#2016-07
CL Food Pantry – Alternative Use Permit
Project Review for Planning and Zoning Commission

Meeting Date: February 17, 2016

Requests:
1. Alternative Use Permit to allow the Crystal Lake Food Pantry, a Community Food Service at 42 East Street.
2. Variation from:
   a. Article 9-200 H b. Alternative Use criteria stating a three-year time limit for any Alternative Use. The request is to remove this criterion.

Location: 42 East Street

Acreage: Approximately 1 acre

Existing Zoning: M Manufacturing

Surrounding Properties:
North: M Manufacturing
South: M Manufacturing
East: R-2 Single-Family Residential
West: M Manufacturing

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The building is an existing industrial building. There is an office tenant in the front of the building that would remain. The Crystal Lake Food Pantry is taking the remaining portion of the building.
- The Crystal Lake Food Pantry is currently located at 257 King Street and has outgrown that space and would like to provide more services to their customers. This new larger facility would allow them to expand their services.

Development Analysis:

Land Use/Zoning

- The site is currently zoned M Manufacturing. This zoning district does not permit Community Food Service, but the ordinance allows for Alternative Uses in the manufacturing zoning district.
- The land use map shows the area as Industry. This is an appropriate land use designation for a variety of manufacturing, office and service provider uses.

Site Layout

- The food pantry would be utilizing Unit D, which is approximately 30,000 square feet.
- There are two existing parking areas. The first is on the south side of the building and would be used by the office tenant in Unit A. The second larger parking lot is on the north side, the food pantry would use this parking area.
- The only exterior modification to the building would be the removal of the parking spaces along East Street to install a drive-up lane. This would allow customers to select their groceries then pull their vehicle up to the door and an employee would bring the groceries to their car.

Parking

- Parking for this use has been evaluated as an office use for the front and warehouse/storage for the back. The parking required is 35 spaces.
- The existing parking area provides 67 parking spaces.

Signage

- The petitioner would meet the office sign section of the ordinance with any signage they plan to install.

Findings of fact:

ALTERNATIVE USE PERMIT

The petitioner is requesting approval of an Alternative Use Permit to allow the Crystal Lake Food Pantry, a Community Food Service, in the M Manufacturing zoning district. Alternate Uses must meet the following standards:

a. Intended to allow flexibility in the use of land or structures in the M-L or M District in the City when such uses meet appropriate conditions and performance standards that protect public health, safety and welfare.
☐ *Meets* ☐ *Does not meet*

b. Alternate Uses that address a current need or demand, but are intended for a limited time period of not more than three years, unless an extension of such time period is approved.
☐ *Meets* ☐ *Does not meet*

c. Judged to be presently acceptable by the City Council, but that with anticipated development or redevelopment will not be acceptable in the future or will be replaced in the future by a permitted or special use allowed with the district.
☐ *Meets* ☐ *Does not meet*

The petitioner would not meet this criterion as they are requesting their use be allowed permanently.

d. Reflective of anticipated long-range change to an area and which are in compliance with

the Comprehensive Plan, provided that said uses maintain harmony and compatibility with surrounding uses and are in keeping with the architectural character and design standards of existing uses and development.
☐ *Meets* ☐ *Does not meet*

Section 9-200 H 4 Standards for alternate uses. No alternate use permit may be granted unless the City Council determines that the use will comply with the following:

1. The general performance standards in Article 2, Land Use, will be met.
   ☐ *Meets* ☐ *Does not meet*

2. The use will not delay or otherwise inhibit anticipated development or redevelopment of the site.
   ☐ *Meets* ☐ *Does not meet*

3. The use will not be in conflict with any provisions of the UDO or City Code on an ongoing basis.
   ☐ *Meets* ☐ *Does not meet*

4. The use will not adversely affect the adjacent property, the surrounding neighborhood, or other uses on the property where the use will be located.
   ☐ *Meets* ☐ *Does not meet*

5. The property on which the use will be located is currently in compliance with all applicable Ordinance standards.
   ☐ *Meets* ☐ *Does not meet*

6. The use will not impose additional unreasonable costs on the public.
   ☐ *Meets* ☐ *Does not meet*

7. The owner will provide an appropriate financial surety to cover the cost of removing the alternate use and any structure serving the alternate use upon the expiration of, and to the extent required under the terms of, the alternate use permit.
   ☐ *Meets* ☐ *Does not meet*

8. The use otherwise conforms to the Comprehensive Plans and zoning regulations as regards to performance standards and other requirements.
   ☐ *Meets* ☐ *Does not meet*

9. The applicant will agree in writing to any conditions the City may attach to the approval of an alternate use permit to mitigate anticipated adverse impacts associated with the sue, to ensure compliance with the standards of the approval, to protect the value of the property, and to achieve the goals and objectives of the Comprehensive Plan.
   ☐ *Meets* ☐ *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.
☐ *Meets* ☐ *Does not meet*

Comprehensive Land Use Plan 2020 Vision Summary Review:

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

Land Use - Commerce

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: Encourage the redevelopment of "brownfield" sites, underused or abandoned manufacturing properties in the City, and reuse already existing structures or draw upon existing infrastructure.

