#2018-105
80 East Street –Special Use Permit/Variation
Project Review for Planning and Zoning Commission

Meeting Date:	October 3, 2018
Request:	1. Special Use Permit for mini warehouse self-storage. 2. Variation from Article 3-200 to allow the existing 11-foot side yard setback and 86% impervious surface coverage to remain.
Location:	80 East Street
Existing Zoning:	M – Manufacturing
Surrounding Properties:	North: M – Manufacturing South: M – Manufacturing East: R-2 – Single-Family Residential West: Union Pacific Railroad storage property
Staff Contact:	Kathryn Cowlin (815.356.3798)

Background:

- Existing Use: The subject property is improved with a lean-to storage area and gravel lot and was considered an accessory use to the main building, located on the lot to the south.
- The property is a legally subdivided lot, but was considered one zoning lot with the property to the south. The lot is considered a legal nonconforming lot since it does not meet the required minimum lot width.
- UDO Requirement: A Special Use Permit is required for self-storage uses, now that the petitioner is seeking to utilize this lot and the storage building independently of the lot to the south.

Development Analysis:

General

- Request: The petitioner is requesting a Special Use Permit for mini warehouse self-storage and variations from the side yard setback requirement and impervious surface coverage.
- Land Use: The Comprehensive Land Use map shows the area as Industry, which is an appropriate land use designation.
- Zoning: The site is zoned Manufacturing.

MINI WAREHOUSE SELF-STORAGE

- The proposed use is self-storage. The storage area is within the lean-to structure and on the gravel surface.
- The use of the property was formerly storage.

VARIATIONS

- Below are the required setbacks and bulk standards for nonconforming lots in the Manufacturing zoning district.

	UDO Standard	Existing Condition	Variation Required?
Front Yard Setback	30 ft	50 ft	No
Side Yard Setback	12.6 ft	**11 ft**	Yes
Rear Yard Setback	20 ft	35ft	No
Impervious Surface Coverage	70%	**~86%**	Yes

- The structure was originally part of the Bell Lumber property. The property was considered one zoning lot and the setback variation is required to separate the lots.
- Gravel is considered an impervious surface and therefore, a variation is required for the property condition.
- The petitioner is requesting a variation for the existing conditions to remain.

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.

Findings of Fact:

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit to allow a mini warehouse self-storage at the subject property. Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 B of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.

   ☐ *Meets* ☐ *Does not meet*

2. The use will not be detrimental to area property values.

   ☐ *Meets* ☐ *Does not meet*

3. The use will comply with the zoning districts regulations.

   ☐ *Meets* ☐ *Does not meet*

4. The use will not negatively impact traffic circulation.

   ☐ *Meets* ☐ *Does not meet*

5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.

   ☐ *Meets* ☐ *Does not meet*

6. The use will not negatively impact the environment or be unsightly.

   ☐ *Meets* ☐ *Does not meet*

7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.

   ☐ *Meets* ☐ *Does not meet*

8. The use will meet requirements of all regulating governmental agencies.

   ☐ *Meets* ☐ *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.

   ☐ *Meets* ☐ *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.

☐ *Meets* ☐ *Does not meet*

Self-storage, mini warehouses. Self-storage and mini-warehouse uses must comply with the following standards:

1. General: No business activity other than the rental of storage units shall be conducted on the premises. The storage of hazardous, toxic or explosive substances, including, but not limited to, hazardous waste, industrial solid waste, medical waste, municipal solid waste, septage, or used oil is prohibited.

   ☐ *Meets* ☐ *Does not meet*

2. Site layout: Buildings shall be situated such that the doorways or access points are facing away from the yards abutting street rights-of-way.

   ☐ *Meets* ☐ *Does not meet*

3. Screening: An eight feet tall solid screen consisting of a solid wooden fence in accordance with the provisions of Section 4-700, Fences, walls and screening, or opaque landscaping along the perimeters of the property in accordance with the provisions of Section 4-400, Landscaping and screening standards, shall be provided.

