with the East line of said Northwest Quarter 657.2 feet to a point, 400 feet South of the North line of said Northwest Quarter; thence East on a line parallel with the North line of said Northwest Quarter, 142 feet to the place of beginning, (except that part described as follows: Commencing at the Northeast corner of the Northwest quarter of said Section 15; thence South along the East line of said Northwest Quarter for a distance of 1806.39 feet to the point of

beginning of this description; thence continuing South along the said East line for a distance of 164.86 feet to the Northeast corner of the South 20 acres of the East half of the Northwest Quarter of said Section 15; thence West along the North line of the said South 20 acres to a point which lies 60.0 feet, as measured at right angles, from the centerline of Federal Aid Route 54 (Illinois Route 31); thence North along a line that is parallel with and 60.0 feet from the said center line to a point in a line that is parallel with and 164.86 feet North of the North line of the South 20 acres aforesaid; thence East along said line which is 164.86 feet North of the North line of the South 20 acres before said to the point of beginning), in McHenry County, Illinois.

commonly known as 8411 S. Route 31, Crystal Lake, McHenry County, Illinois.

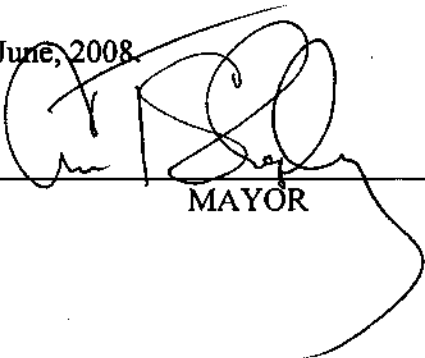
Section II: That the Special Use Permit be granted with the following conditions:

1. Approved plans, reflecting PZC recommendations, as approved by the City Council:
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2. The Special Use Permit for Outdoor Storage is valid only for the existing use, storage materials and locations associated with Patron Corporation.
3. The petitioner shall address all of the City Departments' review comments.

Section III: That the City Clerk be and is hereby directed to amend the official zoning map of the City of Crystal Lake and all pertinent records of the City of Crystal Lake to show the granting Rezoning in accordance with the provisions of this Ordinance, as provided by law.

Section IV: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

DATED at Crystal Lake, Illinois, this 3rd day of June, 2008.



MAYOR

ATTEST:


CITY CLERK

Published in pamphlet form by the authority of the Mayor and City Council of the City of Crystal Lake.

