#2024-35 Martin Chevrolet
5220 Northwest Highway – Special Use Permit Amendment
Project Review for Planning and Zoning Commission

Meeting Date: May 15, 2024

Request: Special Use Permit Amendment

Location: 5220 Northwest Highway

Acreage: Approximately 8.8 acres

Zoning: B-2 General Commerce

Surrounding Properties:
North: M Manufacturing
South: B-2 PUD General Commercial Planned Unit Development?
East: M Manufacturing
West: B-2 PUD General Commercial, M and M PUD Manufacturing

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- 1984, Annexation and Special Use for R&M Auto Leasing, then it was known as Reichert Chevy.
- 2014, Martin Chevrolet was granted a Special Use Permit Amendment for site and building renovations.
- 2015, Martin Chevrolet received a variation for the lighting levels.
- 2019, Martin Chevrolet was granted a Special Use Permit Amendment for the Electronic Message Center sign with variations.
- This request is for a Special Use Permit Amendment to add two additions onto the building.

Development Analysis:

General

- Request: Special Use Permit Amendment to add a 1,250 square-foot canopy for electric vehicles and a 10,920 addition to the shop area.
- Zoning: The site is zoned B-2 General Commerce. This is an appropriate zoning for the dealership.

- Land Use: The land use map shows the area as Commerce. This land use designation is appropriate for this use.

- Site Plan:
  - The addition will be along the west side of the building, filling in an asphalt area for the electric vehicles and along the west and south sides of the building with an addition to the shop area.
  - The additions are not affecting the access, site circulation or parking on the property.

- Elevations:
  - The buildings are steel and will match the existing architecture.

- Engineering Plans:
  - These areas are already impervious so no new detention is required.

Findings of Fact:
Special Use Permit
The petitioner is requesting approval of an amendment to their Special Use Permit. A Special Use Permit requires separate review because of their potential to impact surrounding properties and the orderly development of the City.

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
   ☐ *Meets* ☐ *Does not meet*

2. The use will not be detrimental to area property values.
   ☐ *Meets* ☐ *Does not meet*

3. The use will comply with the zoning districts regulations.
   ☐ *Meets* ☐ *Does not meet*

4. The use will not negatively impact traffic circulation.
   ☐ *Meets* ☐ *Does not meet*

5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
   ☐ *Meets* ☐ *Does not meet*

6. The use will not negatively impact the environment or be unsightly.
   ☐ *Meets* ☐ *Does not meet*

7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
   ☐ *Meets* ☐ *Does not meet*

8. The use will meet requirements of all regulating governmental agencies.
   ☐ *Meets* ☐ *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.
   ☐ *Meets* ☐ *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.
    ☐ *Meets* ☐ *Does not meet*

More specifically automobile sales and passenger car rental & leasing must comply with the following standards:

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.

   ☐ *Meets* ☐ *Does not meet*

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.

   ☐ *Meets* ☐ *Does not meet*

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.

   ☐ *Meets* ☐ *Does not meet*

c. Repair bays: Repair bays shall not front adjacent major arterial or collector right-of-ways or towards property that is residential property.

   ☐ *Meets* ☐ *Does not meet*

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.

   ☐ *Meets* ☐ *Does not meet*

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.

☐ *Meets* ☐ *Does not meet*

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.

☐ *Meets* ☐ *Does not meet*

h. Parking on right-of-way: No vehicles offered for sale shall be parked on the public right-of-way.

☐ *Meets* ☐ *Does not meet*

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial and service 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.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, it should be with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Martin Chevrolet, received 04/05/24)
   B. Site Plan (Unnamed, received 05/01/24)
   C. Architecture Plans (Martin Chevrolet, dated
   D. Plat of Survey (VSSI, undated, received 04/24/24)

2. Replace any dead or dying landscape.

3. The petitioner shall address all of the review comments and requirements of the City Departments of Public Works, Fire Rescue, Engineering, and Community Development Department.

PIQ MAP
5220 Northwest Highway



City of Crystal Lake
Development Application
Ownership Sign-off Acknowledgement Form

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information

Name: 5220 Northwest LLC

Address: 5220 Northwest Hwy
Crystal Lake, Il 60014

Phone: 847-833-4740

E-mail: tmartin@martin-chevy.com

Project Name & Description: Martin Chevrolet Service Addtion

Adding a approx 11,000 sq ft addtion to existing building as well as charging canopy for electric vehicle charging.

Project Address/Location: 5220 Northwest Hwy Crystal Lake, Il 60014

Signature

Todd Martin 4/5/2024

Owner: Print and Sign name Date

NOTE: If the property is held in a 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 PETITION OF Martin Chevrolet

LEGAL NOTICE

Notice is hereby given in compliance 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 for the purposes of seeking a Special Use Permit Amendment for the subject property commonly known as 5220 Northwest Highway, Crystal Lake Illinois, 60014, PIN: 19-04-476-009. A public hearing before the Planning and Zoning Commission on the request to amend the Special Use Permit to add on to the building for the Martin Chevrolet, pursuant to Article 2, Article 4, and Article 9.

Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall.

