#2010-39
Verlo Mattress - 5150 Northwest Highway
Project Review for Planning and Zoning Commission

Meeting Dates:	June 16, 2010
Requests:	Special Use Permit for outside storage of trucks.
Location:	5150 Northwest Highway
Acreage:	Site: 2.24 acres
Existing Zoning:	"B-2 PUD" General Commercial PUD
Surrounding Properties:	North: "B-2 PUD" General Commercial PUD (Comfort Inn) South: "B-2" General Commercial (Switzer Center and NTB) East: "B-2 PUD" General Commercial PUD (Amcore Bank) West: "B-2" General Commercial
Staff Contact:	Latika Bhide (815.356.3615)

Background:
The property at 5150 Northwest Highway is zoned "B-2 PUD" General Commercial PUD. The multi-tenant building was approved as the Pinehurst Planned Unit Development in 1988. Apart from Verlo Mattress, the other tenants at this location include Wolf Camera and Julie's Nails. The petitioner, Verlo Mattress, is requesting a Special Use Permit to allow a truck to be parked overnight in the parking lot along Northwest Highway in front of the building.

Land Use Analysis:
Outside sales, display or storage is a Limited Use in the B-2 district. The Unified Development Ordinance (UDO) defines outside storage as "The keeping, in an unroofed area, of any goods, material, merchandise, or vehicles in the same place for more than 24 hours, except areas solely designated for garbage and trash for a specific use". The Guidelines for Outdoor Display and Sales, Storage, and Service that were adopted as part of the UDO exempts up to 2 vehicles that are used in the normal day-to-day operation of the business as being treated as storage, as long as they are not visible from the right-of-way (except local streets and alleys). This SUP is necessary because the truck, though used in the normal operation of the business, is visible from the Northwest Highway (which is classified as a Major Arterial).

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. Vehicle storage must occur within the existing striped parking spaces.

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 petitioners are requesting the Special Use Permit as there is no parking area along the rear of the property.

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.
   Not applicable

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, have been met shall be provided.
   It is the responsibility of the petitioner to provide written documentation, where applicable.

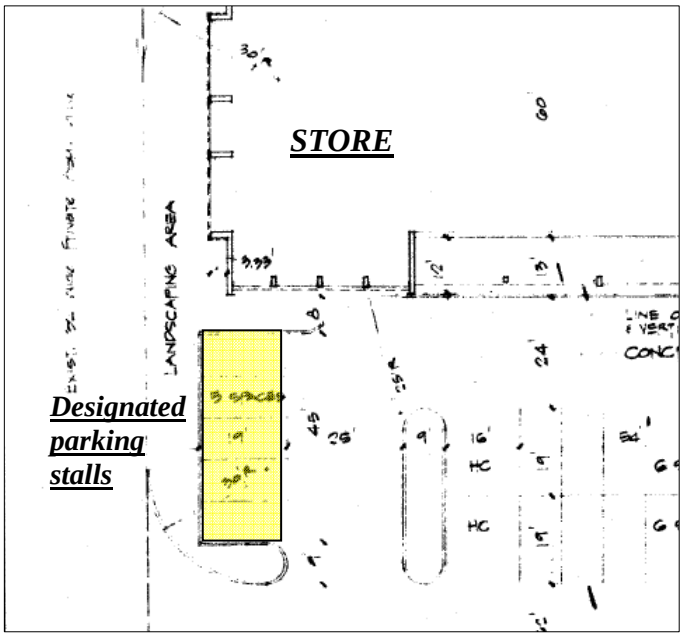
Recommended Conditions:

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. Application (received 5-14-10)
   B. Site Plan (Geudtner & Associates, dated 12-13-88)

2. The outdoor storage is limited to Verlo Mattress for a maximum of one vehicle. No wrecked, inoperable or other vehicles not associated with the business are permitted to be stored overnight.

3. The delivery truck must be parked in a designated parking stall (one of the 5 spaces closest to the building) and not along a drive aisle.



4. 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
File # _____

Project Title: Verio Mattress Delivery Truck

Action Requested

___ Annexation	___ Preliminary PUD
___ Comprehensive Plan Amendment	___ Preliminary Plat of Subdivision
___ Conceptual PUD Review	___ Rezoning
___ Final PUD	___ Special Use Permit
___ Final PUD Amendment	X Variation
___ Final Plat of Subdivision	___ Other

Petitioner Information

Name: Ray S. Westman
Address: 5150 N.W. Hwy #1
Crystal Lake IL 60014
Phone: 815-578-8375
Fax: 815-578-1625
E-mail: RWestman@VMFSLakeGeneva.com

Owner Information (if different)

Name: Pine Hurst Square Management
Address: PO Box 4114
Merchandise Mart - Chicago IL 60654
Phone: 847-367-0400
Fax: _____
E-mail: _____

Property Information

Project Description: Retail Strip mall - Truck Parking

Project Address/Location: 5150 N.W. Hwy Crystal Lake IL 60014

PIN Number(s): 19-04-400-025

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

5-3-10

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.

_____

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.

