#2016-39
Suran Annexation & Rezoning
Project Review for Planning and Zoning Commission

Meeting Date: September 21, 2016

Request:
1) Comprehensive Plan Amendment to change the land use designation from Office to Industry,
2) Rezoning upon annexation to W – Watershed, and
3) Special Use Permit for outdoor storage of materials and equipment.

Location: 350 W. Terra Cotta Ave

Acreage: Approximately 4.9 acres

Existing Zoning: B-1 Neighborhood Business (McHenry County)

Requested Zoning: W – Watershed

Surrounding Properties:
North: W – Watershed
South: R-3B – Multi-Family Residential
East: W – Watershed, O – Office & M – Manufacturing
West: O – Office and R1 Single-Family Residential (McHenry County)

Staff Contact: Kathryn Cowlin (815.356.3798)

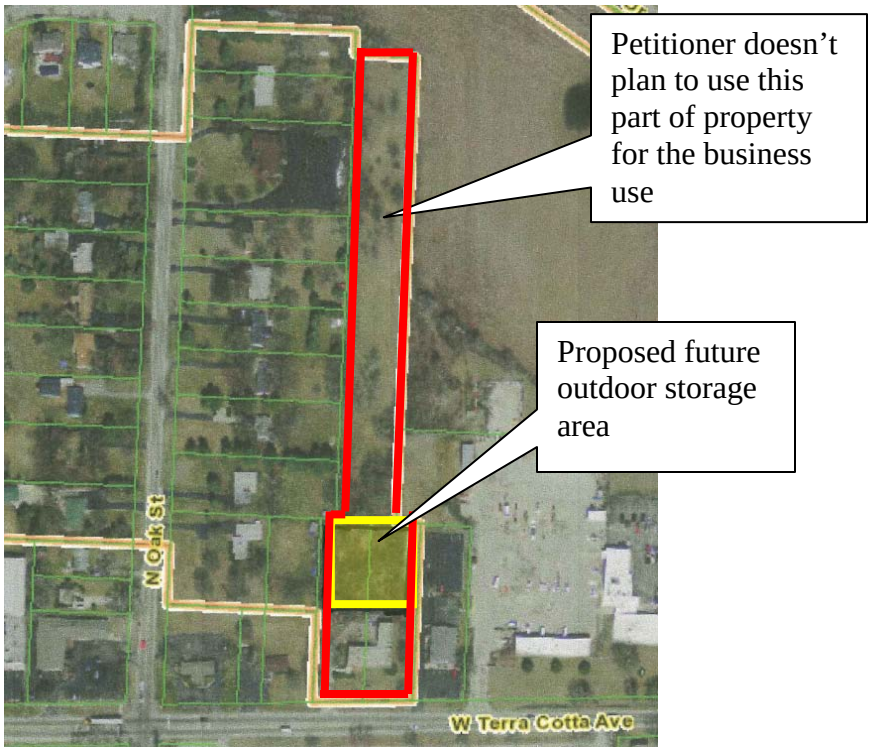
Background:

- Existing Use: The property consists of three parcels; two parcels along Route 176 improved with a manufacturing building and the rear parcel that is vacant and all under the jurisdiction of McHenry County.
- History: The buyer of the property is voluntarily annexing the three parcels. Suran Built is an existing business in Crystal Lake, with a storefront location at 30 N. Williams Street in Downtown Crystal Lake. This building would be utilized for custom countertop construction for their Crystal Lake business.

Development Analysis:

- Request: To zone the property to W - Watershed upon annexation, a Special Use Permit for outdoor storage of material and equipment.

- Land Use: The land use map shows the property as Office and Industry. The subject property consists of three parcels, two are designated Office and one is designated Industry. The Office designation is not appropriate for the proposed use, so a Comprehensive Land Use Plan Amendment has been requested to change this portion to Industry.
- Zoning: The property is currently zoned B-1 – Neighborhood Business in McHenry County. The property will be rezoned to W – Watershed with M – Manufacturing and B-2 General Commercial uses, which is appropriate for the proposed business. Suran Built would use the property for countertop fabrication and have a showroom area.
- Each property that is zoned Watershed is treated as a Planned Unit Development, which would allow for both manufacturing and general commercial land uses to be permitted via the PUD approval.
- Outdoor Storage: The proposed outdoor storage area is highlighted below.
    - The petitioner would like to use the future outdoor storage area for countertop materials (i.e. granite and other natural stones).
    - The petitioner would be required to meet the requirements of Article 4-300, Tree Preservation, for the removal of the trees/brush.
    - The petitioner would be required to meet the requirements of the City's Watershed Ordinance for any new impervious surface added, which would include meeting these requirements for their proposal to use asphalt millings for the outdoor storage area.



