#2018-35
Photography Studio –Text Amendment
Project Review for Planning and Zoning Commission

Meeting Date:	June 20, 2018
Request:	UDO Text Amendment to allow Photography Studios as a permitted use in the M - Manufacturing zoning district.
Location:	800 McArdle Dr.
Existing Zoning:	M (Manufacturing)
Surrounding Properties:	North: M (Manufacturing) South: M (Manufacturing) East: M (Manufacturing) West: M (Manufacturing)
Staff Contact:	Kathryn Cowlin (815.356.3798)

Background:

- Existing Use: Unit G at the subject property is currently vacant.
- A UDO Text Amendment would be applicable to all other properties zoned M in the city.

Development Analysis:

General

- Request: The petitioner is requesting a text amendment to allow photography studios as a permitted use in the M Manufacturing zoning district.
    - Photography studios are a permitted use in the RO, O, B-1, B-2, and B-4 zoning districts.
- Land Use: The land use map shows the area as Industry. This land use designation is appropriate for these uses, as well as, a multitude of other uses.

Photography Studios, Portrait

- Typically, photography studios rely on appointments, so a large influx of customers is not expected.

- Land uses that are similar or more intense that are permitted in the Manufacturing zoning district:

    - Physical fitness facilities,
    - Automobile driving schools,
    - Professional offices,
    - Offices of physicians, dentists, other health practitioners, and
    - Government offices.

- The following change would be made to the Unified Development Ordinance, shown in bold.

TABLE 2-300 PERMITTED USES TABLE																	
		F	E	RE	R-1	R-2	R-3A	R-3B	RO	O	B-1	B-2	B-4	M-L	M	W	USE CRITERIA	NAICS
Commercial																		
Service Uses																		
Other services	Photography Studios, Portrait								P	P	P	P	P		**P**			

Comprehensive Land Use Plan 2030 Vision Summary Review:
The Comprehensive Plan designates the subject property as Industry. The following goal is applicable to this request:

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.

PLN-2018-00035 UDO Text Amendment – Photography Studio in “M” District



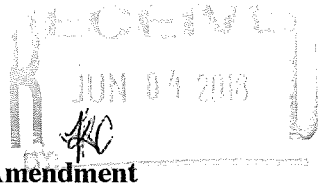


City of Crystal Lake
Development Application

Office Use Only
File # PLN-2018-00035

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
- x Other

Petitioner Information

Name: Ron McKinney

Address: 507 Scott Street
Algonquin, IL 60102

Phone: 312-613-0674

Fax: N/A

E-mail: ron@ronmckinneyphotography.com

Owner Information (if different)

Name: John Plyler

Address: 7207 Horseshoe Ct
Cary IL 60013

Phone: 847-343-0693

Fax: N/A

E-mail: jpplyler@comcast.net

Property Information

Project Description: Amend Text to allow for Photography Studio to be a permitted use in an M Zoning.

Project Address/Location: 800 McArdle Dr., Unit G
Crystal Lake, IL 60013

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: None

Architect: If any, listed in buildout permit app.

Attorney: None

Engineer: None

Landscape Architect: None

Planner: None

Surveyor: None

Other:

Signatures

Ron McKinney — May 29, 2018

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.

John Plyler — June 4, 2018

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 APPLICATION OF
Ron McKinney

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 Ron McKinney, seeking a Text Amendment located at 800 McArdle Drive Unit G, Crystal Lake, Illinois. PIN 19-10-307-001.

This application is filed for the purpose of seeking a Text Amendment to the UDO to allow photography studio as a permitted use in the Manufacturing zoning district pursuant to Article 2-300 Permitted Use Table and Article 9-200, as well as any other variations as necessary to complete the project as proposed. 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 for this request will be held at 7:30 p.m. on Wednesday, June 20, 2018, 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

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