



**#2012-38**

**Antique Market – 2 N. Williams Street**

**Project Review for Planning and Zoning Commission**

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<b><u>Meeting Date:</u></b>	June 6, 2012
<b><u>Request:</u></b>	Special Use Permit for a Used Merchandise Store
<b><u>Location:</u></b>	2 N. Williams Street
<b><u>Acreage:</u></b>	Approximately 31,000 sq. ft.
<b><u>Zoning:</u></b>	B-4 Downtown Commercial
<b><u>Surrounding Properties:</u></b>	North B-4 Downtown Commercial South B-4 Downtown Commercial East B-4 Downtown Commercial West B-4 Downtown Commercial
<b><u>Staff Contact:</u></b>	Elizabeth Maxwell (815.356.3615)

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**Background:**

- The existing building was previously a funeral home and most recently Heritage for the Blind.
- Used Merchandise stores can be approved as a Limited Use Permit, provided they meet the established criteria. There are other used merchandise stores in the area, including The Carriage House and Twice Told Tales, which are within 1,000 feet requiring this use to request a Special Use Permit.

**Site Analysis:**

- The existing building is located at Williams Street and Crystal Lake Avenue with access to the parking lot from Crystal Lake Avenue and Grant Street.
- Parking is provided in a surface lot, which illustrates 50 parking spaces.
- Some of the parking spaces do not meet the current ordinance requirements and the Engineering Division has recommended restriping of lot and adding some green space which would bring the available parking down to 42 spaces.
- A massage parlor will operate in a portion of the building approximately 1100 square feet. Massage parlors are permitted uses in the B-4 zoning district.
- The antique market is planned to occupy approximately 2200 square feet of area initially with room to expand depending on demand for space.
- Parking for the massage parlor requires 5 spaces for the area shown.
- Parking for the used merchandise antique market requires 8 spaces for the area shown.

**Findings of fact:**  
**Special Use Permit**

The petitioner is requesting approval of a Special Use Permit for a Used Merchandise Store. Per the UDO, if the Used Merchandise stores cannot comply with the following standards, it is required to seek a Special Use Permit. The Limited User criteria are listed below:

- a. Location: Used Merchandise stores must be located more than 1,000 feet from an existing similar use. Measurements shall be made in a straight line, without regard to intervening structures or objects, from the property line of the proposed use to the property line of the existing use.  
*Two used merchandise stores are located within 1,000 feet of this use.*
- b. Outdoor display: Outdoor display, storage, and sales of items is not permitted.  
*The petitioners have indicated that there will be no outdoor display, storage or sales of merchandise.*
- c. Police inspection: Records of all items received and sold shall be kept and shall be made available during regular business hours for inspection by the Police Department.  
*The merchandise is brought in for sale by the individual tenants. These tenants rent interior space to display their items. All items are listed in the inventory for tenant owner and price.*

The Special Use Permit criteria are listed below:

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*

**2030 Comprehensive Land Use Plan Review:**

The Comprehensive Plan designates the subject property Commerce, which is planned for commercial and business activities. The following goals are applicable to this request:

Land Use

**Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services and jobs to the city as well as the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Land Use Plan and Economic Development Strategic Plan**

This can be accomplished with the following supporting action and success indicator:

**Supporting Action:** Promote, retain and attract businesses that provide a diverse tax base.

**Success Indicator:** The number of new “mom & pop” / small independent business occupancies.

Unique Areas

**Goal: Promote the unique architectural, historical, and social aspects of the downtown to stimulate economic and social vitality.**

This can be accomplished with the following supporting action and success indicator:

**Supporting Action:** Strengthen the economic base of the downtown while diversifying it.

**Success Indicator:** Number of of new “mom & pop” / small independent business occupancies.

**Recommended Conditions:**

A motion to recommend approval of the Final Planned Unit Development Amendment, and the following conditions are recommended:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
  - A. Application (Flagg, received 5/14/12)
  - B. Floor Plan (Flagg, received 5/14/12)
  - C. Site Plan (Flagg, received 5/14/12)
2. The parking lot shall be restriped within 5 years or upon full occupancy, whichever occurs first.
3. The petitioner shall address all of the review comments of Engineering and Building, Fire Rescue, Planning and Economic Development, and Public Works Department as well as the City’s Watershed Consultant.

**City of Crystal Lake  
Development Application**

Office Use Only  
File # 38 2012

Project Title: \_\_\_\_\_

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

**RECEIVED**  
MAY 14 2012  
BY: \_\_\_\_\_

**Petitioner Information**

Name: Thelma Flagg  
Address: 24 E Crystal Lake Ave,  
Crystal Lake, IL 60014  
Phone: 815-455-0364  
Fax: 815-455-0364  
E-mail: TFlagg01@SBCglobal  
.net

**Owner Information (if different)**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**Property Information**

Project Description: Attached

Project Address/Location: 2 N. Williams St,  
Crystal Lake, IL - 60014  
corner of Williams St. and Crystal Lake Ave.  
PIN Number(s): 14-32-482-030

**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.

Thelma Flagg - Thelma Flagg      5-14-2012  
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.

