



#2013-07

Archway East (Bradford) Final PUD Amendment Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	February 20, 2013
<u>Request:</u>	Final PUD Amendment for the addition of a drive-through.
<u>Location:</u>	815 Cog Circle
<u>Acreage:</u>	Approximately 1.1 acres
<u>Existing Zoning:</u>	B-2 PUD General Commercial Planned Unit Development
<u>Surrounding Properties:</u>	North B-2 PUD General Commercial (Sports Authority) South B-2 PUD General Commercial (Rose Plaza) East B-2 PUD General Commercial (Portillo's) West B-2 PUD General Commercial (Corner Bakery and In-line Retail)
<u>Staff Contact:</u>	Michelle Rentzsch (815.356.3615)

Background:

- **Existing Use:** The site is a multi-tenant retail building and part of the Archway East development.
- The petitioner is requesting a Final PUD Amendment to allow for a drive-through addition for the end tenant. The petitioner recently brought this proposal through as a conceptual review and has addressed all staff's comments from that review.

Development Analysis:

Land Use/Zoning

- The site is currently zoned "B-2" General Commercial and the Comprehensive Land Use map designates the property as Commercial.
- The addition of a drive-through for the end tenant space would help address the need for parking in this general area.

Site Layout

- The Archway East development has access onto Cog Circle, but fronts on Route 14.
- Parking is shared among all tenants in this development, though this multi-tenant building has 48 spaces to the south and east of the building.
- The proposed drive through would change the direction of traffic through the parking lot, necessitating some minor site alterations to provide for better vehicular movements.

- The drive through layout meets the UDO criteria for drive-through uses.

Findings of Fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting a Final PUD Amendment 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*

2030 Comprehensive Land Use Plan:

This property is designated as Commerce, which “represents existing retail and service commercial areas and indicates areas for future commercial uses.” Within the Land Use section of the Comprehensive Plan, the following goals and objectives are applicable to this request:

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.

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

Recommended Conditions:

If a motion is made to recommend approval of the Final PUD Amendment, the following conditions are suggested:

- 1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (Bradford, received 01/21/13)
 - B. Sign Plan (Bradford, rev. dated 12/28/12)

2. Provide estimates of anticipated drive-through traffic, processing rates, or other operational data from other existing comparable facilities.
3. Add a STOP sign at the exit of the drive-through lane to stop cars before they enter the parking lot.
4. The petitioner shall address all the review comments of the City Departments.

**City of Crystal Lake
Development Application**

Office Use Only
File # 2013 07

Project Title: 815 COG CIRCLE DRIVE THRU

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 |

RECEIVED
JAN 21 2013

Petitioner Information

Name: WILLIAM SHANK

Address: 30 S WACKER DR
2950 CHICAGO IL 60606

Phone: 312.755.8018

Fax: 312.755.8070

E-mail: SHANK@TRAFORDCHICAGO.COM

Owner Information (if different)

Name: TRAFORD CRYSTAL LAKE LLC

Address: 30 S WACKER DR 2950
CHICAGO IL 60606

Phone: 312.755.8000

Fax: 312.755.8070

E-mail: _____

Property Information

Project Description: ARCHWAY RETAIL CENTER
+/- 11,915 SF RETAIL BUILDING

Project Address/Location: 815 COG CIRCLE
CRYSTAL LAKE IL

PIN Number(s): 09.03.379.001

Development Team

Please include address, phone, fax and e-mail

Developer: BRADFORD REAL ESTATE

Architect: _____

Attorney: _____

Engineer: KIMLEY-HORN ANDY HEINERT

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

 1.21.13
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.

