



#2014-14 Banquet Puebla Banquet Hall – Special Use Permit Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	April 2, 2014
<u>Request:</u>	Special Use Permit to allow a Banquet Hall.
<u>Location:</u>	22 Crystal Lake Plaza
<u>Acreage:</u>	4,000 SF tenant space
<u>Existing Zoning:</u>	B-2 PUD General Commercial
<u>Surrounding Properties:</u>	North: (Behind Crystal Lake Plaza) R-3A Two Family South: B-2 PUD General Commercial East: B-2 PUD General Commercial West: B-2 PUD General Commercial
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- **Existing Use:** The property is improved with a multi-tenant inline tenant retail building. This tenant space is currently vacant.

Development Analysis:

General

- **Request:** Special Use Permit to allow a Banquet Hall. Banquet Halls are a Limited Use provided they can meet the adopted criteria. Since this banquet hall is not a stand-alone building and in an in-line strip mall, there is no covered loading area. Since this criterion cannot be met; it requires a Special Use Permit.
- **Land Use:** The land use map shows the area as Commerce. This land use designation is appropriate for a Banquet Hall.
- **Zoning:** The site is zoned B-2 PUD General Commercial. The zoning district is appropriate for a Banquet Hall.

Floor Plan

- Tables and chairs will be provided in the front of the tenant space. This space is approximately 39' x 84' giving an approximate maximum of 198 seats.
- There will be a food staging area, where the families can bring food and alcohol for their group.

Parking

- The banquet hall requires 1 space for every 4 seats. The preliminary floor plan shows 260 seats, but this is not to scale and more realistically there could be 198 total seats. Crystal Lake Plaza has an approximate total of 912 parking spaces.
- The Crystal Lake Plaza has multiple tenants that all share the available parking. See the attached site plan. This use would require 50 parking spaces.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial uses. The following goal is applicable to this request:

Land Use - Commerce

Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services and jobs to the city as well as the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Land Use Plan and Economic Development Strategic Plan.

This can be accomplished with the following supporting action:

Supporting Action: Encourage mixed-use developments that allow people to live, work and play in the same area, as well as, support the transfer of goods and services between businesses and limit the number of traffic trips generated.

Findings of fact:

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit to allow a banquet hall. 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*

More specifically, ballrooms, dance halls and banquet halls must comply with the following standards:

1. Parking: Ballrooms, dance halls and banquet halls must provide the required parking in accordance with the provisions of Article 4-200 Off-Street Parking and Loading for the maximum fire-rated capacity for the indoor and outdoor areas.
 Meets *Does not meet*

2. Loading area: A covered, passenger drop-off area that is located outside of the parking lot drive-aisle and that offers vehicle stacking for three 20-foot-long vehicles must be provided.

Meets

Does not meet

Recommended Conditions:

If a motion to recommend approval of the petitioner's request to allow a Banquet Hall as a Special Use within the B-2 General Business 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 (Anavelia Aguilera, received 03/18/14)
 - B. Floor Plan (Aguilera, received 3/18/14)
2. The maximum number of seats shall not exceed 198 seats.
3. The petitioner/location manager shall encourage all guests to park their vehicles and not stop to unload in the drive-aisle to avoid backups in the center. The petitioner shall work with the center owner to install, "no stopping," or "no loading" signs in front of this tenant space.
4. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, and Public Works Departments.

RECEIVED
MAR 18 2014
BY:

City of Crystal Lake
Development Application

Office Use Only
File # 2014 14

Project Title: Banquet Puebla

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
- Other

Petitioner Information

Name: Anavelia Aguilera
 Address: 110 Jackman Dr
Apt. A Crystal Lake IL
 Phone: (815) 382 6078
 Fax: _____
 E-mail: Osorio_48@msn.com

Owner Information (if different)

Name: MCG, Inc
 Address: 650 Roosevelt Rd.
 Phone: 630 858 5205
 Fax: 847 446 1815
 E-mail: MADISON CORPORATE C

Property Information

Project Description: BANQUET FACILITY

Project Address/Location: 22 CRYSTAL LAKE PLAZA

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

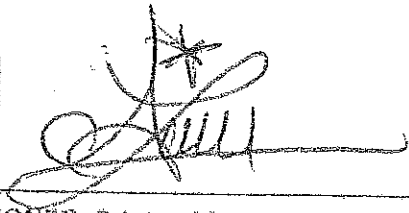
Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

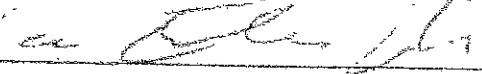


3/18/14

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.



TOM GLAIS JR.

3-17-14

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, MCHEMRY COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION
OF Anavelia Aguilera

LEGAL NOTICE

Notice is hereby given in compli-
ance 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 Anavelia
Aguilera for the purposes of seeking
a Special Use Permit to allow a
Banquet Hall at 22 Crystal Lake
Plaza, Crystal Lake, Illinois. PINs:
14-33-277-009, 14-33-277-
010.