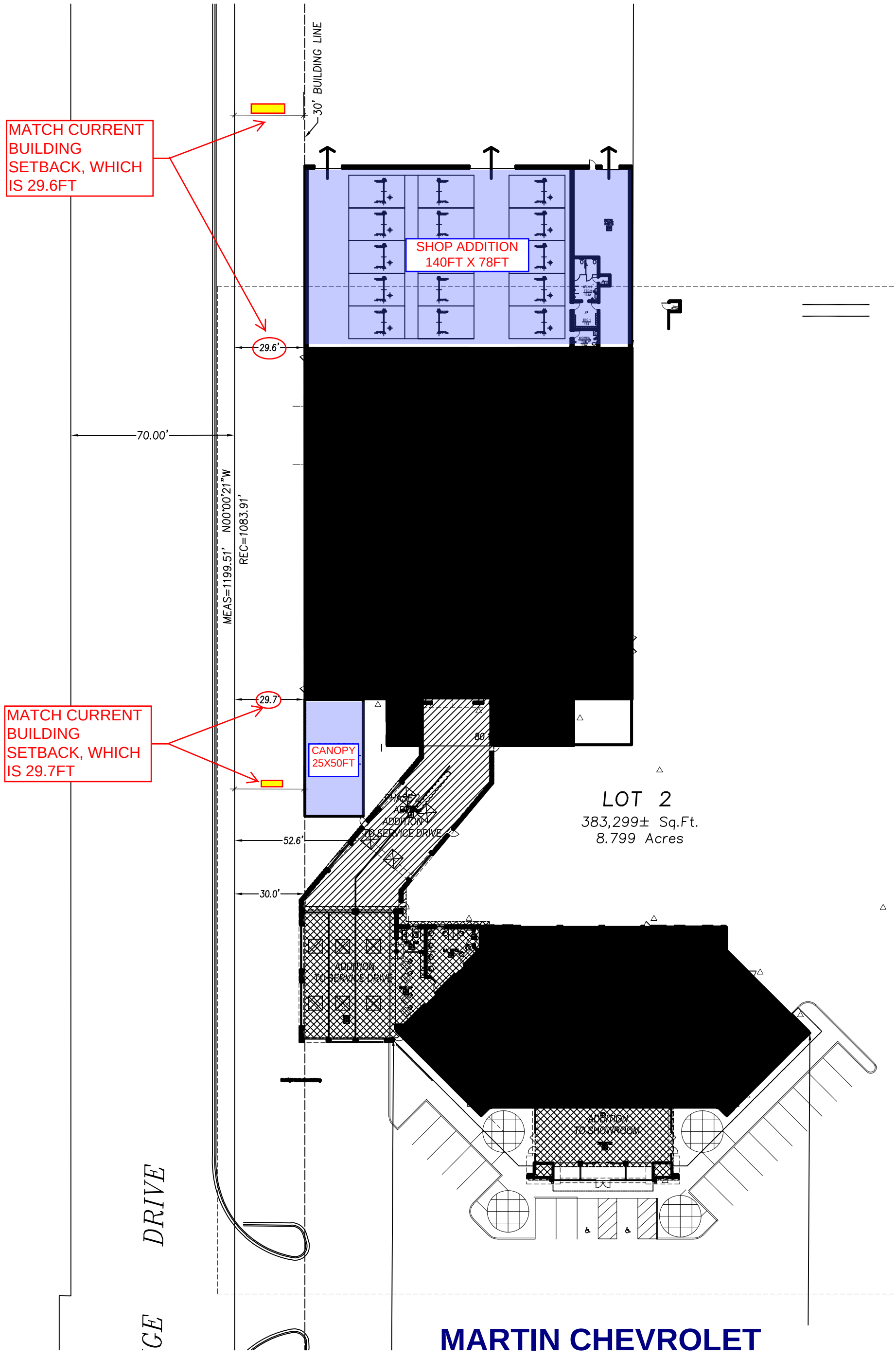
A public hearing before the Planning and Zoning Commission for this request will be held at 7:00 p.m. on Wednesday, May 15, 2024, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Jeff Greenman, Chairperson

Planning and Zoning Commission

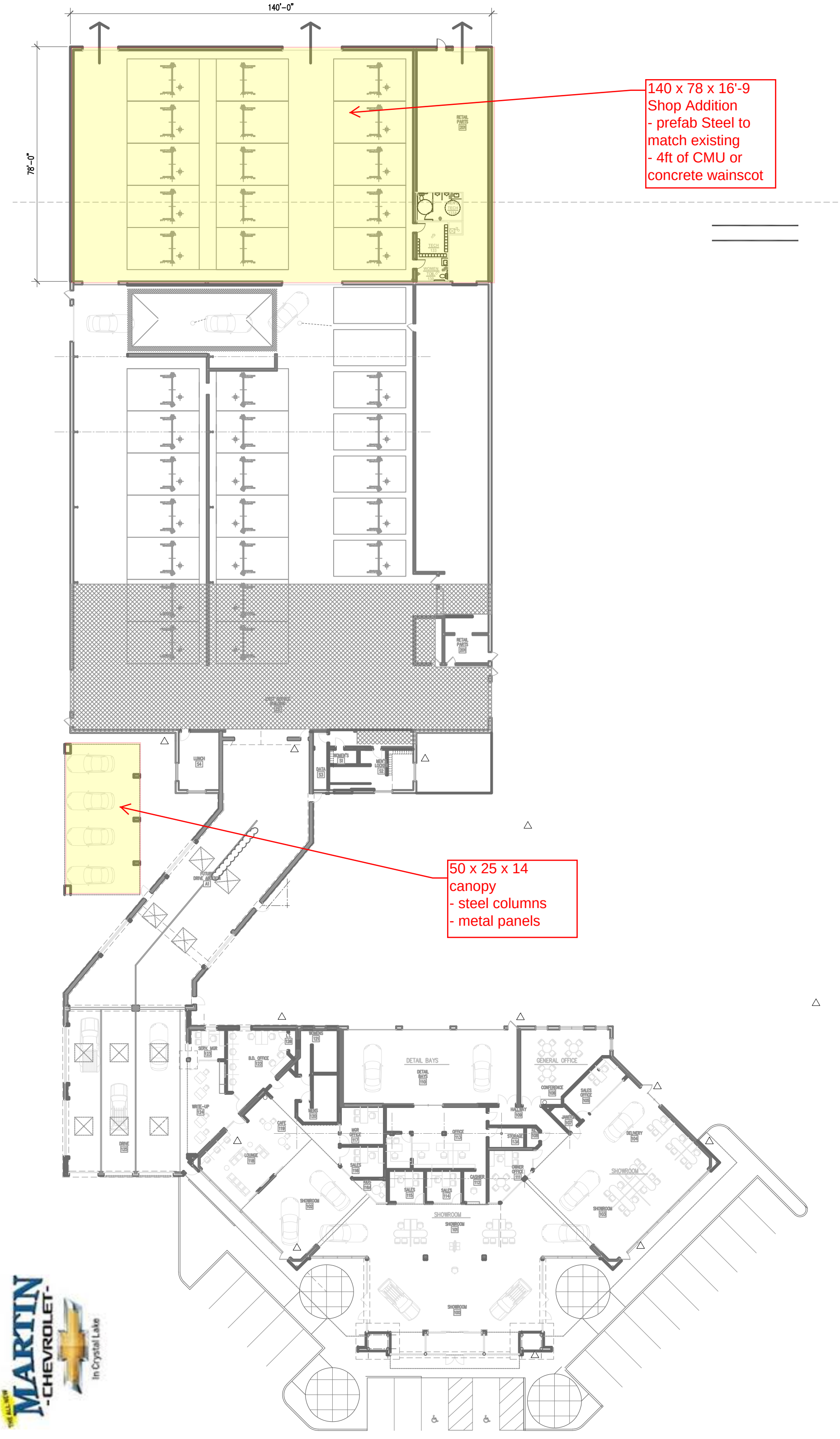
City of Crystal Lake

(Published in Northwest Herald April 27, 2024) 2160790



MARTIN CHEVROLET
SHOP + CANOPY ADDITION

SCALE: 40FT **4/30/2024**


140'-0"
78'-0"
140 x 78 x 16'-9
Shop Addition
- prefab Steel to
match existing
- 4ft of CMU or
concrete wainscot
RETAIL PARTS 206
TECH 133
WOMEN TOILET 139
LUNCH S4
DATA S3
WOMEN'S S1
MEN'S LOCKER S2
RETAIL PARTS 201
50 x 25 x 14
canopy
- steel columns
- metal panels
SERV. MGR 123
B.D. OFFICE 122
L.T. 126
WOMENS 121
MENS 120
WRITE-UP 124
CAFE 119
LOUNGE 118
DRIVE 125
MGR OFFICE 117
SALES 116
KIDS 116A
DETAIL BAYS
DETAIL BAYS 110
SALES 115
SALES 114
OFFICE 113
CASHIER 112
HALLWAY 109
STORAGE 134
SHOWROOM 102
SHOWROOM
SHOWROOM 101
SHOWROOM 100
GENERAL OFFICE
CONFERENCE 108
SALES OFFICE 105
JANITOR 107
EL. 106
OWNER OFFICE 111
DELIVERY 104
SHOWROOM
SHOWROOM 103

