#2024-87
911 Tek Drive Outlot – Preliminary/Final PUD for Inline Retail Building
Project Review for Planning and Zoning Commission

Meeting Date:	September 4, 2024	
Request:	Preliminary and Final Planned Unit Development for an inline retail building and drive-through	
Location:	911 Tek Drive outlot	
Acreage:	Approximately 1 acre	
Existing Zoning:	B-2 PUD General Commercial	
Surrounding Properties:	North:	B-2 PUD General Commercial
	South:	M Manufacturing
	East:	(across Route 31) M Manufacturing
	West:	B-2 PUD General Commercial
Staff Contact:	Elizabeth Maxwell (815.356.3615)	

Background:

- The lot is a vacant outlot adjacent to the recently completed Thorton's gas station.
- The building is divided for four (4) potential tenants and allows for an end drive-through user.
- The architecture will be similar to the Thorton's to blend the buildings so they look like they were designed at one time.

Development Analysis:

General

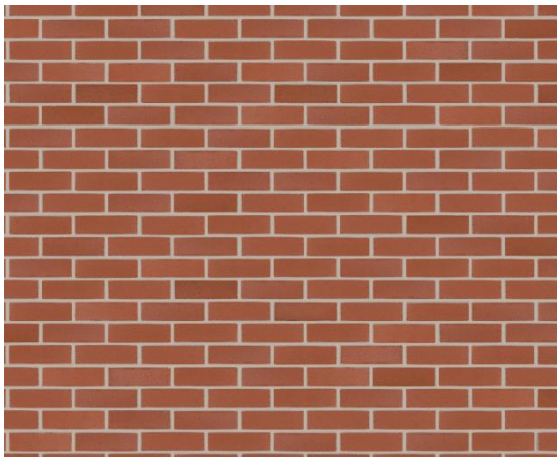
- Request: A Preliminary and Final Planned Unit Development to construct an inline retail building.
- Zoning: The site is zoned B-2 PUD General Commercial.
- Land Use: The Comprehensive Land Use Plan Map identifies the site as Industry.
- Site Plan:
  - The site is the outlot from the Thorton's development.

- The proposed access is through the Thorton's site off Route 31. A second access is proposed through the Altoff property out to their access onto Route 31. The second access is a possible future connection.
- The drive-through lane stacking is behind the building and along the south side. It will not impact on-site circulation or parking.
- Parking is based on conceptual uses of carry out restaurant, limited service restaurant and medical office uses. These are some of the highest parking demand uses. Each user's parking requirement will be evaluated when they apply for permits and occupancy.

- Landscape Plan:
  - The landscape plan has not been provided. The petitioner will be required to meet all UDO requirements for landscape materials, locations, heights, and planting standards.

- Lighting Plan:
  - The petitioner will need to submit a lighting plan that complies with the UDO. The properties in this area are all commercial or industry. There are no concerns that light levels will not meet the UDO requirements.
- Elevations:
  - The building will be constructed of brick and stone. The petitioner has worked to select a brick and stone color and pattern to be similar to the Thorton's gas station site.
  - The building features a solid block base, stone columns on the corners of the building and framing the two end caps, a variety of window styles, awnings, and brick facade.





  - The elevations **meet** the design standards, meeting 7 of the 10 requirements. Six of the standards are required to be considered meeting the standards.

Findings of Fact:

Preliminary and Final Planned Unit Development

The petitioner is requesting approval of a Preliminary and Final Planned Unit Development to allow the construction of an inline retail building with drive-through. 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

Additionally drive-through uses must also comply with the following standards:

1. Drive-through windows and lanes shall not be placed between the right-of-way of the primary street and the associated building.
   ☐ Meets ☐ Does not meet

2. Drive-through windows shall not be permitted on the side of a building adjoining any residential property.
   ☐ Meets ☐ Does not meet

3. Special use required: Where a drive-through is adjacent to a residential property, a special use is required.
   ☐ Meets ☐ Does not meet

