



**#2010-60**

**On Target Shooting Range – 560 Beechcraft Lane  
Project Review for Planning and Zoning Commission**

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<b><u>Meeting Dates:</u></b>	October 20, 2010
<b><u>Request:</u></b>	Special Use Permit Amendment (Article 2 Section 2-300) to allow a commercial recreation use for a shooting range.
<b><u>Location:</u></b>	560 Beechcraft Lane
<b><u>Acreage:</u></b>	Approximately 2 acres
<b><u>Existing Zoning:</u></b>	M- Manufacturing
<b><u>Surrounding Properties:</u></b>	North: M Manufacturing and Com Ed ROW South: M Manufacturing East: M Manufacturing West: M Manufacturing
<b><u>Staff Contact:</u></b>	Elizabeth Maxwell (815.356.3615)

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**Background:**

The petitioners are proposing an indoor shooting range and training facility. The lower floor would have 24 shooting lanes, twelve for handguns and twelve for rifles. The range could also be used for bow shooting. The first floor would also have an ancillary retail component where ammunition and merchandise could be purchased. The second floor, proposed to be 3,200 square-feet in area, would have classroom areas for training. The petitioner is requesting a Special Use Permit to allow the commercial recreation use.

**Land Use Analysis:**

**Site Plan**

The site is constrained by a 30-foot wide Nicor Gas easement bisecting the lot. Parking and landscape improvements can be placed over the easement but no structures. This causes the building to be long and narrow, measuring 391 feet long and 64 feet wide. The detention pond is along the back corner, adjacent to the Commonwealth Edison utility easement. The building and parking lot meet all of the required setbacks.

**Parking**

The parking is located to the west of the building and would need some adjustments to meet the UDO's dimensional standards. Interior parking stalls must be 19 feet in length and are shown at 18 feet and should be adjusted accordingly. Along the outside parking row the vehicles can overhang into the landscape area and the parking stall can be 17.5 feet in length. The center row of parking will need to be increased, one foot on each side. The landscape area along the edge of the parking is shown at 9.5 feet. This can be reduced to 8 feet providing an additional 1.5 feet.

If the adjacent parking stalls are reduced to 17.5 feet the total of 2 additional feet will be obtained.

The UDO references the APA Planning Advisory Service manual for Parking Standards for specific uses and their parking requirements. An indoor shooting range is required to have one parking space per firing lane and one space per staff member, which would require 28 parking spaces. For technical or trade schools, one space for every three seats provided is required. There are 24 seats provided, so eight spaces are required. The ancillary retail area requires four spaces per 1,000 square feet, therefore, at the proposed 1,200 square-feet of retail area, the requirement would be five parking spaces. The total required parking is 41 parking spaces and the proposed site plan is showing 74 parking spaces, a surplus of 33 spaces. (Per a recommended condition the 5 spaces along Beechcraft shall be eliminated, creating a surplus of 28 stalls)

The UDO limits over-parking to 125% of what is required. This would allow the petitioner to have 51 stalls. Since this amount is exceeded, the UDO requires the parking area be a pervious material. The petitioner also has the option to provide actual data on the usage of a similar facility which would justify the higher parking calculation. Staff recommends eliminating the 5 parking stalls along Beechcraft since there is a 20 foot parking lot setback which is not being met. They would still be over parked by 18 stalls.

#### Elevations

The building is a long narrow industrial type building. The building is constructed with precast concrete panels. The front and south elevations would provide half-inch deep reveals with a banding along the length of the building leading to a bullseye accent at the corner. There are additional triangular accents around the window bays and adjacent to the bullseye. The front entry would be accentuated with longer wall panels that gradually step down. The east and north elevations, which are adjacent to the ComEd ROW and manufacturing uses, offer little architectural detailing. The bullseye is part of the overall wall signage, although it is an architectural detail in the wall. As part of the SUP request the petitioners are asking for the bullseye not to be considered as part of the wall signage.

#### **Special Use Permit**

Commercial Recreation uses are allowed through a Special Use Permit. The shooting range is a commercial recreation use. Article 2 Section 2-400 B of the Unified Development Ordinance establishes general standards 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*

Specifically shooting ranges must comply with the following standards:

1. General: Shooting ranges shall be permitted only as indoor facilities. It is required that all shooters must complete an orientation safety program or show a valid firearm owners identification (FOID) card, before they are allowed to discharge firearms.

