



#2016-06 Planet Fitness- Party City (Bohl Farm) Final PUD Amendment Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	February 17, 2016
<u>Requests:</u>	Final PUD Amendment to allow: 1) 189.64 square feet of wall signage for Party City, 2) 140 square feet of wall signage for Planet Fitness, and 3) A change to the approved exterior elevation for the Planet Fitness space.
<u>Location:</u>	5320 & 5360 Northwest Highway
<u>Acreage:</u>	Approximately 5.22 acres
<u>Zoning:</u>	B-2 PUD (General Commercial Planned Unit Development)
<u>Surrounding Properties:</u>	North: B-2 PUD South: B-2 PUD East: B-2 West: B-2 PUD
<u>Staff Contact:</u>	Kathryn Cowlin (815.356.3615)

Background:

- **Existing Use:** The former Dominick's building was subdivided into three units. Currently, Fresh Thyme occupies the middle unit.
- **Previous Approvals:**
 - The Final PUD was approved in 1998 with a sign plan for the shopping center. At various times since the approval of the Final PUD, amendments have been approved for changes to the exterior elevations of multiple units.
 - Prior to closing, the Dominick's was granted a PUD amendment to allow a total of 372 square feet of wall signage.
 - The Unified Development Ordinance (UDO) allows for PUD amendments to be approved administratively if the proposal does not alter the character and intent of the original PUD. In 2015, changes to the façade of the three units, including relocation of doors, awnings and the removal of the outdoor seating as well as the Fresh Thyme proposal were approved through an administrative PUD amendment.

Development Analysis:

- Request: The petitioner is requesting a Final PUD Amendment to allow 189.64 square feet of total wall signage for Party City, 140 square feet of total wall signage for Planet Fitness, and a change to the approved exterior elevation for the Planet Fitness space, which includes the EIFS to be painted a yellow that will match the Fresh Thyme sign and a 6 inch purple border.
- 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.

Area of Wall Signage at Bohl Farm

Store	Unit square footage	Total Area of Wall Signage
Target	~123,000 sq ft	237.5 sq ft
Kohl's	~84,000 sq ft	195 sq ft
Buy Buy Baby	33,236 sq ft	211.58 sq ft
Fresh Thyme	28,844 sq ft	239.5 sq ft
Planet Fitness	20,210 sq ft	140 sq ft (proposed)
Party City	17,012 sq ft	189.64 sq ft (proposed)
Dress Barn	12,025 sq ft	54 sq ft
Five Below	9,391 sq ft	48 sq ft (allowed 50 sq ft)

Party City Sign:

- Proposed sign is 189.64 square feet in area.
- The allowable square footage of wall signage per the UDO is approximately 70 square feet.
- Dress Barn, which is comparable in size to Party City, has 54 square feet of wall signage.
- A condition of approval has been added to allow 70 square feet for the Party City space.



Planet Fitness Sign:

- Proposed sign is 140 square feet in area.
- The allowable square footage of wall signage per the UDO is approximately 113 square feet.

Planet Fitness Façade:

- Proposed color for the center raceway is the same color as the yellow on the Fresh Thyme wall sign. The petitioner worked with staff on the proposed color for the raceway. Initially, Planet Fitness proposed using a very bright canary yellow.
- The proposed yellow is complementary to the concord buff color of the Fresh Thyme façade.
- The proposed purple border is 6 inches wide and would be Planet Fitness's purple.



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 a Final PUD Amendment to allow 189.64 square feet of total wall signage for Party City, 140 square feet of total wall signage for Planet Fitness, and a change to the approved exterior elevation for the Planet Fitness space, which includes the EIFS to be painted a yellow that will match the Fresh Thyme sign and a 6 inch purple border. 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:

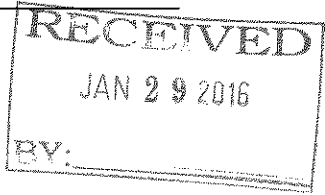
1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (Berengaria, dated 01/28/16, received 01/29/16)
 - B. Exterior Elevations (Perspective Design, Inc., dated 02/12/16, received 02/12/16)
 - C. Site Plan (Berengaria, dated 8/19/15, received 01/29/16)
 - D. Survey (Blackledge Land Surveying, Inc., dated 06/21/14, received 01/29/16)
2. The total approved wall signage for Party City is 70 square feet, as permitted by the UDO.
3. The wall signage for Party City must be vertically centered on the façade.
4. The shade of yellow paint on the EIFS behind the Planet Fitness sign must match the yellow on the Fresh Thyme wall sign.
5. The background of the tenant copy area on the freestanding sign will be beige and comply with the standards from ordinance 5044 & 5303.
6. The petitioner shall comply with all of the requirements of the Community Development Department.

2016 06

City of Crystal Lake Development Application

Office Use Only
File # _____

Project Title: Bohl Farm Redevelopment (former Dominick's)



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

Owner Information (if different)

Name: BMD Crystal Lake, LLC

Address: 301 N. Broadway, Suite 300
Milwaukee, WI 53202

Phone: 414-585-8879

Fax: 414-755-7373

E-mail: markl@marcusinvestments.com

Name: _____

Address: _____

Phone: _____

Fax: _____

E-mail: _____

Property Information

Project Description: Minor modifications to the building facade and the addition of wall signs for two new tenants, Planet Fitness and Party City, who are joining Fresh Thyme in the redevelopment of the former Dominick's of Bohl Farm.

Project Address/Location: 5320 & 5360 Northwest Highway, Crystal Lake, IL 60014

PIN Number(s): 19-04-452-004

Development Team

Please include address, phone, fax and e-mail

Developer: See attached.

Architect: See attached.

Attorney: N/A

Engineer: See attached.

Landscape Architect: N/A

Planner: N/A

Surveyor: See attached.

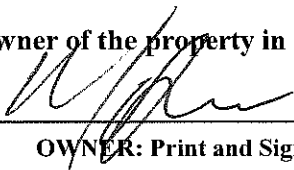
Other: N/A

Signatures

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.



01/28/16

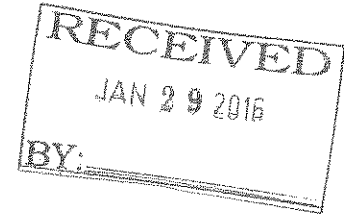
OWNER: Print and Sign name

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.

**Attachment A to Development Application
Proposed Fresh Thyme of Crystal Lake**

Contacts



2016 06

Petitioner/Owner/Developer/Landlord:

BMD Crystal Lake, LLC
Attn: Mark G. Lee, Director of Real Estate
Berengaria Development
301 N. Broadway Street, Suite 300
Milwaukee, WI 53202
Direct: (414) 585-8879
Mobile: (262) 957-6339
Email: mark.lee@berengariadevelopment.com
Website: www.berengariadevelopment.com

Architect:

Perspective Design, Inc.
Attn: Brian Deckow, Project Manager
11525 W. North Ave.
Wauwatosa, WI 53226
Phone: 414-302-1780 Ext. 206
Mobile: 414-630-2756
Email: bdeckow@pdi-arch.com
Website: www.pdi-arch.com

Attorney:

N/A

Engineer:

See Architect (above)

Landscape Architect:

N/A

Planner:

N/A

Surveyor:

Blackledge Land Surveying, Inc.
Attn: Larry Faith, President
528 West St.
Libertyville, IL 60048
Phone: (847) 367-1370
Email: BLS77701@aol.com

PUBLIC NOTICE

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

**IN THE MATTER OF THE
APPLICATION OF
Berengaria Development**

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 of Berengaria Development seeking a Planned Unit Development Amendment, located at 5320 and 5360 Northwest Highway, Crystal Lake, Illinois. PIN 19-04-452-004

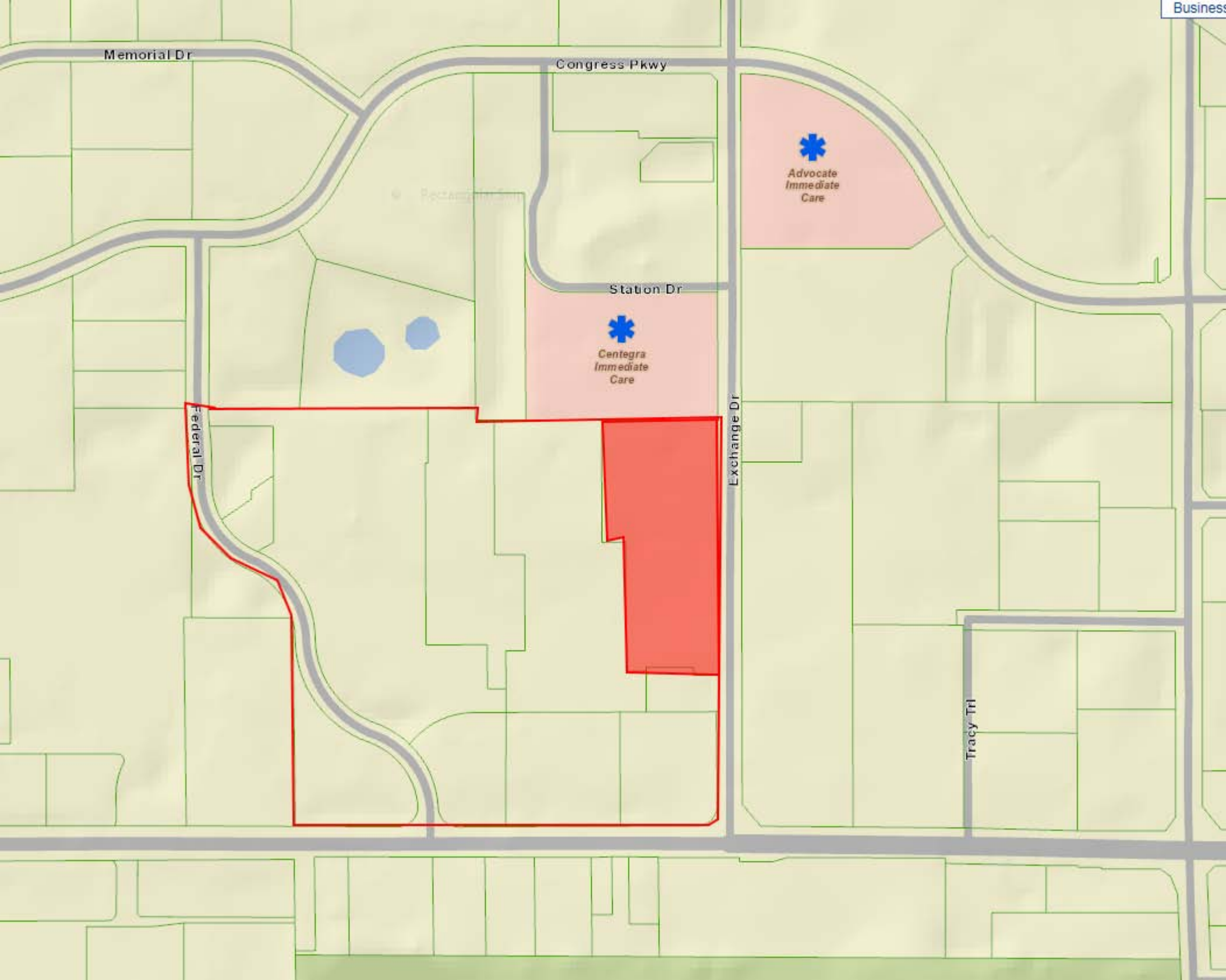
This application is filed for the purpose of seeking a Planned Unit Development Amendment pursuant to Article 4-500, Planned Unit Development Standards, and Article 9, Administration to amend the approved sign plan and for alterations to the facade, as well as any other variations as necessary to complete the project as proposed. 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 for this request will be held at 7:30 p.m. on Wednesday February 17, 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
February 2, 2016) 1155153



Memorial Dr

Congress Pkwy

Station Dr

Exchange Dr

Federal Dr

Tracy Trl



Advocate
Immediate
Care



Centegra
Immediate
Care

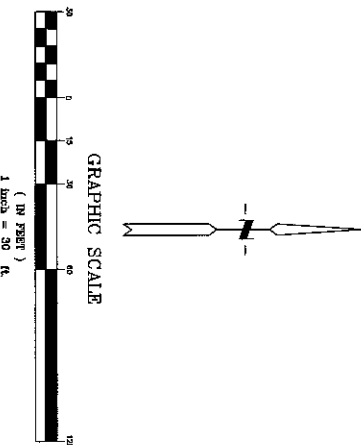


Pottam...

UTILITIES, ELEVATIONS,
AND
PARTIAL TOPOGRAPHY

LEGEND

1	1" P.U.C.	1" P.U.C.
2	2" P.U.C.	2" P.U.C.
3	3" P.U.C.	3" P.U.C.
4	4" P.U.C.	4" P.U.C.
5	5" P.U.C.	5" P.U.C.
6	6" P.U.C.	6" P.U.C.
7	7" P.U.C.	7" P.U.C.
8	8" P.U.C.	8" P.U.C.
9	9" P.U.C.	9" P.U.C.
10	10" P.U.C.	10" P.U.C.
11	11" P.U.C.	11" P.U.C.
12	12" P.U.C.	12" P.U.C.
13	13" P.U.C.	13" P.U.C.
14	14" P.U.C.	14" P.U.C.
15	15" P.U.C.	15" P.U.C.
16	16" P.U.C.	16" P.U.C.
17	17" P.U.C.	17" P.U.C.
18	18" P.U.C.	18" P.U.C.
19	19" P.U.C.	19" P.U.C.
20	20" P.U.C.	20" P.U.C.
21	21" P.U.C.	21" P.U.C.
22	22" P.U.C.	22" P.U.C.
23	23" P.U.C.	23" P.U.C.
24	24" P.U.C.	24" P.U.C.
25	25" P.U.C.	25" P.U.C.
26	26" P.U.C.	26" P.U.C.
27	27" P.U.C.	27" P.U.C.
28	28" P.U.C.	28" P.U.C.
29	29" P.U.C.	29" P.U.C.
30	30" P.U.C.	30" P.U.C.
31	31" P.U.C.	31" P.U.C.
32	32" P.U.C.	32" P.U.C.
33	33" P.U.C.	33" P.U.C.
34	34" P.U.C.	34" P.U.C.
35	35" P.U.C.	35" P.U.C.
36	36" P.U.C.	36" P.U.C.
37	37" P.U.C.	37" P.U.C.
38	38" P.U.C.	38" P.U.C.
39	39" P.U.C.	39" P.U.C.
40	40" P.U.C.	40" P.U.C.
41	41" P.U.C.	41" P.U.C.
42	42" P.U.C.	42" P.U.C.
43	43" P.U.C.	43" P.U.C.
44	44" P.U.C.	44" P.U.C.
45	45" P.U.C.	45" P.U.C.
46	46" P.U.C.	46" P.U.C.
47	47" P.U.C.	47" P.U.C.
48	48" P.U.C.	48" P.U.C.
49	49" P.U.C.	49" P.U.C.
50	50" P.U.C.	50" P.U.C.
51	51" P.U.C.	51" P.U.C.
52	52" P.U.C.	52" P.U.C.
53	53" P.U.C.	53" P.U.C.
54	54" P.U.C.	54" P.U.C.
55	55" P.U.C.	55" P.U.C.
56	56" P.U.C.	56" P.U.C.
57	57" P.U.C.	57" P.U.C.
58	58" P.U.C.	58" P.U.C.
59	59" P.U.C.	59" P.U.C.
60	60" P.U.C.	60" P.U.C.
61	61" P.U.C.	61" P.U.C.
62	62" P.U.C.	62" P.U.C.
63	63" P.U.C.	63" P.U.C.
64	64" P.U.C.	64" P.U.C.
65	65" P.U.C.	65" P.U.C.
66	66" P.U.C.	66" P.U.C.
67	67" P.U.C.	67" P.U.C.
68	68" P.U.C.	68" P.U.C.
69	69" P.U.C.	69" P.U.C.
70	70" P.U.C.	70" P.U.C.
71	71" P.U.C.	71" P.U.C.
72	72" P.U.C.	72" P.U.C.
73	73" P.U.C.	73" P.U.C.
74	74" P.U.C.	74" P.U.C.
75	75" P.U.C.	75" P.U.C.
76	76" P.U.C.	76" P.U.C.
77	77" P.U.C.	77" P.U.C.
78	78" P.U.C.	78" P.U.C.
79	79" P.U.C.	79" P.U.C.
80	80" P.U.C.	80" P.U.C.
81	81" P.U.C.	81" P.U.C.
82	82" P.U.C.	82" P.U.C.
83	83" P.U.C.	83" P.U.C.
84	84" P.U.C.	84" P.U.C.
85	85" P.U.C.	85" P.U.C.
86	86" P.U.C.	86" P.U.C.
87	87" P.U.C.	87" P.U.C.
88	88" P.U.C.	88" P.U.C.
89	89" P.U.C.	89" P.U.C.
90	90" P.U.C.	90" P.U.C.
91	91" P.U.C.	91" P.U.C.
92	92" P.U.C.	92" P.U.C.
93	93" P.U.C.	93" P.U.C.
94	94" P.U.C.	94" P.U.C.
95	95" P.U.C.	95" P.U.C.
96	96" P.U.C.	96" P.U.C.
97	97" P.U.C.	97" P.U.C.
98	98" P.U.C.	98" P.U.C.
99	99" P.U.C.	99" P.U.C.
100	100" P.U.C.	100" P.U.C.



