



#2012-121 4500 Northwest Highway – Use Variation Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	January 2, 2013
<u>Request:</u>	Use Variation to allow a retail flooring use in a building zoned M Manufacturing.
<u>Location:</u>	4500 Northwest Highway
<u>Acreage:</u>	Site approximately 3.6 acres; tenant suite approximately 6,347
<u>Existing Zoning:</u>	M PUD Manufacturing
<u>Surrounding Properties:</u>	North: McHenry County (Industrial uses) South: B-2 PUD General Commercial (D'Andreas) East: B-2 PUD General Commercial (Inline Retail) West: McHenry County (U-Haul rental and sales)
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- History: The site was annexed in 2000 and occupied by the TrueLine Mold manufacturing.
- Existing Use: A mixed-use inline tenant building.

Development Analysis:

General

- Request: Use Variation to allow a use not permitted in the zoning district. Strictly retail uses are not permitted in the manufacturing zoning district.
- Land Use: The land use map shows the area as Commerce. This land use designation is appropriate for a flooring retail use.
- Zoning: The site is zoned M. Manufacturing is not an appropriate zoning district for retail uses.

Site Layout

- There is a right-in/right-out entrance off Route 14. A frontage road connects this use and the adjacent car care inline retail center, giving this site access to a full access drive entrance.
- This is an existing building, divided into multiple tenant suites, with parking to the east and north of the building.

- The flooring tenant will be taking suites 100, 200 and 300, for a total of 6,347 square feet, at the front of the building facing Route 14.
- The petitioners are not proposing on altering any of the existing site improvements.



Parking

- There are a total of 53 parking spaces on site for all the users.
- The flooring retail use requires 13 parking spaces.
- Staff does not have a current list of the remaining tenants to accurately calculate overall parking requirements for the site.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future business uses. The following goals are applicable to this request:

Economic Development: Attract and Retain Businesses

Goal: Establish marketing efforts to attract and retain businesses throughout the City.

This can be accomplished with the following supporting action:

Supporting Action: Continue to solicit businesses in the City's strongest growth sectors.

Success Indicator: The number of education, manufacturing/distribution, "green" and retail

businesses contacted, started and/or relocated.

Findings of fact:

Use Variation

As identified in the Land Use Table, "Floor Covering Stores" are a permitted use in the B-2, B-4 and M-L zoning district. They are not permitted in the M zoning district. This location has been approved with a variety of uses including light industrial, internet sales (Birthday Jubilee and car dealer) a previous flooring store and office uses. The property is along Route 14 and near other business zoned properties. The variation can be reviewed against the current use of the building and the other tenants' uses rather than the strict limits of the zoning district.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, it should be with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Brad Joseph, received 12/20/12)
 - B. Site Plan (Charles Mionski, received 12/20/12)
 - C. Floor Plan (Brad Joseph, received 12/20/12)
2. The petitioner must work with the property owner to complete outstanding permit punch-list items prior to obtaining occupancy. The following items are required to be completed:
 - A. Storm sewer structures need to be mortared around the pipes and inlets need the area around the structure and frame (gaps) filled with mortar.
 - B. Restoration of disturbed areas need to be top soiled and seeded.
 - C. The above ground handicap signage needs to be installed.
 - D. A final as-built survey needs to be completed showing all improvements including the verification of detention volumes.
3. Submit occupancy application and any necessary permits for proposed tenant suites. Complete a life/safety building inspection for proposed tenant suites to be occupied.
4. All wall and free-standing signage shall meet the UDO requirements. Signs which cannot meet the requirements shall seek a sign variation.
5. The petitioner shall address all of the review comments and requirements of the Engineering and Building and Planning and Economic Development Departments.

**City of Crystal Lake
Development Application**

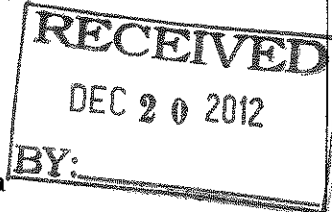
Office Use Only

File # 2012-121

Project Title: Special Use Permit - 4500 US Highway 14

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 |



Petitioner Information

Name: Brad Joseph
Address: 5001 N University St
Peoria, IL 61614
Phone: (309) 692-1135
Fax: (309) 692-1742
E-mail: bradjoseph@djoseph.com

Owner Information (if different)

Name: American Community Bank & Trust
Address: _____
Phone: _____
Fax: _____
E-mail: _____

Property Information

Project Description: Applicant would like to lease to a national flooring wholesaler/retailer. Part of the space was used as a flooring operation before but the zoning for manufacturing does not allow for a flooring store.

Project Address/Location: 4500 US Highway 14, Crystal Lake, IL 60014-7334

PIN Number(s): ~~17-03-451-002~~ 17-03-451-002, 19-10-200001

Development Team

Please include address, phone, fax and e-mail

Developer: D. Joseph Sons & Associates

Architect: TBD

Attorney: Bob Hall - Miller, Hall, & Trigg

Engineer: Zumwalt & Associates

Landscape Architect: _____

Planner: _____

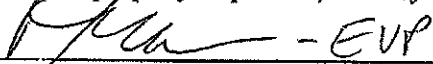
Surveyor: _____

Other: _____

Signature 3

 12-18-2012
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.