140 x 78 x 16'-9
Shop Addition
- prefab Steel to match existing

78'-0"

140'-0"

New Lockers and Bathrooms

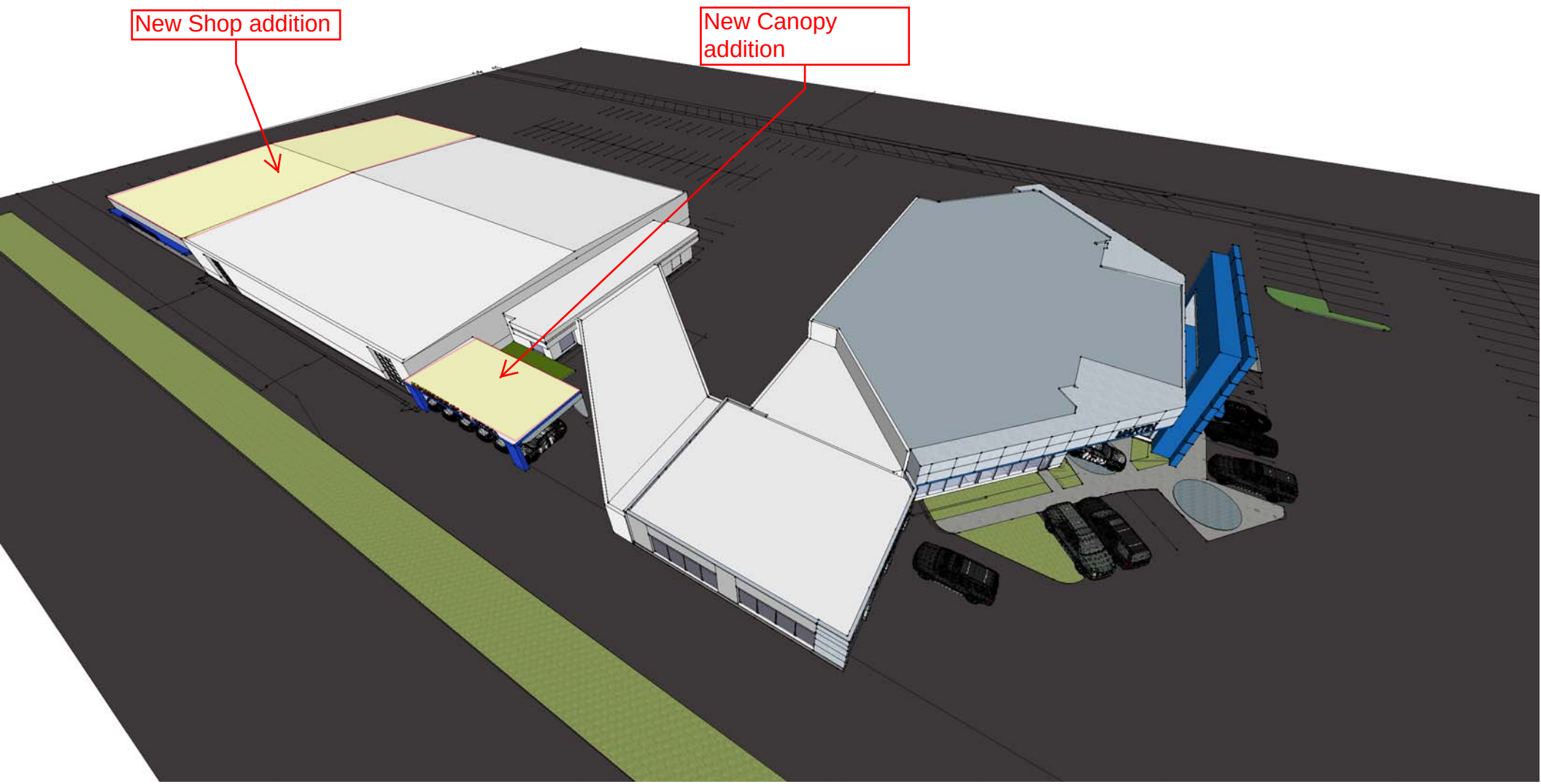
WOMEN TOIL 130

TECH 133

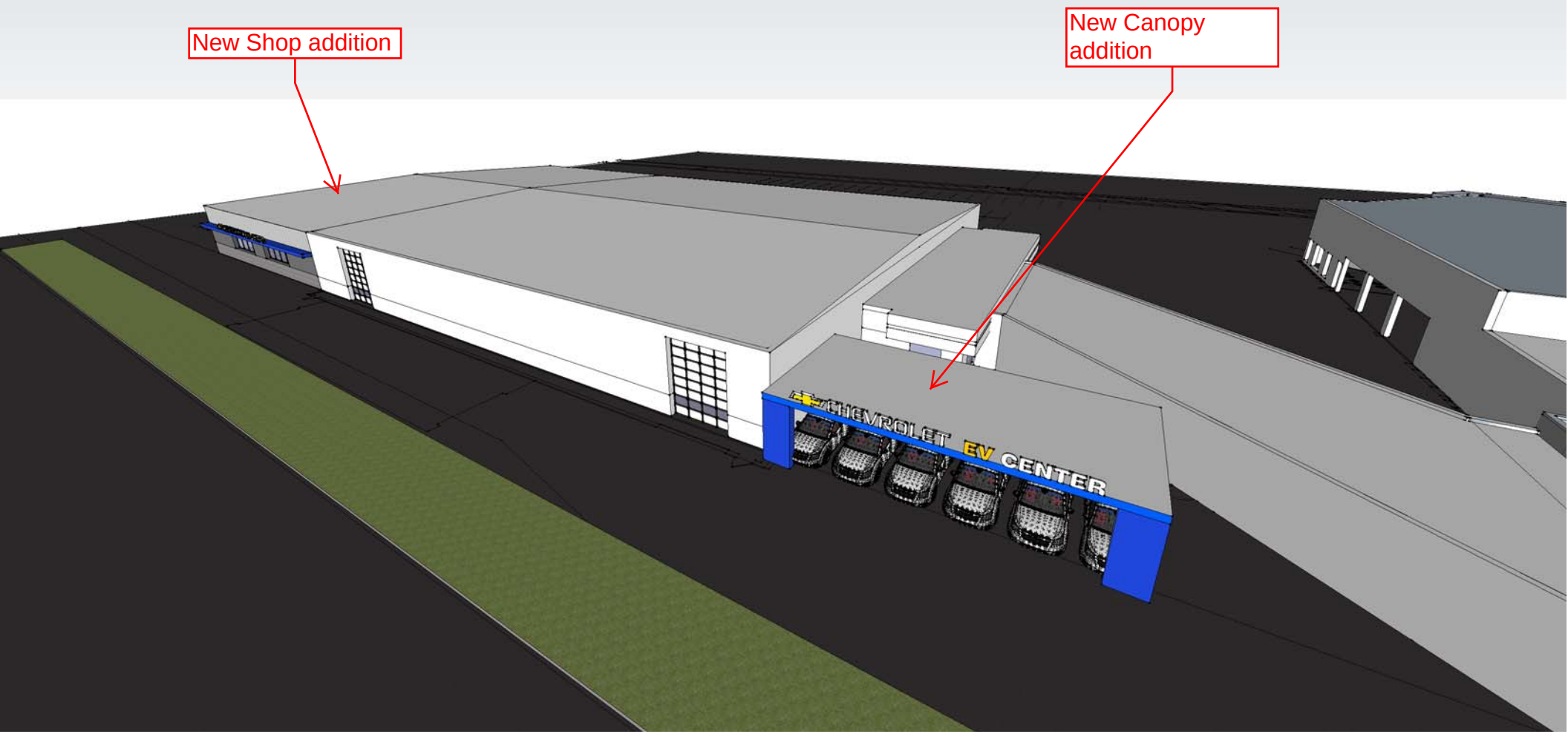
MEN TECH 133A

RETAIL PARTS 201

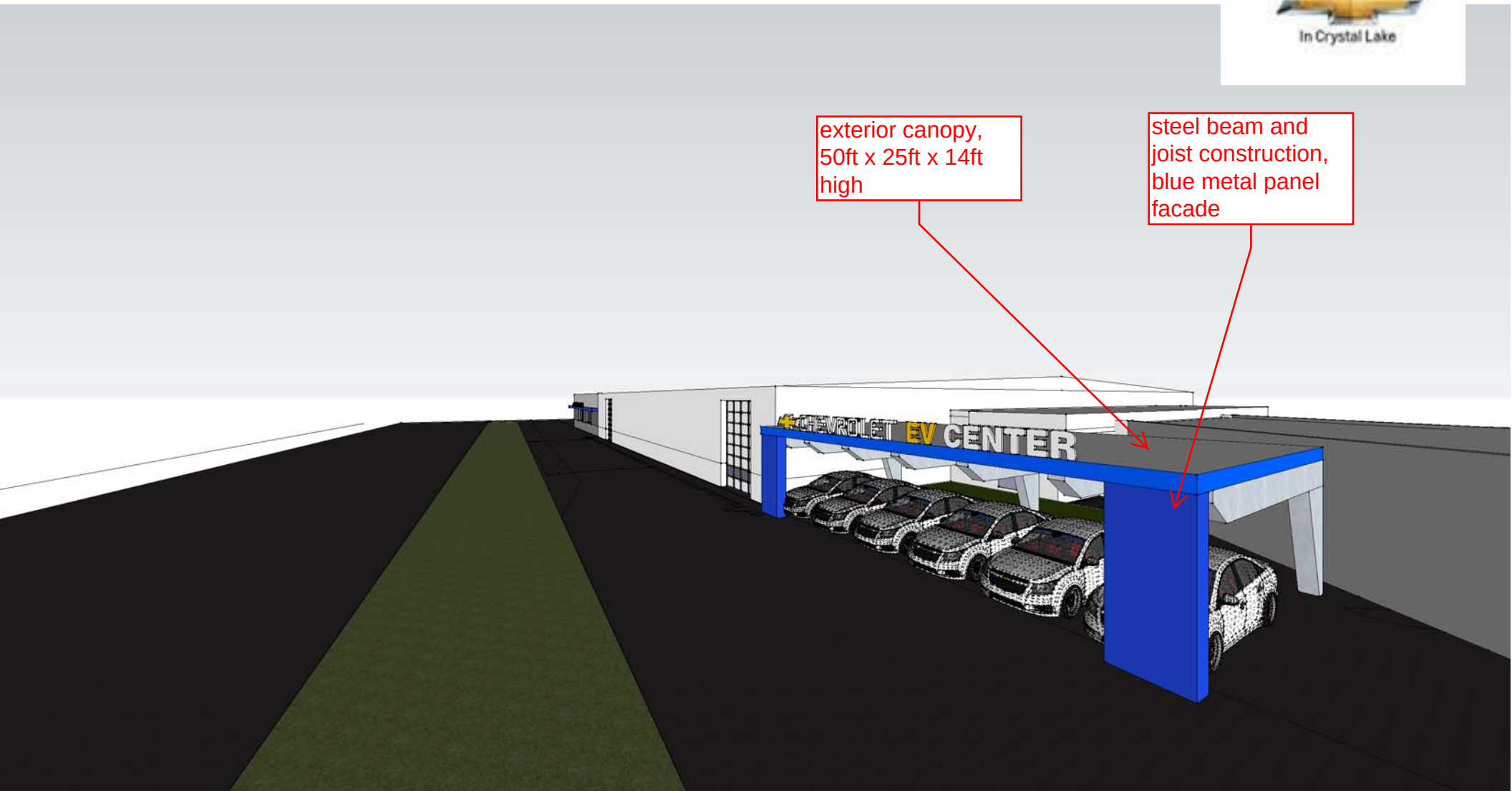
MARTIN -CHEVROLET- In Crystal Lake

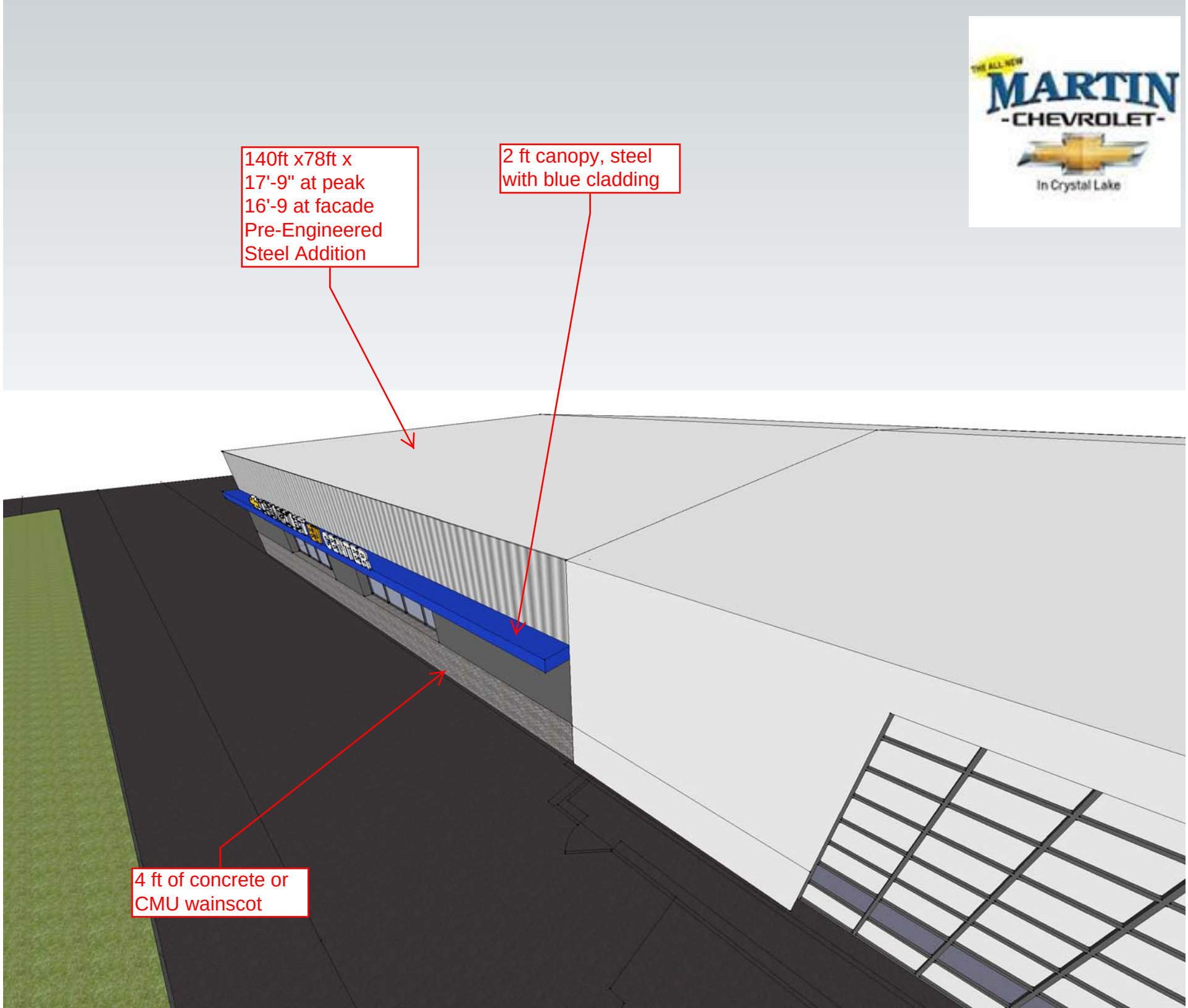

New Shop addition
New Canopy addition

THE ALL NEW
MARTIN
-CHEVROLET-
In Crystal Lake



MARTIN
-CHEVROLET-
In Crystal Lake

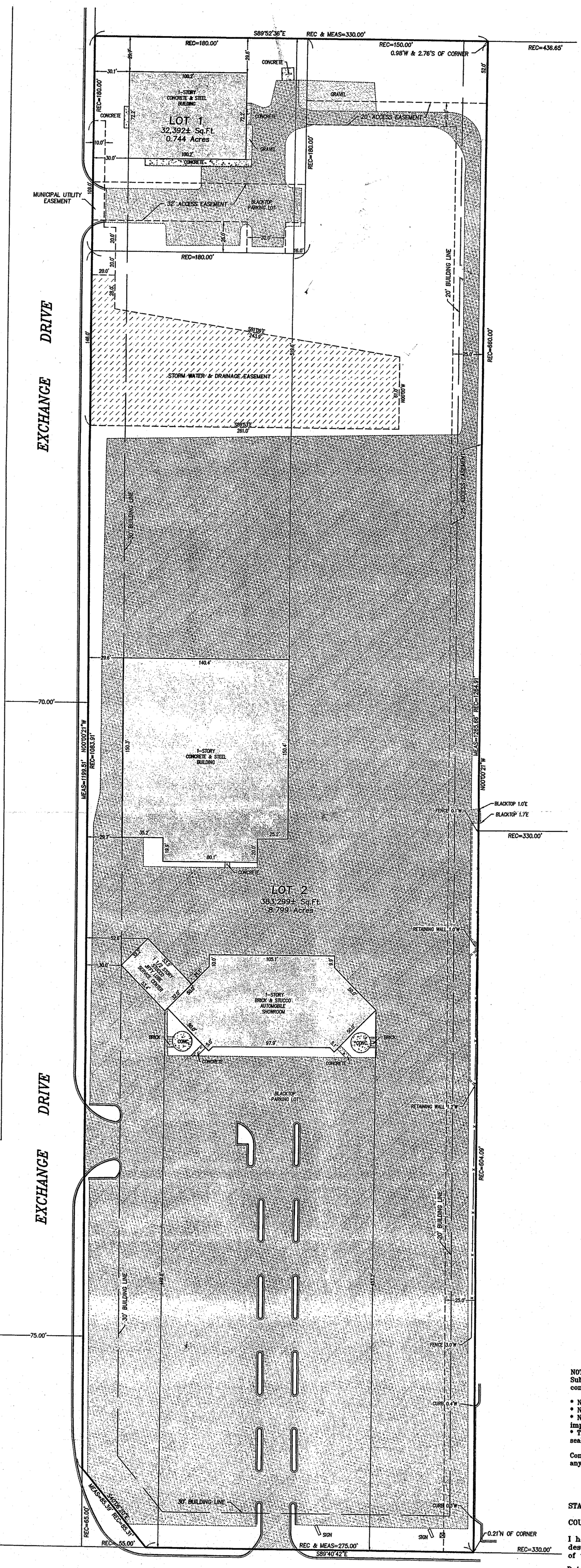



140ft x78ft x
17'-9" at peak
16'-9 at facade
Pre-Engineered
Steel Addition
2 ft canopy, steel
with blue cladding
4 ft of concrete or