*Meets*                       *Does not meet*

2. Sound barrier: All shooting ranges shall provide ceiling and in-wall sound barriers to prevent sound from traveling beyond the property lines of the subject property.

*Meets*                       *Does not meet*

3. Number of shooters: The number of shooters shall be limited to the number of firing points or stations identified on the plans.

*Meets*                       *Does not meet*

4. Storage of ammunition: The storage of ammunition on site shall be limited to that utilized on the property within 48 hours. The storage of live ammunition must occur in an approved safe.

*Meets*                       *Does not meet*

5. Other applicable regulations: The shooting range must comply with all applicable local and State laws, rules and regulations regarding the discharge of a firearm.

*Meets*                       *Does not meet*

6. Incidental sales of fire arms are permitted, provided they meet all applicable federal, state and local regulations.

*Meets*                       *Does not meet*

**Comprehensive Land Use Plan 2020 Vision Summary Review:**

The Comprehensive Plan designates this area as Industry. Industry represents existing manufacturing areas and indicates areas for future industrial uses. Within the Commerce/Office/Industry land use designation, this petition is supported by the following Goal, Objective and Policies.

**Goal:** Facilitate a dynamic and sustainable base of commercial, office and industrial uses that provide jobs, goods and services to people in the city and throughout the surrounding regions, as well as a slid tax base to the City.

**Objective #3:** Promote, retain and attract businesses that provide a diverse base of employment opportunities.

- Continue to promote a diverse economy of commercial, office and industrial uses that relies upon a diverse level of employee skills and experience.

**Recommended Conditions:**

If a motion is made to recommend approval of the petitioner's request, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Charles River Development, received 10/01/10)
  - B. Site Plan package (Gillespie Design Group, dated 10/01/10, received 10/01/10)
2. The granting of the Special Use Permit is for an indoor shooting range, as presented in the petition and public hearing. If the use is increased in intensity or significantly modified, an amendment to the Special Use Permit shall be required.
3. Site Plan
  - a. Label the front landscape setback correctly.
  - b. Revise the parking lot layout and dimensions to comply with required parking stall dimensional standards.
  - c. Stormwater will need to be reviewed by the City's consultant. In addition, an offsite easement will be required from ComEd to allow discharge to the north as illustrated by the engineer.
  - d. Eliminate 5 parking spaces along Beechcraft to meet required 20 foot parking lot setback.
4. Address the apparent surplus parking spaces by providing one of the three following options:
  - a. Provide permeable asphalt or other porous material for the northern 18 parking spaces; or
  - b. Eliminate or landbank 18 parking spaces; or
  - c. Provide parking data from a similar use documenting the required parking spaces.
5. A final landscape plan shall be provided which meets all the requirements of the UDO.
6. Provide details of the trash enclosure for review and approval by staff.
7. All mechanical equipment whether on the ground or on the roof, must be screened per the UDO.
8. Extend a gravel, asphalt or grasscrete block from the parking lot north to the end of the building to allow for fire apparatus. Lane must be 20 feet in width.
9. A variation from Article 4-1000 Signage to allow the bullseye logo as designed and not counted towards the total wall signage permitted.
10. The petitioner shall comply with all of the requirements of the Engineering and Building, Fire Rescue, Police, Public Works and Planning and Economic Development Departments.

**CITY OF CRYSTAL LAKE  
DEVELOPMENT APPLICATION**

Please type or print legibly

OFFICE USE ONLY  
CASE #

6 0 2010

**PROJECT TITLE:** Straight Shooters Gallery LLC

06 0 1 2010

**ACTION REQUESTED:**

- |   |  |
|---|--|
| <input type="checkbox"/> Annexation                   | <input type="checkbox"/> Preliminary PUD                 |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review        | <input type="checkbox"/> Rezoning                        |
| <input type="checkbox"/> Final PUD                    | <input checked="" type="checkbox"/> Special Use Permit   |
| <input type="checkbox"/> Final PUD Amendment          | <input type="checkbox"/> Variation                       |
| <input type="checkbox"/> Final Plat of Subdivision    | <input type="checkbox"/> Other                           |