   ☐ *Meets* ☐ *Does not meet*

4. Landscaping: Landscaping shall be provided within a minimum five-foot-wide landscape beds along the foundations of the ends of the storage buildings, in accordance with the provisions of Section 4-400, Landscaping and screening standards.

   ☐ *Meets* ☐ *Does not meet*

5. Security: Security lighting shall be provided to safely illuminate all areas of the facility. The use of photocell units and motion sensors is encouraged as a means of saving energy. If overnight security personnel will be staying at the facility, provide details regarding the location of the proposed residence. Appropriate utilities to serve the unit shall be provided. No more than one overnight unit shall be provided per facility.

   ☐ *Meets* ☐ *Does not meet*

ZONING ORDINANCE VARIATION

The petitioner is requesting a variation from Article 3-200 to allow the existing 11-foot side yard setback and 86% impervious surface coverage to remain.

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 (Home State Bank, dated 08/30/18, received 08/31/18)
   B. Plat of Survey (received 08/31/18)

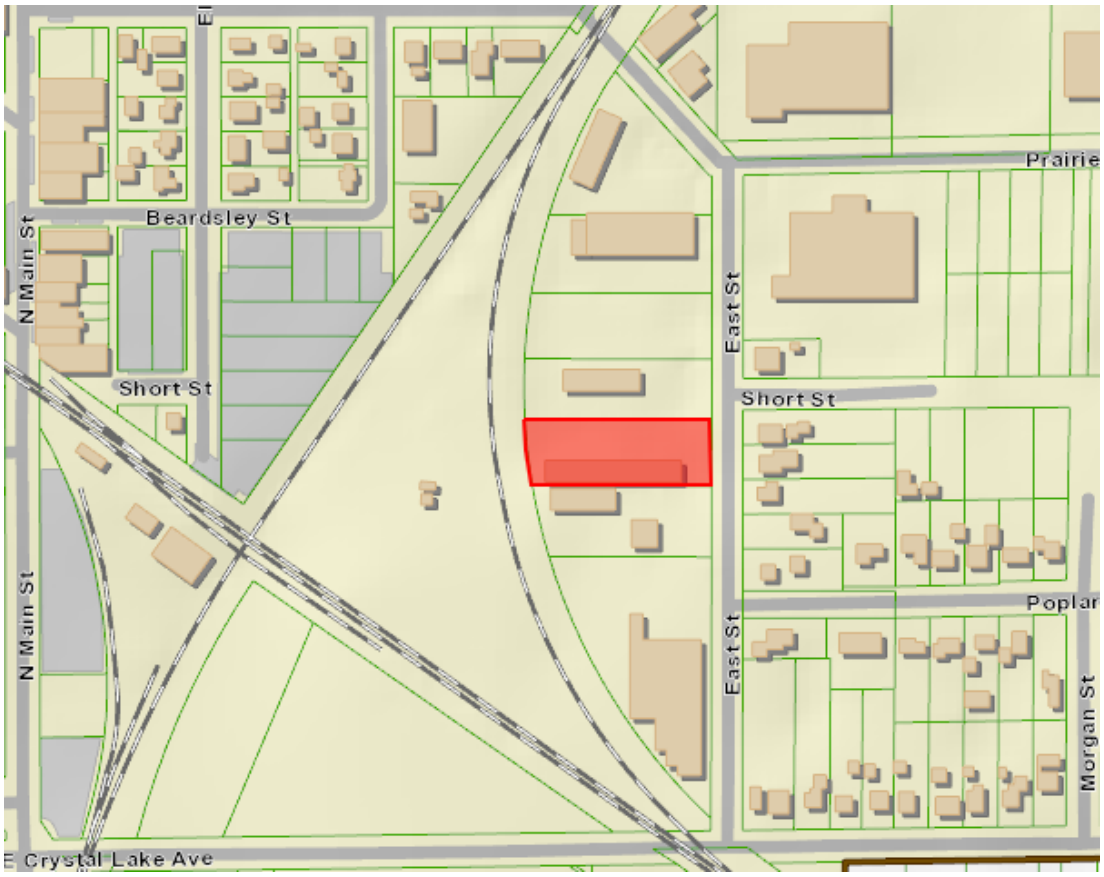
2. Work with staff to comply with the screening requirements. Examples of appropriate fencing material are a solid wood fencing, landscaping or the addition of a fabric screen to the existing chain link fence.