CMU wainscot
MARTIN
-CHEVROLET-
In Crystal Lake

(815) 337-8310
VANDERSTAPPEN SURVEYING INC.
EST. 1994
1316 N MADISON ST WOODSTOCK, IL 60098

PLAT OF SURVEY

Lots 1 and 2 in Reichert Addition to Crystal Lake, being a Subdivision of part of the East half of the Southeast Quarter of Section 4, Township 43 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded November 23, 1998 as Document No. 1998R0078459 in McHenry County, Illinois.



US. ROUTE 14

TOTAL AREA= 415,691± Sq.Ft. 9.543 Acres

LEGEND	
☼	LIGHT
▪	AMERITECH RISER
O	FOUND IRON PIPE
●	FOUND IRON BAR
⊠	TRANSFORMER PAD
◉	SET IRON BAR

CLIENT: CHARLES RIVER DEVELOPMENT
DRAWN BY: CPM CHK'ED BY: WJV
SCALE: 1"=40' SEC. 04 T. 43 R. 08 E.
P.I.N.: 19-04-476-009,008
JOB NO.: 040278-1 I.D. MBS BK.___ PG.___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F.

N

P:\PLATS\2004\040278\040278.dwg 6/4/2004 12:14:36 PM CDT

WILLIAM J. VANDERSTAPPEN PROFESSIONAL LAND SURVEYOR 035-002709 ILLINOIS EXP. 11/30/04

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.

*** No distance should be assumed by scaling.**
*** No underground improvements have been located unless shown and noted.**
*** No representation as to ownership, use, orpossession should be hereon implied.**
*** This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.**

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey.