**Petitioner Information:**

**Owner Information:(if different)**

NAME: Bo Strom – Charles River Development Group NAME: Terra Cotta Tech, LLC

ADDRESS: 600 Dakota Street, Unit B ADDRESS: 600 Dakota Street

Crystal Lake, IL 60012 Crystal Lake, IL 60012

PHONE: 815-477-3123 PHONE: 815-477-3123

FAX: 815-477-4923 FAX: 815-477-4923

E-MAIL: bostrom@chasriverdev.com E-MAIL:

**Property Information:**

Project Description: The petitioner is seeking a Special Use Permit - Commercial/Recreational  
to allow the construction and operation of an indoor shooting range in a M-Zoning District

Project Address/Location: lot 25 In Terra Cotta Tech Subdivision unit 2, address is 560 Beechcraft lane,  
Crystal Lake

PIN Number(s): 14 33 226 014

**Development Team:**

Developer: Bo Strom – Charles River Development Group see front page

Architect: Gillespie Design Associates, 5307 Business Parkway Ringwood, IL 815 653 7100, fax 815 653 7700, DGillespie@gillespiedesigngroup.com

Attorney: Joseph Gottemoller of Madsen, Sugden & Gottemoller, (815)459-5152, (FAX 815-459-0290) Gottemoller@sbcglobal.net

Engineer: Dan Havlir Northwestern Engineering 1110 Lake Cook Road, Buffalo Grove, IL 847 520 8410 fax 847 520 8481, dhavlir@TDS.net

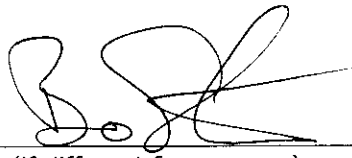
Landscape Architect: none

Planner: none

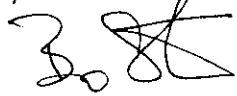
Surveyor: Vanderstappen1316 N. Madison, Woodstock, IL 815 337 8310 fax 815 337 8310,Bill@VSEI.Biz

Other: \_\_\_\_\_

**Signatures:**

x	<u>Bo Strom</u>	x		<u>9-27-10</u>
	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 actions.

<u>Bo Strom Pres</u>		<u>9-27-10</u>
OWNER: Print and Sign Name		Date
<u>CHARLES RIVER DEV, MANAGER</u>		

NOTE: If the subject property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter which names all beneficiaries of the trust.

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

IN THE MATTER OF THE PETITION OF )  
STRAIGHT SHOOTERS GALLERY, LLC )  
PETITIONER AND TERRA COTTA TECH, LLC )  
OWNER FOR THE APPROVAL OF A ) No.  
SPECIAL USE PERMIT FOR COMMERCIAL )  
RECREATION IN AN M-MANUFACTURING )  
DISTRICT PURSUANT TO THE CRYSTAL LAKE )  
ORDINANCES )

OCT 01 2010

**LEGAL NOTICE**

Notice is hereby given in compliance with the Unified Development Ordinance 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 STRAIGHT SHOOTERS GALLERY, LLC, Petitioner and TERRA COTTA TECH, LLC Owner, relating to the property at on the North side of Beechcraft Lane at its intersection with Knaack Boulevard. The Property Index Number for the property is PIN# 14-33-226-014. The lot is currently vacant and is within the Terra Cotta Business Park. The lot is commonly known as 560 Beechcraft Lane, Crystal Lake, IL 60012

This application is filed for the purpose of seeking the issuance of a special use permit for commercial recreation which will allow the construction and operation of an indoor shooting gallery and training facility.

