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Meeting ID: 815 5728 7881

Password: 051914

By phone: 1(312)626-6799

Find your local number: <https://us02web.zoom.us/u/kigfsBYT3>



#2019-125

**The Commons – Final PUD Amendment
Project Review for Planning and Zoning Commission**

Meeting Date:

May 20, 2020

Requests:

Final PUD Amendment to allow changes to the approved elevations and the common sign plan for a façade renovation.

Location:

6220-6330 Northwest Hwy

Existing Zoning:

B-2 PUD – General Commercial Planned Unit Development

Surrounding Properties:

North: R-2 – Single-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

Staff Contact:

Kathryn Cowlin (815.356.3605)

Background:

- Existing Use: The Commons Shopping Center is anchored by Jewel Osco, Hobby Lobby and Burlington.
- Previous Approvals: In 1986, the Final Planned Unit Development for The Commons Shopping Center was approved. A component of the approval were elevations and a common sign plan.

Development Analysis:

- Request: The petitioner is requesting a Final PUD Amendment to allow for changes to the approved elevations and the common sign plan to allow for a façade renovation of the western building and outlot building and sign changes.

- 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.

Elevations

- The existing mansard roofs would be removed and new parapets would be installed.
- The proposed façade would include brick, Dryvit bands, ribbed Nichiha (Fiber Cement Board) panels and wood Nichiha (Fiber Cement Board) panels.
- The primary materials for the façades are brick and fiber cement board siding.
- Metal awnings would accent store entries.
- Gooseneck lighting would be used to provide additional accenting.
- The proposed façade renovation evokes a sense of individual storefronts, instead of the existing long facades.
- The proposed elevations provide dimension to the storefronts with the mix of building materials, reveals and varying roofline heights.
- Knee walls would accent the storefront windows.
- The proposed colors are shown below. The Dryvit plans would have the smoother finish, not the sandblast that is illustrated below.



Signs

- The existing common sign plan is more restrictive than the UDO standards for wall signage.
- The proposed changes are highlighted in the table below.

	UDO Standard	Existing Common Sign Plan	Proposed Common Sign Plan
Wall Sign Quantity	(1) per in-line tenant & (2) per corner tenant	(1) per tenant	(1) per in-line tenant & (2) per corner tenant
Wall Sign Length	70% of the width of the tenant frontage	70% of the width of the tenant frontage	75% of the width of the tenant frontage
Wall Sign Letter Height	No restriction	24” for letters, 36” for logo/symbol	36” for letters, 42” for logo/symbol
Wall Sign Letter Height – Anchor Tenant (over 10,000 sq. ft. units)	No restriction	No bonus	52” for letters, 60” for logo/symbol

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 the Final Planned Unit Development to allow changes to the approved elevations and common sign plan to allow for a façade renovation and a unified sign plan. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