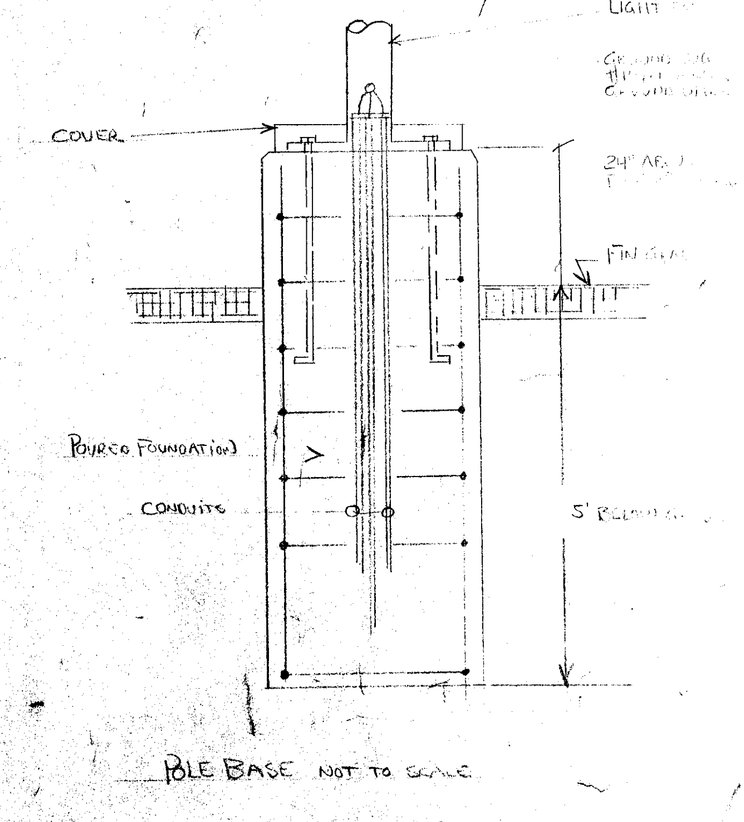
Dated at Woodstock, McHenry County, Illinois 6/4 A.D., 20 04.

VANDERSTAPPEN SURVEYING, INC..
Design Firm No. 184-002792

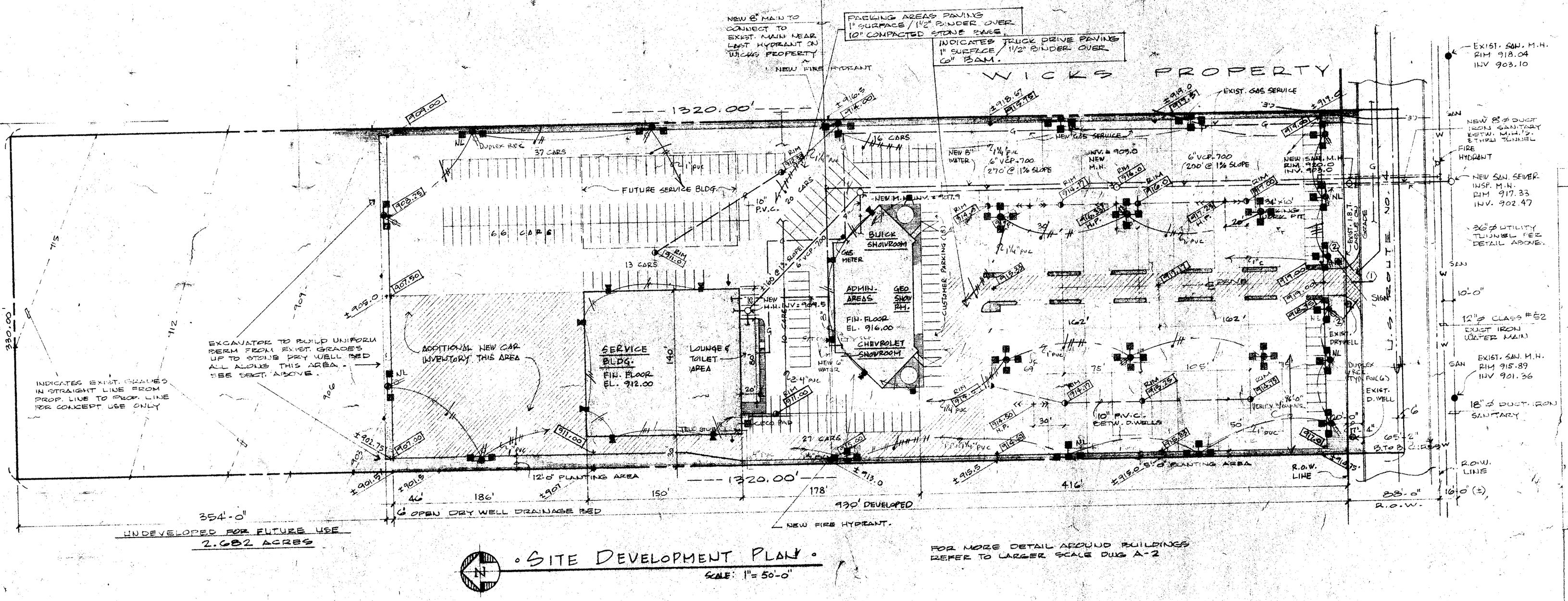
By: _____
Illinois Professional Land Surveyor No. 2709

OUTDOOR LIGHTING: DESCRIPTION / MFG:	WATTS	NOTES
ICM-250-HP-120-QUOB	250	WALL PACK
JPL-23-4-M-10-208-HCG75	1000	POLE HEADS. 20 Ht. ±
SP 2055-120-R2	—	

NOTES: ALL WALL PACKS ON NL CIRCUIT
RECEPTACLES ON FRONT(S) ONLY, CONSULT MEP
SIGN CONNECTED TERMINATE AT NEW CAR BLDG.
ALL UNDERGROUND FEEDS TO BUILDING BLDG.