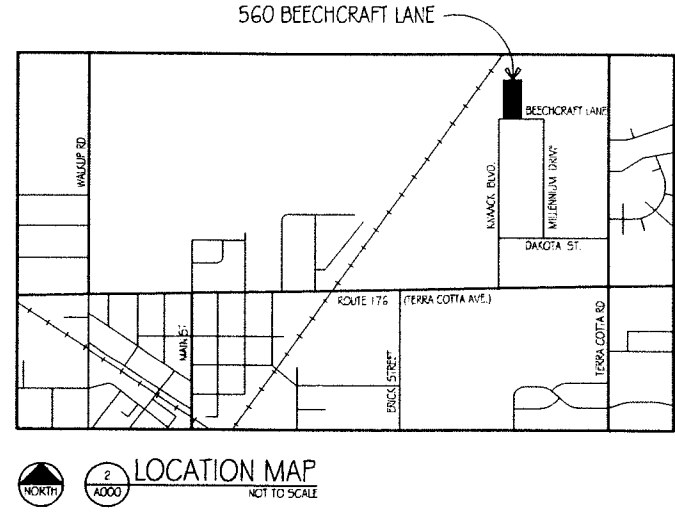
A public hearing before the Planning and Zoning Commission regarding this request will be held at 7:30 p.m. on October 20, 2007, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Thomas Hayden, Chair  
Planning and Zoning Commission, City of Crystal Lake

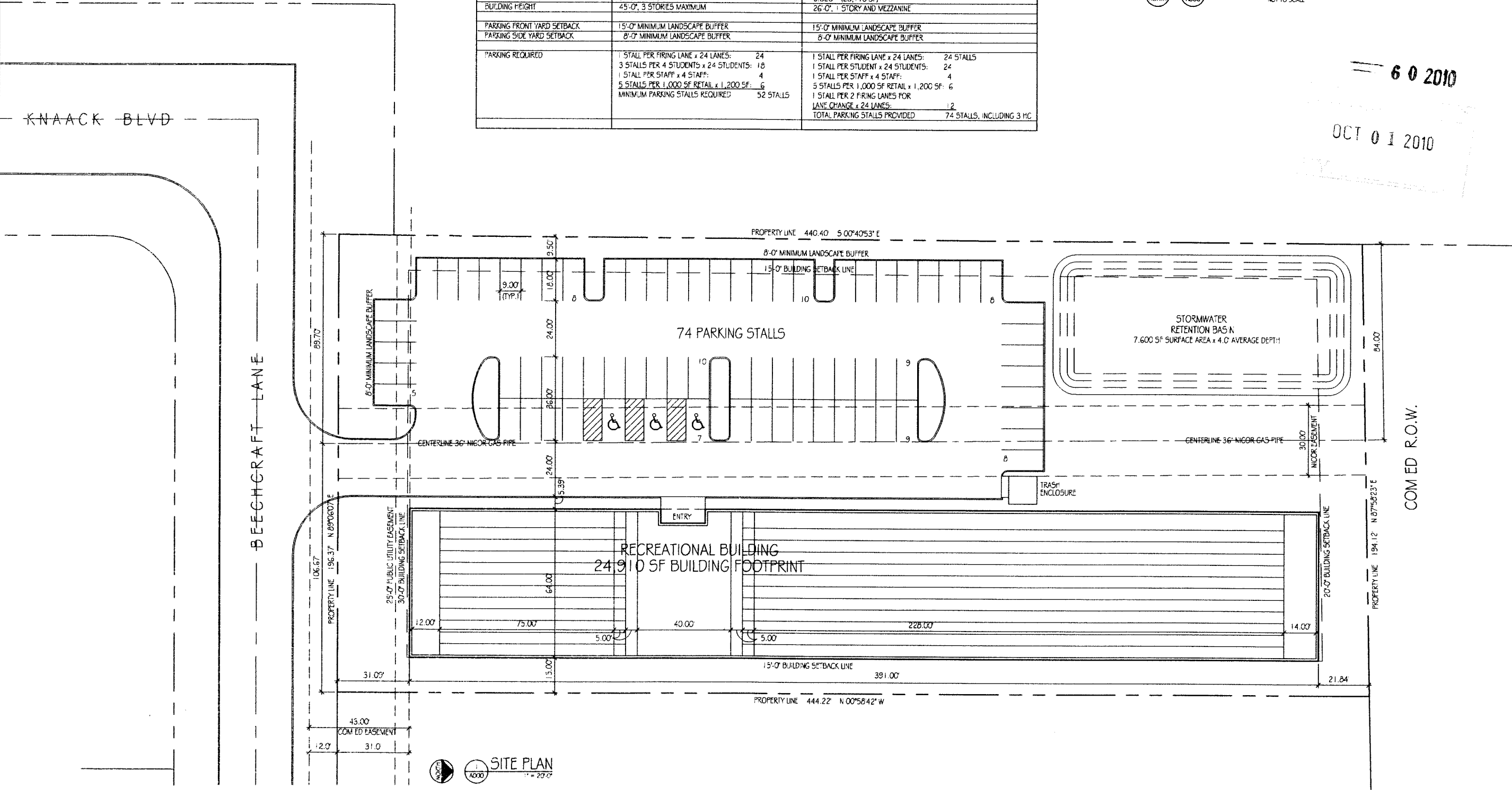
To be published in the Northwest Herald by October 5, 2010



