City of Crystal Lake

Memorandum

To: Members of the Planning and Zoning Commission

From: Latika V. Bhide, Planner

Date: November 3, 2010

Re: Aaron's Sales & Lease - 6107 Northwest Highway

The petitioner Aaron's Sales & Lease is requesting a Special Use Permit to allow vehicles to be stored overnight in the parking lot alongside the building at 6107 Northwest Highway. At the last Planning and Zoning Commission meeting, the Commission recommended that the petitioner contact the property owner at 6119 Northwest Highway to explore the possibility of storing the trucks for Aaron's Sales and Lease in the parking lot for 6119 Northwest Highway, south of the building, thereby eliminating the need for a Special Use Permit. Accordingly, the petitioner contacted the property owner and was able to reach an agreement. However, that property is being actively marketed and when leased, depending on the tenant, Aaron's Sales & Lease may lose their ability to store vehicles at that location. Since the trucks are necessary for their business operation, the petitioner would like to pursue the SUP with the caveat, that until they lose the ability to do so, the vehicles would be stored at 6119 Northwest Highway.

If you have any questions, please let me know. Thanks.

City of Crystal Lake

Memorandum

To: Members of the Planning and Zoning Commission

From: Latika V. Bhide, Planner

Date: October 20, 2010

Re: Aaron's Sales & Lease - 6107 Northwest Highway

Staff was contacted by one of the Planning and Zoning Commission members regarding the possibility of storing the trucks for Aaron's Sales and Lease in the parking lot for 6119 Northwest Highway (south of the building - please see attached exhibit). The property at 6119 Northwest Highway currently has 2 tenants, Dynamic Family Health occupying 7,100 square feet and Midwest Gold Buyers occupying 12,800 square feet (the actual space used by this tenant is around 1,200 square feet). Dynamic Family Health requires 47 parking spaces for their use and Midwest Gold Buyers indicated that they require 30 parking spaces. There are a total of 84 parking spaces in the rear parking lot; therefore a surplus of parking is available. It should be noted that if Midwest Gold were to vacate their tenant space, it is very likely that the tenant space would be broken down into smaller suites, thereby requiring additional parking depending upon the intensity of the use.

If you have any questions, please let me know. Thanks.

#2010-61
Aaron's Sales & Lease - 6107 Northwest Highway
Project Review for Planning and Zoning Commission

Meeting Dates:	October 20, 2010	
Requests:	Special Use Permit for outside storage of trucks.	
Location:	6107 Northwest Highway	
Acreage:	Site: 0.92 acres	
Existing Zoning:	"B-2" General Commercial	
Surrounding Properties:	North:	"B-2 PUD" General Commercial PUD
	South:	"M" Manufacturing
	East:	"B-2" General Commercial
	West:	"M" Manufacturing
Staff Contact:	Latika Bhide (815.356.3615)	

Background:
The property at 6017 Northwest Highway is zoned "B-2" General Commercial and is a multi-tenant building. Aaron's Sales and Lease, which offers rent-to-own financing for buyers of higher-ticket items, such as furniture, appliances, and electronics, will occupy 6,500 square feet at this location. The other tenants at this location include Sprint and Back to Bed. The petitioner is requesting a Special Use Permit to allow vehicles to be parked overnight in the parking lot alongside 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 vehicles, though used in the normal operation of the business, will be visible from Northwest Highway (which is classified as a Major Arterial).

The petitioner has indicated that for the initial two years, they will likely have only 2 vehicles at this location - a cube truck and a cargo van. These vehicles typically range in length from 13 to 20 feet in length. The current parking stall dimensions at this location are 18 feet deep with a 24-foot wide drive aisle. Because the parking lot in this area is 60 feet wide, measured from back-

of-curb to back-of-curb and the back-of-curb is located very close to both the property line; therefore, no overhang is available for vehicles longer than 18 feet. Based on the specific vehicle chosen, it is recommended that vehicles longer than 18 feet be parked perpendicular to the stalls so as not to encroach into the drive aisle. The other alternative would be to park vehicles in the parking spaces in front of the building along Route 14, where an overhang 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 petitioners are requesting the Special Use Permit as there is no parking area behind the building that will not be visible along Northwest Highway.

