



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE

| | |
|------------------------------|--|
| APPLICATION NUMBER | 16-PZ-09-005 |
| APPLICATION NAME: | Laura Buick GMC Temporary Parking Lot |
| APPLICANT NAME: | Laura Buick GMC |
| PROPERTY OWNER NAME(S): | Laura Buick GMC Inc. 903 N Bluff Rd Collinsville, IL 62234 |
| APPLICANT'S REQUEST: | A request for rezoning to establish a new P-BP-3 Planned Business Park District for the purpose of developing temporary overflow vehicle storage/parking lot. |
| SITE ADDRESS: | 903 North Bluff Road |
| SITE LOCATION: | On the north side of Horseshoe Lake Road, approximately 1,380 feet west of North Bluff Road. |
| PARCEL ID NUMBER(S) | 13-2-21-20-00-000-070. |
| EXISTING ZONING DISTRICT(S): | BP-3 |
| TOTAL SITE AREA: | Approximately 18.8 acres |
| PUBLIC HEARING OPENED: | October 18, 2016 |
| CASE MANAGER: | David B. Bookless, AICP |
| RECOMMENDATION: | APPROVAL WITH CONDITIONS |



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE

DESCRIPTION OF EXISTING SITE CONDITIONS

The approximately 18.8 acre tract is located on the north side of Horseshoe Lake Road, approximately 1,380 feet west of North Bluff Road. The site is vacant and undeveloped.

