



#2011-09 Commons of Crystal Lake - Final PUD Amendment Project Review for Planning and Zoning Commission

<u>Meeting Dates:</u>	February 16, 2011
<u>Requests:</u>	Final PUD Amendment for: a. Architectural changes to add an 8' x 8' overhead door to the west facade; b. Addition of a monument sign and wall signage.
<u>Location:</u>	6130 Northwest Highway
<u>Acreage:</u>	≈ 35.88 acres (Commons); 0.2 acres (Advance Auto Parts)
<u>Existing Zoning:</u>	"B-2 PUD" General Commercial Planned Unit Development
<u>Surrounding Properties:</u>	North: "R-2" Single-family Residential South: "B-2" General Commercial; "M" Manufacturing East: "B-2 PUD" General Commercial Planned Unit Development West: "B-2 PUD" General Commercial Planned Unit Development
<u>Staff Contact:</u>	Latika V. Bhide 815.356.3615

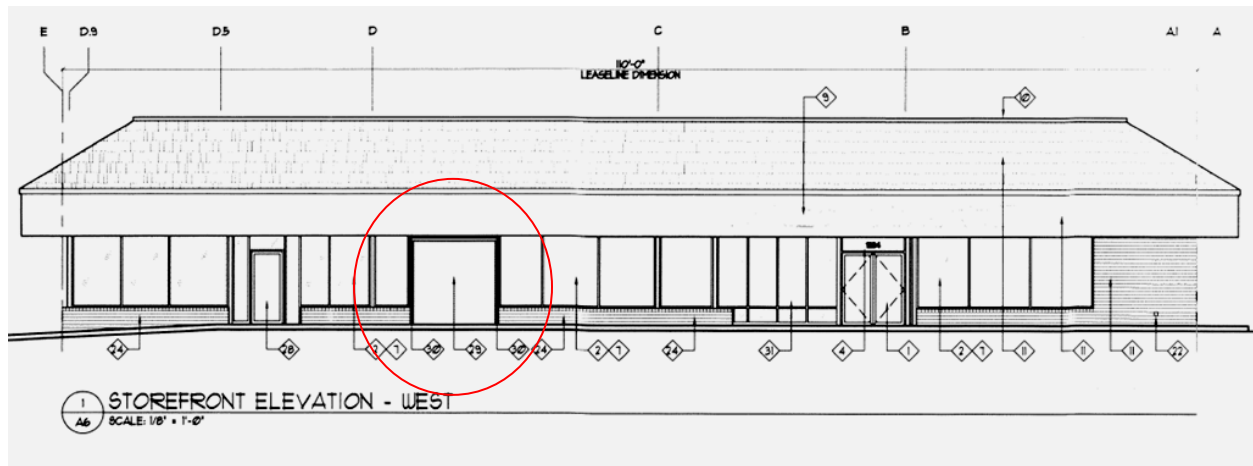
Background:

The property in question is the former Blockbuster Video Store on Northwest Highway that was approved as part of the Commons Shopping Center. The overall Final Planned Unit Development (PUD) for the Commons Shopping Center was approved in 1986. The PUD approval included specific building elevations and a tenant sign criteria. Advance Auto Parts is requesting a Final PUD Amendment to allow the addition of an overhead door to the west façade. They are also requesting the addition of a monument sign and wall signage that exceeds the UDO allowance.

Land Use Analysis:

The center is zoned for commercial uses and has seen a myriad of commercial uses since first opening. The proposed use will have more than sufficient parking in the area immediately west of the outlot building.