4. Stacking space criteria: Stacking spaces shall be provided for any use having a drive-through.
   ☐ Meets ☐ Does not meet

5. Stacking spaces and lanes for drive-through stations shall not impede on and off-site traffic movement, shall not cross or pass through off street parking areas, and shall not create a potentially unsafe condition where crossed by pedestrian access to a public entrance of a building.
   ☐ Meets ☐ Does not meet

6. Drive-through lanes shall be separated from off-street parking areas. Individual lanes shall be striped, marked, or otherwise distinctly delineated.
   ☐ Meets ☐ Does not meet

7. Bypass lanes and other parking lot drive aisles immediately adjacent to the drive-through lane(s) shall maintain the same direction of traffic flow as the drive-through.
   ☐ Meets ☐ Does not meet

8. Required number of stacking spaces for specific uses: The required number of stacking spaces are to be provided before the location of the first stop (order window, order pedestal, order board, etc.)
   ☐ Meets ☐ Does not meet

9. Limited-service (fast food) restaurant (all others): Total nine stacking spaces with a minimum of four stacking spaces between the order board and the pick-up window.
   ☐ Meets ☐ Does not meet

10. Traffic study: A traffic study or impact analysis will be required if, in the opinion of the City Engineer, the standards provided in this section cannot be met or where the traffic impact for the proposed use reaches or exceeds the threshold for requiring a traffic study or analysis
    ☐ Meets ☐ Does not meet

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Industry. The following goal is applicable to this request:

Economic Development – Attract and Retain Businesses

Goal: Establish marketing efforts to attract and retain businesses throughout the City.

Supporting Actions – Continue to solicit the retail businesses which are most likely to succeed in various retail nodes in Crystal Lake.

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 (Patel, received 5/14/24)
   B. Plans (Dave Henry Architects, dated 8/14/24, received 8/14/24)

2. Landscape
   A. Provide a final landscape plan for review that meets all the requirements for parking lot screening, parking lot landscape, building foundation base landscape, mechanical equipment screening, etc.