POLE BASE NOT TO SCALE

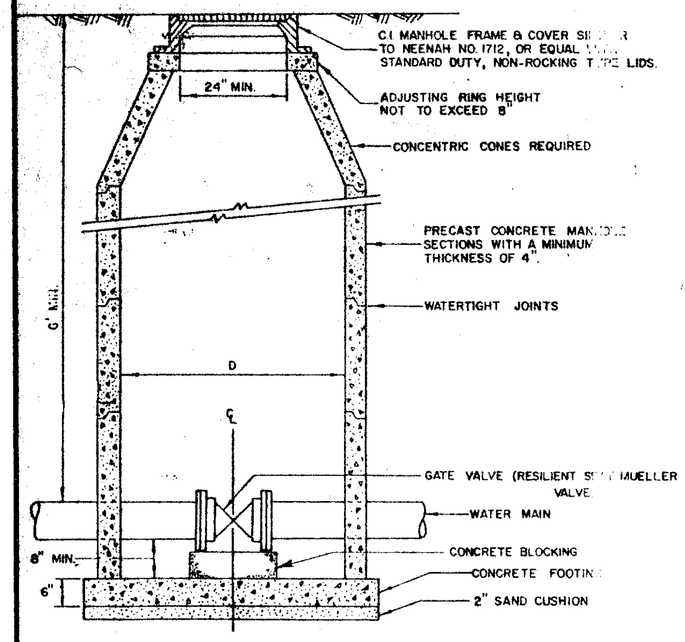


SITE DEVELOPMENT PLAN

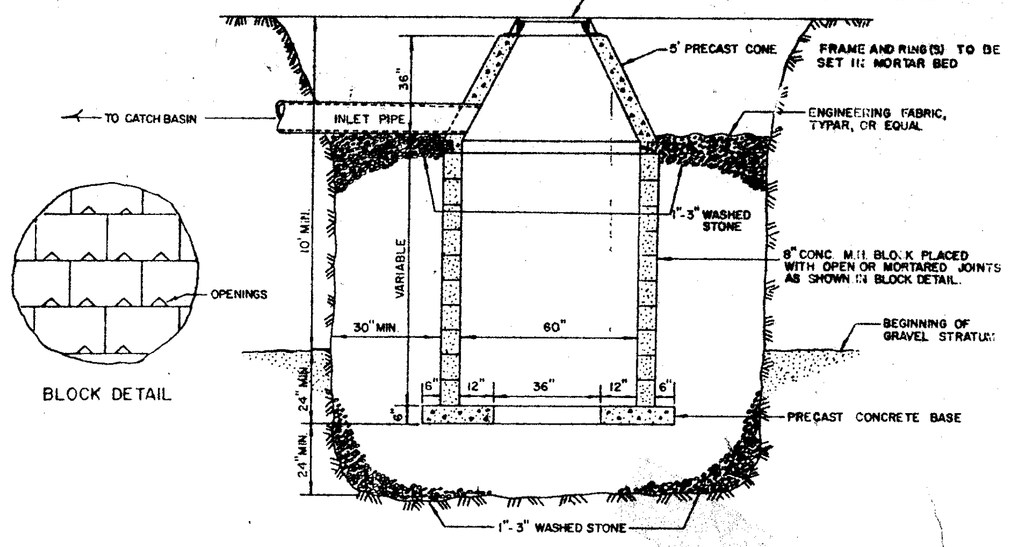
SCALE: 1" = 50'-0"

