



#2014-09
900 Pyott Road – Variation
Project Review for Planning and Zoning Commission

Meeting Date: February 19, 2014

Request: Variations from Article 3-200 B6 to allow a building addition to extend 40 feet into the required 50-foot rear yard setback and to allow an impervious surface coverage of 81% rather than the 70% permitted.

Location: 900 Pyott Road

Acreage: 1.2 acres

Existing Zoning: M Manufacturing

Surrounding Properties: North: B-1 PUD Neighborhood Commercial
South: M Manufacturing
East: B-2 General Commercial
West: RE Residential Estate (City water plant)

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- **Existing Use:** The site is currently improved with a manufacturing building.
- **Proposed Use:** The petitioner plans to expand the building along the west side to add additional warehousing and manufacturing space as well as garage space.

Development Analysis:

General

- **Request:** Variation to allow the expansion to encroach into the required 50-foot rear yard setback. Manufacturing property adjacent to a residential district is required to have a 50-foot setback. The new expansion will be 10 feet from the property line, a variation of 40 feet.
- **Request:** Variation from the maximum impervious surface coverage to allow 81% coverage, a variation of 11%.
- **Land Use:** The land use map shows the area as Manufacturing. This land use designation is appropriate for this use.
- **Zoning:** The site is zoned M Manufacturing. This use is a manufacturing use.

Site Layout

- There are two access points off Pyott Road.
- There is a 10-foot PUE along the south property line. There is a 10-foot easement for sanitary sewer along the west property line.
- The proposed expansion would be along the west of the building and extending north along that west property line.



Parking

- There are 51 parking spaces on site. The garage expansion will reduce the parking to 33 on-site spaces.
- Parking for this use is based on:
 - 5,000 SF of office at 1 space per 250 SF GFA, for 20 spaces, and
 - 11,235 SF of manufacturing at 1 per 1,000 SF NFA up to 10,000 + 1 per each 2,000 SF of NFA over 10,000, for 11 spaces.
 - A total of 31 spaces are required.

Comprehensive Land Use Plan 2020 Vision Summary Review:

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

Land Use - Industry

Goal: Support manufacturing uses within the community which contribute to the regional and local economy and Crystal Lake’s live, work play philosophy.

This can be accomplished with the following supporting action:

Supporting Action: Expand and attract manufacturing users which provide jobs, services, and products strengthening the City’s economy.

Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting two variations from Article 3-200 B6 to allow encroachment into the required rear yard setback and to exceed the maximum impervious surface coverage.

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.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request for Variations from Article 3-200 B6 to allow a building addition to extend 40 feet into the required 50-foot rear yard setback and to allow an impervious surface coverage of 81% rather than the 70% permitted, is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Schaefer, received 02/04/14)
 - B. Plat of Survey/Site Plan (Professional Land Surveying, Inc., dated 10/18/13, received 02/04/14)
2. Work with staff to add some landscape materials near the east property line in the landscape island and to the north and south of the parking lot to help screen the proposed overhead garage doors of phase 2.
3. Prior to the issuance of a building permit, the petitioner shall provide a Plat of Easement dedicating the MUE, along the western property line, for review and approval by staff. The petitioner shall record the easement and provide 1 Mylar and 5 paper copies to the City.
4. The petitioner shall address all of the review comments and requirements of the Engineering and Building and Planning and Economic Development Departments.

City of Crystal Lake
Development Application

Office Use Only

File # 2014-09

Project Title: 900 PYOTT GARAGE ADDITION

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

Petitioner Information

Name: DAVID SCHAEFER
Address: 2500 S. HIGHLAND #340
LOMBARD, IL 60148
Phone: 630-261-9250
Fax: 630-261-9259
E-mail: david@das-architects.com

Owner Information (if different)

Name: MARK RIGSBY
Address: 460 JENNINGS PRIME
LAKE IN THE HILLS, IL 60156
Phone: 847-516-9090
Fax: 815-455-2315
E-mail: mark@Rigsby.com

Property Information

Project Description: PROJECT IS A 2-PHASED, 1-STORY, BRICK
GARAGE ADDITION TO MATCH THE EXISTING BUILDING.

Project Address/Location: 900 PYOTT, CRYSTAL LAKE, IL

PIN Number(s): 19-08-429-004

Development Team

Please include address, phone, fax and e-mail

Developer: MARK Riggiby, 462 N. W. 11th, Pine Bluff, Ark. 71601

Architect: DAVID A. SCHAEFER ARCHITECTS, 2500 S. HIGHLAND #340, LOMBARD.

