



#2020-00150
Goldmax – Special Use Permit
Project Review for Planning and Zoning Commission

Meeting Date: October 7, 2020

Request: Special Use Permit to allow a used merchandise store.

Location: 6107 Northwest Highway

Existing Zoning: B-2 General Commercial

Surrounding Properties: North: B-2 PUD General Commercial
South: M – Manufacturing
East: B-2 General Commercial
West: M – Manufacturing & B-2 PUD General Commercial

Staff Contact: Katie Cowlin (815.356.3798)

Background:

- **Existing Use:** The subject property is a multi-tenant building with Pet Supplies Plus as a tenant.
- The proposed used merchandise store would fill the vacant space adjacent to Pet Supplies Plus.
- **UDO Requirements:** Used merchandise stores are required to obtain a special use permit and comply with specific criteria.

Development Analysis:

General

- **Request:** The petitioner is requesting a special use permit for a used merchandise store.
- **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, which allows a used merchandise store as a Special Use.
- A cash for gold store was previously located in the building and was approved prior to the current UDO. The new user must comply with the current standards and is required to obtain the special use permit.
- The proposed business buys gold and jewelry and re-sells the items.

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 comply with the following standards:

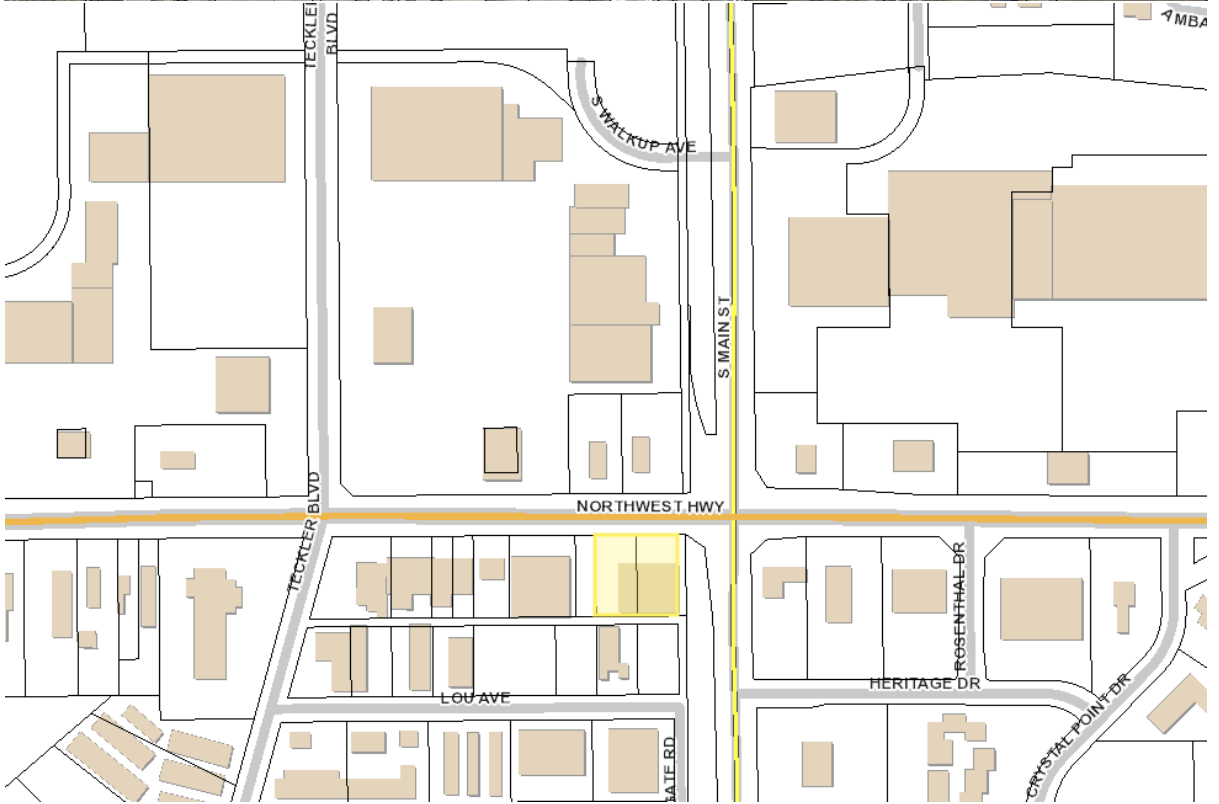
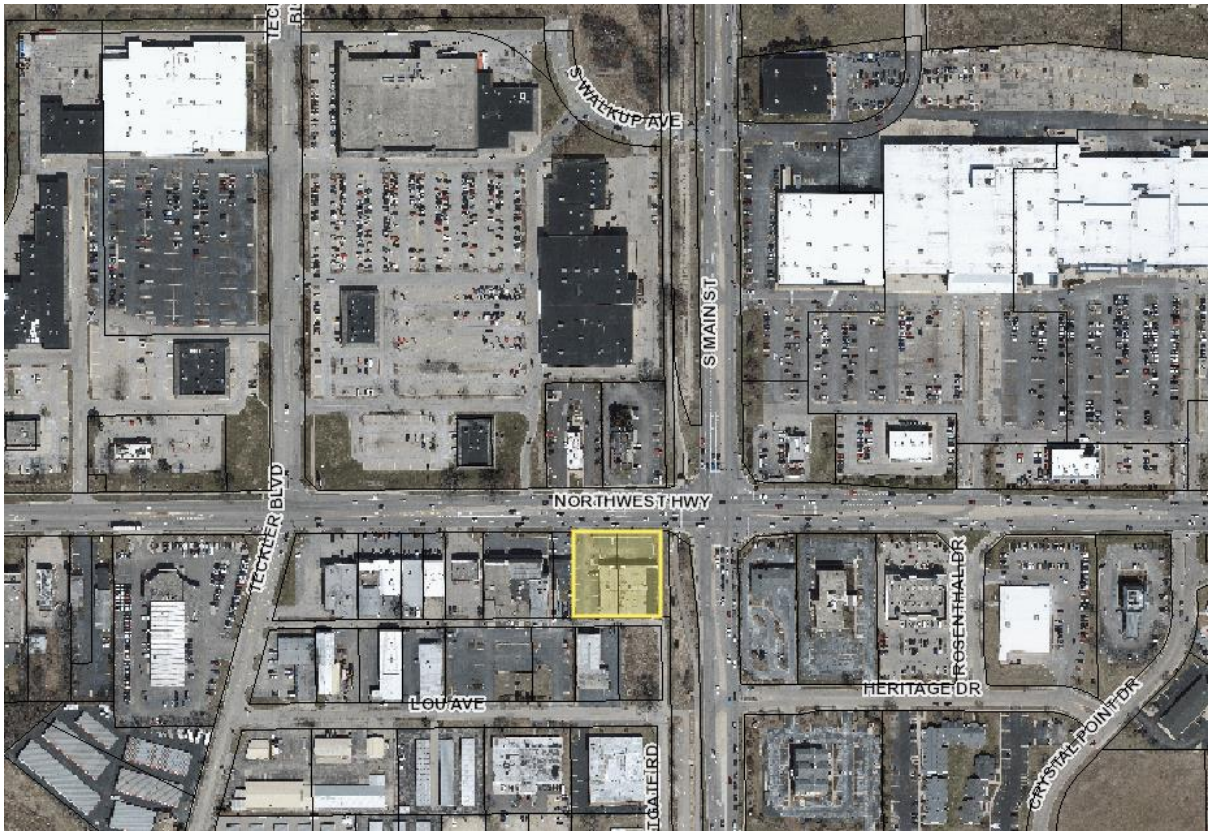
- A. Location: Used merchandise stores 15,000 square feet in area or less must be located more than 500 feet from an existing similar use. Measurements shall be made in a straight line, without regard to intervening structures or objects, from the property line of the proposed use to the property line of the existing use.
 Meets *Does not meet*
The proposed user is less than 15,000 square feet in area and the closest used merchandise store is approximately 1,600 feet away.
- B. Outdoor display: Outdoor display, storage, and sales of items is not permitted.
 Meets *Does not meet*
- C. 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*
- D. 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 (Goldmax, received 09/30/2020)
 - B. Floor Plan (Goldmax, received 09/17/2020)
2. 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.
3. 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, jewelry or other items 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).
4. The petitioner shall address all of the review comments and requirements of the Community Development, Police and Fire Rescue Departments.

