



#2019-136

**City of Crystal Lake – Rezoning at Crystal Court
Project Review for Planning and Zoning Commission**

Meeting Date: September 4, 2019

Requests: Rezoning of Crystal Court properties abutting Three Oaks Recreation Area with a Planned Unit Development Overlay.

Locations:

376LT LIBERTY RD
5625 NORTHWEST HWY
Part of 5561 NORTHWEST HWY
5561 NORTHWEST HWY
5577 NORTHWEST HWY
5607 NORTHWEST HWY
5641 NORTHWEST HWY
5545 NORTHWEST HWY
5657 NORTHWEST HWY
5689 NORTHWEST HWY

Existing Zoning: B-2 PUD General Commercial Planned Unit Development

Staff Contact: Kathryn Cowlin (815.356.3615)

Background:

- At the August 6th City Council meeting the Council approved the rezoning of various properties around Three Oaks Recreation Area. The City Council agreed with the Planning & Zoning Commission recommendation to add the properties within the Crystal Court Shopping Center to the Three Oaks Planned Unit Development overlay.
- Three Oak Recreation Area provides high-quality family recreation to thousands of visitors per year. In addition, Three Oaks has become a destination that attracts people from a wide area who support the retail activities along and near Route 14 and Main Street. Three Oaks also offers nearby employees a convenient and desirable recreational amenity that enhances the area's desirability as an employment hub. These positive impacts of Three Oaks help to maintain the property values in the area. Protection of this unique asset is paramount.
- Orderly development around Three Oaks would support the recreational use of the park and further spur economic development, ideally taking advantage of the Park and its many amenities. High quality and well-planned mixed use development and redevelopment would encourage similarly high-quality development to locate in the area and support a strong and stable tax base for the City, its schools, and other units of local government.

Land Use Analysis:

ZONING

- The subject properties are currently zoned B-2 PUD. The addition of the Three Oaks PUD would not alter the current uses, but would encourage redevelopment that complements the park.

PUD OVERLAY DEVELOPMENT BENEFITS

- It would encourage an applicant to propose a unique design that would be more contextual to the surrounding area. It could also require amenities such as bike racks, sidewalks, outdoor seating, etc. to embrace the views and attraction provided by Three Oaks.
- Redevelopment or major modifications to any site or building within the proposed overlay district would require the applicant to proceed through the PUD process.
- The PUD could encourage specific uses or restrict certain uses in close proximity to other similar uses in order to maintain and improve the diversity and vibrancy of the area.
- High quality redevelopment would generate more tax dollars and spur similar redevelopment projects improving the overall area.
- A PUD Overlay would establish land development protections for the area surrounding the Three Oaks Recreation Area.

Findings of Fact:

The City is proposing rezoning these properties with the PUD overlay. Their underlying zoning would remain the same.

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 2030 Vision Summary Review:

The Comprehensive Plan designates Three Oaks Recreation Area and surrounding properties as a Unique Area. The following goal is applicable to this request:

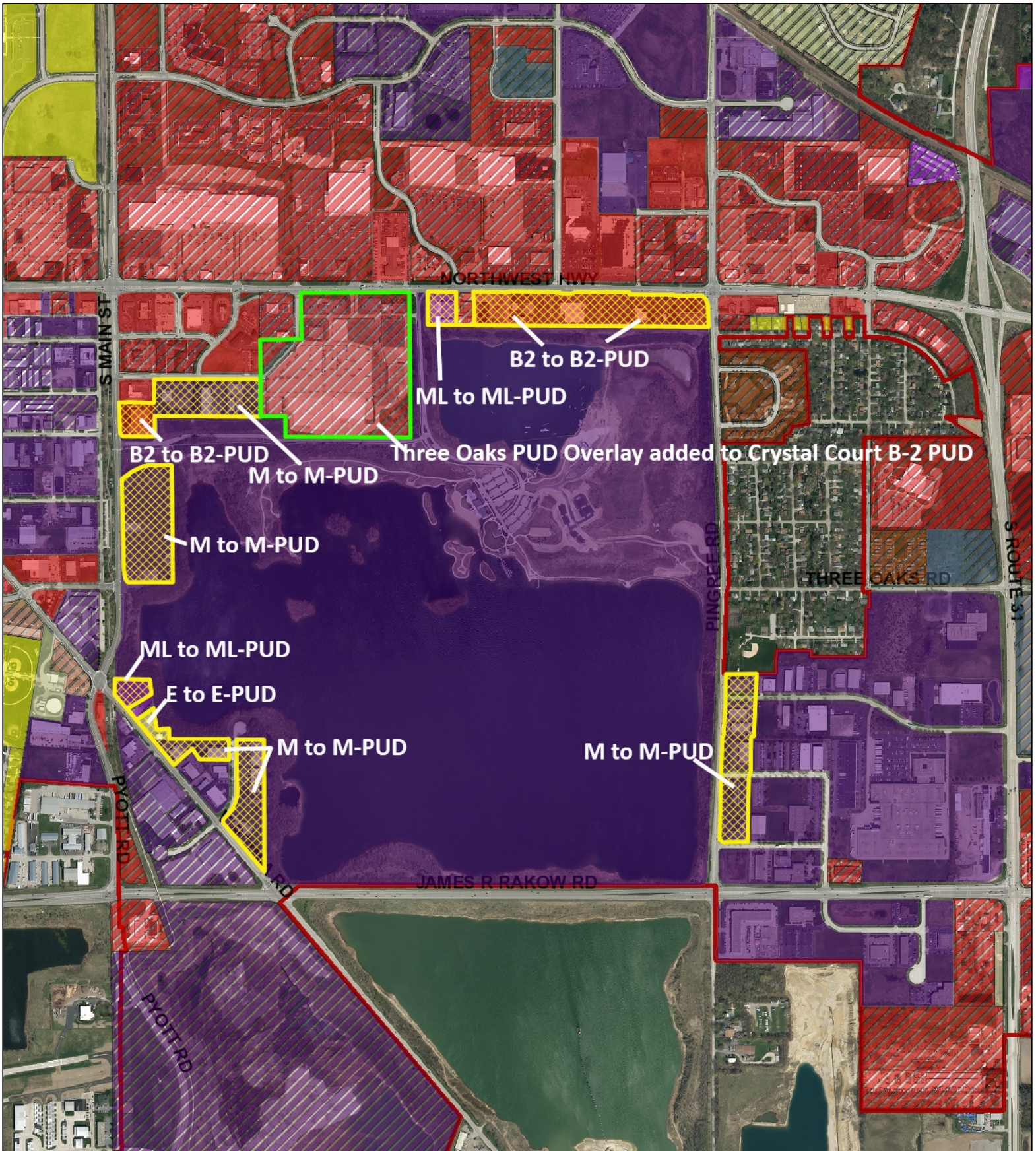
Unique Areas – Three Oaks Recreation Area and surrounding properties

