



**#2022-78**

## **Randall Plaza Final PUD Amendment**

### **Project Review for Planning and Zoning Commission**

---

<b><u>Meeting Date:</u></b>	April 20, 2022
<b><u>Request:</u></b>	Final Planned Unit Development Amendment to remove five required parking lot landscape islands, a variation from Article 4-400 F.
<b><u>Location:</u></b>	435 Angela Lane
<b><u>Acreage:</u></b>	Approximately 3.6 acres
<b><u>Existing Zoning:</u></b>	B-2 PUD General Commercial
<b><u>Surrounding Properties:</u></b>	North: R-2 PUD Single Family Residential South: R-1 PUD Single Family Residential East: Across Randall Road, McHenry County Conservation District West: B-2 PUD General Commercial
<b><u>Staff Contact:</u></b>	Elizabeth Maxwell (815.356.3615)

---

#### **Background:**

- Constructed as part of the Kaper Business Park, the Randall Plaza provides space to a variety of tenants including restaurants, retail and service uses.
- Fire Bar is proposing a permanent outdoor patio area, which would cover five parking spaces. This requires the removal of five landscape islands to make up the deficit.
- Landscape islands are required every 10 parking spaces to reduce impervious surface coverage and provide an aesthetic aspect to parking lots.

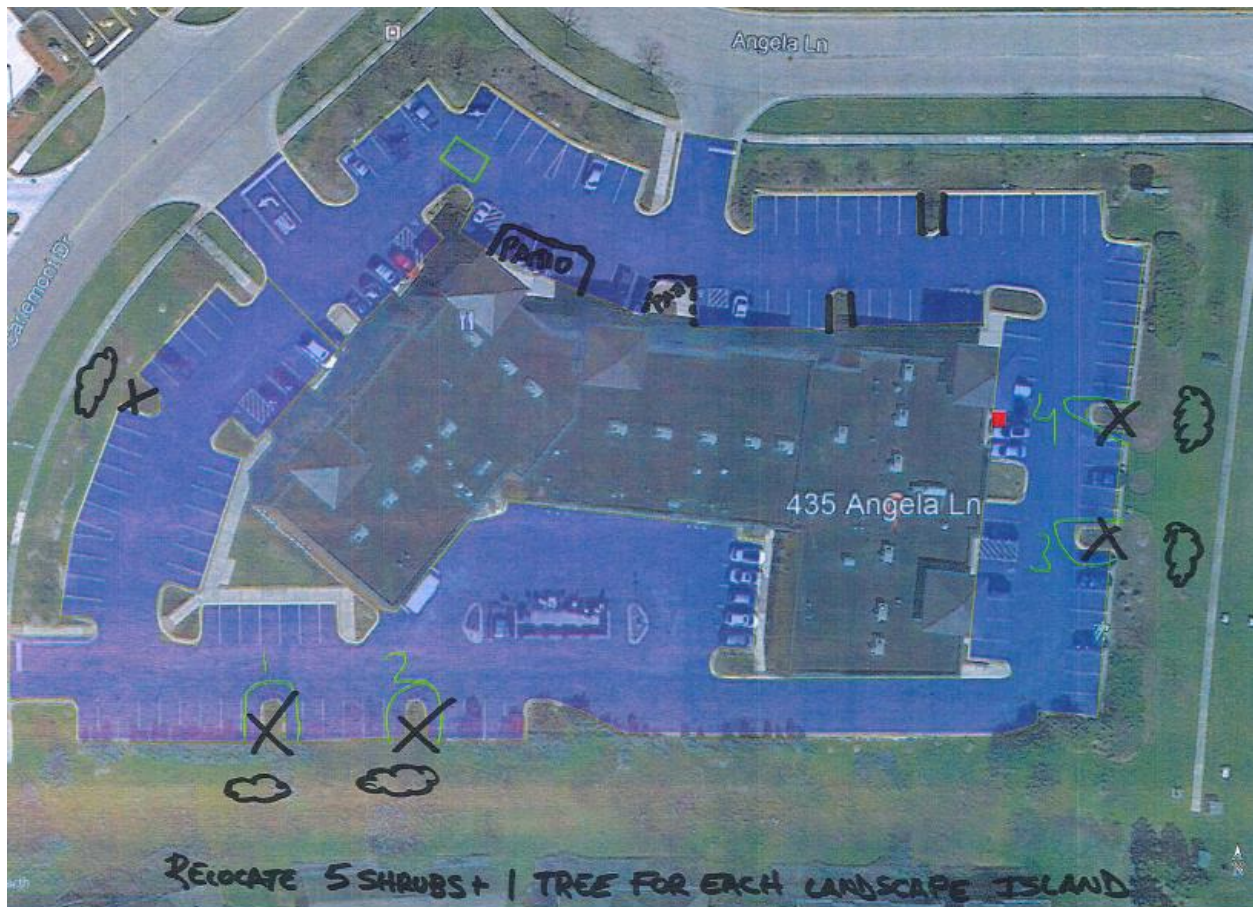
#### **Development Analysis:**

##### **Land Use/Zoning**

- The site is zoned B-2 PUD General Commercial. This is the most appropriate zoning district for retail uses.
- The land use map shows the area as Commerce. This is an appropriate land use designation for retail development.
- The project was approved as a planned unit development. Changes to the approved site and landscape plans, as well as variations from the UDO require a PUD amendment.

Site/Landscape Plan:

- Five landscape islands will be removed to allow five additional parking spaces for customers.
- The Fire Bar will utilize the five parking spaces in front of their space to construct a permanent patio area.
- The required trees and shrubs can be accommodated adjacent to the parking lot behind the removed islands. A condition of approval has been added that the landscape be relocated or new landscape planted in those areas.
- The image below illustrates which five islands will be removed and where the landscape can be replaced.