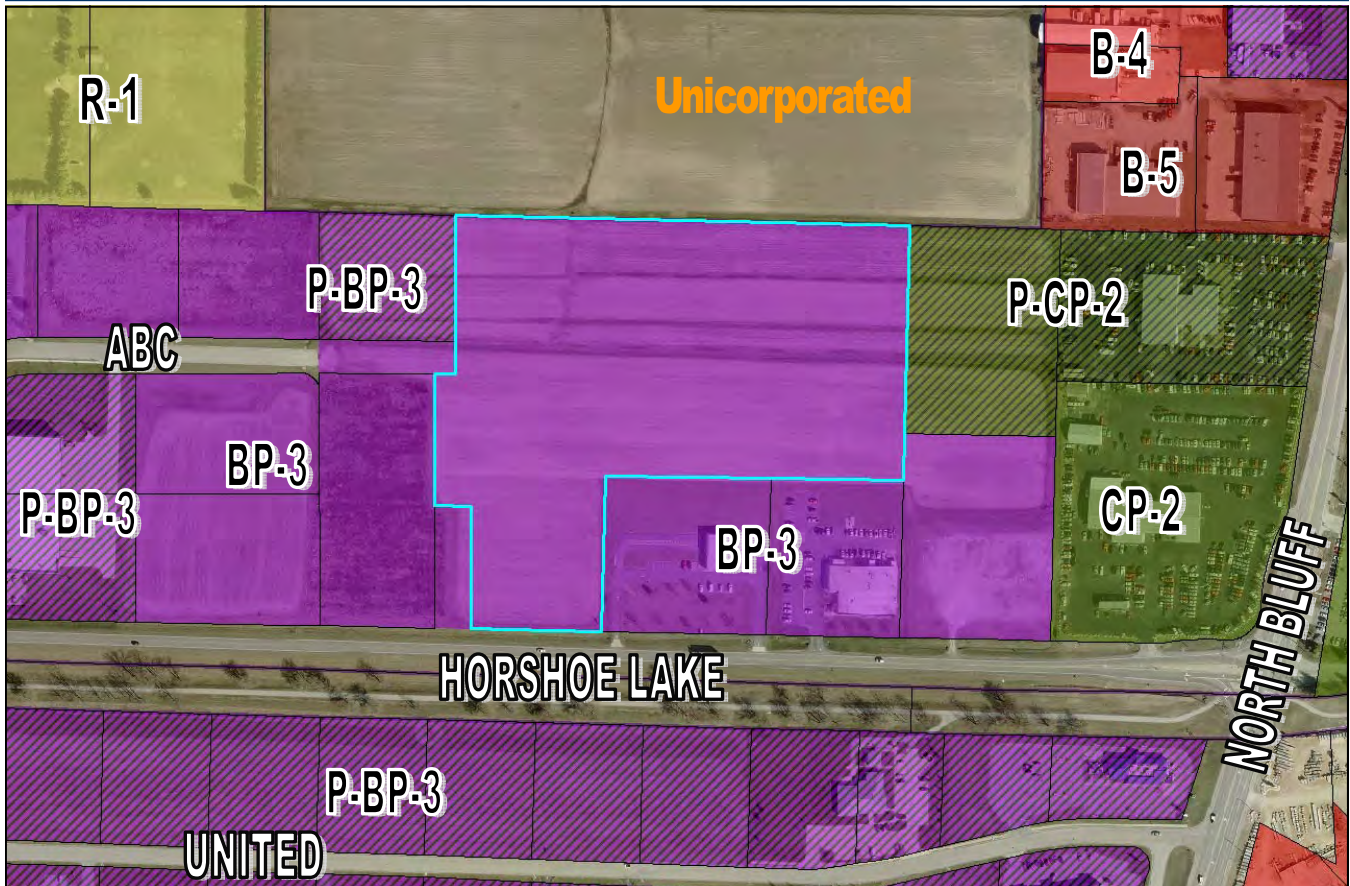
SITE HISTORY

City records indicate the property has been used for agricultural purposes for an indeterminate length of time.

LAND USE AND ZONING CONTEXT MATRIX

| DIRECTION | EXISTING LAND USE | ZONING DISTRICT | COMMENTS |
|-----------|--------------------------|-----------------|-------------------------------|
| North | Agriculture, undeveloped | - | Unincorporated, vacant |
| East | Commercial | BP-3, P-CP-2 | Laura Buick GMC, Wireless USA |
| South | Agriculture, undeveloped | BP-3, P-BP-3 | - |
| West | Agriculture, undeveloped | BP-3, P-BP-3 | - |

ZONING MAP



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



ZONING REQUEST

The applicant, Laura Buick GMC, seeks to establish A request for rezoning to establish a new P-BP-3 Planned Business Park District for the purpose of developing temporary overflow vehicle storage/parking lot. For the automobile dealership located on abutting ground to the east.

COMPREHENSIVE PLAN CONSISTENCY REVIEW

A consistency review of the goals, objectives, and policies of the Comprehensive Plan, as they relate to the current request, follows:

APPLICAL GOALS, OBJECTIVES, AND POLICIES:

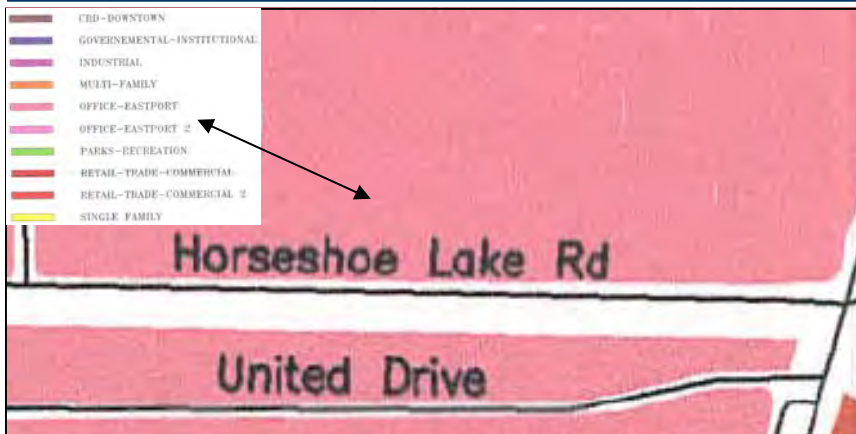
- **COMMUNITY IMPROVEMENT STRATEGIES**

- “The Eastport Development Plan should be followed as produced by the Planning Commission.”

CITY PLANNER'S COMMENTS

Substantially Satisfied: The Eastport Development Plan of 1994 identifies the site as being within or abutting the Eastport AutoMall and the Eastport Industrial Campus sub-areas. The Plan calls for such possible tenants as automobile dealerships service, and accessory sales in the AutoMall area and manufacturing in the Industrial area. A temporary parking lot for use by an automobile dealership is not substantially inconsistent with the plan.

FUTURE LAND USE MAP (FLUM):



Substantially Satisfied: The proposed planned commercial district is not substantially inconsistent with the FLUM designation for the parcel.



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE

PLANNING AND ZONING ANALYSIS

When reviewing applications for changes in zoning, or amendments thereto, the Planning Commission is required to hold a hearing, review, and make recommendations and report to the City Council.

The applicant, Laura Buick GMC, seeks to establish a new P-BP-3 Planned Business Park District for the purpose of developing temporary overflow vehicle storage/parking lot. Much like the temporary lot approved by the Commission to the east.

Per the City of Collinsville Municipal Code Section 17.110 requires that the ordinance a planned district contain, at least, language establishing all permitted uses, density requirements, set-backs, and any other appropriate site development requirements. *It is the determination of the Director of Community Development that the City can proceed without a Site Plan at this time provided the ordinance establishing the district is so-conditioned as to ensure a Site Plan is submitted in a timely manner.*

With a change of zoning it is important to make such decisions based primarily on land use issues and not entirely on issues specific to the applicant. The Commission should bear in mind that once new uses are established in this planned commercial district, future businesses utilizing the site may not be the same as those included in the applicant's proposal, and may have different operational plans.

PURPOSE OF THE "P-BP-3" BUSINESS PARK DISTRICT

The "BP-3" Business Park District provides for the development of professional offices, general office space, and small size warehousing and distribution. The uses are for a hybrid development of businesses in a planned setting. The intent of this district is to accommodate a variety of office and warehousing uses on a smaller scale and their related activities at a scale and intensity of use that is compatible with high quality development. The location factors of the formation of this district relate to present and past land use and development trends and the proximity to major transportation routes. However, it is recognized that there are certain uses that, because of their scope, location or specific characteristics, give raise to a need for a more comprehensive consideration of their impact, both with regard to the neighboring land and the City in general. Such uses fall within the provisions of this section and shall only be permitted if authorized as a planned development.

PERMITTED USES

The designated permitted uses in a "P-BP-13" Business Park District may potentially be any uses delineated as "permitted" (by-right) or as "planned" in Table 5 (Section 17.050.010.) in the "BP-3", however, as such districts are created by ordinance, the actual permitted uses are those specifically delineated in the governing ordinance as approved by City Council. In

REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



addition to those uses permitted by-right within the "BP-1", the applicant has requested one use that is designated as planned to allow a corporate office:

- 1) NAICS Code 81293 Parking Lots and Garage

CHARACTER OF THE NEIGHBORHOOD

The proposed temporary use does maintain the existing character and is not detrimental, in the short term, to property values. However, if the use does not terminate, then it will have a detrimental impact on adjoining property values and repress the marketability and development of the adjoining area.

PROMOTION OF THE HEALTH, SAFETY, QUALITY OF LIFE, COMFORT AND GENERAL WELFARE OF THE CITY AND ITS PLANNING AREA

The application was provided to the Fire Department, the Department of Public Works, the Police Department, and the Department of Community Development for review. No comments relative to substantial adverse effects on the health, safety, quality of life, comfort and general welfare of the City and its planning area were provided.

CONSISTENCY WITH THE COMPREHENSIVE PLAN AND REGULATIONS OF THE CITY OF COLLINSVILLE

As discussed under the heading "Comprehensive Plan Consistency Review", the proposed temporary parking lot is not substantially inconsistent with identified uses for the Eastport AutoMall and the Eastport Industrial Campus sub-areas of the Eastport Development Plan.

