



**#2022-207**

**540 E. Terra Cotta Road – Shops at Terra Cotta –  
Papa Saverio’s – Final PUD Amendment  
Project Review for Planning and Zoning Commission**

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<b><u>Meeting Date:</u></b>	November 2, 2022
<b><u>Request:</u></b>	Final Planned Unit Development Amendment to allow changes to the exterior elevations and site plan for an addition to the building.
<b><u>Location:</u></b>	540 E. Terra Cotta Avenue
<b><u>Acreage:</u></b>	Approximately 2.3 acres
<b><u>Existing Zoning:</u></b>	B-2 PUD General Commercial
<b><u>Surrounding Properties:</u></b>	North: M Manufacturing South: B-2 PUD General Commercial East: B-2 PUD General Commercial West: M Manufacturing
<b><u>Staff Contact:</u></b>	Elizabeth Maxwell (815.356.3615)

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**Background:**

- The site is an existing multi-tenant retail center. The Papa Saverio’s took the Taylor Street Pizza end cap location. They currently have an outdoor patio area.
- The outdoor area would be removed and the building extended into this patio and green space.

**Development Analysis:**

**Site Layout:**

- Changes to the site layout include the increased footprint of the building, removal of the outdoor area and reduction in green space alongside the building. The remaining site parking lot layouts are remaining the same.

**Building Elevations:**

- The building addition is an extension of the existing façade featuring the reddish brown brick and white block base.
- The awnings will be duplicated over the two new widow bays.

- The building has a symmetry to it with the end caps featuring a lower flat roof than every other tenant space between a taller white parapet and top cap.
- This new end space would extend the flat end unit, to break up this long expanse, the corner of the addition shall have a column that replicates the material accents and top cap structure of the adjacent tenant space.



Landscape:

- New landscape will be added in the three-foot area along the building foundation.

Floor Plan:

- The floor plan as illustrated does not comply with the regulations for future video gaming.
- The petitioner has illustrated video gaming. Video gaming is not allowed for this use type. The petitioner would need to add a hostess stand and locate the video gaming behind a partial barrier that is visible from staff and not visible to the outside.

**Findings of fact:**

**Planned Unit Development Amendment**

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.

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. If the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation request be lessened or denied.

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

Article 4-400 F Landscape Foundation Landscaping

- Five-foot-wide landscape around all perimeters of buildings containing both deciduous and evergreen species of tree and shrubs providing an interesting visual pattern around the building.
  - After the expansion of the building, a three-foot green space is left. The petitioner is adding landscape materials to this space to soften the appearance of the base of the building.

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

The Comprehensive Plan designates the subject property as Commerce, which allows for current and future retail and service uses. MCC fits within this category. 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 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.