Goal: Maintain Three Oaks Recreation Area as a premier recreation asset and as a focal point for appropriate redevelopment along the Route 14 and Main Street Corridors.

Supporting Action: Encourage a variety of uses that can be self-sustaining and that attract people from and to the Three Oaks Recreation Area.

Recommended Motion:

A) A motion to recommend approval of a PUD overlay for the identified parcels in the Crystal Court Shopping Center abutting the Three Oaks Recreation Area.



Date Printed: 8/23/2019

NOTES:
 PIQ Map - Crystal Court Shopping Center added to Three Oaks PUD Overlay

- Zoning**
- B-1
 - B-1 PUD
 - B-2
 - B-2 PUD
 - B-4
 - B-4 PUD
 - COUNTY

This map was generated using the City of Crystal Lake's GIS Web Mapping Application.
 This map is a user generated static output from an Internet Mapping Site and is for reference only.



City of Crystal Lake Development Application

Office Use Only

File # _____

Project Title: PUD OVERLAY - REZONING

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: CITY OF CRYSTAL LAKE

Address: 100 WEST WOODSTOCK ST

Phone: 815-459-2020

Fax: _____

E-mail: _____

Owner Information (if different)

Name: _____

Address: _____

Phone: _____

Fax: _____

E-mail: _____

Property Information

Project Description: PUD OVERLAY ON PROPERTIES ADJACENT TO
THREE OAKS RECREATION AREA.

Project Address/Location: _____

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

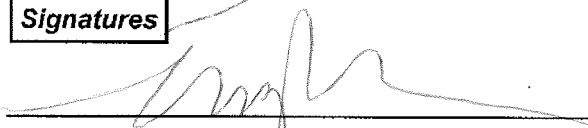
Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

 _____

PETITIONER: Print and Sign name (if different from owner)

Date

7/15/19

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.

PUBLIC NOTICE
BEFORE THE PLANNING
AND ZONING COMMISSION
OF THE CITY OF CRYSTAL
LAKE, MCHENRY COUNTY,
ILLINOIS
IN THE MATTER OF THE
PETITION OF THE
City of Crystal Lake
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 for the purposes of seeking UDO Text Amendments to make various changes to Article 2, Article 4 Section 4-200, and Article 10 to allow Adult-Use Cannabis Dispensing Organization. In addition, there are proposed amendments to the Municipal Code to comply with the Cannabis Recreation and Tax Act.

A public hearing before the Planning and Zoning Commission on this request will be held at 7:30 p.m. on Wednesday, September 4, 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 on August 15, 2019)
1693095



CITY OF
Crystal Lake
ILLINOIS

August 14, 2019

To Property Owner:

The Three Oaks Recreation Area is a gem within Crystal Lake and it is important to help protect this park while allowing for responsible development surrounding the park. The City established an overlay district around Three Oaks Recreation Area to provide additional protection to the lake at the August 6, 2019 City Council meeting. During the discussion, it was recommended that your property also be included in the overlay district. The intent of the overlay district is to provide general goals and standards for redevelopment adjoining Three Oaks Recreation Area. It is anticipated that this overlay district will help spur redevelopment and enhance the recreational use of the lake.

The underlying zoning for your property would not change, nor would this affect your existing use of the property. The existing use would remain a permitted use and you would not need to do anything further. If substantial changes to the exterior of your property are proposed then it would require coming through the PUD zoning process.

There is a public hearing scheduled for the proposed overlay district, but should you have any questions, please do not hesitate to contact me at kcowlin@crystallake.org or 815-356-3798.

Sincerely,

Katie Cowlin
Assistant City Planner