

APPLICATION NUMBER

**5098**

A REQUEST FOR

**FRONT SETBACK, PARKING SURFACE, OFF-STREET  
MANUEVERING AREA, CIRCULATION AND LANDSCAPING  
VARIANCES TO ALLOW THE CONSTRUCTION OF AN 18,345  
SQUARE FOOT BUILDING WITHIN SEVEN (7) FEET OF THE  
FRONT PROPERTY LINE, GRAVEL PARKING, TRUCK  
MANUEVERING ONTO RIGHT OF WAY AND 2,438 SQUARE  
FEET OF LANDSCAPING IN FRONT OF THE BUILDING; 25'  
FRONT YARD SETBACK, ASPHALT OR CONCRETE ARE  
REQUIRED PARKING SURFACES, TRUCK MANUEVERING  
MUST BE CONTAINED ON THE SITE, IMPROPER  
CIRCULATION WITHIN THE SITE AND 2723 SQUARE FEET OF  
LANDSCAPING IN FRONT OF THE BUILDING IS REQUIRED IN  
AN I-1, LIGHT-INDUSTRIAL DISTRICT.**

LOCATED AT

**311 ARI COURT**

(West side of Ari Court, 100' ± North of Spring Hill Avenue, extending to the West,  
North, and East sides of the North terminus of Ari Court, and extending North to the  
Illinois Central Gulf Railroad right-of-way)

APPLICANT

**SPWLLC**

OWNER

**CHARLES SLAUGHTER**

**BOARD OF ZONING ADJUSTMENT**

MARCH/2002

The applicant is requesting Front Setback, Parking Surface, Off Street Maneuvering Area, Circulation and Landscaping Variances to allow the construction of an 18,345 square foot building within seven (7) feet of the front property line, gravel parking, truck maneuvering onto right-of-way and 2,438 square feet of landscaping in front of the building; 25' front yard setback, asphalt or concrete are required parking surfaces, truck maneuvering must be contained on the site, improper circulation within the site and 2723 square feet of landscaping in front of building is required in an I-1, Light Industrial District.

The applicant has submitted a Planned Unit Development application to the Planning Commission for the February 21<sup>st</sup> meeting. At this meeting, the application was approved subject to the following conditions: 1) approval of the necessary variances from the Board of Zoning Adjustment; 2) full compliance, to the greatest degree possible, with the landscaping requirements of the Ordinance; 3) provision of frontage trees to be coordinated with and approved by the Urban Forester; 4) provision of paved (with asphalt, concrete or asphaltic concrete) parking, access and maneuvering areas; 5) provision of a sidewalk along Ari Court; and 6) full compliance with all municipal codes and ordinances.

The proposed renovation of the site will provide improved circulation both within and to the site. The applicant, which is a distributor of hydraulic hoses, fittings and related products; proposes to completely renovate the existing site in three phases. The first phase will involve the removal of all existing buildings on the West sided of the property; phase two will involve the construction of the proposed new warehouse building; and phase three will entail the removal of the existing building on the East side of the property and construction of the new parking area.

Regarding the encroachment into the front setback, the site is irregularly shaped, and the industrial zoning would suggest that some type of warehouse use for this property. As such, it would be difficult to design a building for this site that would comply with the setback requirements of the Ordinance. Additionally, as illustrated on the site plan, the removal of the building on the East side of the property actually encroaches into the right-of-way, thus approval of the location of the proposed building would remove a more severe setback violation from the site.