Success Indicator: The number of new tenant occupancies in existing buildings.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Food Pantry, received 02/01/16)
   B. ALTA Survey (Luco Construction, received 02/01/16)
   C. Site Plan (Food Pantry, received 02/01/16)
   D. Floor Plan (Food Pantry, received 08/03/15)

2. The Alternative Use Permit is approved for the Crystal Lake Food Pantry only and only as illustrated on the attached plans. Any expansion of the use would require review and amendment of this Alternative Use Permit.

3. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments.

2016 07

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: _____

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BY:

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
- X Other ALTERNATIVE USE

Petitioner Information

Name: Crystal Lake Food Pantry
Address: 257 King Street
Crystal Lake, IL 60014
Phone: 815-455-0961
Fax: _____
E-mail: president@clfoodpantry.org

Owner Information (if different)

Name: Craig Steagall
Address: 6606 Cape Cove Circle
Crystal Lake, IL 60012
Phone: 815-477-9680
Fax: _____
E-mail: csteagall@dls.net

Property Information

Project Description: Convert building for use as a food pantry, add parking spaces, a sidewalk, and a fenced in garbage and recycle container area

Project Address/Location: 42 East Street, Crystal Lake, IL 60014

PIN Number(s): 14-33-356-007 and 14-33-356-008

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: Robert Roth, 454 W Virginia St # 100, Crystal Lake, IL 60014

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

William G. Eick Crystal Lake Food Pantry 1/20/2016

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.

1/13/16

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 PETITION OF
Crystal Lake Food Pantry, Inc.

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 on the application by Bill Eich, on behalf of the Crystal Lake Food Panty to approve an Alternate Use Permit at 42 East Street, Crystal Lake, Illinois. PINs: 14-33-356-007 and -008.

This application is filed for the purpose of seeking approval of an Alternate Use Permit to allow a Community Food Service, the Crystal Lake Food Pantry, as an alternative use in the M Manufacturing zoning district pursuant to Article 2-300 and 9-200 H with a variation from criterion 9-200 H 1.b establishing a three-year time limit as well as any other variations as necessary to approve the plans as presented to approve this development. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission on this request will be held at 7:30 p.m. on Wednesday, February 17, 2016, 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 on February 2, 2016) 1155206

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A L T A LAND SURVEY

LEGAL DESCRIPTION Lots 1 and 2 in Salvesen's Subdivision (being a Re-Subdivision of Blocks 3, 4 and 5 of Lindsley's Addition to North Crystal Lake) being a Subdivision of part of the Southwest Quarter of Section 33, Township 44 North Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded March 29 1948 as Document No 209705, in Book 10 of Plats, page 83, in McHenry County Illinois

TO S Craig Steagall, as Trustee under the Declaration of Living Trust and known as the S Craig Steagall Trust dated August 26, 1998, Universal Title Services Inc, and Fidelity National Title Insurance Company of New York

This is to certify that this map or plat and the survey on which it is based were made with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1992, as pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the of this certification) of an Urban Survey

