



#2011-20 Crystal Point Outlot Building Project Review for Planning and Zoning Commission

<u>Meeting Dates:</u>	May 4, 2011
<u>Requests:</u>	Final PUD Amendment to allow for a redeveloped multi-tenant building with a drive-through lane as shown.
<u>Location:</u>	6000 Northwest Hwy (Crystal Point Shopping Center)
<u>Acreage:</u>	35 acres (entire PUD); ≈ 5,924 SF (outbuilding)
<u>Existing Zoning:</u>	“B-2 PUD” General Commercial Planned Unit Development
<u>Surrounding Properties:</u>	North: “R-3B” and “B-2” Crystal Lake Business Center South: “B-2” Retail/Restaurant East: “B-2 PUD” Retail/Restaurant West: “B-2” Retail/Restaurant
<u>Staff Contact:</u>	Michelle Rentzsch 815.356.3615

Background:

The Crystal Point Mall was originally approved in October of 1970. There have been numerous amendments over the years to accommodate new retailers, outbuildings and for the major redevelopment or "de-malling" that took place in 1999. The current petitioner, the owner of the Crystal Point Shopping Center, is seeking to redevelop the soon-to-be former Colonial Café outbuilding into a multi-tenant outlot building with a drive-through lane.

Land Use Analysis:

The property is zoned “B-2 PUD”, General Commercial Planned Unit Development. This district is the City’s primary commercial district accommodating highway service uses and community or regional commercial, office and service uses. The “B-2” district is intended to provide for a full range of commercial uses.

The proposed building footprint indicates two building end uses that would offer outdoor seating, with one tenant offering a drive-through for the convenience of their customers. Drive-through uses are permitted as a Limited Use in the “B-2” district.

Architecture

The proposed architecture for the multi-tenant building closely matches the main building in the PUD as well as the other multi-tenant outlot building in the PUD, which contains the Panera and Jamba Juice tenants (pictured on next page). The proposed multi-tenant building would offer

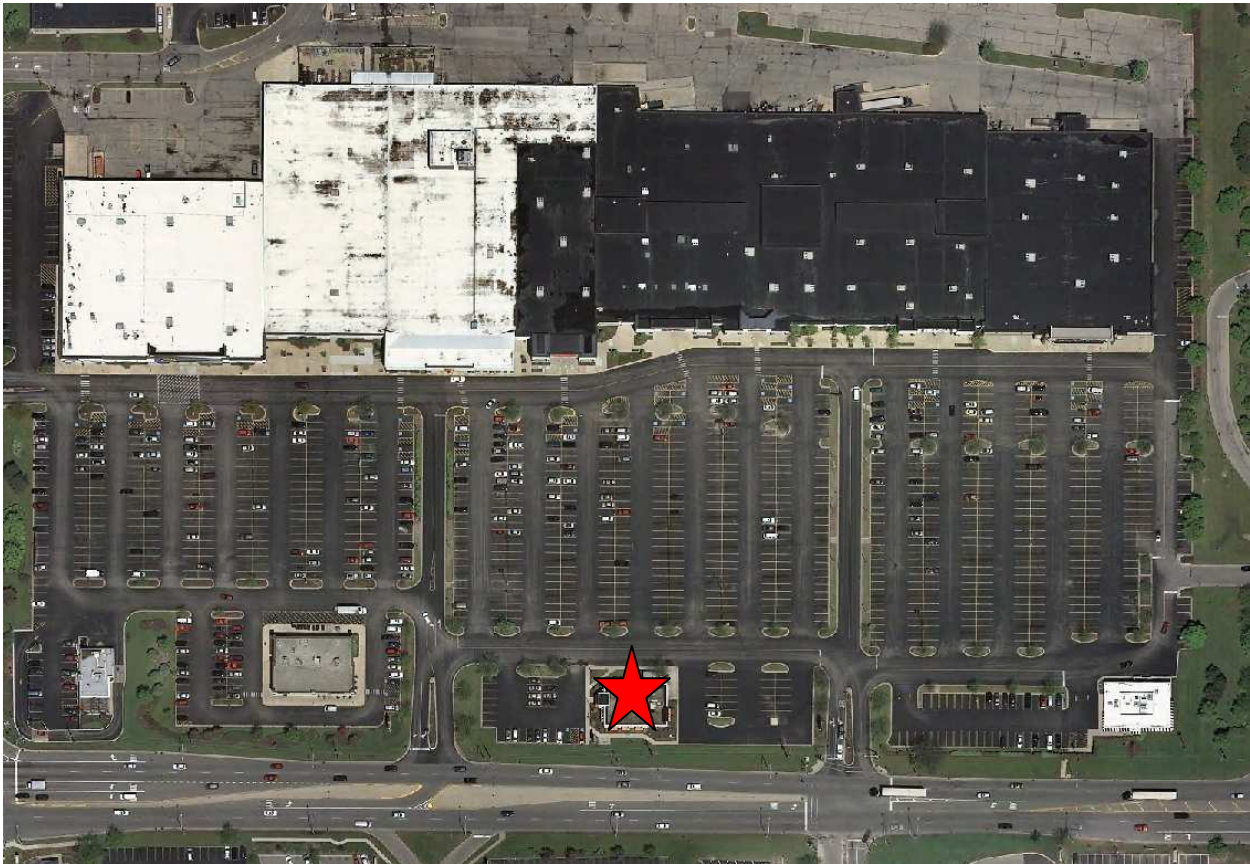
further articulation, as the walls for the easternmost tenant offer significant setbacks from the remainder of the building, deftly breaking up the mass of the building.