SITE DATA		
ZONING DISTRICT: M, MANUFACTURING		
TOPIC	ZONING REQUIREMENT	PROPOSED
USE	SHOOTING RANGE, SPECIAL USE (TABLE 2-300)	
SITE AREA		1.962 ACRES (86,349 SF)
BUILDING SETBACKS:		
FRONT YARD SETBACK	30'-0" MINIMUM	30'-0" MINIMUM
INTERIOR SIDE YARD SETBACK	15'-0" MINIMUM	15'-0" MINIMUM
COMBINED INTERIOR SIDE YARD SETBACK	30'-0" MINIMUM	30'-0" MINIMUM
REAR YARD SETBACK	20'-0" MINIMUM	20'-0" MINIMUM
BUILDING AREA		24,910 SF FOOTPRINT 3,200 MEZZANINE 28,110 SF TOTAL
BUILDING COVERAGE	50% MAXIMUM	28.85% (24,910 SF)
IMPERVIOUS SURFACE COVERAGE	70% MAXIMUM	61.55% (53,147 SF)
FLOOR AREA RATIO	0.75 MAXIMUM	0.326 (28,110 SF)
BUILDING HEIGHT	45'-0", 3 STORIES MAXIMUM	26'-0", 1 STORY AND MEZZANINE
PARKING FRONT YARD SETBACK	15'-0" MINIMUM LANDSCAPE BUFFER	15'-0" MINIMUM LANDSCAPE BUFFER
PARKING SIDE YARD SETBACK	8'-0" MINIMUM LANDSCAPE BUFFER	8'-0" MINIMUM LANDSCAPE BUFFER
PARKING REQUIRED	1 STALL PER FIRING LANE x 24 LANES: 24 3 STALLS PER 4 STUDENTS x 24 STUDENTS: 18 1 STALL PER STAFF x 4 STAFF: 4 5 STALLS PER 1,000 SF RETAIL x 1,200 SF: 6 MINIMUM PARKING STALLS REQUIRED: 52 STALLS	1 STALL PER FIRING LANE x 24 LANES: 24 STALLS 1 STALL PER STUDENT x 24 STUDENTS: 24 1 STALL PER STAFF x 4 STAFF: 4 5 STALLS PER 1,000 SF RETAIL x 1,200 SF: 6 1 STALL PER 2 FIRING LANES FOR LANE CHANGE x 24 LANES: 12 TOTAL PARKING STALLS PROVIDED: 74 STALLS, INCLUDING 3 HC



60 2010  
OCT 0 2010



**SITE PLAN**  
1" = 20'

**GILLESPIE DESIGN GROUP**  
3007 Business Parkway, 101  
Ringwood, Illinois 60072  
815.653.7100 phone  
815.653.7700 fax  
www.gillespiedesigngroup.com

