#2013-27
DC Liquidations, Inc.
Project Review for Planning and Zoning Commission

Meeting Date:	June 19, 2013
Requests:	Use Variation to allow retail sales in the "M" Manufacturing district
Location:	6101 Factory Road
Acreage:	Approximately 2,500 SF tenant suite
Zoning:	"M" Manufacturing
Surrounding Properties:	North: "M" Manufacturing South: "M" Manufacturing East: "M" Manufacturing and "B-2" General Commercial West: "M" Manufacturing
Staff Contact:	Latika Bhide (815.356.3615)

Background:

- Location: 6101 Factory Road
- Zoning: "M" Manufacturing PUD
- Existing Uses: Mailways (Direct Mail Services), IPN Pallets, True Home Exteriors
- Request: Use Variation to allow retail sales - primarily furniture and home décor goods - in the "M" zoning district at this location

Land Use Analysis:

- History: The property was annexed into the City in 1986 and zoned "M" Manufacturing. The property is located in the Teckler Triangle. For several years, the primary user at this location was Mailways, a mailing and packaging company. While Mailways still occupies a tenant suite at this location, their operation has considerably scaled down.
- Proposed Use: The property owner is interested in relocating his liquidation store (currently located outside City Limits) to this location. The store will primarily retail furniture and home décor goods. At the current location, the store is only open from Friday to Sunday. The proposed hours of operation at this location are not known.
- Land Use: The proposed use can be classified as a 'Furniture Store' or 'Home Furnishings Store'. Per the UDO, this use is a principal permitted use in the "B-2" and "B-4" districts. Therefore a Use Variation is necessary to allow the proposed use at this location.
- Parking: Per the UDO, 2 parking spaces for every 1,000 square feet of gross floor area are needed for this use. This translates to a maximum of 3 parking spaces for this use. There are 80 parking spaces available on-site. Based on the uses at this location, no parking concerns are anticipated.

Findings of Fact:

USE VARIATION

As identified in the Land Use Table, the proposed use is not permitted within the M zoning district, which is intended for manufacturing uses. No specific standards are spelled out in the Unified Development Ordinance for granting use variations. However, it is recommended that the Planning and Zoning Commission and City Council first determine and record its findings that the evidence justifies the conclusions that:

The property cannot be used for purposes permitted in the zoning district without the requested variance;

☐ Meets ☐ Does not meet

The proposed use would not alter the essential character of the area in which the property is located;

☐ Meets ☐ Does not meet

The proposed use will not reasonably diminish the value of adjacent property;

☐ Meets ☐ Does not meet

The proposed use will not unreasonably increase the congestion in the public streets or otherwise endanger public safety; and

☐ Meets ☐ Does not meet

The proposed use is in harmony with the general purpose and intents of the Unified Development Ordinance.

☐ 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.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Land Use Plan designates the property in question as Industrial, which represents existing manufacturing areas and indicates areas for future industrial uses. Within the Land Use section of the Comprehensive Plan, the following goal is applicable to this request:

Goal: Attract and Retain Businesses
Supporting Action: Continue to solicit the retail businesses which are most likely to succeed in various retail nodes in Crystal Lake.

Recommended Conditions:

If a motion to recommend approval of the Use Variation, the following conditions are recommended:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application (Carson, received 5-22-13)
   B. Building Layout (Harrison, received 5-22-13)
   C. Site Plan (On-file)

2. This Use Variation applies only to DC Liquidations Inc. A new use variation would be necessary; if the scope of this use, including products retailed is altered, or for another retail use.

3. Parking spaces shall be restriped within 3 months after final occupancy is granted, to provide clearly visible separation between spaces.

4. All signage must meet the provisions of the Unified Development Ordinance for Industrial Signs.

5. The petitioner shall address all of the review comments of Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

L:\PLANNING AND ECONOMIC DEVELOPMENT\USER FOLDERS\LATIKA_B\Reports\DC Liquidations Inc.doc

OFFICIAL ROAD
FACTORY ROAD
COMMERCIAL ROAD
VIRGINIA
BERKSHIRE
EAST GATE

2013 27

City of Crystal Lake
Development Application

Office Use Only
File # _____

RECEIVED
MAY 22 2013
BY:

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 USE VARIATION

Petitioner Information

Name: David Carson DC Liquidators INC
Address: 6101 Factory Rd
_____
Phone: 815-455-4850
Fax: _____
E-mail: Dave @ mailways.com

Owner Information (if different)

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

Property Information

Project Description: Furniture Display showroom using @ 2M - 2.5M sqft. of a 5M sqft Unit to allow Retail Sales

Project Address/Location: 6101 Factory Rd

PIN Number(s): 19-08-276-046

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 Carson 5-24-13

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 PETITION OF DAVID CARSON ON BEHALF OF DC LIQUIDATIONS, INC.

