#2013-52
Select Recovery – UDO Text Amendment and SUP
Project Review for Planning and Zoning Commission

Meeting Date:	October 2, 2013	
Request:	UDO Text Amendment and Special Use Permit to allow a repossession lot.	
Location:	1095 Pingree Road	
Acreage:	6.5 acres	
Existing Zoning:	M Manufacturing	
Surrounding Properties:	North:	M Manufacturing
	South:	M-1 Village of Lake in the Hills
	East:	M Manufacturing
	West:	M-1 Village of Lake in the Hills
Staff Contact:	Elizabeth Maxwell (815.356.3615)	

Background:

- Existing Use: An existing "L" shaped building with office and other related uses.
- Previous Approvals:
  - In 2008, the property owner received approval to allow a second building on the site for mini-warehousing storage. This approval received extensions from the City and could still be constructed today
  - In 2009, the petitioner requested an Administrative PUD Amendment to allow the mini-warehousing area to be used for outdoor storage. This was approved. The petitioner put down a gravel/crushed asphalt lot for outside storage.

Development Analysis:

General

- Request: Text Amendment and Special Use Permit to allow a repossession lot. The UDO currently does not allow a repossession lot or similar tow lot. This text amendment would allow a repossession lot as a special use in all Manufacturing zoned properties.
- Land Use: The land use map shows the area as Industry. This land use designation can be considered appropriate for a repossession lot, since noise, smells and possible security concerns would be far from residential areas.

- Zoning: The site is zoned M Manufacturing. The repossession lot can be considered an appropriate use in this zoning district since noise, smells, and possible security concerns would be far from residential areas.
- UDO Text Amendment: Per the UDO, where the Zoning Administrator determines that a use not mentioned is of a type, scope, or impact that does not fit any existing use category, a text amendment to incorporate the specific use into this Ordinance.
- Illinois State Statute: Repossession Lots are regulated under Section 225 ILCS 422 Collateral Recovery Act.

Site Layout

- The fenced area will be behind the building in the gravel area used for outdoor storage.
- Customer parking is in front of the building along Pingree and Rakow Roads.

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.

Findings of fact:

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit to allow an internally illuminated sign in the Downtown District. Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.

   ☐ *Meets* ☐ *Does not meet*

2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.

   ☐ *Meets* ☐ *Does not meet*

3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, Building and Fire Codes and all other applicable City Ordinances.

   ☐ *Meets* ☐ *Does not meet*

4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.

   ☐ *Meets* ☐ *Does not meet*

5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.

   ☐ *Meets* ☐ *Does not meet*

6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.

   ☐ *Meets* ☐ *Does not meet*

7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.

   ☐ *Meets* ☐ *Does not meet*

8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.

   ☐ *Meets* ☐ *Does not meet*

9. That the proposed use shall conform to any stipulations or conditions approved as part of a Special Use Permit issued for such use.

   ☐ *Meets* ☐ *Does not meet*

10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.

    ☐ *Meets* ☐ *Does not meet*

Recommended Conditions:

If a motion to recommend approval of the petitioner's request to approve a Text Amendment to allow a repossession lot as a Special Use within the M Manufacturing zoning district is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Select Recovery Inc., received 09/23/13)
   B. Site Plan (Pingree Rakow, dated 09/14/13, received 09/23/13)

2. A video monitored security system must be installed at the property.

3. The fence shall not block the required Fire Department access.

4. Any spills must be cleaned up and reported as required by IEPA and City ordinances.

5. The petitioner shall comply with 225 ILCS 422 Collateral Recovery Act and acquire all necessary licenses.

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

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City of Crystal Lake
Development Application

Office Use Only
File # _____

RECEIVED
SEP 23 2013
BY:

Project Title: 1095 Pingree Outdoor Storage Fence

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
- XX Variation
- ___ Other

Petitioner Information

Name: Select Recovery Inc.

Address: 5210 Malibu Ct

McHenry, IL 60050

Phone: (224) 234-7065

Fax: _____

E-mail: shoemax0530@gmail.com

Owner Information (if different)

Name: Pingree & Rakow LLC

Address: 1095 Pingree Rd Suite 300

Crystal Lake, IL 60014

Phone: 847-854-0800

Fax: _____

E-mail: office@sarillo.com

Property Information

Project Description: Operate Auto Repossession business on premises and install a fence for vehicle storage area.