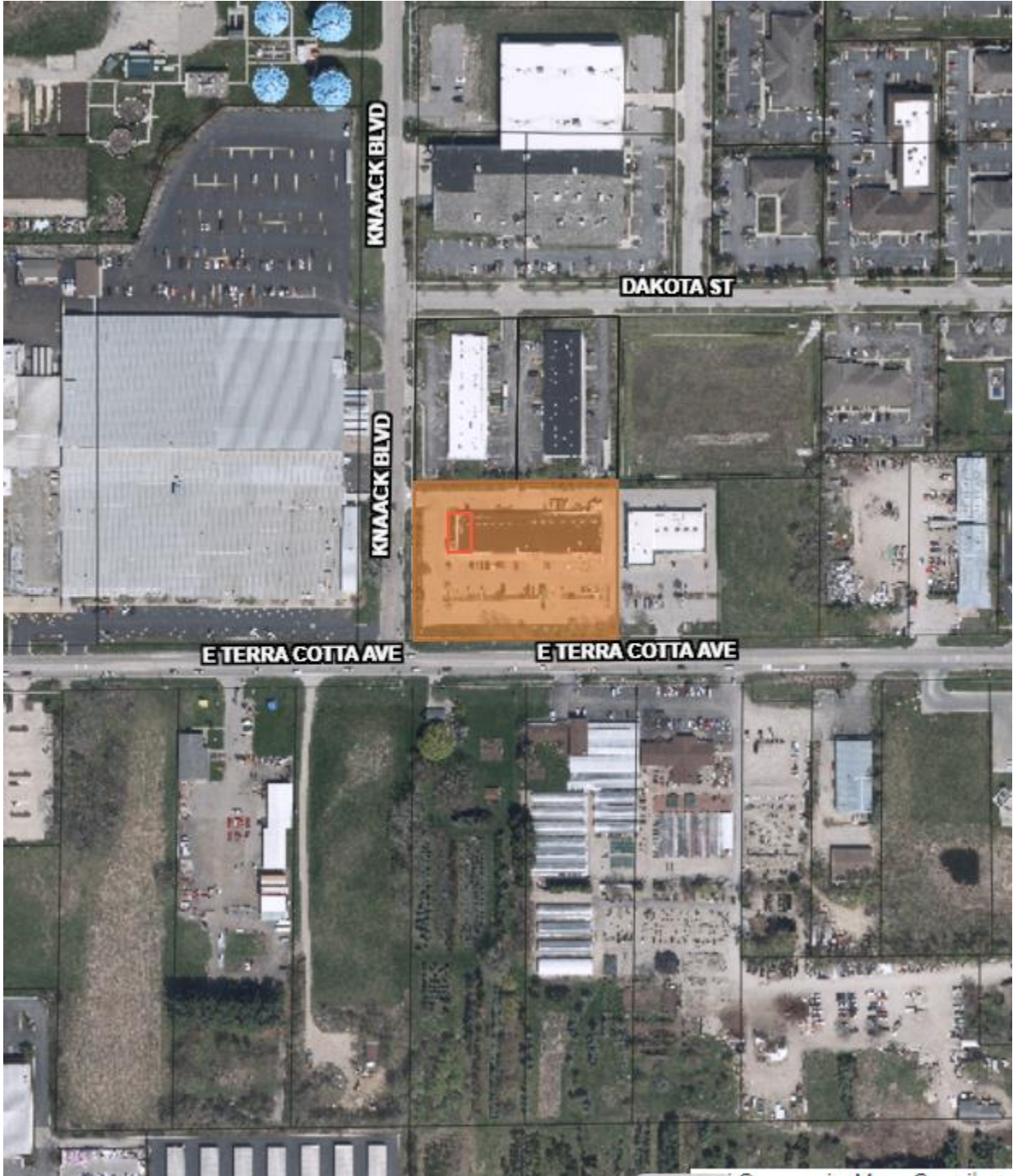
**Recommended Conditions:**

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 (Kaya Properties, received 09/08/22)
  - B. Plan (KADD Assoc/LAA Architects, dated 08/28/22, received 09/08/22)
2. Enhance the elevations and create a column element at the front corner of the extended tenant space that replicates the material accents and top cap structure of the adjacent tenant space.

3. Replace the missing landscaping between the parking lot and the sidewalk along Route 176.
4. The petitioner shall comply with all of the requirements of the Community Development, Engineering and Public Works, and Fire Rescue Departments, as well as the City’s storm water consultant.

PIQ MAP  
540 E. Terra Cotta Avenue





**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**

A handwritten signature in black ink, appearing to read "B. G. Kirk", is written over a horizontal line.

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  
Kaya Property of Crystal Lake 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 Kaya Properties of Crystal Lake LLC, for a Final Planned Unit Development Amendment, relating to the property at 540 E. Terra Cotta Avenue in Crystal Lake, Illinois 60014. PIN: 14-33-277-011.

This application is filed for the purpose of seeking an amendment to an approved Final Planned Unit Development to allow changes to the exterior elevations and site plan for an addition to the building, 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 November 2, 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.

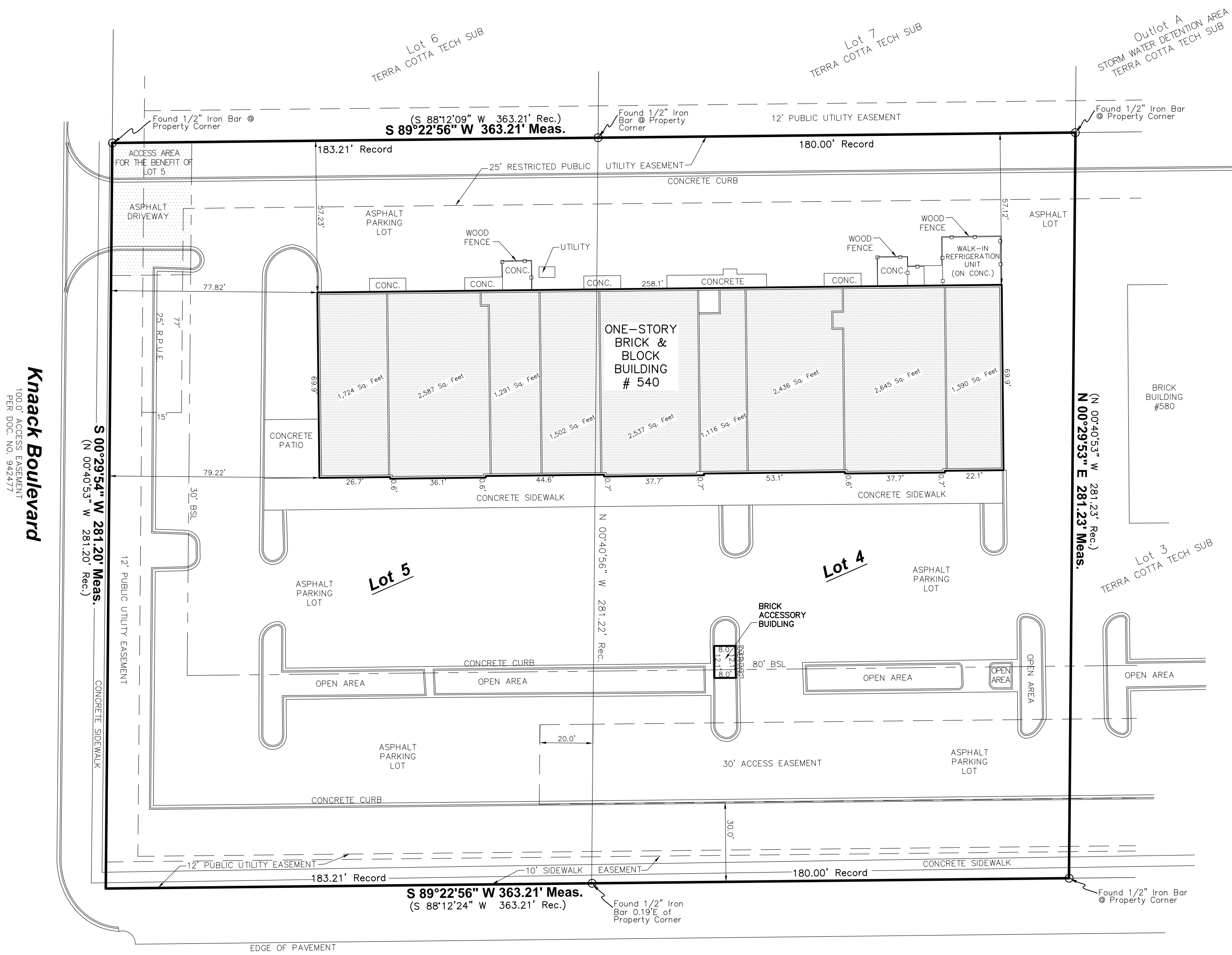
Jeff Greenman, Chairperson  
Planning and Zoning Commission  
City of Crystal Lake

