



#2022-111
35 E Berkshire Drive – Final PUD Amendment
Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	June 15, 2022
<u>Request:</u>	Final Planned Unit Development Amendment to allow Barbeque Cooking Supply Sales as a Permitted Use in Coventry Plaza
<u>Location:</u>	35 E Berkshire Drive
<u>Acreage:</u>	Approximately 1,200 square feet
<u>Existing Zoning:</u>	B-1 PUD – Neighborhood Business PUD
<u>Surrounding Properties:</u>	North: B-2 – General Commercial South: R-2 – Single-Family Residential East: RE – Residential Estate West: B-1 – Neighborhood Business
<u>Staff Contact:</u>	Katie Rivard (815.356.3612)

Background:

- **Existing Use:** The subject property is the existing Coventry Plaza shopping center.
- **Previous Approvals:**
 - In 1985, Coventry Plaza was rezoned from B-1 zoning district to B-1 PUD zoning district. The adopted PUD includes a list of specific permitted uses, in addition to any normally permitted uses in the B-1 Neighborhood Business zoning district.
 - The intent of the adopted PUD was to allow relief from the B-1 zoning district permitted use list that maintains some protection to the surrounding residences while expanding the convenience of retail sales and services within limitations.

Development Analysis:

General:

- **Request:** The petitioner is requesting a Final PUD Amendment to allow Barbeque Cooking Supply Sales as a Permitted Use within Coventry Plaza.

- Land Use: The Comprehensive Land Use map shows the area as Commerce, which is an appropriate land use designation.
- Zoning: The site is zoned B-1 PUD Neighborhood Business, which permits uses that are intended to serve the neighborhood, and not multiple neighborhoods, City-wide or region-wide.

Request Overview:

- The petitioner is requesting to allow Barbeque Cooking Supply Sales as a permitted use within the Coventry Plaza shopping center. The business will sell barbeque accessories such as charcoal, wood pellets, thermometers, cookbooks, and sauces and rubs. There will be no cooking or repairs on-site.
- The proposed use is a niche use and would be similar to other permitted uses in the B-1 zoning district, such as Camera and Photographic Supply and Musical Instrument and Supplies Stores. Some of the current tenants include a pet shop, Dairy Queen, hair salon, bakery, and a laundromat.
- Other retail sale uses in the PUD's permitted use list include the following:

RETAIL SALES:

Art Gallery, Auto Parts, Bath Shop, Ben Franklin, Camera Shop, Floor Covering Sales, Ceramics-Sales & Crafts, Clock Shop, Clothing Store (Men, Women, Child), Coin Shop/Stamps, Computer Sales, Craft Store, Curtains/Draperies, Discount Store, Eye Glass Sales, Fabric Shop, Fireplace Shop, Furs, Hardware Shop, Kitchen Cabinets, Leather Shop, Luggage Store, Musical Instruments, Office Supplies, Paint and Wallpaper Store, Pet Shop and Pet Supplies, Record Shop, Saddle Shop, Sewing Machine Sales, Shoe Store, Sick Room Supplies, Sporting Goods, Stained Glass, Telephone Store, T-Shirt Service, Toy Store and Water Beds.

Findings of fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting approval of a Final Planned Unit Development Amendment to allow Barbeque Cooking Supply Sales as a Permitted Use in Coventry Plaza. 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.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which permits which allows for existing and future commercial, service and office uses. The following goal is applicable to this request:

Land Use – Commerce

Goal: 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.

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 (Robert Lempa, date signed 05/18/2022, received 05/18/2022)
 - B. Bluesmoke Barbeque Proposal (John Gallegos, received 05/20/2022)
2. The Petitioner shall address all of the review comments and requirements of the Community Development Department.

PIQ Map
35 E Berkshire Drive



City of Crystal Lake Development Application

Office Use Only

File # _____

Project Title: BluesmokeBBQ Supply

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"/> Conceptual PUD Review | <input type="checkbox"/> Rezoning |
| <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 type="checkbox"/> Other |

Petitioner Information

Name: John Gallegos

Address: 1791 Deerhaven dr
Crystal Lake Il 60014

Phone: _____

Fax: _____

E-mail: _____

Owner Information (if different)

Name: _____

Address: _____

Phone: _____

Fax: _____

E-mail: _____

Property Information

Project Description: Project Description for bluesmoke bbq supply is simple.

Barbecue is my passion, we trade ideas boast of good outings. I wish to bring to Crystal Lake
the ability to enjoy what the pros do in thier own backyards by selling competition grade rubs. sauces
accessories and grills.

Project Address/Location: coventry plaza 35 Berkshire dr crystal lake il

PIN Number(s): 19-08-426-010



**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: Robert Lempa

Address: 529 Twin Oaks Drive
Lake Villa, IL 60046

Phone: _____

E-mail: _____

Project Name & Description: Coventry Plaza

Project Address/Location: 35 Berkshire, Crystal Lake, IL

Signature Robert Lempa

Robert Lempa 5/18/22

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
Bluesmoke BBQ

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 John Gallegos, representing Bluesmoke BBQ, for a Final Planned Unit Development Amendment, relating to the property known as Coventry Plaza at 35 E Berkshire Drive in Crystal Lake, Illinois 60014. PIN: 19-08-426-010.

This application is filed for the purpose of seeking an amendment to the approved use list for Coventry Plaza Final Planned Unit Development to allow barbeque cooking supply sales and any other changes as presented at the hearing, pursuant to Ordinance No. 2563 and Article 2 and 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, June 15, 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 May 28, 2022)

BLUESMOKE BARBECUE SUPPLY

Bluesmoke bbq supply will sell at 100% retail, competition grade and battle tested Rubs, sauces and unique types of Charcoals, lump and briquet, HIGH GRADE 100% WOOD PELLETS for today's high tech Bluetooth enabled pellet grills we will sell all bbq. accessory's i.e. thermometers (quick check and long cook digital read out) cook books, starter and all your grilling and smoking needs. The reason for this venture is twofold, one of course to generate income and the other to bring to Crystal Lake the culture of bbq and smoking that has been in all of our dna since the creation of fire. All thru the generation this has been a way of not only feeding our friends and family but the gathering itself. There will be no cooking for sale no repairs for sale.

The Barbecue industry has gone from a 2.3 billion business to 7.8 billion in since the introduction of high tech pellet and kamado grills. Unfortunately the industry has taken its time to recognize the more northern states. I'm sure because of the chilly months we incur. But this to is a thing of the past with thermos blankets for smokers and Bluetooth alerts to let you know when your food is ready and read outs of temps and pellet levels. Yes you can get cheap at Walmart or stores with very selective offerings but we want to offer more than just a place to buy but a place to learn new methods teach new recipes and share the love of outdoor cooking.

Barbecue is a neighborhood event and anybody involved prides him or herself on being the best on the block and we want to provide the tools to be that pitmaster.

Thank You

Bluesmokebbq supply.