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

DAVID A. SCHAEFER David A. Schaefer 2/4/14
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.

MARK Riggiby 2-4-2014
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 APPLICA-
TION OF David Schaefer**

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 by David Schaefer relating to the following real estate known as 900 Pyott Road, Crystal Lake, Illinois 60014, PIN: 19-08-429-004.

This application is filed for the purposes of seeking a Variation from Article 3 Section 3-200 B 6 Density and Dimensional Standards to allow a building expansion which encroaches 40 feet into the required 50-foot rear yard setback and exceeds the maximum impervious coverage allowing 81% coverage rather than the 70% permitted, 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, February 19, 2014, 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

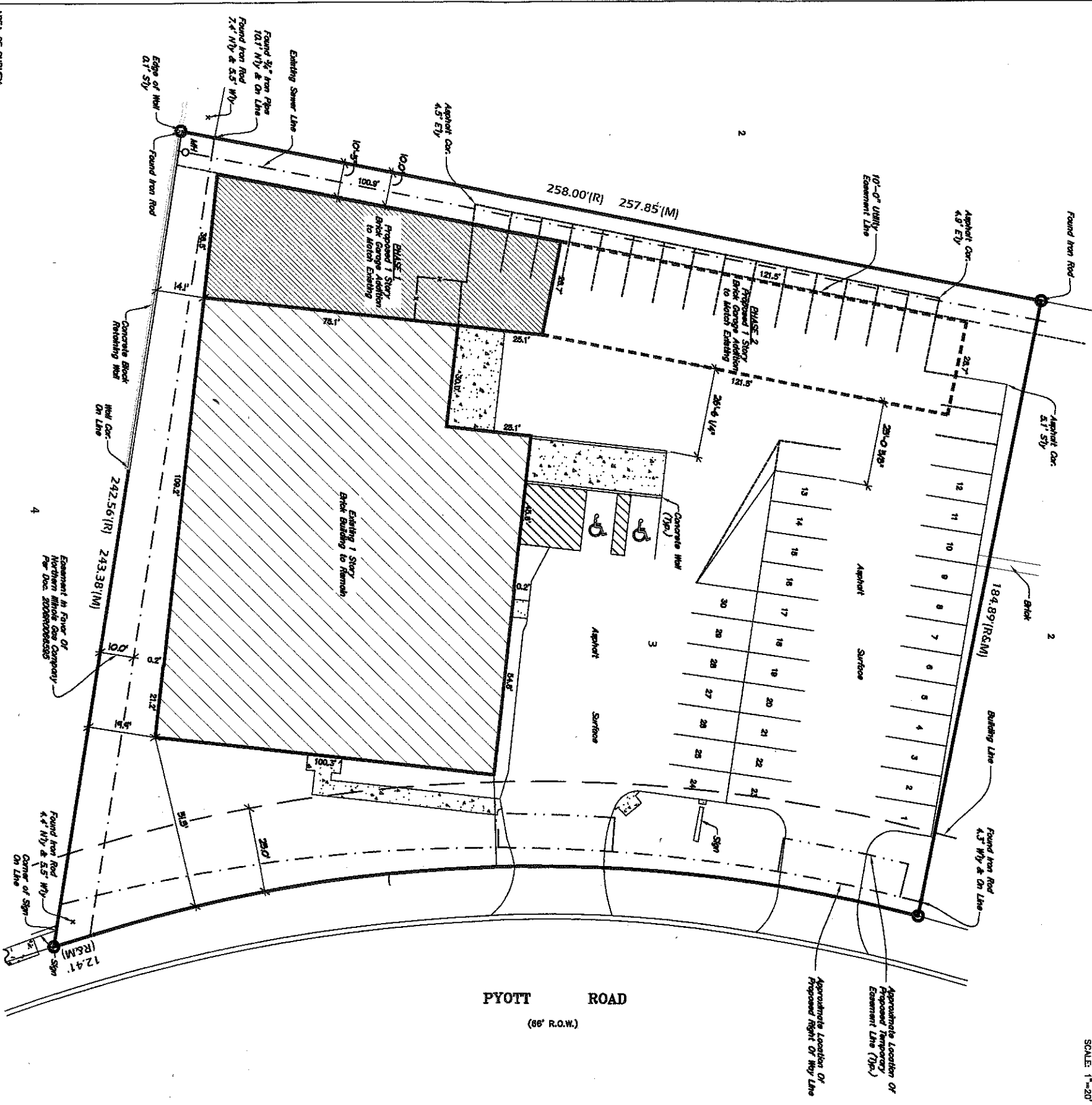
(Published in the Northwest Herald
February 4, 2014. #A2620)

PLAT OF SURVEY

OF

LOT 3 IN PYOTT ROAD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1975 AS DOCUMENT NO. 653866, IN MOHAWY COUNTY, ILLINOIS.