(Published in the Northwest Herald on October 15, 2022)2025411

# Plat of Survey

LEGAL DESCRIPTION: LOT 4 AND 5 IN TERRA COTTA TECH SUBDIVISION, BEING A SUBDIVISION IN PART OF THE NORTHEAST 1/4 OF SECTION 33 AND THE RESUBDIVISION OF LOTS 3, 4, 5, AND 8, IN ROBERT BARTLETT'S CRYSTAL LAKE ACRES, BEING A PART SUBDIVISION OF PART OF SAID EAST HALF, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 11, 1961, AS DOCUMENT NO. 380025, IN TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 26, 2001, AS DOCUMENT NO. 2001R0099416, IN MCHENRY COUNTY, ILLINOIS

PARCEL AREA: 102,120 Sq. Feet  
2.34 Acres



**East Terra Cotta Avenue (A.K.A. Illinois Route 176)**



THIS DOCUMENT IS NOT VALID WITHOUT THE SURVEYOR'S SEAL.


STATE OF ILLINOIS } s.s.  
COUNTY OF MCHENRY }

IN MY PROFESSIONAL OPINION, AND BASED ON MY OBSERVATIONS, I HEREBY CERTIFY THAT THE PLAT HEREON DRAWN IS A TRUE REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

JEFFREY A. SPIREK, DATED July 22, 2021  
JEFFREY A. SPIREK, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3898.  
REGISTERED AGENT FOR LUCO SURVEYING (PROFESSIONAL DESIGN FIRM NO. 184.007972),  
LICENSE TO BE RENEWED NOVEMBER 30, 2022.

NOTES:  
\*COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED AND REPORT ANY DIFFERENCE, IMMEDIATELY.  
\*ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.  
\*BEARINGS AS SHOWN ARE ASSUMED AND ARE SO INDICATED FOR INTERIOR ANGLES ONLY.  
\*BUILDING LINES AND EASEMENTS AS SHOWN ARE BASED SOLELY ON PROVIDED DOCUMENTS.  
\*UTILITIES WITHIN EASEMENTS OR UNDERGROUND UTILITIES (IF ANY), INCLUDING, BUT NOT LIMITED TO CONDUITS AND CABLES ARE NOT SHOWN HEREON.

LEGEND	
●	SET IRON PIPE
○	FOUND IRON PIPE
×	FOUND "X"
⊗	FOUND PK NAIL
⊙	STREET LIGHT
⊕	B-BOX
⊖	WATER VALVE VAULT
⊗	FIRE HYDRANT
⊙	MANHOLE
⊕	STORM MANHOLE
⊖	JUNCTION BOX
⊗	POWER POLE
⊙	ELECTRIC TRANSFORMER
—○—	WOOD FENCE
—X—	CL/METAL/WIRE FENCE
—○—	PLASTIC/VINYL FENCE



## LUCO SURVEYING

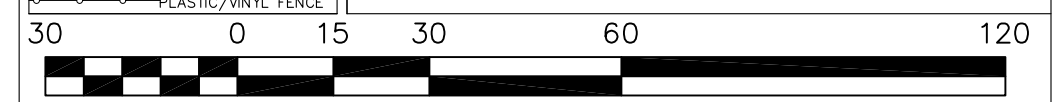
54 Lou Street, Crystal Lake, IL 60014  
A Division of Polaris Surveying, Inc.  
Ph: (815) 526-3974 Fax: (815) 526-3984  
E-mail: [admin@lucosurveying.com](mailto:admin@lucosurveying.com)

Common Address: 540 E. Terra Cotta Ave, Crystal Lake, IL  
PIN: 14-33-277-011

Job Number: 21-64664 Drafted By: BSE

Client: Home State Bank Reference: N/A

Field Work Completion: 07/17/21 Revisions:

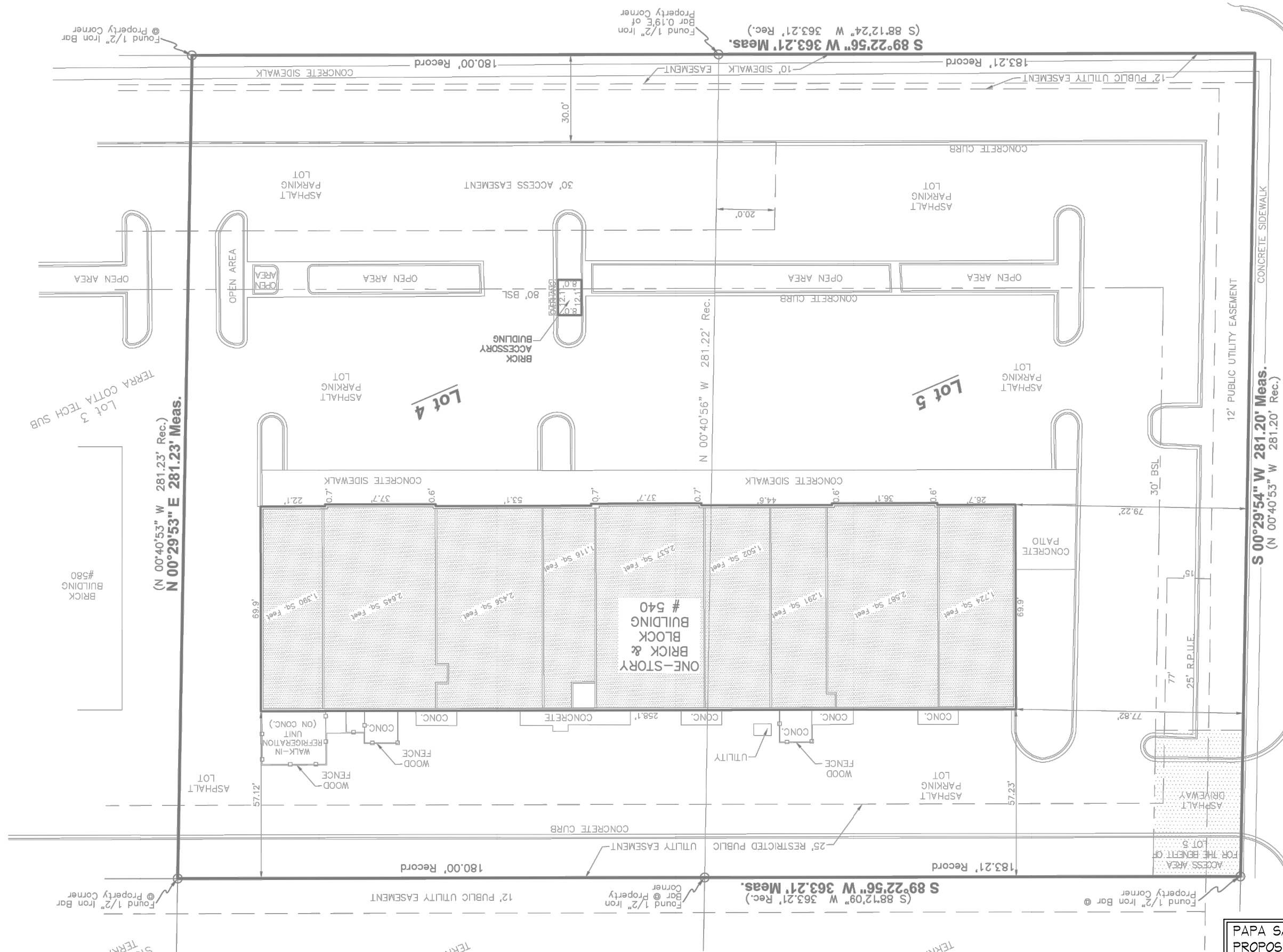




P.U.D. AMENDMENT PRELIMINARY SUBMITTAL  
PROPOSED ADDITION TO TERRA COTTA SHOPS SHOPPING PLAZA (PAPA SAVERIO'S PIZZERIA)  
540 TERRA COTTA AVE (RTE 176) CRYSTAL LAKE , IL 60014  
OWNER: KAYA PROPERTIES of CRYSTAL LAKE, LLC., 120 ARBORETUM DR. NO.BARRINGTON, il 60010