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## **PUBLIC NOTICE**

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

**IN THE MATTER OF THE PETITION  
OF Thelma Flogg Trust No. 1**

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### **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 Thelma Flogg, for a Special Use Permit, relating to the following described real estate commonly known as 2 North Williams Street, Crystal Lake, Illinois 60014, PIN: 14-32-482-030.

This application is filed for the purposes of seeking a Special Use Permit to permit a Used Merchandise store which is closer than 1,000 feet from a similar existing use pursuant to Articles 2-400 C. 14, and 9-200D. 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 June 6, 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  
May 19, 2012)

2 N. Williams Street

CRYSTAL LAKE IL

GRANT ST.

All Measurements are Approximate

Easy Access Parking on Crystal Lake Ave and Williams St

50 Parking Spaces in Lot Adjacent to the Building

Space Configurations are Adjustable to Specific Needs

3 8 2012

**RECEIVED**

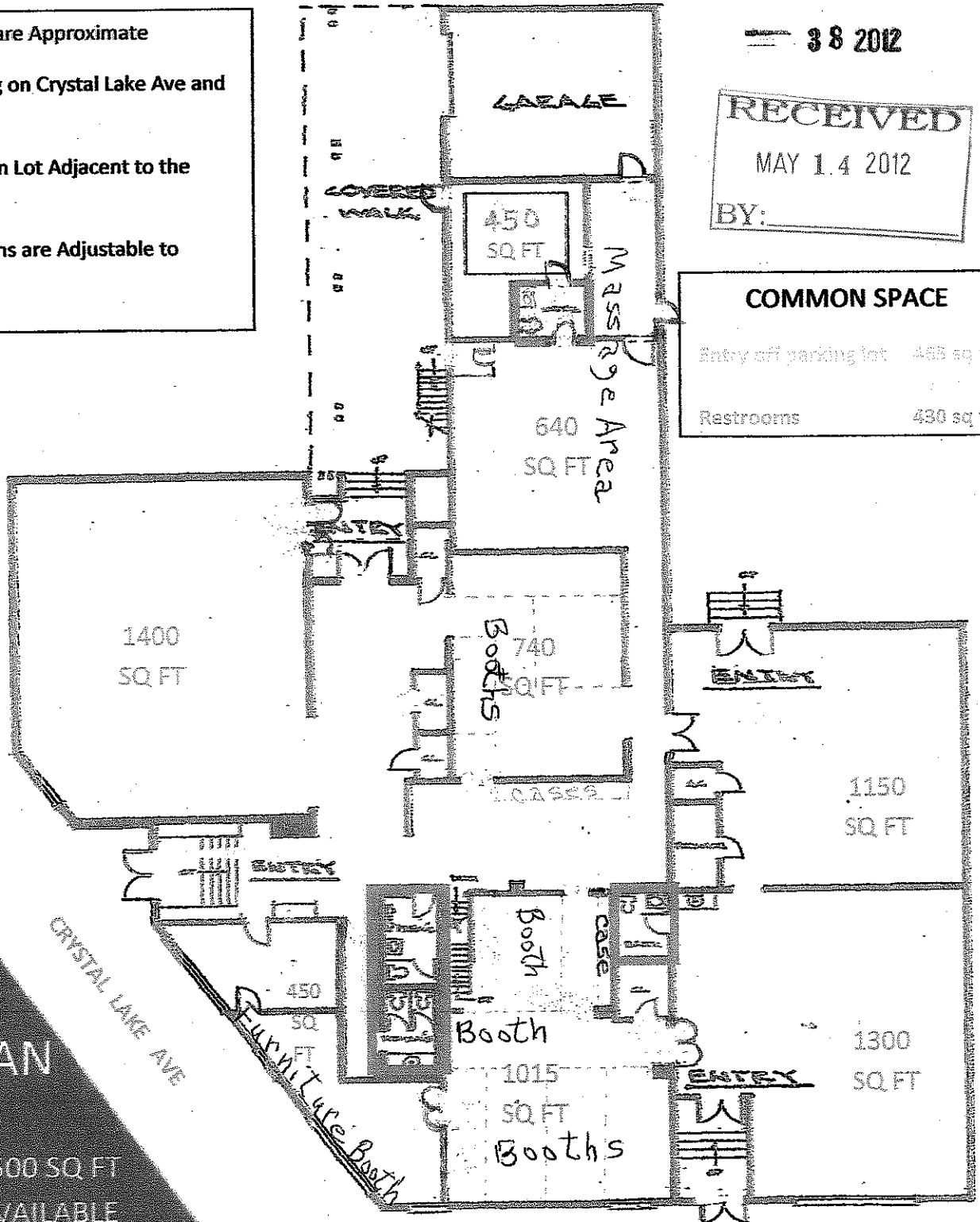
MAY 14 2012

BY:

**COMMON SPACE**

Entry off parking lot 465 sq ft

Restrooms 430 sq ft



EXISTING FLR PLAN



8500 SQ FT AVAILABLE

SURVEY 1" = 40' -0'

WILLIAMS ST.

CRYSTAL LAKE AVE