#2019-69
Ace Hardware Final PUD Amendment
Project Review for Planning and Zoning Commission

Meeting Date: May 15, 2019

Request: Final Planned Unit Development Amendment for expansion of the outside storage and sales area.

Location: 435 S. Main Street

Acreage: Approximately 1.5 acre site

Existing Zoning: B-2 PUD General Commercial

Surrounding Properties:
North: B-2 PUD General Commercial
South: B-2 PUD General Commercial
East: B-2 PUD General Commercial
West: R-2 Single-Family Residential (across Main Street)

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- April 1992, Ace received approval for a 4'x 90' outside storage area along the existing driveway on the north side of the building.
- October 1996, Ace amended this approval to allow two 7'x 30' storage areas along the sidewalk on either side of the front entrance.
- As their busy spring season is in full effect, they have additional need for outside storage space. Ace is proposing to add a storage area in the northern most row of parking. This area would be 17 feet in depth by 75 feet long. Since this area is adjacent to and very visible from the neighboring residential development, they are proposing a 6-foot solid wood fence to screen the area.

Development Analysis:

Land Use/Zoning

- The site is zoned B-2 PUD General Commercial. This is the most appropriate zoning district for retail uses.
- The land use map shows the area as Commerce. This is an appropriate land use designation for retail development.

Site:

- The proposed outside storage area would utilize 8 parking spaces. This would leave 34 parking spaces on site with additional shared parking to the east. **Staff is recommending the storage be shifted over into the striped area of the driveway to leave 4 parking spaces, which will allow for better visibility of vehicles at the intersection of the parking lot and Commerce.**
- The storage area would be open on the front, with the fencing on the west, north and east sides. When materials are not stored in this area, the parking spaces would be available.
- They are not proposing any other changes to the site, signage or building.

Findings of fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting approval of a Final Planned Unit Development to allow the addition of more outside storage area. The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. The proposed amendment enhances the character of the center and allows for a new and unique design for this specific tenant.

Comprehensive Land Use Plan 2030 Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future retail and service uses. The following goals are 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 Lane 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.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

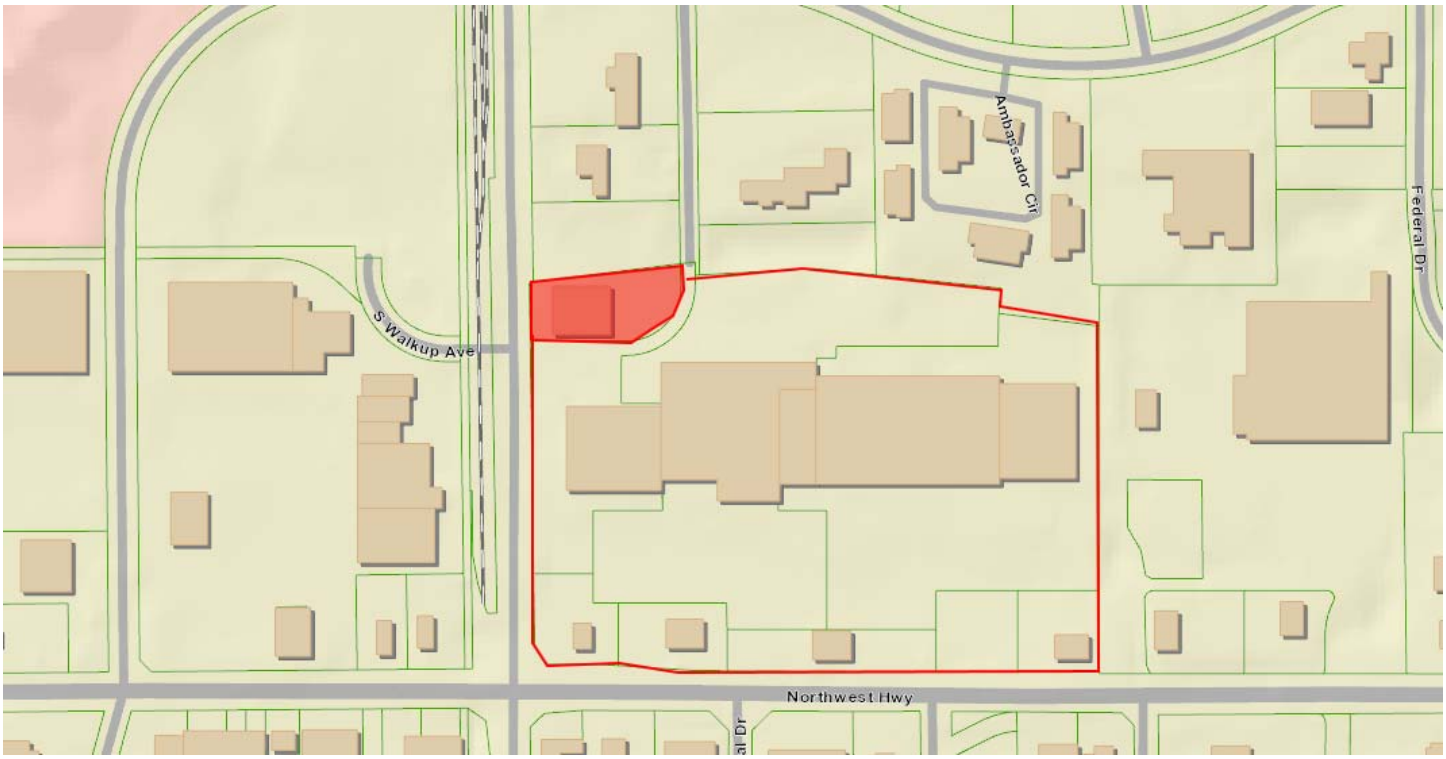
1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Ziegler's Ace, received 04/19/19)
   B. Site Plan (Ziegler's Ace, undated, received 04/19/19)
   C. Fence detail (Ziegler's Ace, undated, received 04/19/19)