Project Address/Location: 1095 Pingree Rd, Cystal Lake IL 60014

PIN Number(s): 1915101.001

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: Sarillo Architects LLC

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

(AS AGENT) 9/13/13

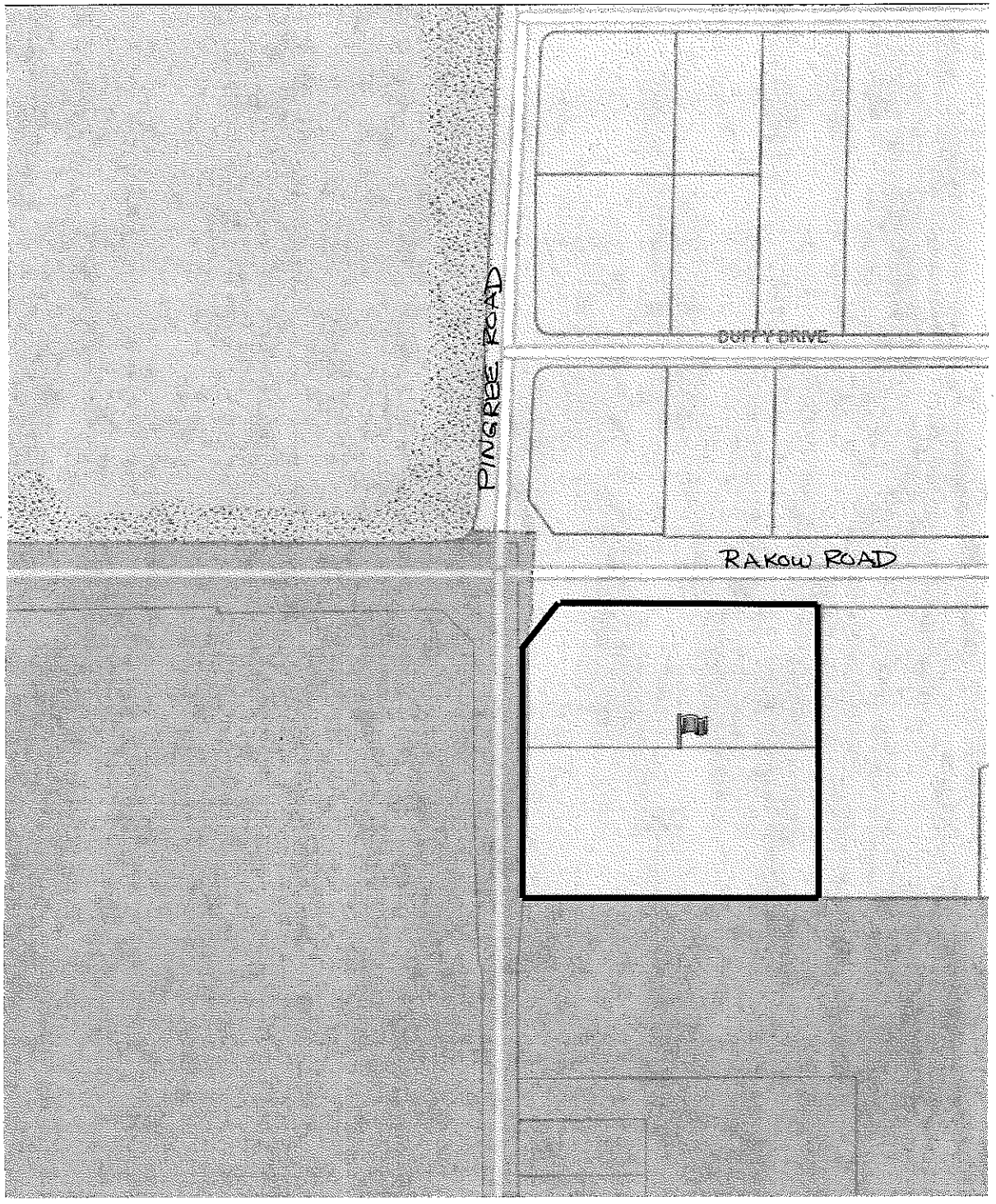
PETITIONER: Print and Sign name (*if different from owner*) **Date**

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

9/13/13

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.


PINGREE ROAD
DUFFY DRIVE
RAKOW ROAD

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF Colin Shoemaker

LEGAL NOTICE

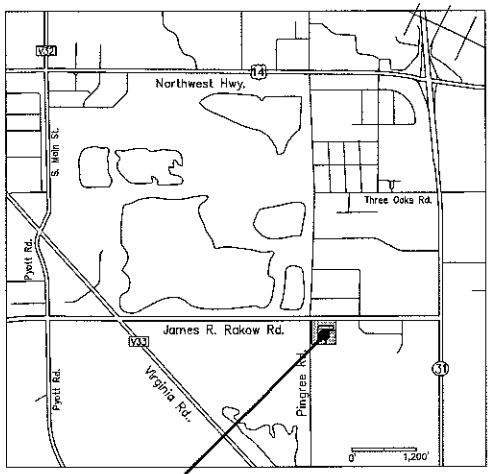
Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission on the application by Colin Shoemaker on behalf of Pingree Rakow LLC for the purposes of seeking a text amendment and Special Use Permit to allow a repossession lot at 1095 Pingree Road, Crystal Lake, Illinois. PIN: 19-15-2101-006.

This application is filed for the purpose of seeking a Text Amendment from Article 2 Land Use and a Special Use Permit Article 2-400 and Article 9-200 D. for a text amendment to allow the creation of specific standards for a repossession lot in the M Manufacturing zoning district. 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 on this request will be held at 7:30 p.m. on Wednesday, October 2, 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 September 17, 2013. #A1888)



SITE

KEY PLAN

1095 PINGREE RD.
FENCED STORAGE AREA

PINGREE RAKOW
1095 PINGREE ROAD, SUITE 300
CRYSTAL LAKE, IL 60614
847-854-0800

EXISTING BUILDING

EXISTING PAVED PARKING LOT

EXISTING BUILDING

EXISTING BUILDING F.F.E.=392.48'

EXISTING GRASS AREA

EXISTING PAVED PARKING LOT

150'X150' FENCED AREA

EXISTING GRAVEL AREA

10" D.I.P.

20' MUNICIPAL UTILITY EASEMENT

10' PRIVATE SANITARY EASEMENT

8" D.I.P.

20' BUILDING LINE

20' MUNICIPAL UTILITY EASEMENT

8" D.I.P.

20' MUNICIPAL UTILITY EASEMENT

15' BUILDING LINE

10' PUBLIC UTILITY EASEMENT

R

SITE PLAN - EXHIBIT A
9/14/13

RECEIVED
SEP 23 2013

NORTH

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