**Findings of fact:**

**FINAL PLANNED UNIT DEVELOPMENT AMENDMENT**

The petitioner is requesting approval of a Final Planned Unit Development to allow the changes to the site and landscape plans removing five required landscape islands. The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal.

This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements which may otherwise require individual requests and applications for zoning variations.

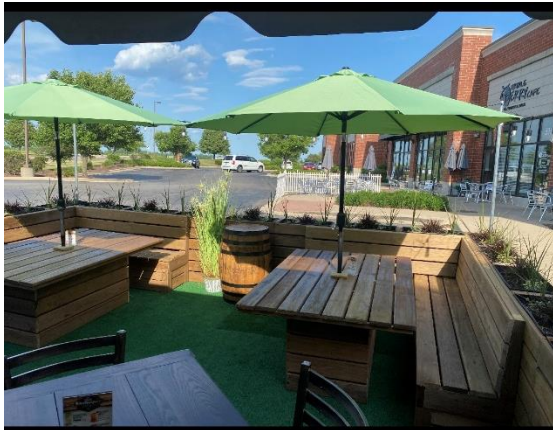
Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. Although a formal variation request is not required to be made in conjunction with a Planned Unit Development, Staff identifies those aspects of the Planned Unit Development which effectively result in variations from UDO requirements. If the evidence is not found to justify these variations from the UDO that fact shall be reported to the City Council with a recommendation that the variations from the UDO which are proposed as part of the Planned Development be lessened or denied.

The Planned Unit Development proposed by the Petitioner includes the following variation from the UDO:

- A) Article 4-400 F. Site Landscaping, to remove five required landscape islands.

The variation is requested to allow for a permanent outdoor patio area. These images are from the temporary patio that was constructed during the COVID-19 pandemic.



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

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future homes. The following goals are 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 Lane 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.

**Recommended Conditions:**

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (West Suburban Real Estate Enterprises LLC, received 03/31/22)
  - B. Site Plan (Sketch undated, received 03/31/22)
2. Relocate the landscape from the landscape islands being removed or plant new landscape of 1 tree and 5 shrubs per island totaling 5 trees and 25 shrubs in the grassy area near these islands along the perimeter of the parking lot. Provide a landscape plan for review and approval.
3. The petitioner must address all of the review comments and requirements of the Community Development Department.