PIQ MAP – GOLDMAX – 6107 NORTHWEST HIGHWAY





**City of Crystal Lake
Development Application
Ownership Sign-off Acknowledgement Form**

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information

Name: _____

Address: _____

Phone: _____

E-mail: _____

Project Name & Description: _____

Project Address/Location: _____

Signature
Andrea Ragona, Project Manager for Crystal Lake Main Plaza, L.L.C.

Andrea Ragona

Owner: Print and Sign name

Date

NOTE: If the property is held in a 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.

STATE OF ILLINOIS

COUNTY OF MCHENRY

IN THE MATTER OF THE APPLICATION OF

Goblmox Jewelers;
(Name)

As represented by Kathleen Duda
(Name, if different than applicant)

AFFIDAVIT

Kathleen Duda, being first duly sworn on oath deposes and states as follows:
(Name)

- A. That a copy of the legal notice, concerning the hearing date for the above mentioned Petitioner, was sent to each of the persons named on the attached list by regular mail notifying them of the hearing before the Planning and Zoning Commission on 10-7-20, at 7:00 p.m., at the City of Crystal Lake
(Meeting date)
City Hall, 100 West Woodstock Street in Crystal Lake, Illinois. Said notice was mailed to each of the below mentioned persons by regular mail on 9-21-20
(Date)
- B. That the posting requirements of the Zoning Ordinance have been complied with by placing the customary public notice sign on the subject property on 9-21-20
(Date)

Kathleen Duda
(Name)

Subscribed and Sworn to me before
This 28th day of September, 2020

[Signature]
Notary Public



SHAW MEDIA
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815)459-4040

ORDER CONFIRMATION

Salesperson: BARBARA BEHRENS Printed at 09/17/20 14:58 by bbehr-sm

Acct #: 10069745 Ad #: 1817980 Status: New WHOLD

MCHENRY COUNTY PREPAID LEGALS Start: 09/19/2020 Stop: 09/19/2020
PO BOX 250 Times Ord: 1 Times Run: ***
CRYSTAL LAKE IL 60014 CLEG 1.00 X 57.00 Words: 208
Total CLEG 57.00
Class: C8100 PUBLIC NOTICES
Rate: LEGAL Cost: 91.88
Affidavits: 1

Contact: LEGAL CLERK Ad Descrpt: VARIATION
Phone: (815)459-4040 Descr Cont: 1817980
Fax#: Given by: PAMELA MOREY
Email: P.O. #:
Agency: Created: bbehr 09/17/20 14:44
Last Changed: bbehr 09/17/20 14:58

URL: _____

Source: _____ Section: _____ Page: ____
Camera Ready: N Group: LEGALS AdType: _____
Misc: _____
Color: _____
Proof: _____ Pickup Date: _____ Ad#: _____
Delivery Instr: _____ Pickup Src: _____
Changes: None __ Copy __ Art __ Size __ Copy Chg Every Run __
Coupon: _____ Gang Ad #: _____
Ad Copy Method: _____
Special Instr: _____

COMMENTS:
COPIED from AD 1817951

PUB ZONE EDT TP RUN DATES
NW CL 97 S 09/19
WEB CL 99 S 09/19
APNW CL 97 S 09/19

(CONTINUED ON NEXT PAGE)

SHAW MEDIA
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815)459-4040

ORDER CONFIRMATION (CONTINUED)

Salesperson: BARBARA BEHRENS

Printed at 09/17/20 14:58 by bbeh-sm

Acct #: 10069745

Ad #: 1817980

Status: New WHOLD WHOI

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

IN THE MATTER OF THE
APPLICATION OF
Goldmax Jewelers

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 upon the application of Goldmax Jewelers, seeking a Special Use Permit for a used merchandise store located at 6107 Northwest Highway, Crystal Lake, Illinois. PIN 19-08-226-009 & 19-08-226-010.

This application is filed for the purpose of seeking a Special Use Permit pursuant to Article 2-400 to allow a used merchandise store, as well as any other variations as necessary to complete the project as proposed. 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 for this request will be held at 7:00 p.m. on Wednesday, October 7, 2020, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person desiring to be heard may be present.

