



#2013-45
Too Cute Consignment
Project Review for Planning and Zoning Commission

Meeting Date: October 2, 2013

Zoning Requests: Special Use Permit to allow a Consignment Store (classified as a Used Merchandise Store).

Location: 5150 Northwest Highway

Acreage: Site: 2.24 acres; Tenant Space: 1,850 square feet

Existing Zoning: “B-2” General Commercial PUD

Surrounding Properties: North: “B-2 PUD” General Commercial PUD
South: “B-2” General Commercial
East: “B-2 PUD” General Commercial PUD
West: “B-2” General Commercial

Staff Contact: Latika Bhide 815.356.3615

Background:

- Development: Pinehurst Square, Crystal Lake Business Center, Unit 2
- Request: Special Use Permit to allow a consignment store, classified as used merchandise store
- Co-tenants: Verlo Mattress Factory Store, Julie’s Nails, Advocate Good Shepherd Rehabilitation

Land Use Analysis:

- Proposed Use: The petitioner’s request is to open a kids' consignment store at this location. The tenant space will be 1,850 square feet in area. The petitioner has indicated that the store will be open from Monday through Saturday from 10 am to 5 pm.
- Land Use: The proposed use is classified as a ‘Used Merchandise Store’ which is a Limited Use in the ‘B-2’ and ‘B-4’ districts. Per the UDO, where the limited use criteria cannot be met, a Special Use Permit must be obtained. Therefore a Special Use Permit is necessary to allow the proposed use at this location.
- Parking: There are 96 parking spaces at this location. Per the UDO, used merchandise stores are required to provide 3.5 parking spaces per 1,000 square feet of gross floor area, which translates to 6 parking spaces for this use. Based on the uses located at this location, no parking issues are anticipated. The petitioner has indicated that a vehicle will be

stored on site (for more than 24 hours at a time). Up to 2 vehicles that are used in the normal day-to-day operation of a business are exempt from being treated as outdoor storage as long as long as the vehicles are located towards the rear of the property.

Findings of Fact:

SPECIAL USE PERMIT

The petitioner is requesting approval of a Special Use Permit. Due to their unique nature, Special Uses require 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*

Section 2-400 C of the UDO, establishes specific criteria for consideration before the issuance of a Special Use Permit for Used Merchandise Stores.

- 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.

A Special Use Permit is necessary because an existing used merchandise store (On Angels' Wings) is located at 5186 Northwest Highway, immediately adjacent to this property.

- b. Outdoor display: Outdoor display, storage, and sales of items is not permitted.
The petitioner has indicated that there will be no outdoor display, storage and sales of merchandise.

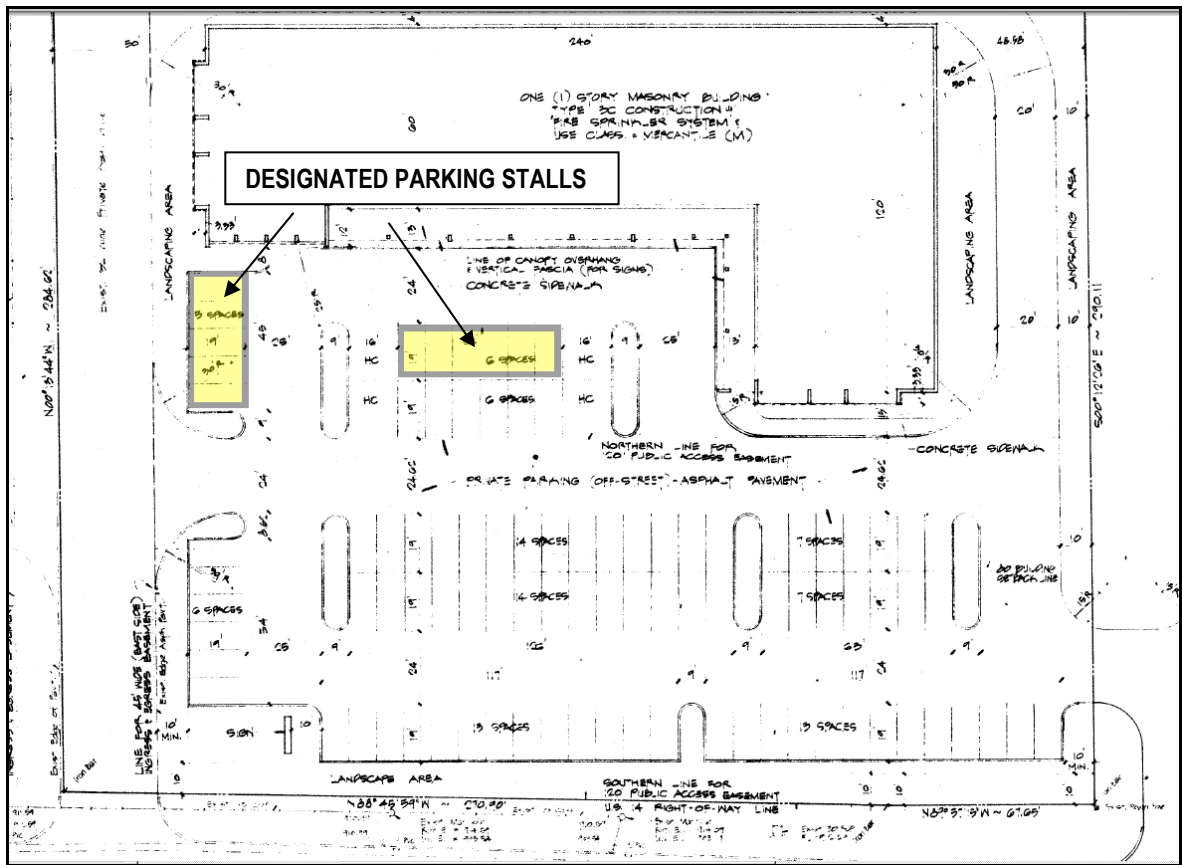
- c. Police inspection: Records of all items received and sold shall be kept and shall be made available during regular business hours for inspection by the Police Department.
Records of all items received and sold as required must be kept.

Recommended Conditions:

If approval of a Special Use Permit is recommended, the following conditions are recommended:

- 1) Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application, Carlini, received 9-3-13
 - B. Plat of Survey, Geudtner, received 9-3-13

- 2) Sign permits are required for all exterior signage and all signage (including any window signage) must meet the requirements of the Unified Development Ordinance.
- 3) Any vehicle stored on-site for longer than 24 hours will be parked in one of the designated stalls. Vehicle cannot be parked in any parking stall in the row of parking along Northwest Highway.



- 4) The petitioner shall address all comments of the Planning and Economic Development, Engineering and Building, Public Works, Fire Rescue and Police Departments.

2013 45

City of Crystal Lake Development Application

Office Use Only
File # _____

Project Title: _____

RECEIVED
SEP 03 2013
BY: _____

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: Jeaninne A. Carlini
 Address: 3518 Franklin Court
Crystal Lake, IL 60014
 Phone: 815-356-8644
 Fax: cell 847-287-5612
 E-mail: carlini1@sbcglobal.net

Owner Information (if different)

Name: Pinehurst Square
 Address: 5150 Northwest Highway Unit 8
Crystal Lake, IL 60014
 Phone: 815-444-8711 (store)
 Fax: Ken Yosida 708-899-7946
 E-mail: _____

Property Information

Project Description: 1850 sq. ft. ↓ want to open a kids
consignment store open M-Sat 10-5pm.
No more than 3 employee's in store at 1 time

Project Address/Location: 5150 Northwest Highway Unit 8
Crystal Lake, IL 60014

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

Giuseppe A. Carlini

PETITIONER: Print and Sign name (if different from owner)

9/3/13

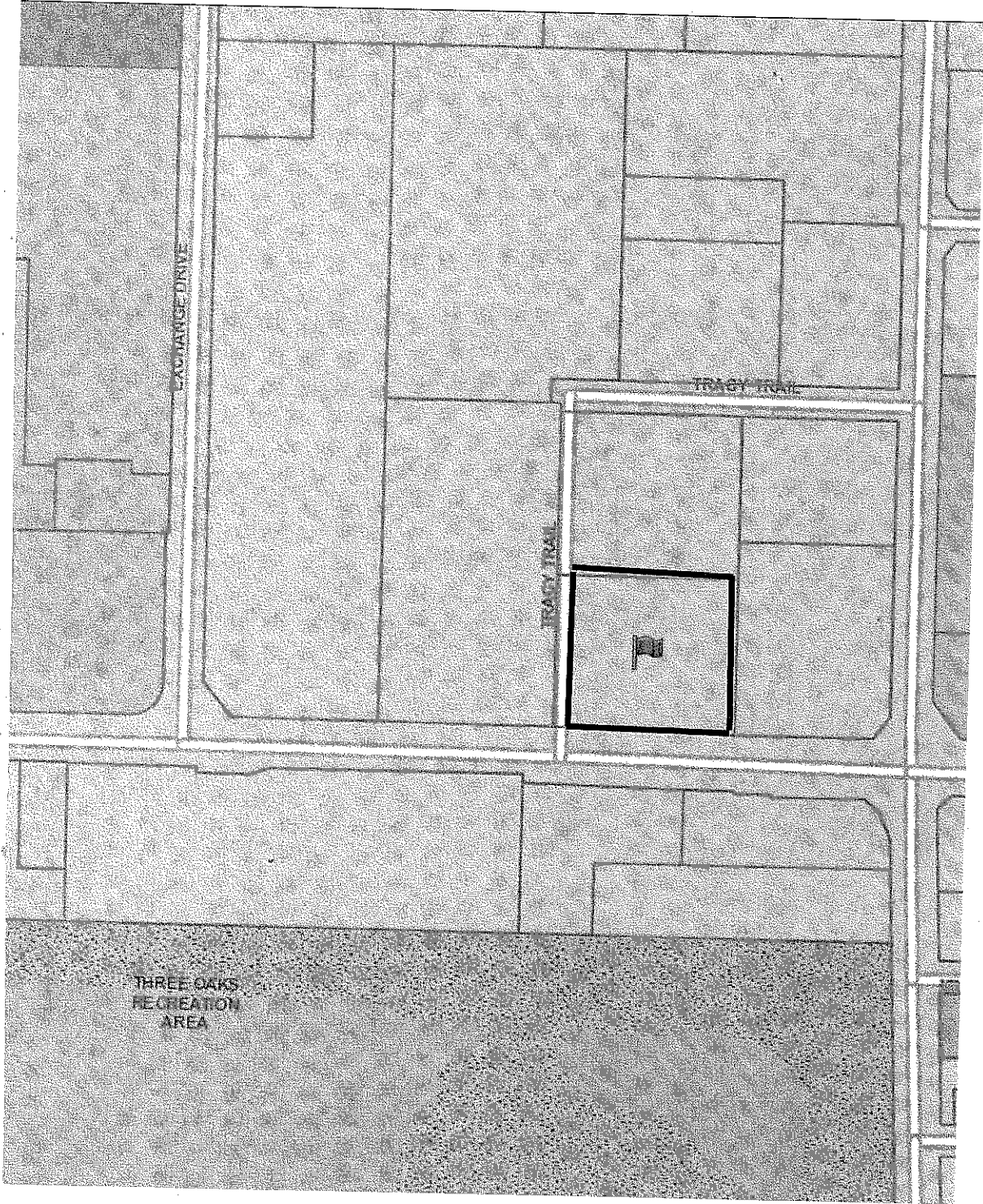
Date

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

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.



LADYFACE DRIVE

TRACY TRAIL

TRACY TRAIL

THREE OAKS
RECREATION
AREA

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 JEANNINE CARLINI

LEGAL NOTICE

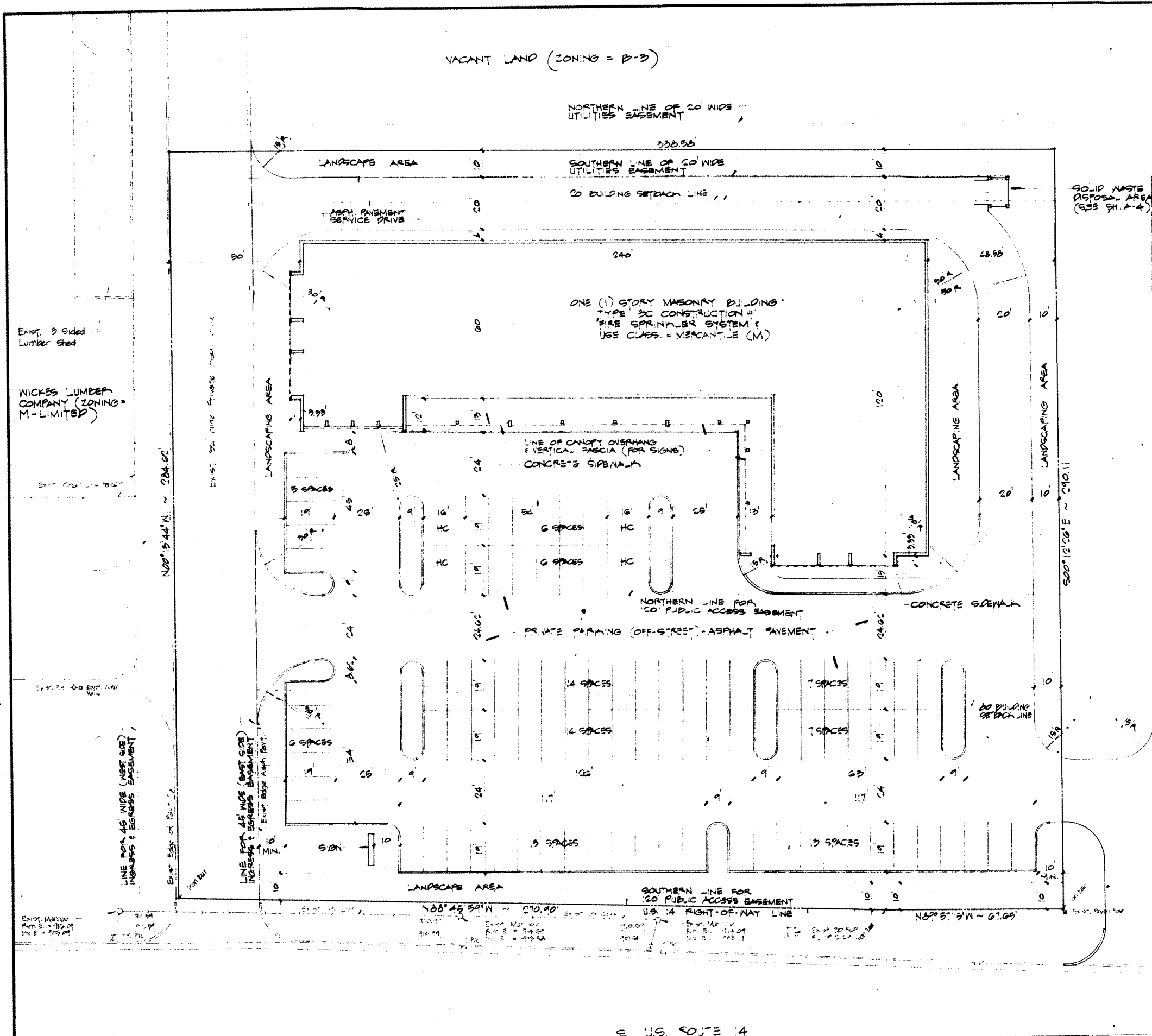
Notice is hereby given in compli-
ance with the Unified Development
Ordinance (UDO) of the City of
Crystal Lake, Illinois, that a public
hearing will be held before the
Planning and Zoning Commission
of the City of Crystal Lake upon the
application of Jeaninne Carlini re-
lating to the following described
real estate commonly known as
5150 Northwest Highway, Crystal
Lake, Illinois 60014 PIN:19-04-
400-025.

This application is filed for the
purposes of seeking a Special Use
Permit in accordance with the pro-
visions of Article 2, Land Use and
Article 9, Administration of the UDO
to allow a Used Merchandise Store
in the "B-2" General Commercial
district at the above-mentioned lo-
cation; as well as any other varia-
tions that may be necessary to al-
low the plans as presented. Plans
for this project can be viewed at the
City of Crystal Lake Planning and
Economic 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, October 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
September 17, 2013. #A1873)



AREA TABULATIONS (B.a.b.c.d.e.g)

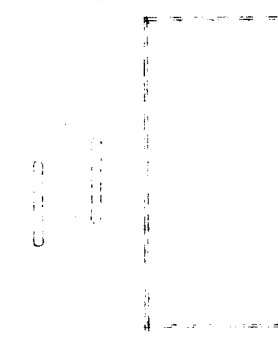
GROSS SITE AREA (ACRES)	2.23 AC
(SQ. FT.)	97,133.60 SF
BUILDING COVERAGE (INCLUDES CANOPY)	20,448.00 SF
FLOOR AREA	18,748.00 SF
MAX. HT. (SEE SH. A-2)	29.35 FT.
F.A.R.	0.19
PARKING SPACES REQ'D	94 SF
PROVIDED (INCLUDES 4HC)	95 SF
HARD SURFACE COVERAGE (80%)	77,711.00 SF

10/5
4/6

AMCOR BUNKER UTILITIES
(ZONING = B-2)

Exist. Bath Building

Exist. Bath
Drive-Thru Zone



Existing Edge of Pavement

3 9 2010

RECEIVED
JUN 03 2010
BY:



SITE PLAN 1/4" HORIZ. CONTRACTIONS, PARKING = EXIST. CONDITIONS OF ADJACENT PROPERTIES 1" = 20 FT.

VACANT LAND (ZONING = B-2)

FINAL PLANNED UNIT DEVELOPMENT (P.U.D.)

SITE PLAN

DATE: 10/10/08
 DR: PRC
 CK: RPS

SHOPPING CENTER DEVELOPMENT IN CRYSTAL LAKE, ILLINOIS BY:
LION PHOTO SUPPLY INC.
 1700 WEST DIVISION CHICAGO, ILLINOIS

REVISIONS		DATE	BY
NO.	DESCRIPTION		
1			
2			
3			
4			

ROBERT GEUDTNER & ASSOCIATES, INC.
 ARCHITECTS & ENGINEERS
 711 N. MCKINLEY RD. LAKE FOREST, ILL. 295-2440

JOB NO: 1296 SHEET: A1
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