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*

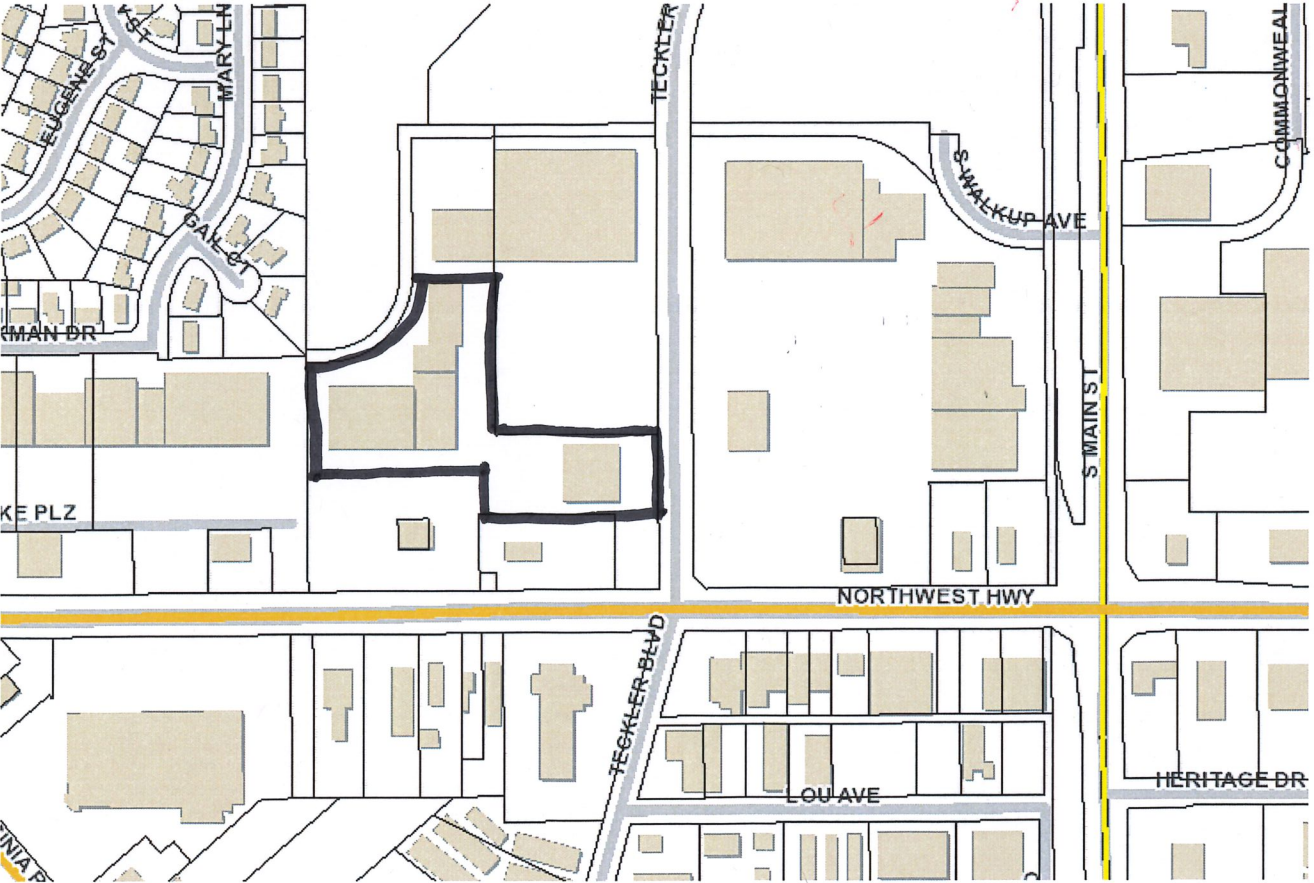
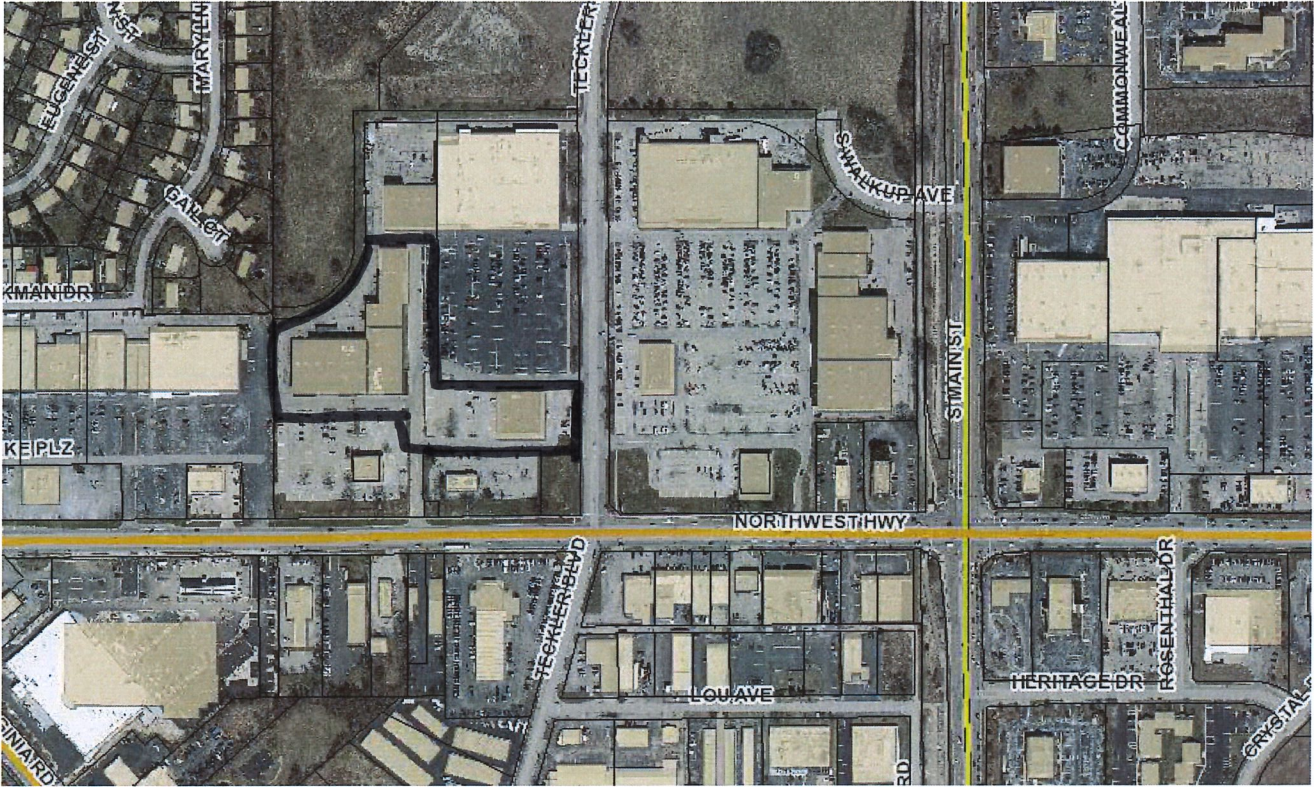
Recommended Conditions:

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 (DDCA Architects, dated 02/25/2020, received 04/23/2020).

- B. Colored Elevations (DDCA Architects, dated 02/25/2020, received 04/23/2020).
 - C. Elevations (DDCA Architects, dated 04/27/2020, received 04/28/2020).
 - D. Material Sample ((DDCA Architects, dated 05/13/2020, received 05/13/2020).
 - E. Common Sign Plan (Brixmor, dated 05/06/2020, received 05/11/2020).
2. Work with city staff to select a color for the metal awnings that would complement the proposed color scheme.
 3. The UDO standard for the size of the wall signs must be met.
 4. The conditions of the previous PUD Amendments and original PUD Ordinance (#2706 file 86-08, #2883 file 87-23, #3274 file 90-06, #5028 file 97-28, #5148 file 98-31, #5112, file 98-59, #5113 file 99-03, #5147 file 99-15, #5459 01-52 and #6433 08-76) are still valid, unless amended by this approval.
 5. The petitioner shall comply with all of the requirements of the Community Development Department.

PLN-2020-00052 CRYSTAL LAKE COMMONS SC – FINAL PUD AMENDMENT





**City of Crystal Lake
Development Application
Ownership Sign-off Acknowledgement Form**

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information

Name: Brixmor Crystal Lake LLC c/o Brixmor Property Group

Address: 8700 W Bryn Mawr Ave Suite 1000S Chicago IL, 60631

Phone: 847-272-9800

E-mail: jeff.slavish@brixmor.com

Project Name & Description: Remove existing canopies and renovate dated facades on 2 sides of western-most Main building and remove portions of roof and renovate 4 sides of one outlot building. Replacement of concrete sidewalks and parking lot paving in same locations and configurations is also included.

Project Address/Location: The Commons of Crystal Lake SC- 6140-6340 Northwest Highway

Signature

JEFF SLAVISH

5.01.2020

Owner: Print and Sign name

Date

NOTE: If the property is held in a 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.



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JEFF SLAVISH

5.01.2020

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Date

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SHAW MEDIA
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815)459-4040

ORDER CONFIRMATION (CONTINUED)

Salesperson: BARBARA BEHRENS

Printed at 05/01/20 11:04 by bbehr-sm

Acct #: 10195161

Ad #: 1777399

Status: New

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

IN THE MATTER OF THE
PETITION OF

Brixmor Crystal Lake LLC

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Brixmor Crystal Lake LLC, for a Final Planned Unit Development Amendment, relating to the property at 6220-6330 Northwest Highway in Crystal Lake, Illinois 60014, commonly known as the Crystal Lake Commons Shopping Center. PIN: 19-05-477-004, 19-05-477-003, 19-05-476-025, 19-05-476-019 and 19-05-476-021.

