

#2011-11 7910 Route 14 (Former PNC Bank) Conceptual PUD Project Review for Planning and Zoning Commission

Meeting Date: March 2, 2011

Zoning Requests: Conceptual PUD Plan Review

Location: 7910 Route 14

Acreage: $\approx 4.26 \text{ acres}$

Existing Zoning: "C" Unincorporated McHenry County

Surrounding Properties: North: "W" Watershed

South: "C" Unincorporated McHenry County East: "C" Unincorporated McHenry County West: "C" Unincorporated McHenry County

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Background:

The property at 7910 Route 14, the location of the former PNC Bank, is approximately 4.26 acres and is currently located in unincorporated McHenry County. The petitioner is requesting annexation into the City with rezoning upon annexation to the "W-C" (Watershed with Conservation Overlay) district. It is the petitioner's intent to locate a gasoline station along with a convenience store at this location.

The property is currently for sale and a sealed bid for the property is due in early March. Before purchasing the property, the petitioner is requesting initial feedback from the Planning and Zoning Commission regarding their proposed use.

Land Use Analysis:

The petitioner has provided a conceptual layout proposing an auto and truck fueling station with a convenience store and car wash. The layout indicates two access points on Route 14 and one on Ridgefield Road. IDOT has jurisdiction over Route 14 and McHenry County has jurisdiction over Ridgefield Road. The petitioner is interested in connecting to City water which runs along the front of the property along Ridgefield Road.

The property is located within the Crystal Lake Watershed and is required to be developed as a Planned Unit Development (PUD). With the adoption of the Unified Development Ordinance (UDO), the Conservation Overlay District was introduced to encompass properties in the City's northwest area

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and the Crystal Lake Watershed. The overlay district permits additional uses (beyond those permitted in the underlying zoning district) through the application of a Watershed PUD. The Watershed PUD was also introduced through the UDO and allows applicants an opportunity to receive preliminary approval based on a general outline of the proposed uses, the location and intensity of development at the specific location without the requirement to complete detailed engineering studies at this stage. If the development receives Watershed PUD approval, a Preliminary and Final PUD approval is then required along with all the necessary engineering studies. The additional uses permitted through the "C" overlay do not include a gasoline station, which must be specifically approved for this location through the Watershed PUD approval.

The petitioners are seeking initial comments from the Commission regarding the proposed uses on-site. Based on the Commission's feedback, the petitioner may apply first for a Watershed PUD approval and then a Preliminary and Final PUD approval.

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