ADEQUACY OF PUBLIC UTILITIES AND OTHER NEEDED PUBLIC SERVICES

The site is located within the Eastport Development Planning Area where public utilities have already been installed in a manner consistent with anticipated needs.

SUITABILITY OF THE USES TO WHICH THE PROPERTY HAS BEEN RESTRICTED UNDER ITS EXISTING ZONING

The site falls within the "BP-3" zoning district classification, which is consistent with the Comprehensive.

COMPATIBILITY OF THE PROPOSED DISTRICT CLASSIFICATION WITH NEARBY PROPERTIES

As discussed above, the proposed temporary parking lot is consistent with identified uses for the Eastport AutoMall and the Eastport Industrial Campus sub-areas of the Eastport Development Plan. Further, nearby properties have been developed in a manner consistent with the Plan.

EXTENT TO WHICH THE ZONING AMENDMENT MAY DETRIMENTALLY AFFECT NEARBY PROPERTY

The proposed temporary use does maintain the existing character and is not detrimental, in the short term, to property values. However, if the use does not terminate, then it will have a detrimental impact on adjoining property values and repress the marketability and



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE

development of the adjoining area.

WHETHER THE PROPOSED AMENDMENT PROVIDES A DISPROPORTIONATELY GREAT LOSS TO THE INDIVIDUAL LANDOWNERS NEARBY RELATIVE TO THE PUBLIC GAIN

The probability of the amendment resulting in a disproportionately great loss to nearby landowners relative to the public gain is low as the proposal strengthens and enhances the planning area by enabling its development in a manner consistent with what was anticipated.

[THIS SECTION INTENTIONALLY LEFT BLANK]

REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



FINDINGS AND RECOMMENDATION

CHARACTER OF THE NEIGHBORHOOD

The Director of Community Development finds the proposed planned district is substantially consistent with the character of the Eastport AutoMall and the Eastport Industrial Campus provided the planned use is temporary, so as to ensure the neighborhood's further focus and refinement.

PROMOTION OF THE HEALTH, SAFETY, QUALITY OF LIFE, COMFORT AND GENERAL WELFARE OF THE CITY AND ITS PLANNING AREA

The Director of Community Development finds that the proposed planned district will have no substantial adverse impact on promotion of the health, safety, quality of life, comfort and general welfare of the city and its planning area.

CONSISTENCY WITH THE COMPREHENSIVE PLAN AND REGULATIONS OF THE CITY OF COLLINSVILLE

The Director of Community Development finds that the planned district is consistent with the Comprehensive Plan and Regulations of the City of Collinsville subject to conditions contained in "Attachment A."

ADEQUACY OF PUBLIC UTILITIES AND OTHER NEEDED PUBLIC SERVICES

The Director of Community Development finds that public utilities and other public services are adequate subject to conditions contained in "Attachment A."

SUITABILITY OF THE USES TO WHICH THE PROPERTY HAS BEEN RESTRICTED UNDER ITS EXISTING ZONING

The Director of Community Development finds that the site is suitable for the uses to which is currently restricted

COMPATIBILITY OF THE PROPOSED DISTRICT CLASSIFICATION WITH NEARBY PROPERTIES

The Director of Community Development finds that the proposed district classification is substantially compatible with nearby properties within the Eastport AutoMall and the Eastport Industrial Campus sub-areas.

EXTENT TO WHICH THE ZONING AMENDMENT MAY DETRIMENTALLY AFFECT NEARBY PROPERTY

The Director of Community Development finds that the proposed planned district will not substantially affect nearby property adversely, provided the planned use is temporary, thereby allowing the future development of the area in accordance with the Plan.



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE

FINDINGS AND RECOMMENDATION

WHETHER THE PROPOSED AMENDMENT PROVIDES A DISPROPORTIONATELY GREAT LOSS TO THE INDIVIDUAL LANDOWNERS NEARBY RELATIVE TO THE PUBLIC GAIN

The Director of Community Development finds that the proposed planned district will not result in a disproportionately great loss to the individual landowners nearby relative to the public gain.