2. The overall planned unit development approval and all subsequent amendments are still in effect unless modified by this ordinance.

3. Shift the outside storage area over to the west into the striped area, which would leave 4 available parking spaces on the east end of the parking row.

4. The petitioner must address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments.

PLN-2019-00069 ZIEGLER'S ACE HARDWARE – 435 S MAIN ST





City of Crystal Lake
Development Application

Office Use Only
File # PLN2019-00069

Project Title: Ziegler's Ace Hardware PUD Amendment

RECEIVED
APR 19 2019
BY:

Action Requested

- ___ Annexation
- ___ Comprehensive Plan Amendment
- ___ Conceptual PUD Review
- ___ Final PUD
- X Final PUD Amendment
- ___ Final Plat of Subdivision
- ___ Preliminary PUD
- ___ Preliminary Plat of Subdivision
- ___ Rezoning
- ___ Special Use Permit
- ___ Variation
- ___ Other

Petitioner Information

Name: Ziegler's Ace Hardware
ADAM ZIEGLER
Address: 215 N. Spring St.
Elgin, IL 60120
Phone: 847-741-8330
Fax: 847-741-9520
E-mail: adamz@zace.net

Owner Information (if different)

Name: Z Investments LLC
Address: 215 N. Spring St.
Elgin, IL 60120
Phone: 847-741-8330
Fax: 847-741-9520
E-mail: Manager - davidz@zace.net

Property Information

Project Description: Ace has been using a portion of their parking lot to store seasonal bag goods. In order for this to continue an amendment to the PUD is necessary

Project Address/Location: 435 S. Main St. Crystal Lake IL 60014
Property is at intersection of Main St. and the rear of Crystal Point Mall. It is a one story concrete building appx 36,195 sq. feet

PIN Number(s): 19-04-351-001

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: one of the two companies providing bids - attached

Planner: _____

Surveyor: _____

Other: _____

Signatures

ADAM ZIEGLER _____ 4-19-19

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.