PIQ Map  
435 Angela Lane





**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**

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.

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

IN THE MATTER OF THE PETITION OF West Suburban Real Estate Enterprises, LLC

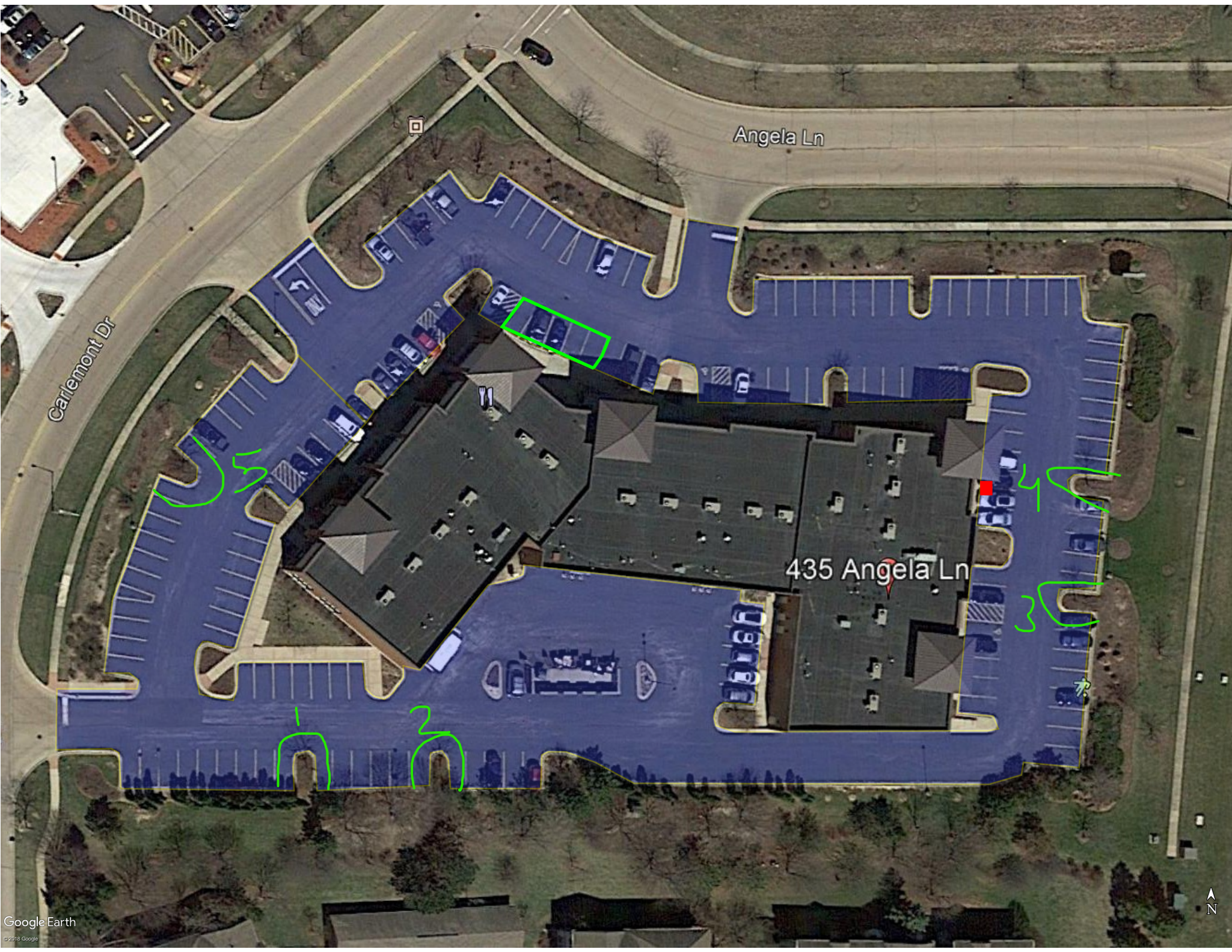
LEGAL NOTICE

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 by West Suburban Real Estate Enterprises, LLC for a Final Planned Unit Development Amendment, relating to the property at 435 Angela Lane in Crystal Lake, Illinois 60014. PIN: 19-18-478-001.

