



#2014-51 My Happy Place Comics – UDO Text Amendment Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	December 3, 2014
<u>Requests:</u>	<ol style="list-style-type: none">1. UDO Text Amendment to allow Gift, Novelty, and Souvenir Stores as a Special Use in the B-1 Neighborhood Commercial zoning district.2. Special Use Permit to allow a Gift, Novelty, and Souvenir Store.
<u>Location:</u>	19 E. Berkshire Drive
<u>Acreage:</u>	2,700 square-foot tenant space
<u>Existing Zoning:</u>	B-1 Neighborhood Commercial
<u>Surrounding Properties:</u>	North: B-2 General Commercial South: R-2 Single-Family Residential, Canterbury Park East: B-1 PUD Neighborhood Commercial West: R-2 Single-Family Residential
<u>Staff Contact:</u>	Kathryn Cowlin (815.356.3798)

Background:

- **Existing Use:** This site is developed as an in-line multi-tenant building. Half of Coventry Plaza was developed as a PUD, while the subject building was developed under B-1 zoning.

Development Analysis:

General

- **Request:** Text Amendment to allow Gift, Novelty, and Souvenir Stores as a Special Use in the B-1 Neighborhood Commercial zoning district. The UDO currently allows Gift, Novelty, and Souvenir stores as a Permitted Use in the B-2 and B-4 zoning districts.
- **Request:** Special Use Permit for My Happy Place Comics a Gift, Novelty, and Souvenir store.

The Table permitted uses table below illustrates the proposed text amendment. Changes are shown in bold print.

TABLE 2-300 Permitted Uses Table														
Service Uses														
		F	E	RE	R-1	R-2	R-3A	R-3B	O	B-1	B-2	B-4	M-L	M
Miscellaneous Store Retailers	Gift, Novelty, and Souvenir Stores									S	P	P		

- Land Use: The land use map shows the area as Commerce. This land use designation is appropriate for retail sales.
- Zoning: The site is zoned B-1 Neighborhood Commercial. This building in conjunction with the other buildings in this and the adjacent center provide services to the surrounding residential community.
- Parking: Per the UDO, 5 parking spaces are required per 1,000 square feet of gross floor area, requiring 14 parking spaces for this use. This center has a joint parking agreement with the owners of 35 Berkshire Drive (located immediately to the east) that permit customers of both buildings to use the entire parking area. Therefore no parking problems are anticipated.

Tenant Space Layout

- The petitioner is using Unit B for the comic book store.
- The space will be divided into two sections:
 - Shelving would be constructed for the comic books and in the rear of the space smaller existing rooms would display t-shirts, comic collectables and graphic novels.
 - A special event room where the petitioner will host book and artist signings.

2030 Comprehensive Land Use Plan Review:

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

Land Use - Commerce

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:

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

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

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit to allow a Gift, Novelty, and Souvenir Store in the B-1 Neighborhood Commercial zoning district. 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 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*

Recommended Conditions:

If a motion to recommend approval of the petitioner's request to approve a Text Amendment to allow Gift, Novelty, and Souvenir Stores as a Special Use in the B-1 Neighborhood Commercial zoning district for Affinity for Gaming is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Deneen Perron, received 11/10/14)
 - B. Floor Plan (Deneen Perron, received 11/10/14)

2. The applicant shall be responsible to have adequate parking in the shopping center for this use. No vehicles shall be parked on the street or in the gas station or daycare lots.

3. The petitioner shall address all of the review comments and requirements of the Community Development and Fire Rescue Departments.



Subject Property

RECEIVED
NOV 07 2014
BY: _____

2014 51

**City of Crystal Lake
Development Application**

Office Use Only
File # _____

Project Title: My Happy Place Comics

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 checked="" type="checkbox"/> Other |

Petitioner Information

Name: Doreen Perron
Address: 1305 Piper Ct.
Crystal Lake, IL 60014
Phone: 847-293-9785
Fax: _____
E-mail: Kleiner95@yahoo.com

Owner Information (if different)

Name: Andy Costas
Address: Berkshire Partners
3441 Dempster, Skokie, IL 60076
Phone: 312-736-3200
Fax: _____
E-mail: _____

Property Information

Project Description: Comic Book Comic Collectibles
Artist signings Graphic Novels Tshirts

Project Address/Location: 193 Berkshire Dr. Crystal Lake

PIN Number(s): 19-08-426-006

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

Doreen Benson 11-7-14
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.

Doreen Benson 11-7-14
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 PETITION
OF Deneen Perron

LEGAL NOTICE

Notice is hereby given in compliance 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 on the application by Deneen Perron, on behalf of Andy Costas with Berkshire Partners, for the purposes of seeking a UDO Text Amendment at 19 E. Berkshire Drive, Crystal Lake, Illinois. PIN: 19-08-426-006.

