

#2014-08

**Faccone Bingo Hall – Special Use Permit
Project Review for Planning and Zoning Commission**

Meeting Date: February 19, 2014

Request: Special Use Permit to allow a Bingo Hall.

Location: 540 E. Terra Cotta Road

Acreage: 2.3 acre site (6,400 SF tenant space)

Existing Zoning: B-2 PUD General Commercial

Surrounding Properties: North: M Manufacturing
South: B-2 PUD General Commercial
East: B-2 PUD General Commercial
West: M Manufacturing

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- **Existing Use:** The property is improved with a multi-tenant inline tenant retail building. Crystal Lake Rib house is occupying the eastern 6400 square feet.
- **Previous Approvals:**
 - 2003-91: Approval Preliminary and Final PUD with Variations for the multi-tenant inline retail building.
 - 2006-33: Approval of a Final PUD Amendment with Variations to allow a drive-up ATM and drive-through tenant space.

Development Analysis:

General

- **Request:** Special Use Permit to allow a Bingo Hall.
- **Land Use:** The land use map shows the area as Commerce. This land use designation is appropriate for a Bingo Hall as it is in conjunction with the restaurant use.
- **Zoning:** The site is zoned B-2 PUD General Commercial. The zoning district is appropriate for a Bingo Hall.

Floor Plan

- The Bingo Hall will be within the Crystal Lake Rib house restaurant space. A portion of the fixed tables and chairs would be used for the Bingo games

Parking

- There are 95 shared parking spaces.
- Parking for the restaurant use is required at 1 per 4 seats, requiring 71 spaces.
- Parking for the Bingo Hall is required at 1 per 3 spaces. Only a portion of the restaurant use will be used for the Bingo games and the seats calculated for Bingo would not be again counted for the restaurant use.
- If Banquet 1 and 2 were used for Bingo, the required parking would be 46 spaces and combined with the remaining restaurant seats would require 83 spaces total.
- If Bingo is held during peak times of the other users including the restaurant, there could be insufficient parking for all of the uses. Staff would recommend securing overflow parking.

Comprehensive Land Use Plan 2020 Vision Summary Review:

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

Land Use - Industry

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 repossession lot in the M Manufacturing zoning district. 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, Bingo Halls are required to meet the following specific special use standards.

1. License: Any Bingo Hall must comply with the state licensing requirements per 230 ILCS 25 / Bingo License and Tax Act. A copy of this license shall be provided to the City of Crystal Lake annually.

Meets Does not meet

The petitioner has not provided a copy of the approved license.

2. Record Keeping: The license holder must keep an accurate accounting record for each Bingo session showing the gross receipts from fees, sale of cards and other Bingo Equipment; the total number of winners and amount paid to each winner; and the net amount deposited in the organization's Bingo checking account.

Meets Does not meet

3. Floor Plan: The Bingo Hall must provide an accurate layout of space and illustrate the fixed tables and chairs for all participants. All participants must be present and play from a fixed seat.

Meets Does not meet

Recommended Conditions:

If a motion to recommend approval of the petitioner's request to allow a Bingo 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 (Faccone, received 01/29/14)
 - B. Bingo Operations Summary (Faccone, received 01/29/14)
 - C. Floor Plan (ALA Architects & Planners, dated 06/19/13, received 01/29/14)
2. Work with staff to provide a parking plan that shows overflow parking prior to the commencement of the Bingo operations.
3. The petitioner shall address all of the review comments and requirements of the Police, Fire Rescue, Engineering and Building and Planning and Economic Development Departments.

MISCELLANEOUS NOTES:

ALL THRESHOLDS AT DOORWAYS NOT TO EXCEED 1/2" IN HEIGHT. DO NOT EXCEED FLOOR LEVEL CHANGES GREATER THAN 1/2". ALL LEVEL CHANGES BETWEEN 1/4" AND 1/2" ARE TO BE BEVELED WITH A SLOPE NOT GREATER THAN 1:12.

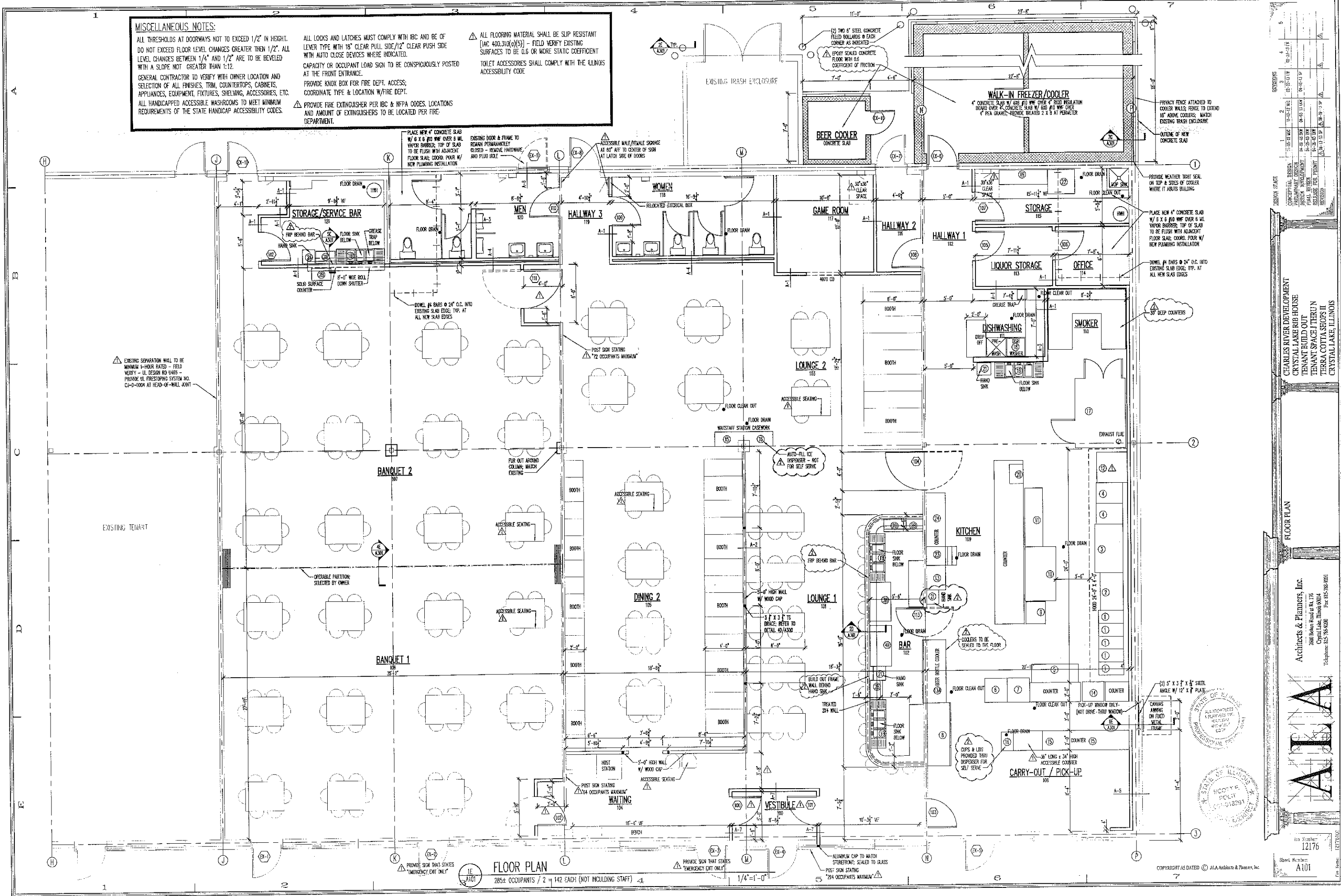
GENERAL CONTRACTOR TO VERIFY WITH OWNER LOCATION AND SELECTION OF ALL FINISHES, TRIM, COUNTERTOPS, CABINETS, APPLIANCES, EQUIPMENT, FIXTURES, SHELVING, ACCESSORIES, ETC. ALL HANDICAPPED ACCESSIBLE WASHROOMS TO MEET MINIMUM REQUIREMENTS OF THE STATE HANDICAP ACCESSIBILITY CODES.

ALL LOCKS AND LATCHES MUST COMPLY WITH IBC AND BE OF LEVER TYPE WITH 18" CLEAR PULL SIDE/12" CLEAR PUSH SIDE WITH AUTO CLOSE DEVICES WHERE INDICATED. CAPACITY OR OCCUPANT LOAD SIGN TO BE CONSPICUOUSLY POSTED AT THE FRONT ENTRANCE. PROVIDE KNOX BOX FOR FIRE DEPT. ACCESS; COORDINATE TYPE & LOCATION W/FIRE DEPT.

PROVIDE FIRE EXTINGUISHER PER IBC & NFPA CODES. LOCATIONS AND AMOUNT OF EXTINGUISHERS TO BE LOCATED PER FIRE DEPARTMENT.