RECOMMENDATION

The Director of Community Development finds that the establishment of a "P-BP-3" Planned Business Park District meets or exceeds the review criteria and further advances the intent of both the Comprehensive Plan and Zoning Ordinance. Based on this finding the Director of Community Development requests favorable consideration of the application subject to the conditions included in "Attachment A."

David B. Bookless, AICP
Director of Community Development

[THIS SECTION INTENTIONALLY LEFT BLANK]



ATTACHMENTS

SUPPLEMENTAL LETTERS, MAPS, PLANS, ETC.



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE

Project Narrative

Laura Buick-GMC Storage Lot Expansion
903 North Bluff Road, Collinsville, IL
September 30, 2016

Oates Associates, Inc.
Project No. 16134

Due to continued growth at Laura Buick-GMC, there is an urgent need for additional overflow parking at their current site. The recent and ongoing site improvements have contributed to a significant increase in the volume of new vehicle sales at this location, and a subsequent increase in the revenue generated for the City of Collinsville by the applicant. The applicant is currently ranked second in the nation out of more than two thousand dealerships in GMC sales and as such has seen a drastic need for space to store additional inventory. This project will consist constructing a new gravel overflow storage lot on a new 16.5 acre parcel located directly west of the dealership, which was recently acquired by Laura Buick-GMC, Inc. The parking lot expansion will be located directly adjacent to the existing paved overflow parking lot and the recently constructed gravel overflow lot adjacent to Teklab. Similar to the adjacent parcels east, this parcel will also be used for the flexible storage of additional vehicle inventory over and above that which can be displayed on the existing dealership lot.

The proposed additional inventory storage lot will be constructed as a gravel lot, for temporary use and the overall impervious percentage of the dealership site will decrease. The new storage lot is not a public access parking area, and therefore the applicant does not propose to provide parking islands or pavement markings. This will allow for maximum flexibility in the positioning of stored vehicle inventory.

The runoff from the existing dealership will be routed under the new gravel parking lot through 3 – 24" diameter pipe culverts. The only detention on the site was from the previous parking lot expansion in 2013 and the recently constructed gravel lot, which provides detention for future paving considerations. In the past 32 years that Laura Buick-GMC has operated at this site, no known flooding issues downstream of this site have been observed, or can be foreseen. Shallow flooding of the lot surface will provide detention for the new gravel lot and future impervious area. The westerly portion of the parking lot will be constructed at least 12 inches deep to allow for infiltration and for future paving considerations, which may include porous pavement. These areas of the lot will be restricted to high clearance vehicles such as pickup trucks and large SUV's. Outflow will be controlled through design curb cuts, which will control stormwater outflow to pre-existing conditions. Stormwater computations demonstrating that the post development runoff rate from the site will be less than or equal to the existing runoff rates for all critical storm events is included with this submittal.

EXHIBIT A: APPLICANT'S NARRATIVE

REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



Page 2 of 3

No landscaping or curb islands are proposed for the expansion of the storage lot. This is not a public parking lot and it is not visible from nearby Illinois 157 roadway frontage, so the standard "parking lot" improvements would not be appropriate for this "storage lot". Vehicles will be parked at much closer spacing than common and in variable configurations depending on current inventory type and volume available from GM, and such improvements would seriously hinder the applicant's ability to fully utilize the property.

As previously stated, this is not a publicly accessible lot and no additional identification or directional signing is needed or proposed. No new signage is included in this proposal.

Lighting improvements are not included at this time.

Screening of 'Outdoor Storage' / Parking Lot and Perimeter Screening

As is the case with the existing dealership lot and the other area car dealerships, perimeter screening is not proposed for this vehicle storage lot. Further, the applicant would have significant concerns regarding the installation of such screening particularly as it relates to inventory security. Unlike outdoor storage areas which contain building materials, pipe, or other smaller, easy-to-steal items, the most serious security concern for an automobile dealership is the threat of vandalism and damage to vehicle inventory.

