



**#2011-39**

**Signature Auto Group**

**Project Review for Planning and Zoning Commission**

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**Meeting Date:** August 17, 2011

**Zoning Requests:** Land Use Variation from Article 2 of the UDO to allow an auto show room (automobile dealer) within the "M" Manufacturing zoning district.

**Location:** 1095 Pingree Road

**Acreage:** Site: 6.8 acres; Tenant Space:  $\approx$  4,300 square feet

**Existing Zoning:** "M" Manufacturing

**Surrounding Properties:**

North:	"M" Manufacturing
South:	"M-1 C" Manufacturing Limited Conditional Use Permit (Lake in the Hills)
East:	"M" Manufacturing
West:	"M-1 C" Manufacturing Limited Conditional Use Permit (Lake in the Hills)

**Staff Contact:** Latika Bhide 815.356.3615

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**Background:**

The property in question is an approximately 4,300-square-foot tenant space in a multi-tenant center located at 1095 Pingree Road. The property is zoned "M", Manufacturing. The petitioner is requesting a use variation to allow an auto show room at this location. Other tenants at this location include the Animal Emergency Clinic, Cheer Fusion, Pump It Up, Marshall Salon Services as well as medical offices.

**Land Use Analysis:**

The petitioners are requesting to locate Signature Auto Group, an auto show room at this location. Per the Unified Development Ordinance (UDO), the Manufacturing district is intended to provide for heavy industrial uses with high nuisance potential. Retail sales are not a permitted use in the district. Therefore, a use variation is being requested to allow this use at this location. The petitioner has indicated that the showroom will have approximately 4 to 6 used cars. No vehicles will be displayed outside and no repairs of any kind will take place on-site.

There are 209 parking spaces provided for this development. Considering the proposed use and the tenant mix at this location, the parking at this location should be adequate.

No details for signage have been provided. There is an approved Common Sign Plan for this development.

Specific review criteria are included in the UDO for Automobile Dealers. These include:

- a. Display areas: All vehicle display areas must be paved with an approved surface (Approved surface shall mean asphalt/bituminous, concrete/P.C.C. and any surface that is approved by the City Engineer). Display areas shall be setback a minimum of 5 feet from all adjacent property lines and 10 feet from roadways.  
*No outdoor display is proposed. All vehicles shall be stored / displayed inside.*
- b. Lighting: All lighting shall be designed and installed to prevent glare or excessive light spillover onto adjacent properties, in accordance with the requirements of Article 4-800, Exterior Lighting Standards.  
*No additional outdoor lighting is proposed.*
- c. Public Address Systems: If outdoor speaker or public address systems are installed, the maximum decibel level at the property line shall not exceed 55 where adjoining residential property and 65 where adjoining non-residential property.  
*No public address system is proposed.*
- d. Repair bays: Repair bays shall not front adjacent major arterial or collector right-of-ways or towards property that is residential property.  
*The petitioner has indicated that no repairs will be conducted on-site.*
- e. Landscaping: Landscaping is not required within or surrounding vehicle display areas. Parking lot landscaping in accordance with Article 4-400, Landscaping and Screening Standards shall be provided for employee and customer parking areas.  
*Not applicable.*
- f. Elevated vehicles: For automobile sales uses, up to 2 new vehicles are permitted on an elevated display, with a maximum height of the structure display being no more than 5 feet  
*Not applicable.*
- g. Accessory uses: Accessory uses and structures, such as car wash facilities and their incidental functions (vacuums and air compressors) shall be set back a minimum distance of 50 feet from all rear and side property lines abutting residential property. These facilities shall not be open to the public, unless as Special Use Permit is obtained.  
*No accessory uses or structures, such as car wash facilities, vacuums or air compressors are proposed at this location.*
- h. Parking on right-of-way: No vehicles offered for sale shall be parked on the public right-of-way.  
*Vehicles offered for sale will be stored / displayed inside.*

### **Findings of Fact:**

USE VARIATION

The granting of a Variation rests upon the applicant proving practical difficulty or hardship caused by the Zoning Ordinance requirements. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

No specific standards are spelled out in the Unified Development Ordinance for granting use variations. However, it is recommended that the Planning and Zoning Commission and City Council first determine and record its findings that the evidence justifies the conclusions that:

The property cannot be used for purposes permitted in the zoning district without the requested variance;

Meets  Does not meet

The proposed use would not alter the essential character of the area in which the property is located;

Meets  Does not meet

The proposed use will not reasonably diminish the value of adjacent property;

Meets  Does not meet

The proposed use will not unreasonably increase the congestion in the public streets or otherwise endanger public safety; and

Meets  Does not meet

The proposed use is in harmony with the general purpose and intents of the Unified Development Ordinance.

