



## #2019-16 On Angel's Wings – Special Use Permit Project Review for Planning and Zoning Commission

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<b><u>Meeting Date:</u></b>	February 20, 2019
<b><u>Request:</u></b>	Special Use Permit to allow a used merchandise store.
<b><u>Location:</u></b>	5561 Northwest Highway
<b><u>Existing Zoning:</u></b>	B-2 PUD General Commercial
<b><u>Surrounding Properties:</u></b>	North: B-2 PUD General Commercial South: B-2 PUD General Commercial East: M Manufacturing (Three Oaks Recreation Area) West: B-2 PUD General Commercial
<b><u>Staff Contact:</u></b>	Elizabeth Maxwell (815.356.3738)

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### **Background:**

- **Previous Approvals:**
  - The building originally housed the Service Merchandise store in March of 1989, which was allowed 225 square feet of signage.
  - In 2003, the Salvation Army requested approval for a used merchandise store at this location with outdoor donation bins. The Salvation Army did not pursue this site because they were denied any sort of outdoor collection bins and not allowed any additional signage.
  - Big Lots was approved in 2005 as a general retail use with sign variations to allow 90 square feet of signage.
- **Existing Use:** The building is currently vacant.
- **Request:** Used Merchandise with animal adoptions. The used merchandise portion is 12,400 square feet. The pet adoption center is 8,292 square feet.

### **Development Analysis:**

#### **General**

- **Request:** The petitioner is requesting a special use permit for a Used Merchandise store. The pet adoption center falls under pet store, which is a permitted use.
- **Land Use:** The land use map shows the area as Commerce. This land use designation is appropriate for this use.

- Zoning: The site is zoned B-2 PUD, which allows a used merchandise as a Special Use.

**Comprehensive Land Use Plan 2030 Vision Summary Review:**

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future retail, office, 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.**

**Findings of Fact:**

The petitioner has requested a Special Use Permit to allow a used merchandise store at the subject property. Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 B of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. 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*

Used Merchandise Stores must also meet the following specific standards established in Section 2-400 of the Unified Development Ordinance. The criteria are as follows:

1. Location: Used merchandise stores 15,000 square feet in area or less must be located more than 500 feet from an existing similar use. Measurements shall be made in a straight line, without regard to intervening structures or objects, from the property line of the proposed use to the property line of the existing use.

*Meets*                       *Does not meet*

2. Outdoor display: Outdoor display, storage and sales of items is not permitted.

*Meets*                       *Does not meet*

3. Police Inspection: Records of all items purchased and sold shall be kept and shall be made available during regular business hours for inspection by the Police Department.

*Meets*                       *Does not meet*

4. Electronic reporting: Any used merchandise store that purchases electronic goods or jewelry is required to report/upload to LeadsOnline, or the City's current electronic reporting system, the information outlined by the City's Police Department for each and every transaction where electronic goods or jewelry were purchased by the end of that business day. All information shall be recorded in the English language. The electronic reporting requirement also applies to all used merchandise stores that conduct 10 or more purchase transactions (not limited to electronic goods or jewelry) in one week (calculated from each Monday through the next Sunday, inclusive).