Minor changes would be needed to ensure that the proposed architecture better matches the architectural style and detailing of the existing center. The outdoor seating areas shown for the two end tenants of the multi-tenant building meet the criteria established within the UDO.

Parking

The proposed uses for the multi-tenant building would be a mix of restaurant, convenience, service and retail uses. Forty four parking spaces are provided immediately to the east and west of the subject building with hundreds of parking spaces available to the north (see photo below), all of which are available to the multi-tenant building end-users.



Signage

The Colonial Café restaurant has an existing freestanding sign, which measures 60 square feet in area, and would be utilized for the redeveloped multi-tenant building.

The UDO allows for tenants within multi-tenant buildings the following wall signage:

- 1) Corner tenants can have signs on all three elevations,
- 2) Interior tenants can have signs on two elevations,
- 3) Each tenant can have a maximum of 75 square feet (total for all signs, per tenant space),
- 4) Each wall sign cannot exceed 50 square feet or 70% of the width of the tenant space.

With this PUD Amendment, there are no additional requests for signage outside of what is permitted.

Findings of fact:**FINAL PLANNED UNIT DEVELOPMENT AMENDMENT AND SPECIAL USE PERMIT**

The petitioner is requesting a Final Planned Unit Development approval and a Special Use Permit for the petition as presented for the subject property. A Planned Unit Development is a Special Use and Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City.

Section 2-400 of the Unified Development Ordinance establishes the general standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.
 Meets Does not meet
2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.
 Meets Does not meet
3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, Building and Fire Codes and all other applicable City Ordinances.
 Meets Does not meet
4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.
 Meets Does not meet
5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.
 Meets Does not meet
6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.
 Meets Does not meet
7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing,

compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.

Meets Does not meet

8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.

Meets Does not meet

9. That the proposed use shall conform to any stipulations or conditions approved as part of a Special Use Permit issued for such use.

Meets Does not meet

10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.

Meets Does not meet

The UDO provides the following criteria for drive-through uses. Drive-through uses which cannot meet all the criteria are required to obtain a separate Special Use Permit approval or be approved via a PUD Amendment. The petitioner is requesting approval of the drive-through lane as shown on their plans via their Final PUD Amendment request. The criteria that cannot be met have been **bolded**.

7. Drive-through Uses

Drive-through uses must comply with the following standards:

a. General:

(i) Drive-through windows and lanes shall not be placed between the right of-way of the primary street and the associated building.