SCALE 1"=20'



SYMBOL LEGEND

- CONCRETE SURFACE
- FENCE LINE
- RECORD DATA
- MEASURED DATA
- UTILITY POLE
- OVERHEAD WIRES

PREPARED FOR: RIGSBY CONSTRUCTION
 JOB ADDRESS: 800 PYOTT ROAD
 CRYSTAL LAKE, ILLINOIS

Professional Land Surveying, Inc.
 3080 Ogden Avenue, Suite 107
 LaSalle, Illinois 60532
 Phone 630.778.1757 Fax 630.778.7757

DRAWN BY: AA FLD, BK./PG. NO.: 105/19
 COMPLETION DATE: 10/18/13 JOB NO.: 138701
 REVISED:

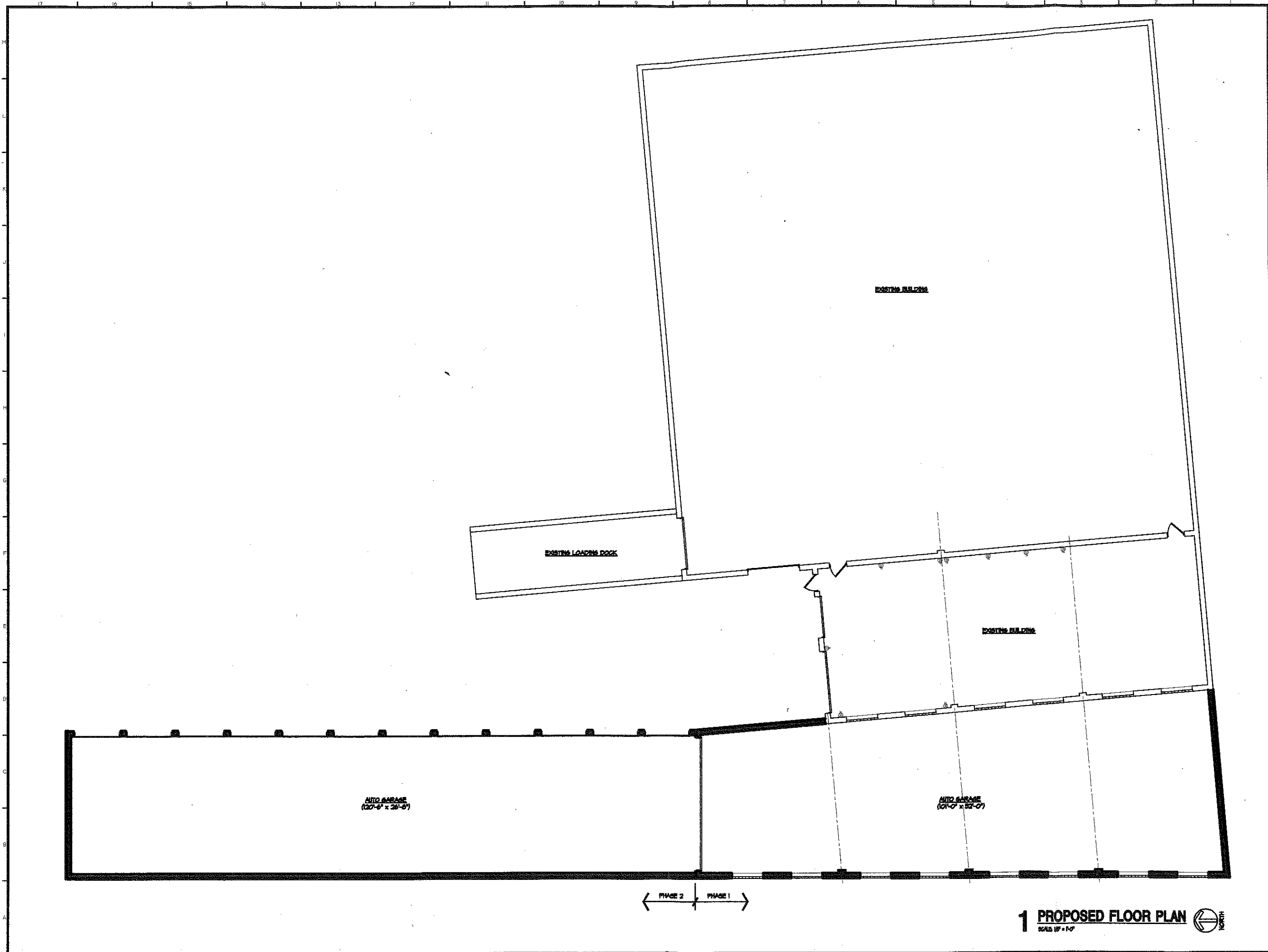


AREA OF SUBJECT CONTAINING 51,007± SQ. FT.
 REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND LOCAL BUILDING AND ZONING ORDINANCE FOR ITEMS OF RECORD NOT SHOWN.
 STATE OF ILLINOIS
 COUNTY OF DEKALB
 PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.
 FIELD WORK COMPLETED AND DATED THIS 7TH DAY OF OCTOBER, 2013.
 PLS. NO. 3483
 MY LICENSE EXPIRES 11/30/14
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 PROFESSIONAL DESIGN FIRM NO. 184-004186

DAVID A. SCHAEFER ARCHITECTS