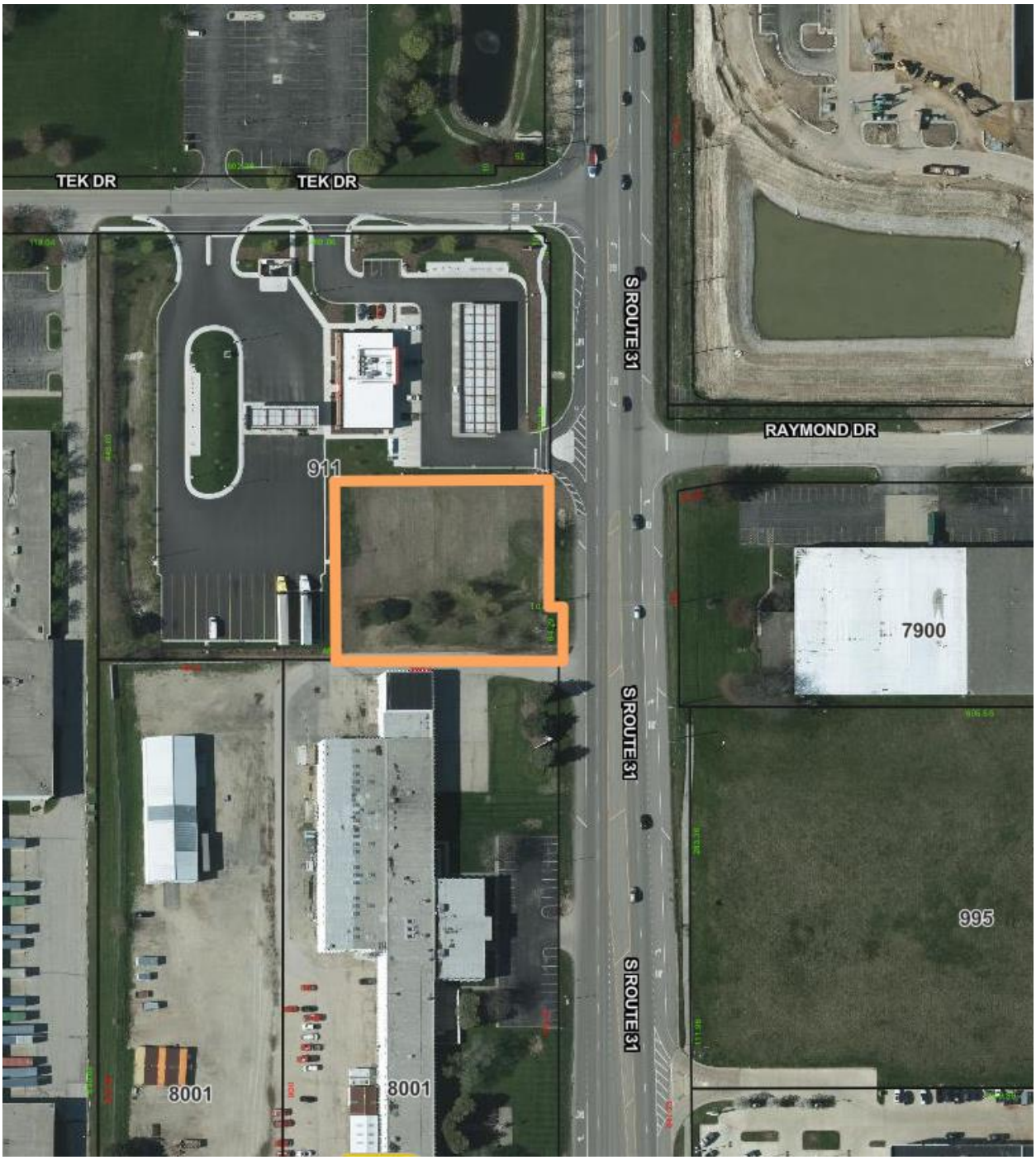
3. Multi-Tenant buildings allow for 50 square feet of signage per tenant and end tenants are permitted up to a total of 75 square feet of signage between the elevations.

4. Monument sign must meet the 10-foot setback requirement and landscaping requirements.

5. The trash enclosure must be constructed of building materials to match the building.

6. The petitioner shall address all of the review comments and requirements of the City Departments of Public Works and Engineering, Fire Rescue, and Community Development.

PIQ MAP
911 TEK DRIVE outlot



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: 911 Tek Drive, Tek and route 31

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: Dipak Patel
Address: 121 Fairfield way ste 100
Bloomingdale, IL 60108
Phone: 6302534466
Fax: _____
E-mail: dpatel@kv-LLC.com

Owner Information (if different)

Name: KV & Sons LLC,31
Address: 121 Fair field way, ste 100
Bloomingdale, IL 60108
Phone: 630-253-4466
Fax: _____
E-mail: dpatel@kv-LLC.com

Property Information

Project Description: Building a approximate 6000 sq ft retail center

Project Address/Location: 911 Tek Dr, Crystal lake, IL

PIN Number(s): 19-10-376-016

Development Team

Please include address, phone, fax and e-mail

Developer: KV & Sons LLC,31

Architect: Dave Henry Architecture, PC.

Attorney: Nirav Patel

Engineer: Mike Rawlings / Polena Engineering, LLC

Landscape Architect: Dave Henry Architecture, PC

Planner:

Surveyor: VanderStappen Land Surveying Inc.

Other:

Signatures

5/14/2024

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.

