#2013-24
Ziccardi – Use Variation
Project Review for Planning and Zoning Commission

Meeting Date:	June 5, 2013
Request:	Use Variation from Article 2 Land Uses to allow a single family residence in the M-L Manufacturing Limited zoning district.
Location:	7808 Virginia Road
Acreage:	Approximately 26,000 square feet
Existing Zoning:	M-L PUD Manufacturing Limited
Surrounding Properties:	North: M-L Manufacturing Limited (Residential structure converted to office for Insights Counseling) South: E Estate (Vacant lot with billboard sign on it) East: M Manufacturing (Three Oaks Recreation Area) West: M Manufacturing (ComEd power facilities)
Staff Contact:	Elizabeth Maxwell (815.356.3615)

Background:

- Previous Approvals:
  1. In 1999, the property was involuntarily annexed to stop a cell tower being located on the property.
  2. In 2003, the property owner rezoned the property from E Estate to M-L Manufacturing Limited and received variations to the required building and parking lot setbacks.
- Existing Use: A residential structure currently used for offices.
- Proposed Use: The petitioner would like to operate a pet care facility and reside in this house. Pet Care is a Limited Use in the M-L zoning district. The petitioner meets all of the limited use criteria for Pet Care.

Development Analysis:

General

- Request: Use Variation to allow a single-family residence in the M-L zoning district. The petitioner is intending to operate a pet care facility for dog daycare and overnight boarding. Also, using the structure as a residence will allow her to provide 24-hour supervision of the dogs.

- Land Use: The land use map shows the area as Industry. This land use designation can be considered appropriate for the Pet Care use. This land use would not be considered appropriate for the residential use.
- Zoning: The site is zoned M-L Manufacturing Limited. The Pet Care Use is a Limited Use in this zoning district. The petitioner is requesting the Use Variation for single-family residence.

Site Layout

- The site is located along Virginia Road with a full access driveway.
- Customer parking is provided up front and there is a large yard behind the building.



Parking

- There appears to be 13 existing parking spaces on site, with one of these a handicap space.
- Parking for Pet Care is 3.3 spaces per 1,000 SF of gross floor area. Approximately 1,018 square feet will be used for the pet care use, requiring 4 parking spaces.
- Parking for a single-family residence is required at 2 spaces and one must be enclosed.
- Total parking is required at 5 surface spaces and 1 garage space, which will need to be constructed to satisfy this requirement.

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 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:

LIMITED USE PERMIT

Pet Care is a Limited Uses provided they meet the established criteria. The limited use criteria are listed below.

a. Leashing and control: All animals arriving at and leaving the property are to be leashed and under control at all times.

☒ *Meets* ☐ *Does not meet*

b. Boarding: All boarding shall be conducted inside of the principal building.

☒ *Meets* ☐ *Does not meet*

c. Outside run fencing: Outside run areas are to be fenced with at least a 6-foot-tall solid wooden fence. Animals may be released to the outside run areas only between 6:00 a.m. and 9:00 p.m. Chain link fences with slats must be approved by staff as meeting the intent of the solid fence.

☒ *Meets* ☐ *Does not meet*

No fence currently exists on the property. The petitioner plans to construct the fence to comply with this requirement.

d. Animal waste: Animal waste on the exterior of the property must be removed on a daily basis and disposed of in a sealed container to prevent odors from affecting adjacent tenants or property owners

☒ *Meets* ☐ *Does not meet*

e. Sound: Where located in multi-tenant buildings, the suite may be required to be sound proofed to a level deemed appropriate by the Building Commissioner depending on the size of the kennel and adjacent uses.

☒ *Meets* ☐ *Does not meet*

f. Adjacent to residential properties: Where located immediately to residential properties, a Special Use Permit approval is required.