This application is filed for the purpose of seeking an amendment to an approved Final Planned Unit Development to allow changes to the approved elevations and the common sign plan to allow for a façade renovation pursuant to Article 4 and Article 9. 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 May 20, 2020 at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present. The meeting will also be held via Zoom. Join the Zoom Meeting through the link provided below with the meeting ID and Password:

Meeting ID:

815 5728 7881

Password: 051914

Or participate by phone:

call (312)626-6799

[https://us02web.zoom.us/j/](https://us02web.zoom.us/j/81557287881?pwd=WDMUTEd3M2aDZjcG5qcTJFYW93UT09)

[81557287881?pwd=](https://us02web.zoom.us/j/81557287881?pwd=WDMUTEd3M2aDZjcG5qcTJFYW93UT09)

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[G5qcTJFYW93UT09](https://us02web.zoom.us/j/81557287881?pwd=WDMUTEd3M2aDZjcG5qcTJFYW93UT09)

Tom Hayden, Chairperson

Planning and Zoning

Commission

City of Crystal Lake

(Published in Northwest
Herald May 5, 2020)
1777399

STATE OF ILLINOIS

COUNTY OF MCHENRY

IN THE MATTER OF THE APPLICATION OF

BRYMOR CRYSTAL LAKE LLC;

(Name)

As represented by John Swierk

(Name, if different than applicant)

AFFIDAVIT

John Swierk, being first duly sworn on oath deposes and states as follows:
(Name)

A. That a copy of the legal notice, concerning the hearing date for the above mentioned Petitioner, was sent to each of the persons named on the attached list by regular mail notifying them of the hearing before the Planning and Zoning Commission on MAY 20, at 7:30 p.m., at the City of Crystal Lake
(Meeting date)

City Hall, 100 West Woodstock Street in Crystal Lake, Illinois. Said notice was mailed to each of the below mentioned persons by regular mail on MAY 1, 2020
(Date)

B. That the posting requirements of the Zoning Ordinance have been complied with by placing the customary public notice sign on the subject property on MAY 1, 2020
(Date)

[Signature]
(Name)
John Swierk
President
OPCA ARCHITECTS

Subscribed and Sworn to me before
This 1st day of MAY, 2019

[Signature]
Notary Public

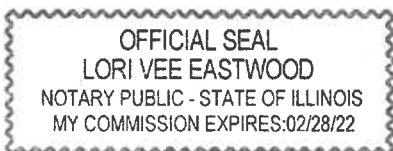


Exhibit "E"

Tenant Sign Criteria

A. GENERAL NOTES

1. All sign graphics are subject to approval of Landlord. These amendments are adopted for all tenant spaces of the retail center and all outlot buildings (existing and future) within the Commons of Crystal Lake Shopping Center Planned Unit Development (PUD) for the purposes of creating a unified appearance and common standards for the placement and design of exterior signs.
2. The Landlord will define the proportions, dimensions, materials, colors, mounting detail and type of illumination for all signs including text size and logos. Tenants must have a signed letter from Landlord indicating approval of their proposed façade/exterior signage design and shall include this with their requests to City of Crystal Lake for all sign permits and prior to permit issuance.
3. The Tenant will be allowed the following sign locations outside there leased premises in locations designated by Landlord, unless otherwise approved by the Landlord.
 - a. One (1) single-face sign of 3-dimensional, individual letters and logos, with acrylic (or approved equal) self-illuminated faces mounted on the canopy sign band. Tenant signage cannot be more than 5" in depth and shall be directly fastened to raceways that shall not project more than 5" from the sign band for a total of 10". Raceways must be painted to match color of sign band material it is attached to. The letters shall not exceed 36" in height or extend more than 75% of the width of Leased premises. One symbol, logo or capital letter may extend to 42" high, centered within the fascia height, by a maximum of 42" wide. Letter Font style shall by the choice of the Tenant, but the Landlord will review and approve. Signage shall be store identity only and shall not be flashing, moving, audible or smoke emitting. No products may be advertised on the fascia sign. Any deviation must be approved in writing by the Landlord.
 - b. Anchor Tenants (over 10,000 sf) have potential for increased signage. The letters shall not exceed 52" in height or extend more than 75% of the width of Leased premises. One symbol, logo or capital letter may extend to 60" high, centered within the fascia height, by a maximum of 60" wide.
 - c. If Tenants space has (2) building frontages toward public right of ways, they will be allowed signage on each face of building as long as each sign is exactly the same in size, proportions and design,
 - d. Signs shall not have any visible label, sign company identification or switch box.
4. Tenant's lettering on doors, windows or show windows may not be illuminated and may not exceed 4" in height, unless otherwise approved in writing by the Landlord. No sign may be affixed to the doors, windows or show windows. No signs are permitted that flash or emit smoke or noise.
5. Tenants shall have vinyl applied street numbers on service doors in 4" high numbers. Top of numbers shall be 6'-0" above the sills.
6. Tenant shall be responsible for making patches and repairs to sign band finish materials and the canopy ceiling when erecting, maintaining or removing signs.

Exhibit "E"

