



#2012-08
Gala Events - 1275 Randall Road
Project Review for Planning and Zoning Commission

<u>Meeting Dates:</u>	February 15, 2012
<u>Requests:</u>	Special Use Permit for outside storage of trucks.
<u>Location:</u>	1275 Randall Road
<u>Acreage:</u>	Site: 2.7 acres
<u>Existing Zoning:</u>	“B-2 PUD” General Commercial Planned Unit Development
<u>Surrounding Properties:</u>	North: “RE” Residential Estate (Open Space) South: “B-2 PUD” General Commercial Planned Unit Development (Commercial Uses) East: “E” Estate (Open Space) West: “R-3B” Multi-Family (Windham Cove)
<u>Staff Contact:</u>	Latika Bhide (815.356.3615)

Background:

- **Location:** Tenant suite within the multi-tenant building at 1275 Randall Road
- **Zoning:** General Commercial Planned Unit Development
- **Development:** Approved as the Crossroads development which received Final PUD approval in 2006
- **Tenant Information:** Event and Party Equipment Rental along with truck rental
- **Co-Tenants:** Grand Appliance and Red Wing Shoes
- **Request:** Special Use Permit to allow up to 8 trucks to be stored outside

Land Use Analysis:

- **Land Use:** Outside sales, storage or display is permitted as a Limited Use in the “B-2” district.
- **Use Restrictions:** Limited Uses must meet all the criteria listed in the UDO to be permitted by right; else a Special Use Permit is necessary.
- **Outside Storage:** Up to eight trucks are proposed to be stored along the rear of the building where 10 parking spaces along the northeast of the property are designated for this purpose. Since these trucks are not used in the day-to-day operation of the business, they are classified as ‘storage’ rather than parked vehicles.
- **Special Use Permit:** The limited use criteria do not distinguish between the various types of storage. Outside storage is required to be screened from view with solid wooden fencing or opaque landscaping with the height of the fencing adequate to conceal the

stock, equipment or materials. Since these vehicles will be visible from Randall Road as well as the property to the south, a Special Use Permit is necessary.

- Details: The trucks will range from 12 feet to 26 feet in length. The parking stall dimensions are 19 feet deep, however, overhang space is available.

Findings of fact:
Special Use Permit

The petitioner is requesting approval of a Special Use Permit to allow outside storage. Due to their unique nature, Special Uses require 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 the general 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*

Additionally, Section 2-400 C of the UDO, establishes specific criteria for consideration before the issuance of a Special Use Permit for outside display, sales, and storage.

a. General: An on-site circulation pedestrian and vehicle plan, illustrating the location of the sales, service, storage or display area shall be provided.

The petitioners are not proposing any modifications to the existing site layout.

b. Site design: Outdoor service or storage areas shall be located at the rear of the property. Special attention must be given to locate outdoor service or storage areas away from adjacent residential properties and at the least obtrusive location for adjacent commercial uses.

The trucks are proposed to be stored in the parking area along the rear of the property. Based on the site configuration, the trucks will be visible from Randall Road.

c. Screening: All outside service or storage areas shall be screened from view with solid wooden fencing or opaque landscaping, in accordance with the standards in Article 4-700, Fences, Walls and Screening. The height of the fencing shall be adequate to conceal the stock, equipment or materials from view of adjacent properties. In cases where the height of materials exceeds 15 feet in height making it difficult to screen with fencing and landscaping, consideration will be given to the type of materials being stored and the impact of the visibility on the adjacent and surrounding property owners.

Since it is not possible to screen the trucks from view, a Special Use Permit is being requested.

d. Other applicable regulations: Written evidence, that applicable standards and requirements for health and safety protection and licensing by jurisdictions other than the City, as well as those required by the City ordinances, has been met shall be provided.

It is the responsibility of the petitioner to provide written documentation, where applicable.

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Development Application and Letter (Rupe, received 1-26-12)
 - B. Site Location showing vehicle storage area (received 1-26-12)
2. The outdoor storage is limited to Gala Events for a maximum of eight vehicles. No wrecked, inoperable or other vehicles not associated with the business are permitted to be stored overnight.
3. The vehicles must be parked in designated stalls and must not extend into the drive aisle.
4. The parking stall striping should be remarked for 8 stalls with the revised angle parking.
5. The parking of the trucks cannot block any required egress points, the drive aisle or access to the fire department connection or hydrants.
6. The petitioner shall address all of the review comments and requirements of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

**City of Crystal Lake
Development Application**

Office Use Only 08 2012
File # _____

Project Title: GALA Events

RECEIVED
JAN 26 2012
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 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

Name: Joe Rupe
Address: 150 N. Main St.
Crystal Lake IL
Phone: 815-378-2691
Fax: 815-477-8889
E-mail: JoeRupe@GRS Rents, Com

Owner Information (if different)

Name: MARK Rockling
Address: 48177 Haynes
Zion IL 60099
Phone: 847-561-3834
Fax: 847-746-6615
E-mail: Mrockling@GeneralAppliancesandTV.com

Property Information

Project Description: Parking Peuske Trucks
behind building.