Comprehensive Land Use Plan 2030 Vision Summary Review:

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.

Findings of Fact:

COMPREHENSIVE PLAN AMENDMENT
This petition requests a Comprehensive Land Use Plan Amendment from Office to Industry for the two parcels along Route 176. The northern, land-locked parcel is currently designated as Industry.

REZONING

- The property is currently zoned B-1 – Neighborhood Business in McHenry County. Property annexed into the City of Crystal Lake comes in as E- Estate zoning.
- The property would be rezoned to the City's W – Watershed zoning district upon annexation.

Criteria for Rezoning

(a) The existing uses and zoning of nearby property.

☐ *Meets* ☐ *Does not meet*

(b) The extent to which property values are diminished by a particular zoning classification or restriction.

☐ *Meets* ☐ *Does not meet*

(c) The extent to which the destruction of property value of a petitioner property owner promotes the health, safety, morals or general welfare of the public.

☐ *Meets* ☐ *Does not meet*

(d) The relative gain to the public as opposed to the hardship imposed on a petitioning property owner.

☐ *Meets* ☐ *Does not meet*

(e) The suitability of the subject property for its zoned purposes.

☐ *Meets* ☐ *Does not meet*

(f) The length of time the property has been vacant as zoned, considered in the context of land development in the area.

☐ *Meets* ☐ *Does not meet*

(g) The Comprehensive Plan designation and the current applicability of that designation.

☐ *Meets* ☐ *Does not meet*

(h) The evidence or lack of evidence, of community need for the use proposed.

☐ *Meets* ☐ *Does not meet*

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*

Outdoor sales, service, storage or display. All outdoor sales, service, storage or display must comply with the following standards:

1. General: An on-site circulation pedestrian and vehicle plan, illustrating the location of the sales, service, storage or display area shall be provided.

   ☐ *Meets* ☐ *Does not meet*

2. Site design: Outdoor service or storage areas shall be located at the rear of the property. Special attention must be given to locate outdoor service or storage areas away from adjacent residential properties and at the least obtrusive location for adjacent commercial uses.

   ☐ *Meets* ☐ *Does not meet*

3. Screening: All outside service or storage areas shall be screened from view with solid wooden fencing or opaque landscaping, in accordance with the standards in Section 4-700, Fences, walls and screening. The height of the fencing shall be adequate to conceal the stock, equipment or materials from view of adjacent properties. In cases where the height of materials exceeds 15 feet in height making it difficult to screen with fencing and landscaping, consideration will be given to the type of materials being stored and the impact of the visibility on the adjacent and surrounding property owners.

   ☐ *Meets* ☐ *Does not meet*

4. Other applicable regulations: Written evidence, that applicable standards and requirements for health and safety protection and licensing by jurisdictions other than the City, as well as those required by the City ordinances, have been met shall be provided.

   ☐ *Meets* ☐ *Does not meet*

5. All outdoor sales, service, storage and display must meet the Guidelines for Outdoor Sales, Service, Storage and Display that are included in the Appendix.

   ☐ *Meets* ☐ *Does not meet*

Recommended Conditions:

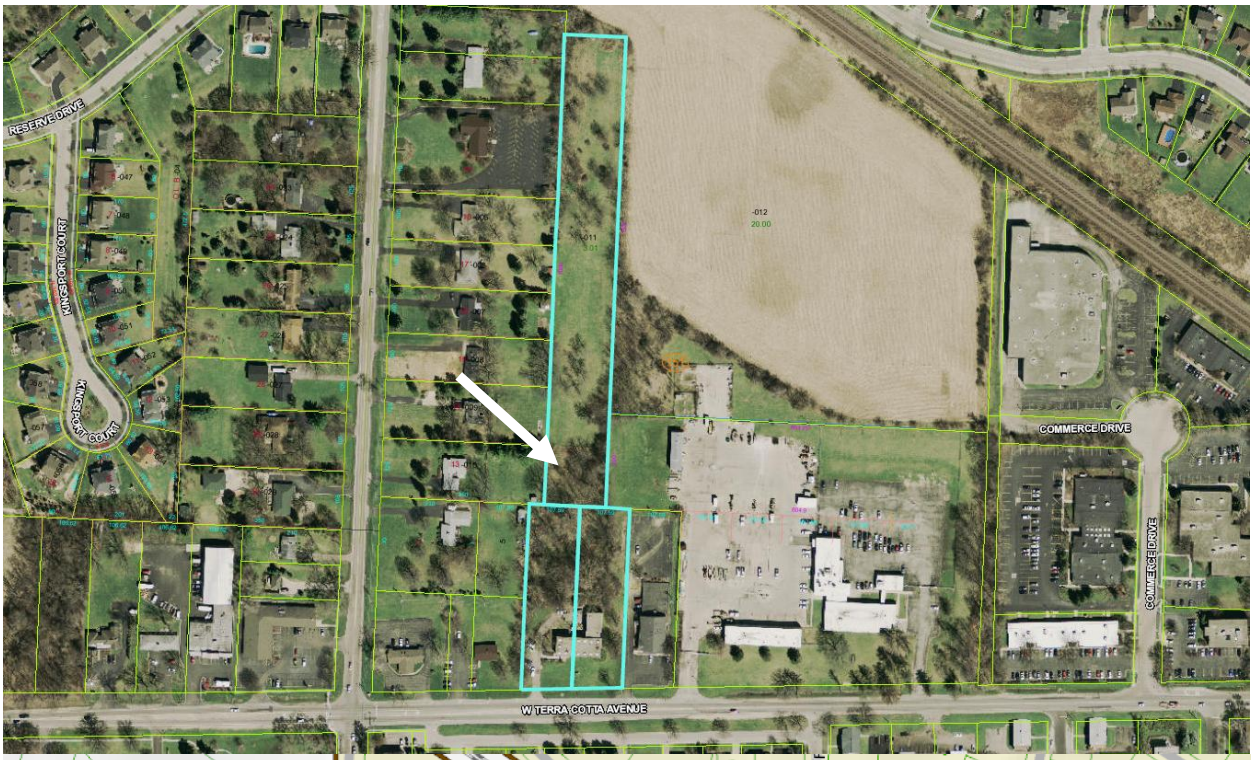
1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Petition to Annex (Suran, received 08/25/16)
   B. Outdoor storage map (Suran, received 09/02/16)

