#2024-127
4 E. Terra Cotta Avenue – Comprehensive Land Use Plan Map Amendment, Rezoning and PUD Project Review for Planning and Zoning Commission

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Meeting Date: August 7, 2024

Requests:
1. Comprehensive Land Use Plan Map Amendment from O Office to Commerce
2. Rezoning from O PUD Office Planned Unit Development to B-2 PUD General Commercial Planned Unit Development
3. Preliminary/Final Planned Unit Development for a tattoo studio

Location: 4 E. Terra Cotta Avenue

Acreage: Approximately 0.33 acres

Zoning: O PUD Office

Requested Zoning: B-2 PUD General Commercial Planned Unit Development

Surrounding Properties:
North: RE Residential Estate (Veteran Acres Park)
South: R-2 Single Family Residential
East: R-1 Single Family Residential
West: O PUD Office

Staff Contact: Katie Rivard (815.356.3612)

Background:

- The site is located at the northeast corner of E. Terra Cotta Avenue and Walkup Avenue. The petitioner would like to purchase the property and use the existing building for their tattoo studio.

Development Analysis:

Land Use/Zoning

- The site is currently zoned O PUD Office. The petitioner is requesting the site be rezoned to B-2 PUD General Commercial.
- The current land use is Office. The petitioner is requesting to amend the Comprehensive Land Use Map to Commerce. The property is surrounded by Office, Urban Residential, High Density Residential and Industry land uses.

- The Planned Unit Development designation would limit the use of the property to a tattoo studio only.
- The use requires 11 parking spaces and 11 parking spaces are provided.

Findings of fact:

Rezoning

- The property is currently zoned O PUD Office.
- The property would be rezoned to B-2 PUD General Commercial. The General Commercial district zoning criteria are:
  - ✓ General: This district is the City's primary commercial district. It accommodates highway service uses and community or regional commercial, office and service uses.
  - ✓ Character: This district is characterized by a large amount of parking, which often exceeds the building coverage. Landscape buffers and landscaped parking areas are required to soften the impact of such commercial uses on neighbors and to make the streetscape more attractive. Architectural and other design controls are intended to encourage and require more attractive buildings and avoid visual degradation caused by very large buildings with large blank walls and no building articulation or design elements.
  - ✓ Uses: This district is intended to provide for a full range of commercial uses.

Criteria for Rezoning

(a) The existing uses and zoning of nearby property.
☐ *Meets* ☐ *Does not meet*

(b) The extent to which property values are diminished by a particular zoning classification or restriction.
☐ *Meets* ☐ *Does not meet*

(c) The extent to which the destruction of property value of a petitioner property owner promotes the health, safety, morals or general welfare of the public.
☐ *Meets* ☐ *Does not meet*

(d) The relative gain to the public as opposed to the hardship imposed on a petitioning property owner.
☐ *Meets* ☐ *Does not meet*

(e) The suitability of the subject property for its zoned purposes.
☐ *Meets* ☐ *Does not meet*

(f) The length of time the property has been vacant as zoned, considered in the context of land development in the area.
☐ *Meets* ☐ *Does not meet*

(g) The Comprehensive Plan designation and the current applicability of that designation.
☐ *Meets* ☐ *Does not meet*

(h) The evidence or lack of evidence, of community need for the use proposed.
☐ *Meets* ☐ *Does not meet*

PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT

The petitioner is requesting approval of a Preliminary and Final Planned Unit Development to allow a tattoo studio. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, 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*

In addition PUDs must also meet the standards in Section 4-500 C. Development Standards and 4-500 D. 1 Additional standards for Planned Unit Developments Commercial PUDs.

1. Implements the vision and land use policies of the Comprehensive Plan.
   ☐ *Meets* ☐ *Does not meet*

2. Shall not result in substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matter of public health, safety and welfare.
   ☐ *Meets* ☐ *Does not meet*

3. PUDs must provide transitional uses to blend with adjacent development.
   ☐ *Meets* ☐ *Does not meet*

4. PUD phases must be logically sequenced.
   ☐ *Meets* ☐ *Does not meet*

5. The density and intensity of a PUD shall be in accordance with the Comprehensive Plan.
   ☐ *Meets* ☐ *Does not meet*

6. All dimensional standards shall be listed within the PUD plan if they do not meet the Ordinance minimum standards.
   ☐ *Meets* ☐ *Does not meet*

7. The responsible parties for all on-site and other required public improvements shall be established and a utility plan indicating all proposed easements shall be provided.
   ☐ *Meets* ☐ *Does not meet*

8. Any private infrastructure shall comply with the city standards.
   ☐ *Meets* ☐ *Does not meet*

9. The PUD plan shall establish the responsibility of the applicant/developer.
   ☐ *Meets* ☐ *Does not meet*

10. A bond or letter of credit shall be posted to cover required fees or public improvements.
   ☐ *Meets* ☐ *Does not meet*

Comprehensive Land Use Plan 2030 Summary Review:

The Comprehensive Plan designates the subject property as Office. The proposed land use is Commerce. 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 Land Use Plan and Economic Development Strategic Plan.