(ii) Drive-thru windows and lanes shall be placed to the side or rear of the building served. Where allowed, *as part of a Planned Unit Development approval* or through a variation, drive-thru windows and lanes placed between the right-of-way of primary street and the associated building *shall require landscape plantings installed and maintained along the entire length of the drive-thru lane, located between the drive-thru lane and the adjacent right-of-way (not including an alley) in accordance with the provisions of Section 4-400 Landscaping and Screening Standards.*

(iii) Drive-through windows shall not be permitted on the side of a building adjoining any residential property.

b. Special Use Required: Where a drive-through is adjacent to a residential property, a Special Use is required.

c. Stacking space criteria: Stacking spaces shall be provided for any use having a drive-through. The following general standards shall apply to all stacking spaces for drive-through stations:

(i) Stacking spaces and lanes for drive-through stations shall not impede on and off-site traffic movement, shall not cross or pass through off street parking areas, and shall not create a potentially unsafe condition where crossed by pedestrian access to a public entrance of a building.

- (ii) Drive-through lanes shall be separated from off-street parking areas. Individual lanes shall be striped, marked, or otherwise distinctly delineated.
 - (iii) Bypass lanes and other parking lot drive aisles immediately adjacent to the drive-through lane(s) shall maintain the same direction of traffic flow as the drive-through.
 - (iv) Approach lanes for drive-through facilities shall have a minimum width of 12 feet as measured from the face of the curb. The City Engineer may administratively approve the following reductions in width for constrained sites:
 - One lane: reduction to 11 feet
 - Two or more lanes: reduction to 10 feet per lane
 - (v) All drive-through facilities shall be provided with a bypass lane with a minimum width of 10 feet.**
 - (vi) Alleys or driveways in residentially zoned areas adjacent to drive through facilities shall not be used for the circulation of customer traffic
 - (vii) Each stacking space shall be a minimum of 10 feet wide by 20 feet long.
 - (viii) All drive-through facilities shall be provided with an “escape” route from an existing queue.
 - (ix) Estimates of anticipated drive-through traffic, processing rates, or other operational data from other existing comparable facilities shall be provided.
- d. Required number of stacking spaces for specific uses: The required number of stacking spaces are to be provided before the location of the first stop (order window, order pedestal, order board, etc.) The uses below shall provide the following minimum numbers of stacking spaces:
- (iv) Limited Service (Fast Food) Restaurant (coffee/smoothie/donut/bakerysales):
8 stacking spaces total with at least 4 stacking spaces between the order board and the first service window.
 - (v) Limited Service (Fast Food) Restaurant (All Others): Total 9 stacking spaces with a minimum of 4 stacking spaces between the order board and the pick-up window.

Recommended Conditions:

The following conditions of approval are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Development Application, dated 4-12-11
 - B. Site Plan, JTS Architects, dated 4-11-11
 - C. Architectural Plan, JTS Architects, dated 4-15-11
2. Site Plan
 - A) The drive aisle for the drive-through lane should be 20 feet wide to allow for a bypass lane for the drive-through.
 - B) Show the location of the order board and the stacking configuration for the drive through. Minimum stacking of 8 cars with a minimum 4-vehicle queue between the order board and the pick-up window is required.
 - C) The rear of the building should have access doors for deliveries and trash take-out. A 4-foot sidewalk should be located along the rear of the building for access to the dumpster.