*Meets*                       *Does not meet*

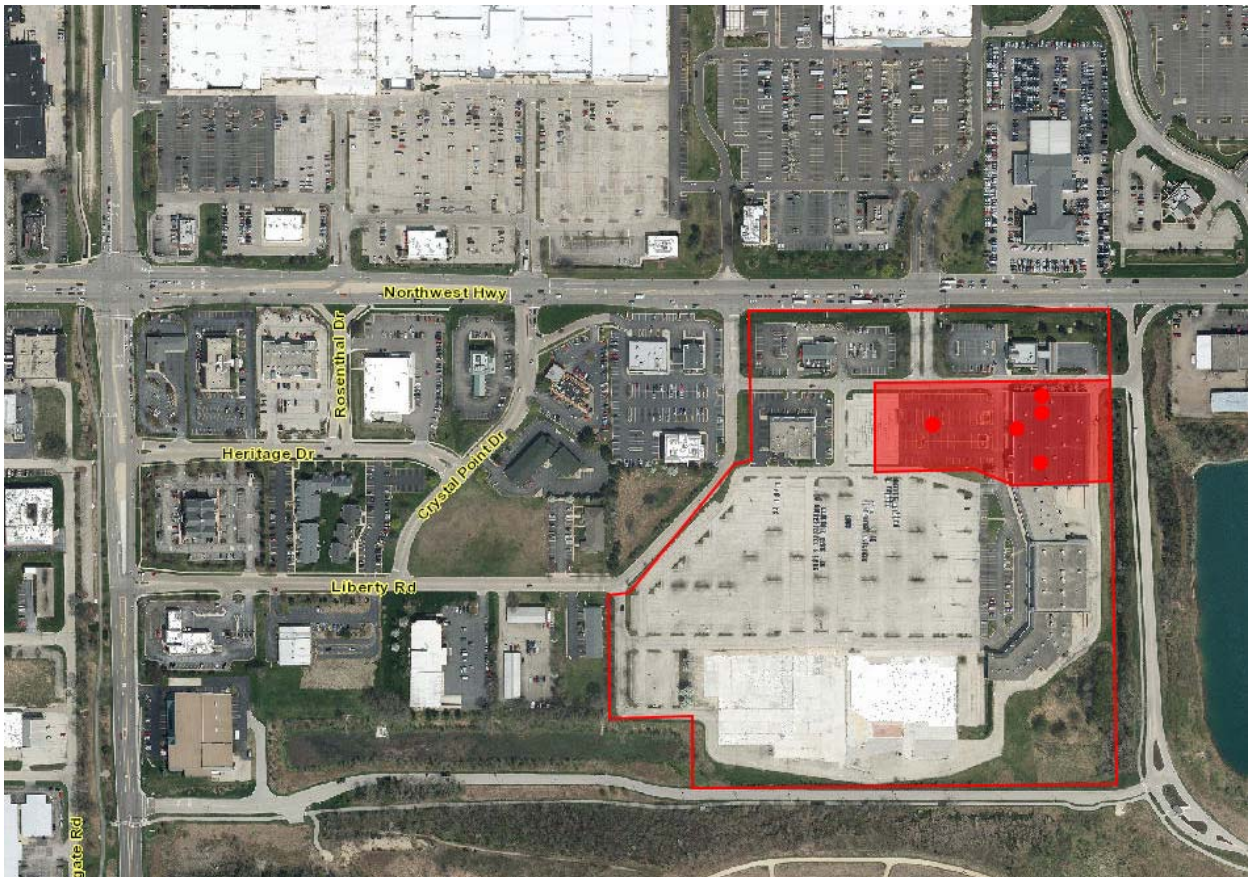
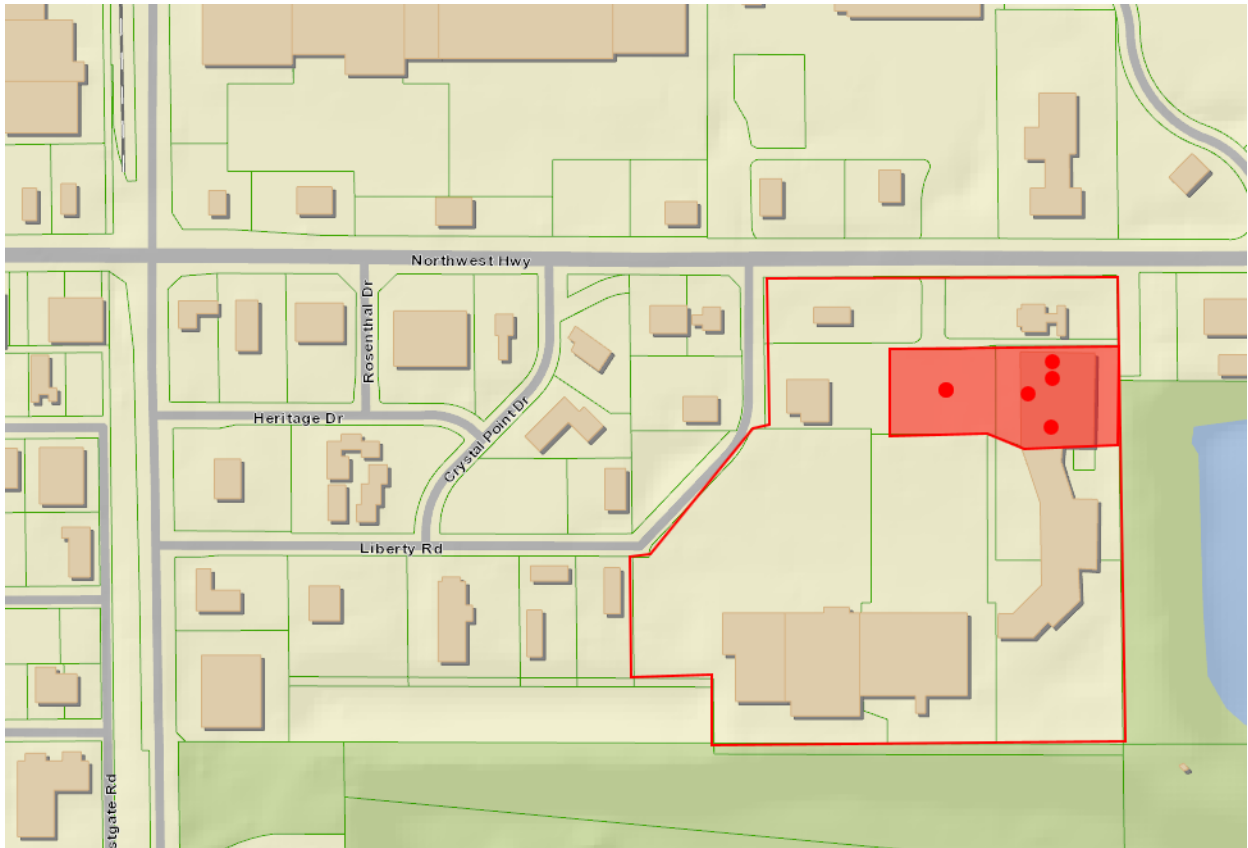
**Recommended Conditions:**