Jeff Greenman, Chairperson
Planning and Zoning
Commission
City of Crystal Lake

(Published in the Northwest
Herald September 19,
2020)1817980

STORE LAYOUT



Bathroom and storage

**Jewelry
Case**

**Jewelry
Case**

**Jewelry
Case**

Consulting/Buying Area

Waiting Chairs

Door

Waiting Chairs

Parking Lot



Alan J. Coulson, P.C. PROFESSIONAL LAND SURVEYORS PLAT OF SURVEY

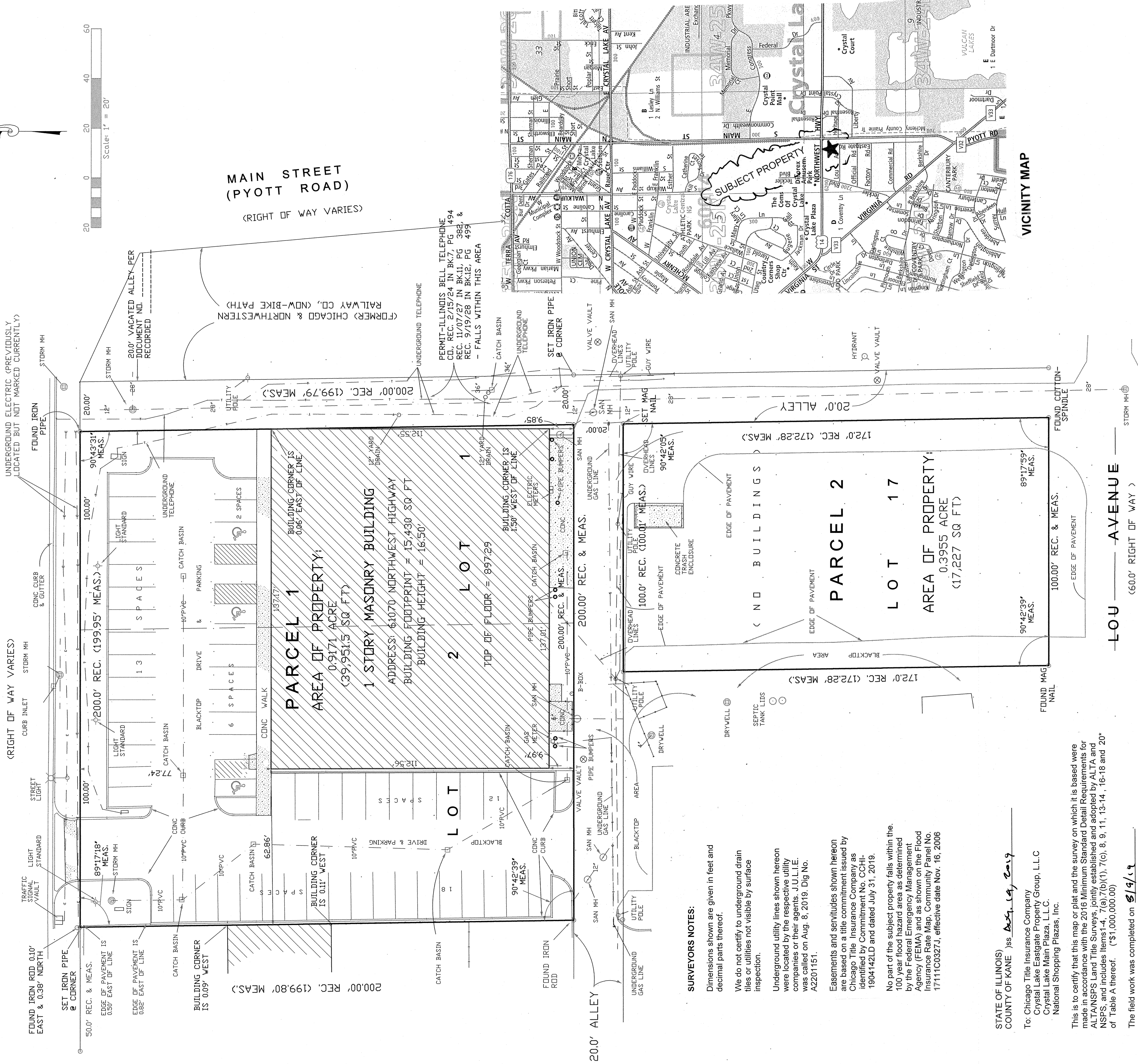
OF PROPERTY DESCRIBED AS FOLLOWS:

PARCEL 1:
Lots 1 and 2 in John Pfeiffer's Subdivision, a subdivision of part of the Northeast Quarter of Section 8, Township 43 North, Range 8 East of the Third Principal Meridian, according to the plat thereof recorded September 12, 1952 as Document No. 257142 in Book 11 of Plats, in McHenry County, Illinois.