5/14/2024

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 Dipak Patel

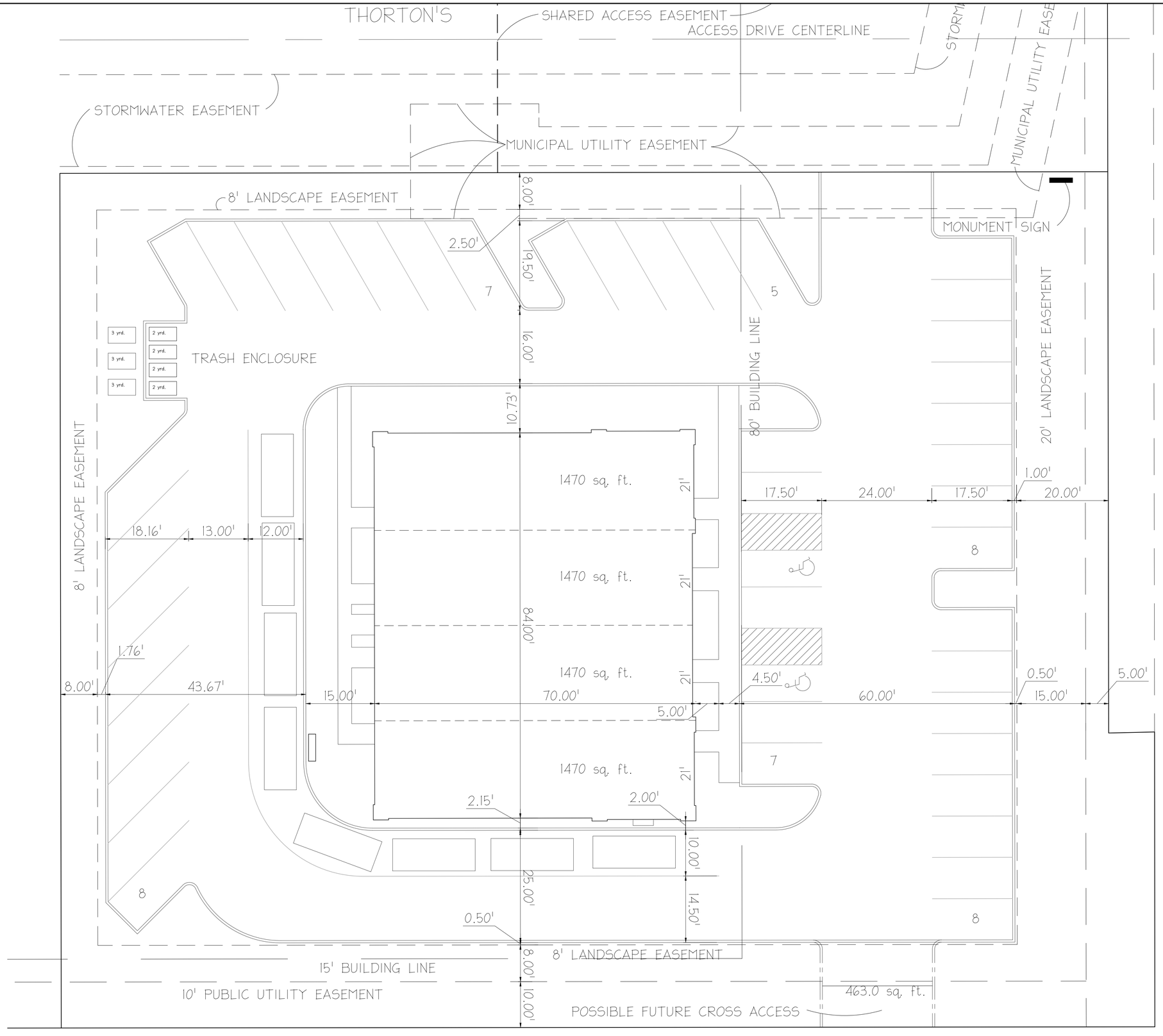
LEGAL NOTICE

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 Dipak Patel, representing KV & Sons LLC 31 for the Preliminary and Final Planned Unit Development for the outlot property at 911 Tek Drive in Crystal Lake, Illinois 60014. PIN: 19-10-376-016.