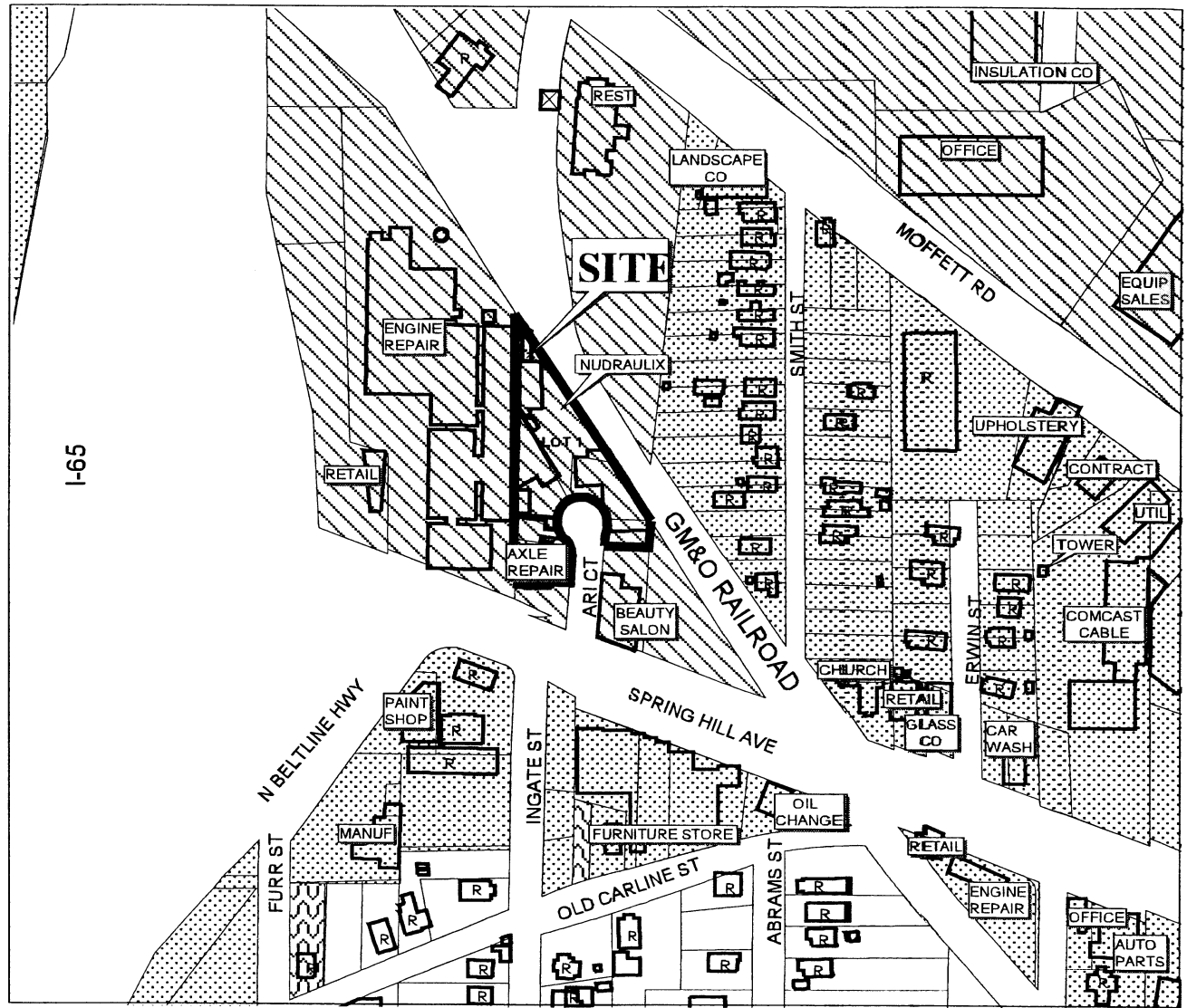
Regarding landscaping, 12 percent of the site must be devoted to green space, and of that 12%, 60% must be located between the front of the building and the street. To construct the building and provide adequate parking, due to the configuration of the site, the required front landscaping cannot be provided. However, the provision of frontage trees (frontage trees only are required on industrial property), should be coordinated with the Urban Forester.

conditions exist such that a literal enforcement of the Ordinance will result in an unnecessary hardship. The Ordinance also states that a variance should not be approved unless the spirit and intent of the Ordinance is observed, and substantial justice done to the applicant and the surrounding neighborhood.

**RECOMMENDATION 5098****Date: March 4, 2002**

Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) full compliance, to the greatest degree possible with the plan subject to approval with the Land Use Staff, with the landscaping requirements of the Ordinance; 2) provision of frontage trees to be coordinated with and approved by the Urban Forester; 3) provision of paved (asphalt, concrete or asphaltic concrete) parking, access and maneuvering areas; 4) provision of a sidewalk along Ari Court; and 5) full compliance with all municipal codes and ordinances.