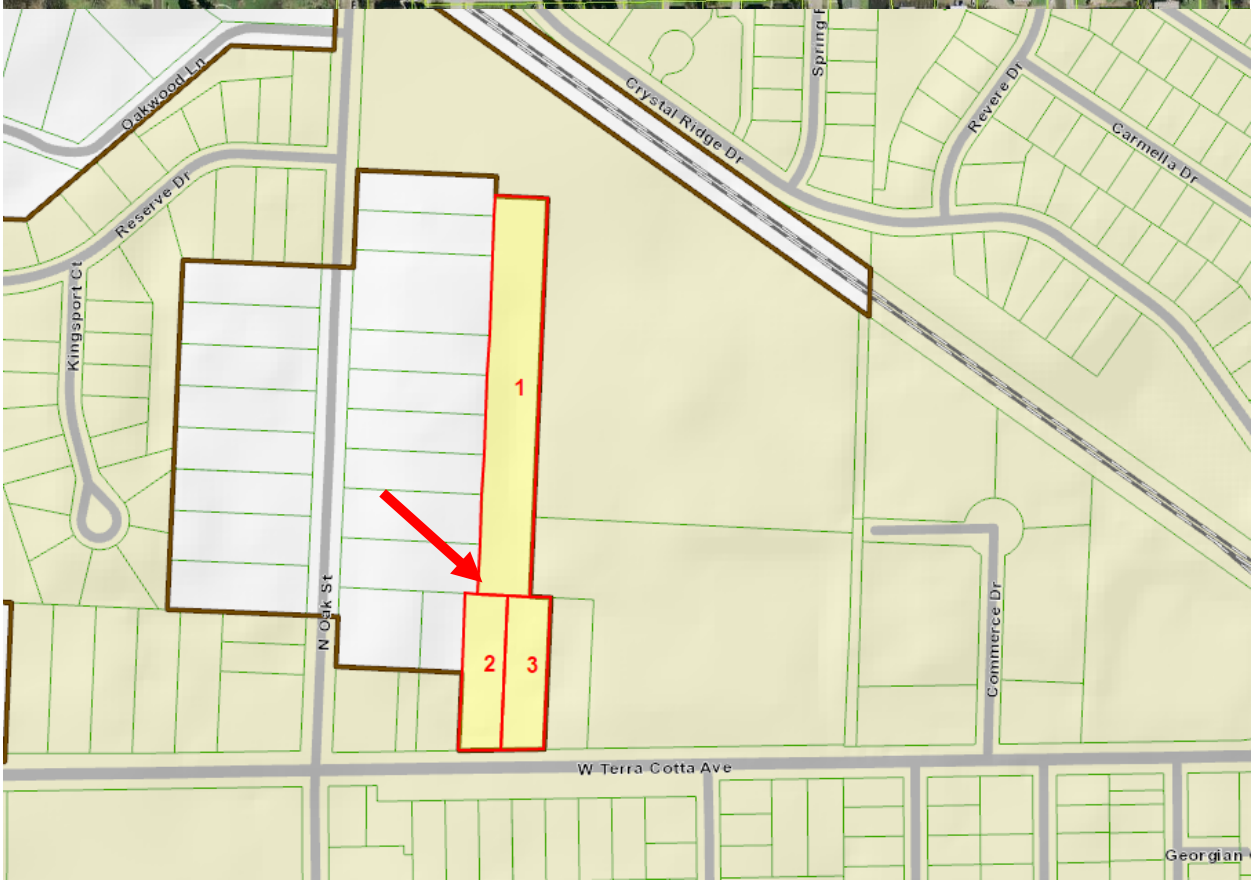
2. Outdoor storage area
   A. The outdoor storage is limited to countertop materials only.
   B. The outdoor storage area must be screened with a solid board-on-board wooden fence. In addition, along the residential properties, work with staff to ensure that landscaping is provided to further screen the outdoor storage area to meet the UDO requirements.
   C. In the designated vehicle parking areas, all vehicles must be parked on an approved surface.

3. The development and any future redevelopment of this property must meet the Watershed Ordinance requirements.

4. The petitioner shall comply with the requirements of the Community Development Department.

Suran – 350 W. Terra Cotta Ave PIQ





RECEIVED
AUG 25 2015
BY:

City of Crystal Lake
Development Application

Office Use Only
File # 2016-39

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: KAHIL SUBAN
Address: 365 NASH RD
CRYSTAL LAKE
Phone: 847 809 3471
Fax: _____
E-mail: KAHIL@SUBANBUILT.COM

Owner Information (if different)

Name: ROBERT KUBAT
Address: 302 CHIPPEWA TRAIL
LAKE IN THE HILLS
Phone: 847-922-5973
Fax: _____
E-mail: ROBERTKUBAT@YAHOO.COM