This application is filed for the purpose of seeking an amendment to an approved Final Planned Unit Development to allow changes to the site plan removing five parking lot islands, a Variation from Article 4-400 F. Site Landscaping from the required parking lot islands, and any other changes as presented at the hearing, pursuant to Article 4 and Article 9. 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 April 20, 2022, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

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

(Published in the Northwest Herald on April 1, 2022) 1972097



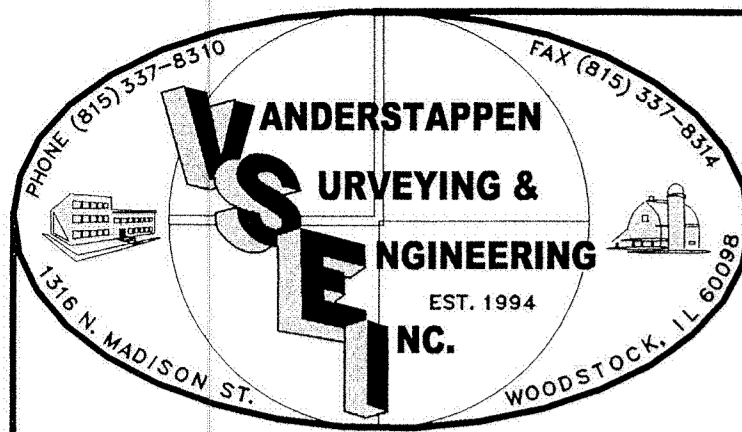
Angela Ln

Carlemont Dr

435 Angela Ln

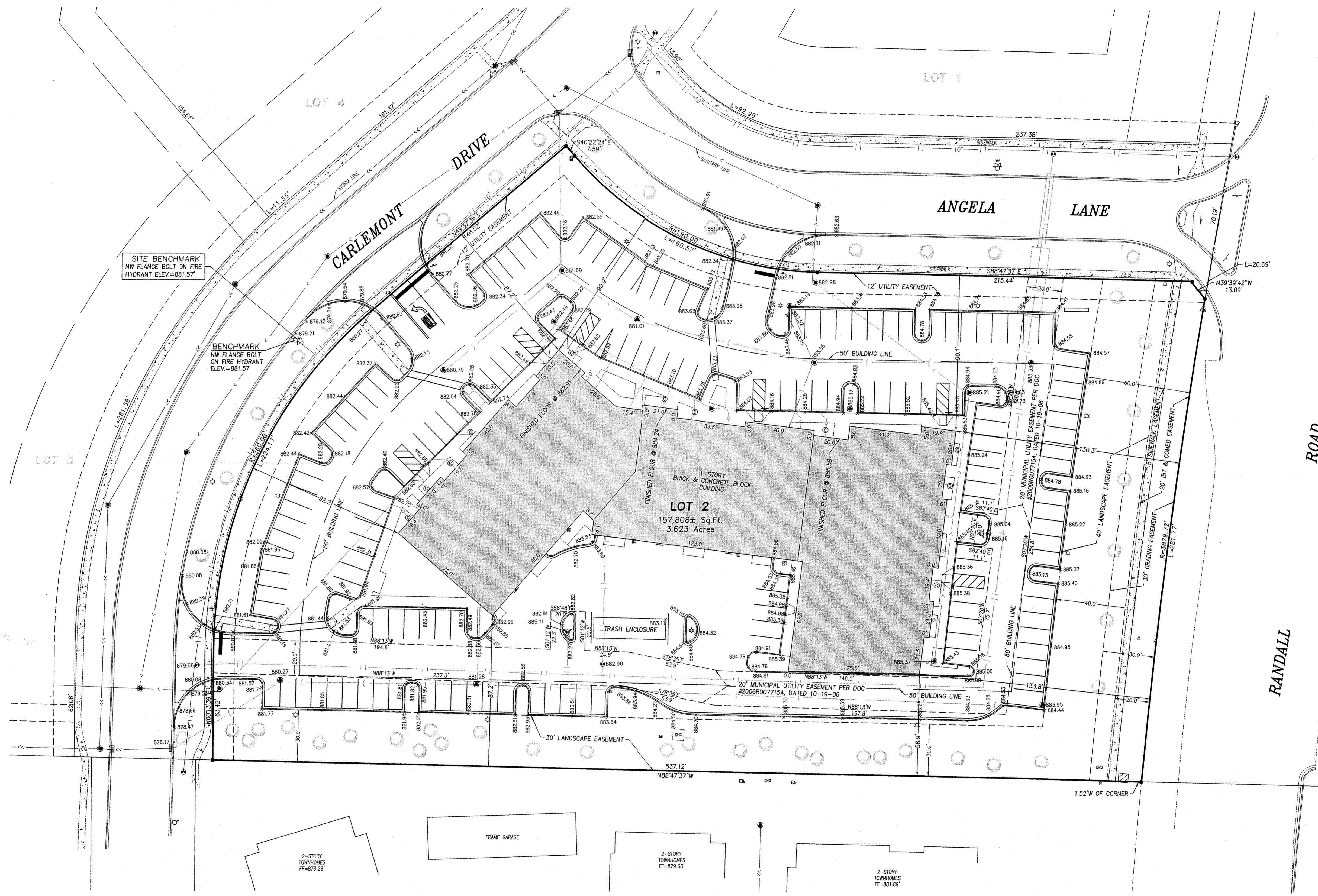






# PLAT OF SURVEY

Lot 2 in Kaper's Business Park, being a Re-Subdivision of Lot 5 in Skyridge Club Development, being a Subdivision of part of the Southeast Quarter of Section 18, Township 43 North, Range 8, East of the Third Principal Meridian, according to the Plat thereof, recorded June 13, 2000 as Document No. 2000R0031802, in McHenry County, Illinois.



