



#2011-24
Erick Street Commons
Project Review for Planning and Zoning Commission

<u>Meeting Dates:</u>	July 6, 2011
<u>Requests:</u>	Final Planned Unit Development Amendment to allow the addition of 10 parking spaces.
<u>Location:</u>	407 and 413 E. Terra Cotta Avenue
<u>Acreage:</u>	2.51 acres
<u>Existing Zoning:</u>	“B-2 PUD” General Commercial Planned Unit Development
<u>Surrounding Properties:</u>	North - County South - “M” Manufacturing East - County West - “M” Manufacturing
<u>Staff Contact:</u>	Latika V. Bhide 815.356.3615

Background:

The subject property is located at the southeast corner of Erick Street and Route 176 and zoned “B-2 PUD” Highway Service Planned Unit Development. The multi-tenant commercial buildings and the adjacent funeral home were approved as part of the Erick Street Commons PUD in 2006. There are currently several tenants in the west building including, Twisted Stem Floral, Edward Jones, Yoga Seva and Given Sports & Physical Therapy. The east building is currently occupied by a single tenant, Exemplar Financial.

Land Use Analysis:

The petitioner is requesting a PUD amendment to add 10 additional parking spaces along the rear of the building. The existing parking on-site meets the parking requirement for a use such as this, per the UDO standards. However, the petitioner has indicated that Exemplar Financial may host seminars at this location and may need the additional parking. As proposed, the parking does not meet the UDO requirement to provide landscaped parking islands, located at least every 4 parallel spaces in addition to parking islands at both ends of the parking row or the requirement that a minimum 8-foot perimeter landscaping is provided around the perimeter of the parking area.

Findings of fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting a Final Planned Unit Development approval 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

Planned Unit Development Variation

The petitioner is seeking the following variations, as a condition of the PUD Amendment approval:

- (1) A variation from the requirement to provide landscaped parking islands, located at least every 4 parallel spaces in addition to parking islands at both ends of the parking row; and
- (2) A variation from the minimum required 8-foot perimeter landscaping around the perimeter of a parking area

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.

Recommended Conditions:

If a motion to recommend approval of the petitioner’s request is made, the following are recommended as conditions of approval:

- 1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Site Plan, Gillispie Design Group, received 5-20-11

2. Signage and/or pavement markings are necessary to delineate the drive behind the buildings as one-way (counter clockwise).
3. Show bollard locations in rear of building where they are adjacent to the proposed drive aisle.
4. Show delivery truck turning movements to ensure that delivery trucks can maneuver the one-way drive aisle.
5. As a condition of the Final PUD Amendment, variations are granted to allow the proposed development plans that meet the final requirements of the Planning & Zoning Commission and the City Council.
6. 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.

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City of Crystal Lake
Development Application

Office Use Only

File # _____

Project Title: Erick Street Commons (Exemplar Financial Network)

Action Requested

- Annexation
- Comprehensive Plan Amendment
- Conceptual PUD Review
- Final PUD
- Final PUD Amendment
- Final Plat of Subdivision

- Preliminary PUD
- Preliminary Plat of Subdivision
- Rezoning
- Special Use Permit
- Variation
- Other



Petitioner Information

Name: Glen Hayes

Address: 3166 Hampshire Ln
Crystal Lake

Phone: 815 814 6039

Fax: _____

E-mail: glencobuild@comcast.net

Owner Information (if different)

Name: Eric Commons LLC

Address: Same

Phone: Same

Fax: _____

E-mail: Same

Property Information

Project Description: Variation of PUD Amendment to allow for additional parking stalls

Project Address/Location: 407 & 413 E. Terra Cotta

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: Glenco, Inc.