This application is filed for the purpose of seeking a Preliminary and Final Planned Unit Development Approval for an in-line retail building with a drive-through, as well as any other variations as necessary to approve the plans as presented, pursuant to Article 2, Article 4, 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 for this request will be held at 7:00 p.m. on Wednesday, September 4, 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 August 20, 2024) 2186884



SITE DATA:

LOT AREA	43,215.45 S.F.
PROPOSED BUILDING IMPERVIOUS	5,883.60 S.F.
PROPOSED PARKING LOT AND WALKS IMPERVIOUS	21,647.70 S.F.
CROSS ACCESS AREA	463.0 S.F.
TOTAL IMPERVIOUS	27,994.30 S.F.
MAXIMUM LOT COVERAGE ALLOWED 65% =	28,090.04 S.F.
PROPOSED LOT COVERAGE TOTAL 64.8% =	27,994.30 S.F.

PARKING REQIREMENTS

PROPOSED RESTAURANT SPACE 1,470 SQ. FT. 1/100 GROSS	1,470/100 =	14.70
PROPOSED CARRY-OUT RESTAURANT SPACE 1,470 SQ. FT. 1/250 GROSS*	1,470/200 =	7.35
PROPOSED MEDICAL OFFICE SPACE 2,940 SQ. FT. 1/150 GROSS	2,940/150 =	19.60
TOTAL		41.65
TOTAL REQUIRED FOR BUILDING		42
TOTAL PROVIDED FOR BUILDING		43

* NOT IN UDO, THIS IS A PROPOSED RATIO

Site Plan
1" = 10'-0"

NORTH

Dave Henry Architecture, P.C.
AIA Architect / APA Planner
(847) 818-3444
Infoadavehenryarchitect.com
367 HIGH ROAD
CARY, IL 60013

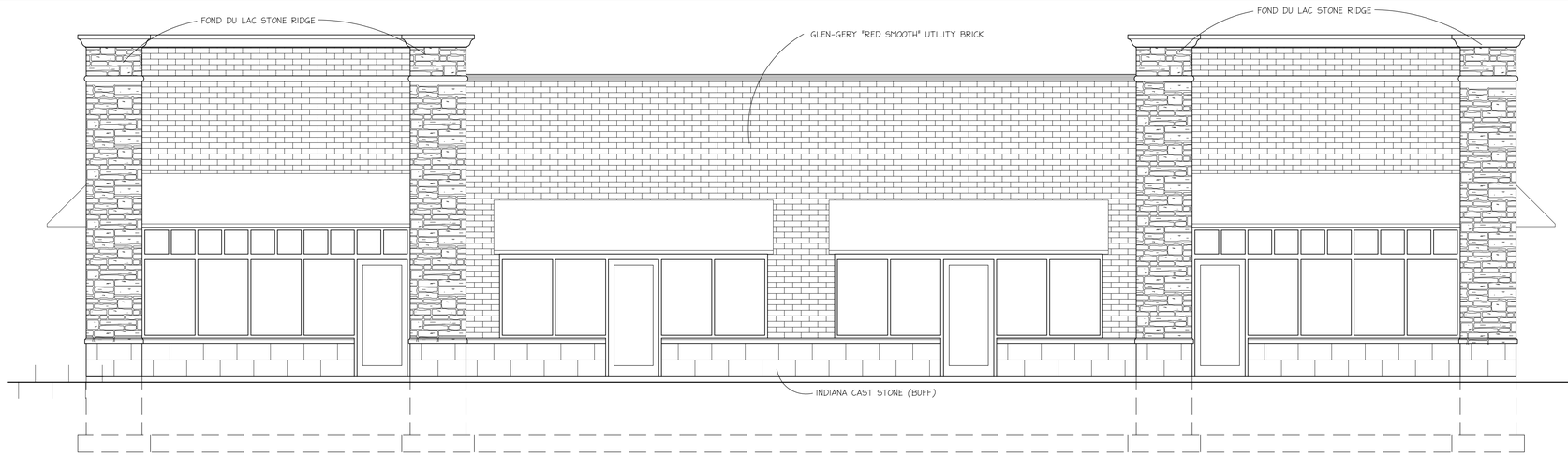
Proposed
Commercial Center
911 Tek Dr, Lot 2
Crystal Lake, Illinois 60014

24003

8/14/24

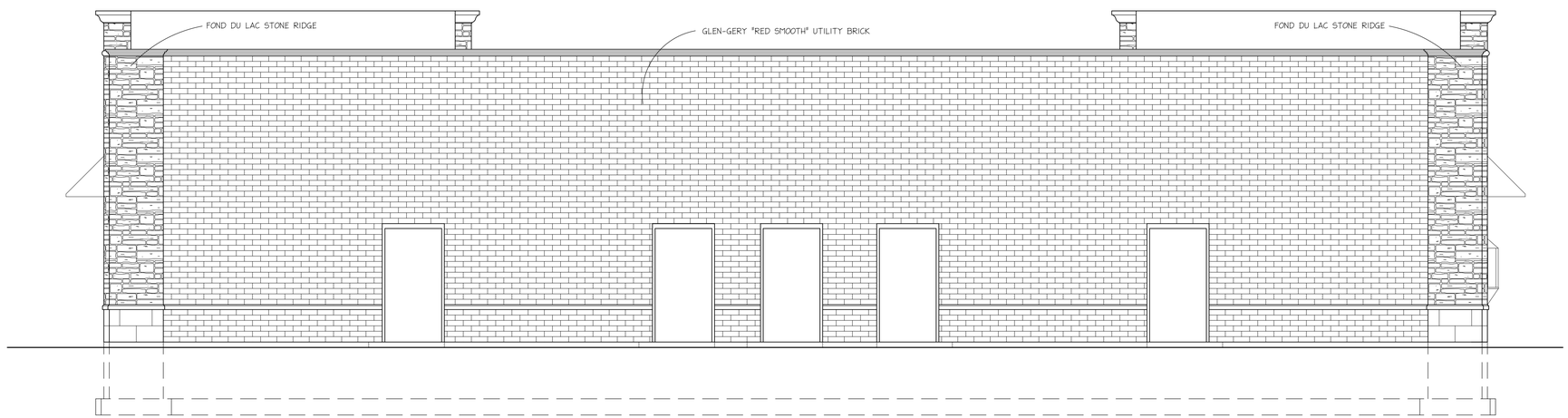
DCH

1 of 4



East Elevation

1/4" = 1'-0"



West Elevation

1/4" = 1'-0"

Dave Henry Architecture, P.C.
AIA Architect / APA Planner
(847) 818-3444
Info@davehenryarchitect.com
387 HIGH ROAD
CARY, IL 60013

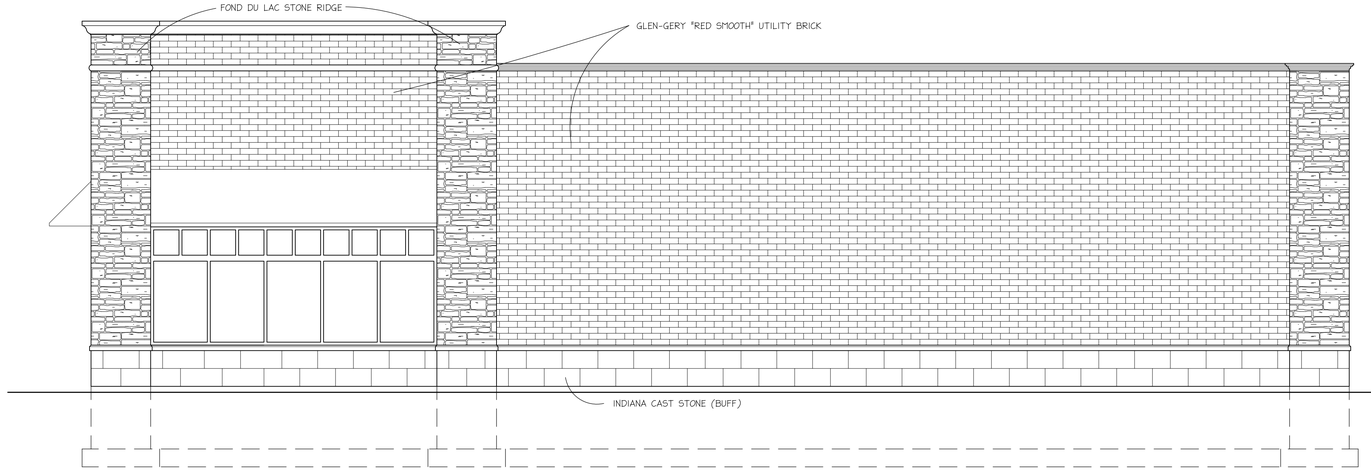
Proposed
Commercial Center
911 Tek Dr., Lot 2
Crystal Lake, Illinois 60014

24003

8/14/24

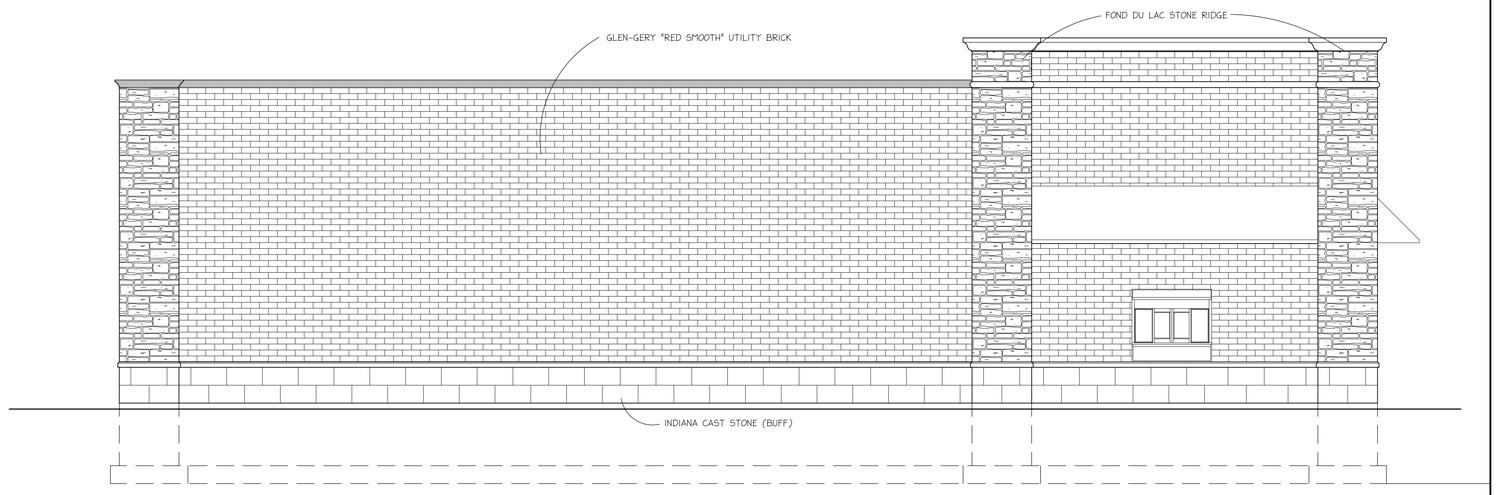
DCH

2 of 4



North Elevation

1/4" = 1'-0"



South Elevation

1/4" = 1'-0"

