



## #2015-08 Brink Street Parking Lot (Crystal Lake) – Variation Project Review for Planning and Zoning Commission

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**Meeting Date:** February 4, 2015

**Request:** Variations from:

- A. Article 4-200(E)(1)(a), the required 20-foot parking lot setback along a roadway to allow setbacks of 6 feet along Brink Street and 5 feet along Grant Street.
- B. Article 4-200(H)(1), the required 24-foot dimensional standard for parking lot aisles to allow 22-foot parking lot aisles; and the dimensional standard for vehicle parking spaces of 19 feet to allow 18-foot long spaces .
- C. Article 4-400(F)(1), the parking lot landscaping requirements including: to provide landscape parking islands every 10 parking spaces in a row to allow the absence of two interior parking lot islands along the north and south perimeters, the required 10-foot wide perimeter landscaping abutting rights-of-way to allow 5-foot wide perimeter landscaping areas, the required 8-foot wide perimeter landscaping area not abutting a right-of-way to allow a 2-foot wide landscaping area, and the requirement to provide a continuous visual screen abutting rights-of-way and not abutting rights-of-ways to allow no continuous screening.

**Location:** Southeast corner of Brink and Grant Streets

**Acreage:** .98 acres

**Existing Zoning:** B-4 Downtown Business

**Surrounding Properties:**

North:	B-4 Downtown Business
South:	B-4 Downtown Business
East:	B-4 Downtown Business
West:	B-4 Downtown Business

**Staff Contact:** Kathryn Cowlin (815.356.3798)

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**Background:**

- Existing Use: The property is improved with a 4-hour parking lot with 75 parking spaces.
- Background: The parking lot at the corner of Brink Street and Grant Street is in disrepair. The City would like to repave the lot and at the same time is proposing reconfiguration of the lot to maximize the parking availability. The existing parking lot does not meet the 20-foot setback requirement or the landscaping requirements.

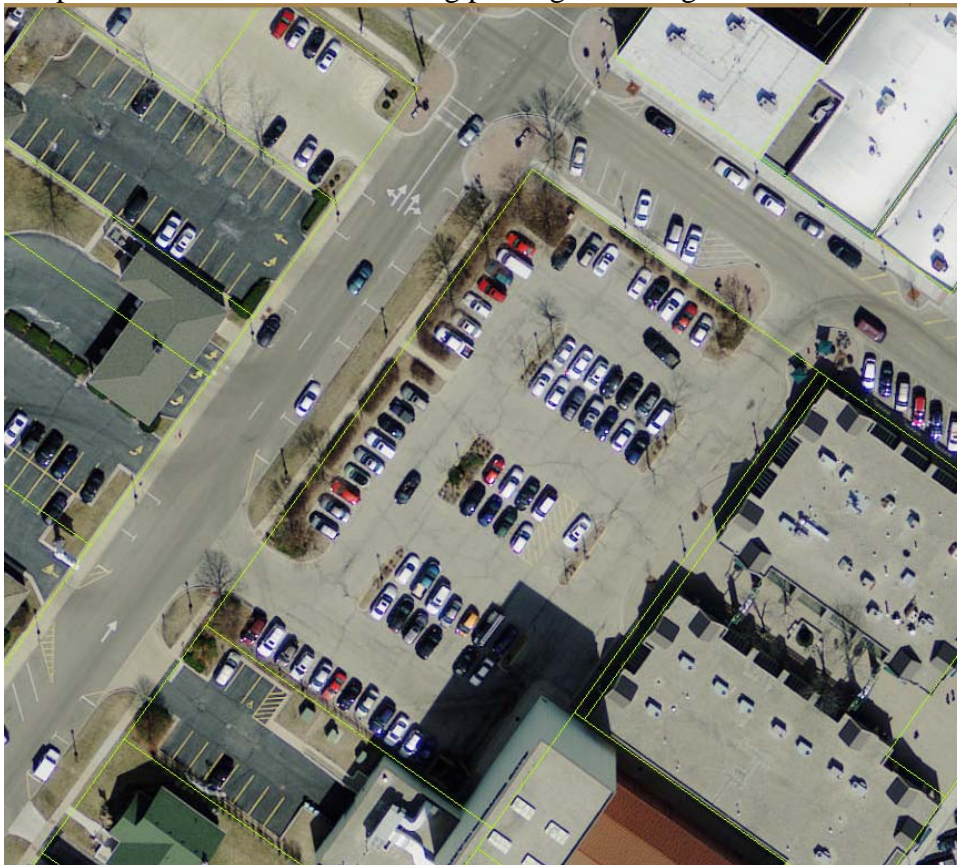
**Development Analysis:**

General

- Request: Variations from the parking lot setbacks, dimensional standards for parking spaces and aisles, and parking lot landscaping including: interior landscaping, perimeter landscaping abutting rights-of-way and perimeter landscaping not abutting rights-of-ways, to allow the reconfiguration and resurfacing of the parking lot.
- Land Use: The land use map shows the area as Mixed Use. This land use designation is appropriate for this use.
- Zoning: The site is zoned B-4 Downtown Business.