The Comprehensive Plan indicates 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 condition is recommended:

1. The use of the property is limited to a tattoo studio only. All other uses would require an Amendment to the Planned Unit Development.

PIQ Map
4 E. Terra Cotta Avenue



Docusign Envelope ID: DCA890AC-116E-4132-8A7A-17EEEC8AF699

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Monster Ink Tattoo Rezoning

Action Requested

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

Petitioner Information

Name: Taylor Kuhlman
Address: 4309 Bay View Dr. Crystal lake IL. 60014
Phone: 815-713-0002
Fax: N/A
E-mail: monsterinkstudio.tattoos@gmail.com

Owner Information (if different)

Name: David Gervais
Address: 6516 W Hillside
Crystal Lake, IL
Phone: 815-404-6516
Fax: _____
E-mail: drg6516@gmail.com

Property Information

Project Description: Rezoning Request to Chang Existing property from "Office" to "General Commercial." For use of tattoo Shop already in Operation in Crystal lake.

Project Address/Location: 4 E Terra Cotta Ave Crystal lake IL, 60014

PIN Number(s): 14-32-276-016

Docusign Envelope ID: DCA890AC-116E-4132-8A7A-17EEEC8AF699

Development Team

Please include address, phone, fax and e-mail

Developer: N/A

Architect: N/A

Attorney: Steve English - 20 N. Walkup Ave. Crystal Lake IL 60014 815-477-4300 info@steveenglishlaw.com

Engineer: N/A

Landscape Architect: N/A

Planner: N/A

Surveyor: N/A

Other:

Signatures

Taylor Kuhlman 7/10/24

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.

DAVID GERVAIS DocuSigned by: 7/10/24 BA8AB4D7B921400...

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.

Northwest Herald

NORTHWEST HERALD

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Notice Content

PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE APPLICATION OF Taylor Kuhlman (Monster Ink Tattoo) 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 upon the application by Taylor Kuhlman (Monster Ink Tattoo) for approval of a Comprehensive Land Use Plan Map Amendment and a Rezoning to allow a tattoo establishment at following real estate commonly known as 4 E. Terra Cotta Avenue, Crystal Lake, Illinois 60014 bearing PIN: 14-32-276-016. This application is filed for the purposes of seeking a Comprehensive Land Use Plan Map Amendment from Office to Commerce and Rezoning from Office PUD Office Planned Unit Development to B-2 PUD General Commercial Planned Unit Development to allow a tattoo establishment pursuant to Article 2 and Article 9. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall. A public hearing before the Planning and Zoning Commission on the request will be held at 7:00 p.m. on Wednesday, August 7, 2024, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present. Jeff Greenman, Chairperson Planning and Zoning Commission City of Crystal Lake (Published in Northwest Herald July 20, 2024) 2179516

