#2013-59
TV-VCR Clinic
Project Review for Planning and Zoning Commission

Meeting Dates: February 5, 2014

Requests: Special Use Permit pursuant to Article 2, Land Use of the Unified Development Ordinance to allow a TV-VCR clinic as a special use in the "M" district at the specified location

Location: 835 Virginia

Acreage: Site ≈ 4.4 acres; Tenant Space: 600 SF

Existing Zoning: "M-PUD" Manufacturing PUD

Surrounding Properties:
North: "B-2" General Commercial
South: "B-1 PUD" Neighborhood Commercial PUD
East: "M" Manufacturing (Three Oaks Recreation Area)
West: "B-2" General Commercial, "B-1 PUD" Neighborhood Commercial PUD and "RE" Residential Estate

Staff Contact: Latika Bhide (815.356.3615)

Background:

- Location: 835 Virginia Road, Unit F
- Zoning: "M-PUD" Manufacturing PUD
- Co-Tenants: Colon Health, Minuteman Press, In House Apparel.
- Request: Special Use Permit to allow a TV-VCR clinic as a special use in the "M" Manufacturing district

Land Use Analysis:

- Details: The petitioner would like to locate a TV-VCR clinic in an approximately 600-square-foot tenant suite at this location. The facility would provide service for televisions, VCRs and stereos.
- History: This property was developed as a Planned Unit Development in 1988. Even though the property is zoned for manufacturing uses, over the years since its approval, several Special Use Permits were issued for this property to allow various uses such as Chung's Martial Art, The North Wall, Dobry Personal Training, Seal Level Diving, and The Other Side.
- Permitted Uses: The proposed use is considered as 'Other Personal and Household Goods Repair and Maintenance' per Article 2, Land Use of the UDO which is not permitted by right in the "M" district; therefore, requiring a special use approval.
- Parking: There are no specific standards in the UDO for the proposed use. Based on the tenant mix at this location, it appears that there would be no parking concerns.

Findings of Fact:

SPECIAL USE PERMIT
The petitioner is requesting a Special Use Permit to allow the proposed use. Special Uses require 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 the general 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 is made to recommend approval of the petitioner's request, the following conditions are suggested:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application, SMK, received 11-22-2013
2. If the facility is expanded in area or intensity, the petitioner shall be required to seek a SUP amendment.
3. All proposed signage must meet the provisions of the UDO. Permits through the Building Division must be obtained for all signs.
4. The petitioner shall address all of the review comments and requirements of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

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Fax 815-479-1647

City of Crystal Lake
Development Application

Office Use Only
File # 2013 59

Project Title: _____

RECEIVED
NOV 22 2013

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 Text Ammendment

Petitioner Information

Name: Nicholas Sarillo Snks
Address: 824 Main St
Crystal Lake, ILL 60014
Phone: 815-861-6468
Fax: 815-356-6454
E-mail: Snns 9583@Yahoo.com

Owner Information (if different)

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

Property Information

Project Description: TV Repair

Project Address/Location: 835 Virginia Rd
Crystal Lake, ILL 60014 Unit F

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

DALE WAGNER Dale Wagner

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.

11-21-2013

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 PETITION OF Nicholas Sarillo on behalf of SMK Enterprises