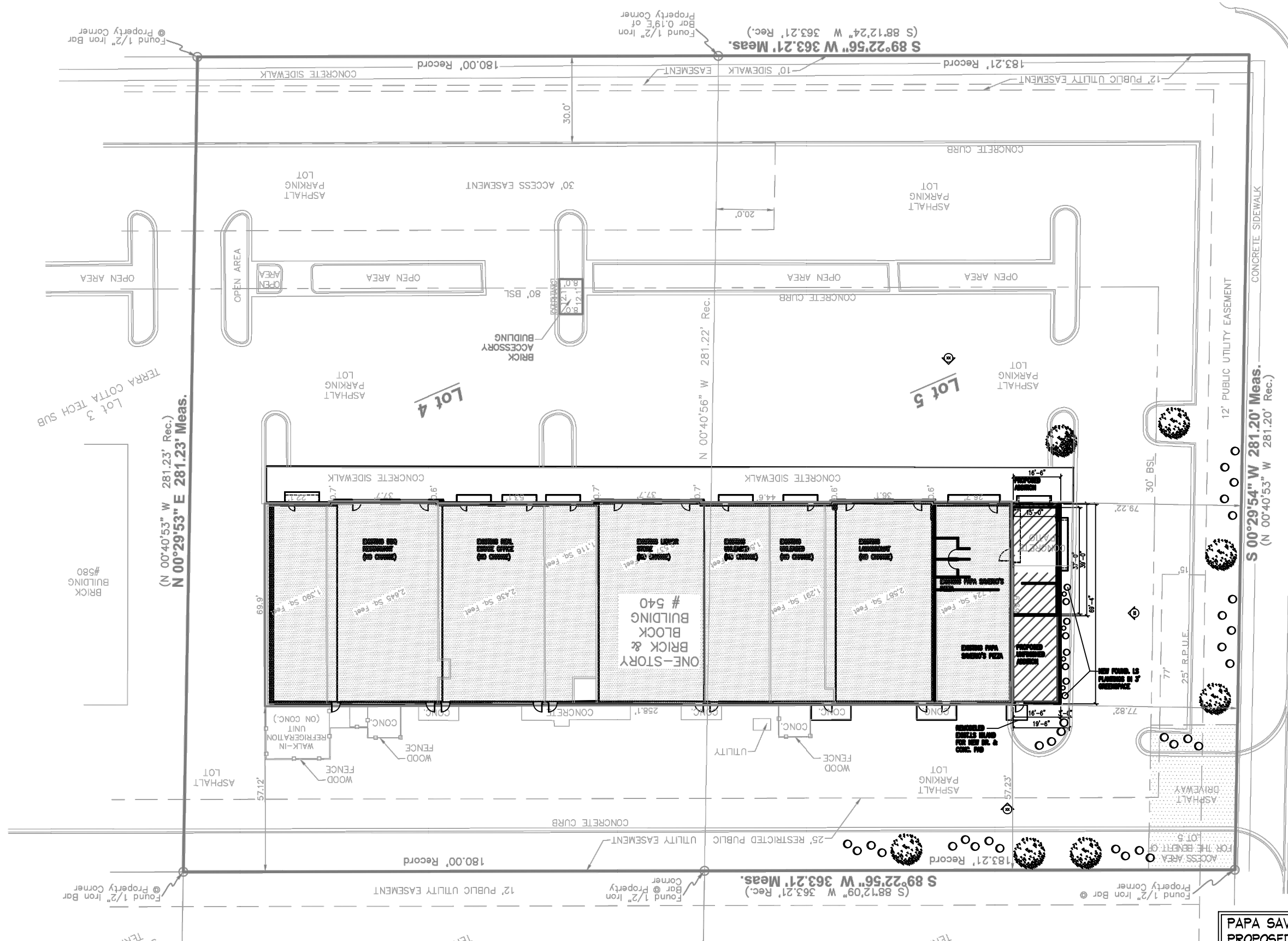


PAPA SAVERIOS' PIZZERIA  
PROPOSED PLAZA ADDITION  
540 E.TERRA COTTA (176)  
CRYSTAL LAKE, IL 60014  
KADD ASSOC./LAA ARCHITECTS  
08/28/2022



