# #2014-36
# Affinity for Gaming – UDO Text Amendment
# Project Review for Planning and Zoning Commission

**Meeting Date:** August 20, 2014

**Request:** UDO Text Amendment to allow Hobby, Toy and Game Stores in the B-1 Neighborhood Commercial zoning district.

**Location:** 19 E. Berkshire Drive

**Acreage:** 1,200 square-foot tenant space

**Existing Zoning:** B-1 Neighborhood Commercial

**Surrounding Properties:**
North: B-2 General Commercial
South: R-2 Single-Family Residential, Canterbury Park
East: B-1 PUD Neighborhood Commercial
West: R-2 Single-Family Residential

**Staff Contact**: Elizabeth Maxwell (815.356.3615)

**Background:**

- Existing Use: This site is developed as an in-line tenant building. The property owner made modifications to the building to allow multiple tenants.

**Development Analysis:**

General

- Request: Text Amendment to allow Hobby, Toy and Game Stores as a Permitted Use in the B-1 Neighborhood Commercial zoning district. The UDO currently allows Hobby, Toy and Game stores as a Permitted Use in the B-2 and B-4 zoning districts.

| **TABLE 2-300 Permitted Uses Table** | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Service Uses | | | | | | | | | | | | | | |
| | | F | E | RE | R-1 | R-2 | R-3A | R-3B | O | **B-1** | B-2 | B-4 | M-L | M |
| Sporting Goods, Hobby, Book and Music Stores | Hobby, Toy and Game Stores | | | | | | | | | **P** | P | P | | |

- Land Use: The land use map shows the area as Commerce. This land use designation is appropriate for retail sales.
- Zoning: The site is zoned B-1 Neighborhood Commercial. This building in conjunction with the other buildings in this and the adjacent center provide services to the surrounding residential community.

Tenant Space Layout

- The petitioner is using Unit #3 for the gaming store.
- Tables for demonstrations, teaching and playing the games would be set up. Also there are display cabinets which also contain products for sale.
- The tournaments shall remain small and not create a major draw or become the dominant use of the site in order to comply with the zoning requirements.

**2030 Comprehensive Land Use Plan Review:**

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial uses. The following goal is 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.**

This can be accomplished with the following supporting action:

**Supporting Action:** Promote, retain and attract businesses that provide a diverse tax base.

**Success Indicators:** The number of new "mom & pop," / small independent business occupancies.

**Recommended Conditions:**

If a motion to recommend approval of the petitioner's request to approve a Text Amendment to allow Hobby, Toy and Game Stores as a Permitted Use in the B-1 Neighborhood Commercial zoning district for Affinity for Gaming is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Michael Purn, received 07/23/14)

2014 36

# City of Crystal Lake
# Development Application

Office Use Only
File # _____

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BY:

**Project Title:** Affinity for Gaming, Inc.

**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
- X Variation
- ___ Other

**Petitioner Information**

**Name:** Michael Purn
**Address:** 1662 Edgewood Drive
Algonquin, Illinois 60102
**Phone:** 815.529.0968
**Fax:** _____
**E-mail:** michaelpurn@gmail.com

**Owner Information (if different)**

**Name:** Andy Costas
**Address:** Berkshire Partners
3441 Dempster, Skokie, Illinois 60076
**Phone:** 312.736.3200
**Fax:** _____
**E-mail:** _____

**Property Information**

**Project Description:** Detail description of project in Exhibit A

**Project Address/Location:** 19 East Berkshire Drive, Unit 3
Crystal Lake, Illinois 60014

**PIN Number(s):** 19-08-426-006

**Development Team**

Please include address, phone, fax and e-mail

**Developer:** _____

**Architect:** _____

**Attorney:** _____

**Engineer:** _____

**Landscape Architect:** _____

**Planner:** _____

**Surveyor:** _____

**Other:** _____

**Signatures**

Michael Purn, President
Affinity for Gaming, Inc.

July 21, 2014

**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.**

Andy Costas
Berkshire Partners

8-7-14

**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.

# *City of Crystal Lake*

# *Development Application*

**PROJECT DESCRIPTION:** Affinity for Gaming, Inc. game store

at 19 East Berkshire Drive, Unit 3, in Crystal Lake

Affinity for Gaming would like to request a variation of "B-1" zone, at the location stated above, per Article 2, Land Use of the UDO; whereas, Game/Hobby/Toy Stores are only permitted in "B-2" and "B-4" zoning districts in the City of Crystal Lake.

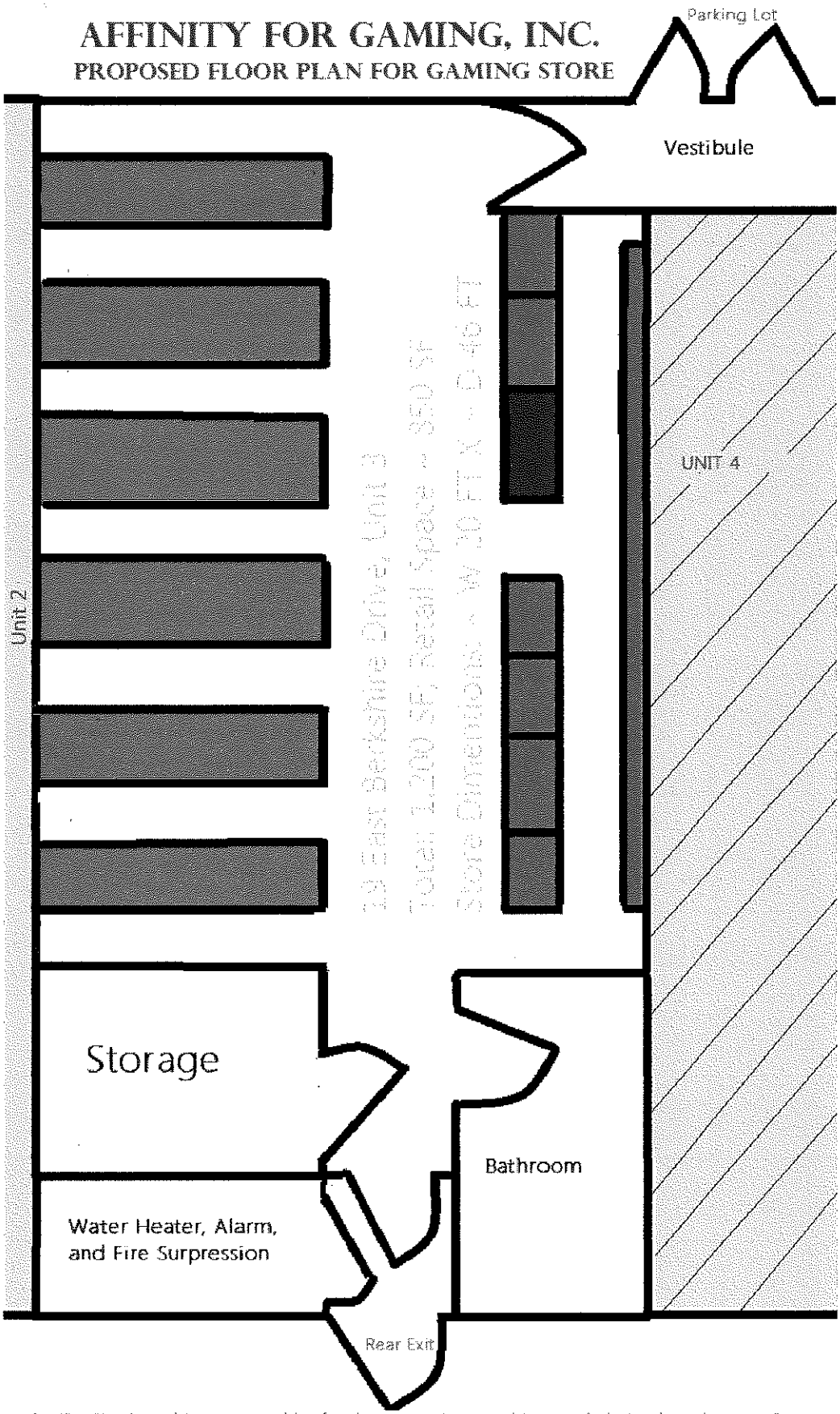
This project proposes to create a family/neighborhood gaming store to teach, demonstrate, and educate customers about new and exciting board games, collectible/ tradable card games, and miniature games. The project will not only provide table space for customers to learn these games, but Affinity for Gaming will provide many demonstration "demos" games for customers to try out.

Additionally, this project plans to hold small size tournaments for customers who wish to play these various games at a competitive level. The size and duration of these tournaments would depend on interest we develop, in the area, for each of the games. Affinity for Gaming plans to hold a once a month charity tournament, with one or more of the area's Boy Scout troops, to help encourage local programs. Affinity for Gaming has high hopes that it will be able to help support the three local high school gaming clubs with their tournaments and gaming supplies.

EXIBIT A

# AFFINITY FOR GAMING, INC.

## PROPOSED FLOOR PLAN FOR GAMING STORE




BLUE - Six (6) multi-purpose tables for demonstrating, teaching, and playing board games & collectible card games with customers.

GREEN – Shelves and display cases to exhibit merchandise to customers.

PURPLE – Point of Sale/Check-out area

# PUBLIC NOTICE

**BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS**

**LEGAL NOTICE**

IN THE MATTER OF THE
PETITION OF )
Michael Purn )

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 on the application by Michael Purn, on behalf of Andy Costas with Berkshire Partners, for the purposes of seeking a UDO Text Amendment at 19 E. Berkshire Drive, Crystal Lake, Illinois. PIN: 19-08-426-006.

This application is filed for the purpose of seeking a UDO Text Amendment from Article 2 Land Use to allow Hobby, Toy and Game Stores in the B-1 Neighborhood Commercial zoning district. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

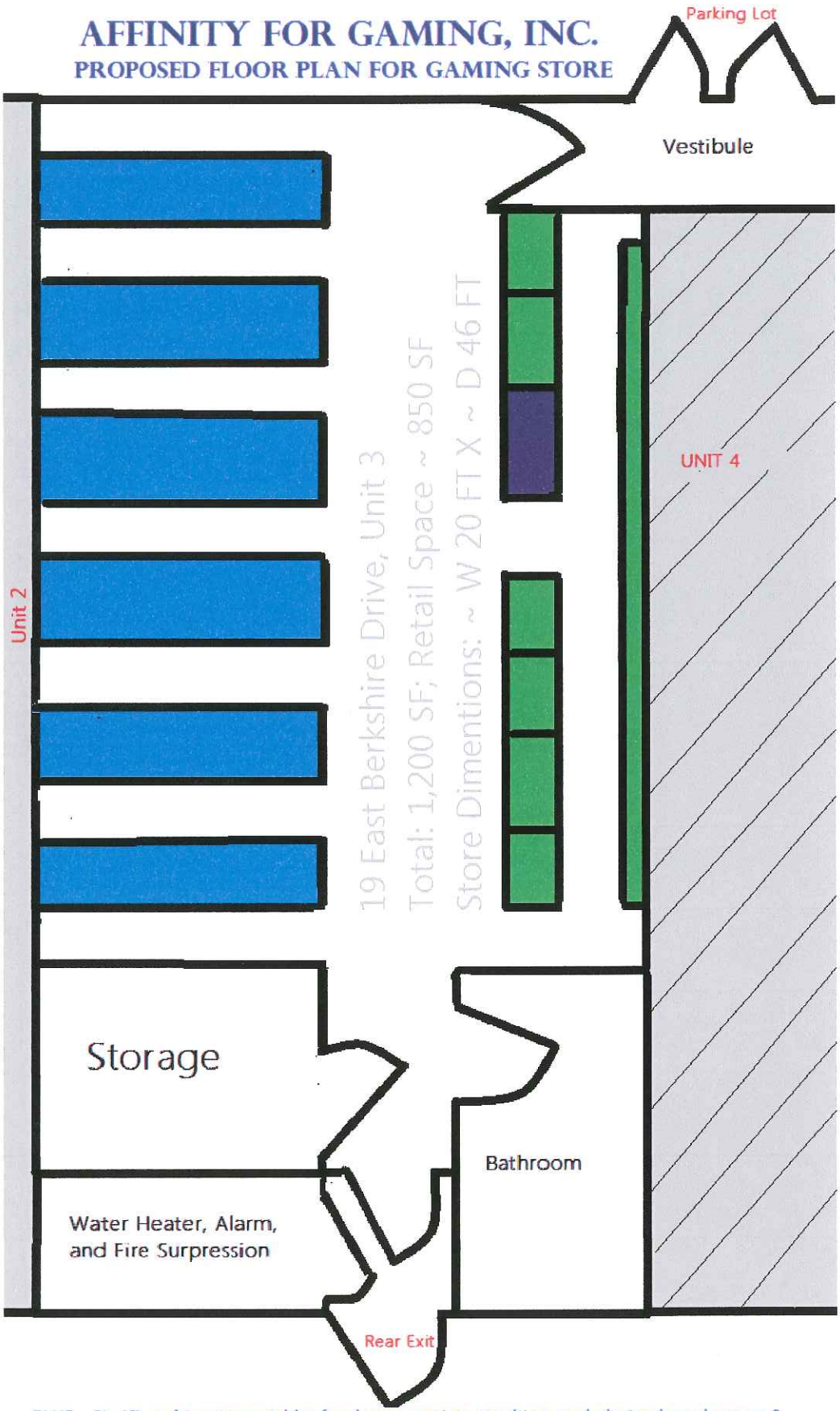
A public hearing before the Planning and Zoning Commission on this request will be held at 7:30 p.m. on Wednesday, August 20, 2014, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

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

(Published in the Northwest Herald August 5, 2014 #A3989)

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**Exhibit B**

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