3. Architectural Elevations
 - A) Provide a material and color sample board for review and approval at the Planning & Zoning Commission and City Council meetings.
 - B) The trash enclosure must be constructed of materials that match the architecture of the building. Provide plans to staff for review and approval.
 - C) Ensure that the multi-tenant building provides the architectural details found in the remainder of the center, including but not limited to, cornice pendants, scored dentil trim above the windows and the wall sconce fixture lighting.
 - D) Given the orientation of the building and the location of the rear of the building along Route 14, introduce opaque windows elements along the south elevation to double face the building.
4. Landscape Plan
 - A) Provide a landscape plan for staff review and approval that shows the replacement of any dead or dying existing landscaping; the location, size and varieties of the proposed foundation plantings to meet Article 4-400F4; and the landscape screening along the drive-through lane to shield headlights from oncoming traffic to meet the provisions of Section 4-400 Landscaping and Screening Standards.
5. This Final PUD Amendment approval includes the drive-through lane as submitted, with changes as approved by the petitioner, PZC and City Council.
6. The current address for the existing building is 6000 Northwest Hwy and the United States Postal Service assigned a mailing address of 6000-13. The address will remain 6000 Northwest Hwy and a meeting with the Fire Rescue Department to discuss temporary unit designations is required. The City reserves the right to reassign a permanent address if the entire complex is assessed for compliance with the City's ordinance, Chapter 192 Building Numbering.
7. The petitioner shall address all of the review comments and requirements of the Engineering & Building, Fire Rescue, Police, Public Works, and Planning & Economic Development Departments.

City of Crystal Lake
Development Application

Project Title: **Crystal Point Outlot**

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 type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Name: Inland Commercial Property Management
Address: 2901 Butterfield Road
Oak Brook, IL 60523
Phone: 630-218-5276
Fax: 630-645-7259
E-mail: allison.kuchny@inlandrealestate.com

Owner Information (if different)

Name: _____
Address: _____

Phone: _____
Fax: _____
E-mail: _____

Property Information

Project Description: Partial demolition and renovation/construction of a multi-tenant outlot
building with a drive-through.

Project Address/Location: 6000 Northwest Highway #49 (soon to be former Colonial Ice Cream)

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

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.

OWNER: Print and Sign name

Date

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 APPLICATION OF INLAND COMMERCIAL PROPERTY MANAGEMENT

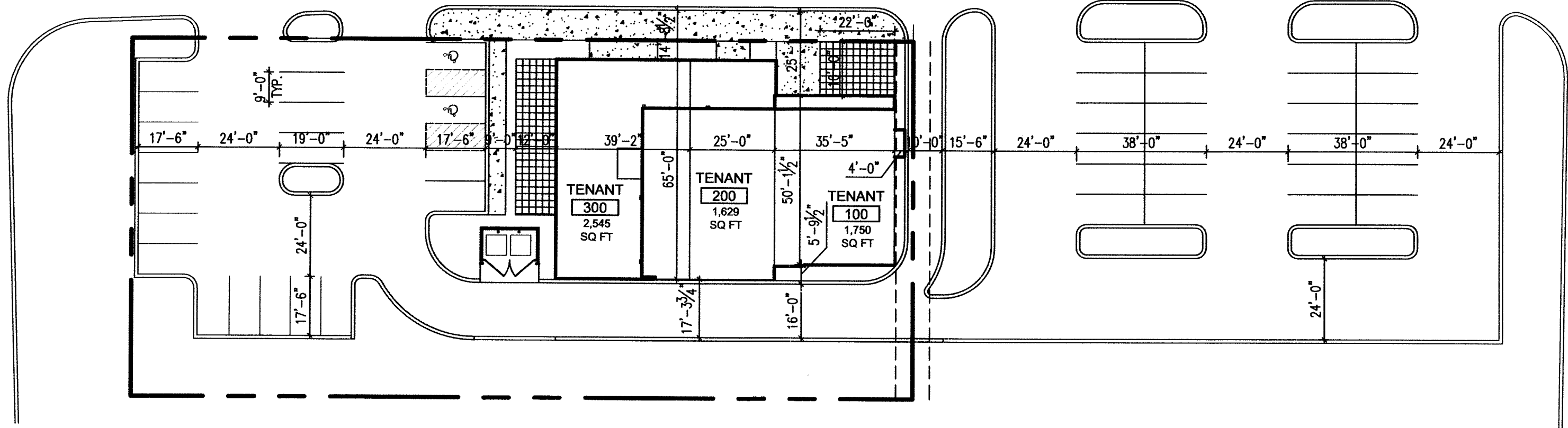
LEGAL NOTICE

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 of Inland Commercial Property Management for approval of a Final Planned Unit Development Amendment, Special Use Permit and Variations, relating to the property commonly known as 6000 Northwest Hwy #49.