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3. The Tenant will be allowed ~~two~~ the following sign locations outside ~~there~~ his leased premises in locations designated by Landlord, unless otherwise approved by the Landlord.
 - a. One (1) single-face sign of 3-dimensional, individual letters and logos, with acrylic ~~plexi-glass~~ (or approved equal) self-illuminated faces mounted on the canopy sign band. Tenant signage cannot be more than 5" in depth and shall be directly fastened to raceways that shall not project more than 5" from the sign band for a total of 10". Raceways must be painted to match color of sign band material it is attached to. ~~Signs shall be directly fastened to the sign band and shall not project more than 6".~~ The letters shall not exceed 36" ~~24"~~ in height or extend more than 75% ~~70%~~ of the width of Leased premises. One symbol, logo or capital letter may extend to 42" ~~36"~~ high, centered ~~on~~ within the fascia height, by a maximum of 42" ~~wide 36" long~~. Letter Font style shall be the choice of the Tenant, but the Landlord will review and approve. Signage shall be store identity only and shall not be flashing, moving, audible or smoke emitting. No products may be advertised on the fascia sign. Any deviation must be approved in writing by the Landlord. ~~Signs be installed according to sketch E-1, attached.~~
 - b. Anchor Tenants (over 10,000 sf) have potential for increased signage. The letters shall not exceed 52" in height or extend more than 75% of the width of Leased premises. One symbol, logo or capital letter may extend to 60" high, centered within the fascia height, by a maximum of 60" wide.
 - c. If Tenants space has (2) building frontages toward public right of ways, they will be allowed signage on each face of building as long as each sign is exactly the same in size, proportions and design,
 - d. ~~One (1) double-face illuminated sign shall be located under the canopy soffit and hung from the canopy structure. The sign shall be triangular in shape as indicated on attached Sketch # 2. Colors and graphics will be the choice of the Tenant, but the Landlord will review and approve. Sign materials shall be lexan; any other materials will require written approval of the Landlord.~~
 - e. Signs shall not have any visible label, sign company identification or switch box.

4. Tenant's lettering on doors, windows or show windows may not be illuminated and may not exceed 4" in height, unless otherwise approved in writing by the Landlord. No sign may be affixed to the doors, windows or show windows. No signs are permitted that flash or emit smoke or noise.
5. Tenants shall have ~~store names and vinyl applied~~ street numbers ~~painted~~ on service doors in 4" high ~~letters and numbers. Top of numbers Signs shall be 6'5'-0" above the sills. and numbers shall be 5'-8" above sills.~~
6. Tenant shall be responsible for making patches and repairs to ~~dry fit~~ sign band ~~finish materials~~ and the canopy ceiling when erecting, maintaining or removing signs.

COMMONS - Signs

EXHIBIT "E"

TENANT SIGN CRITERIA

A. GENERAL NOTES

1. All sign graphics are subject to approval of Landlord.
2. The Landlord will define the dimensions, materials, colors, mounting detail and type of illumination for all signs.
3. The Tenant will be allowed two sign locations outside his leased premises in locations designated by Landlord, unless otherwise approved by the Landlord.
 - a) One (1) single-face sign of 3-dimensional, individual letters, with plexi-glass self-illuminated faces mounted on the canopy sign band. Signs shall be directly fastened to the sign band and shall not project more than 6". The letters shall not exceed 24" in height or extend more than 70% of the width of Leased premises. One symbol or capital letter may extend to 36" high, centered on the fascia, by a maximum of 36" long. Letter style shall be the choice of the Tenant, by the Landlord will review and approve. Sign shall be store identity only and shall not be flashing, moving, audible or smoke emitting. No products may be advertised on the fascia sign. Any deviation must be approved in writing by the Landlord. Signs shall be installed according to sketch E-1, attached.
 - b) One (1) double-face illuminated sign shall be located under the canopy soffit and hung from the canopy structure. The sign shall be triangular in shape as indicated on attached Sketch #-2. Colors and graphics will be the choice of the Tenant, but the Landlord will review and approve. Sign materials shall be lexan; any other materials will require written approval of the Landlord.
 - c) Signs shall not have any visible label, sign company identification or switch box.
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5. Tenants shall have store names and street numbers painted on service doors in 4" high letters and numbers. Signs shall be 5'-0" above the sills and numbers shall be 5'-8" above sills.
6. Tenant shall be responsible for making patches and repairs to dryvit sign band and the canopy ceiling when erecting, maintaining or removing signs.

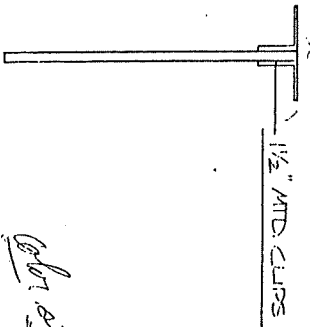
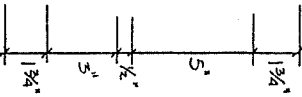
See attached

Comments

GODOCIK

3'-0"

LANDMARK
OUTDOOR ADVERTISING



ONE D.F. SIGN / NON-ILLUM / ALUMINUM / VINYL COPY / TO MOUNT UNDER CANOPY

BKGD - WHITE

LANDMARK OUTDOOR ADVERTISING - SAPPHIRE BLUE (3680-37)

\$255 EACH IN QUANTITY

FAHONEY
7.26.88

REVISIONS		SCALE 3" = 1'-0"	SK. NO. 105
NO.	DATE	BY	CUSTOMER THE COMPANY
1			JOB ADDRESS
2			CITY
3			STATE
4			ARTIST 7.22.88
5			CUSTOMER APPROVED
6			DATE

LANDMARK
OUTDOOR ADVERTISING CO., INC.

Color standard?
sign standard?
Landing?

Uniform Color Scheme
Need Permits

Per letter from Bill GANER OF 8/11/88

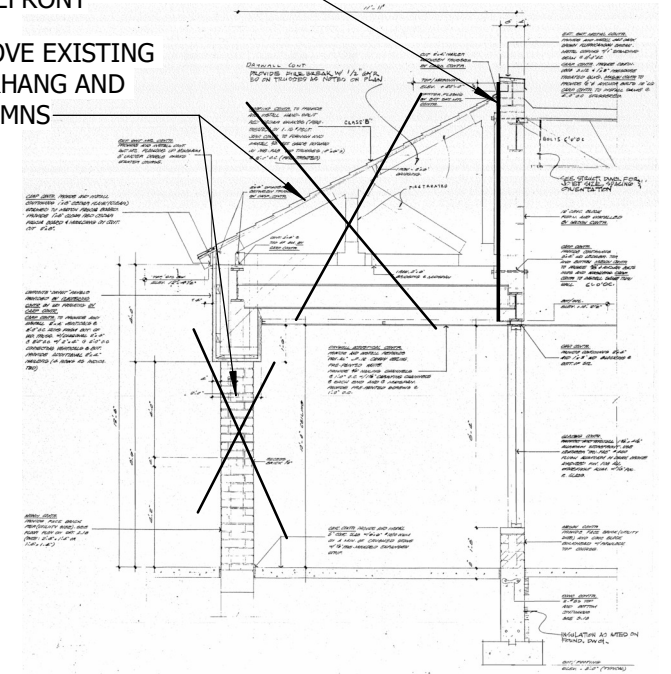
to First National Realty

Comments



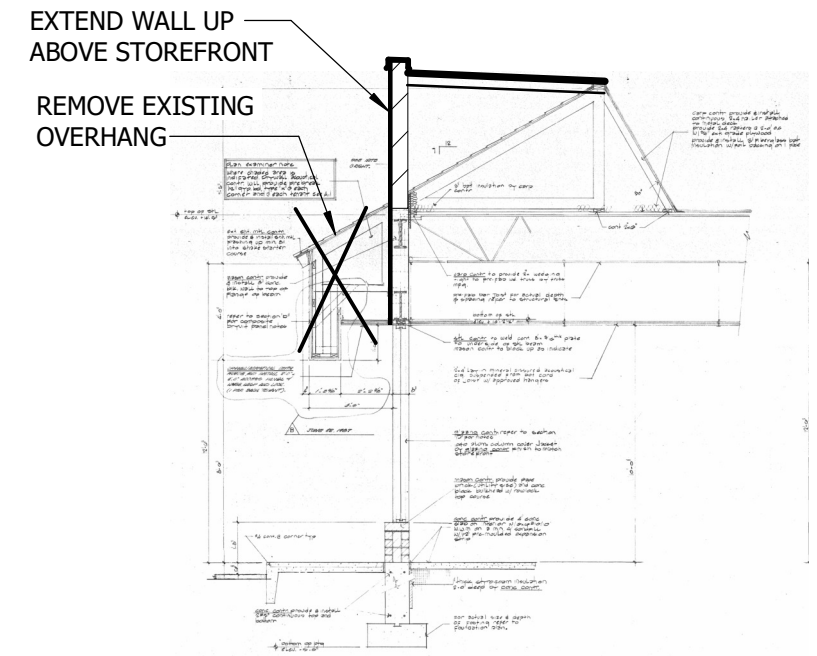
ADD NEW FINISH ABOVE STOREFRONT

REMOVE EXISTING OVERHANG AND COLUMNS



EXISTING SECTION

CRYSTAL LAKE COMMONS MAIN BUILDING PICTURES



EXISTING SECTION

CRYSTAL LAKE OUTLOT BUILDING C PICTURES

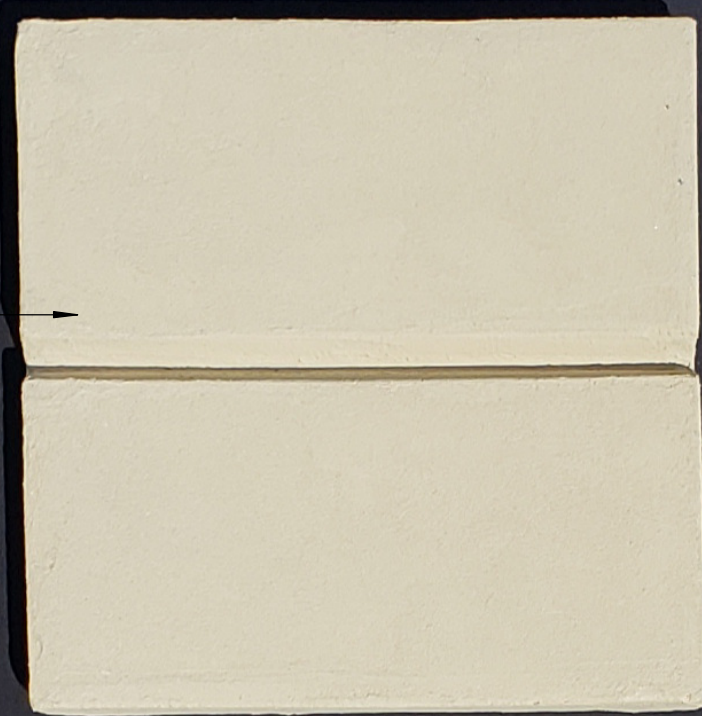


PIQ

Yellow Line Indicates limit of Facade improvements

NORTH
DDCA Architects
2020.04.23

DRYVIT BANDS WITH FINESSE FINISH



COLOR OF THE DRYVIT PANELS WITH REVEAL
(SANDBLAST FINISH SHOWN BUT FINESSE FINISH IS RECOMMENDED)



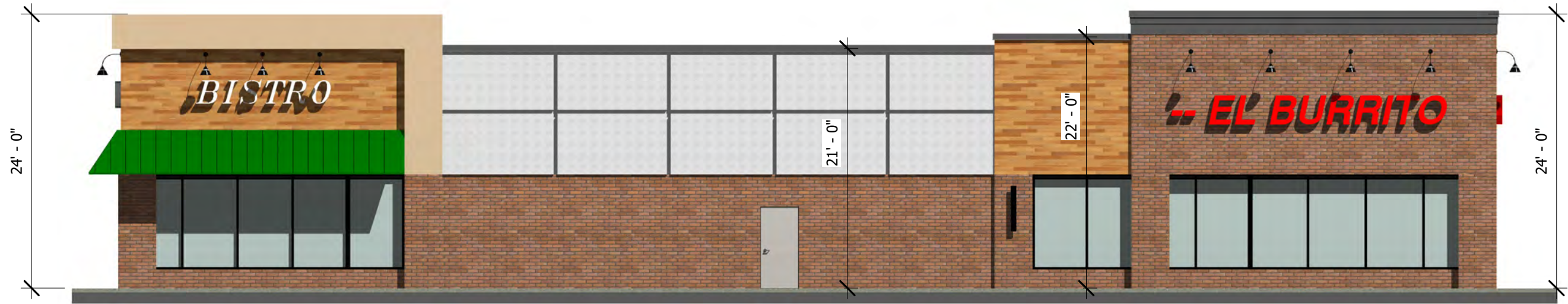
NICHIHA PANELS - RIBBED



NICHIHA PANELS - WOOD



BRICK TO MATCH EXISTING



① NORTH ELEVATION OUTLOT 5A
1" = 10'-0"



② WEST ELEVATION OUTLOT 5A
1" = 10'-0"



① EAST ELEVATION OUTLOT 5A
1" = 10'-0"



