#2014-35
Quattro Development Conceptual PUD
Project Review for Planning and Zoning Commission

Meeting Date:	October 15, 2014	
Request:	Conceptual PUD review for a 7,800 square-foot Mattress Firm	
Location:	5501 Northwest Highway	
Acreage:	Approximately 1.06 acres	
Existing Zoning:	B-2 PUD General Commercial	
Surrounding Properties:	North:	B-2 PUD – Bohl Farm Marketplace
	South:	M PUD – Three Oaks Recreation Area
	East:	B-2 – Used Auto Dealership
	West:	B-2 – Cassady Tire
Staff Contact:	Kathryn Cowlin (815.356.3798)	

Background:

- The property is improved with three buildings, on one-acre. The primary structure is a 7,800 square-foot building previously occupied by LeWalt Glass.
- This property was annexed in 1998, and rezoned to B-2 PUD upon annexation. The property was also granted several zoning variations.
- The petitioner is requesting a Conceptual PUD review for a proposed Mattress Firm retail store.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which intends to 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 of land use vision plans and zoning regulations. The following goals are applicable to this request:

Land Use: Three Oaks Recreation Area and Surrounding Properties

Goal: Maintain Three Oaks Recreation Area as a premier recreation asset and as a focal point for appropriate redevelopment along the Route 14 and Main Street Corridors [immediately adjacent to Three Oaks].

This goal can be accomplished with the following supporting actions:

	Supporting Actions	Success Indicators
7.3a	Promote redevelopment and tenant occupation of the existing buildings.	Number of new occupancy permits for properties in this area. Redevelopment of the existing buildings.
7.3b	Encourage a variety of uses that can be self-sustaining and that attract people from and to the Three Oaks Recreation Area	Redevelopment of Crystal Court. Number of new occupancies for specialty recreation retailers. Number of new occupancies for restaurant or food places.

Vulcan Lakes TIF Redevelopment Plan and Program Vision:

Route 14 Area

Redevelopment activity in the area should focus on the creation of commercial activities that take advantage of proximity to the existing lakes. Such a focus will create a mix of commercial uses unique along the Route 14 corridor, distinct from existing adjacent retailers and create a destination that is unmatched along the corridor. Commercial redevelopment should include the creation of restaurants and entertainment venues that have views of the lake and are oriented towards the lake. A boardwalk running east-to-west the length of the area would allow patrons to more easily visit all the commercial establishments and add to the uniqueness of the area.

Development Analysis:

Zoning/Site Conditions

- The site is currently zoned B-2 PUD General Commercial, Planned Unit Development. This zoning classification is generally consistent with the area.
- There are two storage buildings in the rear of the property. According to the developer, these buildings would be removed.

Site Layout

- The site layout is relatively standard for a freestanding retail use.
- Customer parking is planned for the front of the building, with employee parking in back.
- Two entrances currently serve this property. There appears to be cross-access to the adjacent property to the east.
- Additional parking lot landscaping would be required to meet the current UDO standards, including 3 additional end and middle-row landscape islands.
- A future boardwalk along the south side (rear) of the properties has been planned to connect the north entrance to Three Oaks (at Route 14) with Pingree Road. The developer

would need to provide the City with easements to construct the boardwalk along the back of this property.

Building Elevations

- The building would be refaced with brick, block and EIFS, with a flat roof that is screened by a cornice.
- Red awnings are proposed above the windows along the front (north) elevation, and wrapping around the east and west sides.
- The rear elevation would be simple, flat, and comprised of face brick.

Parking

- Retail sales-oriented uses require 5 parking spaces per 1,000 SF of gross floor area. At 7,800 square feet, 39 parking spaces are required for the subject property. 31 spaces area proposed in the current plan.
- Each unit would have two garage parking spaces and space in front of the unit and 46 surface parking spaces would be provided.

The following comments are for discussion and consideration in future submittals:

1. This property overlooks the Three Oaks Recreation Area. Is this site the highest and best use for this type of development? As the Comprehensive Land Use Plan suggests, would the proposal provide a self-sustaining use that attracts people to and from the Three Oaks Recreation Area?

2. The proposed building and site layout does not give attention to the lakeviews from the rear of the property – do you think that it should?

3. Are the architectural materials and design details acceptable? Is the type of building appropriate for the Route 14 corridor? Would a CMU knee-wall improve the overall appeal of the building, or should the predominant glass front be retained?

4. The proposed awnings are bright red – is this a complementary color to the building? Is this color too bold? Are there other ways to make the building stand-out?

5. For this user and future users, would it make sense to add features, uses, etc., that cater to the natural views available at the building?

2014 35

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Quattro Development (Mattress Firm)

RECEIVED
JUL 21 2014
BY:

Action Requested

- ___ Annexation
- ___ Comprehensive Plan Amendment
- X 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: MICHAEL LIYEOS
Address: 1100 JORIE BLVD. #140
OAK BROOK, IL 60523
Phone: 630-891-6473
Fax: 866-832-0578
E-mail: MIKE@QUATTRODEVELOPMENT.COM

Owner Information (if different)

Name: _____
Address: _____
_____
Phone: _____
Fax: _____
E-mail: _____

Property Information

Project Description: FREESTANDING MATTRESS FIRM STORE IN THE RENOVATED BUILDING LOOKING AT 5501 NORTHWEST HWY

Project Address/Location: 5501 NORTHWEST HWY

PIN Number(s): 19-09-200-019

Development Team

Please include address, phone, fax and e-mail

Developer: QUATTRO DEVELOPMENT, LLC

Architect: EXCEL ENGINEERING

Attorney: JEFF ROCKMANN

Engineer: LARSON ENGINEERING

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

_____ 7/21/14

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.

_____ 7/21/14

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.

following redevelopment activities will contribute to the long-term economic health and vitality of the City of Crystal Lake.

It must be noted that the Redevelopment Land Use Plan shall serve as a guideline for the Project Area. It is not meant to establish specific requirements and should not be rigidly interpreted. Adjustments may be made in response to market conditions and other key factors as long as they remain consistent with the City's overall goals and objectives. The Comprehensive Plan has been used as a foundation for the redevelopment activities and the Redevelopment Plan reflects the latest interpretations of the desired goals for the Project Area.

This section of the Redevelopment Plan describes the preferred redevelopment opportunities for the primary locations within the Project Area. These redevelopment opportunities include projects that may require assemblage of property, the demolition of existing buildings, rehabilitation of existing structures and/or the construction of new buildings.

The physical characteristics and orientation of locations within the Project Area has resulted in the creation of three separate redevelopment activity areas. The mix of land uses, relation to the lakes, and required redevelopment activity are unique for each area. The following describes redevelopment activities intended for each individual activity area.

Route 14 Area

The commercial land uses currently fronting Route 14 include a mix of automobile dealerships and general retailers. They are currently separated from the existing lake to the south by a narrow wooded strip of land and all land uses are oriented towards Route 14.

The area is generally considered too shallow for generic 'big-box' retailers and this attitude may have contributed to the overall lack of reinvestment in the area. Rather than attempt to modify the area for typical commercial development, the Redevelopment Plan intends to focus on the strength of these parcels; proximity to the lake. Redevelopment activity in the area should focus on the creation of commercial activities that take advantage of proximity to the existing lakes. Such a focus will create a mix of commercial uses unique along the Route 14 corridor, distinct from existing adjacent retailers and create a destination that is unmatched along the corridor. Commercial redevelopment should include the creation of restaurants and entertainment venues that have views of the lake and are oriented towards the lake. A boardwalk running east-to-west the length of the area would allow patrons to more easily visit all the commercial establishments and add to the uniqueness of the area.

Interior Quarry Area

Land previously used for quarry operations runs the east-west length of the Project Area and is currently vacant with some existing natural features remaining. This redevelopment activity area is planned for a mix of residential and recreational land uses. Previous plans have been created for the area identifying various recreational activities including a marina, fishing piers, beaches, trails, and the restoration of native prairies and woodlands. In addition to the recreational uses, a mix of residential land uses would compliment adjacent residential uses and provide an opportunity to create residences with unique amenities. Residences could include a mix of walk-up townhomes, stacked condominium flats, and other attached single-family residences. Given the amount of land available in the redevelopment activity area, most residences could possibly provide views that

Individual Unique Areas, Goals, Actions and Indicators

7.3 Three Oaks Recreation Area and surrounding properties





Goal:

Maintain Three Oaks Recreation Area as a premier recreation asset and as a focal point for appropriate redevelopment along the Route 14 and Main Street corridors.

Previously mined for its sand and gravel, the 475-acre Three Oaks Recreation Area is located north of Rakow Road, south of Route 14, east of Main Street and west of Pingree Road. Containing two lakes, a beach, boat access, hiking trails, a bike path, and fish and wildlife habitats, the property is a tremendous natural and recreational asset to the citizens of Crystal Lake and a resource of regional significance, with two of the most pristine lakes in northern Illinois.

Properties along Route 14 north of the Three Oaks Recreation Area as well as within the Crystal Court Shopping Center represent an outstanding redevelopment opportunity and could provide a new gateway to the Three Oaks Recreation Area. These properties sit atop a massive stone plateau overlooking the lakes and offering excellent views of the water. The City's vision for this area includes a mixed-use commercial development that combines the traditional retail functions of a shopping mall but with leisure amenities and with a greater integration of residential, retail, and civic uses.

	Supporting Actions	Success Indicators
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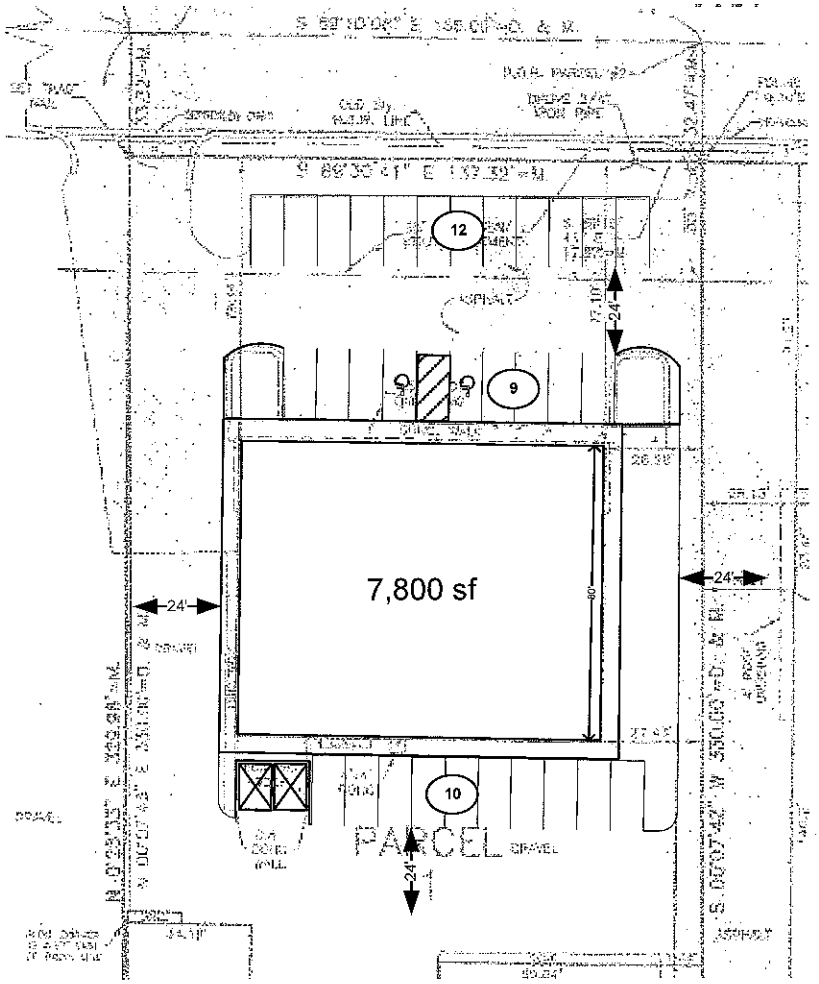
Crystal Court - Phase 2 - Proposed Site Improvements
City of Crystal Lake

LEGAT ARCHITECTS
April 2009

Quattro Development

5501 Northwest Hwy
Crystal Lake, IL

2014 35



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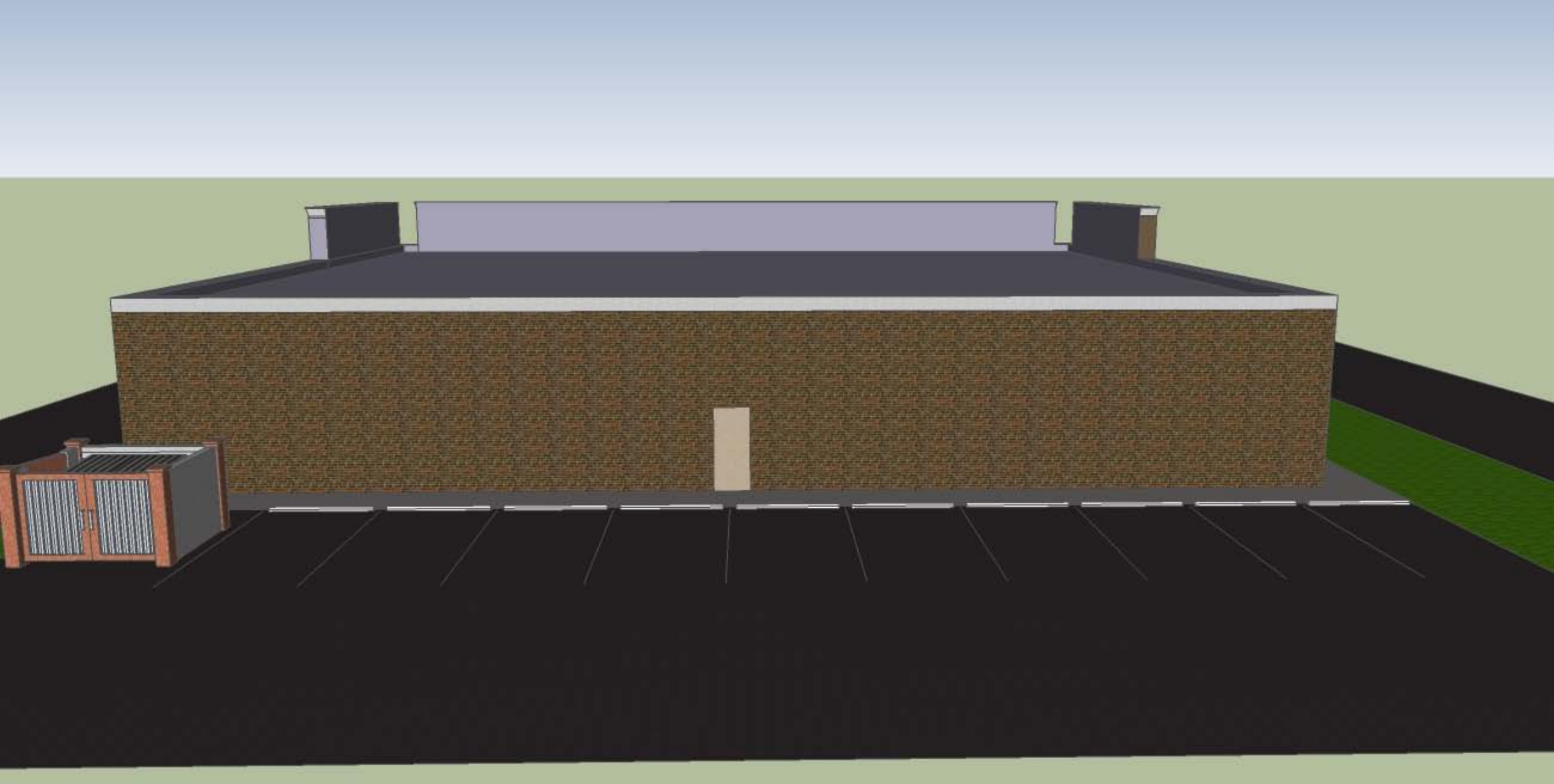
Scale: 1in = 50ft. 0in.

0 ft. 18 ft. 30 ft. 60 ft.

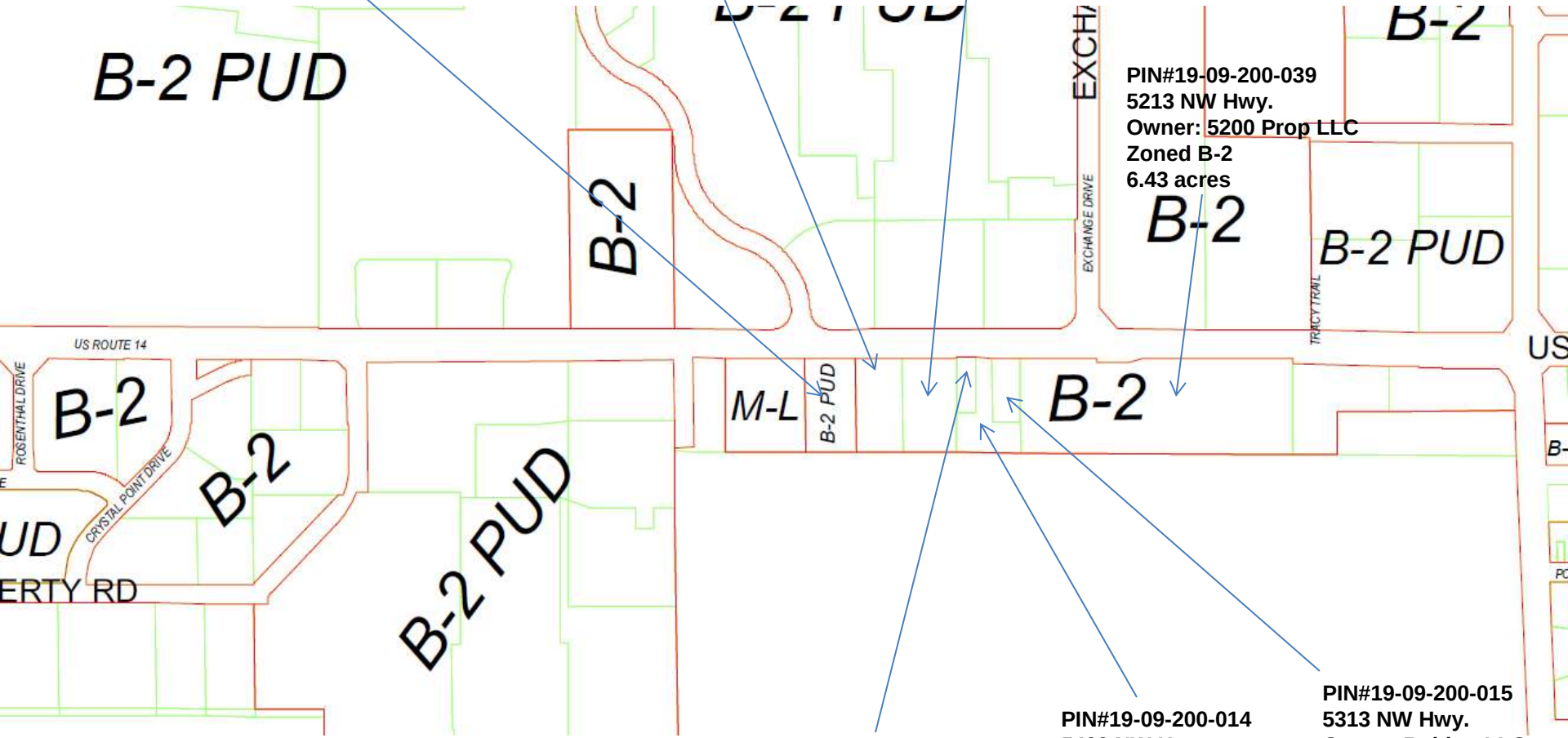
Current Zoning: B-2 PUD
Approximately 1.06 Acres – 46,175 LSF
7,800 SF Buildings (98' w x 80' d) -.17 FAR
31 Parking Spots, 3.97/ 1,000SF
Quattro Development Construction Contact: **Kevin Barnes**
Phone: 630.891.6476 – Email: kevin@quattrodevelopment.com
Quattro Development Leasing Contact: **Mike Liyeos**
Phone: 630.891.6473- Email: Mike@quattrodevelopment.com

Setbacks: Front – 80', Side – N/A
Max Height: 60'
Landscaping: min. 1 island every 10 parking spaces
Parking Setback: 10' off of streets lots lines, 5' off of interior lot lines.
Parking Requirements: 90 degree – 9' x 19' with 24' aisles
Max 125% of parking minimum allowed.
Furniture – 2/ 1,000 sf
Retail – 3.5/ 1,000 sf


90' 2 3/8"
8'
16'
EIFS - MF spec
Painted Brick - MF spec
Wall Sconce - MF spec
Split Face Block - MF spec




30'
8'
16'


PIN#19-09-200-019
5501 NW Hwy.
Owner: Michael P Realty LLC
Zoned B-2 PUD
1.06 acres
PIN#19-09-201-001
NW Hwy.
Owner: Pauly Crystal Lk Realty LLC
Zoned B-2
Acreage not listed
PIN#19-09-201-002
NW Hwy.
Owner: Pauly Crystal Lk Realty LLC
Zoned B-2
Acreage not listed
PIN#19-09-200-039
5213 NW Hwy.
Owner: 5200 Prop LLC
Zoned B-2
6.43 acres
B-2 PUD
B-2
B-2
B-2 PUD
B-2
B-2
B-2 PUD
M-L
B-2 PUD
B-2
B-2 PUD
US ROUTE 14
ROSENTHAL DRIVE
CRYSTAL POINT DRIVE
EXCHANGE DRIVE
TRACY TRAIL
PIN#19-09-200-013
5333 NW Hwy.
Owner: Fam TR Capps
Zoned B-2
Acreage not listed
PIN#19-09-200-014
5409 NW Hwy.
Owner: Lets Dent Inc.
Zoned B-2
Acreage not listed
PIN#19-09-200-015
5313 NW Hwy.
Owner: Rubino LLC
Zoned B-2
Acreage not listed

Freestanding Mattress Firm store developed by Quattro Development
635 S. Range Line Rd. – Joplin, MO



Freestanding Mattress Firm store developed by Quattro Development
3200 Granville Dr. – Muncie, IN



Freestanding Mattress Firm store developed by Quattro Development
4302 W. Walnut St. – Rogers, AR



Freestanding Mattress Firm store developed by Quattro Development
2151 S. Sagamore Pkwy. – Lafayette, IN



Unidentified location from Mattress Firm website