WARNING!

THIS FILE IS PROVIDED FOR YOUR INFORMATION AND CONVENIENCE ONLY. NO CLAIM FOR ACCURACY IS MADE. ACCURACY OF THE INFORMATION MUST BE VERIFIED FROM APPROVED ORIGINAL PLANS. USER MUST ASSUME ALL RISK AND LIABILITY FOR ANY ALTERATION OF THIS FILE. ANY USE OR REUSE OF ORIGINAL OR ALTERED FILES FOR ANY TRANSACTION OR CONVERSION, ERRORS, AND/OR REVISIONS TO THESE FILES) ANY USE OR REUSE OF ORIGINAL OR ALTERED FILES BY CLIENT, AGENTS OF CLIENT, OR OTHER PARTIES WITHOUT WRITTEN APPROVAL AND REVIEW BY BLACKLEDGE LAND SURVEYING, INC. SHALL BE AT THE SOLE RISK OF THE CLIENT OR ANY OTHER USER(S). ANY PART AND/OR SECS OR ALONG THIS DATA TO BE USED WITHOUT AGREES, PARTIAL OR WHOLE, IN ANY MANNER, INCLUDING BUT NOT LIMITED TO, BLACKLEDGE LAND SURVEYING, INC., HARKLESS FROM ALL CLAIMS, INJURES, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEYS' FEES, ARISING OUT OF SUCH USER(S). PLEASE ALERT SUPERVISOR OR COMPANY PRESIDENT UPON RECEIVING THIS WARNING.

Note 1

Benjamin's Easements and Schedule
Consult Title Policy, Utility and Village for
reference, see for kind of utility
in 90' x 100' vicinity as to underground utilities

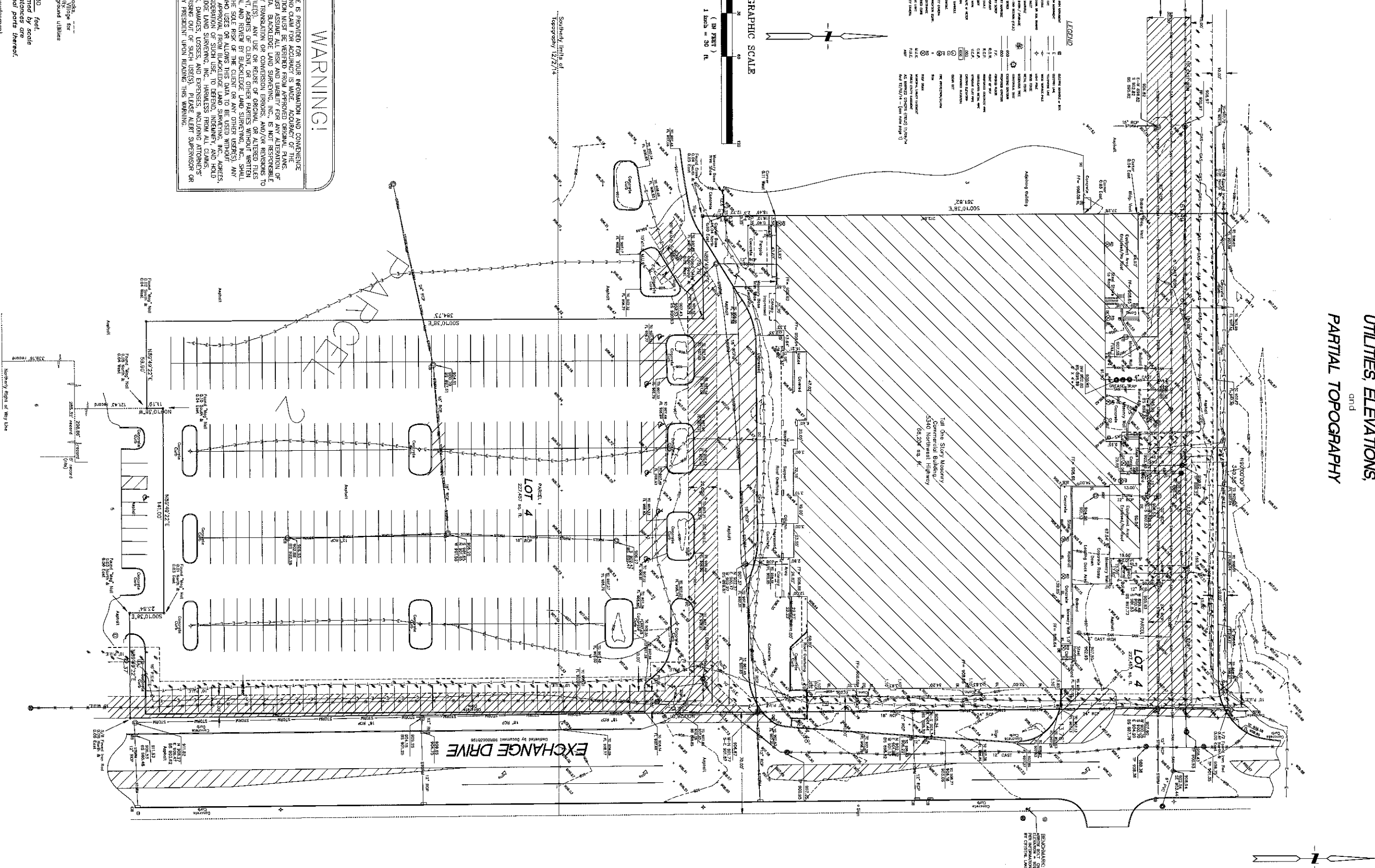
SCALE: 1 inch equals 30 Feet.
No dimension to be assumed by scale
measurement hereon. Distances are
marked in feet and decimal parts thereof.

ORDERED BY: Benjamin Development

ORDER NO.: 00914-ALTA-R

DRAWN BY: JLL/CHECKED BY: JJC

Refer to abstract deed and local
ordinances for utility easements
Compare all points before building by same
and immediately report any discrepancies.



BLACKLEDGE LAND SURVEYING, INC.

528 WEST STREET
LIBERTYVILLE, ILLINOIS 60048
630-567-1570
Sheet 2 of 2

FOR REVIEW

(see sheet 1 for additional information)

PROPOSED SITE PLAN WAS PREPARED FOR PRELIMINARY USE ONLY.

LANDLORD SPRINKLER ROOM 120 sf

L'S

PROPOSED **PartyCity**
17,012 sf

COMING OCTOBER 2015
FRESH THYME
FARMERS MARKET
28,844 sf

PROPOSED **planet fitness**
20,210 sf

APPROX. 227'-2"

APPROX. 72'-0"

APPROX. 150'-0"

APPROX. 102'-0"

APPROX. 75'-0"

APPROX. 327'-0"

60'-0"

310 PARKING SPACES PROVIDED
4.69 / 1,000 s.f.

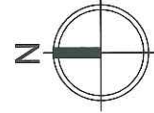
76

66

70

38

58



30' 60' 120'

120' 60' 30'

8/19/15

CRYSTAL LAKE, IL

2016 06

BERENGARIA
DEVELOPMENT
A Marcus Family Company

RECEIVED

JAN 29 2016

BY:



Fresh Thyme Signs
 Permanent Sign: Fresh Thyme Farmers Market sign with backer
 Illumination: Illuminated channel letters with illuminated sub-copy
 Square Footage: Backer = 197.6 square feet, Copy = 85.5 square feet

Permanent Signs: Vitamins, Fresh Produce, Healthy Food, Natural Meat
 Illumination: Illuminated face lit channel letters
 Square Footage: 41.3 total square feet

EXISTING



Party City Signs
 Permanent Sign: 54" Linear Letters with 13 1/8" Tagline
 Illumination: Internal & Halo Illuminated with LED
 Square Footage: 189.64 square feet

 Temporary Sign: 21" x 138" Temporary Banner
 Illumination: N/A
 Square Footage: 20.13 square feet (does not count in signage square feet)

Planet Fitness Sign
 Permanent Sign: +/- 20' 0" wide by 7' 0" tall with painted background as to match the existing yellow finish color used on Fresh Thyme's extruded signage surface with a 6" wide Planet Fitness purple painted trim border in between facade scorelines
 Illumination: Illuminated channel shaped signage mounted on a raceway
 Square Footage: 140 square feet

PROPOSED