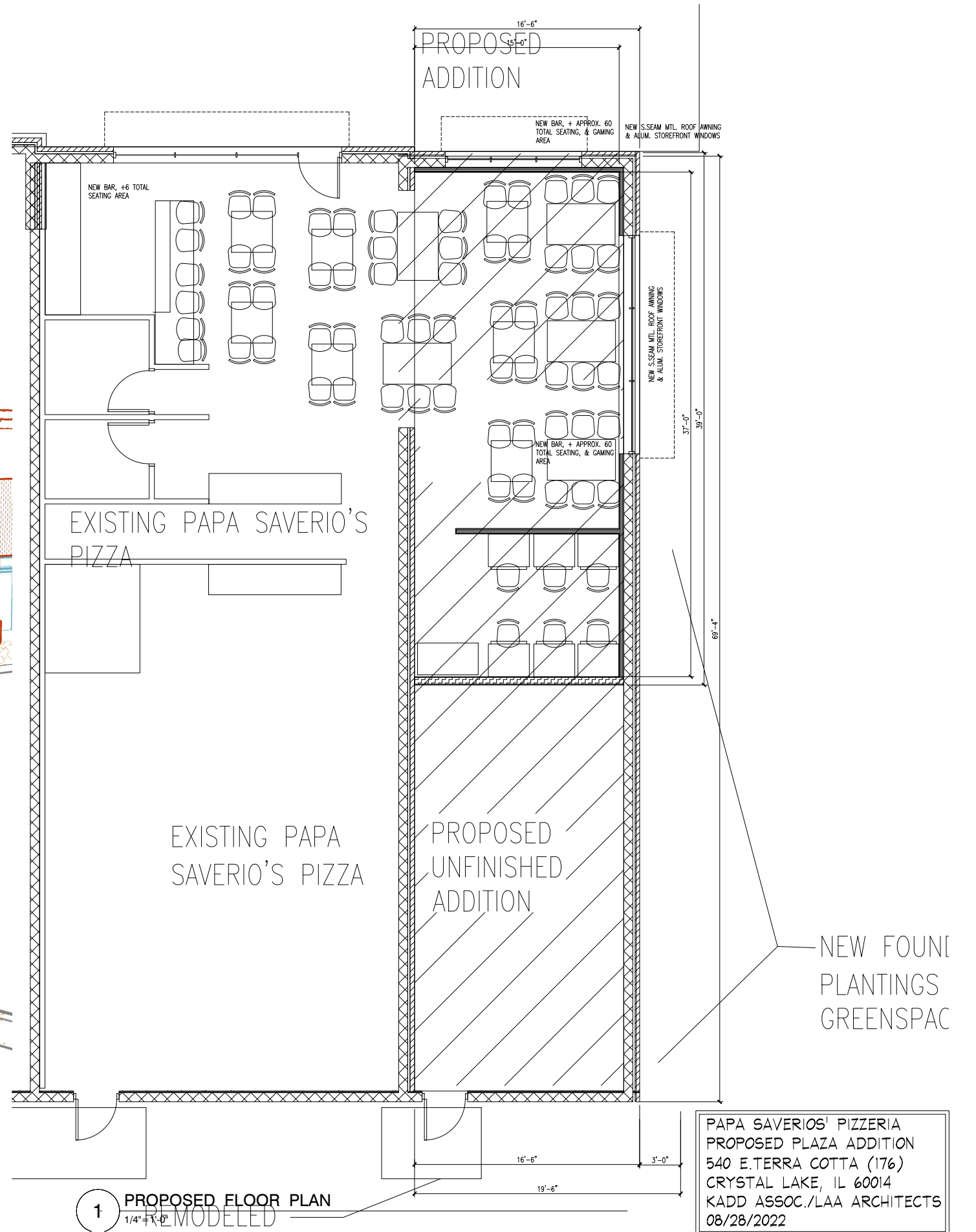
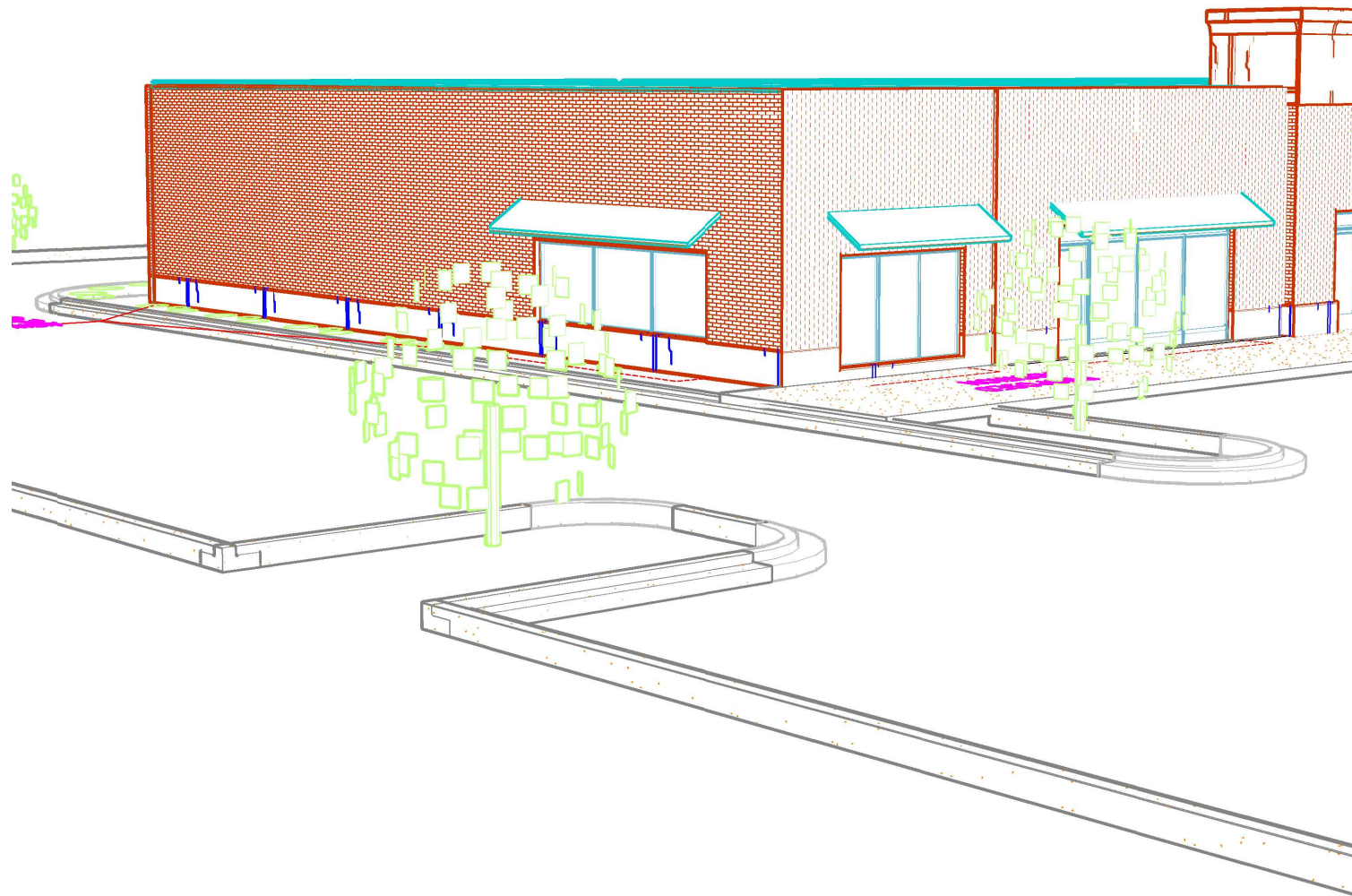
**Knaack Boulevard**  
 100.0' ACCESS EASEMENT  
 PER DOC. NO. 942477