# BOARD OF ZONING ADJUSTMENT VICINITY MAP - EXISTING ZONING



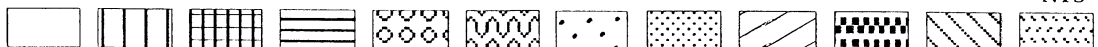
To the north and east of the site are single family residential units and various businesses. Single family residential units and retail stores are located to the south of the site.

APPLICATION NUMBER 5098 DATE March 4, 2002

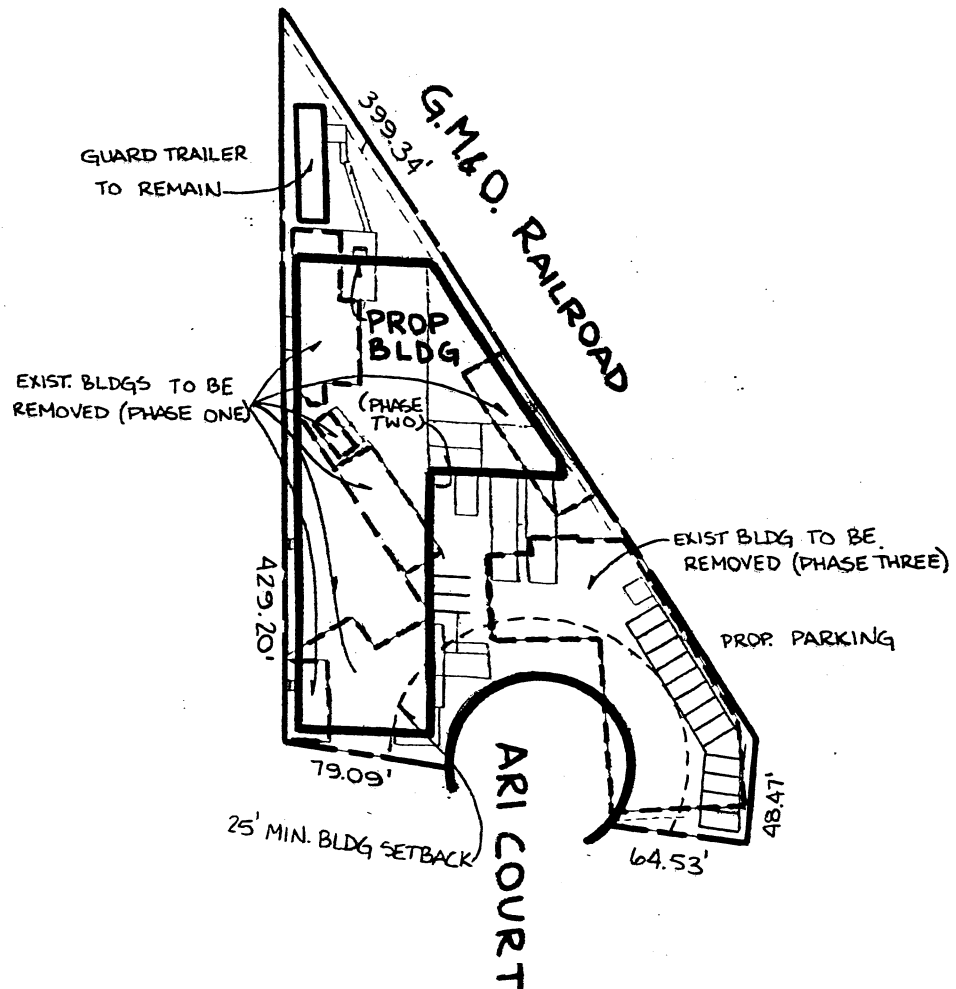
APPLICANT SPWLLC (Charles Slaughter, Owner)

REQUEST Front Setback, Parking Surface, Off Street Maneuvering Area, Circulation, Landscape Variances

LEGEND



## SITE PLAN



The site is located on the West side of Ari Court, 100' North of Spring Hill Avenue, extending to the West, North, and East sides of the North terminus of Ari Court, and extending North to the Illinois Central Gulf Railroad right-of-way. The site plan illustrates the proposed building, proposed parking, and the existing buildings to be removed.

APPLICATION NUMBER 5098 DATE March 4, 2002  
 APPLICANT SPWLLC (Charles Slaughter, Owner)  
 USE/REQUEST Front Setback, Parking Surface, Off Street Maneuvering Area, Circulation, Landscape Variances



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