ADAM ZIEGLER ON BEHALF OF DAVID ZIEGLER, MANAGER _____ 4/19/19

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
Ziegler's Ace Hardware

LEGAL NOTICE

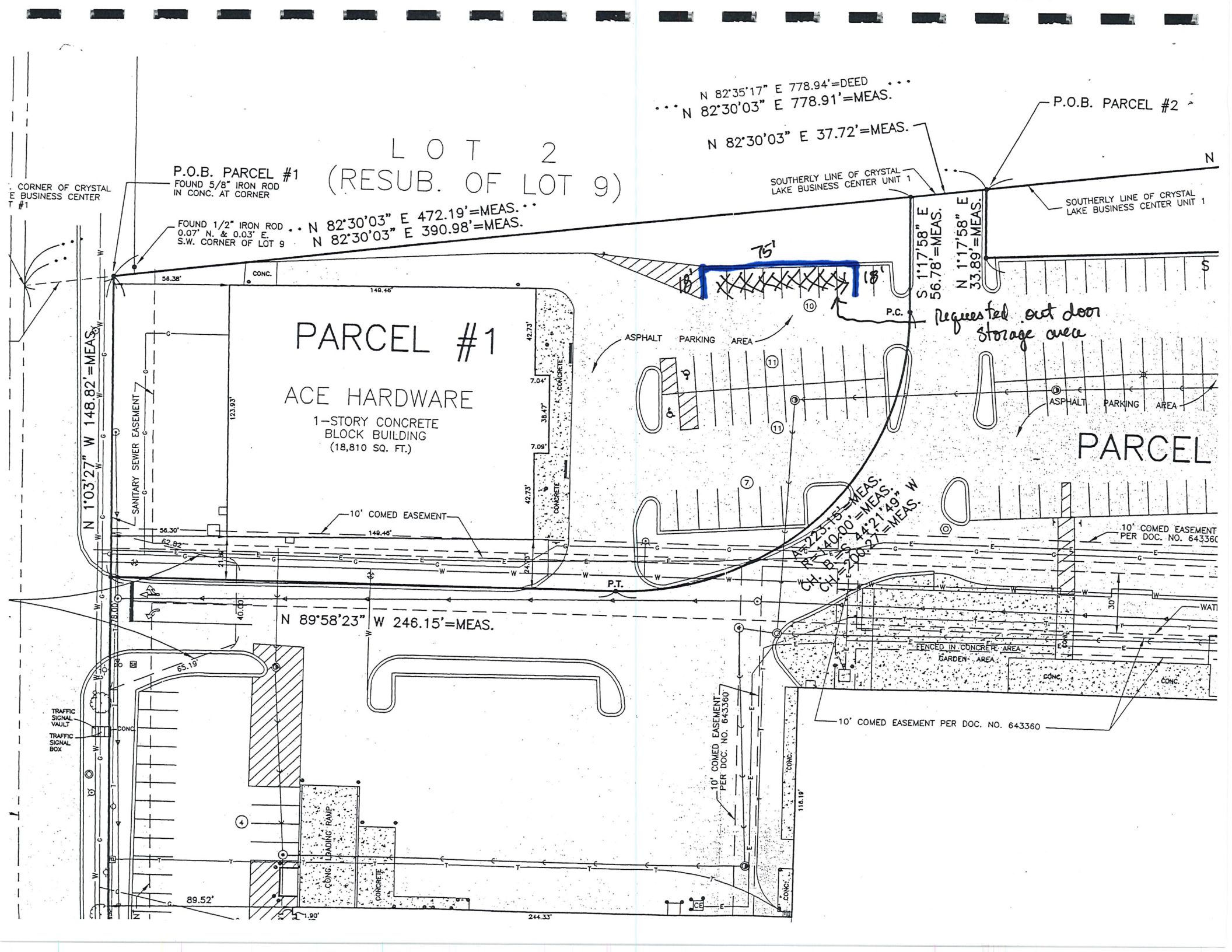
Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Adam Ziegler representing Ziegler's Ace Hardware, for a Final Planned Unit Development Amendment, relating to the property at 435 S. Main Street in Crystal Lake, Illinois 60014. PINs: 19-04-351-001.

This application is filed for the purpose of seeking an amendment to an approved Final Planned Unit Development to allow expansion of the outside storage and any other variations as necessary to approve the plans as presented pursuant to Article 4 and Article 9. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

