



#2017-21 Oak Street Plaza – Rezoning Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	July 19, 2017
<u>Request:</u>	Rezoning from B-1 Neighborhood Commercial to B-2 General Commercial.
<u>Location:</u>	256 Oak Street
<u>Acreage:</u>	Approximately 19,300 square feet – 5,750 square-foot building
<u>Existing Zoning:</u>	B-1 Neighborhood Commercial
<u>Proposed Zoning:</u>	B-2 General Commercial
<u>Surrounding Properties:</u>	North: O Office South: R-1 Single-Family Residential East: O Office West: B-2 General Commercial
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- **Existing Use:** The site is currently developed with the “L” shaped inline retail center Oak Street Plaza.
- The site is zoned B-1 Neighborhood Commercial. This zoning district was used for commercial areas that provided a buffer from more intense commercial to less intense uses like office or residential. The property owners have been approached by several possible tenants that have been turned away because they are not permitted in the B-1 zoning district.
- **Request:** The petitioner is requesting rezoning from B-1 to B-2.

Development Analysis:

Land Use/Zoning

- The site is currently zoned B-1 Neighborhood Commercial. The petitioner is requesting a zoning change to B-2 General Commercial to allow a greater variety of retail uses.
- The land use map shows the area as Commerce. This is an appropriate land use designation for B-1 or B-2 zoning.

Findings of fact:

REZONING

The following chart explains the difference between the B-1 and B-2 zoning districts.

	B-1 Neighborhood Commercial	B-2 General Commercial
General:	This district is a neighborhood-oriented commercial district where the use is expected to serve the immediate neighborhood, rather than multiple neighborhoods, City-wide or region-wide.	This district is the City’s primary commercial district. It accommodates highway service uses and community or regional commercial, office and service uses.
Character:	This district is characterized by a balance between the landscape and buildings with landscape softening the impact of the commercial use. Development in this district is consistent with the neighborhood scale and form, and compatible with surrounding uses through setbacks, height limitations, bulk and other dimensional standards and controls on lighting.	This district is characterized by a large amount of parking, which often exceeds the building coverage. Landscape buffers and landscaped parking areas are required to soften the impact of such commercial uses on neighbors and to make the streetscape more attractive. Architectural and other design controls are intended to encourage and require more attractive buildings and avoid visual degradation causes by very large buildings with large blank walls and no building articulation or design elements.
Uses:	This district is intended to create neighborhood commercial areas. It is not intended for highway-oriented businesses or businesses of community or regional scale.	This district is intended to provide for a full range of commercial uses.

Criteria for Rezoning

(a) The existing uses and zoning of nearby property.

Meets *Does not meet*

(b) The extent to which property values are diminished by a particular zoning classification or restriction.

Meets *Does not meet*

(c) The extent to which the destruction of property value of a petitioner property owner promotes the health, safety, morals or general welfare of the public.

Meets *Does not meet*

(d) The relative gain to the public as opposed to the hardship imposed on a petitioning property owner.

Meets *Does not meet*

(e) The suitability of the subject property for its zoned purposes.

Meets *Does not meet*

(f) The length of time the property has been vacant as zoned, considered in the context of land development in the area.

Meets *Does not meet*

(g) The Comprehensive Plan designation and the current applicability of that designation.

Meets *Does not meet*

(h) The evidence or lack of evidence, of community need for the use proposed.

Meets *Does not meet*

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce. The following goal is applicable to this request:

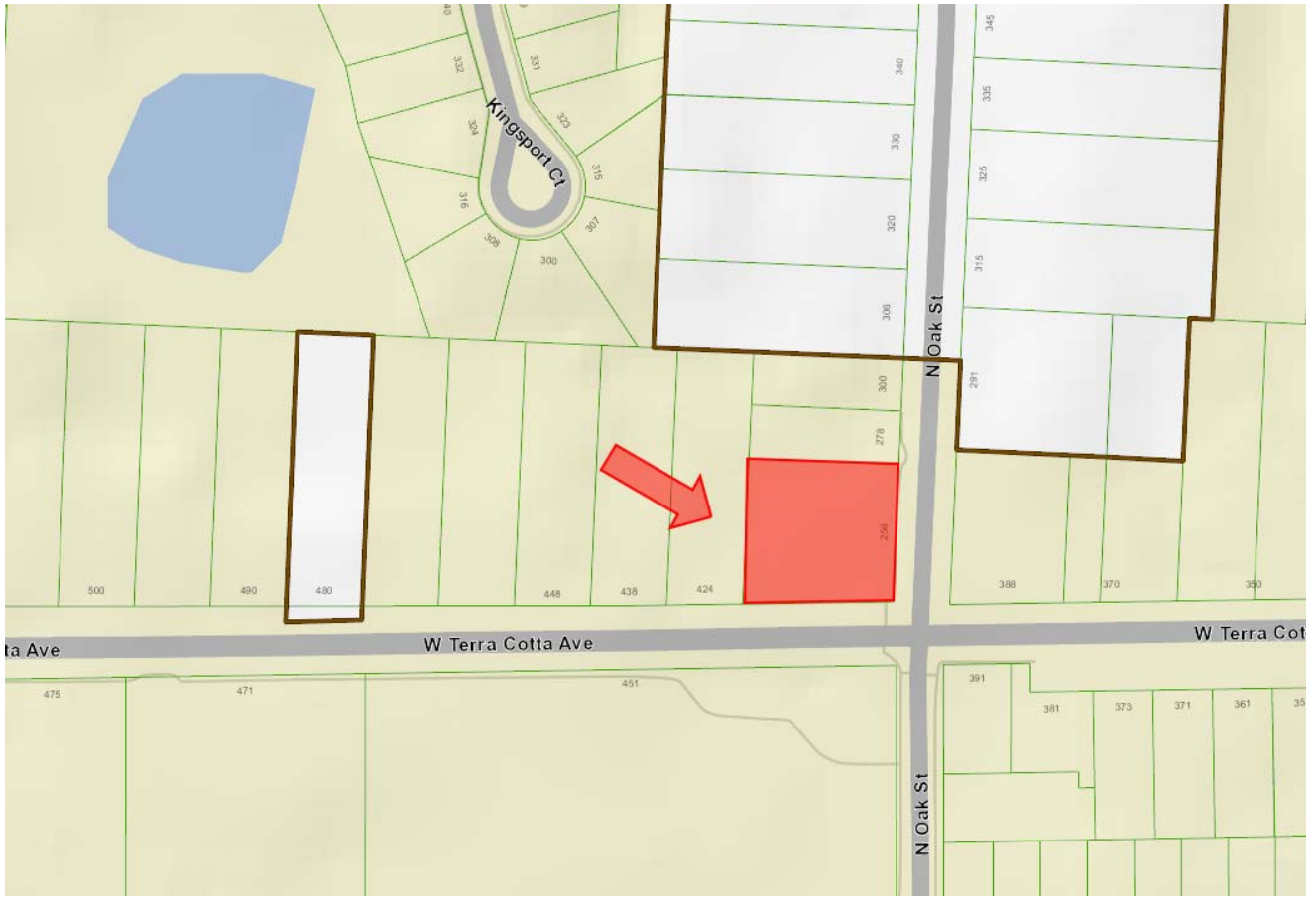
Land Use: Industry

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: Promote, retain and attract businesses that provide a diverse tax base.

2017-21 Oak Street Plaza – 256 N Oak St – Rezone



RECEIVED
JUN 22 2017
BY: 2017-21

CITY OF CRYSTAL LAKE DEVELOPMENT APPLICATION

Please type or print legibly

OFFICE USE ONLY
CASE #

PROJECT TITLE: Oak Street Rezoning

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"/> Final PUD | <input 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"/> Rezoning B-1 to B-2 |

Petitioner Information:

NAME: Judy A Hansen Russell C Hansen

ADDRESS: 772 Woodmar Lane
Crystal Lake IL 60014

PHONE: 815 353 0693

E-MAIL: Judyputter@aol.com

Owner Information:(if different)

NAME: Russell C Hansen Trust and Judy A Hansen Trust

ADDRESS: Same

PHONE: _____

E-MAIL: _____

Property Information:

Project Description: The Petitioner is seeking a zoning change from B-1 neighborhood business to B-2 commercial highway business district for the property located at the Northwest corner of oak street and route 176 in Crystal Lake. The property is currently occupied by a commercial strip center and no changes are planned in the center. However since the creation of the center the surrounding area has changed from primarily residential to primarily commercial. The additional uses allowed in a B-2 district are consistent with the neighboring B-2 and office uses.

Project Address/Location: The Northwest corner of rte 176 and Oak Street

PIN Number(s): 14-31-276-041

Surrounding Area	zoning	Uses
West	B-2	Gulgrens Appliance
North	O	The AT&T internet utility
East	O	Office building
South East	R-3b	Apartments
South	R-1	St Thomas Church

Development Team:

Developer:

Architect: _____

Attorney: Joe Gottemoller, Madsen, Sugden & Gottemoller, (815)459-5152, joe@mchenrycountylaw.com

Engineer:

Landscape Architect

Planner:

Surveyor:

Other: _____

Signatures:

As owner of the property in question, I hereby authorize the seeking of the above requested actions.

OWNER: Print and Sign Name

Russell P. Hansen
RUSSELL P. HANSEN
Judy A. Hansen
JUDY A. HANSEN

Date 6-3-17

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.

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

IN THE MATTER OF THE PETITION
OF RUSSELL C HANSEN TRUST
AND THE JUDY A HANSEN TRUST
PETITIONERS AND OWNERS FOR
A CHANGE IN ZONING
CLASSIFICATION FROM B-1 TO B-2
UNDER THE ORDINANCES OF
CRYSTAL LAKE

2017- 21

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 upon the application of Russell C Hansen Trust and the Judy A Hansen Trust Petitioners and Owners, for approval of a zoning change from B-1 Neighborhood Commercial to B-2 General Commercial in Crystal Lake, Illinois. The land contains a commercial strip center which is expected to stay in its current condition. The Petitioner is seeking the change in zoning to allow the additional uses available under the B-2 district.

The Property index number is 14-31-276-041. The property is located at the northwest corner of Route 176 and Oak Street within the City of Crystal Lake

A public hearing before the Planning and Zoning Commission regarding this request will be held at 7:30 p.m. on July 19, 2017 at the Crystal Lake City Hall, 100 West Woodstock Street, Crystal Lake at which time and place any person determining to be heard may be present.

Thomas Hayden, Chair
Planning and Zoning Commission,
City of Crystal Lake

Prepared By
Joseph Gottemoller
MADSEN, SUGDEN &
GOTTEMOLLER
1 N. Virginia Street