LEGEND	
⊕	WATER MANHOLE
⊕	FIRE HYDRANT
⊕	SANITARY MANHOLE
⊕	STORM MANHOLE
⊕	CATCH BASIN
⊕	STREET SIGN
⊕	LIGHT POLE
⊕	CURB INLET
⊕	FOUND IRON BAR
⊕	WATER VALVE
⊕	TRANSFORMER PAD
⊕	FLARED-END SECTION
⊕	TREE
⊕	DOWN GUY
⊕	UTILITY POLE
⊕	AMERITECH RISER
⊕	CABLE TV RISER
⊕	COMED PAD
⊕	CLEAN OUT
⊕	COMED RISER
⊕	GAS METER
⊕	ELECTRIC METER
⊕	SEPTIC LID

CLIENT: DON KIM  
 DRAWN BY: CPM CHECKED BY: WJV  
 SCALE: 1"=30' SEC. 18 T. 43 R. 08 E.  
 BASIS OF BEARING: ASSUMED  
 P.I.N.: 19-18-47B-001  
 JOB NO.: 040484-D I.D. ASB  
 FIELDWORK COMP.: 07-13-06 BK. PG.  
 ALL DISTANCES SHOWN IN FEET AND DECIMAL REF. 060448  
 PARTS THEREOF CORRECTED TO 68' F.

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.

- No distance should be assumed by scaling.
- No underground improvements have been located unless shown and noted.
- No representation as to ownership, use, or possession should be hereon implied.
- This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

STATE OF ILLINOIS )  
 COUNTY OF McHENRY ) S.S.