☒ *Meets* ☐ *Does not meet*

Findings of Fact:

Use Variation

As identified in the Land Use Table, "Single Family Residences" are Permitted in the F Farming, E Estate, RE Residential Estate, R-1 and R-2 Single Family Residential, R-3A Two-Family and R-3B Multi-Family zoning districts. They are not a use permitted in the M-L zoning district.

The property was constructed and used as a single family residence prior to the City's annexation. The property has been converted to an office use. The petitioner will convert the living, kitchen and bedroom areas back to residential standards. In looking at the surrounding properties, they are not true industrial properties. Three Oaks Recreation Area is behind the property to the east. A house converted for office use is to the north. The properties across Virginia Road are the MCCD Prairie Trail and a Com Ed sub-station. To the south is a vacant lot with a billboard sign. This area is unique and not typical of other industrial areas in the City. This building is unique as it was originally constructed as a residence.

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 (Ziccardi, received 05/13/13)
   B. Plat of Survey (Leipnitz, dated 10/06/2003, received 05/13/13)
   C. Floor Plan (Ziccardi, received 05/13/13)

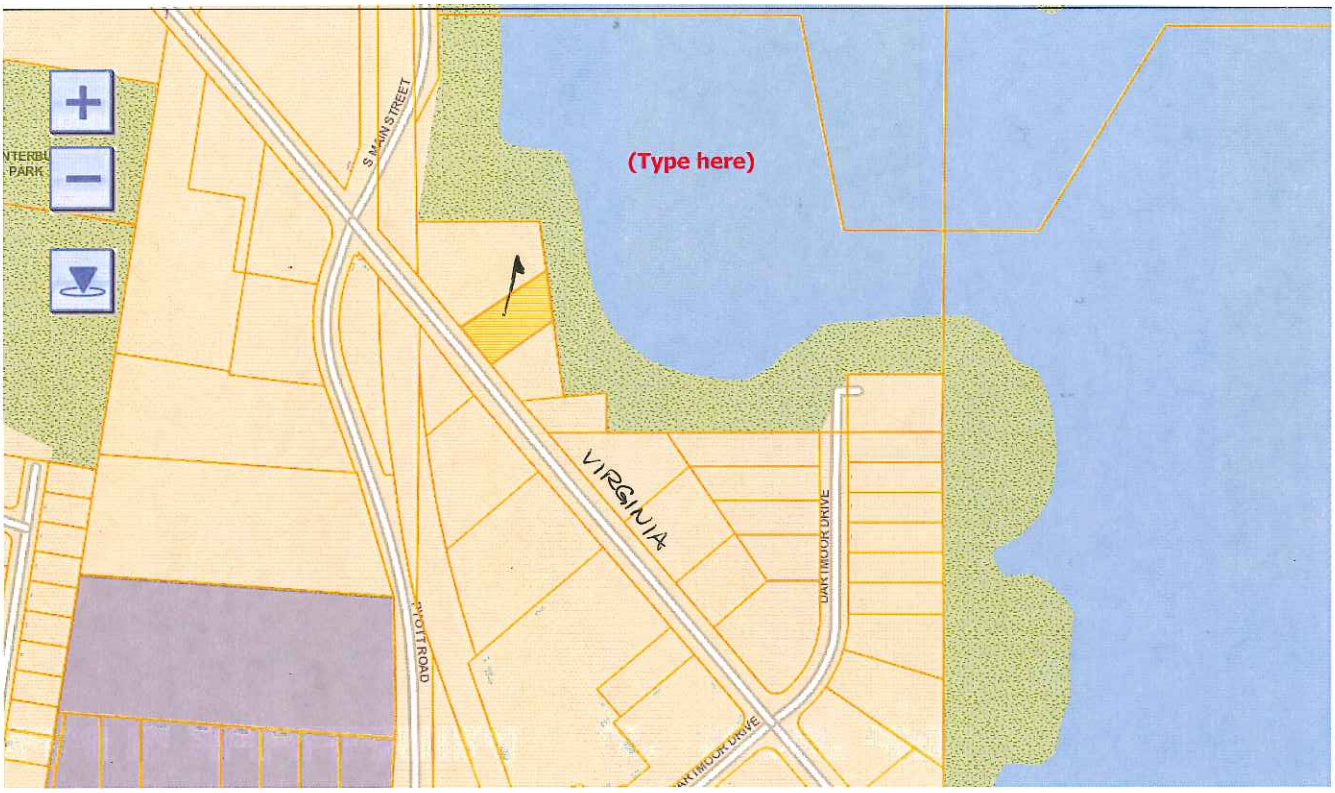
2. A garage shall be constructed to allow for at least 1 car to be parked inside.

