#2013-23
775 Tek Drive – Variation
Project Review for Planning and Zoning Commission

Meeting Date: May 15, 2013

Request: Variation from Article 4-400 F. Landscaping and Screening Standards to allow the elimination of the required landscape islands at the ends of the parking rows.

Location: 775 Tek Drive

Acreage: 2.4 acres

Existing Zoning: M Manufacturing

Surrounding Properties:
North: M Manufacturing
South: M Manufacturing
East: M Manufacturing
West: M Manufacturing

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- Existing Use: The site was built by and currently occupied by RKD Associates, who are the owners of Induction Heat Treatment. The use is a permitted use and was built by right in the 1980's and 1990's.

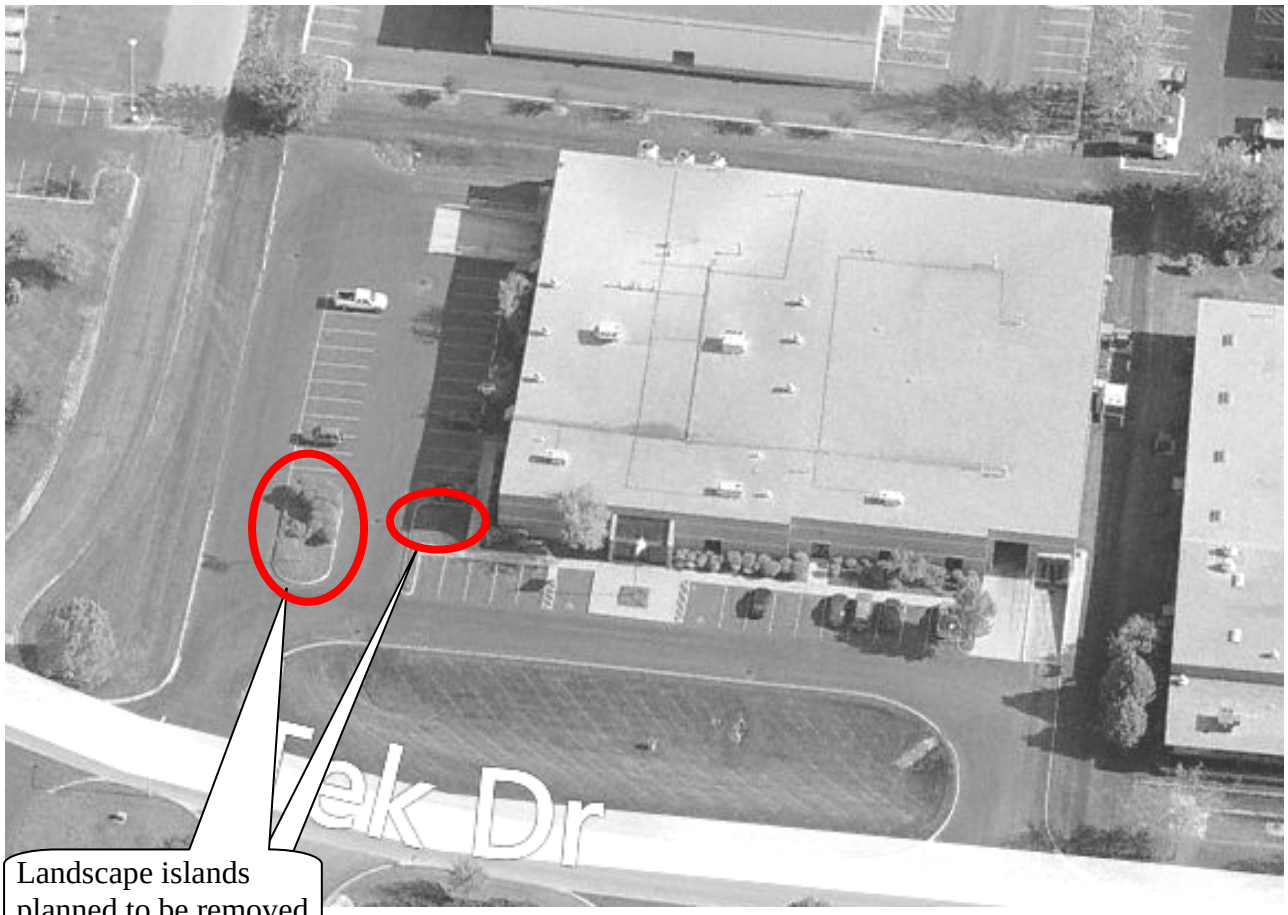
Development Analysis:

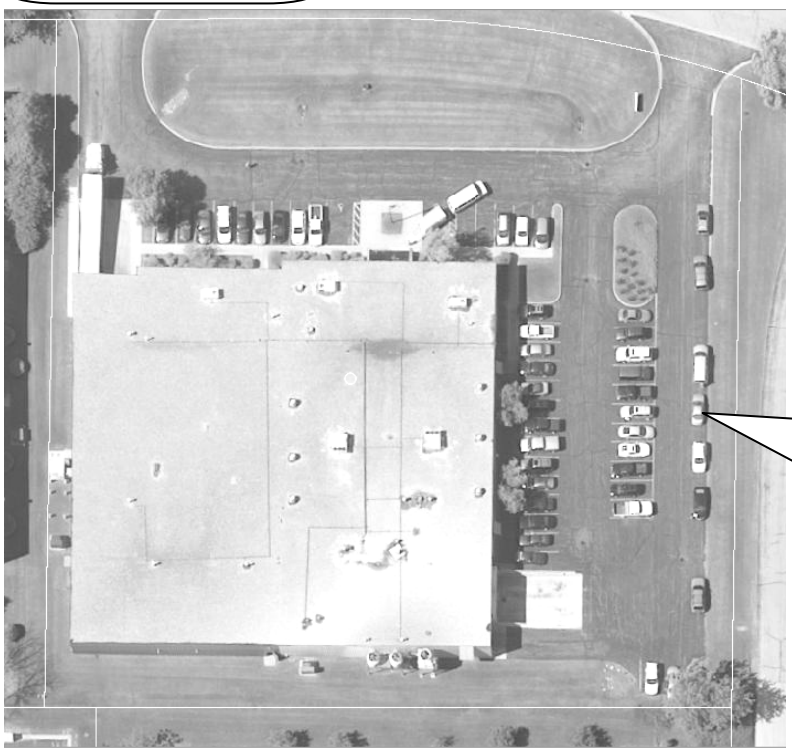
General

- Request: Variation to allow no end landscape islands in the parking rows on the east side of the building. This will allow the petitioner to provide more parking for staff.
- Land Use: The land use map shows the area as Manufacturing. This land use designation is appropriate for this use.
- Zoning: The site is zoned M Manufacturing. This use is a manufacturing use.

Site Layout

- There are two access points off Tek Drive leading to a loading dock and parking along the front of the building and a loading dock and parking along the east side of the building.
- Open turf areas are located around the perimeter of the site, with a large, deep detention basin out front.





On occasion, they have had to park vehicles along the east property line. This causes problems for trucks accessing the rear dock and the garbage truck.
In the winter this grass area is used to pile snow.

Parking

- There are approximately 42 parking spaces on site, with 2 of those as handicap spaces.
- Parking for industrial users is required at 1 per 2 employees based on the maximum number of employees on 1 shift in which the plant is designed to employ + 1 space per vehicle used in the conduct of business. This standard assumes that not every employee will drive alone.
- Induction Heat Treatment has typically 40 people on the 1st shift and 15-20 people on the 2nd and the 3rd shifts. There is overlap between the shifts, so 55 employees could be on site at one time. Per the current UDO, this use is required to provide 28 parking spaces.
- Induction Heat Treatment also has customers that come to view the products and the UDO parking requirements do not take this into consideration.

Comprehensive Land Use Plan 2020 Vision Summary Review:

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

Land Use - Industry

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 businesses to adhere to regular maintenance of grounds and structures to maintain compliance with codes and ordinances.

Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting a variation from Article 4-400 F. Landscaping and Screening Standards to allow the elimination of the required landscape islands at the ends of the parking rows for the center parking area and the parking area along the building on the east side of the building.

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 (IHT, received 04/29/13)
   B. Site/Landscape Plan (Earth Industries, dated 6-27-89, received 4/29/13)

2. Any landscape materials removed from remaining landscape areas shall be replaced with similar materials. A landscape plan shall be submitted to the City for review and approval. This includes the foundation base landscape around the building.

3. Work with staff to add some landscape materials around the site which may include decorative grasses, shrubs, evergreens or flowers near the sign and the eastern property line.

4. The petitioner shall address all of the review comments and requirements of the Engineering and Building and Planning and Economic Development Departments.

RECEIVED
APR 29 2013
BY:

City of Crystal Lake
Development Application

Office Use Only
File # 2013-23

Project Title: Additional Parking Stalls

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: Induction Heat Treating
Address: 775 Tek DR
Crystal Lake IL 60014
Phone: 815 477-7788
Fax: 815 477-7784
E-mail: MSmith@IHTCorp.com

Owner Information (if different)

Name: David W Haimbaugh
Address: 3920 Greenwood Rd
Woodstock IL 60098
Phone: 815 648 2749
Fax: ___
E-mail: haimbaughdl@comcast.net

Property Information

Project Description: Removal of parking lot landscape island and Reduction of Grass Island at end of Parking Row

Project Address/Location: 775 Tek DR Crystal Lake IL 60014

PIN Number(s): 19-10-305-014

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

David W Haimbaugh 4-29-2013

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 W Haimbaugh David Haimbaugh 4-29-2013

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 Induction Heat Treating

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Mike Smith on behalf of Induction Heat Treating, relating to the following described real estate commonly known as 775 Tek Drive, Crystal Lake, Illinois 60014, PIN: 19-10-305-014.