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 of the City of Crystal Lake upon the application of David Carson on behalf of DC Liquidations, Inc., relating to the following described real estate commonly known as 6101 (also 6105 and 6106) Factory Road, Crystal Lake, Illinois 60014. PIN: 19-08-276-046.

This application is filed for the purpose of seeking a Use Variation to allow retail sales - primarily furniture and home décor goods in the "M" Manufacturing district, pursuant to Article 2 Land Use and Article 9, Administration of the UDO. This request includes any variations that may be necessary to allow the project as presented. Plans for this project can be viewed at the City of Crystal Lake Community Development Department at City Hall.

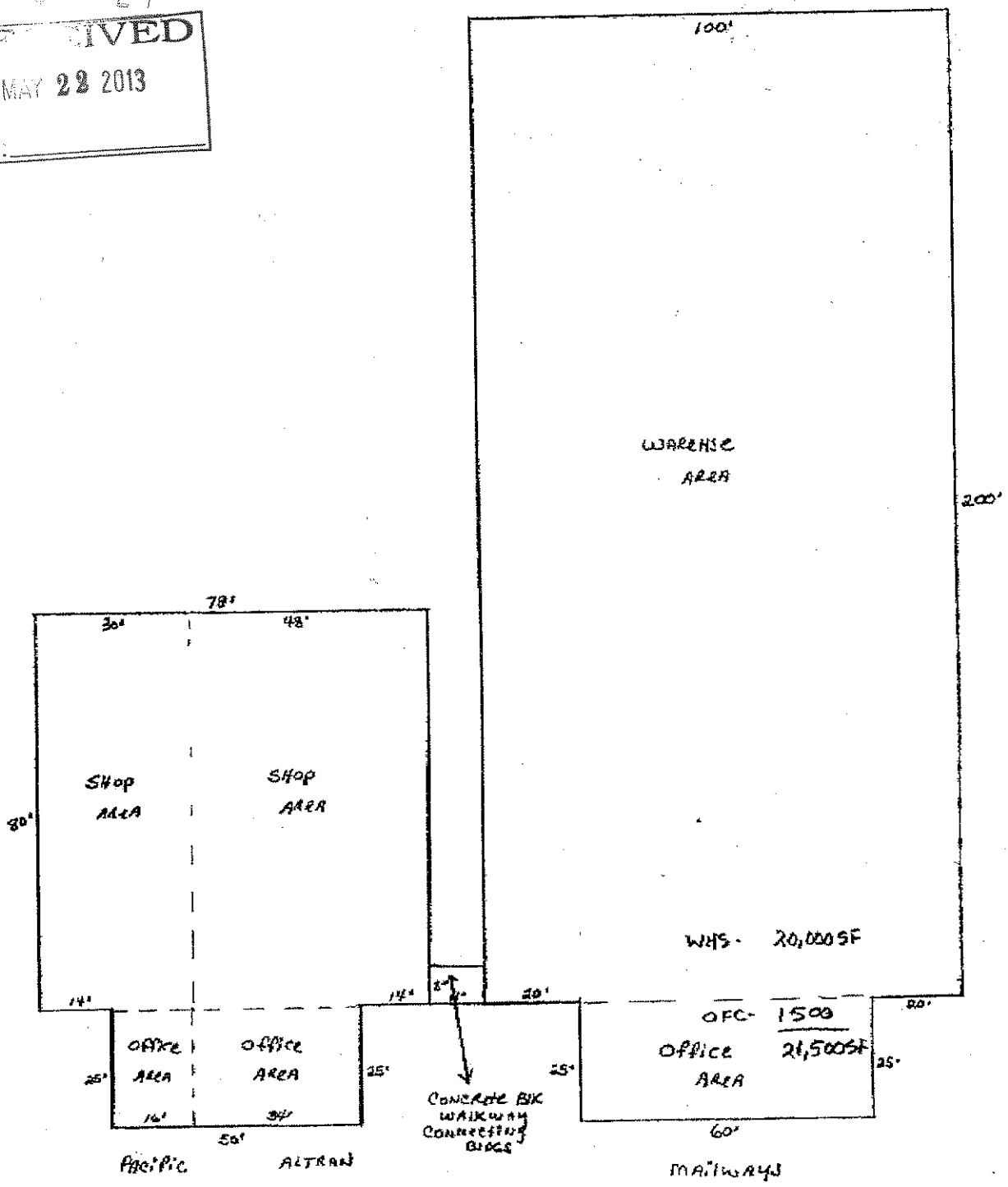
A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday June 19, 2013, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

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

(Published in the Northwest Herald June 3, 2013. #A1059)

BUILDING PERIMETER OUTLINE AND GENERAL DIVISION OF SPACE

2013 27
RECEIVED
MAY 22 2013



HARRISON & Associates, Inc.

LAND PLAT

2013 27
VED
MAY 2 2013
BY:



HARRISON & Associates, Inc.