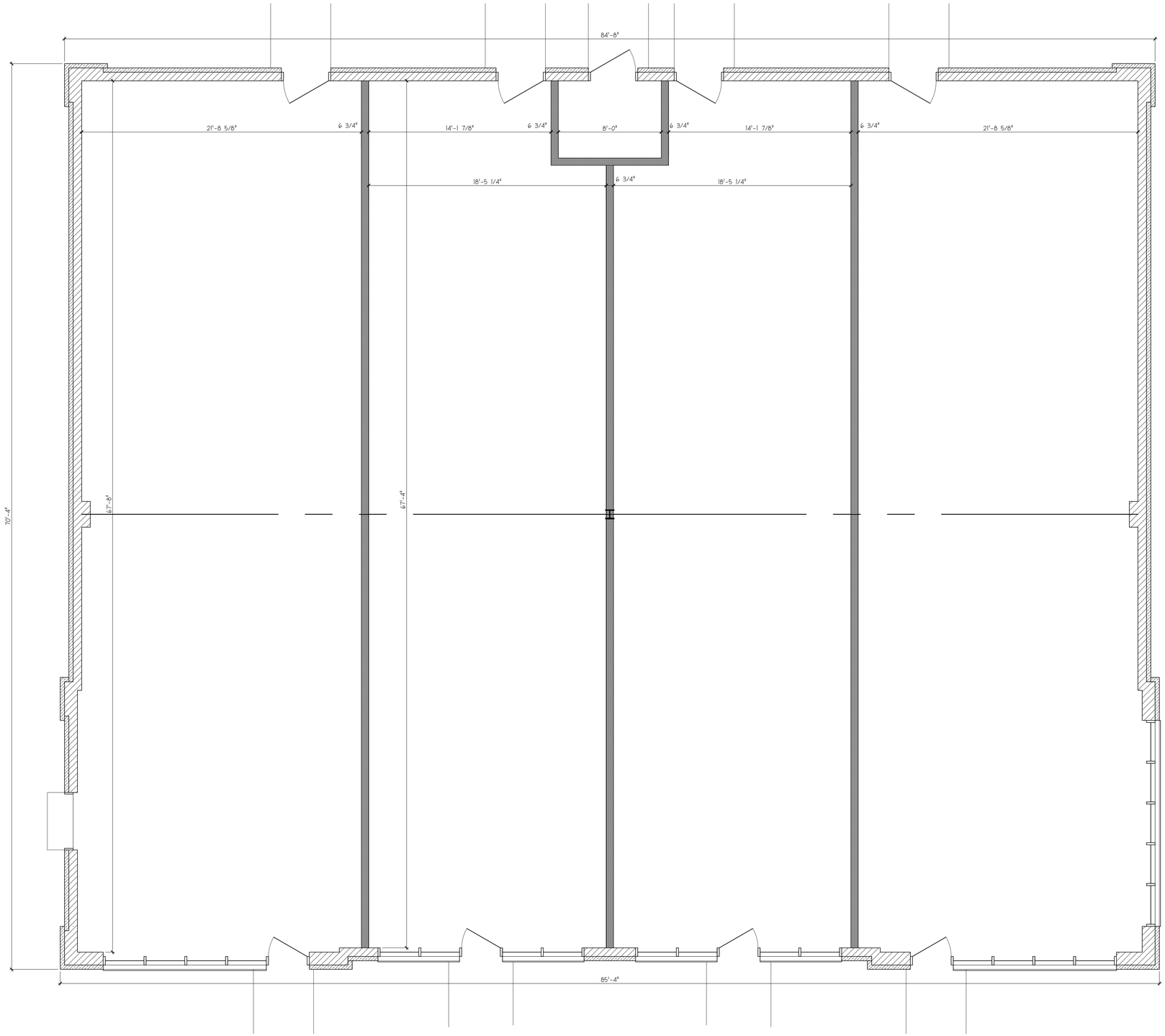
Dave Henry Architecture, P.C.
AIA Architect / APA Planner
(847) 818-3444
Info@davehenryarchitect.com
387 HIGH ROAD
CARY, IL 60013

Proposed
Commercial Center
911 Tek Dr, Lot 2
Crystal Lake, Illinois 60014

24003

8/14/24

DCH



West Elevation

1/4" = 1'-0"

Dave Henry Architecture, P.C.
AIA Architect / APA Planner
(847) 516-3444
Info@davehenryarchitect.com
387 HIGH ROAD
CARY, IL 60013

Proposed
Commercial Center
911 Tek Dr, Lot 2
Crystal Lake, Illinois 60014

24003

8/14/24

DCH

4 of 4


Rademann
STONE & LANDSCAPE CO., INC.
FOND DU LAC, WI
FOND DU LAC STONE RIDGE 2-9"