10-39

PUBLIC NOTICE

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

IN THE MATTER OF THE PETITION OF RAY WESTMAN FOR VERLO MATTRESS FACTORY STORES

LEGAL NOTICE

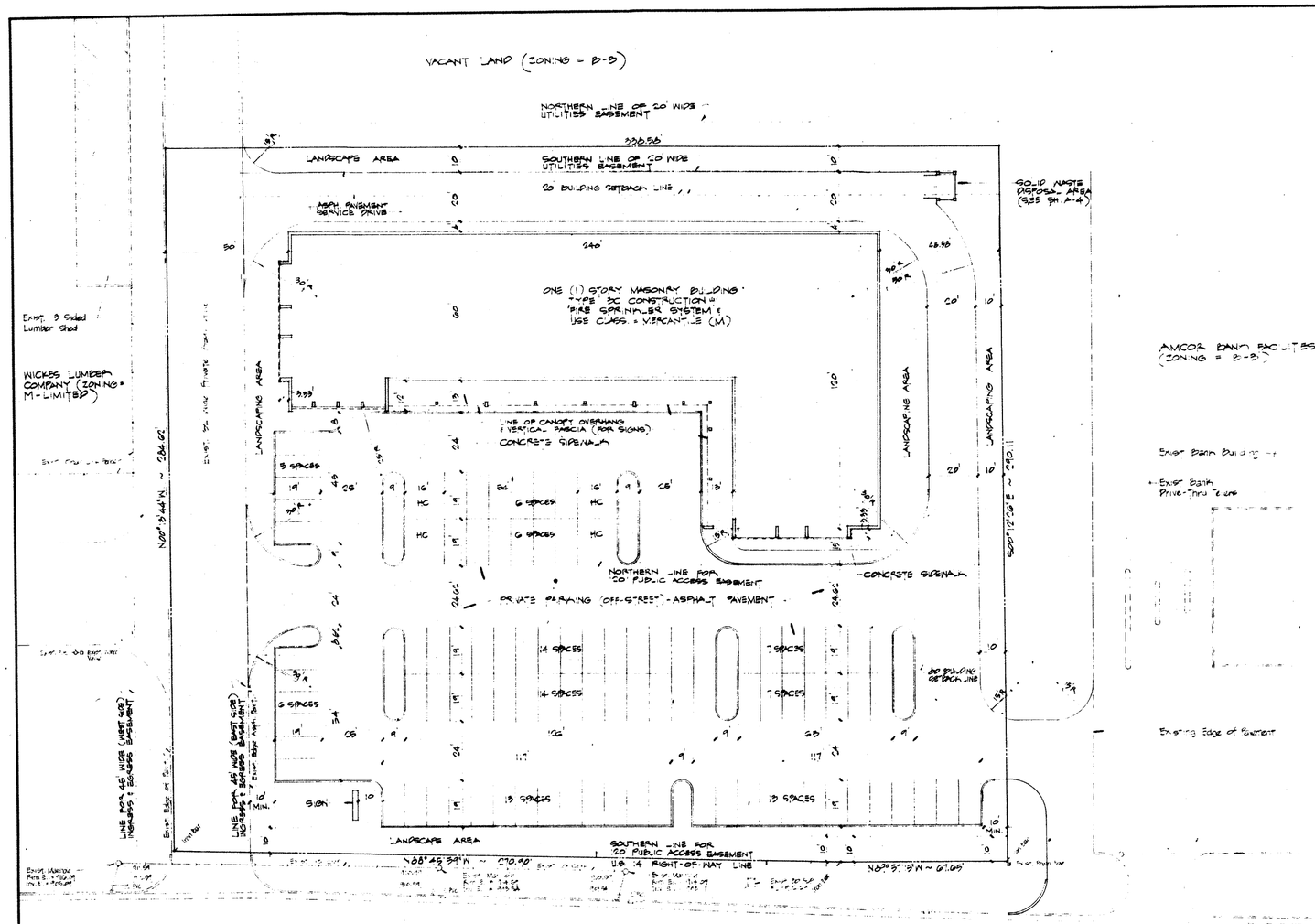
Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission of the City of Crystal Lake upon the application by Ray Westman on behalf of Verlo Mattress Factory Stores, for a Special Use Permit relating to the following described real estate commonly known as 5150 Northwest Highway, Crystal Lake, Illinois 60014, PIN: 19-04-400-025

This application is filed for the purposes of seeking a Special Use Permit, to allow outdoor storage of delivery 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; a variation from the criteria that outdoor storage areas be located at the rear of the property; 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 June 16, 2010, 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 June 1, 2010)



AREA TABULATIONS (13.a.b.c.d.e.g)

GROSS SITE AREA (ACRES)	2.03	AC
(SQ. FT.)	87,150.00	SF
BUILDING COVERAGE (INCLUDES CANOPY)	20648.00	SF
FLOOR AREA	18748.00	SF
MAX. HT. (SEE SH. A-2)	25.33	FT.
F.A.R.	0.19	
PARKING SPACES REQ'D	94	SP
PROVIDED (INCLUDES 4 HC)	98	SP
HARD SURFACE COVERAGE (60%)	77,711.00	SF

MAY 39 2010

RECEIVED
JUN 03 2010
BY:

SITE PLAN w/ HORIZ. CONTROLS, PARKING & EXIST. CONDITIONS OF ADJACENT PROPERTIES 1" = 20 FT.

VACANT LAND (ZONING = B-2)

FINAL PLANNED UNIT DEVELOPMENT (P.U.D.)

SITE PLAN

DATE 10-19-88
DR. DLD
CK. RRG

SHOPPING CENTER DEVELOPMENT IN CRYSTAL LAKE, ILLINOIS BY:
LION PHOTO SUPPLY, INC.
1700 WEST DIVERSEY CHICAGO, ILLINOIS

REVISIONS		
DATE		BY
	1	
	2	
	3	
	4	

ROBERT GEUDTNER & ASSOCIATES, INC.
ARCHITECTS & ENGINEERS
711 N. McKINLEY RD. LAKE FOREST, ILL. 295-2440

JOB NO. 1256
SHEET A1
OF 4