



#2010-65

**Walgreens – 151 Northwest Highway
Project Review for Planning and Zoning Commission**

Meeting Dates:

January 5, 2011

Requests:

- 1) Special Use Permit Amendment to allow a new free-standing monument sign,
- 2) A variation from (Article 4 Section 1000 J. Prohibited Signs) to allow a moving sign with electronic message center.

Location:

151 Northwest Highway

Acreage:

Approximately 2.2 acres

Existing Zoning:

R-1 Single Family residential

Surrounding Properties:

North: County, residences
South: R-1 Single Family residential, school
East: R-1 Single Family residential, church
West: O-PUD Office, professional offices

Staff Contact:

Elizabeth Maxwell (815.356.3615)

Background:

The Walgreens was approved with a Special Use Permit for the drive-through use in 2001. As part of the Special Use approval the free-standing monument sign was also reviewed and approved in terms of design, size and location. Walgreens would like to update their sign and add an electronic message center component to the sign. This requires an amendment to the Special Use Permit.

Land Use Analysis:

Sign

The existing sign is 16-feet tall with a 57.3 square foot sign copy area. The proposed sign will be 9-feet tall with the sign area of 48.32 square feet. The new sign will be a monument style sign with a brick enclosure. The top of the sign will have a stone cap to match the top of the building. The new sign will contain an electronic message center.

Landscape Plan

The Unified Development Ordinance requires 1 square-foot of landscape for each square-foot of sign area. Walgreens will be installing low grow evergreen shrubs around the base of the sign.



Findings of Fact:

VARIATIONS

The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

The petitioner is requesting a variation to allow a prohibited sign, a moving sign which contains an electronic message center. The proposed sign will have Amber LED lighting, which will be dimmed in the evening. The electronic message center will be the bottom 40% of the sign copy area. This is consistent with several other electronic message center signs within the city.

Standards

When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

- a. **The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.**
- b. **Also, that the variation, if granted, will not alter the essential character of the locality.**

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

- a. **That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;**
- b. **That the alleged difficulty or hardship has not been created by any person presently having interest in the property;**
- c. **That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or**
- d. **That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.**

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

SPECIAL USE PERMIT

Article 2 Section 2-400 B of the Unified Development Ordinance establishes general standards for all Special Uses in Crystal Lake. The criteria are as follows:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.

Meets *Does not meet*

2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.

Meets *Does not meet*

3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, Building and Fire Codes and all other applicable City Ordinances.

Meets *Does not meet*

4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.

Meets *Does not meet*

5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.

Meets *Does not meet*

6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.

Meets *Does not meet*

7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.

Meets *Does not meet*

8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.

Meets *Does not meet*

9. That the proposed use shall conform to any stipulations or conditions approved as part of a Special Use Permit issued for such use.

Meets *Does not meet*

10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.

Meets *Does not meet*

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commercial, which is defined as: “representing the location of current and future commercial uses.” Within the Commerce / Office / Industry section of the Comprehensive Plan, the following goal and objectives are related to the petitioner’s requests:

Goal: Facilitate a dynamic and sustainable base of commercial, office and industrial uses that provide jobs, goods and services to people in the city and throughout the surrounding region, as well as a solid tax base to the city.

Objective #5: Maintain a high level of business compliance with city codes and ordinances.

- Encourage businesses to adhere to regular maintenance of grounds and structure in accordance with codes and ordinances.

Recommended Conditions:

If a motion is made to recommend approval of the petitioner’s request, the following are recommended conditions of approval:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Corporate Image Sign, received 10/13/10)
 - B. Sign elevation (Walgreens, dated 10/29/10, received 11/12/10)
 - C. Site Plan (Walgreens, dated 11/01/10, received 11/12/10)
2. Conditions of Ordinance #5475 shall remain in effect as applicable.
3. The EMC message shall change 1 time per each ten minutes.
4. A final landscape plan shall be submitted with the building permit submittal for review and approval by staff.
5. The petitioner shall address all of the review comments of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

OCT 13 2010

City of Crystal Lake Development Application

Office Use Only
File # _____

Project Title: Walgreens Pylon Sign / Allow Electronic message units

Action Requested

- Annexation
- Preliminary PUD
- Comprehensive Plan Amendment
- Preliminary Plat of Subdivision
- Conceptual PUD Review
- Rezoning
- Final PUD
- Special Use Permit / Amendment
- Final PUD Amendment
- Variation
- Final Plat of Subdivision
- Other

Petitioner Information

Name: John Harris ^{Corporate} Image Sign

Address: PO Box 384

Phone: 262-215-9585

Fax: 262-279-6903

E-mail: corpimage@charter.net

Owner Information (if different) X

Name: Home State Bank/NA U/T 1654

Address: PO Box 1738
Crystal Lake IL 60039

Phone: (815) 788-3425

Fax: (815) 788-9876

E-mail: bburget@homestateonline.com

Property Information

Project Description: Replace existing Pylon Sign w/ new sign. New sign will have electronic message units which are currently not allowed under standard sign code.

Project Address/Location: 151 W. Northwest Hwy.

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: Sign Installer / Corporate Image Sign Serv. LLC.
John Harris 262-215-0958 PO Box 384
corpimage@charter.net Richmond, IL 60071

Signatures

X John J. Harris [Signature] 9-18-10
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.

X Home State Bank/NA U/T 1654 by Barbara Burget 9/22/10
OWNER: Print and Sign name Barbara Burget Date
Asst. Trust Officer

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. trust officer must provide a letter that names all beneficiaries of the trust.

This instrument is executed by Home State Bank/National Association, Crystal Lake, IL, not personally but solely as Trustee as aforesaid. All the covenants and conditions to be performed hereunder by Home State Bank/National Association are undertaken by it solely as Trustee as aforesaid and not individually, and no personal liability shall be asserted or be enforceable against Home State Bank/National Association by reason of any of the covenants, statements, representations or warranties contained in this instrument.



10-65

PUBLIC NOTICE

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

IN THE MATTER OF THE PETITION OF Home State Bank Trust 1654 Walgreens

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 of the City of Crystal Lake upon the application by Corporate Image Sign, representing Walgreens, relating to property located at 151 Northwest Highway, and identified by parcel numbers: 19-08-127-006, 19-08-127-007, 19-08-201-035

The application has been filed by the petitioner for the purposes of seeking a Special Use Permit Amendment to install a new free-standing sign which includes a variation from UDO Article 4-1000 J. Prohibited Signs to allow an electronic message center, as well as any other Zoning Variations that may be required to accommodate the abovementioned requests.

A public hearing before the Planning and Zoning Commission, on this request will be held at 7:30 p.m. on Wednesday January 5, 2011, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Thomas Hoyden, Chair
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald
December 11, 2010)