3. The residential use shall not be increased in intensity and used for multi-family, group or family care.

4. Signage shall be consistent with the Office Signs standards in the UDO.

5. A 6-foot high solid fence shall be constructed as part of the occupancy requirements to meet the Limited Use Criteria.

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


(Type here)
S MAIN STREET
VIRGINIA
DAKTIMOOR DRIVE
PYOTT ROAD

City of Crystal Lake
Development Application

Office Use Only
File # 2013 24

RECEIVED
MAY 13 2013

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
- X Variation - USE
- ___ Other

Petitioner Information

Name: Lisa Ziccardi
Address: 600 dodge ave
evanston IL 60202
Phone: 312-497-1663
Fax: _____
E-mail: laziccardi@gmail

Owner Information (if different)

Name: _____
Address: _____
_____
Phone: _____
Fax: _____
E-mail: _____

Property Information

Project Description: convert the house at 7808 Virginia road into a livable space and a work space for doggie daycare. add a shower, fix up kitchen, rip up carpet and put down waterproof tile, and put up a 6 ft. privacy fence

Project Address/Location: 7808 Virginia road crystal lake

PIN Number(s): 1909300013

Development Team 905 Greenwood Glenview IL 60025

Please include address, phone, fax and e-mail

Developer: 773-627-1678 312-725-4720 Pinscher Construction

Architect: _____

fax 312-372-4684 312-372-3477

Attorney: Joe Ziccardi JZiccardi@ZiccardiLaw.com

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

Lisa Ziccardi 6-13-13

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.

PAUL M. LEIDER 6-13-13

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 Lisa Ziccardi

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 Lisa Ziccardi on behalf Paul Leider, the property owner, relating to the following described real estate commonly known as 7808 Virginia Road, Crystal Lake, Illinois 60014, PINs: 19-09-300-013.

The application is filed for the purposes of seeking a Use Variation from Article 2, Land Uses Table 2-300 of the Unified Development Ordinance to allow the property to be used as a Residence and Pet Care, as well as any other variations as necessary to approve the project as presented. The application and plans can be found at the City of Crystal Lake Community Development Department at City Hall.