FOR MORE DETAIL AROUND BUILDINGS REFER TO LARGER SCALE DWG A-2

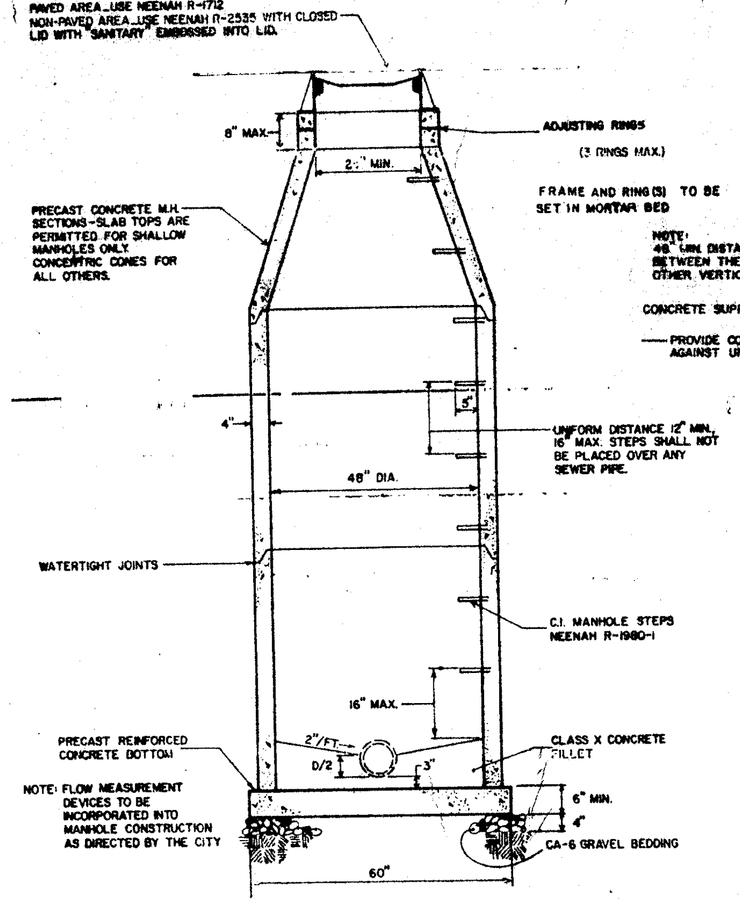
REICHERT CHEVROLET
6-22-81
CE1



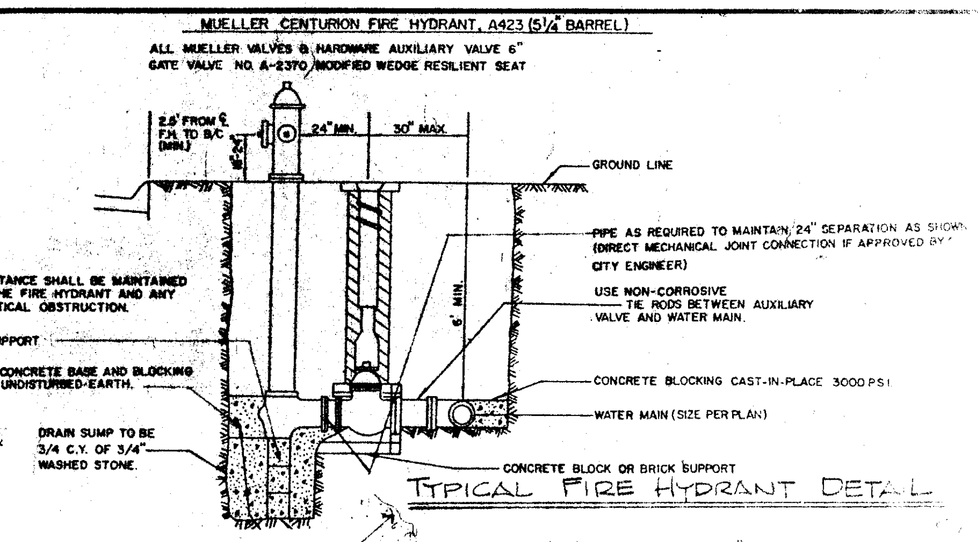
TYPICAL VALVE VAULT



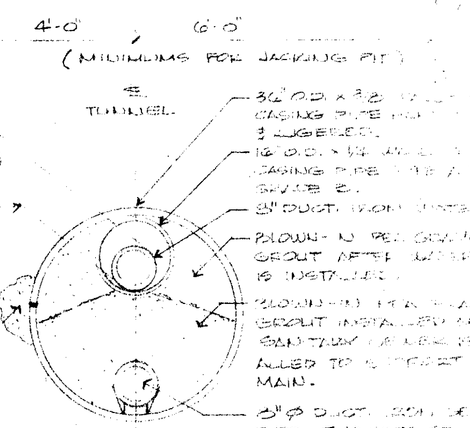
TYPICAL DRY WELL



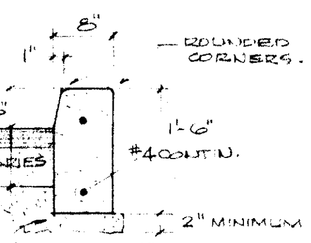
TYPICAL MONITORING MANHOLE



TYPICAL FIRE HYDRANT DETAIL



SECTION THRU UTILITY TUNNEL

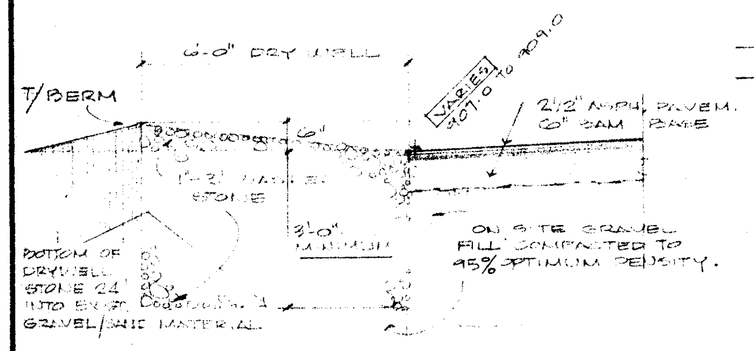


DEPRESSED CURB & ENTRY DRIVE OUTO ROUTE # 14.

(1)

CURB DETAIL

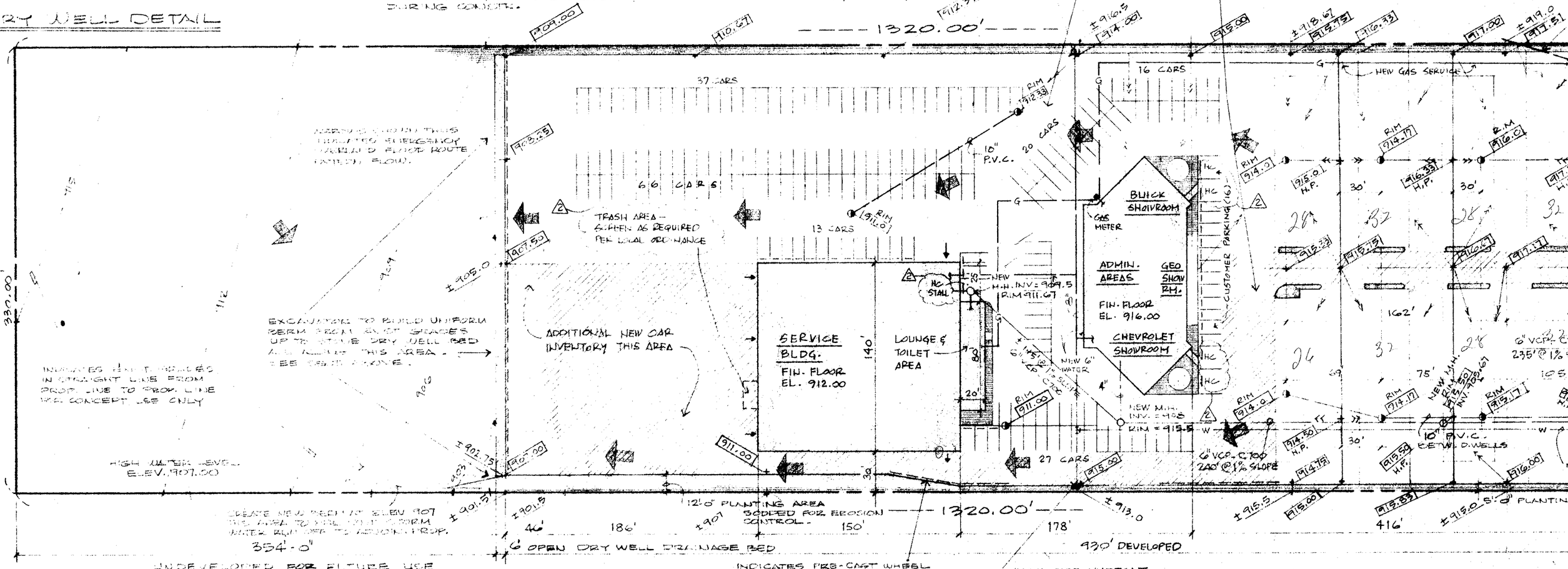
(2)



OPEN DRY WELL DETAIL

CONSTRUCTION NOTES

- PROPERTY OWNER ON SOUTH SIDE OF ROUTE 14 SHALL BE GIVEN A MINIMUM OF ONE WEEK PRIOR NOTICE TO CONSTRUCTION ON HIS PROPERTY FOR WATER & SEWER CONNECTIONS.
- SANITARY SERVICE SHALL BE AIR TESTED PER CITY REQUIREMENTS.
- GRAIL COVER TO REQUIRE HAY BALES OR SILT FENCES AS REQUIRED FOR SOIL EROSION CONTROL. CONFIRM LOCATIONS WITH CITY ENG. DEPT. PROTECT DRYWELLS & C.B.'S. W/ BIRDSCREEN FABRIC "TYPAR" O/S. DURING CONST.


NEW FIRE HYDRANT
WICKS PROPERTY
±1320.00'
±912.39
±916.5
±918.67
±919.0
±915.5
±918.67
±919.0
±915.5
±916.67
±917.00
±917.51
±919.0
EXIST. GAS SERVICE
37 CARS
16 CARS
6/6 CARS
13 CARS
27 CARS
16" P.V.C. @ 2%
TRASH AREA - SCREEN AS REQUIRED PER LOCAL ORDINANCE
BUICK SHOWROOM
GAS METER
ADMIN. AREAS
GEO SHOW RM.
FIN. FLOOR EL. 916.00
CHEVROLET SHOWROOM
CUSTOMER PARKING (16)
SERVICE BLDG.
FIN. FLOOR EL. 912.00
LOUNGE & TOILET AREA
NEW H.W. INV. = 909.5 R.I.M. 911.67
NEW 6" WATER
NEW MAN. INV. = 910.5
RIM = 915.5
ADDITIONAL NEW CAR INVENTORY THIS AREA
EXCAVATE TO BUILD UNIFORM BERM FROM EXIST. GRADES UP TO FINISH DRY WELL BED ELEV. AS SHOWN THIS AREA - SEE DETAIL ABOVE
INDICATES FINISH GRADES IN CONSTANT LINE FROM PROP. LINE TO PROP. LINE (PRELIMINARY CONCEPT USE ONLY)
HIGH WATER LEVEL ELEV. 907.00
CREATE NEW BERM TO ELEV. 907 AND GRADE TO FINISH UNIFORM WATER RUN OFF TO DETENTION POND.
354'-0"
UNDEVELOPED PORTIONS USE 2.682 ACRES
125'-0" PLANTING AREA SCREEN FOR EROSION CONTROL
150'
178'
930' DEVELOPED
6' OPEN DRY WELL DRAINAGE BED
INDICATES PRE-CAST WHEEL BUMPERS FOR TRAFFIC CONTROL AT CRITICAL EDGES
NEW FIRE HYDRANT
EXIST. 50' R.O.W.
EXIST. 8" W.M.
EXIST. 16" W.M.
EXIST. 12" W.M.
EXIST. 6" W.M.
EXIST. 8