#2024-102
Randall Plaza Final PUD Amendment
Project Review for Planning and Zoning Commission

Meeting Date: August 7, 2024

Request: Final Planned Unit Development Amendment to remove six landscape areas to add additional parking, a variation from Article 4-400 F.

Location: 435 Angela Lane

Acreage: Approximately 3.6 acres

Existing Zoning: B-2 PUD General Commercial

Surrounding Properties:
North: R-2 PUD Single Family Residential
South: R-1 PUD Single Family Residential
East: Across Randall Road, McHenry County Conservation District
West: B-2 PUD General Commercial

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- Constructed as part of the Kaper Business Park, the Randall Plaza provides space to a variety of tenants including restaurants, retail and service uses.
- In November of 2021, the property owner's association requested the removal of two landscape islands to convert these areas to parking spaces.
- In April of 2022, Fire Bar requested a permanent outdoor patio area, which would cover five parking spaces. This required the removal of five landscape islands to make up the deficit.
- Landscape islands are required every 10 parking spaces to reduce impervious surface coverage and provide an aesthetic aspect to parking lots.

Development Analysis:

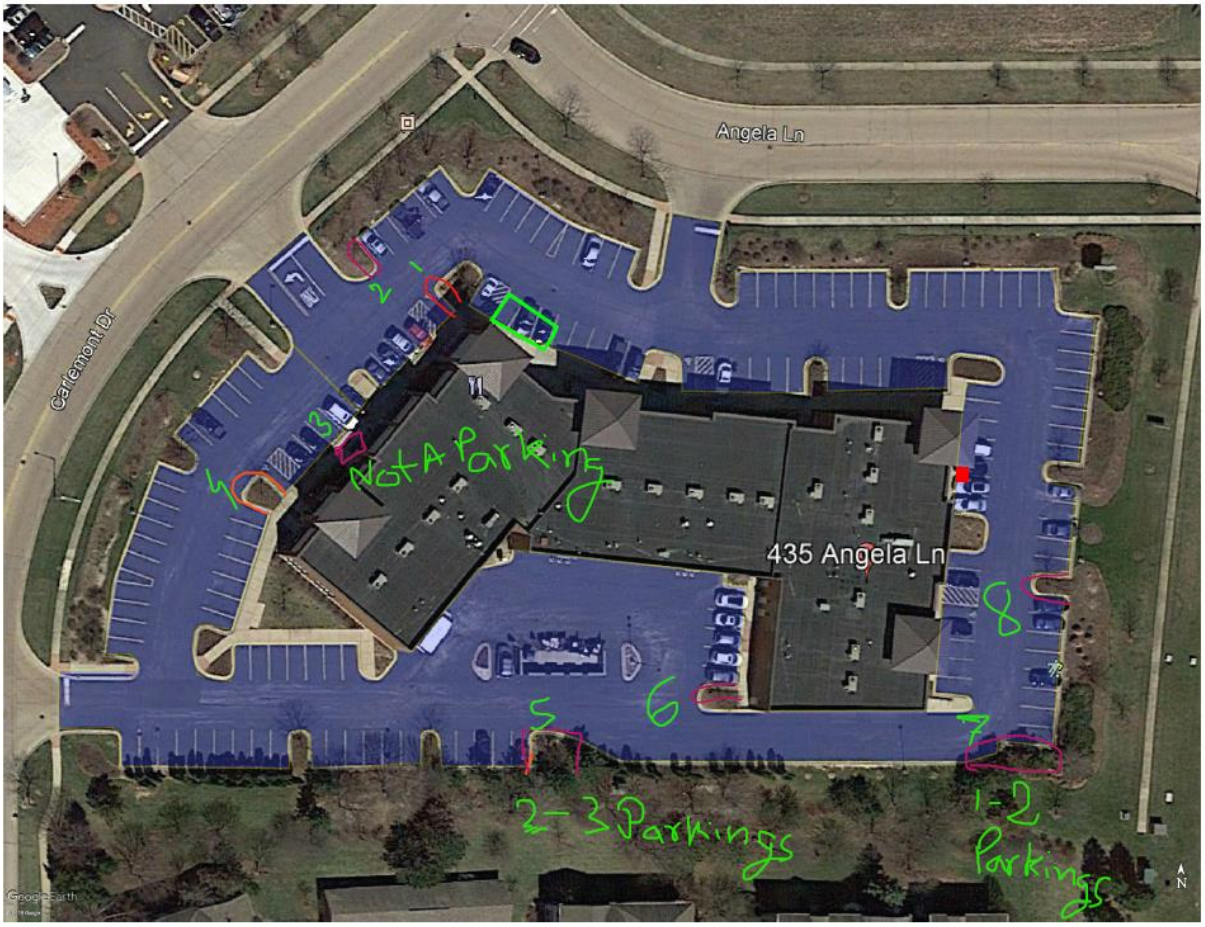
Land Use/Zoning

- 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.

- The project was approved as a planned unit development. Changes to the approved site and landscape plans, as well as variations from the UDO require a PUD amendment.

Site/Landscape Plan:

- Six landscape islands will be removed to allow for additional parking estimated between seven and nine spaces. This will provide more customer and employee parking for this busy and successful shopping center.
- Additional trees and shrubs are being removed within these landscape areas. Two conditions have been added to help address the landscape and screening concerns.
- The image below illustrates which areas will be removed. The exhibit attached shows the previous island removals and the current request for a comprehensive picture of the landscape areas that have been removed.



- The petitioner also provided photos, which are attached illustrating the landscape in the various landscape areas.

Findings of fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting approval of a Final Planned Unit Development to allow the changes to the site and landscape plans removing landscape areas to add approximately seven (7) to nine (9) parking spaces. 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.

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*