Existing Site Layout

- The existing parking lot has fallen into disrepair.
- The existing parking lot has 75 parking spaces.
- The aerial photo below shows the existing parking lot configuration.





**Findings of Fact:**

**ZONING ORDINANCE VARIATION**

The petitioner is requesting a variation from Articles 4-200(E)(1)(a), 4-200(H)(1), 4-400(F)(1) to allow the reconfiguration and resurfacing of the parking lot. 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 is made, it should be with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (received 01/15/15)
  - B. Site Plan (received 01/15/15)
  
2. Staff shall provide a landscaping plan that provides vegetation complementary to the downtown for this parking lot.

2015 08

# City of Crystal Lake Development Application

Office Use Only  
File # \_\_\_\_\_

Project Title: CITY OF CRYSTAL LAKE BRINK ST PARKING LOT

### 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                           |

RECEIVED  
JAN 15 2015  
BY: \_\_\_\_\_

### Petitioner Information

Name: CITY OF CRYSTAL LAKE  
 Address: 100 W. WOODSTOCK  
CRYSTAL LAKE, IL 60014  
 Phone: (815) 356-3615  
 Fax: \_\_\_\_\_  
 E-mail: planning@crystalake.org

### Owner Information (if different)

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

### Property Information

Project Description: Zoning variations to reconfigure existing parking lot

Project Address/Location: SEC Brink + Grant Streets

PIN Number(s): 14-32-482-024

**Development Team**

Please include address, phone, fax and e-mail

Developer: \_\_\_\_\_

Architect: \_\_\_\_\_

Attorney: \_\_\_\_\_

Engineer: \_\_\_\_\_

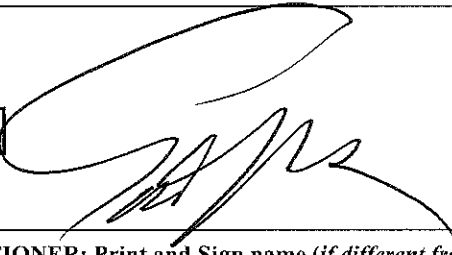
Landscape Architect: \_\_\_\_\_

Planner: \_\_\_\_\_

Surveyor: \_\_\_\_\_

Other: \_\_\_\_\_

**Signatures**



PETITIONER: Print and Sign name (if different from owner)

1/15/15  
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.

**BEFORE THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS**

IN THE MATTER OF THE APPLICATION OF )  
City of Crystal Lake )

**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 of the City of Crystal Lake upon the application of the City of Crystal Lake for variations relating to the following described real estate commonly known as Brink Street Parking Lot, Crystal Lake, Illinois 60014, PIN: 14-32-482-024

This application is filed for the purpose of seeking zoning variations pursuant to Articles 4-200(E)(1)(a), 4-200(H)(1), and 4-400(F)(1) of the UDO, from the parking lot setbacks, dimensional standards for parking spaces and aisles, and parking lot landscaping including: interior landscaping, perimeter landscaping abutting rights-of-way and perimeter landscaping not abutting rights-of-ways, to allow the reconfiguration and resurfacing of the parking lot, as well as any other variations that may be necessary to complete the project as proposed. 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 Wednesday February 4, 2015, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