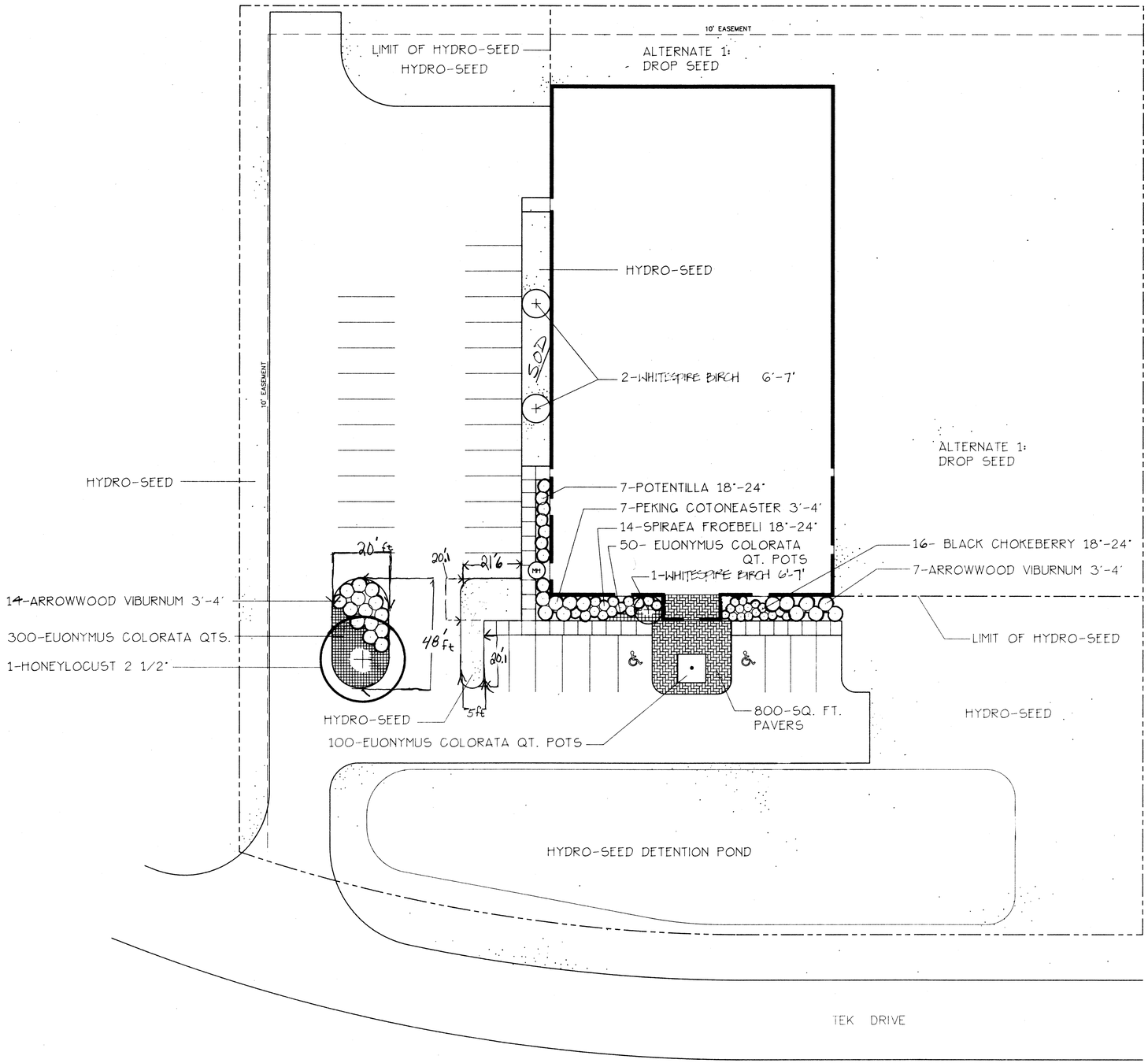
This application is filed for the purposes of seeking a Variation from Article 4 Section 4-400 Landscaping and Screening Standards F. Site Landscaping to allow the elimination of the required landscape islands at the ends of the parking raws and for every increment of 10 spaces as well as any other variations as necessary to approve the plans as presented. The application and plans can be found at the City of Crystal Lake Community Development Department at City Hall

A public hearing before the Planning and Zoning Commission on the request will be held at 7:30 p.m. on Wednesday May 15, 2013 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 April 30, 2013 #A811)

Earth Industries
Landscape Designers/Contractors
5215 West Solon Road, Richmond, IL 60071
Phone: (815) 678-4177



Lee,
we need
this to
Tinthil Farm
if OK

LANDSCAPE

Issue	Description	Date
	REVISED	6-27-89

INDUCTION HEAT TREATING CORP.

PRIME DEVELOPMENT CORP.

Sheet No.

Design	TEH	Date	2-24-89
Scale	1"=20'	Project	2337



These are properties directly across the street from 775 Tek.



These are the properties to the north farther down Tek to Pingree Road.



These sites are to the east of the property.



These are the properties to the west of the property.