The applicant's best protection against theft and vandalism lies in maintaining a well-lit, highly visible site which can be visually monitored by their staff and police officers on routine patrols. The construction of any sight-proof fencing or landscaping creates darkened areas which may conceal thieves and vandals. The storage lot is at the far rear of the dealership property, and the adjacent property is all zoned commercial and/or currently in an agricultural use. The applicant requests that this requirement be waived by the City.

Tree Preservation and Replacement

Landscape plantings in general – and large trees in particular – are not compatible with the display and sale of new vehicle inventory. Trees attract birds, and their droppings can cause serious damage to vehicle paint finishes, particularly during the early weeks after a new vehicle has been painted. The removal of the existing trees eliminates an ongoing problem for the dealership, and the replacement of these trees is not proposed. The applicant requests that this requirement be waived by the City.



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE

Page 3 of 3

Parking Lot Landscaping

See previous section. In addition, the purpose of this lot is not to provide customer, employee, or visitor parking, but to store the rapidly expanding inventory necessary to support the dealership's increased sales volume. The effective use of the property is dependent upon the ability to quickly rearrange and modify the vehicle storage configuration based on current inventory and the changing needs of the business. Landscaped islands and defined parking spaces or drive lanes are not compatible with the intended use and are unnecessary, as there is no public access and no need to control and direct vehicular traffic within the lot. The applicant requests that this requirement be waived by the City.

REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



EXHIBIT B: AERIAL PHOTOGRAPH



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE

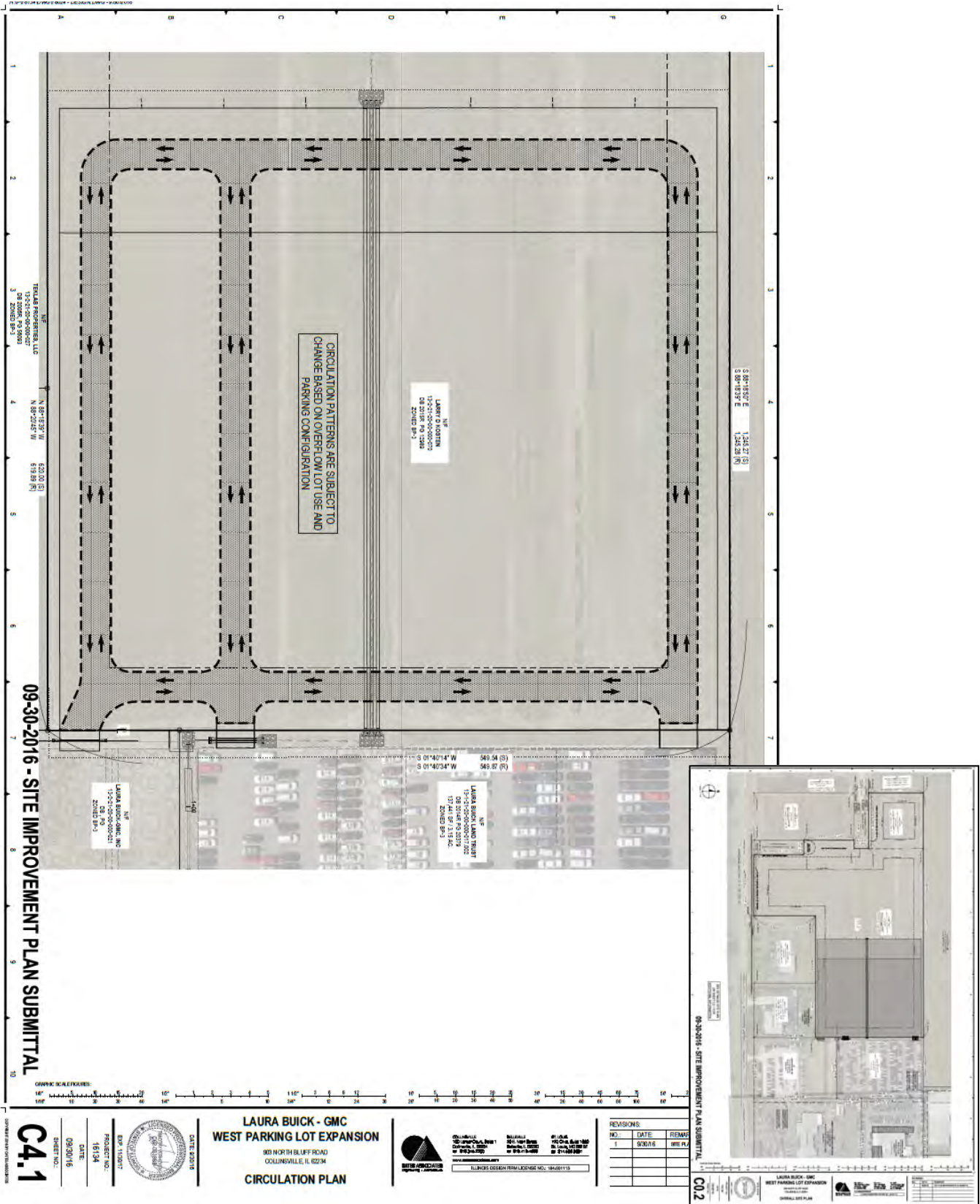


EXHIBIT C: SITE PLAN

REPORT TO PLANNING COMMISSION
CITY OF COLLINSVILLE



EXHIBIT D: SITE PHOTOGRAPHS



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE

ATTACHMENT A

All provisions of the City of Collinsville Code of Ordinances shall apply to this development except as specifically modified herein.

I. SPECIFIC CRITERIA

A. PERMITTED USES

1. Permitted uses for this planned district shall be in accordance with the corresponding use permissibility of the "BP-3" Business Park District per Section 17.050, Use Regulations (Table 5) of the City of Collinsville Zoning Code.

B. SPECIAL USES

1. Special uses for this planned district shall be allowed in accordance with Section 17.050, Use Regulations (Table 5) of the City of Collinsville Zoning Code. Special Use permits may be authorized in accordance with Section 17.100, Special Use Permits.

C. ACCESSORY USES

1. Accessory uses clearly associated with and supplementary to the principal use of the lot or tract of land shall be permitted in accordance with Section 17.050, Use Regulations, and per the requirements contained in Section 17.060, Supplementary District Regulations. The accessory use for this development shall be limited to the use of drive-through facilities as associated with the principal use of the property.

D. PLANNED USES

1. For the term of this ordinance, Laura Buick GMC shall solely be permitted the temporary planned use of the site as a parking lot (NAICS Code 81293 Parking Lots and Garage). Such use shall not be transferable; and shall be permitted only as described and issued in this ordinance.

E. YARD REGULATIONS

1. Upon re-development and/or at the expiration of the term of this ordinance, the requirements set forth in this P-BP-3 Planned Business Park District shall be consistent with the provisions set forth in Section 17.040.210, Subsection G, Yard Regulations.

F. PARKING REGULATIONS

1. Upon re-development and/or at the expiration of the term of this ordinance, parking shall comply with the provisions set forth in Section 17.070, Off Street Parking and Loading Requirements.

G. SIGNAGE

1. Upon re-development and/or at the expiration of the term of this ordinance, signage shall comply with the provisions set forth in Section 17.190.



H. LANDSCAPING, BUFFERING & SCREENING

1. Upon re-development and/or at the expiration of the term of this ordinance, landscaping shall comply with the provisions set forth in Section 17.080, Landscaping, Screening & Buffering.

II. TEMPORARY USE DESIGN CRITERIA

A. LIGHTING AND UTILITY STANDARDS

1. Lighting & Utility Standards shall be waived for the term of this temporary use.

B. PARKING REGULATIONS

1. Existing gravel shall be permitted as an acceptable parking surface for the term of this temporary use; the gravel parking surface shall be maintained in a safe and functional manner by the Lessee.
2. Parking stalls: number, location and design shall be waived for the term of this temporary use.
3. Said allowable parking shall be limited to new vehicle inventory only.

C. SIGNAGE

1. No signage shall be permitted for the term of this temporary use.

D. LANDSCAPING, BUFFERING & SCREENING

1. The provisions set forth in Section 17.080, Landscaping, Screening & Buffering Standards shall be waived for the term of this temporary use.

E. TEMPORARY STRUCTURES

1. No temporary structures shall be permitted for the term of this temporary use.

III. LIMITATIONS

- A. This P-BP-3 Planned Business Park District shall be authorized for a period not to exceed 3 years from the date of ordinance authorization. Upon expiration of the 3-year period the petitioner may make written request to the Community Development Director for an extension of the term of use for a period not to exceed 1 additional year in duration. In determining the appropriate extended term of use or whether said use should be continued, the Community Development Director shall re-evaluate the use, considering the guidance of the Comprehensive Plan, the Zoning Code, the performance and operational criteria of the applicant with the requirements of this ordinance as well as any other code and ordinance requirements, and potential or impending development in the area. Upon expiration or abandonment of this ordinance the zoning designation of the property shall revert back to the underlying zoning designation of BP-3 Business Park.



REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE

B. The continuation of the use(s) permitted by this ordinance shall be dependent upon the conditions established within this ordinance. In the event of a change of conditions or non-compliance with conditions, the City Council shall have the authority to cause the revocation of this Planned District Ordinance upon recommendation of the Community Development Director and after affording the petitioner the right to be heard.

C. The conditions contained within this ordinance shall be reviewed by the Director of Community Development at the end of the first year of operation to evaluate operating and performance standards, as well as any violations or complaints received related to this use. Where a problem is found to exist, the Director shall notify the petitioner who, in turn, shall propose appropriate remediation measures. Where such measures dictate changes to the relevant conditions of this ordinance, the Director shall recommend to the Planning Commission an amendment to the ordinance. After affording the petitioner the right to be heard, the Planning Commission shall make a recommendation to the City Council for consideration.

IV. ORDINANCE ABANDONMENT, REVOCATION, OR EXPIRATION

A. Upon abandonment of this ordinance by Laura Buick-GMC as the sole operator, revocation of this ordinance by the City of Collinsville, or expiration of the term herein described, Laura Buick-GMC as the sole operator shall be required, at their sole expense, to remove all temporary improvements installed on the property, including but not limited to the gravel parking surface, and the property shall be restored to an agrarian state to the satisfaction of the Director of Community Development. Abandonment, in the context of this ordinance, shall mean non-use of the property per the conditions of this ordinance for a period exceeding sixty (60) days. After sixty (60) days of non-use, the City Council may revoke this ordinance upon recommendation of the Community Development Director, and the zoning of the property shall revert to the zoning in place prior to the approval of this ordinance, which shall be BP-3 Business Park District after the operator/owner has been afforded the right to be heard.

V. SITE PLAN REQUIREMENT

A. This P-BP-3 Planned Business Park District shall not require a site plan, per Section 17.120, Site Plan Review, of the Zoning Code, due to temporary nature of the approved use and the lack of required site improvements. Consistent with the performance review and amendment to the ordinance, a site plan shall be required when improvements of a permanent nature are required or if/when the site is further developed or used.

VI. APPEALS AND GRIEVANCES

A. In the event of a disagreement between the owner/operator and the Director as to whether the use of the site meets the criteria or conditions established within this ordinance, such disagreement shall be submitted to the Community Development Director and be forwarded to the Planning Commission for recommendation to the City Council for consideration.

REPORT TO PLANNING COMMISSION

CITY OF COLLINSVILLE



Any decision made by the City Council shall be in the form of an ordinance amendment.

VII. ENFORCEMENT

- A.** The City of Collinsville, Illinois will enforce the conditions of this ordinance in accordance with the terms of this Attachment A.
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Collinsville shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Collinsville Code.
- D.** This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A