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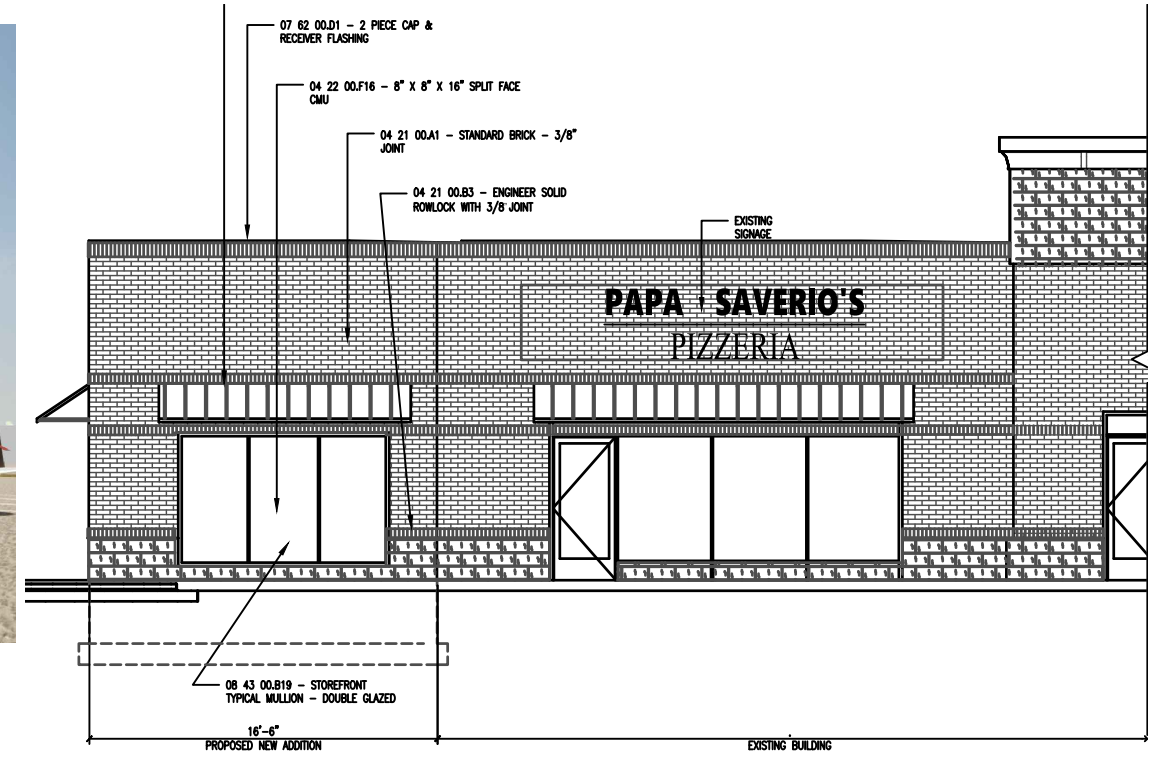
1 EXISTING PHOTO  
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SOUTHWEST VIEW