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, 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, (Casey Pristou, received 10-01-10)
   B. Site Location showing vehicle storage area (National Shopping Plaza, received 10-01-10)

2. The outdoor storage is limited to Aaron's Sales and Lease for a maximum of four 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 the parking lot alongside the building in the designated locations on the site plan. Based on the length of the specific vehicles at this site, vehicles that would encroach into the drive aisle must be parked perpendicular to the parking spaces.

4. The vehicles cannot block any required egress points or installed fire protection connections, such as fire hydrants or fire department connections.

5. 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 # 6 1 2010

Project Title: Aaron's Sales & Lease

Action Requested

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

OCT 01 2010

Petitioner Information

Name: CASEY PRISTOU
Address: 390 BELLE FORET DR.
LAKE BLUFF, IL 60044
Phone: 847-830-7503
Fax: 847-735-0754
E-mail: cpristou@watershedde.com

Owner Information (if different)

Name: NATIONAL SHOPPING PLAZA'S INC.
Address: 200 W. MADISON ST. SUITE 4200
CHICAGO, IL. 60606
Phone: 312-332-4172
Fax: 312-332-2119
E-mail: Kapaldonspi@aol.com

Property Information

Project Description: Aaron's Sales & Lease

Project Address/Location: 6107 NORTHWEST HIGHWAY UNIT C

PIN Number(s): ___

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

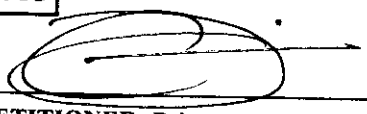
Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures



9-24-2010

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.

City of Crystal Lake Development Application

Office Use Only
File # _____

Project Title: Aaron's Sales & Lease

Action Requested

- ___ Annexation
- ___ Comprehensive Plan Amendment
- ___ Conceptual PUD Review
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- X Special Use Permit
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- ___ Other

Petitioner Information

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Address: 390 BELLE FORET DR.
LAKE BLUFF, IL 60044
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Owner Information (if different)

Name: NATIONAL SHOPPING PLAZA'S INC.
Address: 200 W. MADISON ST. SUITE 42
CHICAGO, IL. 60606
Phone: 312-332-4172
Fax: 312-332-2119
E-mail: Kapaldonspi@aol.com

Property Information

Project Description: Aaron's Sales & Lease

Project Address/Location: 6107 NORTHWEST HIGHWAY UNIT C

PIN Number(s): 19-08-226-009-0000
19-08-226-010-0000

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures



9-24-2010

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.

Architect, agent for National Shopping Plazas, Inc.

OWNER: Print and Sign name **Date** 9/27/10

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.

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

IN THE MATTER OF THE PETITION OF)
CASEY PRISTOU FOR AARON'S SALES AND LEASE)

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 Casey Pristou on behalf of Aaron's Sales and Lease, for a Special Use Permit relating to the following described real estate commonly known as 6107 Northwest Highway, Crystal Lake, Illinois 60014, PIN: 19-08-226-009 and 19-08-226-010

This application is filed for the purposes of seeking a Special Use Permit, to allow outdoor storage of up to 4 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 October 20, 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.