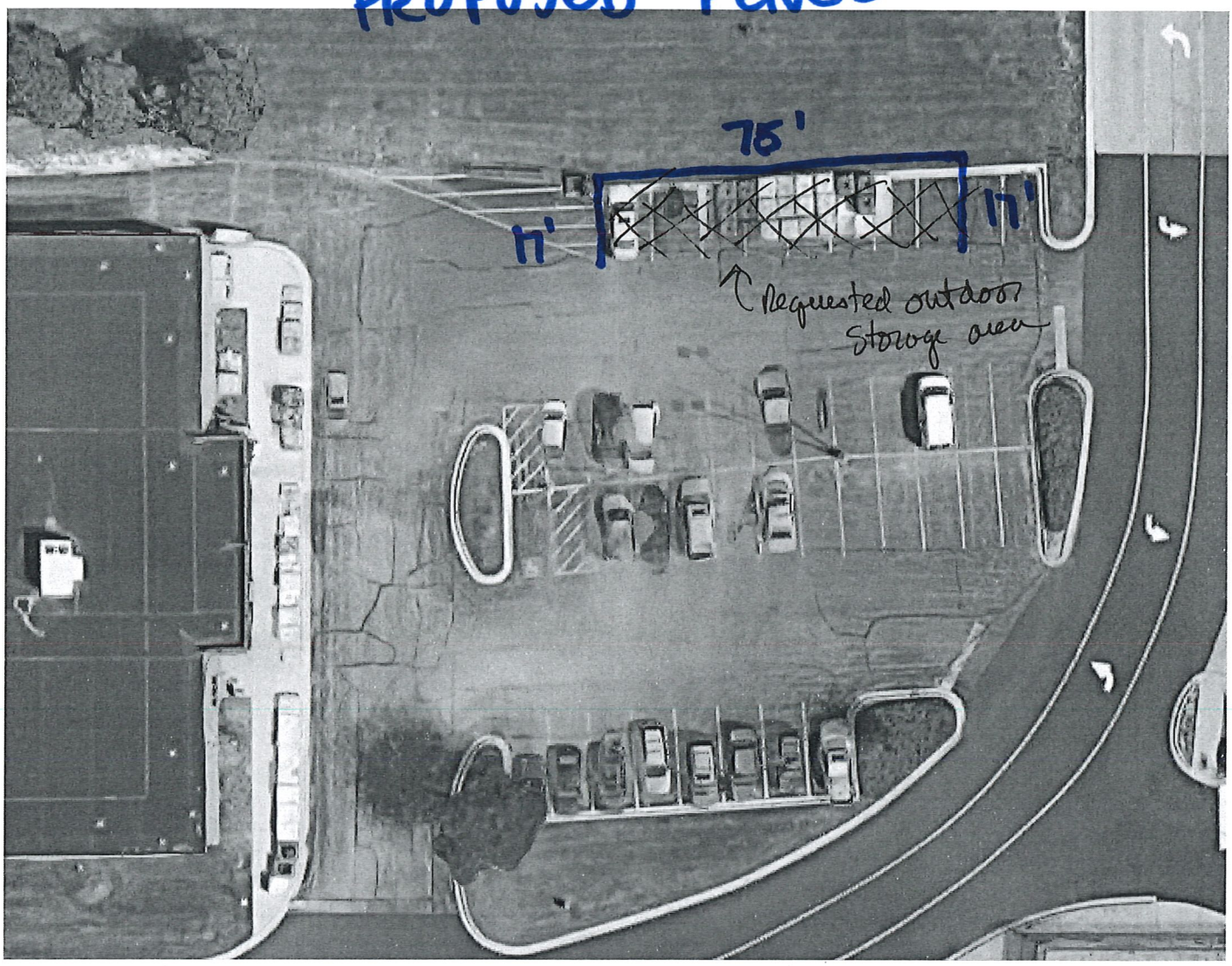
A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday May 15, 2019, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

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

(Published in the Northwest Herald April 26, 2019)
1655435


LOT 2
(RESUB. OF LOT 9)
P.O.B. PARCEL #1
FOUND 5/8" IRON ROD
IN CONC. AT CORNER
FOUND 1/2" IRON ROD
0.07' N. & 0.03' E.
S.W. CORNER OF LOT 9
N 82°30'03" E 472.19'=MEAS.
N 82°30'03" E 390.98'=MEAS.
N 82°35'17" E 778.94'=DEED
N 82°30'03" E 778.91'=MEAS.
N 82°30'03" E 37.72'=MEAS.
P.O.B. PARCEL #2
SOUTHERLY LINE OF CRYSTAL LAKE BUSINESS CENTER UNIT 1
S 1°17'58" E 56.78'=MEAS.
N 1°17'58" E 33.89'=MEAS.
PARCEL #1
ACE HARDWARE
1-STORY CONCRETE BLOCK BUILDING
(18,810 SQ. FT.)
N 1°03'27" W 148.82'=MEAS.
SANITARY SEWER EASEMENT
10' COMED EASEMENT
ASPHALT PARKING AREA
P.C.
Requested out door storage area
P.T.
A=223.15'=MEAS.
R=140.00'=MEAS.
CH. B=S 44°21'49" W
CH.=200.27'=MEAS.
N 89°58'23" W 246.15'=MEAS.
10' COMED EASEMENT PER DOC. NO. 643360
FENCED IN CONCRETE AREA
GARDEN AREA
TRAFFIC SIGNAL VAULT
TRAFFIC SIGNAL BOX
CONG. LOADING RAMP
CONCRETE
CONC.
CB
75'
18'
56.38'
149.46'
123.93'
62.82'
56.30'
65.19'
89.52'
1.90'
244.33'
116.19'
40.00
42.73'
38.47'
7.04'
7.09'
24.70'
21.78'
30'

PROPOSED FENCE




EXAMPLE OF FENCE