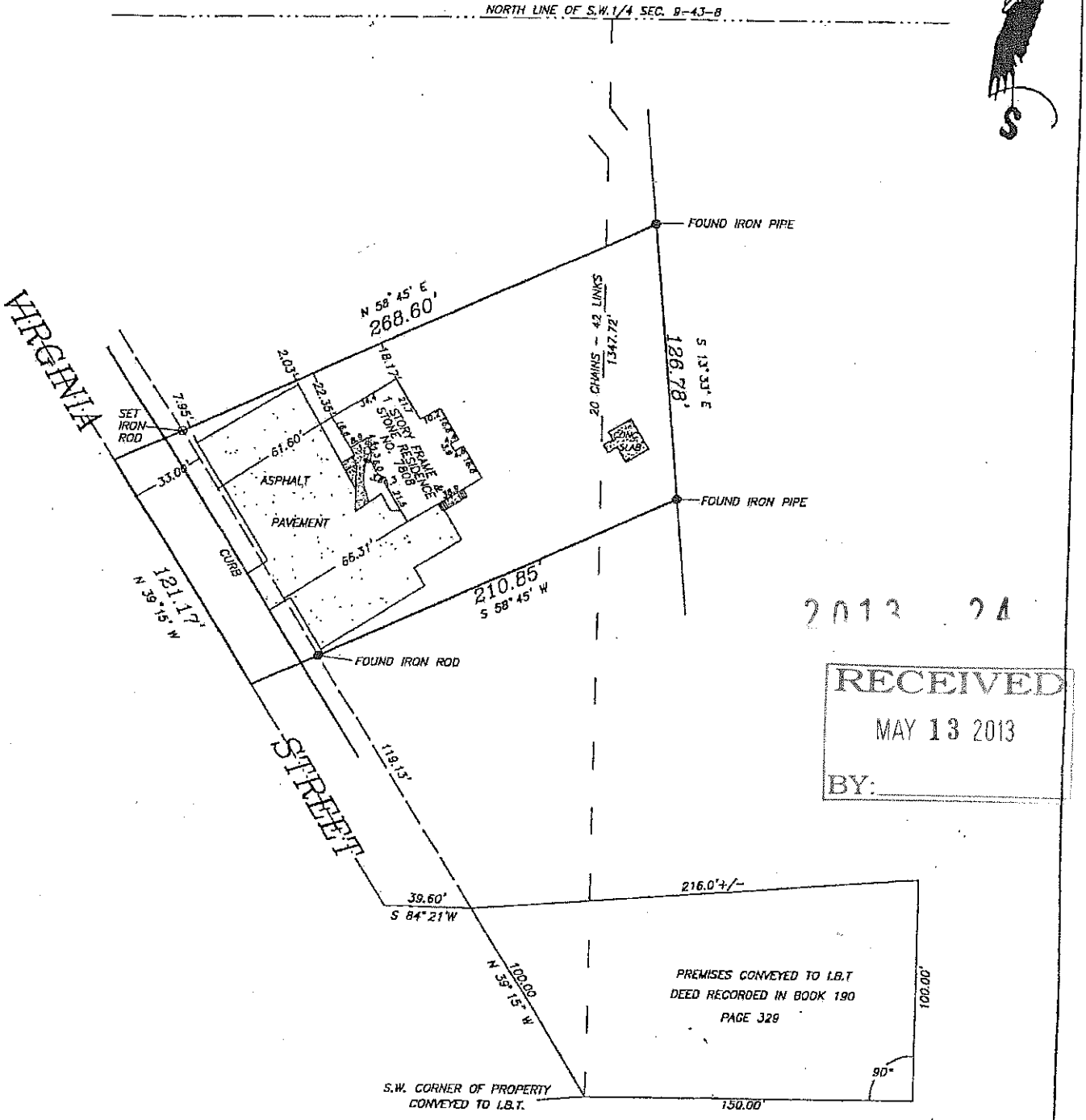
A public hearing before the Planning and Zoning Commission on the request will be held at 7:30 p.m. on Wednesday June 5, 2013 at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tam Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald May 14, 2013 A913)

Plat of Survey





2013 24

RECEIVED
MAY 13 2013
BY:

NOTE:
FOR BUILDING LINES AND EASEMENTS, REFER TO ABSTRACT OF TITLE FOR POSSIBLE ADDITIONAL EASEMENTS, COVENANTS, RESTRICTIONS OR OTHER ENCUMBRANCE UPON SUBJECT PROPERTY. REFER TO VILLAGE, CITY OR COUNTY CODES FOR FRONT, SIDE AND/OR REAR BUILDING SETBACK RESTRICTIONS.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ORDERED BY: REHBERG & ASSOC. - LIEDER

ORDER NO: 030960

L S LAND SURVEYORS

RONALD LEIPNITZ
2016
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
MARENGO, IL

EXP. 11-30-04

Scale 1" = 50'
Iron stakes set
Iron stakes found
Distances are given in feet & decimals

DIMENSIONS OR ANGLES ARE NOT TO BE ASSUMED FROM SCALING.