Project Address/Location: 1275 Randall Road

PIN Number(s): 19-18-200-014 W 1977-100-009

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

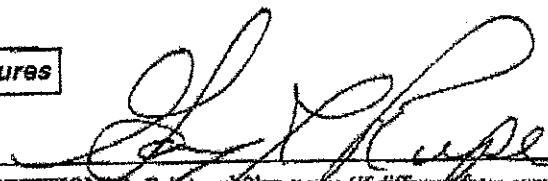
Landscape Architect: _____

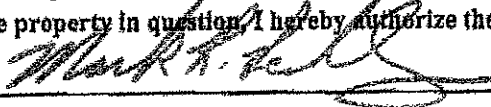
Planner: _____

Surveyor: _____

Other: _____

Signatures


 _____ 1/25/2012
 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.

 _____ 025-2012
 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.



**Four Convenient
Regional Locations:**

Marengo 21906 W Grant Hwy Marengo, IL 60152 P: 815.568.1100 F: 815.568.1101	Crystal Lake 150 N Main St Crystal Lake, IL 60014 P: 815.477.8888 F: 815.477.8889
East Dundee 220 S Dundee Ave East Dundee, IL 60118 P: 847.428.7070 F: 847.428.7169	Huntley 10501 N Route 47 Huntley, IL 60142 P: 847.659.8080 F: 847.659.8081

www.TheGalaEvents.com www.GRSRents.com

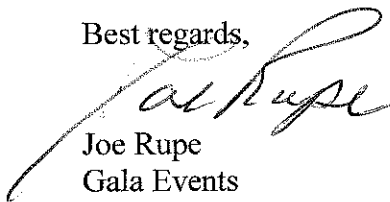
January 25, 2012

City of Crystal Lake

GRS Rents has changed its business model. We have divested ourselves of the equipment rental business and going forward will only be renting event and party equipment under the Gala Events name. This is requiring that we downsize our Crystal Lake location and open a highly visible showroom. We are planning on opening the showroom at 1275 Randall Road. At this location we will have a Party showroom where we will display our party items, and take reservations for events and parties. Items will be delivered from our warehouse. In addition we will be renting Penske trucks and therefore are seeking a special use permit, to park up to eight rental trucks in the rear of 1275 Randall Road location. The truck rental customer would come into the showroom, to rent the truck and a Gala Event employee would go to the back with the customer to do a walk around of the truck and turn the keys over to the customer.

There would be a tv camera installed to observe the parking area. Also a key drop box along with a customer service bell, installed on the back of the building for customer to drop keys and request attention when returning trucks.

Best regards,



Joe Rupe
Gala Events

RECEIVED
JAN 27 2012
BY: _____

PUBLIC NOTICE

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

**IN THE MATTER OF THE PETITION
OF JOE RUPE FOR GALA EVENTS**

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 by Joe Rupe on behalf of Gala Events, for a Special Use Permit relating to the following described real estate commonly known as 1275 Randall Road, Crystal Lake, Illinois 60014, PIN: 19-17-101-003

This application is filed for the purposes of seeking a Special Use Permit, to allow outdoor storage of up to 8 trucks, pursuant to Article 2, Land Use; Table 2-300 Permitted Uses Table and Section 2-400 C Review Criteria for specific uses of the Unified Development Ordinance and to allow a variation from the criteria that outdoor storage areas be screened from view with a solid wooden fence or opaque landscaping; as well as any other variations that may be necessary to allow the plans as presented. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday February 15, 2012, 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
January 31, 2012)

N28D35'11"E 220.94'

A=115.92' R=878.51' CB=N24°37'02"E



ONLY

S59°50'57"E 295.41'

60' INGRESS & EGRESS EASEMENT

STOP SIGN

STOP BAR



LOT 4

PROPOSED BUILDING
22,368 S.F.

SIGN "FIRE LANE NO PARKING"

BIKE RACK

B6.12 CURB & GUTTER (STANDARD)

SIGN "FIRE LANE NO PARKING"

LIGHT MOUNTED TO BUILDING (TYP.)

HANDICAP PARKING SIGN (TYP.)

INSTALL RAMP AT EACH HANDICAP STALL (TYP.)

HANDICAP PAINTED SYMBOL (TYP.)

SIGN "FIRE LANE NO PARKING"

B6.12 CURB & GUTTER (REVERSE)

4" WIDE PAVEMENT STRIPING (WHITE), SPACED @ 48" O/C

SIGN "FIRE LANE NO PARKING"

SIGN "END OF SIDEWALK"

B6.12 CURB & GUTTER (REVERSE)

MODULAR BLOCK RETAINING WALL

WHITE WRONG WAY ARROW (MUTCD 3B-21d)

50' WETLAND BUFFER

B6.12 CURB & GUTTER (STANDARD)

VEHICULAR GUARDRAIL

PEDESTRIAN GUARDRAIL

B6.12 CURB & GUTTER (REVERSE)

RECEIVED

JAN 25 2012

BY:

N28D35'11"E 229.00'

B6.12 CURB & GUTTER (REVERSE)

A=276.80'

vehicle storage (10)

R=1188.51

B6.12 CURB & GUTTER (STANDARD)

C=N21°

8' P.S.L.

0 8 2012

N89°30'16"E 312.00'

EXISTING WETLAND

VEHICLE STORAGE AREA DEDICATED TO McHENRY COUNTY









PENSKE

Local
One Way

Truck Rental

PENSKE.com
1-800-GO-PENSKE

Dedication at every turn.



USDOT 327574
GVW 12300

9945453

Dedication at every turn.

Local
One Way

PENSKE
Pick Apart!



DO NOT
ENTER

RV
FOR LEASE
815-814-6500

RV
FOR LEASE
815-814-6500