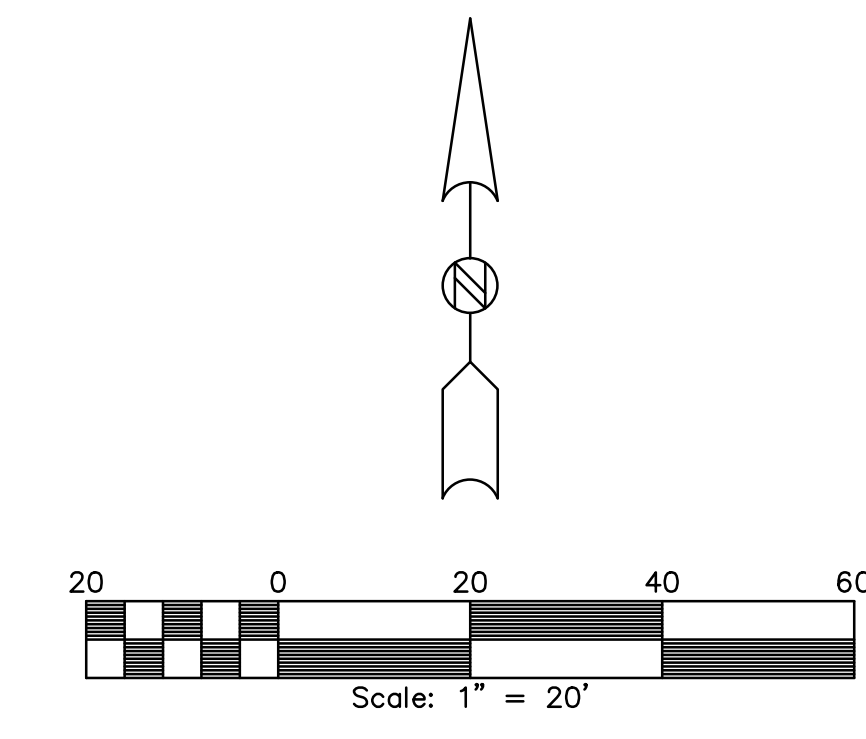
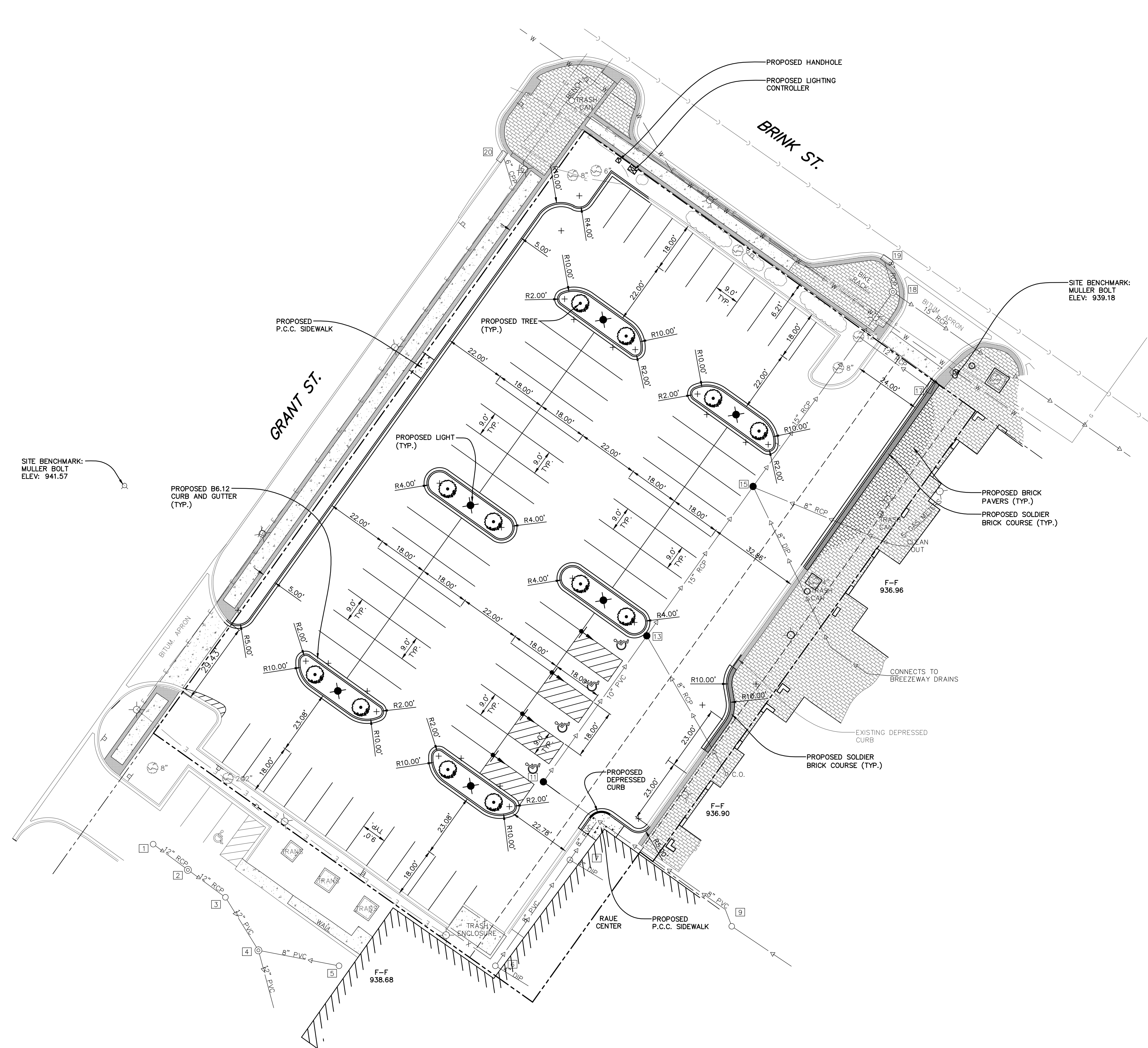
Tom Hayden, Chairperson  
Planning and Zoning Commission  
City of Crystal Lake