Meets  Does not meet

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the Variation be denied.

**Recommended Conditions:**

If a hardship is found, the following conditions are recommended:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
  - a. Development Application, received 7-26-11
  - b. Floor Plan, received 7-26-11
2. The Use Variation is granted to the petitioner for the use as proposed. If the facility is expanded in size or intensity at any time, the petitioner shall be required to obtain a Special Use Permit Amendment.
3. No outdoor display or storage of vehicles is permitted.
4. No repairs (including minor repair, oil changes, etc.) are permitted on-site.
5. Sign permits are required for all exterior signage and all signage must meet the provisions of the approved Common Sign Plan.

6. The sprinkler system will need to be evaluated to ensure that proper density and spacing requirements are met. Fire alarm notification devices need to be evaluated for proper coverage.
7. Indoor display of vehicles requires that the fuel tanks have no more than  $\frac{1}{4}$  tank of fuel and not greater than 5 gallons. The batteries must be disconnected.
8. A grease/oil triple basin interceptor is required per the Illinois Plumbing Code.
9. The petitioner shall address all comments of the Planning and Economic Development, Engineering and Building, Public Works, Fire Rescue and Police Departments.

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**City of Crystal Lake  
Development Application**

Office Use Only **39 2011**  
File # \_\_\_\_\_

Project Title: \_\_\_\_\_

**RECEIVED**  
JUL 26 2011  
BY: \_\_\_\_\_

**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 type="checkbox"/> Special Use Permit              |
| <input type="checkbox"/> Final PUD Amendment          | <input checked="" type="checkbox"/> Variation <b>USE</b> |
| <input type="checkbox"/> Final Plat of Subdivision    | <input type="checkbox"/> Other                           |

**Petitioner Information**

**Owner Information (if different)**

Name: **Brent Pennington, Signature Auto Group**  
Address: **9170 Trinity Drive**  
**Lake in the Hills, IL 60156**  
Phone: **847-208-3900**  
Fax: \_\_\_\_\_  
E-mail: **brentmpennington@gmail.com**

Name: **Tony Sarillo, Pingree & Rakow LLC**  
Address: **1095 Pingree Road, Suite 201**  
**Crystal Lake, IL 60014**  
Phone: **847-854-0800**  
Fax: \_\_\_\_\_  
E-mail: **office@sarillo.com**

**Property Information**

Project Description: **This unit will be used as an Auto Show Room.**

Project Address/Location: **1095 Pingree Road, Unit 112-113, Crystal Lake, IL 60014**

PIN Number(s): **19-15-101-001 (old PIN-Lot #1), 19-15-101-006 (new PIN-Lot #1)  
19-15-101-002 (Lot #2 PIN)**

**Development Team**

Please include address, phone, fax and e-mail

Developer: **Pingree & Rakow, LLC**

Architect: **N/A**

Attorney: **N/A**

Engineer: **N/A**

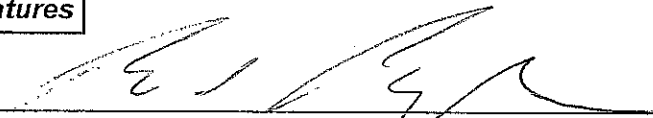
Landscape Architect: **N/A**

Planner: **N/A**

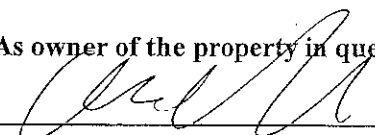
Surveyor: **N/A**

Other: **N/A**

**Signatures**

  
PETITIONER: Print and Sign name (if different from owner) **07/25/2011**  
Date

As owner of the property in question, I hereby authorize the seeking of the above requested action.

  
OWNER: Print and Sign name **07/25/2011**  
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 APPLICATION OF Brent Pennington on behalf of Signature Auto Group