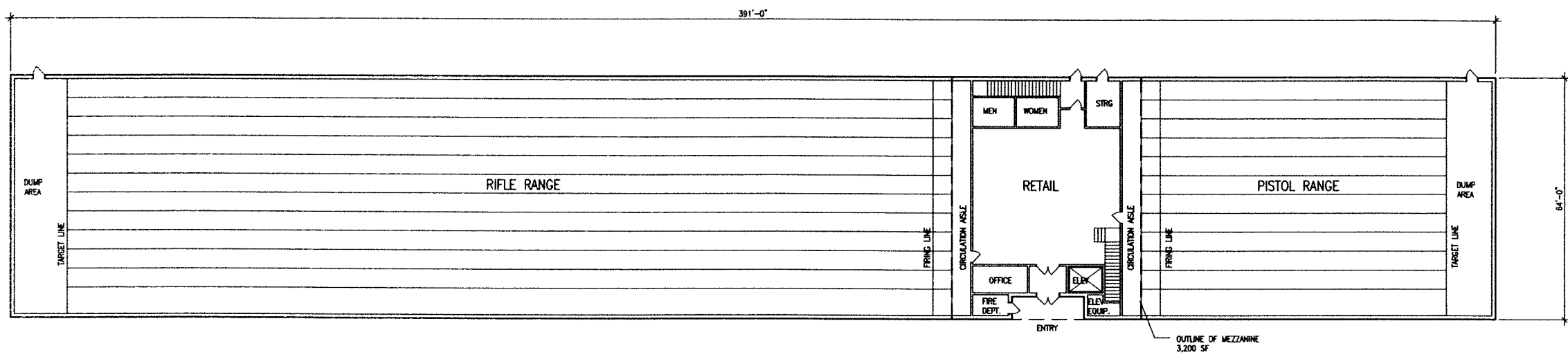
project number  
**10-051**

**STRAIGHT SHOOTERS GALLERY**  
LOT 25/TERRA COTTA TECH BUSINESS PARK  
560 BEECHCRAFT LANE CRYSTAL LAKE, ILLINOIS  
CHARLES RIVER DEVELOPMENT GROUP

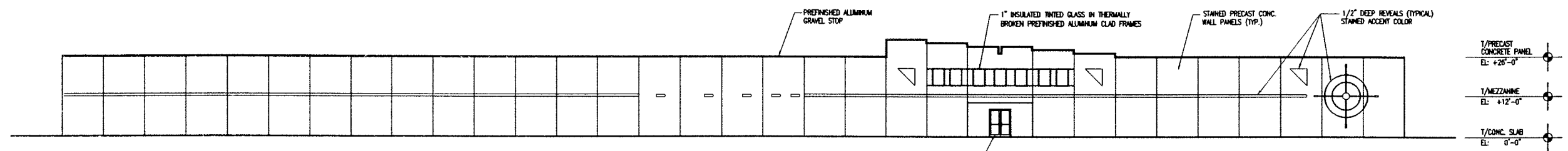
date	description
10/11/10	SPECIAL USE

**SITE PLAN**

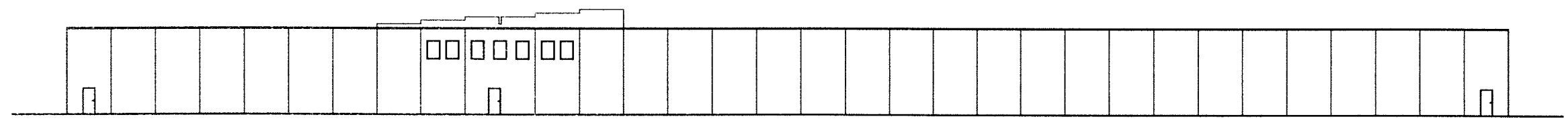
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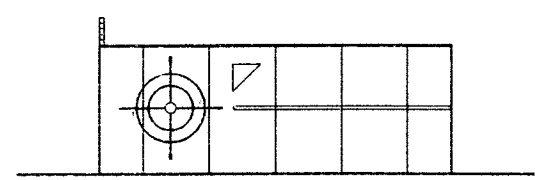
1 FIRST FLOOR PLAN  
1/16" = 1'-0"



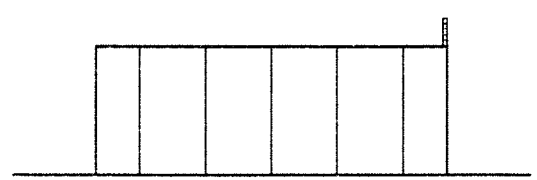
3 WEST ELEVATION  
1/16" = 1'-0"



4 EAST ELEVATION  
1/16" = 1'-0"



5 SOUTH ELEVATION  
1/16" = 1'-0"



6 NORTH ELEVATION  
1/16" = 1'-0"

1/2" PRECAST CONCRETE PANEL	EL: +25'-0"
1/2" MEZZANINE	EL: +12'-0"
1/2" CONC. SLAB	EL: 0'-0"

date	description
10/1/10	SPECIAL USE

PRELIMINARY FLOOR PLAN  
PRELIMINARY EXTERIOR ELEVATIONS