PARCEL 1:
Lot 17 in John Pfeiffer's Subdivision, a subdivision of part of the Northeast Quarter of Section 8, Township 43 North, Range 8 East of the Third Principal Meridian, according to the plat thereof recorded September 12, 1952 as Document No. 257142 in Book 11 of Plats, in McHenry County, Illinois.

ALTA/NSPS LAND TITLE SURVEY

U. S. ROUTE 14 (NORTHWEST HIGHWAY)



SURVEYOR NOTES:
Dimensions shown are given in feet and decimal parts thereof.
We do not certify to underground drain tiles or utilities not visible by surface inspection.
Underground utility lines shown hereon were located by the respective utility companies or their agents. J.U.L.I.E. was called on Aug. 8, 2019. Dig No. A-2201151.
Easements and servitudes shown hereon are based on a title commitment issued by Chicago Title Insurance Company as identified by Commitment No. CCHI-1904142LD and dated July 31, 2019.
No part of the subject property falls within the 100 year flood hazard area as determined by the Federal Emergency Management Agency (FEMA) and as shown on the Flood Insurance Rate Map, Community Panel No. 17111C0327J, effective date Nov. 16, 2006.

STATE OF ILLINOIS }
COUNTY OF KANE } ss. Alan J. Coulson
To: Chicago Title Insurance Company
Crystal Lake Eastgate Property Group, L.L.C.
Crystal Lake Main Plaza, L.L.C.
National Shopping Plazas, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13-14, 16-18 and 20 of Table A thereof. (\$31,000,000.00)

The field work was completed on 8/14/19
Date of Plat of Map: 8/14/19
Charles J. Hill
I. P. L. S. #2700
My license expires on November 30, 2020

There is no evidence of the site used as a solid waste dump, sump or sanitary landfill.
No utility maps or aliases were provided by the client or utility companies
There is no evidence of a cemetery/burial ground
There are no party walls on the property.
There were no wetland stakes observed on the property.

Scale: 1" = 10'
Ordered: SAH DEVELOPERS LOOP
Buyer: ---
Page: 18.03.2
Drawn: ---
Job: C60,009 ASH
City: CRYSTAL LAKE

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE EVIDENCE AND EXISTING UTILITY MAPS AND RECORDS, IF FURNISHED. WE DO NOT GUARANTEE THAT THE UTILITY LINES SHOWN COMPRISE ALL THE UTILITIES EXISTING IN THE AREA, EITHER IN SERVICE OR ABANDONED. NOR DO WE WARRANT THAT SAID UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, ONLY THAT THE ACCURATELY LOCATED ALL VISIBLE STRUCTURES. WE CANNOT BE RESPONSIBLE FOR ITEMS NOT VISIBLE, SUCH AS STRUCTURES BURIED OR UNDER HEAVY SNOW COVER, NOR ITEMS NOT LOCATED BY THE RESPECTIVE UTILITY COMPANIES OR THEIR AGENTS.

FIELD WORK COMPLETED: Aug. 9, 2019

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Professional Design Firm Land Surveying Corporation, License No. 784-002683

Alan J. Coulson, P.C.
PROFESSIONAL LAND SURVEYORS
645 S. 8th St., (Rte. 31) West Dundee, IL 60118
Phone: (847)-426-2911 Fax: (847)-426-8074
E-MAIL: SIRVAYR@ALANJCOULSON.COM

STATE OF ILLINOIS }
COUNTY OF KANE } ss. Alan J. Coulson
I hereby certify that I have surveyed the property described in the above caption according to the official record, and that the above plat is a true and correct representation of said survey.

Charles J. Hill, Professional Land Surveyor No. 35-2700
My License expires 11/30/2020
Any discrepancy in measurement should be promptly reported to the surveyor for explanation or correction.
WE DO NOT CERTIFY AS TO THE LOCATION OF UNDERGROUND UTILITIES OR UNDERGROUND IMPROVEMENTS.

Compare the description on this plat with deed. Refer to deed for easements and building lines.