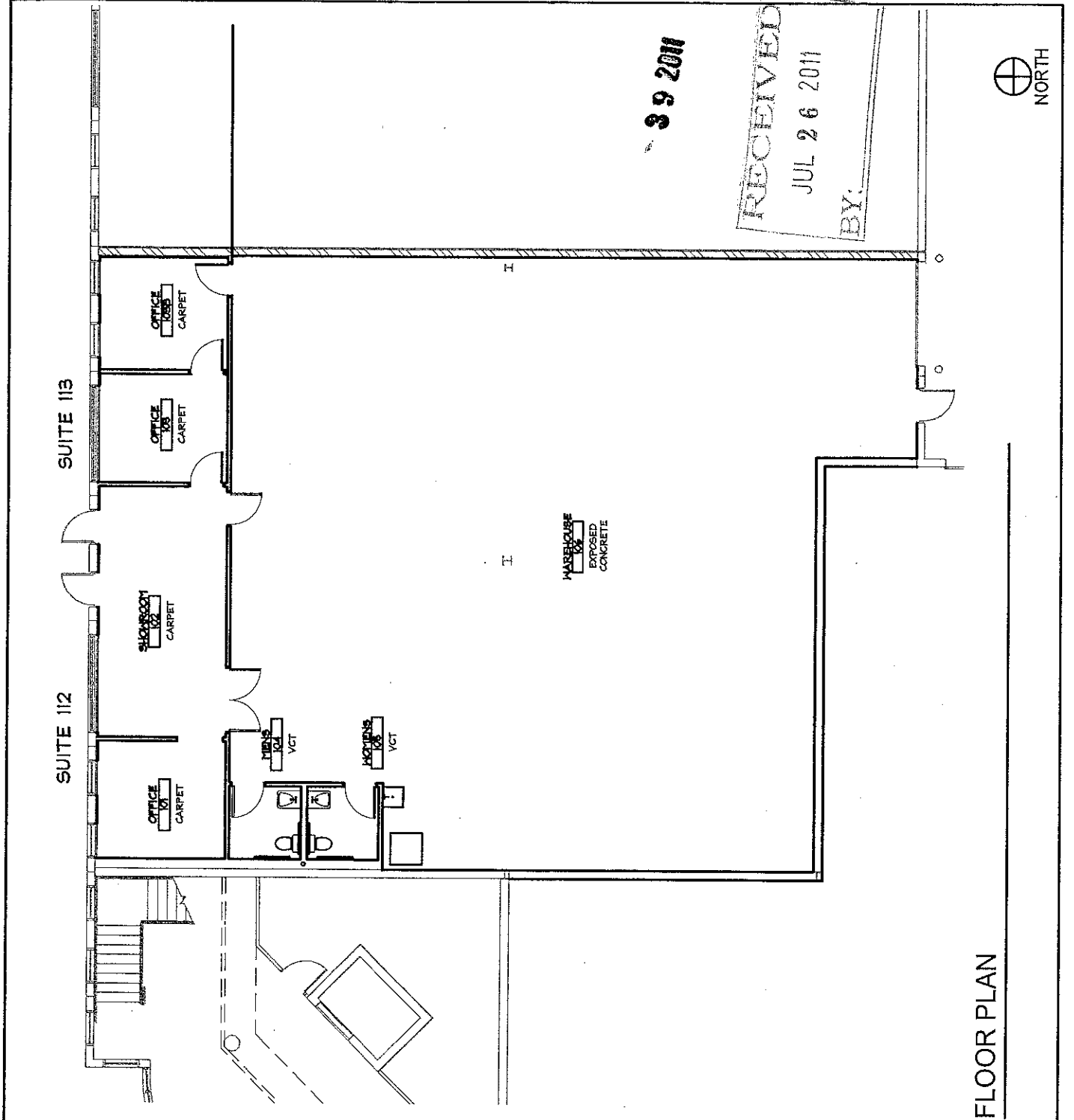
**LEGAL NOTICE**

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 Brent Pennington on behalf of Signature Auto Group, relating to the following described real estate commonly known as 1095 Pingree Road, Crystal Lake, Illinois 60014, PIN: 19-15-101-002 and 19-15-101-006.

This application is filed for the purposes of seeking a Use Variation from Article 2, Land Use of the Unified Development Ordinance to allow an auto show room (automobile dealer) within the "M" Manufacturing zoning district at the above-mentioned location. This request includes 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 the request will be held at 7:30 p.m. on Wednesday, August 17, 2011 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  
August 1, 2011)

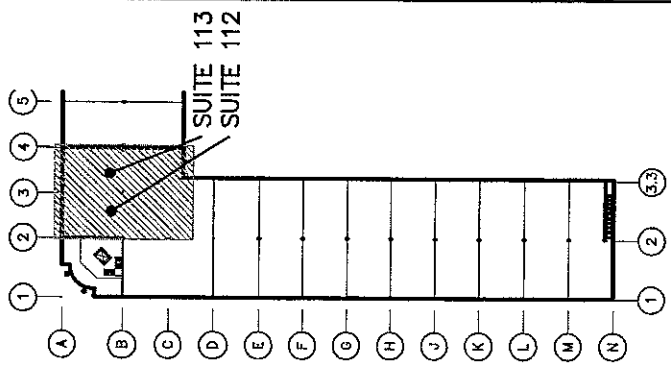


39 2011

RECEIVED  
JUL 26 2011  
BY:



FLOOR PLAN



KEY PLAN

SUITE 112-113

**R** PINGREE  
RAKOW

1095 PINGREE ROAD  
CRYSTAL LAKE, IL  
60614 847-854-0800