This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements which may otherwise require individual requests and applications for zoning variations.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. Although a formal variation request is not required to be made in conjunction with a Planned Unit Development, Staff identifies those aspects of the Planned Unit Development which effectively result in variations from UDO requirements. If the evidence is not found to justify these variations from the UDO that fact shall be reported to the City Council with a recommendation that the variations from the UDO which are proposed as part of the Planned Development be lessened or denied.

The Planned Unit Development proposed by the Petitioner includes the following variation from the UDO:

A) Article 4-400 F. Site Landscaping, to remove six (6) separate landscape areas and the trees and shrubs.

Comprehensive Land Use Plan 2030 Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future homes. 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 (West Suburban Real Estate Enterprises LLC, received 03/31/22)
   B. Site Plan (Sketch undated, received 06/03/24)

2. In locations where the end landscape island is being removed, ensure there is sufficient space to stripe a parking stall without impeding into the drive aisle.

3. All landscape beds adjacent to the building, the foundation base landscape, shall remain and contain a mixture of evergreen bushes and flowers. Any missing landscape shall be planted this fall by November of 2024.

4. Work with staff to either install a 6-foot privacy fence or additional landscaping along the south property line to screen the parking lot from the adjacent residential.

5. The petitioner must address all of the review comments and requirements of the Community Development Department.


ANGELA LN
2024 REQUEST
2021
Patio
Patio
2021
2022
2022
2022
2022
2022
2024 REQUEST








Fireplace
by Design
Profile Salon









PIQ MAP

435 Angela Lane



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 PETITION OF West Suburban Real Estate Enterprises, LLC 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 West Suburban Real Estate Enterprises, LLC for a Final Planned Unit Development Amendment, relating to the property at 435 Angela Lane in Crystal Lake, Illinois 60014. PIN: 19-18-478-002. This application is filed for the purpose of seeking an amendment to an approved Final Planned Unit Development to allow changes to the site plan for the removal of seven (7) landscape areas to allow for additional parking, a Variation from Article 4-400 F. Site Landscaping from the required parking lot islands, and any other changes as presented at the hearing, 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 7:00 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 17, 2024) 2178921

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Angela Ln
Carlemont Dr
435 Angela Ln
Not A Parking
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3
4
5
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2-3 Parkings
1-2 Parkings
Google Earth
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