 STEVEN M. PAGNOTTA 1/21/2013
OWNER: Print and Sign name PRESIDENT 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 PETITION
OF William Shank on Bradford RE
Companies

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 upon the application of William Shank on behalf of Bradford RE Companies representing the Corner Bakery to the Archway East shopping center for a Final Planned Unit Development Amendment, relating to the following real estate commonly known as 815 Cog Circle in Crystal Lake, Illinois 60014.
PIN: 19-03-379-001

This application is filed for the purpose of seeking an amendment to a Special Use Permit, which granted a Planned Unit Development approval, to allow the construction of a drive-through lane for the Corner Bakery, which includes changes to the facade, site, landscape and signage plans as well as any other variations necessary to approve the plans as presented pursuant to Article 4-500 Planned Unit Development Standards B, General Standards and C, Development Standards and Article 9-200 E, of the Unified Development Ordinance. Plans for this project can be viewed at the City of Crystal Lake Community Development Department at City Hall.

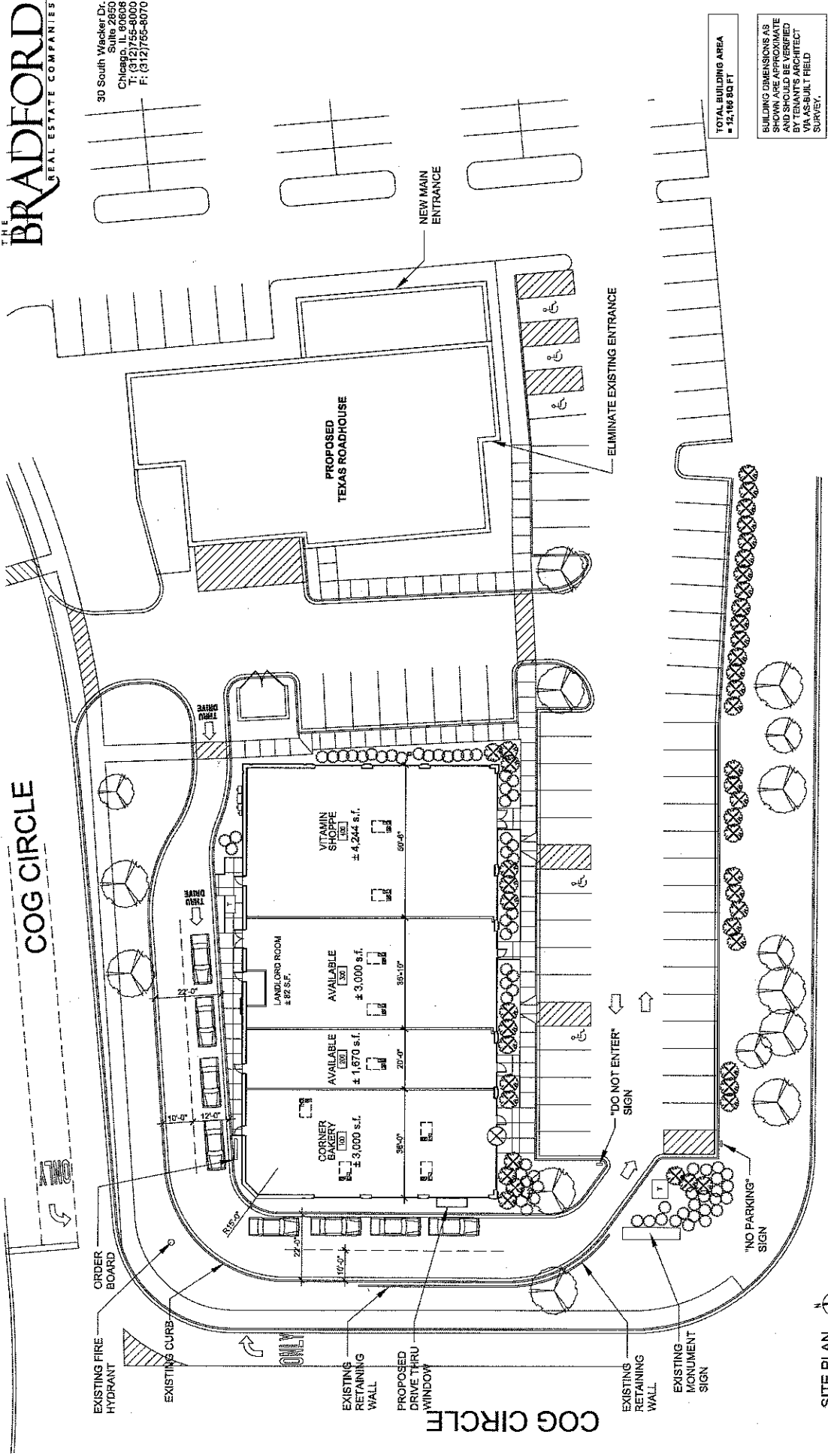
A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday, February 20, 2013, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person desiring to be heard may be

present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald
on February 5, 2013)

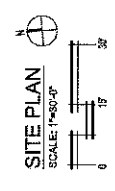
30 South Wacker Dr.
Suite 6000
Chicago, IL 60606
T: (312) 755-8000
F: (312) 755-8070



TOTAL BUILDING AREA
= 12,166 SQ FT

BUILDING DIMENSIONS AS SHOWN ARE APPROXIMATE AND SHOULD BE VERIFIED BY ARCHITECT VIA AS-BUILT FIELD SURVEY.

ARCHWAY RETAIL CENTER
CRYSTAL LAKE, IL
DATE: DECEMBER 28, 2012
SHEET: 1 of 1



NORTHWEST HIGHWAY

COG CIRCLE



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JANUARY 2, 2013
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Chairman Greenman at 7:30 p.m. On roll call, members Batastini, Esposito, Gavle, Goss, Jouron, Lembke, Skluzacek, and Greenman were present. Mr. Hayden was absent.

Michelle Rentzsch, Director of Planning and Economic Development, and Elizabeth Maxwell, Planner, were present from Staff.

Mr. Greenman stated that this meeting is being televised now as well as being recorded for future playback on the City's cable station.

2012-118 CORNER BAKERY – ARCHWAY EAST – 815 COG Circle – PUBLIC MEETING
Conceptual Review for drive-through.

Bill Shank, representing the shopping center owner Bradford, was present to represent this request. Mr. Shank said they are discussing the possibility of adding a drive-through to the Corner Bakery unit of their building. This would allow them to have a "to go" service and alleviate the parking congestion in that portion of the parking lot. He said the plan given to the Commissioners just prior to the meeting is a modified plan based on comments given to them by Staff. Mr. Shank feels this will help the center. They believe the two vacancies in this building are mostly due to the parking issues that currently exist.

Ms. Rentzsch said they wanted to review this with the PZC to see if there are any problems or concerns prior to the petitioner moving forward with the formal PUD Amendment request.

Mr. Goss said this will help the parking situation but is concerned with the dumpster at the rear of the building. He also wants to be sure the employees are protected when they go out to the dumpster.

Mrs. Lembke thanked the requestor for addressing this situation.

Mr. Esposito said this is great and suggested that there possibly be a back door for Corner Bakery similar to what they have in Chicago. Mr. Goss said he would be concerned with its placement with cars flying around the corner.

Mr. Jouron said he is concerned with the delivery truck traffic. Mr. Shanks said they have done this in other places and the delivery trucks usually come later in the day. They can mandate the delivery times.

Mr. Greenman said there are a couple of tight spots but the snow removal will be critical. It must be completely removed. He also asked if there will be a "YIELD" sign for the traffic coming out of the

drive-through. Ms. Rentzsch said it will be a “STOP” sign there. Mr. Greenman asked if Texas Roadhouse is aware of this possibility. Ms. Rentzsch said they were informed of the possible change.

Mr. Greenman said he supports this request. He thanked Mr. Shank for coming before the PZC to discuss this conceptually. He feels that the brain storming helps both sides.