ALL FLOORING MATERIAL SHALL BE SLIP RESISTANT [IAC 400.310(a)(5)] - FIELD VERIFY EXISTING SURFACES TO BE 0.6 OR MORE STATIC COEFFICIENT

TOILET ACCESSORIES SHALL COMPLY WITH THE ILLINOIS ACCESSIBILITY CODE



EXISTING SEPARATION WALL TO BE MINIMUM 1-HOUR RATED - FIELD VERIFY - UL DESIGN NO. U465 - PROVIDE UL FIRESTOPPING SYSTEM NO. CI-D-00M AT HEAD-OF-WALL JOINT

PLACE NEW 4" CONCRETE SLAB W/ 6 X 6 #10 W/F OVER 6 W/ VAPOR BARRIER. TOP OF SLAB TO BE FLUSH WITH ADJACENT FLOOR SLAB. COORD. POUR W/ NEW PLUMBING INSTALLATION.

EXISTING DOOR & FRAME TO REMAIN PERMANENTLY CLOSED - REMOVE HARDWARE AND FLOOR HOLE

ACCESSIBLE MALE/FEMALE STORAGE AT 6" AFF TO CENTER OF SIGN AT LATCH SIDE OF DOORS

(2) TWO 6" STEEL CONCRETE FILLED BOLLARDS @ EACH CORNER AS INDICATED

EPoxy SEALED CONCRETE FLOOR WITH 0.6 COEFFICIENT OF FRICTION

WALK-IN FREEZER/COOLER
4" CONCRETE SLAB W/ 6 X 6 #10 W/F OVER 4" RIGID INSULATION BOARD OVER 4" CONCRETE SLAB W/ 6 X 6 #10 W/F OVER 4" PEA GRAVEL - PROMOTE TREATED 2 X 8 AT PERIMETER

PRIVACY FENCE ATTACHED TO COOLER WALLS. FENCE TO EXTEND 18" ABOVE COOLERS. MATCH EXISTING TRASH ENCLOSURE

PLACE NEW 4" CONCRETE SLAB W/ 6 X 6 #10 W/F OVER 6 W/ VAPOR BARRIER. TOP OF SLAB TO BE FLUSH WITH ADJACENT FLOOR SLAB. COORD. POUR W/ NEW PLUMBING INSTALLATION

DOMEL #4 BARS @ 24" O.C. INTO EXISTING SLAB EDGE. TYP. AT ALL NEW SLAB EDGES

30" DEEP COUNTERS

AUTO-FILL ICE DISPENSER - NOT FOR SELF-SERVE

COOLERS TO BE SEALED TO THE FLOOR

CUPS & LIDS PROVIDED THRU DISPENSER FOR SELF-SERVE

5" X 3" X 1/2" STEEL ANGLE W/ 1/2" X 1/2" PLATE

CANVAS AMFING ON FIXED METAL FRAME

FLOOR PLAN
285± OCCUPANTS / 2 = 142 EACH (NOT INCLUDING STAFF)

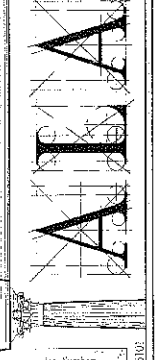
1/4" = 1'-0"

CONCEPTUAL DESIGN	11-17-12	11-17-12	11-17-12
PRELIMINARY DESIGN	12-12-12	12-12-12	12-12-12
FINAL DESIGN	01-15-13	01-15-13	01-15-13
PERMITS	02-15-13	02-15-13	02-15-13
RELEASE	03-15-13	03-15-13	03-15-13
REVISIONS	04-15-13	04-15-13	04-15-13

CHARLES RIVER DEVELOPMENT
CRYSTAL LAKE RIB HOUSE
TENANT BUILD OUT
TERRA COFFEE SHOPS II
CRYSTAL LAKE, ILLINOIS

FLOOR PLAN

Architects & Planners, Inc.
2600 Debra Road at RL 176
Crystal Lake, Illinois 60014
Telephone: 815-765-9200 Fax: 815-765-9201



12176
A101
COPYRIGHT AS DATED © J.A. Architects & Planners, Inc.

RECEIVED
JAN 29 2014
BY:

**CITY OF CRYSTAL LAKE
DEVELOPMENT APPLICATION**

Please type or print legibly

OFFICE USE ONLY
CASE # 2014 08

PROJECT TITLE: Rib House Bingo Parlor

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 checked="" type="checkbox"/> Other: Text Amendment |

Petitioner Information:

NAME: David Faccone
ADDRESS: 4915 Terra Cotta Rd
Crystal Lake, IL 60012
PHONE: 815 477 2368
FAX:
E-MAIL: ctribhouse@att.net

