



#2019-86

**On Angel's Wings – Special Use Permit
Project Review for Planning and Zoning Commission**

<u>Meeting Date:</u>	June 5, 2019
<u>Request:</u>	Special Use Permit to allow a used merchandise store.
<u>Location:</u>	2 Crystal Lake Plaza, Suite 2D
<u>Existing Zoning:</u>	B-2 PUD General Commercial
<u>Surrounding Properties:</u>	North: R-2 and R-3A, Single and Two Family Residential South: B-2 General Commercial East: B-2 PUD General Commercial West: B-2 PUD General Commercial
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3738)

Background:

- **Previous Approvals:**
 - The Crystal Lake Plaza was designed as a shopping center with space for large anchor tenants and smaller inline uses. Throughout the years the Plaza has undergone several amendments to accommodate new users and changes to the design of the center.
 - In 2009, the owners received approval to amend the architecture and signage for the Plaza, which also included adding an EMC sign.
 - In 2012, a PUD amendment was passed to allow changes to Crystal Lake Plaza's existing electronic message center on an existing pylon sign. This allowed a 5-minute hold for messages.
 - In 2014, Penny Pinchers Resale Shop was issued a special use permit for a used merchandise store in Unit 8 of Crystal Lake Plaza.
- **General:**
 - On Angel's Wings considered relocating to an alternative site at 5561 Northwest Highway, but did not pursue that location.
- **Existing Use:** These tenant spaces are currently vacant.
- **Request:** Used Merchandise with animal adoptions. The used merchandise portion is approximately 4,500 square feet. The pet adoption center is approximately 9,622 square feet.

Development Analysis:

General

- **Request:** The petitioner is requesting a special use permit for a Used Merchandise store. The pet adoption center falls under “Pet and Pet Supplies Store”, which is a permitted use. The submitted floorplan proposes a resale store in the front with pet adoption, pet play facilities, and used merchandise sorting facilities in the back.
- **Land Use:** The land use map shows the area as Commerce. This land use designation is appropriate for this use.
- **Zoning:** The site is zoned B-2 PUD, which allows a used merchandise as a Special Use.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future retail, office, and service 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.

Findings of Fact:

The petitioner has requested a Special Use Permit to allow a used merchandise store at the subject property. Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 B of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
 Meets *Does not meet*
2. The use will not be detrimental to area property values.
 Meets *Does not meet*
3. The use will comply with the zoning districts regulations.
 Meets *Does not meet*
4. The use will not negatively impact traffic circulation.
 Meets *Does not meet*
5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and

municipal service delivery systems.

Meets *Does not meet*

6. The use will not negatively impact the environment or be unsightly.

Meets *Does not meet*

7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.

Meets *Does not meet*

8. The use will meet requirements of all regulating governmental agencies.

Meets *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.

Meets *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.

Meets *Does not meet*

Used Merchandise Stores must also meet the following specific standards established in Section 2-400 C12 of the Unified Development Ordinance. The criteria are as follows:

1. 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.

Meets *Does not meet*

2. Outdoor display: Outdoor display, storage and sales of items is not permitted.

Meets *Does not meet*

3. Police Inspection: Records of all items purchased and sold shall be kept and shall be made available during regular business hours for inspection by the Police Department.

Meets *Does not meet*

4. 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 stores that conduct 10 or more purchase transactions (not limited to electronic goods or jewelry) in one week (calculated from each Monday through the next Sunday, inclusive).

Meets

Does not meet

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 (On Angel's Wings, received 05/16/19)
 - B. Floor Plan (On Angel's Wings, received 05/16/19)
 - C. Floor Plan (On Angel's Wings, undated, received 05/16/19)
2. No outside donation bins are permitted.
3. If donations are left outside or dropped off outside, it is the responsibility of On Angel's Wings staff to remove them in a timely fashion. If this condition is violated, a citation will be issued upon inspection of the premises.
4. The petitioner shall comply with all noise ordinances.
5. The petitioner shall safely transport animals in and out of the premises for viewing, adoptions and walks.
6. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue and Police Departments.

PLN-2019-00086 On Angel's Wings – 2 Crystal Lake Plaza Units D & E – Special Use Permit



PLN-2019-00086

City of Crystal Lake Development Application

Office Use Only
File # _____

Project Title: On Angels' Wings Move and Expansion # 2

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: Vanessa / Jeanette Candow / Hager

Address: 5186 Northwest Hwy Suite 33
Crystal Lake, IL 60014

Phone: 815-356-8170

Fax: _____

E-mail: oawdevelopment@onangelswings.org

Owner Information (If different)

CRYSTAL LAKE LIMITED PARTNERSHIP
BY ITS AGENT:
Name: Madison Corp. Group

Address: 650 Roosevelt Rd
#204, Glen Ellyn, IL 60137

Phone: ~~817-910-2017~~ 630-858-5205

Fax: ~~817-910-7815~~ 630-240-6010
cell

E-mail: madisoncorporg@gmail.com
(Tom Eilers, SR.)

Property Information

Project Description: Relocation from 5186 to 2 CRYSTAL LAKE PLAZA UNITS D&E
Hwy. Suite 2D. Interior to be utilized as is and will
accommodate resale store with storage and pet care / housing
areas. Exterior recently updated by landlord.

Project Address/Location: 6500 Northwest Hwy., Suite 2D
Crystal Lake, IL 60014

PIN Number(s): 19-05-382-011

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

J. Hager 5/14/19
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.
MADISON CORPORATE GROUP, INC
by Charles D. Eilers 2019-5-15
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
Jeannette Hager, On Angels'
Wings, Inc.

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 Jeannette Hager, with On Angel's Wings, on behalf of Madison Corporation Group seeking a Special Use Permit for 1 Crystal Lake Plaza, Crystal Lake, Illinois. PIN: 19-05-382-011.

