



#2010-10
Sam's Club – 5670 Northwest Highway
Project Review for Planning and Zoning Commission

Meeting Dates: April 7, 2010

Requests:

1. Final PUD Amendment and a Final Plat of Re-subdivision to create a 1 acre lot within the parking lot,
2. Variation from Article 3 Section 3-300 D Location of Building, to allow a building on a lot without frontage on a public street, and
3. Variation from Article 4 Section 4-200 E. Off-Street Parking Standards, to allow a reduction in the 675 required parking spaces for Sam's Club to allow 653 parking spaces.

Location: 5670 Northwest Highway

Acreage: Approximately 19.1 acres

Existing Zoning: B-2 PUD General Commercial

Surrounding Properties:

North:	B-2 PUD General Commercial
South:	B-2 PUD General Commercial
East:	B-2 PUD and B-2 General Commercial
West:	B-2 PUD General Commercial

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:
Sam's Club received their original PUD approval in April of 1991. Over the years, in order to make changes, Sam's Club has requested several PUD amendments. Most recently, they requested to construct a canopy area for loading of vehicles, alter the accessible parking spaces and make changes and additions to the signage. Sam's Club now desires to subdivide a portion of their parking lot along the south west side of their property adjacent to the access drive

Land Use Analysis:

Circulation

On site circulation will remain the same until such time that the lot is sold and developed. At this time, there are easement provisions on the Final Plat which require cross-access between this lot and the Sam's Club lot. Also there is an easement provision which requires construction of a building and parking to ensure safe, functional vehicular circulation and no dead-end drive aisles. There is currently an easement on a portion of this future lot that grants use of the parking to the Applebee's owners. Upon redevelopment of this lot during their PUD process the continuation or renegotiation of this cross-parking and access easement shall occur.

Parking

Using the square footage of the building to calculate the parking requirement, Sam's Club is required to have 675 parking spaces. They currently have 773 parking spaces. This new lot will be located where 120 spaces currently exist. Until the lot is sold and developed, the parking and circulation will remain the same. After the development of this lot, Sam's will only have 653 parking spaces, 22 less than what is required.

Findings of fact:

Final Planned Unit Development

The petitioner is requesting approval of an amendment to a Final Planned Unit Development to allow the subdivision of a 1 acre lot from a portion of the parking lot. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City. Article 4-500 in the Unified Development Ordinance lists the standards for a PUD, this request complies with those standards. In addition Article 2 Section 2-400 B of the Unified Development Ordinance establishes general standards for all Special Uses in Crystal Lake. Briefly, the criteria are as follows:

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, 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*

Planned Unit Development Variations

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 petitioner is asking for two variations in conjunction with the PUD Amendment request. The first is to allow a building on a lot where the lot does not front a public street. The lot will receive access through a private access easement. This is how the existing outlots and Sam's Club receive access now. The second variation is to allow a reduction in the required parking for Sam's Club. This proposed lot will take 120 parking spaces. Until the lot is sold, the parking layout and circulation will remain the same as they exist currently. If the lot is developed, these 120 spaces will be converted to a building and parking for the new use. Sam's Club is required to provide 675 parking spaces. They would have only 653 spaces, a variation of 22 spaces. Sam's Club's parking lot is rarely full and there is often parking on the west side of the building behind the gas station.

Recommended Conditions:

If a motion is made to recommend approval of the petitioner's request, it shall be with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Sam's Club, received 2/4/10)
 - B. Preliminary Plat (B&G Surveying Company, dated 7/20/09, received 3/18/10)
 - C. Final Plat of Resubdivision (B&G Surveying Company, dated 7/20/09, received 3/18/10)

2. All conditions from the original PUD Ordinance #3394 and subsequent amendments Ordinances #5431, #5551, #5670 and #6516 shall remain valid, as applicable.
3. The following variations are approved:
 - a. To allow the creation through subdivision of a lot without frontage on a public street, and
 - b. A reduction from the 675 required parking to allow 653 parking spaces, a variation of 22 spaces.
4. The new Lot 2 shall be required to submit for a Preliminary PUD and Final PUD approvals.
5. The petitioner shall address all of the review comments of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

City of Crystal Lake Development Application

Office Use Only
File # 2010-10

Project Title: RESUBDIVISION OF LOT 101 IN WALKER - CRYSTAL SUBDIVISION

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 checked="" type="checkbox"/> Final PUD Amendment | <input type="checkbox"/> Variation |
| <input checked="" type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

01/2010

Petitioner Information

Name: JOSEPH PARSLEY
Address: 7068 LEDGESTONE COMMONS
BARTLETT TN 38133
Phone: 901 384-0404
Fax: 901 384-0710
E-mail: JOSEHPARSLEY@CARLSONCONSULTING.NET

Owner Information (if different)

Name: SAM'S REAL ESTATE BUSINESS TRUST
Address: 2001 SE. 10th ST
BENTONVILLE, AR 72716
Phone: (479) 273-4000
Fax: (479) 273-8820
E-mail: ANTHONY.DODSON@WAL-MART.COM

Property Information

Project Description: CREATION OF AN OUTPARCEL WITHIN THE EXISTING SAM'S
PARKING LOT. NO CONSTRUCTION IS PLANNED AT THIS TIME.

Project Address/Location: SAM'S CLUB - 5670 NORTHWEST HWY

PIN Number(s): 19-04-376-011

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: CARLSON CONSULTING ENGINEERS (SEE PETITIONER INFORMATION)

Landscape Architect: _____

Planner: _____

Surveyor: B & S SURVEY COMPANY P) 708 474-9360
2551 BERNICE ROAD LAWSON, IL 60438 F) 708 474-9303 bandgsurvey@AMERITECH.NE

Other: _____

Signatures

JOSEPH PARSLEY [Signature] 1/12/10
PETITIONER: Print and Sign name (if different from owner) Date

As owner of the property in question, I hereby authorize the seeking of the above requested action.