Owner Information:(if different)

NAME: Terra Cotta Shops LLC
ADDRESS: 850 McHenry Ave
Crystal Lake, IL 60014
PHONE: 815 477 3123
FAX:
E-MAIL: Bostrom@chasrivdev.com

Property Information:

Project Description: The petitioner is a text amendment to allow for the creation of a Bingo Parlor as a special use permit in a B-2PUD zoning classification. Upon the approval of a text amendment to allow the issuance of a special use permit for a Bingo Parlor for the property located at 540 E Terra Cotta Ave.
Project Address/Location: 540 E Terra Cotta Ave (rte 176), Crystal Lake Illinois. The property is located on the North side of Rte 176 between Knaack Blvd and Terra Cotta Road.
PIN Number(s): 14-33-277-009, 14-33-277-010

Development Team:

Developer: Bo Strom, Charles River Dev. 850 McHenry Ave. CL 815 477 3123, Fax 815 477 4923
Bostrom@chasrivdev.com

Architect: ALA 2600 Behan Rd Crystal Lake 815 788 9200 Fx 815 788 9201 spolit@alaarchitects.com

Attorney: Joseph Gottemoller of Madsen, Sugden & Gottemoller, 815 459-5152, FAX 815-459-0290

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

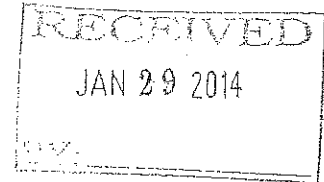
Signatures:

By: _____ X _____
David Faccone 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.

By _____
Bo Strom OWNER: Print and Sign Name Date

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.



2014 08

SUMMARY OF BINGO OPERATIONS FOR CRYSTAL LAKE VENUE

INTRODUCTION: Bingo is a licensed form of gaming activity permitted in the State of Illinois. The components of a Bingo operation involve the following:

- Venue – location where the Bingo games are played.
- Operator -- An organization that oversees the Bingo at the approved venue
- Beneficiaries – Local 501c3 charities
- Host – Owner of the location where Bingo is played
- Attendees – General public that participates in the various Bingo games permitted.

For this particular petition, the venue will be the banquet /party rooms that are part of the Crystal Lake Rib House (CLRH) which commencing January 1, 2014 leases space at the strip shopping center located at 540 Terra Cotta Avenue in Crystal Lake. David Faccione is the owner and operator of the CLRH.

Lancaster Bingo Co., the largest full-service charitable gaming supply company in the US will be the supplier. They also train the volunteers to insure the applicable state rules and regulations for Bingo are adhered to. Lancaster has been in this business since 1983.

Local charities agree to furnish six to eight persons per week as “workers” for the conduct of the actual playing of the Bingo. At the end of each Bingo session, the applicable local charity retains a percentage of the gross Bingo proceeds. A local charity is assigned to only one Bingo session per week. To qualify as a charity for Bingo, the 501c3 designation has to be at least five years old. Churches, private schools, youth organizations, and adult service clubs (Rotary, Jaycees, Kiwanis, etc.) are the types of charities that apply to become the beneficiaries.

3D of Crystal Lake Corporation, d/b/a as the Crystal Lake Rib House, will be the host (Bingo Hall) for this Bingo license. As the host, the CLRH is allowed to sell and/or lease gaming supplies to the charities, and sell food and beverages to the Bingo Hall attendees and workers.

The attendees for the Bingo will be primarily residents of the surrounding community. The minimum age to play Bingo is 18. There is no entry fee to enter the Bingo Hall.

DAILY OPERATIONS: Initially Bingo will be played at the CLRH on three evenings between Monday and Wednesday. The general public will be allowed to enter the Bingo Hall at 5:00 pm. The actual Bingo games will commence between 6:00 and 7:00 pm and will conclude by 10:00 pm.

Upon entering the Bingo Hall each player decides on how many electronic and/or paper bingo game cards it wishes to play. Prize payouts to the players are a direct function of the number of players.

Most Bingo players attend an entire session. On each Bingo night, the maximum attendance is estimated to be between 70 and 120 persons.

Assuming a maximum attendance of 120 players, available statistics reveal that 60 parking spaces will be utilized, i.e. a 2 to 1 parking ratio.

OTHER INFORMATION: This type of gaming does not require any additional form of security, although a camera security system will be operational at all times.

The CLRH will provide a full food and beverage menu, including alcohol.

This venue has already been approved by the State of Illinois. The specific charities chosen to date are in the process of submitting for their separate state approval.