#2012-39
Straight Shooter Gallery LLC - 560 Beechcraft
Project Review for Planning and Zoning Commission

Meeting Dates: June 6, 2012

Requests: Special Use Permit Amendment to amend the conditions of Ordinance No. 6618 granting a SUP to allow a commercial recreation use for a shooting range located at the subject property and a variation from Article 4-700 C 7, Rooftop Appurtenances, of the UDO from the requirement that all non-residential uses are required to screen rooftop appurtenances from view.

Location: 560 Beechcraft Lane

Acreage: 1.99 acres

Existing Zoning: "M" Manufacturing

Surrounding Properties:

North:	ComEd ROW
South:	"M" Manufacturing
East:	"M" Manufacturing
West:	"M" Manufacturing

Staff Contact: Latika Bhide (815-356-3615)

Background:

- Location: 560 Beechcraft Lane
- Zoning: "M" Manufacturing
- Development: Terra Cotta Tech Subdivision Unit 2, platted 2007
- Request: Special Use Permit Amendment from the conditions of Ordinance #6618 and Variation from the requirement that rooftop appurtenances be screened from view

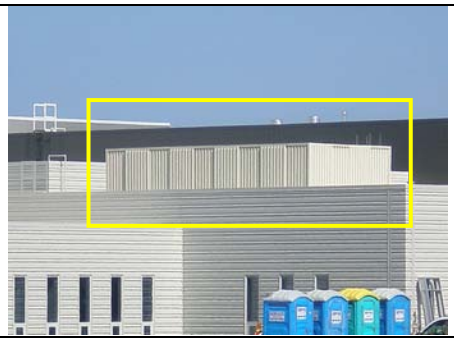


Land Use Analysis:

- History: In 2010, a Special Use Permit to allow a commercial recreation use for a shooting range was approved for this property. A temporary occupancy for this facility was granted in May 2012. One of the conditions of the SUP approval as that 'All mechanical equipment whether on ground or on the roof, must be screened per the UDO'.

- UDO requirements: Per the requirements of the UDO, rooftop appurtenances (such as cooling towers, elevator or mechanical equipment, vents, intakes or stacks or other rooftop structures) for non-residential uses must be screened from view by employing the following methods:
  (i) The rooftop appurtenances shall be located in the center of the building (or tenant space) or as far from the street side façade as possible; and/or
  (ii) The rooftop appurtenances shall be painted and maintained in the same color as the roof or top portion of the building; and/or
  (iii) If more than 50% of the rooftop appurtenances are still visible after providing both (i) and (ii) above, then the rooftop appurtenances shall be screened by a parapet wall, solid metal sight screening or similar systems designed for use as screening of these types of devices.
  Compliance with these screening standards shall be computed within a 150-foot buffer from the property lines, excepting the side abutting a right-of-way, where it shall be computed across the right-of-way
- Site Conditions: The nature of this use dictates the location of the mechanical equipment for this building. Therefore the units cannot be located in the center of the building or far from the street side façade as possible. The petitioner had previously proposed screening for the unit along Beechcraft lane (south side) using TREX decking material. At this time, the framing for this screening is in place, but the petitioner has requested that a SUP amendment and variation be granted to not install the screening. The north side (far end) mechanical equipment must be painted to match the color of the building. The mechanical equipment on the second floor of this building meets the UDO requirements for screening. The building is not visible from Nunda Trail located north of the ComEd right-of-way.
- Examples: Included below are some examples of the various types of screening utilized at other locations in the City.





Screening requirements are fairly typical and are generally complied with. It should be noted that this property backs up to the ComEd right-of-way and is located within an industrial park and not visible from Route 176.

- Other Issues: It has been brought to staff's attention that several types of screening systems, if not installed simultaneously with the installation of the roof, void the roof warranty. Previously, petitioners have installed screening that is attached to the mechanical equipment to avoid the roof warranty issues. However, lately it has been pointed out that this method voids the warranty for the mechanical equipment.

Findings of Fact:

UNIFIED DEVELOPMENT ORDINANCE VARIATION

The granting of a Variation rests upon the applicant proving practical difficulty or hardship caused by the UDO requirements as they relate to the property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing. Before recommending any Variation, the Planning and Zoning Commission and City Council shall first determine and record its findings that the evidence justifies the conclusions that:

1. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.
   ☐ True ☐ False

2. Also, that the variation, if granted, will not alter the essential character of the locality.
   ☐ True ☐ False

The Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

1. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;
   ☐ True ☐ False

2. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;
   ☐ True ☐ False

3. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or
   ☐ True ☐ False

4. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.
   ☐ True ☐ False

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

SPECIAL USE PERMIT

The petitioner is also requesting a Special Use Permit amendment. 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

Recommended Conditions:

If a motion is made to approve the petitioner's request, the following are recommended as conditions of approval:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application, received 5-16-12

2. A Special Use Amendment and variation are hereby granted for the shooting range at 560 Beechcraft Lane, allowing the petitioner not to screen the existing rooftop appurtenances from view.