LEGAL NOTICE

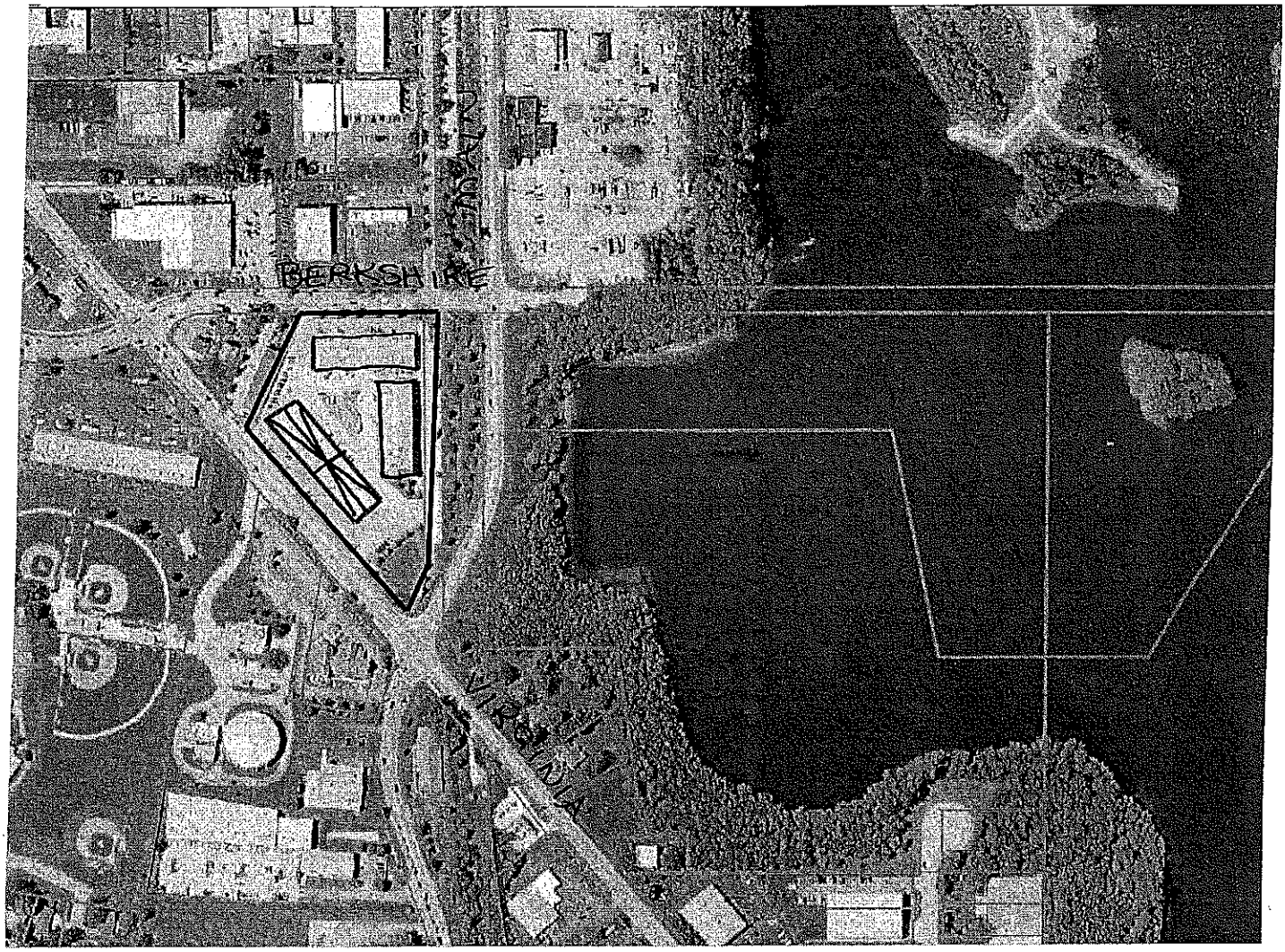
Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission of the City of Crystal Lake upon the application of Nicholas Sarillo on behalf of SMK Enterprises, relating to the following described real estate commonly known as 835 Virginia Road, Crystal Lake, Illinois 60014. PIN: 19-08-427-005.

This application is filed for the purpose of seeking a Special Use Permit to allow a TV/VCR Repair clinic in the "M" district, pursuant to Article 2, Land Use and Article 9, Administration of the UDO. This request also 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 on this request will be held at 7:30 p.m. on Wednesday January 15, 2014, 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

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BERKSHIRE