(TO BE PUBLISHED IN THE NORTHWEST HERALD ON OR BEFORE January 20, 2015)









LEGEND		
	EXISTING	PROPOSED
B6.12 CURB & GUTTER		
B6.12 CURB & GUTTER (DEPRESSED CURB)		
B6.12 CURB & GUTTER (DEPRESSED CURB)		
SANITARY SEWER		
STORM SEWER		
UNDERDRAIN		
CABLE		
ELECTRIC		
GAS		
TELEPHONE		
WATER		
OVERHEAD WIRE		
MANHOLE		
CATCH BASIN		
INLET		
HEADWALL		
VALVE VAULT		
FLARED END SECTION		
VALVE & BOX		
BUFFALO BOX		
HYDRANT		
GAS VALVE		
DOWNSPOUT		
HANDICAPPED RAMP		
HANDHOLE		
HEADWALL FOR PIPE DRAIN		
UTILITY PEDISTAL		
WETLAND FLAG		
LIGHT POLE		
WALKWAY LIGHT		
SIGN		
POWER POLE		
ELEVATION		
CONTOUR		
FLOW DIRECTION		
OVERFLOW FLOW ROUTE		
FENCE		
SILT FENCE		
CONCRETE		
PERMEABLE PAVERS		
AGGREGATE		
VIEW ZONE RESTRICTION AREA		
PROPOSED PCBMP EASEMENT		
TREE(DECIDUOUS)		
TREE(CONIFEROUS)		

**STRUCTURE SCHEDULE**

1 EX. CB RIM 936.43 INV 932.38(SE-12")	6 EX. CB RIM 938.23 INV 935.48(NE-8") INV 936.28(SE-4")	11 EX. CB RIM 935.22 INV 932.12(NE-10") INV 932.17(SE-10")	17 EX. INLET RIM 935.98 INV 932.53(NW-12")	21 EX. ST. MH RIM 934.15 INV 929.05(NW-15") INV 929.00(SE-15") INV 929.25(NE-12")
2 EX. ST. MH RIM 937.00 INV 931.25(SE-12") INV 931.70(NW-12")	7 EX. CB RIM 936.82 INV 933.47(NE-8") INV 933.57(SE-8") INV 934.57(SW-4")	13 EX. CB RIM 935.38 INV 931.83(N-15") INV 931.98(E-8") INV 931.88(S-10")	18 EX. ST. MH RIM 937.84 INV 930.74(SE-15") INV 930.84(SW-15") INV 934.49(N-8")	
3 EX. CB RIM 936.00 INV 931.45(SE-12") INV 931.50(NW-12")	8 EX. CB RIM 936.86 INV 935.86(S-6")	15 EX. CB RIM 935.45 INV 932.45(SW-15") INV 930.50(NW-15") INV 931.10(NE-15")	19 EX. INLET RIM 937.98 INV 934.98(S-8")	
4 EX. ST. MH RIM 935.71 INV 931.76(E-8") INV 931.76(NW-12") INV 931.76(SE-12")	9 EX. CB RIM 935.78 INV 934.13(NW-8")	16 EX. CB RIM 935.78 INV 934.13(NW-8")	20 EX. INLET RIM 940.78 INV 938.68(S-6") (FILLED W/DEBRIS)	
5 EX. CB RIM 934.42 INV 932.27(W-8")				

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

**DRAWN BY:** A.J.  
**CHECKED BY:** D.K.  
**APPROVED BY:** J.M.



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**BRINK STREET PARKING LOT  
 CRYSTAL LAKE, IL.**

**BRINK STREET PARKING LOT  
 GEOMETRY PLAN**

**SCALE:** 1"=20'  
**DATE:** JANUARY, 2015  
**JOB NO.:** 141008  
**SHEET** 1 **OF** 1