



#2016-03 Achieve Footwear (Crystal Lake Plaza) Final PUD Amendment Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	February 3, 2016
<u>Requests:</u>	Final PUD Amendment to the master sign plan to allow a 54 square-foot sign on a 48 square-foot sign band.
<u>Location:</u>	1AW Crystal Lake Plaza
<u>Acreage:</u>	Approximately 1.49 acres
<u>Zoning:</u>	B-2 PUD (General Commercial Planned Unit Development)
<u>Surrounding Properties:</u>	North: R-2 (Single-Family Residential) & R-3A (Two-Family Residential) South: B-2 (General Commercial) East: B-2 PUD (General Commercial Planned Unit Development) West: B-2 PUD (General Commercial Planned Unit Development)
<u>Staff Contact:</u>	Kathryn Cowlin (815.356.3615)

Background:

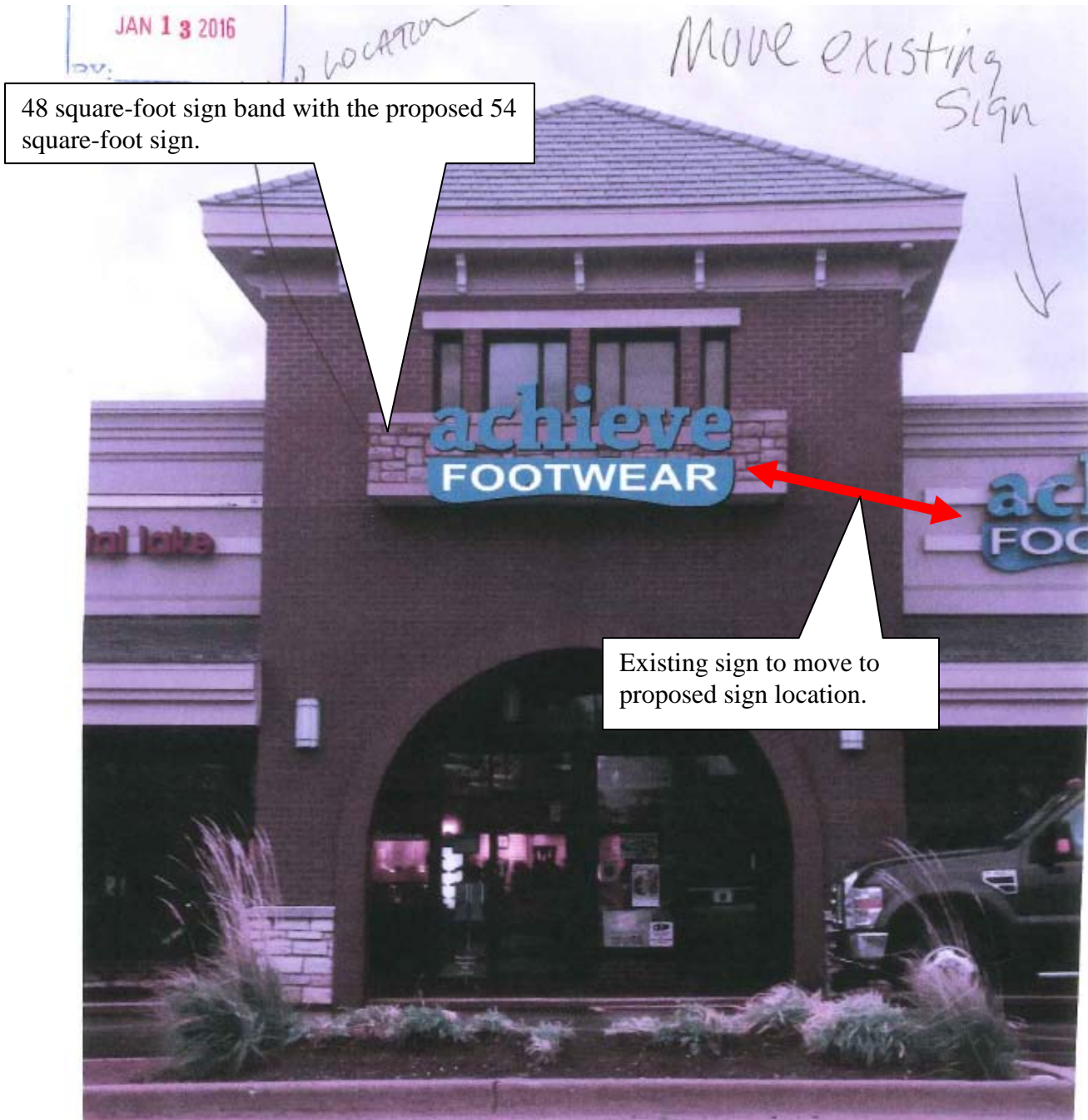
- **Existing Use:** Achieve Footwear (formerly known as New Balance) is a tenant in the Crystal Lake Plaza. Achieve Footwear recently expanded and now occupies units 1AW and 1AE.
- **Previous Approvals:** In 2009, a Final PUD Amendment for Crystal Lake Plaza was approved. The amendment allowed for a façade renovation and approval of a master sign plan. The master sign plan states that individual tenants are allowed signage that fits within 85% of the sign band area above the store. Therefore, the maximum allowable sign for a 48 square-foot sign band would be 40.8 square feet.

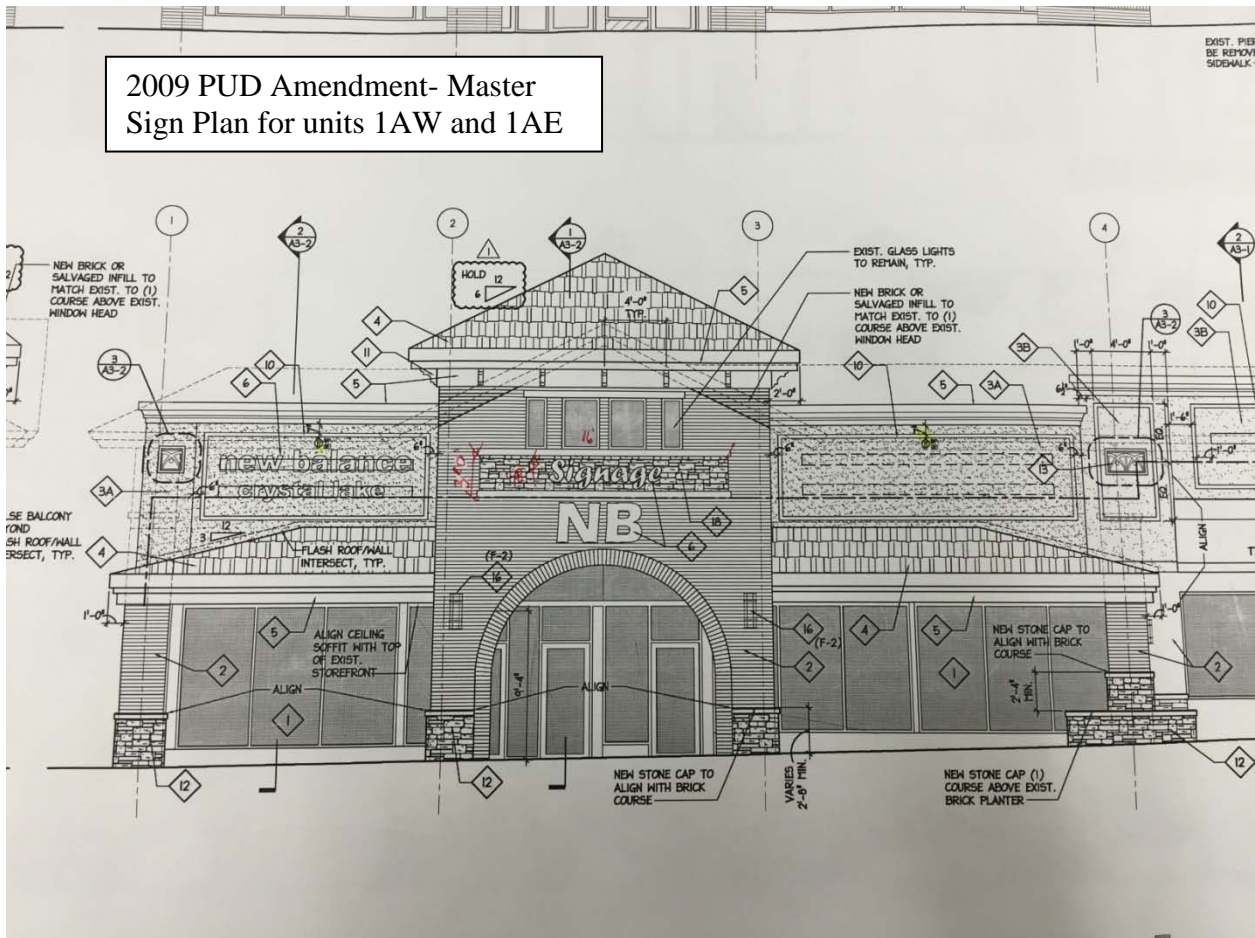
Development Analysis:

- **Request:** The petitioner is requesting a Final PUD Amendment to the master sign plan to allow a 54 square-foot sign on a 48 square-foot sign band.
- **Land Use:** The land use map shows the area as Commerce. This land use designation is appropriate for the area.
- **Zoning:** The site is zoned B-2 PUD. This is an appropriate zoning designation for the area.

Proposed Sign:

- Proposed sign is 54 square feet in area.
- Sign band is 48 square feet in area.
- Allowable signage for a 48 square-foot sign band is 40.8 square feet to meet the 85% requirement.
- The tenant is proposing to move an existing sign from the east sign band to the center sign band. See below.
- The proposed sign would be located over the new entry doors.





Comprehensive Land Use Plan 2030 Vision Summary 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.

Findings of Fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting an amendment to a Final Planned Unit Development to the master sign plan to allow a 54 square-foot sign on a 48 square-foot sign band. The subject property is a Planned Unit Development and the following criteria could be used to evaluate the 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*

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 (Katie Van Diggelen, received 01/13/16)

B. Sign Plan (Hughes Signs, received 01/13/16) |

2. The petitioner shall comply with all of the requirements of the Community Development Department.

2016 03

City of Crystal Lake Development Application

Office Use Only
File # _____

Project Title: _____

Action Requested

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Preliminary PUD |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Final PUD | <input type="checkbox"/> Special Use Permit |
| <input checked="" type="checkbox"/> Final PUD Amendment | <input type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Name: Katie Vandageken
 Address: 1AW CRYSTAL LAKE PLAZA
CRYSTAL LAKE, IL 60014
 Phone: 815.444.7239
 Fax: 815.444.8710
 E-mail: Katie@AchieveFootwear.com

Owner Information (if different)

Name: Madison Corporate Group
 Address: 650 Roosevelt
Glen Elgin IL 60137
 Phone: 630 858 5205
 Fax: 847 446 1815
 E-mail: MADISONCORPORATEGROUP@gmail.com

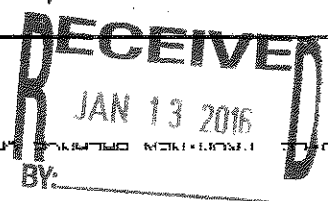
Property Information

Project Description: MAKE EXISTING SIGN

Project Address/Location: 1AW CRYSTAL LAKE PLAZA

CRYSTAL LAKE
(Achieve Footwear - Formerly New Balance)

PIN Number(s): 19-05-382-010 & 011
19-05453-008, 010 & 011



Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: Hughes Sign - Penny Hughes.

Signatures

Katie Van Diggelen KATIE VAN DIGGELLEN 1/13/2010
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.

Tom Elers Jr. Tom Elers Jr. 1/13/2010
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,
MCHEMRY COUNTY, ILLINOIS**

IN THE MATTER OF THE
APPLICATION OF
Katie Van Diggelen on behalf of

Madison Corporate Group

LEGAL NOTICE

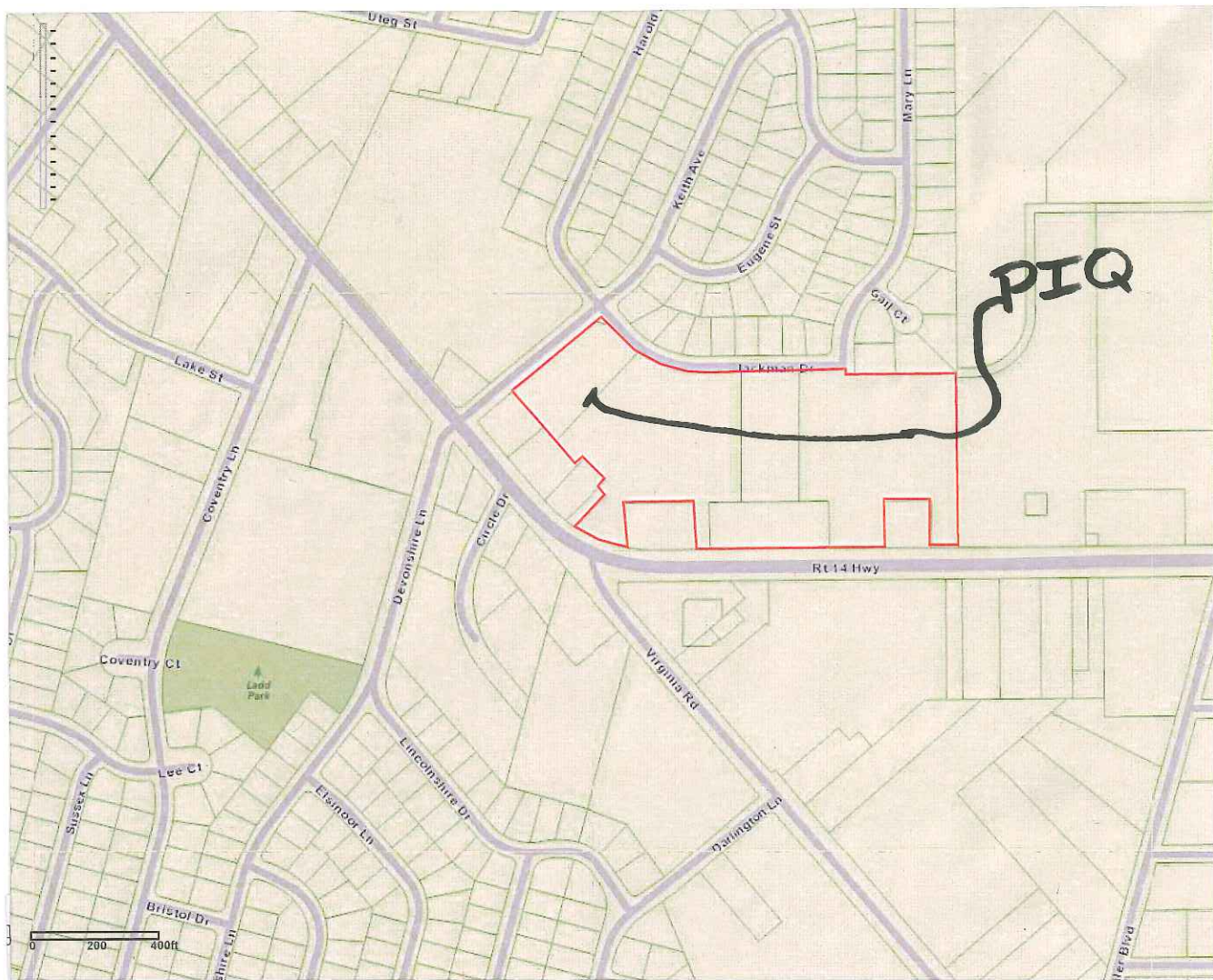
Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission of the City of Crystal Lake upon the application of Katie Van Diggelen, Achleva Footwear, on behalf of Madison Corporate Group, for a Final Planned Unit Development Amendment relating to the following described real estate commonly known as 1AW Crystal Lake Plaza, Crystal Lake, Illinois 60014, PIN: 19-05-382-010

This application is filed for the purpose of seeking a Final Planned Unit Development Amendment pursuant to Article 4-500, Planned Unit Development Standards, and Article 9, Administration, of the UDO to allow a 54 square-foot sign on a 48 square-foot sign band, as well as any other variations that may be necessary to complete the project as proposed. 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 for this request will be held at 7:30 p.m. on Wednesday February 3, 2016, 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
on January 16, 2016) 1150705





1225 Bowes Road, Elgin, IL 60123-5542
 Phone: 847.214.9595 - Fax: 847.214.9596
 www.surelightsign.com

PROJECT:

achieve
FOOTWEAR
 Crystal Lake Plaza
 Rte. 14 & Keith
 Crystal Lake, IL

CUSTOMER APPROVAL:

AUTHORIZED SIGNATURE

DATE

LANDLORD APPROVAL:

AUTHORIZED SIGNATURE

DATE

REPRESENTATIVE: Don Courington

AUTHORIZED SIGNATURE

DRAWN BY: Bill Morrow

DATE: 09.24.10

SCALE: 3/4" = 1"

SHEET #: 2 of 3

DESIGN ORDER #: 10-21071

FILE NAME: ACH10-2181

REVISIONS:

1 10/18/10 Replace mounting system

2

3

4

5

6



Let's Make Your Sign a Statement

WALL VARIES IN THICKNESS AND FINISH.



SIDE VIEW



ITEM 1 SIGN ELEVATION
 SCALE: 3/4" = 1'-0"

SIGN SPECIFICATIONS: QUANTITY: ONE (1) SET OF ILLUMINATED CHANNEL LETTERS

- (A) Internally Illuminated Aluminum Fabricated Channel Letters. Returns are Pre-Finished Dark Bronze. Faces are White Acrylic with FDC 2500-108 Light Baby Blue Translucent Vinyl Overlays. Trim Cap is Dark Bronze. White LED Illumination. 120V. Mount Flush to EIFS Wall with Appropriate Expansion Anchors.
- (B) Fabricated .125" Thick Aluminum Backer Panel is Painted MAP 25-465 Lite Blue. Satin Finish.
- (C) Internally Illuminated Aluminum Fabricated Channel Letters. Returns are Pre-Finished Dark Bronze. Faces are White Acrylic. Trim Cap is Dark Bronze. White LED Illumination. 120V. Disconnect Switch on Letter 'e'. Mount Flush to EIFS Wall with Appropriate Expansion Anchors.

54 SQ. FT.

2016 03

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JAN 13 2016

BY:

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11-10-10 203:51 RCVD

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BY:

2016 03

new location

MOVE existing sign



BY: _____