



#2012-15 Unified Development Ordinance Text Amendment to allow a pawn shop Project Review for Planning and Zoning Commission

<u>Meeting Dates:</u>	March 21, 2012
<u>Requests:</u>	Unified Development Ordinance Text amendment to Article 2, Land Use of the UDO, to allow a pawn shop
<u>Location:</u>	457 W. Virginia Street (Virginia Center)
<u>Acreage:</u>	» 21,170 SF (0.49 acres)
<u>Existing Zoning:</u>	“B-2 VSC” General Commercial Virginia Street Corridor Overlay
<u>Surrounding Properties:</u>	North: “B-2 VSC” General Commercial VSC Overlay South: “B-2 VSC” General Commercial VSC Overlay East: “R-3A” Two-Family Residential West: “B-2 VSC” General Commercial VSC Overlay
<u>Staff Contact:</u>	Latika Bhide (815.356.3615)

Background:

- **Location:** Tenant suite at 457 - 469 W. Virginia Street
- **Zoning:** “B-2 VSC” General Commercial within the Virginia Street Corridor Overlay
- **Development:** Virginia Center
- **Tenant Information:** Used Merchandise Store
- **Co-Tenants:** Laundromat, Bloemke’s Getaway Travel
- **Request:** UDO Text Amendment to allow a pawn shop at this location

Land Use Analysis:

- **Details:** The petitioner has signed a lease to operate a used merchandise store at this location. Used Merchandise stores are permitted as a Limited Use in the B-2 district. Along with the used merchandise store, the petitioner would like to operate a pawn store at this location. The Zoning Administrator has determined that a pawn store is not listed in Table 2-300 Permitted Uses Table of the UDO.
- **UDO Text Amendment:** Per the UDO, where the Zoning Administrator determines that a use not mentioned is of a type, scope, or impact that does not fit any existing use category, a text amendment to incorporate the specific use into this Ordinance at its proposed location is required. **An approval does not create a right for a similar use within the same zoning category.**

- Illinois State Statute: Pawn shops or Pawnbrokers are required to obtain a license from the State of Illinois and are regulated under Section 205 ILCS 510/Pawnbroker Regulation Act. The Act is administered by the Secretary of Financial and Professional Regulation. Requirements for disclosures, including maturity date of the pawn, total interest, annual percentage rate, etc. are included in the Act. The Act also mandates that records as well as every article or thing of value pawned shall be at all times be open to the inspection of the Secretary or any members of the police force of any city in which the pawnbroker does business.
- Staff Review: The City’s Police Department has reviewed the request and has no concerns.
- Other Considerations: The property is located in the Virginia Street Corridor TIF District. The TIF Redevelopment Plan identifies this property as retaining the existing commercial use. Parking requirements in the Virginia Street Overlay District are reduced to 70 percent of the required parking. Based on the use and the location mix, there do not appear to be any parking concerns at this location.

Recommendations:

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

1. A Unified Development Text Amendment to allow a pawn shop at 457 W. Virginia Street is hereby granted.

**City of Crystal Lake
Development Application**

Office Use Only
File # 15 2012

Project Title: _____

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 UDO Text Amendment

RECEIVED
FEB 27 2012
BY: _____

Petitioner Information

Name: PETER KOZYSA
Address: 26 ECHO HILL
LAKE IN THE HILLS, IL 60156
Phone: 847-951-2208
Fax: _____
E-mail: KOZYSA26@SBCGLOBAL.NET

Owner Information (if different)

Name: Helene M Cramm
Address: 119 Edgewater Dr
Crystal Lake IL 60014
Phone: 815-459-9235
Fax: _____
E-mail: h.cramm1@comcast.net

Property Information

Project Description: PANN SHOP

Project Address/Location: 457 N VIRGINIA RD
CRYSTAL LAKE, IL 60014 (VIRINIA CENTER)

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

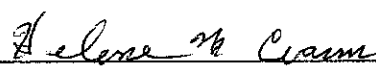
Surveyor: _____

Other: _____

Signatures

PETER KOZYSA  2/27/2012
PETITIONER: Print and Sign name (if different from owner) Date

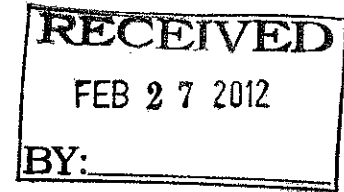
As owner of the property in question, I hereby authorize the seeking of the above requested action.

Helene M. Cramm  2/27/2012
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.

**Virginia Center
457-469 Virginia Street
Crystal Lake, IL 60014**

February 27, 2012



RE: Retail Rental Space at: 457 Virginia Street
Virginia Center
Crystal Lake, IL 60014

To Whom It May Concern:

I am the Property Manager writing on behalf of Helene Cramm, Property Owner of the above named property. As a resident and long-time property owner in the city of Crystal Lake, I would like to recommend that Adrian Zamroziewicz and Peter Kozysa potential lessees of this property be allowed to operate and manage this retail space in the following capacity: buy, sell, re-sell and pawn items such as household items, electronics and jewelry.

The above referenced suite has been unoccupied in our building for a period of over two consecutive years. Our goal is to find, good, respectable and responsible tenants to lease this space. We believe Adrian Zamroziewicz and Peter Kozysa to fit these criteria. As we all know, the economy has not been kind to many businesses or individuals in recent years making it more difficult to find good tenants and rent out available retail space. Not only will this opportunity bring a new business owner to the city of Crystal Lake but it will also bring new customers to Virginia Center and surrounding businesses.

Businesses in this particular area of Crystal Lake will now benefit from the recent improvements to Route 14 which will make it more attractive for customers to spend more time in this part of the city. We believe that having a brand new type of business in our building will be attractive to many potential customers and will be beneficial to the Crystal Lake economy and businesses in the area surrounding Virginia Center.

I would be happy to discuss this situation further should it be necessary. Please feel free to reach me by telephone at 847-302-5148 at any time.

Sincerely,

A handwritten signature in black ink, appearing to read "William Ciskowski".

William Ciskowski
Property Manager
On behalf of Helene Cramm, Owner

PUBLIC NOTICE

**BEFORE THE PLANNING AND
ZONING COMMISSION
OF THE CITY OF CRYSTAL LAKE,
MCHENRY COUNTY, ILLINOIS**

**IN THE MATTER OF THE PETITION
OF Peter Kozysa**

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance (UDO) 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 Peter Kozysa for the purposes of seeking a text amendment to Article 2, Land Use of the UDO, to allow a pawn shop at 457 W. Virginia Road, also identified by PINs: 19-06-280-007, -008 and -009. Information about this request can be obtained through the City of Crystal Lake Planning Department at 815-356-3615.

A public hearing before the Planning and Zoning Commission on this request will be held at 7:30 p.m. on Wednesday March 21, 2012, 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 6, 2012)