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at Woodstock, McHenry County, Illinois 11-30 A.D., 20 06

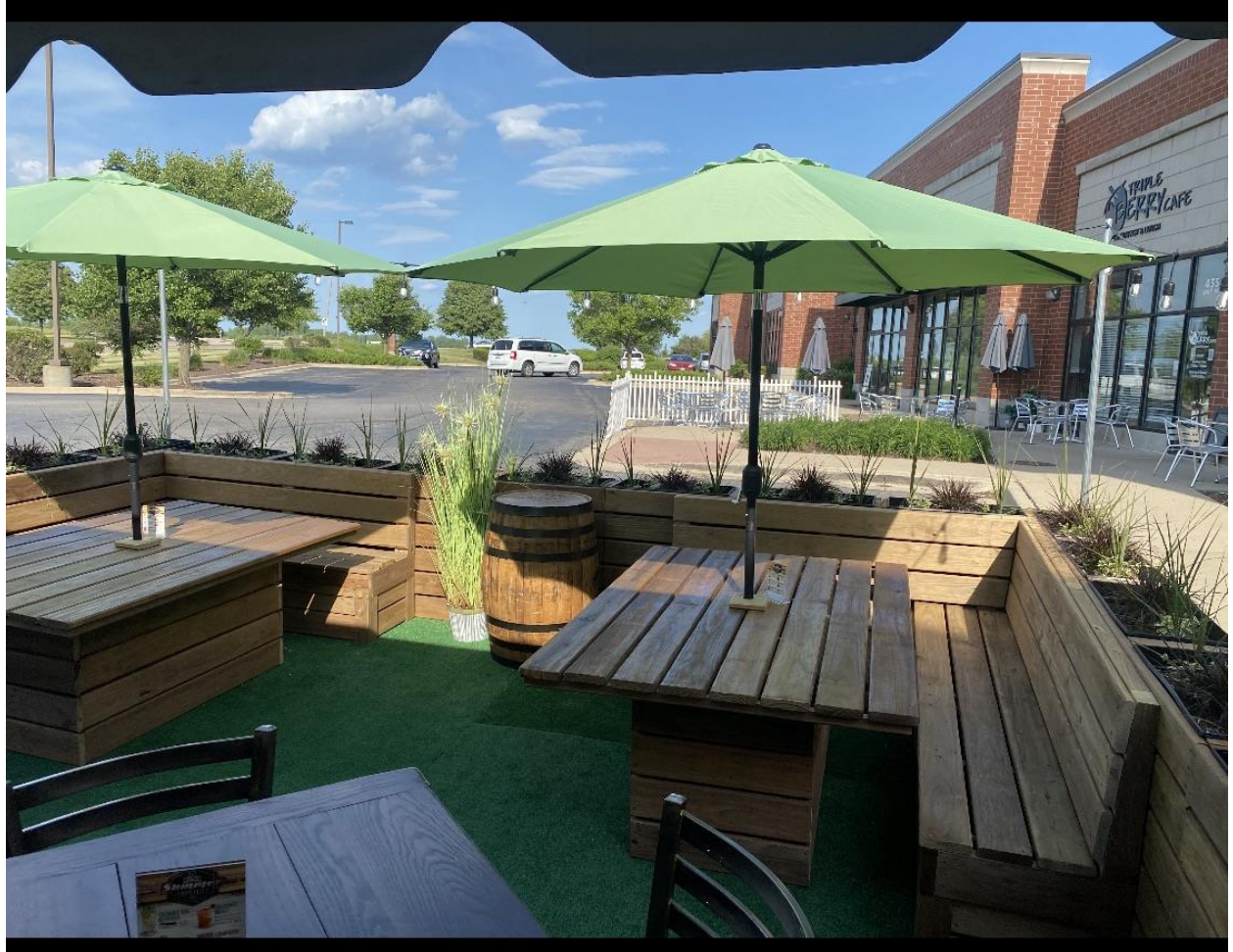
VANDERSTAPPEN SURVEYING, INC.  
 Design Firm No. 184-002792