This application is filed for the purpose of seeking a UDO Text Amendment from Article 2 Land Use to allow Gift, Novelty, and Souvenir Stores as a Special Use in the B-1 Neighborhood Commercial zoning district and a Special Use Permit per Article 9-200 D for My Happy Place Comics. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission on this request will be held at 7:30 p.m. on Wednesday, December 3, 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.

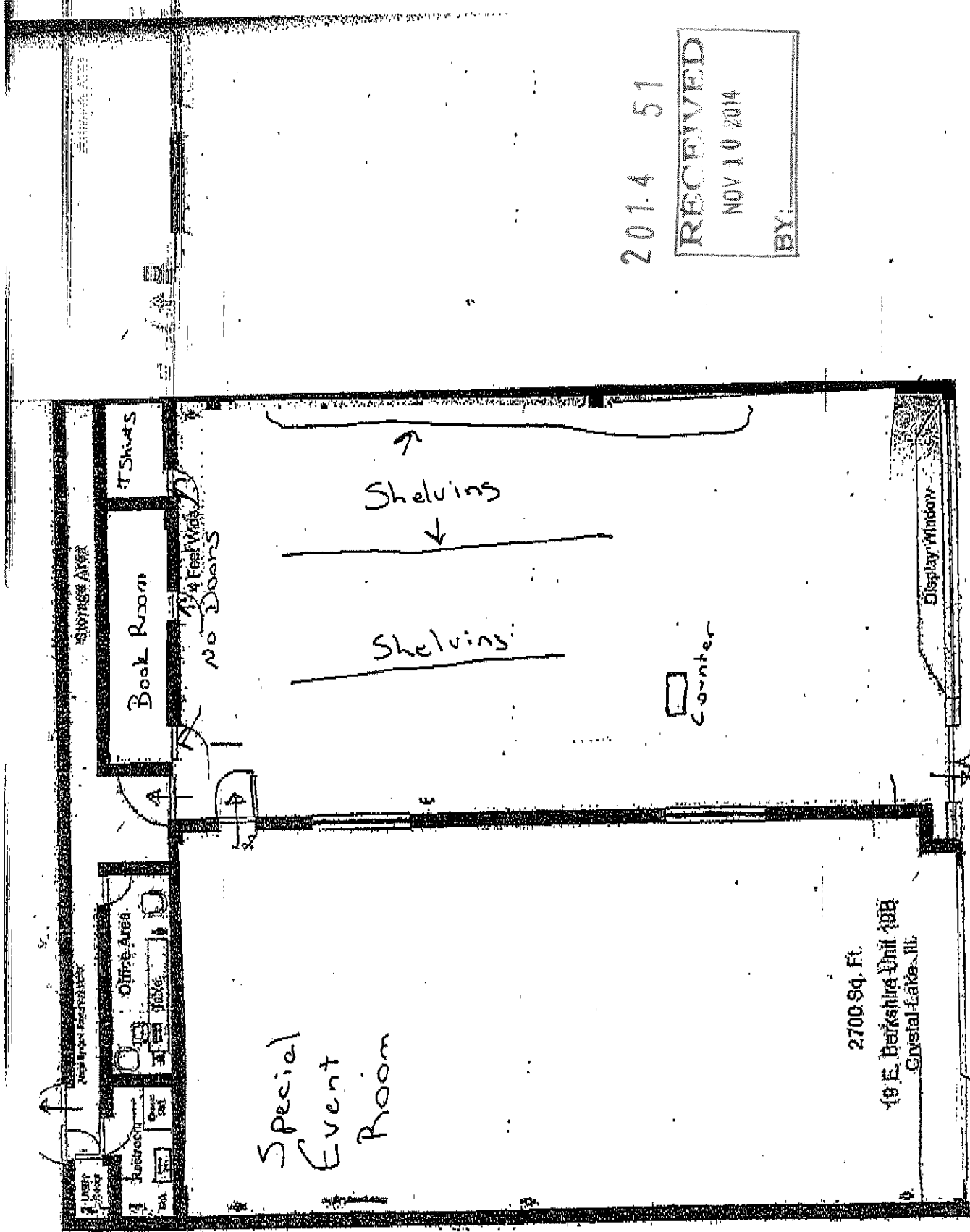
Tom Hayden, Chairperson

Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald
November 12, 2014. #5466)

Please Hold Improvements

11-19-13



2014 51

RECEIVED
 NOV 10 2014
 BY:

Special Event Room

2700 Sq. Ft.
 19 E. Berkshire Unit 100
 Crystal Lake, Ill.

INSPECTOR(S)