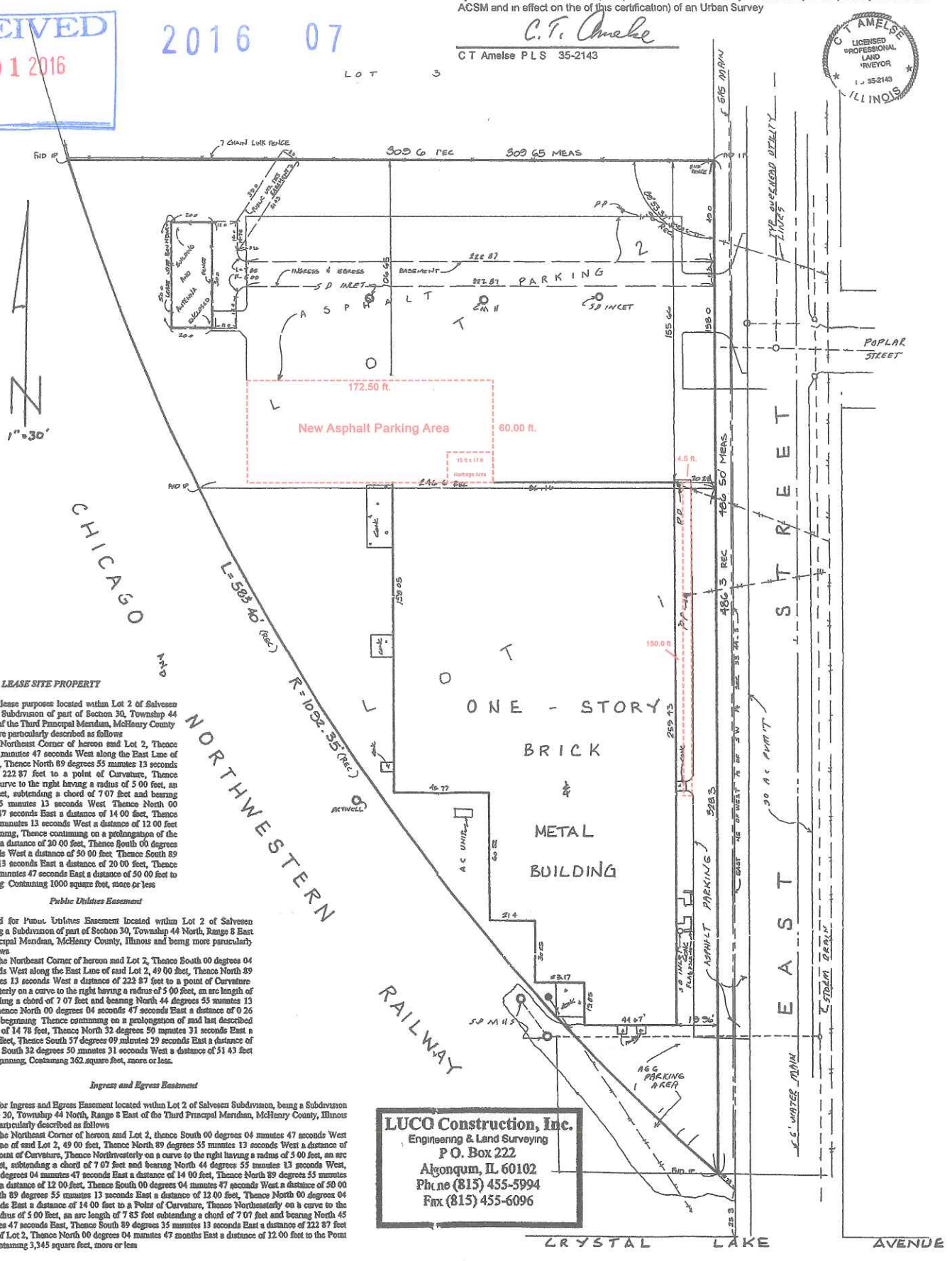
C. T. Amelse

CT Amelse P L S 35-2143

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C T AMELSE
LICENSED PROFESSIONAL LAND SURVEYOR
No 35-2143
ILLINOIS



LEASE SITE PROPERTY

A parcel of land for lease purposes located within Lot 2 of Salvesen Subdivision, being a Subdivision of part of Section 30, Township 44 North, Range 8 East of the Third Principal Meridian, McHenry County Illinois and being more particularly described as follows
Commencing at the Northeast Corner of hereon said Lot 2, Thence South 00 degrees 04 minutes 47 seconds West along the East Line of said Lot 2 49 00 feet, Thence North 89 degrees 55 minutes 13 seconds West a distance of 222 87 feet to a point of Curvature, Thence Northwesterly on a curve to the right having a radius of 5 00 feet, an arc length of 7 85 feet, subtending a chord of 7 07 feet and bearing North 44 degrees 55 minutes 13 seconds West Thence North 00 degrees 04 minutes 47 seconds East a distance of 14 00 feet, Thence North 89 degrees 55 minutes 13 seconds West a distance of 12 00 feet to the Point of Beginning, Thence continuing on a prolongation of the last described course a distance of 20 00 feet, Thence South 00 degrees 04 minutes 47 seconds West a distance of 50 00 feet Thence South 89 degrees 55 minutes 13 seconds East a distance of 20 00 feet, Thence North 00 degrees 04 minutes 47 seconds East a distance of 50 00 feet to the Point of Beginning Containing 1000 square feet, more or less

Public Utilities Easement

A parcel of land for Public Utilities Easement located within Lot 2 of Salvesen Subdivision, being a Subdivision of part of Section 30, Township 44 North, Range 8 East of the Third Principal Meridian, McHenry County, Illinois and being more particularly described as follows
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Ingress and Egress Easement

A parcel of land for Ingress and Egress Easement located within Lot 2 of Salvesen Subdivision, being a Subdivision of part of Section 30, Township 44 North, Range 8 East of the Third Principal Meridian, McHenry County, Illinois and being more particularly described as follows
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LUCO Construction, Inc.
Engineering & Land Surveying
P O. Box 222
Algonquin, IL 60102
Phone (815) 455-5994
Fax (815) 455-6096

42 East Street

N

15 Feet
30 Feet
60 Feet
150 Feet
55 Feet

Storage Area

Drive-In Door

Eventual Meeting Rooms Shared Space

Unit D

Grocery Shopping Area

Fridge

Freeze r

Drive-In Door

Unused for now
Unit C

Storage/ Loading Area

Unit A
Leading IT

Waiting Room Reception

Volunteer Area

Exit

Unit B

Client Exit

Double Door Client Entrance

Client Food Pickup Area

30,000 Sq. Ft.

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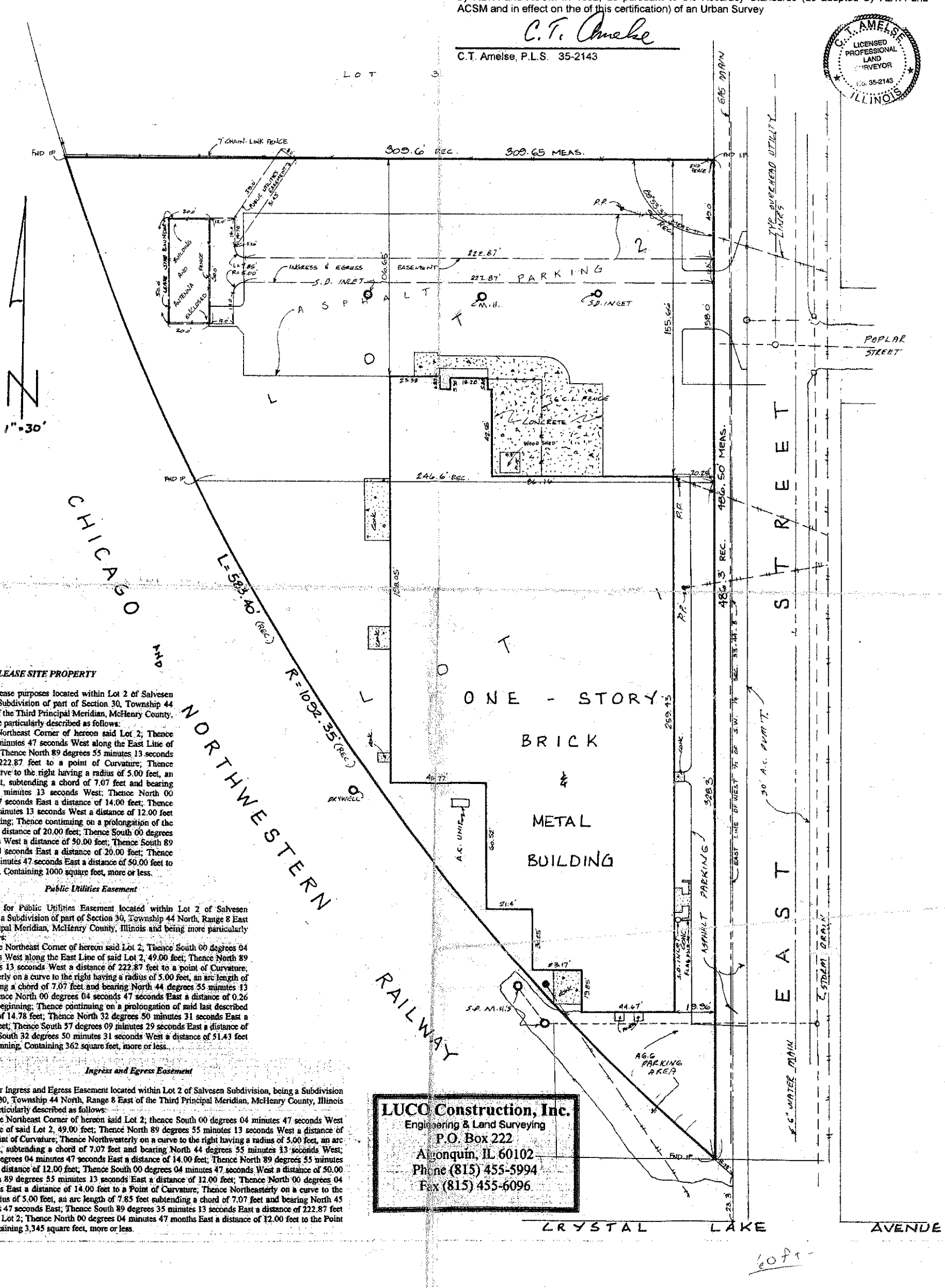
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