By: *William J. Vanderstappen*  
 Illinois Professional Land Surveyor No. 2709

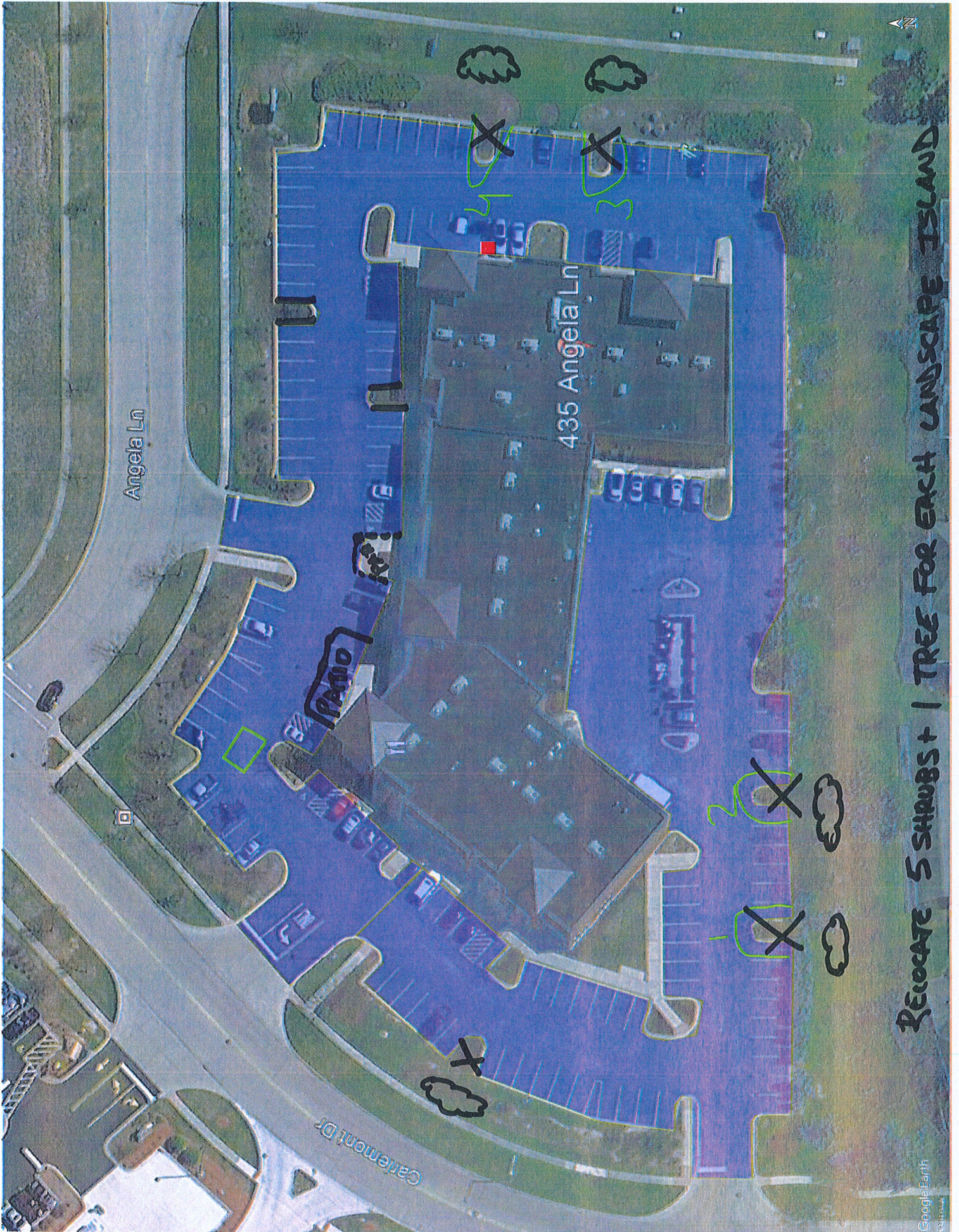


*12/1/06*  
*WJV*









Angela Ln

435 Angela Ln

Carmont Dr

Patio

RELOCATE 5 SHRUBS + 1 TREE FOR EACH LANDSCAPE ISLAND