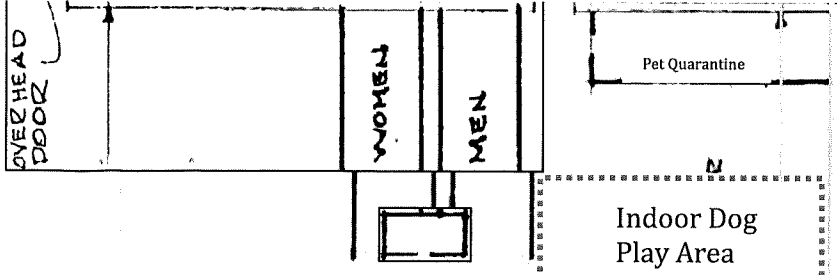
This application is filed for the purpose of seeking a Special Use Permit for a Used Merchandise Store pursuant to Article 2-300, 2-400 and 9-200 D. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission on this request will be held at 7:30 p.m. on Wednesday, June 5, 2019.

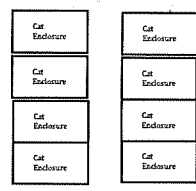
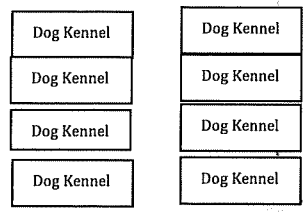
at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

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

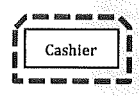
(Published in the Northwest
Herald May 17, 2019)
1663104



Resale Store, Sorting, Storage



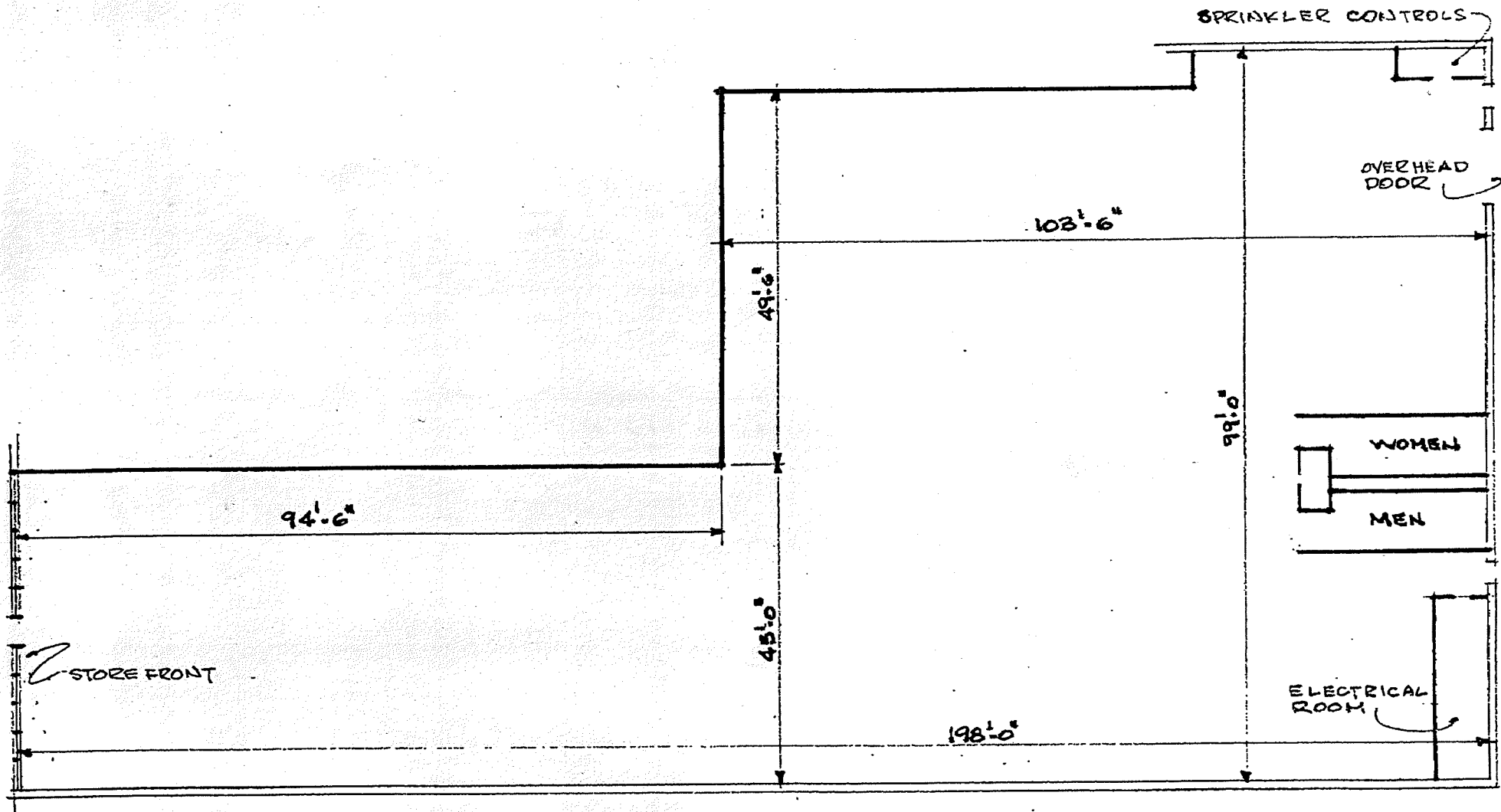
Resale Store



CAL 1

CED

P



FLOOR PLAN. SPACE 2D - SCALE 1" = 20'
CRYSTAL LAKE PLAZA SHOPPING CENTER.