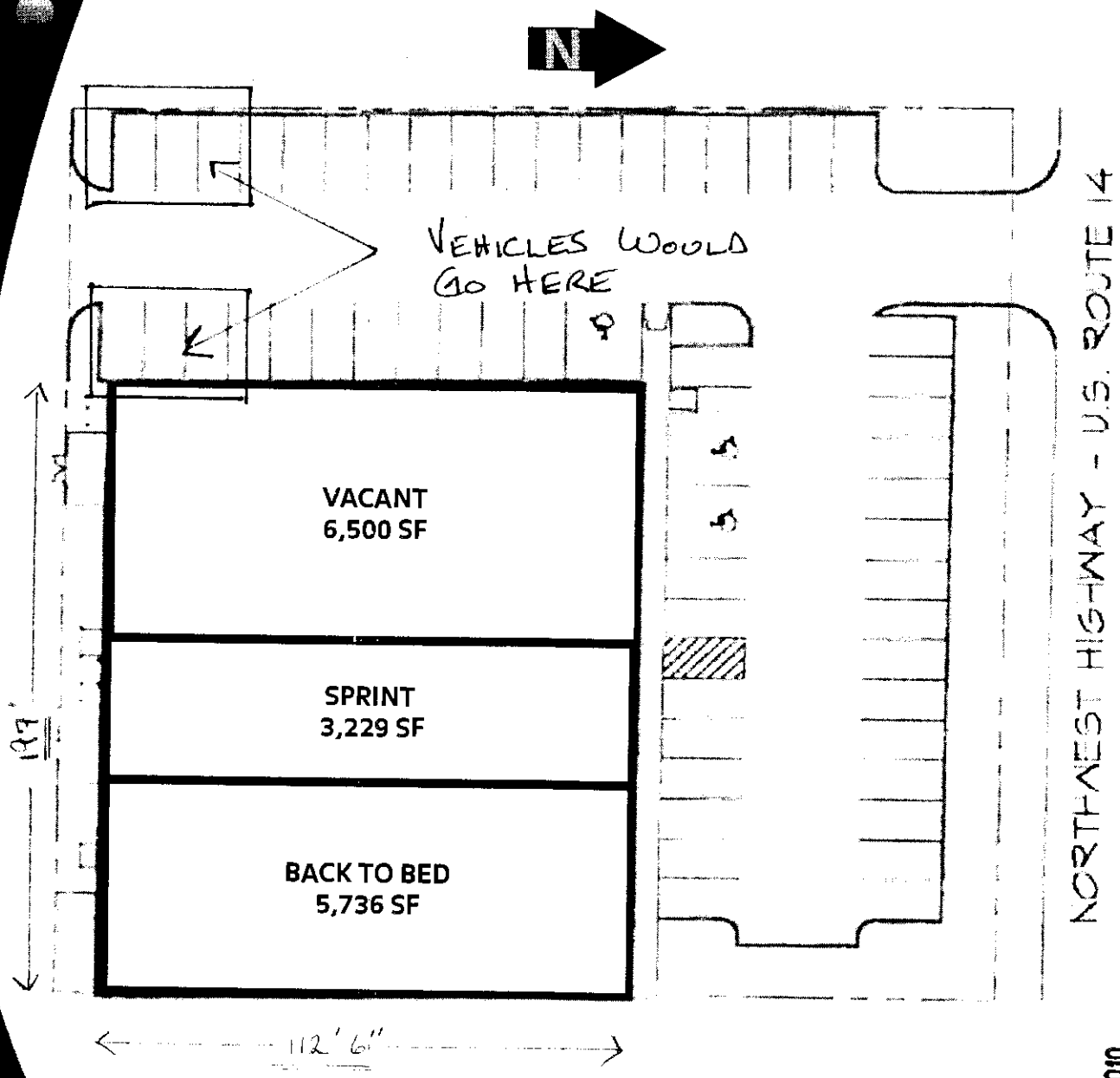
Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(TO BE PUBLISHED IN THE NORTHWEST HERALD ON OR BEFORE OCTOBER 5, 2010)

6 1 2010

OCT 0 1 2010

CRYSTAL LAKE PLAZA



For Information Please Contact:

312 - 332 - 4172

National Shopping Plazas, Inc. 200 W. Madison St. Suite 4200 Chicago, IL

6 1 2010