Property Information CONTINGENT ON THE SALE OF THE PROPERTY

Project Description: Counterton fabracation business

Project Address/Location: 350 W. Terra Cotta

PIN Number(s): 14-32-151-011, 019, & 020

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

KAMIL SUHAN 8/24/2016

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

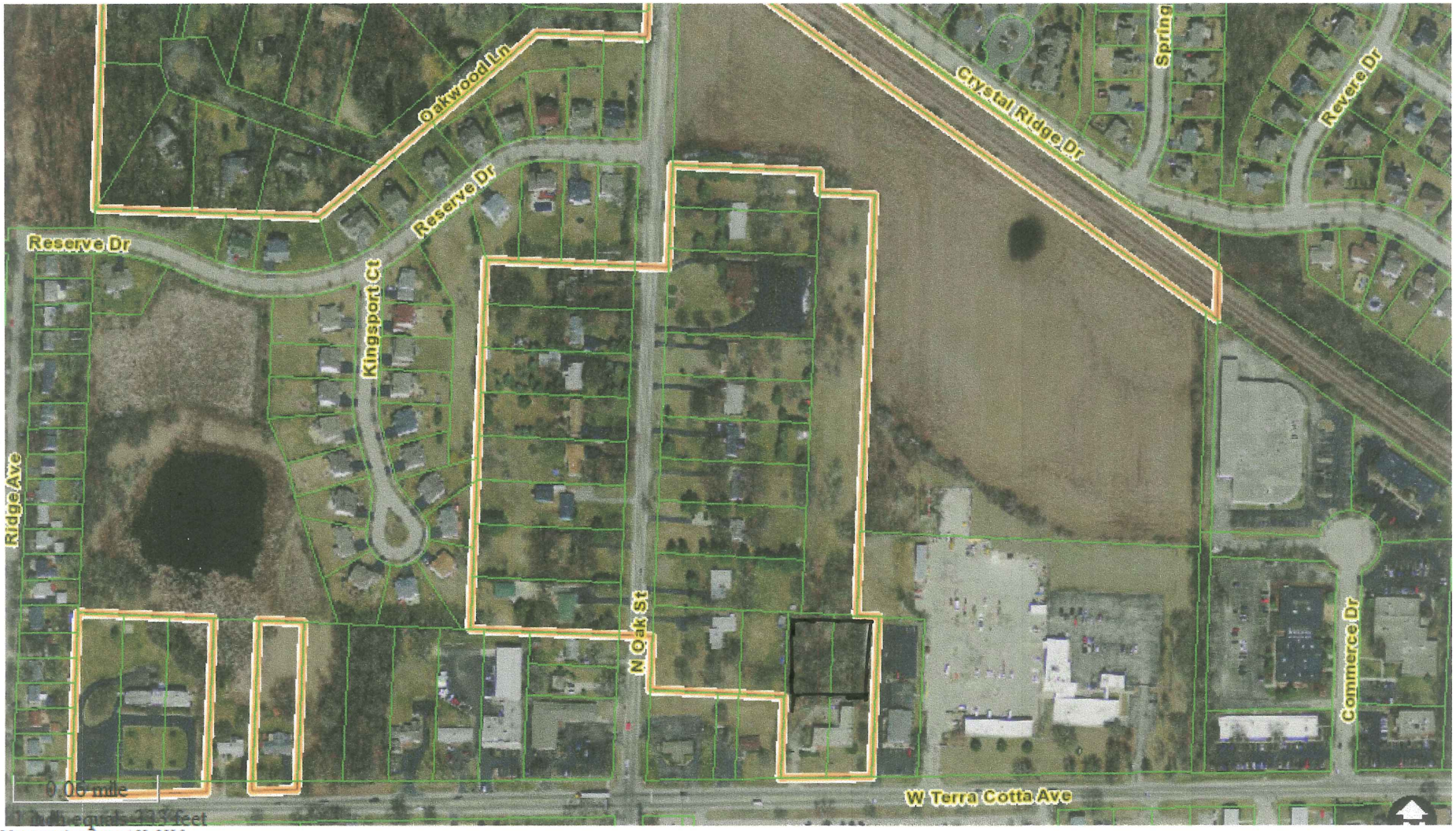
As owner of the property in question, I hereby authorize the seeking of the above requested action.

ROBERT KUNZ 8/23/2016

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.

GIS consortium MapOffice™



Map created on August 31, 2016.

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RECEIVED
SEP 02 2016
BY:

PUBLIC NOTICE

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

IN THE MATTER OF THE APPLICATION OF
Kamil Suran

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 of Kamil Suran for the following described real estate commonly known as 350 W. Terra Cotta Ave, Crystal Lake, Illinois 60014, PIN: 14-32-151-011, 14-32-151-019 & 14-32-151-020.

The petitioner seeks a classification of a W- Watershed Planned Unit Development zoning district with M- Manufacturing uses and B-2 General Commercial uses upon annexation to allow a countertop fabrication and showroom business use to occupy the property, a Special Use Permit for outdoor storage, a variation to allow the outdoor storage of materials on an unapproved surface, and any variations as necessary to approve the plans as presented pursuant to Articles 2-400, 3-200 and 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 Wednesday September 21, 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 September 6, 2016) 1222136