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 (On Angel's Wings, received 01/29/19)
  - B. Floor Plan (On Angel's Wings, received 01/29/19)
  - C. Plat of Survey (Webster, McGrath & Ahlberg, Ltd., dated 11/25/02, received 01/29/19)
  - D. Exterior Maintenance Acknowledgement Email (Kopp, received 01/29/19)
2. All outstanding property maintenance issues shall be resolved.
3. If donations are left outside or dropped off outside, a citation will be issued upon inspection of the premises.
4. No outside donation bins are permitted unless they are completely screened in a masonry enclosure with metal gate that matches the architecture of the building. Location to be reviewed and approved by staff.
5. The signage shall be per the Unified Development Ordinance for a multi-tenant building and not exceed 50 square feet per façade and 75 square feet total for a corner tenant.
6. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue and Police Departments.

PLN-2019-00016 ON ANGEL'S WINGS – 5561 NORTHWEST HWY UNIT A



# City of Crystal Lake Development Application

Office Use Only  
File # \_\_\_\_\_

Project Title: On Angels' Wings Move and Expansion

### 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
- Special Use Permit
- Variation
- Other

### Petitioner Information

Name: Vanessa Caudow / Jeannette Hager

Address: 5186 Northwest Hwy Ste 133  
Crystal Lake, IL 60014

Phone: 815 356-8170

Fax: \_\_\_\_\_

E-mail: oawdevelopment@  
onangelswings.org

### Owner Information (if different)

Name: Northeast Investments LLC  
c/o Anthony Kopp

Address: 3330 Skokie Valley Rd. Suite 301  
Highland Park, IL 60035

Phone: 847-780-1336

Fax: 847-433-2606

E-mail: anthony@amosfinancial.com

### Property Information

Project Description: Relocation from 5186 to 5561 Northwest Hwy. Interior to be renovated to accommodate resale store with storage and pet care and housing areas. No major development work planned. Exterior maintenance agreed per attached letter.