[Signature]
OWNER: Print and Sign name Date

ADP

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 Sam's Real Estate Business Trust

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 of the City of Crystal Lake upon the application by Carlson Consulting representing Sam's Club for a Final Plat of Resubdivision and Variations, relating to the following described real estate commonly known as 5670 Northwest Highway, Crystal Lake, Illinois 60014, PIN: 19-04-376-011.

This application is filed for the purposes of seeking a Final Plat of Resubdivision of Lot 101 in Walker-Crystal Subdivision to add an additional lot, which needs a variation from Article 3 Section 3-300 D Location of Buildings to allow a building on a lot without frontage along a public street, a variation from Article 4 Section 4-200 E Off-Street Parking Standards to allow a reduction in the required number of parking spaces for Sam's Club from 675 parking spaces to allow 653 parking spaces, and any other variations necessary to allow the project as presented. Plans for this project can be viewed at the City of Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday April 7, 2010 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
March 23, 2010)





RESUBDIVISION OF LOT 101 IN WALKER-CRYSTAL SUBDIVISION

SCALE: 1"=20'

SCHOOL CERTIFICATE

STATE OF _____)
S.S. _____)
COUNTY OF _____)

TO THE BEST OF OUR KNOWLEDGE, THE LOT HEREBY CREATED BY THE SUBDIVISION PLAY IS WITHIN THE SCHOOL DISTRICT(S) AND NUMBER(S) AS SHOWN.

CRYSTAL LAKE COMMUNITY CONSOLIDATED SCHOOL DISTRICT NO. 47
COMMUNITY HIGH SCHOOL DISTRICT NO. 155

DATED THIS _____ DAY OF _____ A.D., _____

OWNER: _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
S.S. _____)
COUNTY OF MCHENRY)

APPROVED BY THE CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, ILLINOIS.

DATED THIS _____ DAY OF _____ A.D., _____

CITY CLERK: _____

MAYOR: _____

NOTARY CERTIFICATE

STATE OF _____)
S.S. _____)
COUNTY OF _____)

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

AFORSOARD, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED IN THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND SEAL THIS _____ DAY OF _____ A.D., _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

OWNERS CERTIFICATE

STATE OF _____)
S.S. _____)
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____ IS HOLDER OF THE RECORD TITLE OF THE LAND DESCRIBED HEREON, AND AS OWNER HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS _____ DAY OF _____ A.D., _____

OWNER _____

NOTARY CERTIFICATE

STATE OF _____)
S.S. _____)
COUNTY OF _____)

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

AFORSOARD, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED IN THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND SEAL THIS _____ DAY OF _____ A.D., _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

DRAINAGE CERTIFICATE

WE DO HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO MAINTAIN OR CONSTRUCT. THIS CERTIFICATE IS BEING POSTED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS TO BE NEARLY EQUAL TO THE ADJOINING PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION.

ENGINEER _____

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
S.S. _____)
COUNTY OF COOK)

THIS IS TO STATE THAT I, KEVIN M. WESTERKAMP, PROFESSIONAL LAND SURVEYOR NO. 2843 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 101 IN WALKER-CRYSTAL SUBDIVISION, BEING A RESUBDIVISION OF LOT 4 IN B & G SUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN FREED SUBDIVISION, A SUBDIVISION OF PART OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 1996 AS DOCUMENT NO. 96R56075, IN MCHENRY COUNTY, ILLINOIS.

AS SHOWN ON THE PLAT HEREON DRAWN WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, ANGULAR BEARINGS ARE SHOWN IN DEGREES, MINUTES AND SECONDS.

WE FURTHER STATE THAT SAID PROPERTY FALLS WITHIN THE CORPORATE LIMITS OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS AND THAT PER FEMA FLOOD INSURANCE RATE MAP NUMBER 17111C0363J EFFECTIVE DATE NOVEMBER 16, 2006, THE PROPERTY DEPICTED HEREON APPEARS TO LIE IN ZONE "X" ON AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

GIVEN UNDER MY HAND AND SEAL AT _____, ILLINOIS, THIS _____ DAY

OF _____ A.D., _____

KEVIN M. WESTERKAMP
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2843
MY LICENSE EXPIRES: 11/30/2010

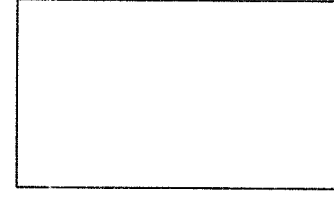
PLANNING & ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
S.S. _____)
COUNTY OF MCHENRY)

APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, ILLINOIS.

DATED THIS _____ DAY OF _____ A.D., _____

CHAIRMAN: _____



B & G SURVEY COMPANY, INC.

ILLINOIS & INDIANA PROFESSIONAL LAND SURVEYORS
2551 BERNICE ROAD
LANSING, ILLINOIS 60438
708-474-9380 PHONE
708-474-9303 fax
bandgsurvey@ameritech.net
ILLINOIS PROFESSIONAL DESIGN FIRM #184-004981

REV.	REV. ZONING CERT	DESCRIPTION	BY	DATE
1			GMM	11/21/10

DRAWN BY: GMM	CHECKED BY: KW
DATE: 7/29/09	BK.162 P.49-51
LOCATION: 5870 NORTHWEST HIGHWAY	FIELD WORK: CH, MW
CRYSTAL LAKE, ILLINOIS	DATE: 7/20/09
SAM'S CLUB #6339	SHEET
DESCRIPTION: ALTA/ACSM LAND TITLE SURVEY	1094376