② SOUTH ELEVATION OUTLOT 5A
1" = 10'-0"



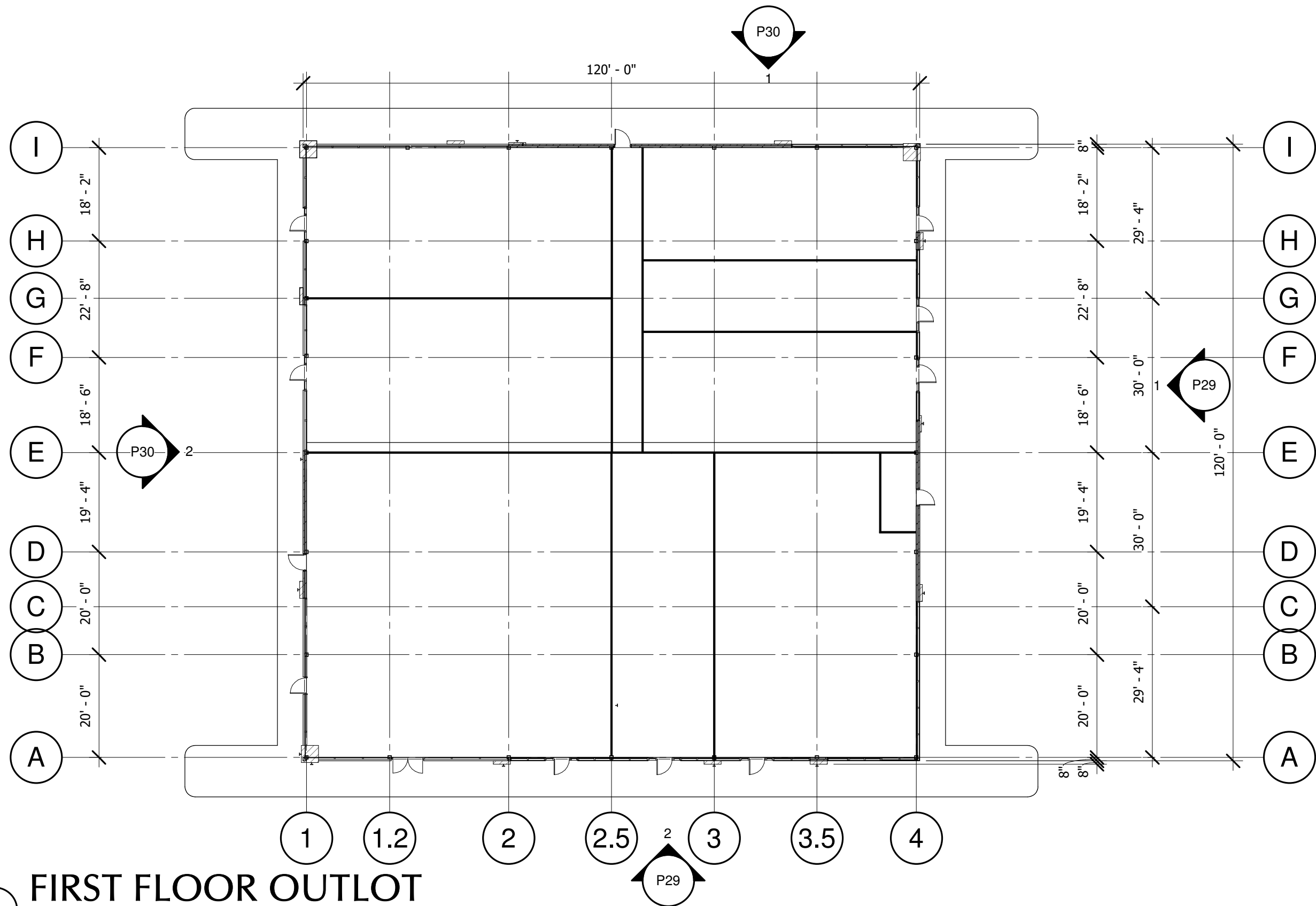
① PERSPECTIVE VIEW (NE CORNER) OUTLOT 5A



BUILDING 'F' DETAIL VIEW



② PERSPECTIVE VIEW (SW CORNER) OUTLOT 5A



1 FIRST FLOOR OUTLOT
1" = 20'-0"





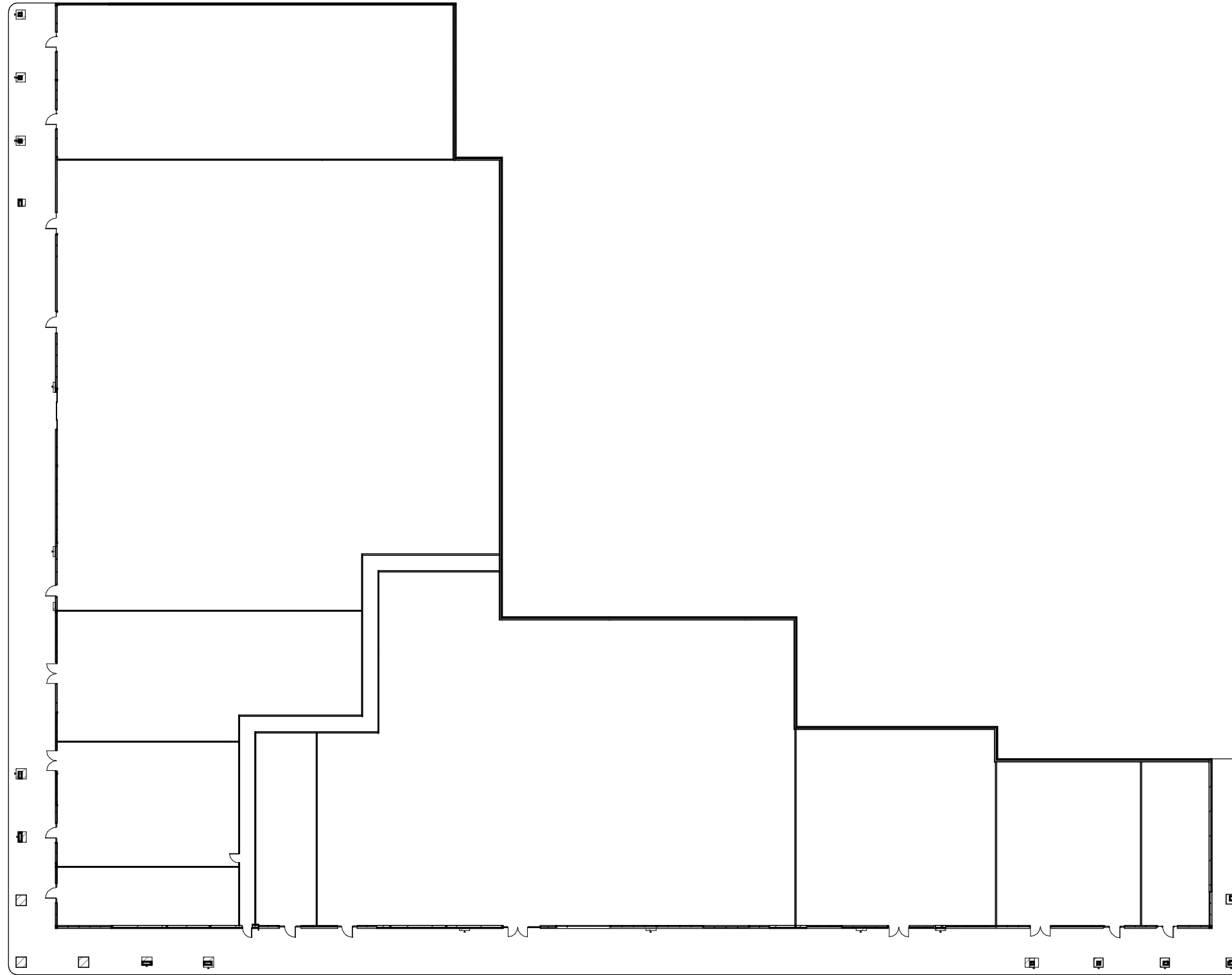
③ PERSPECTIVE VIEW FACADE 5A



② SOUTH ELEVATION FACADE 5A
3/64" = 1'-0"

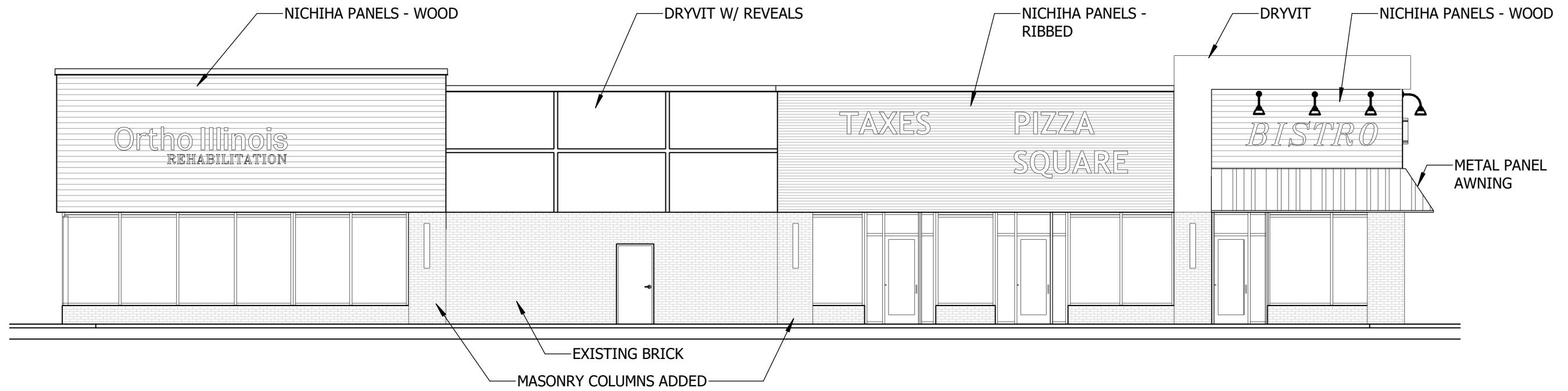


① EAST ELEVATION FACADE 5A
N.T.S.

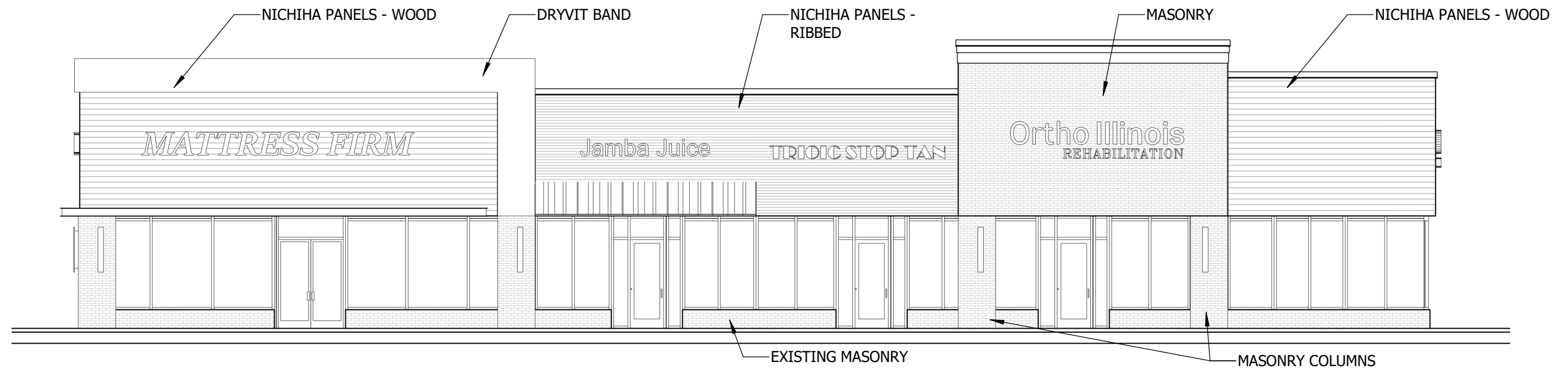


1 FIRST FLOOR PLAN
1" = 40'-0"

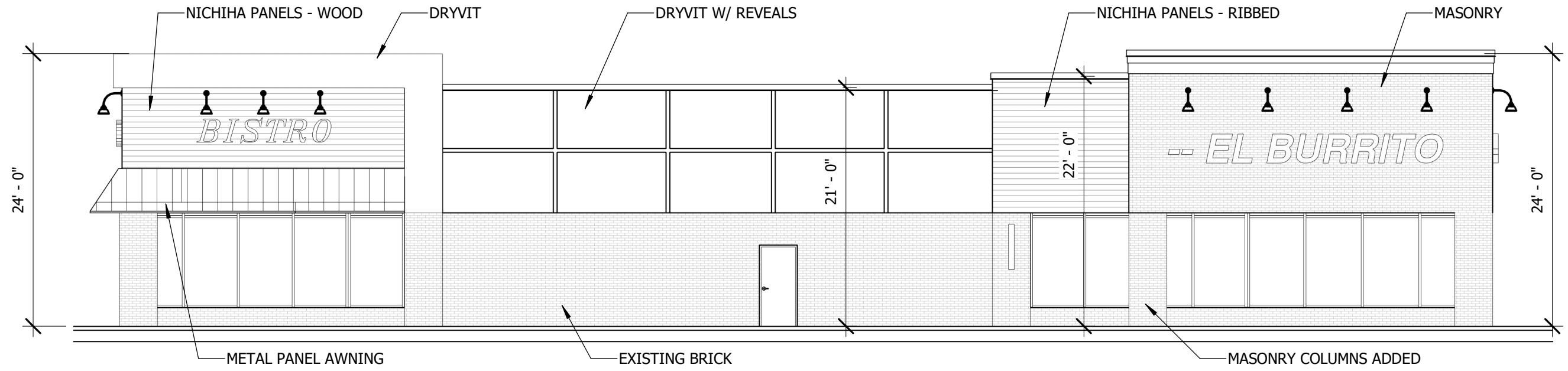




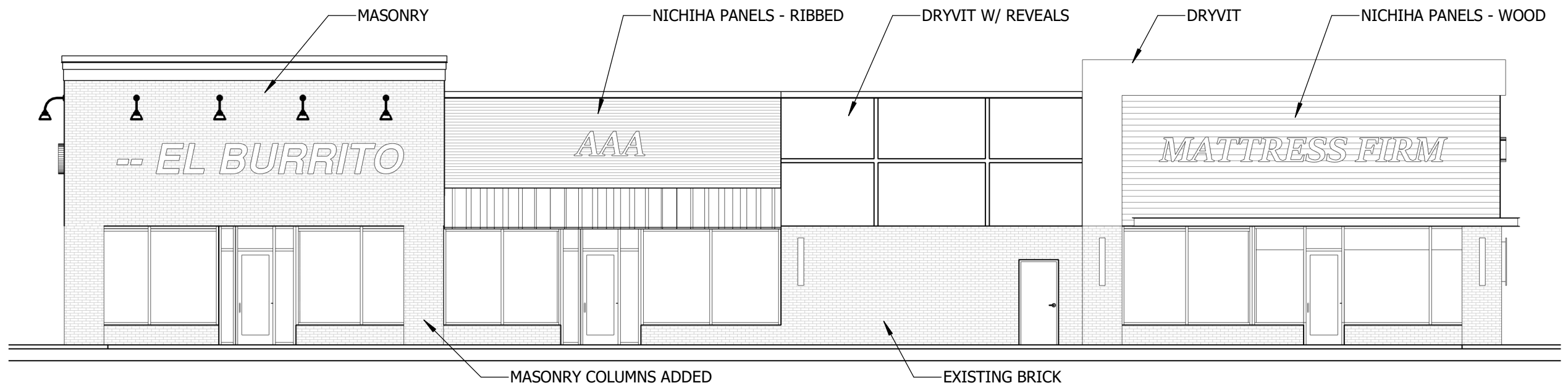
1 EAST ELEVATION OUTLOT 5A MATERIALS
1" = 10'-0"



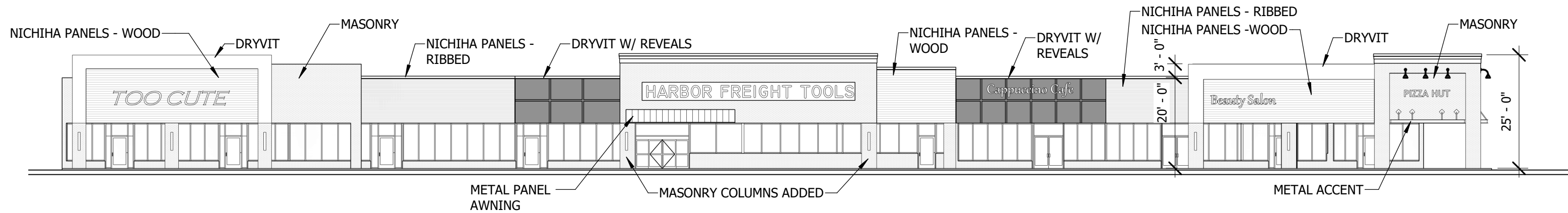
2 SOUTH ELEVATION OUTLOT 5A MATERIALS
1" = 10'-0"



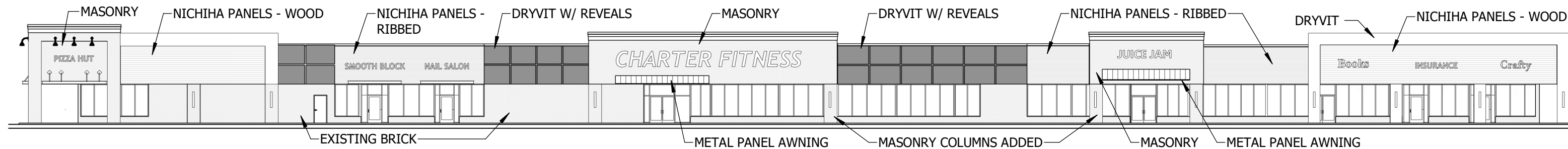
1 NORTH ELEVATION OUTLOT 5A MATERIALS
1" = 10'-0"



2 WEST ELEVATION OUTLOT 5A MATERIALS
1" = 10'-0"



1 SOUTH ELEVATION FACADE 5A MATERIALS
 3/64" = 1'-0"



2 EAST ELEVATION FACADE 5A MATERIALS
 1 : 298