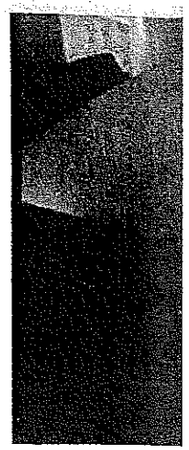
DATE: OCTOBER 6, 2003

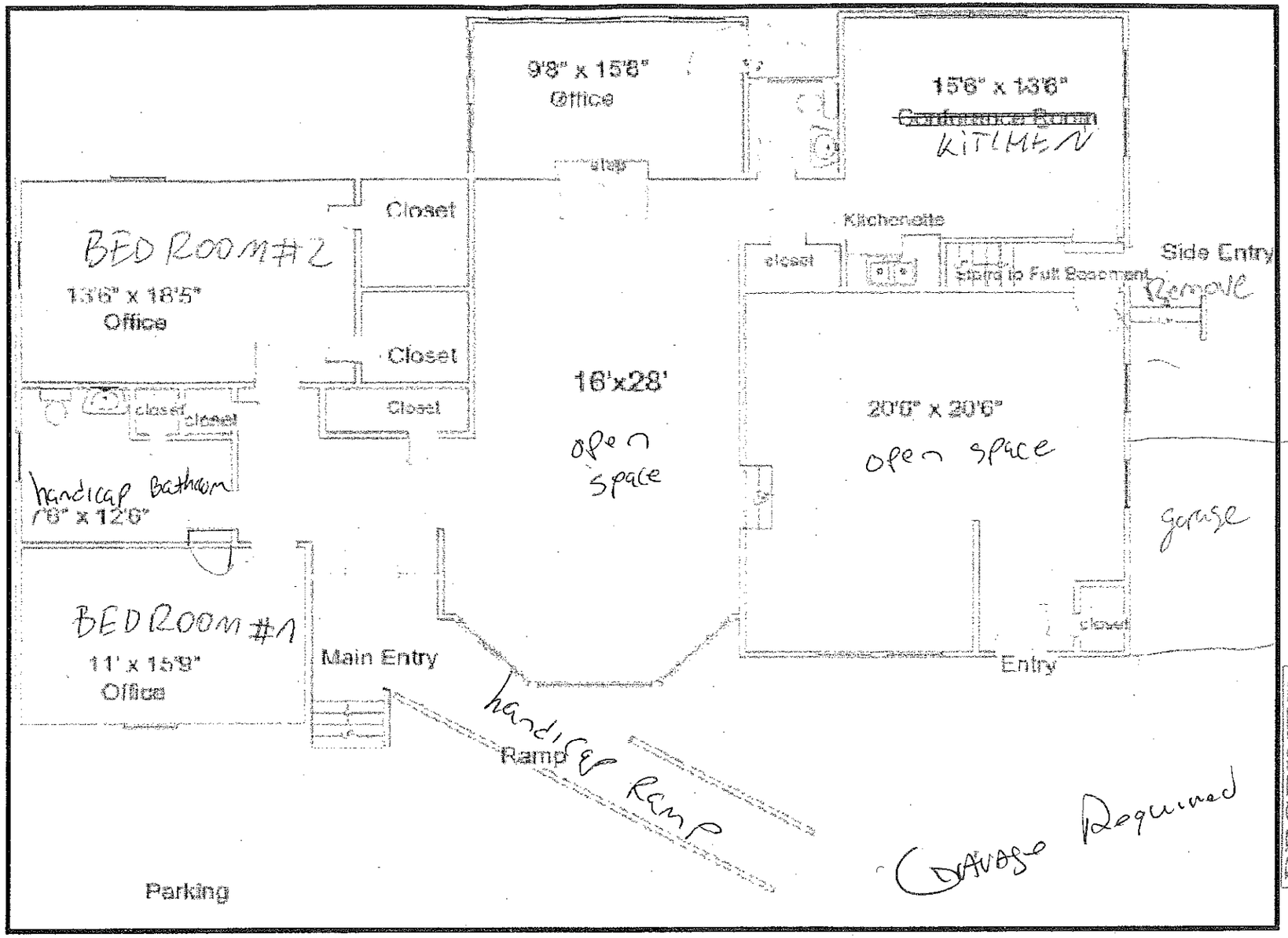
STATE OF ILLINOIS, }
COUNTY OF McHENRY } SS

This is to certify that we have surveyed the above described property according to the Official Record, and the above plat correctly represents said survey.