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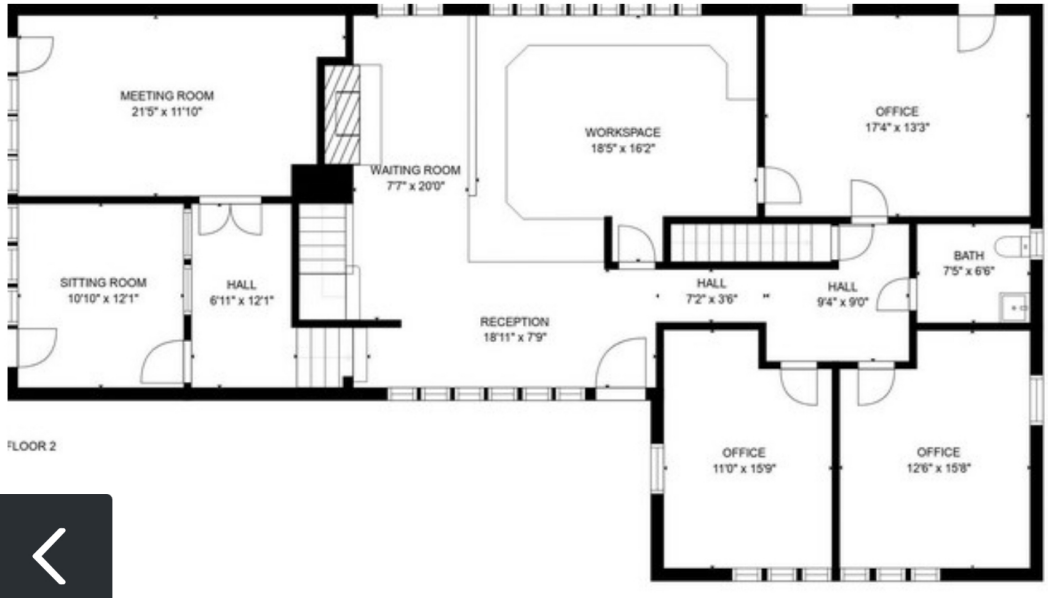
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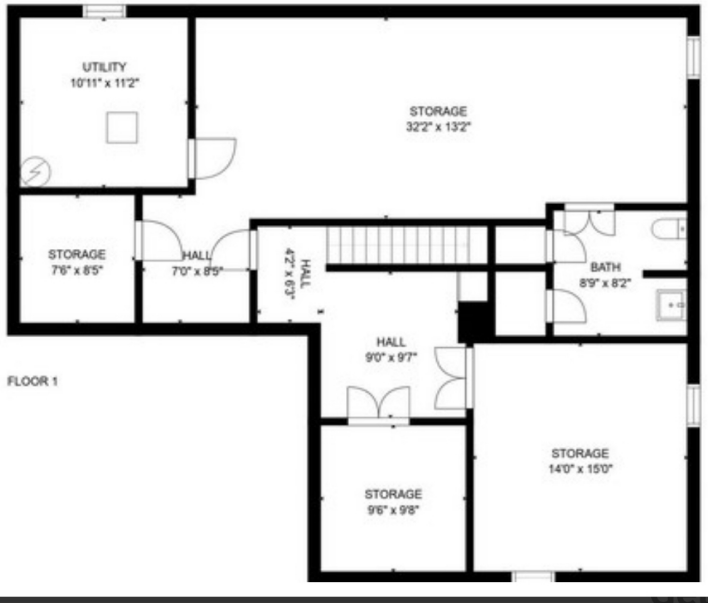
Save | Hide | Print | Share

For Sale | Active | Office | 2,617 Sq. Ft.

24 Photos | Map & Location | Street View







17/24

Pin it

Price: $342,000
Taxes: $11,896 (2022)
Status: Active
Type: Office
MLS ID: 11692453
Updated: 1/3/2024
Added to Site: 560 day(s) ago

Interior Features: Common Meeting Room(s), Accessible Entrance, Private Restroom(s), Basement