2500 S. HIGHLAND AVE, STE 340
LOMBARD, ILLINOIS 60148
PH: 630.261.9250 FAX: 630.261.9258

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NO.	DATE	DESCRIPTION
1	2-8-2014	VARIANCE SUBMITTAL

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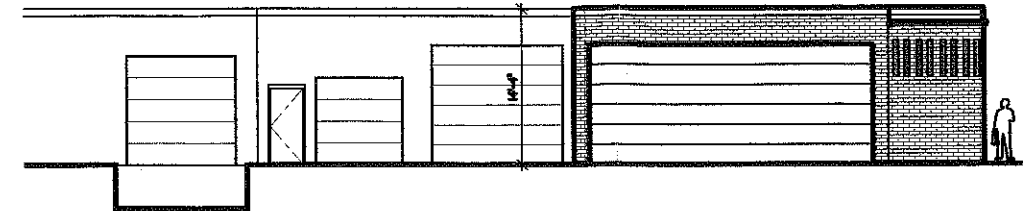
AUTO GARAGE ADDITION
900 PYOTT ROAD
CRYSTAL LAKE, IL.

DRAWN BY:
S. LEE
PROJECT NO:
15-141
ISSUE DATE:
AUG, 20 2015

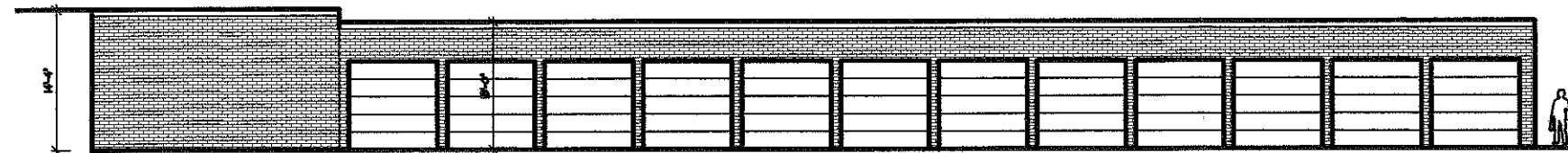
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1 PROPOSED FLOOR PLAN
SCALE 1/8" = 1'-0"

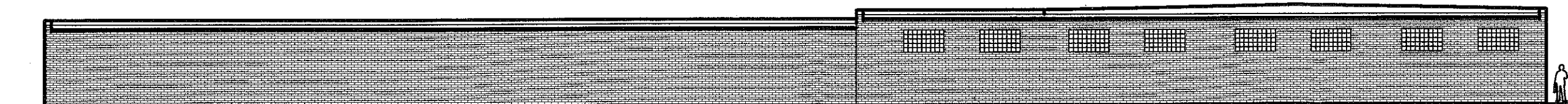
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3 NORTH ELEVATION (PHASE 1)
 SCALE 1/4" = 1'-0"



2 EAST ELEVATION (PHASE 1 AND 2)
 SCALE 1/4" = 1'-0"



1 WEST ELEVATION (PHASE 1 AND 2)
 SCALE 1/4" = 1'-0"

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AUTO GARAGE ADDITION
 900 PYOTT ROAD
 CRYSTAL LAKE, IL.

DRAWN BY: S. LEE
PROJECT NO: 18-141
ISSUE DATE: AUG, 20 2015

SHEET NO. A2