Project Address/Location: 5561 Northwest Hwy; the former "Card and Party Outlet or Party City" and adjacent unfinished space (Units 2+3); Crystal Lake, IL 60014

PIN Number(s): 19-09-126-011-010

**Development Team**

Please include address, phone, fax and e-mail

Developer: \_\_\_\_\_

Architect: \_\_\_\_\_

Attorney: \_\_\_\_\_

Engineers: \_\_\_\_\_

Landscape Architect: \_\_\_\_\_

Planner: \_\_\_\_\_

Surveyor: \_\_\_\_\_

Other: \_\_\_\_\_

**Signatures**

Vanessa Candlen 1/29/19  
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.

K Ohannes Koroglyan 1/29/19  
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.

**SCANNED**

**PUBLIC NOTICE**  
BEFORE THE PLANNING AND  
ZONING COMMISSION  
OF THE CITY OF CRYSTAL LAKE,  
MCHEMRY COUNTY, ILLINOIS  
IN THE MATTER OF THE PETITION  
OF Jeannette Hager

**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 on the application by Jeannette Hager, with On Angel's Wings, on behalf of Ohannes Koroglyan, seeking a Special Use Permit for 5561 Northwest Highway, Crystal Lake, Illinois.

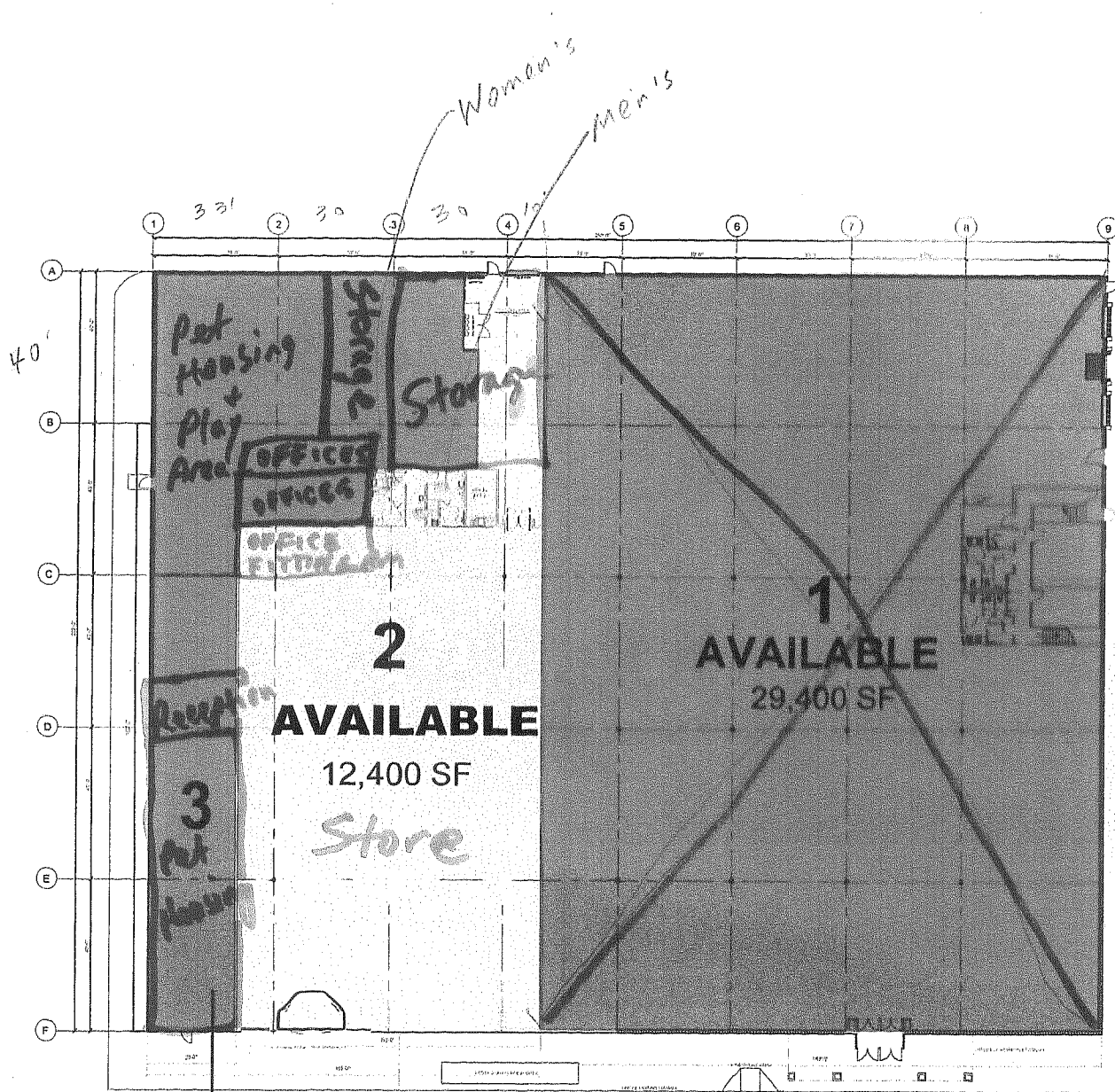
PIN: 19-09-126-011, -010.  
This application is filed for the purpose of seeking a Special Use Permit for a Used Merchandise Store pursuant to Article 2-300, 2-400 and 9-200 D. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission on this request will be held at 7:30 p.m. on Wednesday, February 20, 2019, 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  
February 2, 2019) 1628549