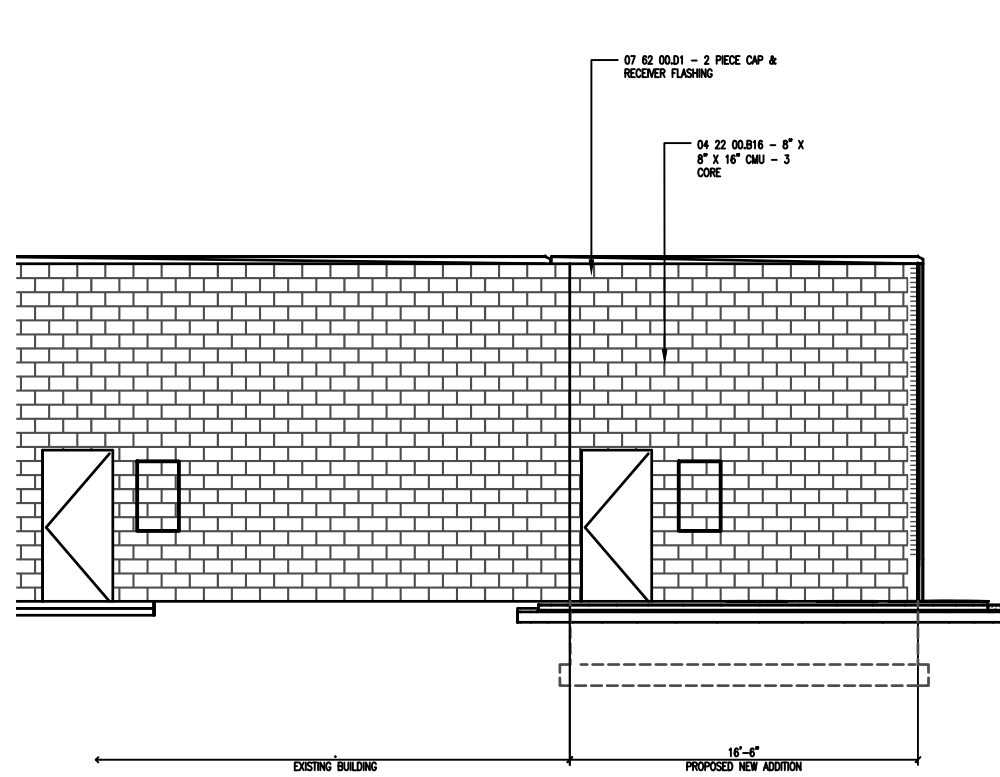


2 RENDERING  
na

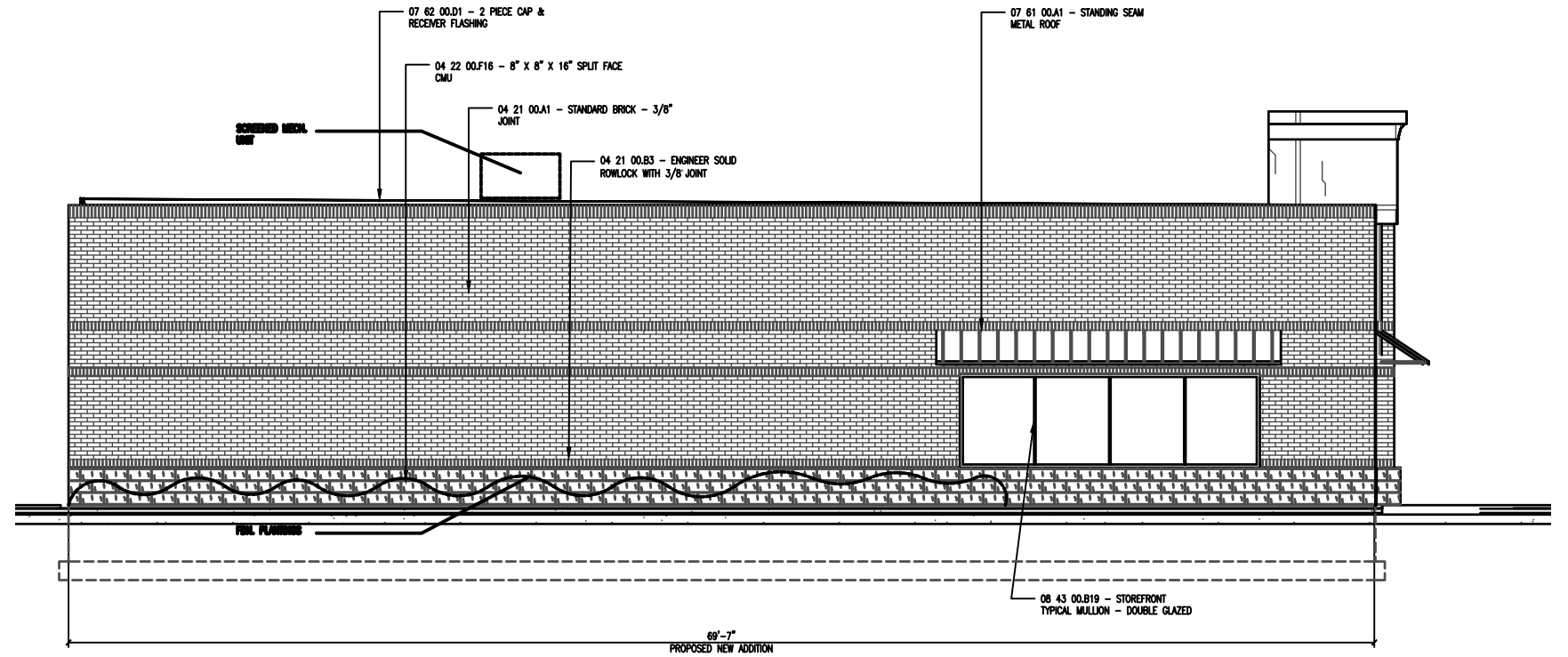
SOUTHWEST VIEW



5 SOUTH ELEVATION [FRONT]  
1/4"=1'-0"



3 NORTH ELEVATION [REAR]  
1/4"=1'-0"



4 WEST ELEVATION  
1/4"=1'-0"

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