3. The mechanical equipment on the first floor roof, on all sides shall be painted white to match the building.

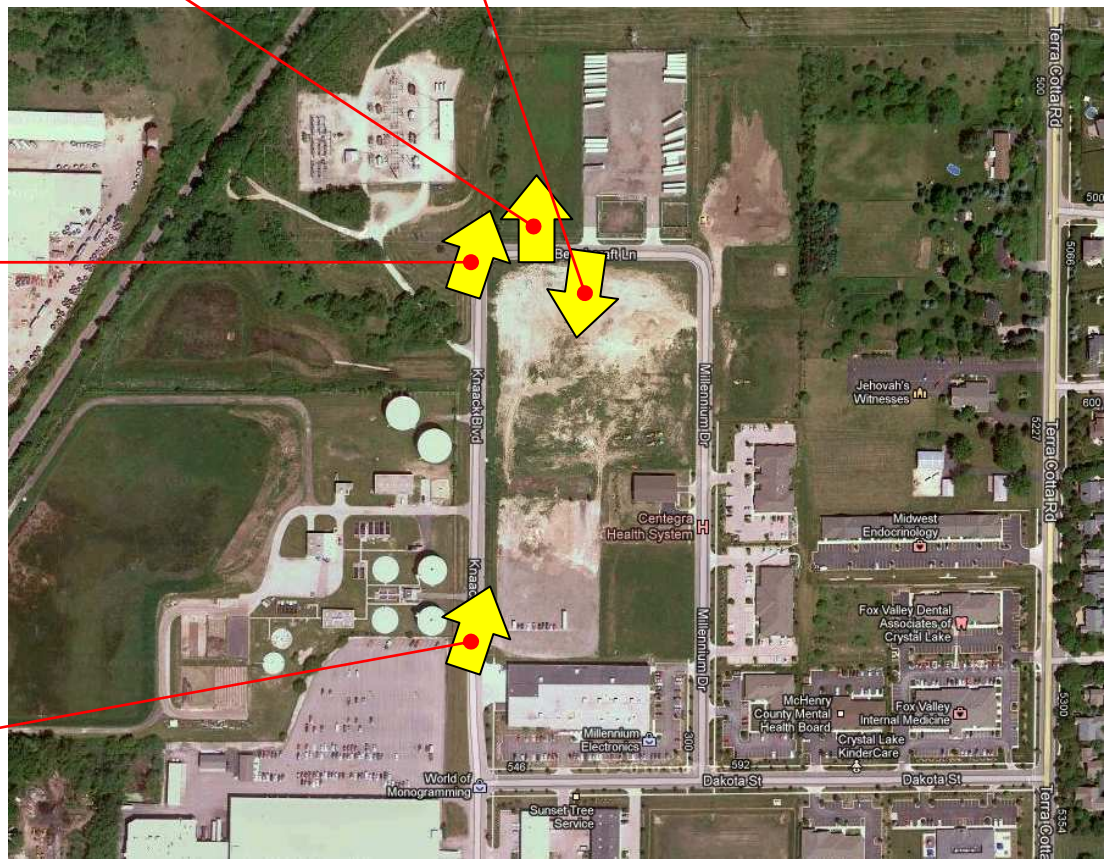
4. Any additional rooftop appurtenances that are added, either by this tenant or other future tenants at this location, will be required to be screened per the provisions of the UDO.

5. The petitioner shall address any comments and requirements from the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.








Terra Cotta Rd
Millennium Dr
Knaack Blvd
Jehovah's Witnesses
Centegra Health System
Midwest Endocrinology
Fox Valley Dental Associates of Crystal Lake
McHenry County Mental Health Board
Fox Valley Internal Medicine
Crystal Lake KinderCare
Millennium Electronics
World of Monogramming
Sunset Tree Service
Dakota St



City of Crystal Lake
Development Application

Office Use Only 3 9 2012
File # _____

RECEIVED
MAY 16 2012
BY:

Project Title: STRAIGHT SHOOTER GALLERY LLC

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 → SAME

Name: _____

Address: _____

_____

Phone: _____

Fax: _____

E-mail: _____

Owner Information (if different)

Name: STRAIGHT SHOOTER GALLERY LLC

Address: 560 DAKOTA ST

CRYSTAL LAKE, IL 60012

Phone: 815-477-3123

Fax: 815-477-4923

E-mail: BOSTROMECHASRIV.COM

Property Information

Project Description: INDOOR SHOOTING RANGE

Project Address/Location: 560 ~~DAKOTA ST.~~ BEECHCRAFT

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: CHARLES RIVER DEVELOPMENT GROUP INC.

Architect: DAVID GILLESPIE

Attorney: JOSEPH GOTTEMOLLER

Engineer: NORTHWESTERN ENG

Landscape Architect:

Planner:

Surveyor: VANDERSTAPPEN

Other:

Signatures

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.

BO STROM 4-20-12

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.

PUBLIC NOTICE

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

IN THE MATTER OF THE APPLICATION OF STRAIGHT SHOOTER GALLERY, LLC

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 of the City of Crystal Lake upon the application of Straight Shooter Gallery, LLC, relating to the following described real estate commonly known as 560 Beechcraft Lane, Crystal Lake, Illinois 60012 PIN: 14-33-226-014 (the "Subject Property").

This application is filed for the purposes of seeking a Special Use Permit (SUP) Amendment and Variation. The SUP amendment is to amend the conditions of Ordinance No. 6618 granting a SUP to allow a commercial recreation use for a shooting range located at the subject property. The SUP Amendment and variation from Article 4-700 C 7, Rooftop Appurtenances, of the UDO is from the requirement that all non-residential uses are required to screen rooftop appurtenances from view, to allow not requiring screening; 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 on the request will be held at 7:30 p.m. on Wednesday, June 6, 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 May 22, 2012)