This application is filed for the purpose of seeking a Final PUD Amendment pursuant to Article 4-500 and Article 9 of the UDO to allow for architectural changes to create a multi-tenant building with a drive-through lane along the front of the building; as well as any other variations that may be necessary to complete the petitioner's request, as presented.

A public hearing before the Planning and Zoning Commission on the request will be held at 7:30 p.m. on Wednesday, May 4, 2011 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, Chair
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald
April 19, 2011)



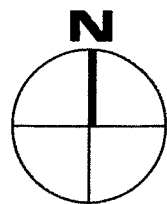
20 2011

1

PROPOSED CRYSTAL POINTE OUTLOT PLAN

1" = 30'-0"

APR 11 2011



RECEIVED
APR 11 2011
BY: _____

JTS ARCHITECTS
450 E. Higgins Rd. Elk Grove Village, IL 60007 P 847 952.9970 F 847 952.9974

INLAND COMM PROP MGMT
NEW OUTLOT BLDG
6000 NORTHWEST HWY CRYSTAL LAKE, ILLINOIS

Date:	04-11-11
Sheet / Drawing:	
Job #	2084

ASK

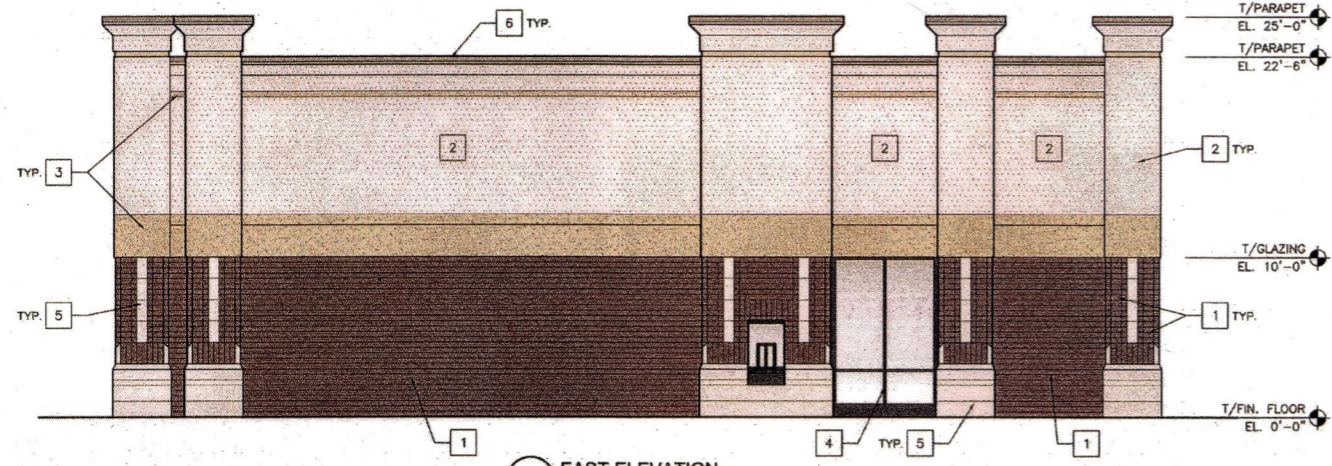
PROPOSED OUTLOT

ELEVATION KEY NOTES:

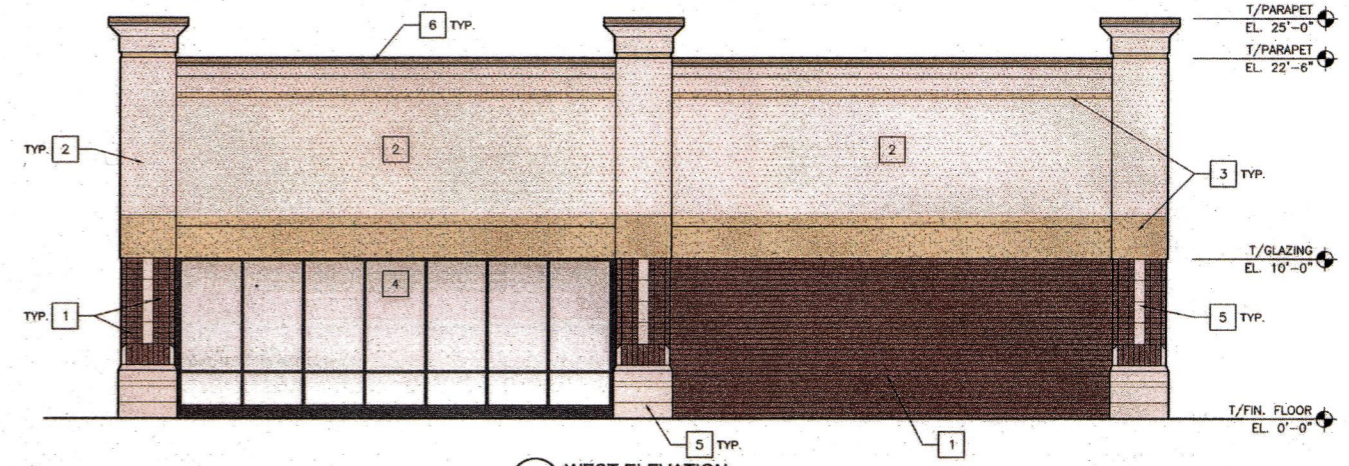
1	FACE BRICK
2	E.I.F.S. FACADE #1
3	E.I.F.S. FACADE #2
4	ALUMINUM STOREFRONT SYSTEM
5	SPLIT FACE CMU
6	MTL. COPING



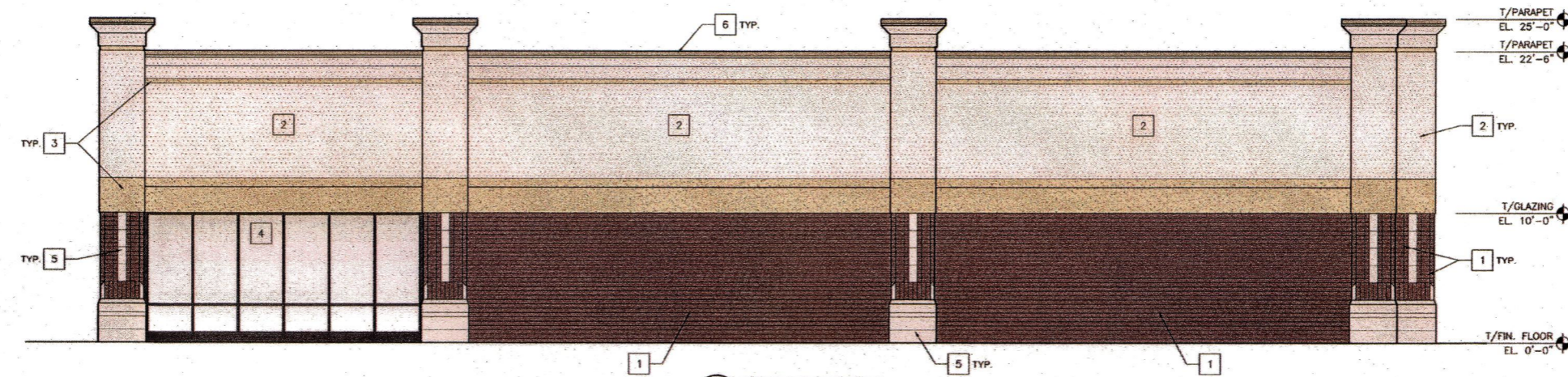
1 NORTH ELEVATION
SCALE: NONE



2 EAST ELEVATION
SCALE: NONE



3 WEST ELEVATION
SCALE: NONE



4 SOUTH ELEVATION
SCALE: NONE

CRYSTAL POINTE
INLAND COMMERCIAL
PROPERTY MANAGEMENT

APRIL 15, 2011

JTS ARCHITECTS

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