3. Landscaping shall be provided within a minimum five-foot-wide landscape beds along the foundations of the ends of the storage buildings, in accordance with the provisions of Section 4-400, Landscaping and screening standards.

4. The outdoor storage area must be within the area that is screened from the street.

5. The petitioner shall address all of the review comments and requirements of the Community Development and Fire Rescue Departments.

PLN-2018-105 80 East Street - Variation





Received 8-31-18
PLN-2018-00105

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: 80 East Street - Allow accessory structures to remain.

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**
X **Variation**
__ **Other**

Petitioner Information

Name: David Kerth - CCO Home State Bank
Address: 40 Grant Street
Crystal Lake, IL 60039-1738
Phone: 815-788-3498
Fax: _____
E-mail: dkerth@homestbk.com

Owner Information (if different)

Name: Home State Bank N.A.
Address: 40 Grant Street
Crystal Lake, IL 60039-1738
Phone: _____
Fax: _____
E-mail: _____

Property Information

Project Description: Allow accessory structures to remain. Any variation as may be required.

Project Address/Location: 80 East Street, Crystal Lake, IL 60039

PIN Number(s): 14-33-356-005

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*) **Date**

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

David Kerth for Home State Bank David Kerth 08-30-2018

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
Home State Bank

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 Home State Bank, seeking a Special Use Permit and variations located at

