#2025-42
Chicago Gems & Jewelry—Special Use Permit
Project Review for Planning and Zoning Commission

Meeting Date:	April 16, 2025
Requests:	A Special Use Permit to allow a Used Merchandise Store.
Location:	650 E. Terra Cotta Avenue, Store 106
Existing Zoning:	B-2 PUD – General Commercial District and Planned Unit Development
Surrounding Properties:	North: O PUD – Office PUD South: B-2 – General Commercial East: B-2 PUD – General Commercial PUD West: M-L – Limited Manufacturing
Staff Contact:	Darrell Moore, (815) 356-3612

Background:

- Existing Use: The property is a multi-tenant retail center.
- Previous Approvals:
  - In 2004, the property received Final Planned Unit Development (PUD) approval for the multi-tenant retail center, now "Terra Cotta Corners".
  - In 2006, the property received Special Use Permits (SUP) to allow a commercial recreation business (personal fitness training) and a bank with a drive-through lane.

Development Analysis:

- Request: The petitioner is requesting a Special Use Permit to allow a Used Merchandise Store.
- The petitioners are seeking approval to operate GG&J Coin and Gold, a store in which coins, gold, and jewelry will be purchased and resold.
- Other businesses on the property include a financial advisor, nail salon, hair salon, and dry cleaners.
- Parking is not anticipated to be an issue as the minimum required parking for Used Merchandise Store (3.5 spaces per 1,000 GFA) is less than that of General Retail Business (5 spaces per 1,000 GFA), which formerly occupied this unit.



<u>Findings of Fact</u>:
SPECIAL USE PERMIT
The petitioner is requesting a Special Use Permit to allow a Used Merchandise Store. UDO Section 2-400B General Standards establishes standards for all special uses. 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*

USED MERCHANDISE STORE
UDO Section 2-400C-14 lists specific standards for Used Merchandise Stores.

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 City of Crystal Lake, IL 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 is made to recommend approval of the petitioner's request, the following conditions are recommended:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application/Petition (Terra Cotta Corners & Chicago Gems & Jewelry, dated 3/14/25)

2. The petitioner shall comply with all of the requirements of the UDO 2-400C-16 (Used Merchandise Stores) and the Community Development Department.

BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF CRYSTAL LAKE

IN THE MATTER OF THE APPLICATION OF)
CHICAGO GEMS AND JEWELRY, INC. FOR)
THE ISSUANCE OF A SPECIAL USE PERMIT)
UNDER THE UNIFIED DEVELOPMENT)
ORDINANCE OF CRYSTAL LAKE, ILLINOIS)

PETITION

1) That TERRA COTTA CORNERS, LLC, 200 N. Northwest Highway, Barrington, Illinois 60010, an Illinois limited liability company, ("Owner") is the record owner of the property legally described on Exhibit "A" attached hereto ("Real Estate").

2) That CHICAGO GEMS AND JEWELRY, INC. by Dominic DeBock, it's President ("Petitioner") whose address is N7019 U.S. Highway 12, Elkhorn, Wisconsin 53121, have entered into a lease with the Owner for that portion of the Real Estate, described on Exhibit "A" attached hereto and commonly known as Store No. 106 at 650 East Terra Cotta Ave., Crystal Lake, Illinois 60014 ("Subject Property"). A copy of a siteplan and photo of the Subject Property and Store 106 are attached hereto as Group Exhibit "B".

3) That the permanent property index number for the Real Estate is 14-33-277-006.

4) That the Petitioner is proposing to buy gold and to purchase and sell coins along with sales of jewelry on the Subject Property.

5) That the Property is currently zoned B-2 General Commercial District which allows for the purchase of gold and the sale of jewelry.

6) That the Unified Development Ordinance ("Ordinance") requires that the Petitioner request a Special Use Permit pursuant to Section 2-400-14 to allow the purchase and sale of coins as a Used Merchandise Store ("Special Use").

7) That the Petitioner hereby requests that they be granted a Special Use to allow the

purchase and sale of coins.

8) That Petitioner hereby states that the Special Use requested herein satisfies the criteria for said use as described in the Ordinance.

9) The Petitioner shall provide an Affidavit of Mailing as well as an Affidavit of Posting to show compliance with the Notice required of the Ordinance.

10) That the Petitioner hereby requests that their request to be granted the Special Use described herein be set for hearing before the Planning and Zoning Commission.

OWNER:

TERRA COTTA CORNERS, LLC

By: Patricia Mayer
Its Manager

SUBSCRIBED and **SWORN** to before me this 11 day of March, 2025.

Tammy T Fett
Notary Public

TAMMY T FETT
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 14, 2025

PETITIONER:

CHICAGO GEMS AND JEWELRY, INC.

By: Dominic De Bock
Its President D DeBock

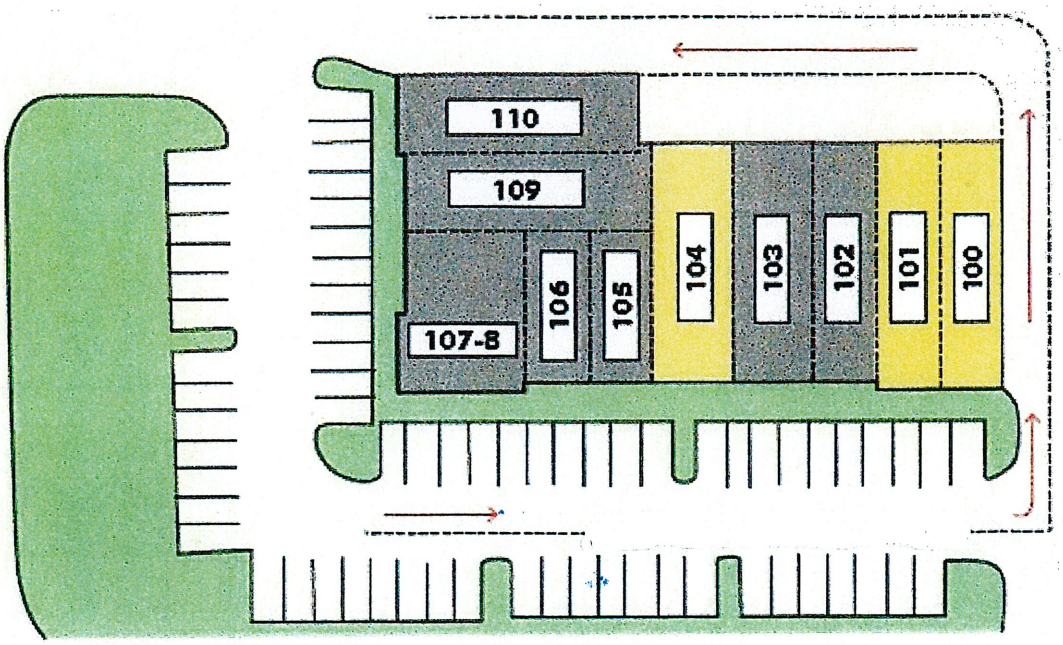
SUBSCRIBED and **SWORN** to before me this 14 day of March, 2025.

Geoffrey A Lindow
Notary Public

OFFICIAL SEAL
GEOFFREY A LINDOW
NOTARY PUBLIC, STATE OF ILLINOIS
Commission No. 1001886
My Commission Expires December 30, 2028

EXHIBIT "A"

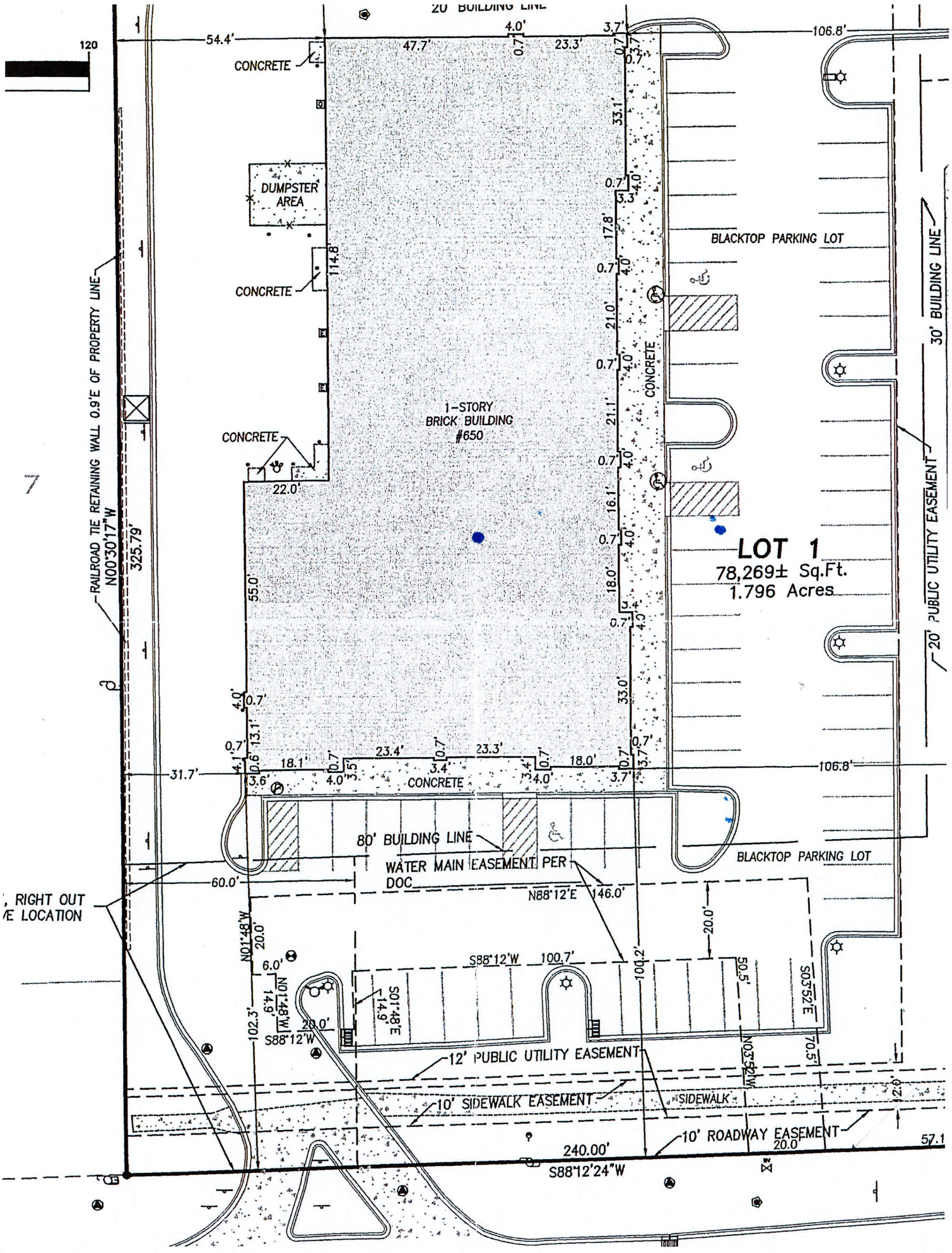
Lot 1 in Terra Cotta Tech Subdivision, being a Subdivision of part of the East Half of the Northeast Quarter of Section 33 and the Re-Subdivision of Lots 3, 4, 5 and 8 in Robert Bartlett's Crystal Lake Acres, being a Subdivision of part of said East Half, according to the Plat thereof recorded January 11, 1961 as Document No. 380025, in Township 44 North, Range 8 East of the Third Principal Meridian, according to the Plat of said Terra Cotta Tech Subdivision thereof recorded December 26, 2001, as Document No. 2001R0099416, and as amended by Certificates of Correction recorded May 7, 2002 as Document No. 2002R0041715, and December 18, 2003 as Document No. 2003R0165888, in McHenry County, Illinois.



EXHIBIT

Group B


Edward Jones
SALON
334


20' BUILDING LINE
54.4'
47.7'
4.0'
23.3'
3.7'
106.8'
CONCRETE
DUMPSTER AREA
CONCRETE
CONCRETE
22.0'
114.8'
1-STORY BRICK BUILDING #650
BLACKTOP PARKING LOT
30' BUILDING LINE
20' PUBLIC UTILITY EASEMENT
RAILROAD TIE RETAINING WALL 0.9'E OF PROPERTY LINE
N00°30'17"W
325.79'
LOT 1
78,269± Sq.Ft.
1.796 Acres
55.0'
33.1'
17.8'
21.0'
21.1'
16.1'
18.0'
33.0'
13.1'
31.7'
18.1'
23.4'
23.3'
18.0'
CONCRETE
80' BUILDING LINE
WATER MAIN EASEMENT PER DOC
BLACKTOP PARKING LOT
60.0'
N88°12'E 146.0'
RIGHT OUT
E LOCATION
N01°48'W
20.0'
6.0'
S88°12'W 100.7'
100.2'
20.0'
50.5'
S03°52'E
70.5'
N03°52'W
N01°48'W
14.9'
S01°48'E
14.9'
20.0'
S88°12'W
102.3'
12' PUBLIC UTILITY EASEMENT
10' SIDEWALK EASEMENT
SIDEWALK
10' ROADWAY EASEMENT
20.0'
240.00'
S88°12'24"W
57.1

Northwest Herald

NORTHWEST HERALD

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Saturday, March 29, 2025

Notice Content

PUBLIC NOTICE PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE APPLICATION OF TERRA COTTA CORNERS, LLC and CHICAGO GEMS AND JEWELRY, 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 upon the application by TERRA COTTA CORNERS, LLC and CHICAGO GEMS AND JEWELRY, INC for approval of a Special Use Permit for the following real estate known as Store 106 at 650 East Terra Cotta Avenue, Crystal Lake, Illinois 60014, PIN: 14-33-277-006. This application is filed for the purpose of seeking a Special Use Permit for the property, which is zoned B-2 PUD General Commercial District, to allow the purchase and sale of coins as a Used Merchandise Store pursuant to UDO Section 2-400-14. Plans for this project can be viewed at the City of Crystal Lake Community 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, April 16, 2025, 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 March 29, 2025)2235864

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120"

17" capital letters
56" x 46" logo
LED INTERNALLY ILLUMIATED
ON WIREWAY
total projection from wall 6"

120" x 56" = 47#


CG
&J
Coin
& Gold
SALO
334
106
OPEN