 - EVP
OWNER: Print and Sign name American Community Bank & Trust Date 12/17/12
By Rick Francis Executive Vice President

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 APPLI-
CATION OF American Community
Bank & Trust

LEGAL NOTICE

Notice is hereby given in compli-
ance 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 upon the
application of Brad Joseph with D.
Joseph Sons & Associates, repre-
senting American Community Bank
& Trust, relating to the following de-
scribed real estate commonly
known as 4500 Northwest High-
way, Crystal Lake, Illinois 60014,
PINs: 19-03-451-002, 19-10-
200-001.

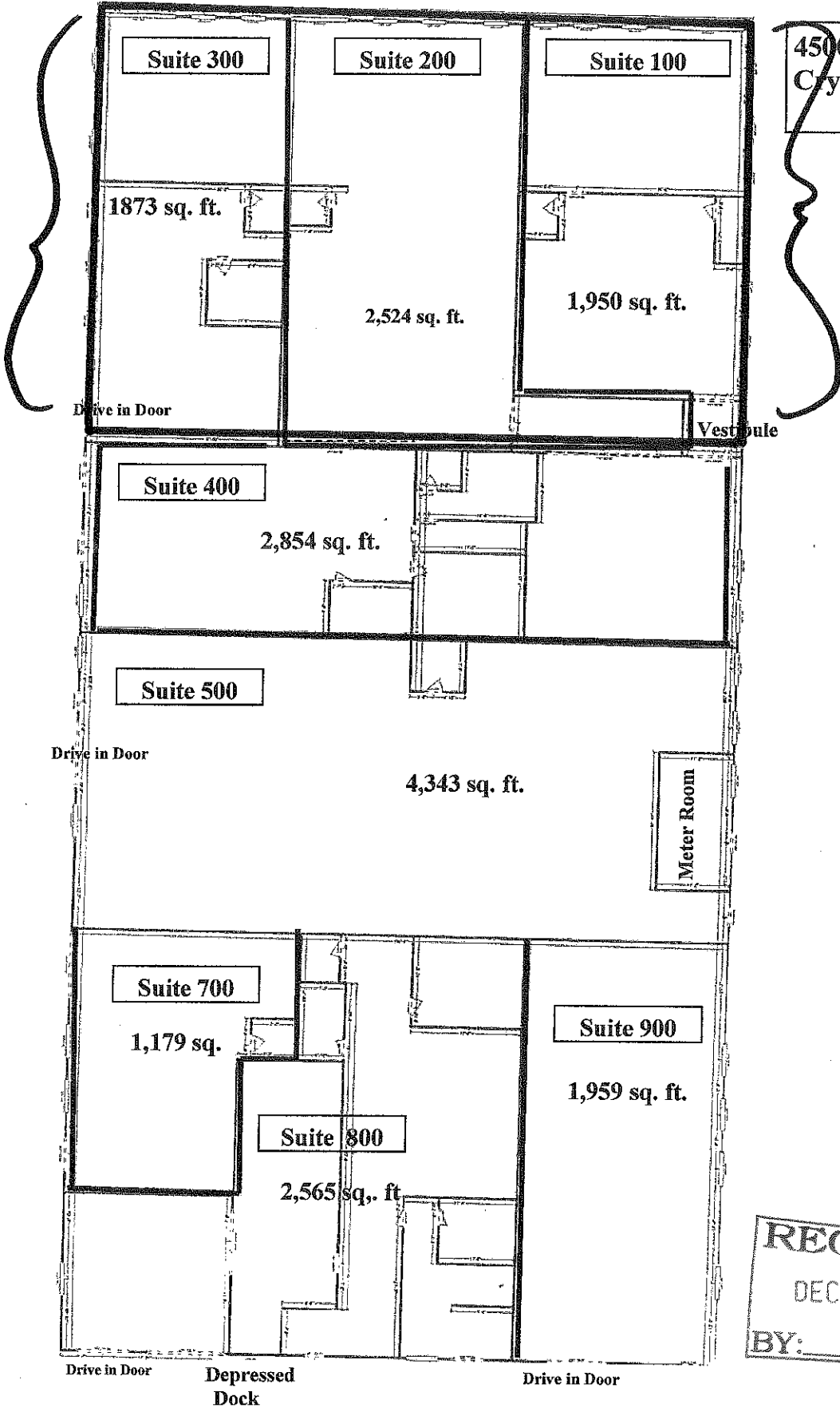
This application is filed for the
purposes of seeking a Use Variation
from Article 2, Land Uses Table 2-
300 of the Unified Development Or-
dinance to allow a flooring retail
use within the M Manufacturing
zoning district at the above-men-
tioned location, as well as any oth-
er variations as necessary to ap-
prove the project as presented. The
application and plans can be
found at the City of Crystal Lake
Community Development Depart-
ment at City Hall.

A public hearing before the Plan-
ning and Zoning Commission on
the request will be held at 7:30
p.m. on Wednesday, January 2,
2013 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
December 18, 2012)

U.S. Highway 14

4500 U.S. Hwy. 14
Crystal Lake, IL



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BY: