



#2016-38
Athletico Physical Therapy (Crystal Lake Plaza)
Final PUD Amendment
Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	August 17, 2016
<u>Requests:</u>	Final PUD Amendment to allow a total of 137.4 square feet of wall signs on a multi-tenant building.
<u>Location:</u>	6500 Northwest Highway
<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:** Athletico is a new tenant in the multi-tenant outlot building of the Crystal Lake Plaza.
- **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 outlot building was not included in the master sign plan. Therefore, the maximum allowable sign for a multi-tenant building unit is 50 square feet for a single sign and 75 square feet total.

Development Analysis:

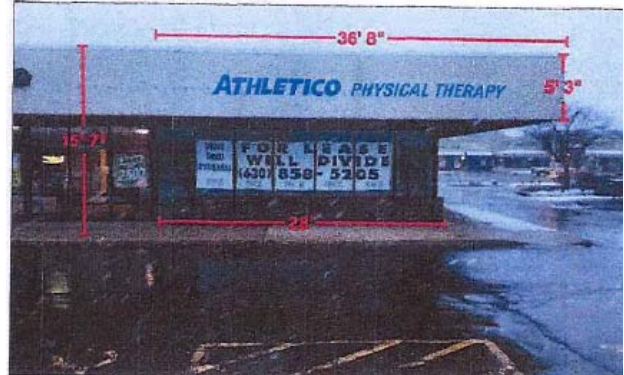
- **Request:** The petitioner is requesting a Final PUD Amendment to allow a total of 137.4 square-feet of wall signs, a variation of 62.4 feet.
- **Land Use:** The land use map shows the area as Commerce. This land use designation is appropriate for the area.
- **Zoning:** The site is zoned B-2 PUD. This is an appropriate zoning designation for the area.

Proposed Signs:

- Proposed signs are 45.8 square feet in area.
- Three signs are proposed, which is allowed per the UDO for a corner unit in a multi-tenant building.
- The total area of the three signs is 137.4 square feet, a variation of 62.4 square feet.
- The signs are located above the proposed entryways.
- Athletico will occupy multiple units in the outlot building. After Athletico moves in, the building will be fully occupied.



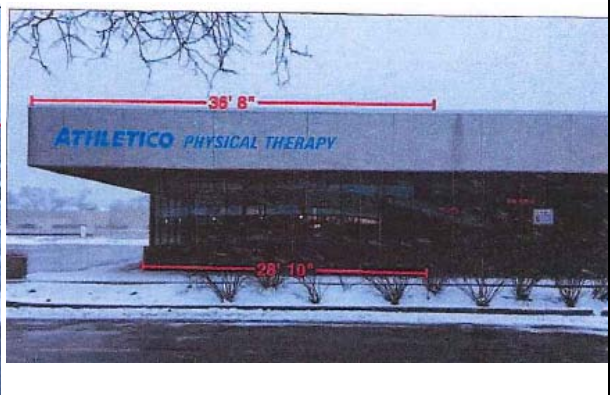
South- 45.8 sf



East- 45.8 sf



North- 45.8 sf



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 allow a total of 137.4 square feet of wall signs, a variation of 62.4 square feet. 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 (Municipal Resolutions, dated 07/26/16, received 07/28/16)
 - B. Sign Package (South Water Signs, dated 03/07/16, received 07/28/16)
2. Work with staff to incorporate an awning element into the façade for this outbuilding.
3. The petitioner shall comply with all of the requirements of the Community Development Department.

**City of Crystal Lake
Development Application**

Office Use Only
File # 2016 38

Project Title: Athletico Physical Therapy

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JUL 28 2016
BY:

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: Karen Dodge
Address: 325 Sandpebble Ln
Awara, IL, 60504
Phone: 630-978-4110
Fax: 630-978-4230
E-mail: Karen.Dodge@municipal
resolutions.com

Owner Information (if different)

Name: Crystal Lake Limited Partnership
Address: PO Box 547
Wilmington IL 60093
Phone: 630 858 5205
Fax: _____
E-mail: MADISSONCORPORATEGRP@gmail.com

Property Information

Project Description: Proposing a wall sign on the east and
South elevations, 45.8 square feet each. Athletico
has approved wall sign on north elevation for
45.8 square feet. (137.4 total). Occupies 2 spaces.
Project Address/Location: 6500 Northwest Highway unit F

PIN Number(s): 19-05-382-005, -008, -010, -011 and.
19-05 453-011, -012

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

Karen Dodge → Karen Dodge 7-26-16
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 Eilers, Jr. as Agent 7-26-16
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.

PUBLIC NOTICE

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

IN THE MATTER OF THE
APPLICATION OF
Municipal Resolutions

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 the Municipal Resolutions, on behalf of Athletico, for the following described real estate commonly known as 6500 Northwest Highway, Crystal Lake, Illinois 60014, PIN: 19-05-453-008.

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 allow changes to the approved sign plan to allow three wall signs that total 137.4 square feet of wall signage for a single tenant, as well as any other variations to allow the plans to be constructed as presented. 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 August 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
on July 30, 2016) 1211912



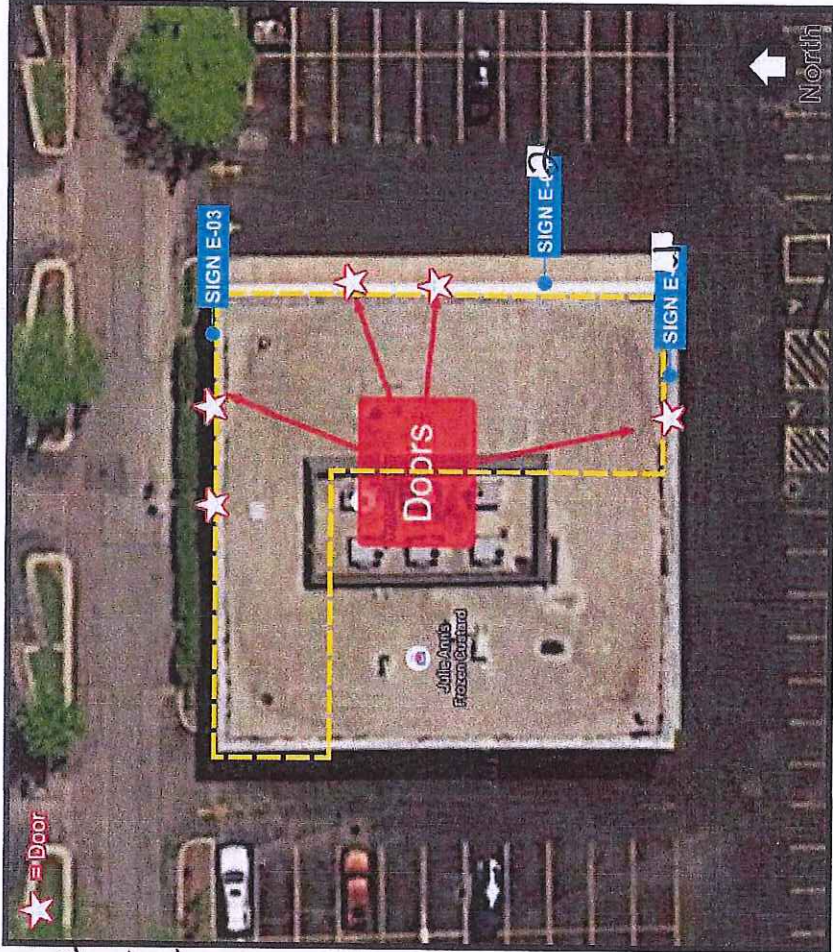
PIQ

Northwest Hwy

Exterior Site Plan | Summary

SOUTH WATER
SIGNS

Sign	Existing Sign	SF	Recommended Sign	SF
E-01	Main ID (South)		APT-L-21-B-F	45.8
E-02	Secondary ID (East)		APT-L-21-B-F	45.8
E-03	Secondary ID (North)		APT-L-21-B-F	45.8



2016 38

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BY:

	ALL RIGHTS RESERVED ARE THE SOLE PROPERTY OF SOUTH WATER SIGNS, LLC. AND ANY USE IS REPRODUCED IN WRITING OR WITHOUT WRITTEN PERMISSION FROM SOUTH WATER SIGNS, LLC.	Client:	Athletico	Drawn by:	INT
		Unit ID #	XXX	Checked by:	-
934 N. Church Road Elmhurst, IL 60126 P 630.333.4900		SWS Job#	7016938	Scaler:	NTS
		Title:	Aerial	Revision:	-
Revision notes: - 6500 Northwest Hwy		Date:	3.7.16	Page:	2

* Need amendment

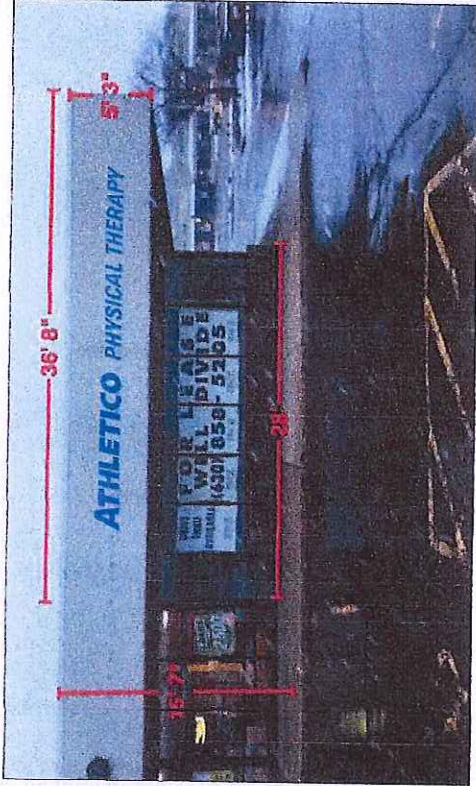


Permit issued.

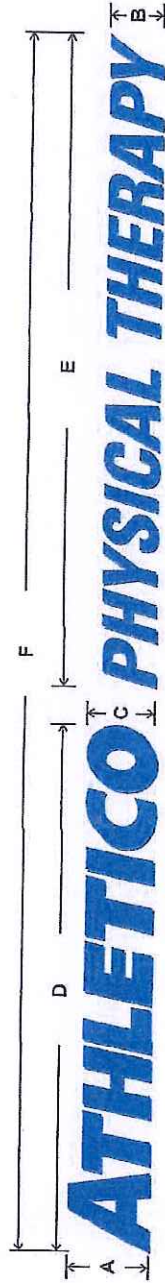
Main ID Sign (South)



Existing Sign



Proposed Sign



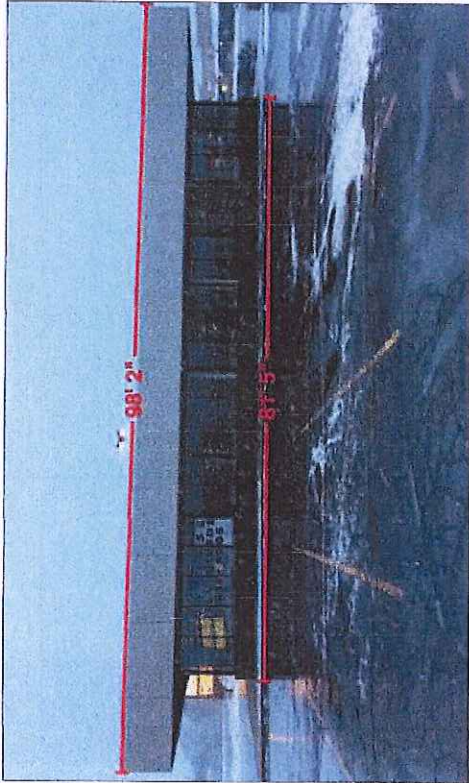
Colors to Match

- Blue Faces
- #2447 White Acrylic
- Inset Oracal #052 Vinyl
- Trim Cap - Jewellite Intense Blue
- Returns - .040 Coil Pre-Finished Heron Blue

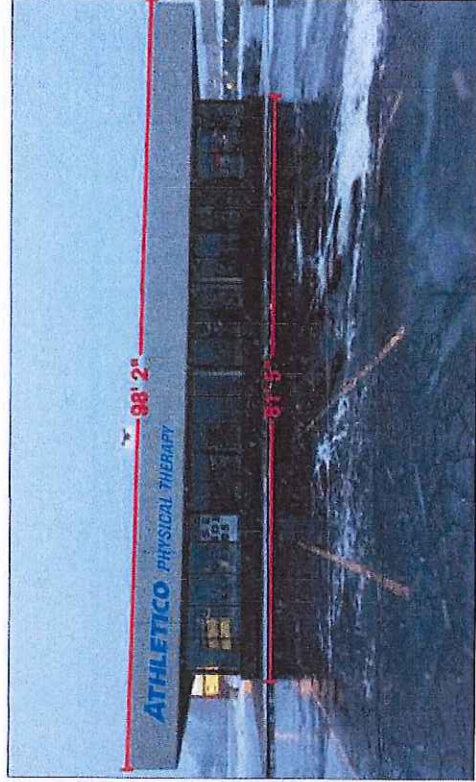
Part No.	A	B	C	D	E	F	SQ. FT
APT-L-21-B-F	21"	13'-5/8"	17'-1/2"	11' 4-5/8"	13' 11-3/4"	26' 2-1/4"	45.8

		ALL DESIGN PRESENTED ARE THE SOLE PROPERTY OF SOUTH WATER SIGNS, LLC. AND MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT WRITTEN PERMISSION FROM SOUTH WATER SIGNS, LLC.	
934 N. Church Road Elmhurst, IL 60126 P. 630.333.4900		Revision notes:	
F 630.333.4915		ATHLETICO PHYSICAL THERAPY	
Client:	Athletico	Drawn by:	INT
Unit ID #	XXX	Checked by:	-
SWS Job#	7016938	Scale:	NTS
Title:	Main ID Sign	Revision:	-
Date:	3.7.16	Page:	4

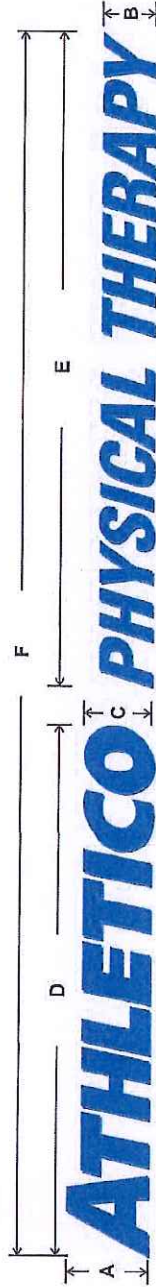
... (East)



Existing Sign



Proposed Sign



Part No.	A	B	C	D	E	F	SQ. FT
APT-L-21-B-F	21"	13'-5/8"	17'-1/2"	11' 4'-5/8"	13' 11'-3/4"	26' 2'-1/4"	45.8

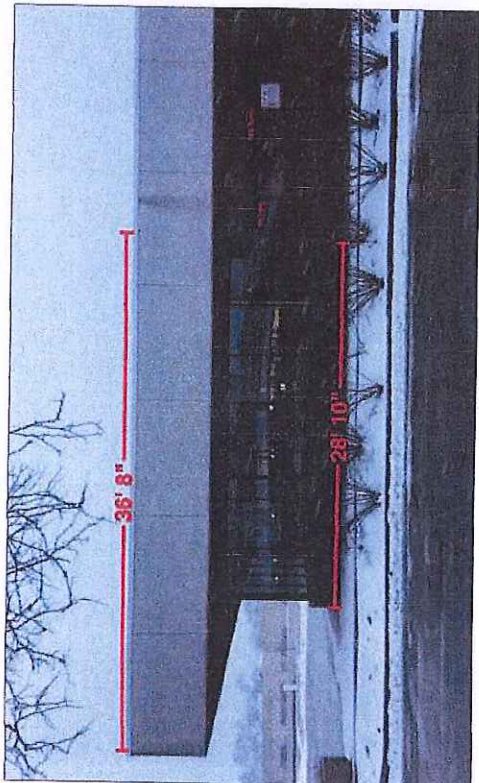
Colors to Match
 Blue Faces
 #2447 White Acrylic
 Inset Oracal #052 Vinyl
 Trim Cap - Jewelrite
 Intense Blue
 Returns - .040 Coil
 Pre-Finished Heron Blue