Non-Separated Use
Smoke Detectors
CO Detectors
Garage? Residential/Business
Exits
Em Light
Counter

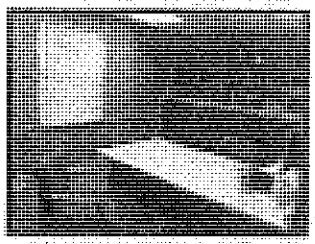
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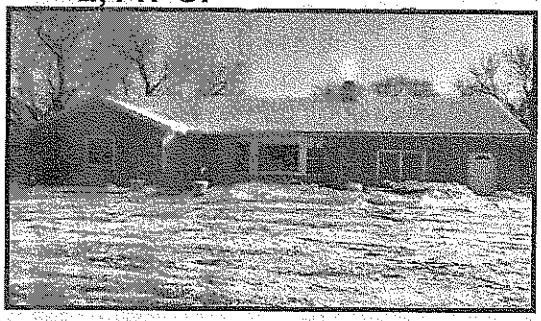
2013 24

PREMIER
COMMERCIAL REALTY

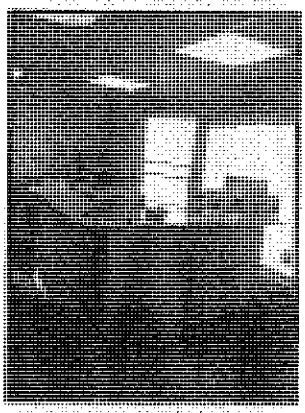
7808 Virginia Road
Crystal Lake, IL 60014

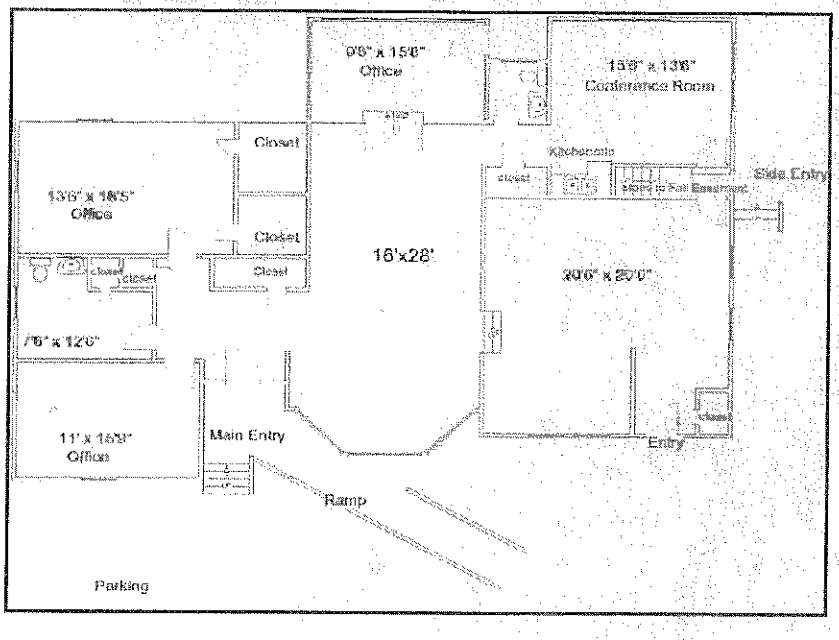
2,147 SF











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