This application is filed for the
purpose of seeking a Special Use
Permit Article 2-400 and Article 9-
200 D, to open a Banquet Hall in
the B-2 zoning district. Plans for
this project can be viewed at the
Crystal Lake Community Develop-
ment Department at City Hall.

A public hearing before the Plan-
ning and Zoning Commission on
this request will be held at 7:30
p.m. on Wednesday, April 2,
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

(Published in the Northwest Herald
March 18, 2014 #A2911)

All Properties
Broker Owned



CRYSTA. LAKE PLAZA: UNIT SQUARE FOOTAGE

UNIT	SQ. FT.	UNIT #	SQ. FT.	UNIT #	SQ. FT.	UNIT #	SQ. FT.	UNIT #	SQ. FT.	UNIT #	SQ. FT.	UNIT #	SQ. FT.	UNIT #	SQ. FT.
'A-V	4,378	10	1,290	4	784	10	315	16W	5,250	18E	12,000	24	2,450	28	40,395
'A-E	1,022	2A	1,721	5	1,050	13	655	18E	5,250	19	4,800	25	5,632		
'A-LI	2,720	2B	1,474	6	300	12	1,300	17W	2,100	20	2,040	26	5,368		
'B-1	1,645	2C	1,874	7	310	13	1,315	17E-LL	1,820	21	2,875	26LL	7,000		
'B-2	1,424	2D	14,122	8	1,368	14	2,173	17E	2,100	22	4,000	27	3,750		
'C	2,985	3	1,230	9	1,475	15	4,275	18W	7,800	23	2,760	28	5,000		

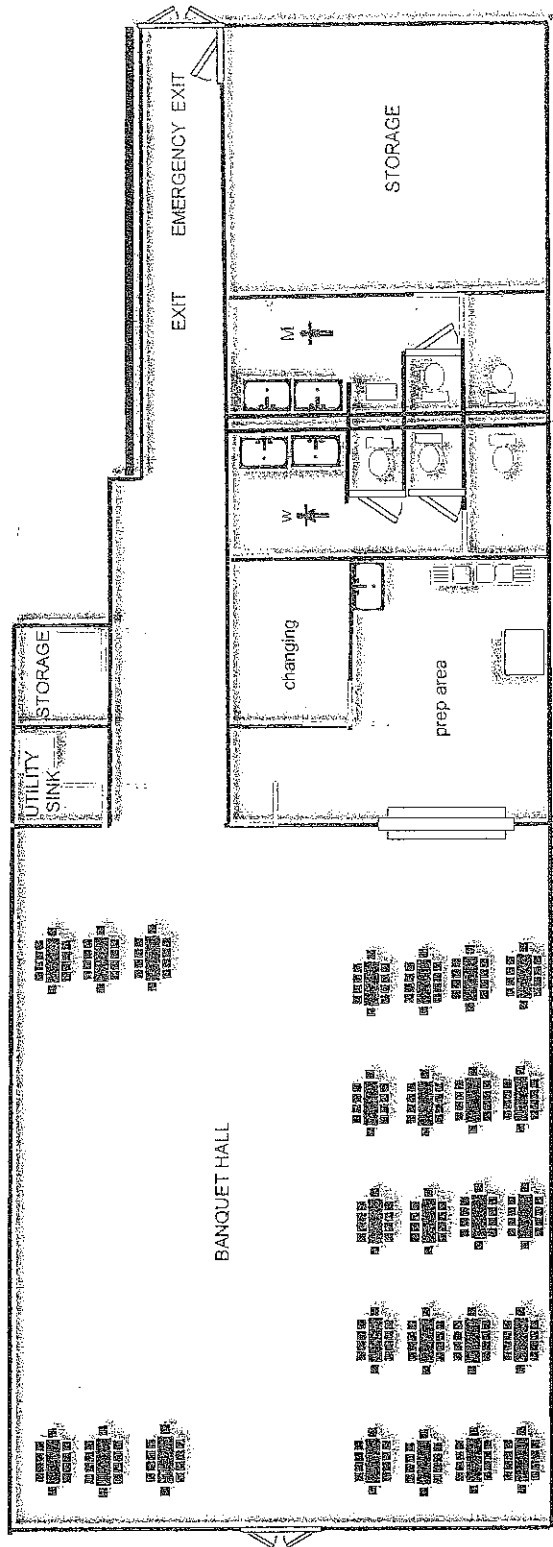
TOTAL PARKING SPACE AVAILABILITY: 912 spaces

Madison Corporate Group, Inc.
Crystal Lake Plaza Crystal Lake, Illinois



www.MadisonCorporateGroup.com

2014 14



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BY: