



#2014-11
Penny Pinchers
Project Review for Planning and Zoning Commission

Meeting Date: March 19, 2014

Zoning Requests: Special Use Permit to allow a Used Merchandise Store

Location: Crystal Lake Plaza, Unit 8

Acreage: Tenant Space ≈1,500 square feet

Existing Zoning: “B-2” General Commercial PUD

Surrounding Properties: North: “R-3A” Two-Family Residential
South: “B-2” General Commercial
East: “B-2 PUD” General Commercial PUD
West: “B-2 PUD” General Commercial PUD

Staff Contact: Latika Bhide 815.356.3615

Background:

- Development: Crystal Lake Plaza
- Request: Special Use Permit to allow a used merchandise store
- Co-tenants: Mister Cake, Pinemoor Pizza, New Balance, Radio Shack, Jade M. Salon, Crystal Lake Currency Exchange

Land Use Analysis:

- Proposed Use: The petitioner would like to open a used merchandise store at this location. The tenant space will be approximately 1,500 square feet in area.
- Land Use: The proposed use is classified as a ‘Used Merchandise Store’ which is a Special Use in the ‘B-2’ and ‘B-4’ districts. A Used Merchandise Store is defined as a retail store that buys or accepts donations and sells previously used merchandise, such as clothing, furniture, appliances, household goods, sporting goods, recreational equipment or other merchandise not considered to be antique, that is in good repair or has been restored or reconditioned to a clean and useable condition.
- Other Considerations: 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 5 parking spaces for this use. Adequate parking is available at the Plaza and no parking issues are anticipated. No collection bins will be placed outside. The petitioner has indicated that donations will be accepted by appointment only.

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 15,000 square feet in area or less must be located more than 500 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.
 - *The applicant will not meet this requirement. Savers, which is also classified as a Used Merchandise store is located within the 500 foot of the proposed store as measured per the provisions of the UDO.*
- b) Outdoor display: Outdoor display, storage, and sales of items is not permitted.
 - *The applicant has indicated that there will be no outdoor display, storage and sales of items.*
- 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.
 - *It is the applicant's responsibility to meet the inspection requirement.*
- d) Electronic Reporting: Any used merchandise store that purchases electronic goods or jewelry is required to report/upload to LeadsOnline, or the City's current electronic reporting system, the information outlined by the City's Police Department for each and every transaction where electronic goods or jewelry were purchased by the end of that business day. All information shall be recorded in the English language. The electronic reporting requirement also applies to all used merchandise store that conduct ten or more purchase transactions (not limited to electronic goods or jewelry) in one week (calculated from each Monday through the next Sunday, inclusive).
 - *The applicant has indicated that they will be accepting donations. If items are purchased, then it is the applicant's responsibility to meet the reporting requirements of the Ordinance.*

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, Ballstaedt, received 2-28-14
- 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) No collection bins are permitted to be placed outdoors for donations. If donations are left outside the store, it is the petitioner's responsibility to remove all items in an expeditious manner.
- 4) The petitioner shall address all comments of the Community Development, Public Works, Fire Rescue and Police Departments.

City of Crystal Lake Development Application

Office Use Only
File # _____

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 |

me Petitioner Information

Name: Toni Ballstaedt
 Address: 7210 Sunset Drive
Crystal Lake, IL 60014
 Phone: 815-353-9763
 Fax: _____
 E-mail: cleaningspecialists@
yahoo.com

mcg Owner Information (if different)

Name: Madison Corp. Group
 Address: 650 Roosevelt Rd Suite 204
Glen Ellyn, IL 60137
 Phone: 630-858-5205
 Fax: 847-446-1815
 E-mail: madisoncorporategroup@
gmail.com

Property Information

* Project Description: I would like to open a resale shop in the "V" section
of the Crystal Lake Plaza. I would have it set up for donations
by appointment only. 10% of my proceeds will go to a foundation
I am creating called KKIS - Keep Kids in sports to help fund kids
sports in mckenzie county.

Project Address/Location: The Crystal Lake Plaza
Unit 8 (in the "V").
6500 Northwest Highway
Crystal Lake IL 60014

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

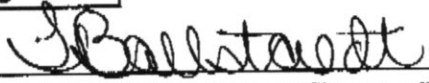
Landscape Architect: _____

Planner: _____

Surveyor: _____

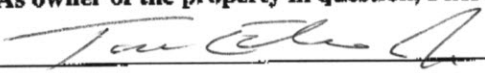
Other: _____

Signatures


3-1-14

 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.


3-1-14

 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.

PUBLIC NOTICE

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

**IN THE MATTER OF THE APPLICA-
TION OF TONI BALLSTAEDT**

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 Toni Ballstaedt relat-
ing to the following described real
estate commonly known as Unit 8,
Crystal Lake Plaza, Crystal Lake,
Illinois 60014 PIN: 19-05-382-
011.

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; a variation from the Special
Use Criteria that stores must be lo-
cated more than 500 feet from an
existing similar use; as well as any
other variations that may be neces-
sary to allow the plans as present-
ed. Plans for this project can be
viewed at the City of Crystal Lake
Planning and Economic Develop-
ment Department at City Hall.

A public hearing before the
Planning and Zoning Commission
on the request will be held at 7:30
p.m. on Wednesday, March 19,
2014, 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 4, 2014. #A2793)



Mid America Vacuum Centers

6221 Northwest Highway, Crystal Lake, IL 60014 (815) 459-1069

March 1, 2014

To Whom It May Concern:

As a local business owner of Mid America Vacuum Center located on Route 14 in Crystal Lake, I am writing this letter to show full support of Toni Ballstaedt being able to open a Resale Shop in the V of the location at the Crystal Lake Plaza.

I feel this will assist in generating traffic to the Plaza as well as her connection in creating the KKIS foundation with the commitment to donate 10% of her profits to assist getting children that may otherwise not be able to afford to participate a chance to join sports throughout McHenry County.

I thank you for your time in reading my letter. I have known Toni as a business owner of The Cleaning Connection since she opened her doors in October of 2008 and feel she is an honest and aggressive business woman and is an asset to our community.

Sincerely,

A handwritten signature in black ink that reads "PAUL WILBRANDT". The signature is written in a cursive style with some capital letters.

Paul Wilbrandt

Owner



The Cleaning Connection, Inc.
7210 Sunset Drive, Crystal Lake, IL 60014 (815) 893-6460



**THANK YOU TO ALL OUR CUSTOMERS FOR VOTING US BEST
OF THE FOX 2012 & 2013!!!!!!**

Fax Number: 815-479-1647

RE: Toni Ballstaedt Resale Shop Special Use Request

Date: 3/1/14

Attn: Latika

Pages: 9

Comments:

Latika,

Please see the attached application that you had requested. I also send copies of some of the support letters I have been getting from local community businesses in support of my shop. Please let me know what the next step is for me to take.

Thank you,

Toni Ballstaedt

815-353-9763

No Leaf Vapor

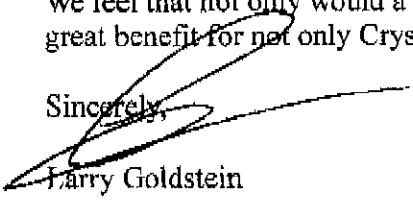
3-1-2014

TO WHOM IT MAY CONCERN,

As one of the owners of No Leaf Vapor, Inc., and as a tenant of Crystal Lake Plaza, this letter is to state that our company is in support of Toni Ballstaedt opening a resale shop here in the "V" of the plaza.

We feel that not only would a resale shop increase traffic for the plaza, but the foundation KKIS is a great benefit for not only Crystal Lake but also for McHenry County.

Sincerely,



Harry Goldstein
No Leaf Vapor

1 Crystal Lake Plaza | Crystal Lake, Ill 60014 | 815-893-6274



The Commercial Cleaning Connection 7203 Sunset Drive, Crystal Lake, IL 60014 (815) 355-1435

February 28, 2014

To Whom It May Concern:

As a local business owner in Crystal Lake and a member of the Crystal Lake Chamber of Commerce, I am writing this letter to provide my support for Toni Ballstaedt to be able to open up a resale shop located in the V section of the Crystal Lake Plaza. I have known Toni as a business owner of The Cleaning Connection, Inc. for the entire 5 and a half years she ran the business and in fact purchased the Commercial portion of her business in August, 2013.

I fully support and feel this resale shop with her commitment to donating 10% of all profits to go to the Foundation she is creating called KKIS....Keep Kids in Sports will greatly benefit our community and give children that otherwise may not be able to join sports now have the funding to do so. I feel there has been a great need for something like this in our county and it would be a great shame to not allow her to proceed.

Being that she will be only accepting donations by appointment only and will clearly be posting this, there should be no issues of back stock piling up outside her building and she has claimed full responsibility to see this does not happen.

I can see no reason not to allow her to move forward as this will be a great asset to our community. If you have any questions, please feel free to contact me at (815) 355-1435.

Sincerely,

James Kopfer

Owner of The Commercial Cleaning Connection



3-1-2014

TO WHOM IT MAY CONCERN:

As the owner of Jade M Salon and a tenant of Crystal Lake Plaza, this Letter is to state that our company is in support of Toni Ballstaedt opening a resale shop here in the "V" of the plaza.

We feel that not only would a resale shop increase traffic for the plaza, but the foundation KKIS is a great benefit for not only Crystal Lake but also for McHenry County.

Sincerely,

JADE M SALON

A handwritten signature in cursive script that reads 'Deb Jordi'.

**Deb Jordi
Owner**

Subject: Re: Support for Penny Pinchers in Crystal Lake Plaza
From: Toni Lackey (cleaningspecialists@yahoo.com)
To: ted.orzechoskie.sq81@statefarm.com;
Date: Friday, February 28, 2014 5:39 PM

Thank you so much Ted for your support! I am very excited to get this up and running and appreciate you taking the time to support me in my efforts to do so! Have a great weekend!
Toni Ballstaedt

On Friday, February 28, 2014 12:50 PM, Ted Orzechoskie <ted.orzechoskie.sq81@statefarm.com> wrote:



Ted Orzechoskie
Agent



- Ted's Home Page
- Map & Directions
- Access Your Account

Phone 815-455-5444
Fax 815-455-4067
1D Crystal Lake Plaza
Crystal Lake, IL 60014

To Whom it may concern,

I am writing to show my support for the new addition to our mall for the Penny Pinchers re-sale store.

I understand they will contribute to the KKIS Foundation and that is a very worth cause that deserves support from retailers, our community and our city government.

Thank you,

Ted Orzechoskie



Andy's Restaurant

3-1-14

TO Whom it may concern.
This letter is being
addressed to the
resale shop being
put in by Toni Ballstad.
I hope you can
consider letting her
put that in.
I have known Toni Ballstad
many years. She is a
very warm person & also
hard working. She brings
a lot to our community.

Thank you for
your time

Angie Angye
Andy's Rest
1111 W. 1111

3/3/2014

Print

Subject: Re: Toni Ballstaedt
From: Sue Dobbe (sus@dobbemarketing.com)
To: cleaningspecialists@yahoo.com;
Date: Sunday, March 2, 2014 6:17 PM

Dear Toni,

I am not in my office today but wanted to submit a note for the City of Crystal Lake in support of your creation of a nonprofit to keep kids in sports thought a resale shop in our city.

Your business efforts over the many years I have known you and used your services are of high quality and reliable. You have provided consistent, excellent service as well as adapted to changes as needed.

It would be of benefit for you to manage a business of this nature in our community. I would encourage the city to grant your request.

Best,

Sue Dobbe

Dobbe Marketing

104 Minnie St.

Crystal Lake, IL 60014

815-459-5447 office

On Mar 1, 2014, at 10:24 AM, Toni Lackey <cleaningspecialists@yahoo.com> wrote:

> Sue,

> Just checking in to see when you would have a chance to email me the letter. I so appreciate your help with this. I have most of them, just need yours, Pablos and Mid America Vac and then I can fax it over to Latika with the application. She said she needs it first thing on her desk Monday morning in order for me to be added to the hearing on the 19th so I was hoping to get it sent out to her today to have it done. I will check my spam mail as well to watch for it. Thank you so much for you support and help with this!!!

> Toni Ballstaedt

> The Cleaning Connection

> (Soon to also be Penny Pinchers!)