PARKING

Parking Features: 6 to 12 Spaces

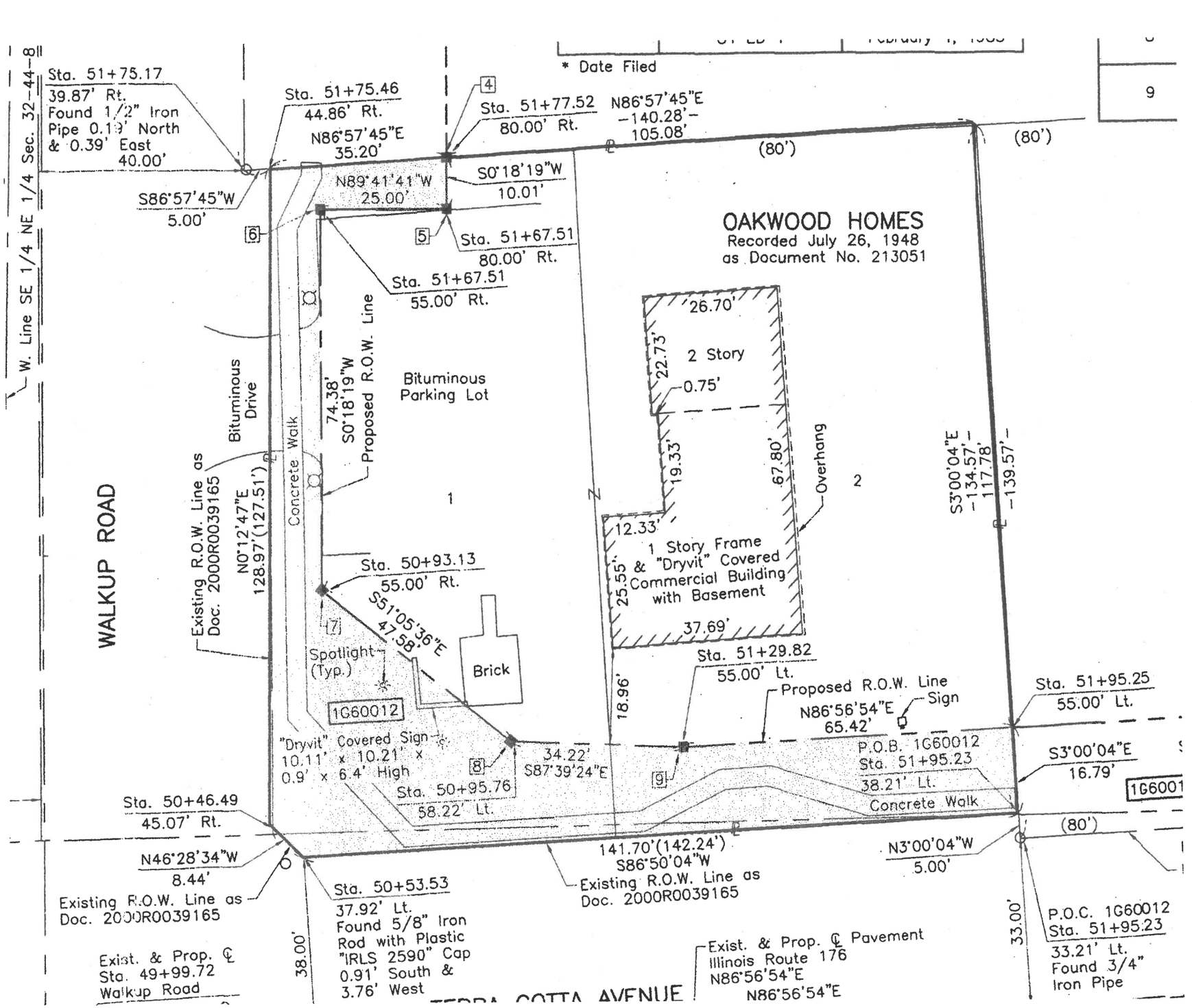
LOCATION

Driving Directions

Quickly Find Out More

Get Pre-Approved Today

Be ready to buy your new home!
with our affiliated lender
guaranteed Rate AFFINITY
EQUAL HOUSING LENDER NMLS#: 1598647


* Date Filed
9
Sta. 51+75.17
39.87' Rt.
Found 1/2" Iron
Pipe 0.13' North
& 0.39' East
40.00'
Sta. 51+75.46
44.86' Rt.
N86°57'45"E
35.20'
4
Sta. 51+77.52
80.00' Rt.
N86°57'45"E
-140.28'-
105.08'
(80')
(80')
W. Line SE 1/4 NE 1/4 Sec. 32-44-8
S86°57'45"W
5.00'
6
N89°41'41"W
25.00'
S0°18'19"W
10.01'
5
Sta. 51+67.51
80.00' Rt.
Sta. 51+67.51
55.00' Rt.
OAKWOOD HOMES
Recorded July 26, 1948
as Document No. 213051
Proposed R.O.W. Line
S0°18'19"W
74.38'
Bituminous
Parking Lot
Bituminous
Drive
Concrete Walk
26.70'
22.73'
2 Story
0.75'
19.33'
67.80'
Overhang
2
S3°00'04"E
-134.57'-
117.78'
-139.57'-
WALKUP ROAD
Existing R.O.W. Line as
Doc. 2000R0039165
N0°12'47"E
128.97'(127.51')
1
12.33'
1 Story Frame
& "Dryvit" Covered
Commercial Building
with Basement
25.55'
37.69'
Sta. 50+93.13
55.00' Rt.
S51°05'36"E
47.58'
7
Spotlight
(Typ.)
Brick
Sta. 51+29.82
55.00' Lt.
Proposed R.O.W. Line
N86°56'54"E
65.42'
Sign
Sta. 51+95.25
55.00' Lt.
18.96'
1G60012
"Dryvit" Covered Sign
10.11' x 10.21' x
0.9' x 6.4' High
8
34.22'
S87°39'24"E
9
P.O.B. 1G60012
Sta. 51+95.23
38.21' Lt.
Concrete Walk
S3°00'04"E
16.79'
1G6001
Sta. 50+46.49
45.07' Rt.
Sta. 50+95.76
58.22' Lt.
(80')
N46°28'34"W
8.44'
Existing R.O.W. Line as
Doc. 2000R0039165
Sta. 50+53.53
37.92' Lt.
Found 5/8" Iron
Rod with Plastic
"IRLS 2590" Cap
0.91' South &
3.76' West
141.70'(142.24')
S86°50'04"W
Existing R.O.W. Line as
Doc. 2000R0039165
N3°00'04"W
5.00'
38.00'
33.00'
P.O.C. 1G60012
Sta. 51+95.23
33.21' Lt.
Found 3/4"
Iron Pipe
Exist. & Prop. ℄
Sta. 49+99.72
Walkup Road
Exist. & Prop. ℄ Pavement
Illinois Route 176
N86°56'54"E
N86°56'54"E