		ALL RIGHTS RESERVED ARE THE PROPERTY OF SOUTH WATER SIGNS, LLC. AND MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT WRITTEN PERMISSION FROM SOUTH WATER SIGNS, LLC.		Revision notes:	
Client:	Athletico	Unit ID #	XXX	Drawn by:	INT
SWS Job#	7016938	Title:	Main ID Sign	Checked by:	-
Date:	3.7.16	Revision:	-	Scale:	NTS
		Pages:	3		

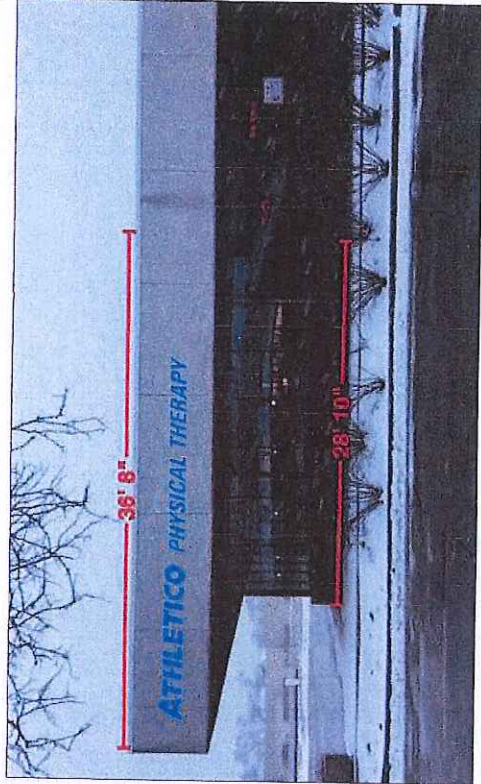
ATHLETICO
PHYSICAL THERAPY

934 N. Church Road
 Elmhurst, IL 60126
 P 630.333.4900
 F 630.333.4915

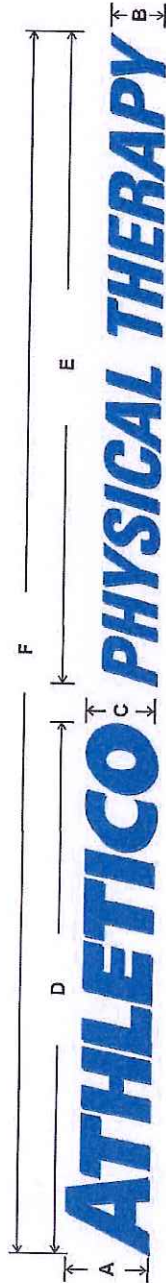
(North)



Existing Sign



Proposed Sign



Part No.	A	B	C	D	E	F	SQ. FT
APT-L-21-B-F	21"	13'-5/8"	17'-1/2"	11'-4-5/8"	13'-11-3/4"	26'-2-1/4"	45.8

Colors to Match
 Blue Faces
 #2447 White Acrylic
 Inset Oracal #052 Vinyl
 Trim Cap - Jewelite
 Intense Blue
 Returns - .040 Coil
 Pre-Finished Heron Blue

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	934 N. Church Road Elmhurst, IL 60126 P 630.333.4900	Revision notes:	Client: Athleticco Unit ID #: XXX SWS Job#: 7016938 Title: Main ID Sign Date: 3.7.16	Drawn by: INT Checked by: - Scale: NTS Revision: - Page: 4	