80 East Street,
Crystal Lake, Illinois.
PIN 14-33-356-005.

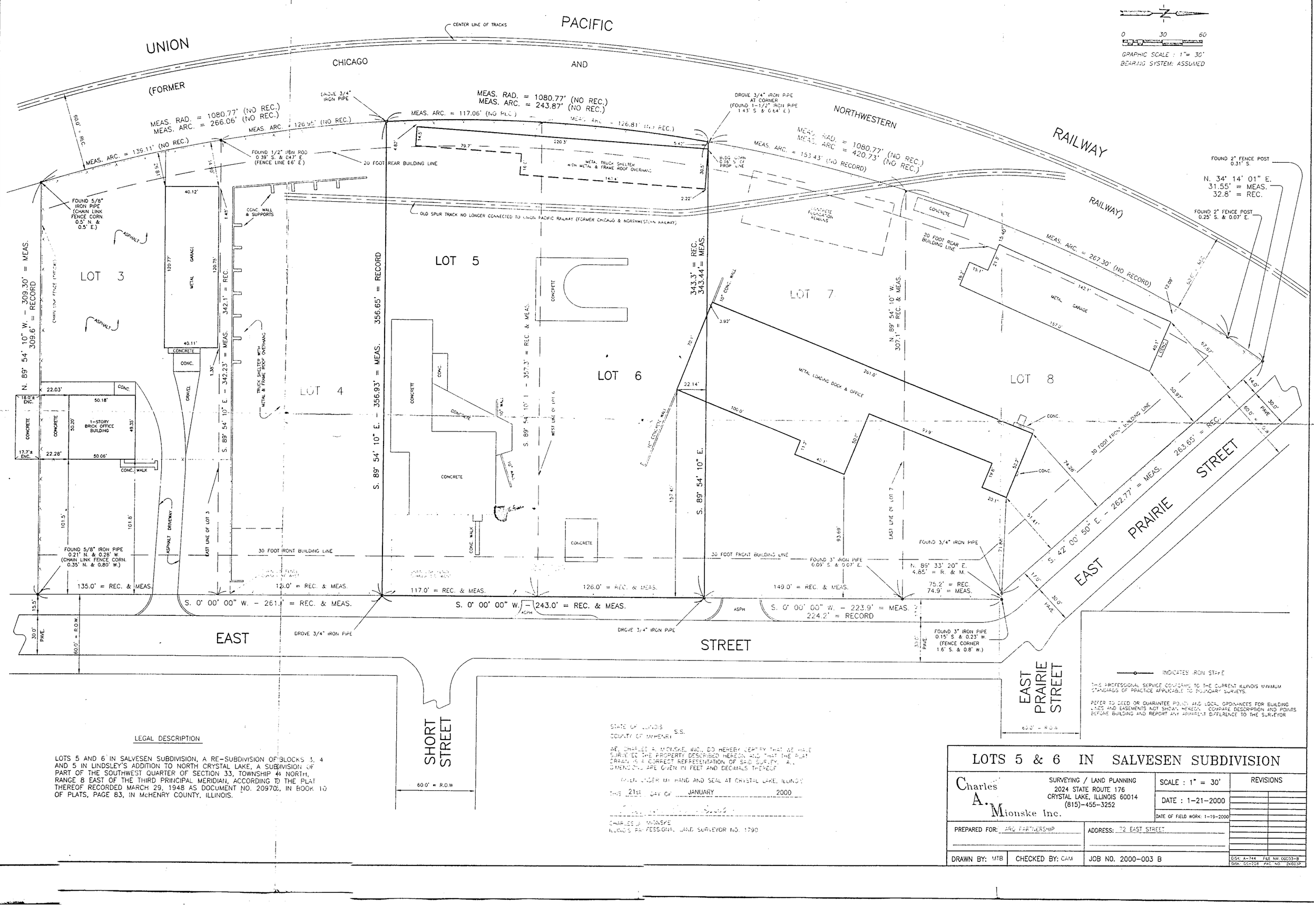
This application is filed for the purpose of seeking a Special Use Permit for mini warehouse self-storage pursuant to Article 2-300 Permitted Use Table and Variations from Article 3-200 Dimensional Standards for the existing side yard setback, rear yard setback and impervious surface coverage, as well 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, September 19, 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

(Published in the Northwest Herald on September 1, 2018) 1577333

PLAT OF SURVEY



INDICATES IRON STAKE

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

REFER TO DEED OR GUARANTEE POLICY AND LOCAL ORDINANCES FOR BUILDING LINES AND EASEMENTS NOT SHOWN HEREON. COMPARE DESCRIPTION AND POINTS BEFORE BUILDING AND REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.

LEGAL DESCRIPTION

LOTS 5 AND 6 IN SALVESEN SUBDIVISION, A RE-SUBDIVISION OF BLOCKS 3, 4 AND 5 IN LINDSLEY'S ADDITION TO NORTH CRYSTAL LAKE, 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.

STATE OF ILLINOIS)
COUNTY OF McHENRY) S.S.

WE, CHARLES A. MIONSKE, INC., DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT CRYSTAL LAKE, ILLINOIS

THIS 21st DAY OF JANUARY 2000

CHARLES A. MIONSKE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 1790

LOTS 5 & 6 IN SALVESEN SUBDIVISION

Charles A. Mionske Inc.
SURVEYING / LAND PLANNING
2024 STATE ROUTE 176
CRYSTAL LAKE, ILLINOIS 60014
(815)-455-3252

SCALE : 1" = 30'

DATE : 1-21-2000

DATE OF FIELD WORK: 1-19-2000

REVISIONS

PREPARED FOR: ARG PARTNERSHIP

ADDRESS: 72 EAST STREET

DRAWN BY: MTB | CHECKED BY: CAM | JOB NO. 2000-003 B

DSK: A-744 FILE NM. 00C03-B

DSK: 05-028 PAC. NO. 2K003P






Runvik
EXCAVATING