**AVAILABLE**  
8,292 SF

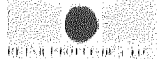
**CRYSTAL COURT**  
CRYSTAL LAKE, IL 60014

Mail and Telecom Building  
(Please See Exhibit A) (a)

**LEASE PLAN**

LEASING & MANAGEMENT AGENTS:

**URBAN**





Hey Vanessa

I understand the city is asking that some exterior maintenance items are addressed for the property. The weather this time of year does not permit most exterior work. The landlord will continue to maintain the exterior of the building throughout the term of the lease. This includes landscaping and removing any dead trees, patching parking lot potholes, and maintaining the exterior façade as needed.

Thanks

Anthony Kopp  
Property & REO Manager  
3330 Skokie Valley Rd Suite 301  
Highland Park, IL 60035  
E-Mail: [anthony@amosfinancial.com](mailto:anthony@amosfinancial.com)  
Phone #: (847) 780-1336 (Direct/Text)  
Fax #: (847) 433-2606

**Amos Financial LLC is attempting to collect a debt and any information obtained will be used for that purpose.**

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**From:** Vanessa Candow <[oawdevelopment@onangelswings.org](mailto:oawdevelopment@onangelswings.org)>  
**Sent:** Monday, January 28, 2019 12:36 PM  
**To:** Anthony Kopp <[anthony@amosfinancial.com](mailto:anthony@amosfinancial.com)>  
**Subject:** Re: Crystal Lake Property

Hello Anthony, I left you a text as well if you can call me. I need one more item for our submission to the zoning board and it is urgent for us to get this processed by Wednesday to make the Feb meeting. My cell is 847 877 9685. Vanessa

On January 16, 2019 at 5:23 PM Anthony Kopp <[anthony@amosfinancial.com](mailto:anthony@amosfinancial.com)> wrote:

Hey Vanessa

I attached a survey and some drawings. The unit they call Factory Outlet is the old Party City. Unit A is the small skinny unit. Page 2 of the 'Drawings' document has measurements of the party city.

Thanks

SCANNED

Anthony Kopp  
Property & REO Manager  
3330 Skokie Valley Rd Suite 301  
Highland Park, IL 60035  
E-Mail: [anthony@amosfinancial.com](mailto:anthony@amosfinancial.com)  
Phone #: (847) 780-1336 (Direct/Text)  
Fax #: (847) 433-2606

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