Architect: N/A

Attorney: N/A

Engineer: N/A

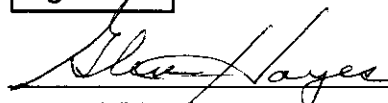
Landscape Architect: _____

Planner: _____


Surveyor: _____

Other: _____

Signatures

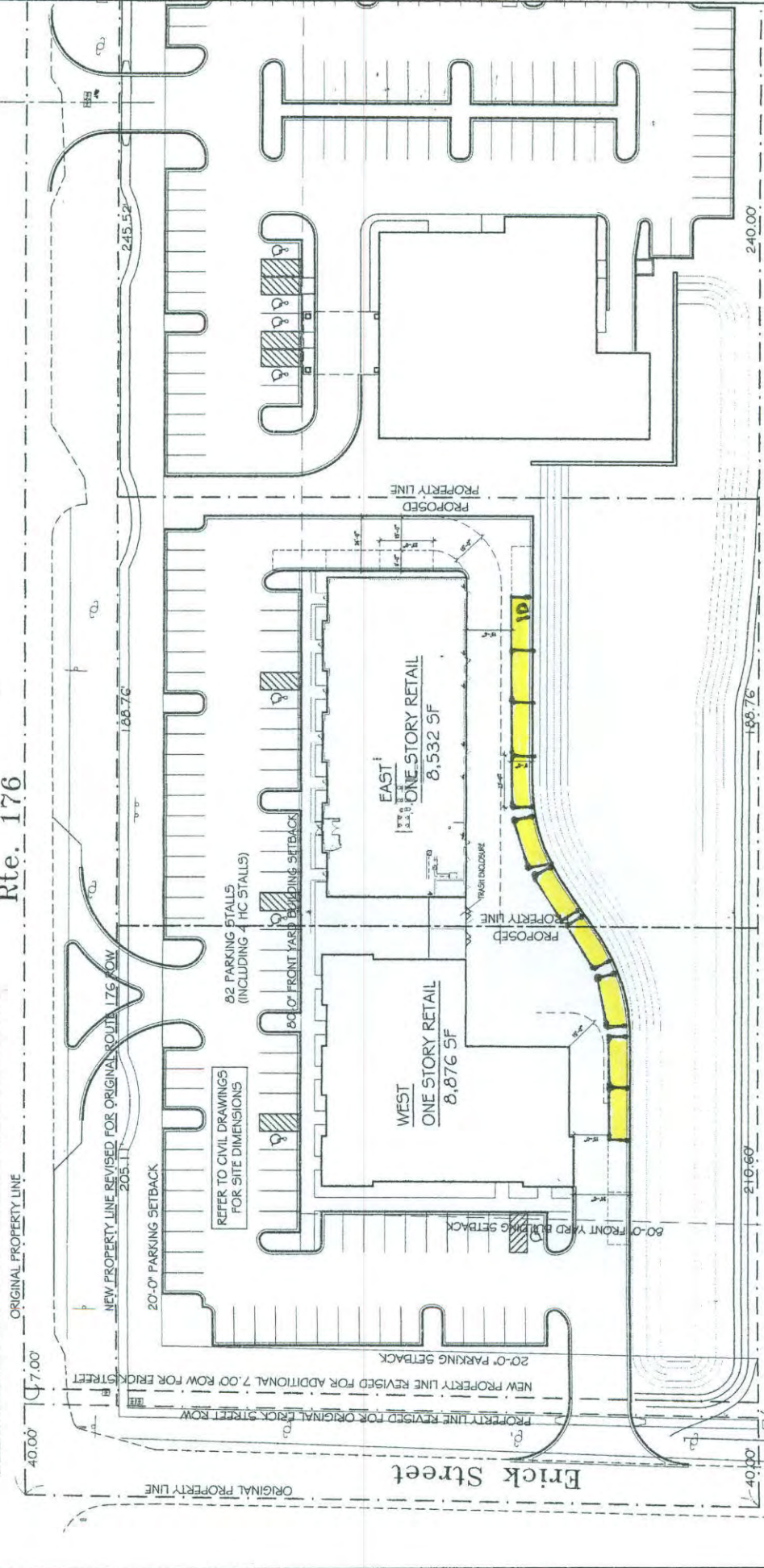
 Glen Hayes 9/20/11
PETITIONER: Print and Sign name (if different from owner) Date

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

 Eric Commous LLC 9/20/11
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.

Rte. 176



SITE PLAN

SCALE: 1" = 30'-0"



OCTOBER 3, 2005

www.gillespiegroup.com 5307 Business Parkway Suite 101 Ridgwood, Illinois 60072 815.657.7100 phone 815.657.7000 fax

417 Terra Cotta Ave
Crystal Lake, Illinois

RECEIVED
MAY 20 2011
BY:

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GILLESPIE
DESIGN
GROUP