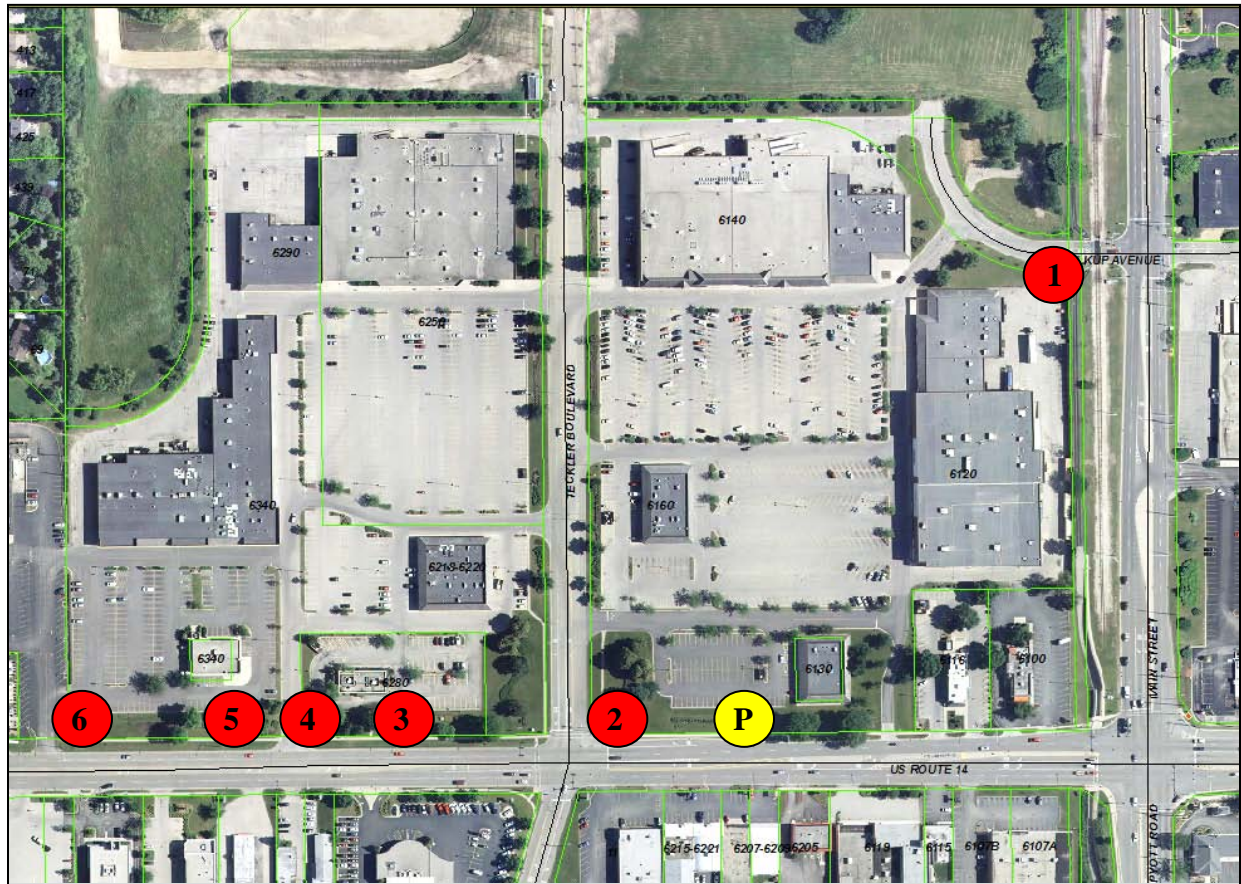
The only significant change to the existing façade is the addition of an 8' x 8' overhead door to the west façade.



Along with the elevation change, the petitioner is requesting a change to the approved tenant sign criteria. The petitioner is requesting 81 SF wall signs along the south and west facades for a total of 162 SF of wall signage. The table below compares the request to the tenant sign criteria and the UDO allowances.

Tenant Sign Criteria	Ordinance requirements	Advance Auto Parts request
Area: Ordinance allowance	150 SF total (no individual sign greater than 75 SF)	162 SF total (both individual signs at 81 SF each)
6” projection from the facade	12” projection from the facade	8” projection from the facade
24” high letters	No limit	30 ⁵ / ₈ ” high letters
No products advertised	No content restrictions	No products advertised

In addition, the petitioner will be painting a red background on the fascia, 3’-6” x 33’-4” in area behind the sign. However, per recent City Council guidance, this is not considered signage. The other change requested is the addition of a 7 foot high and 35 SF in area monument sign along Northwest Highway. When the Commons PUD was approved, 6 free-standing signs were approved for the overall project. The approximate location of the existing and proposed signs is identified in the graphic below. Amongst the outlots, KFC and Helzberg Diamonds have individual monument signs. The rest of the signs are shared by the other tenants.



Per the UDO, signs in this commercial district are permitted to be up to 9 feet in height and 80 SF in area.

Findings of fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting a Final Planned Unit Development approval for the petition as presented for the subject property. A Planned Unit Development is a Special Use and Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City.

Section 2-400 of the Unified Development Ordinance establishes the general standard 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***Recommended Conditions:**

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Development Application, received 2-1-11
 - B. Sign Plans, received 2-1-11
 - C. Elevation, Shive, Dated 1-18-11
2. The base of the monument sign shall be increased to 8 feet to meet the requirement that a sign base width be 80 percent of the sign width.
3. The monument sign must be set back at least 10 feet from the property line.
4. Landscaping must be planted around the base of the monument sign equaling 1 square foot of landscape area per 1 one square foot of sign area. The landscaping shall be located in an area radiating from the base of the sign. Submit a landscape plan for staff approval.
5. Any landscaping to be removed to install the monument sign must be replaced on-site.
6. The petitioner shall address all of the review comments and requirements of the Engineering & Building, Fire Rescue, Police, Public Works, and Planning & Economic Development Departments.

City of Crystal Lake Development Application

Office Use Only

File # _____

0 5 2011

Project Title: Advance Auto Parts

Action Requested

Annexation

Comprehensive Plan Amendment

Conceptual PUD Review

Final PUD

Final PUD Amendment

Final Plat of Subdivision

Preliminary PUD

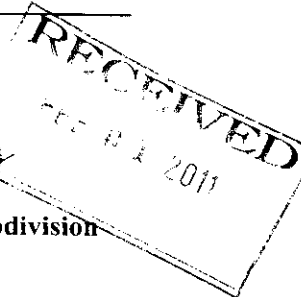
Preliminary Plat of Subdivision

Rezoning

Special Use Permit

Variation

Other



Petitioner Information

Name: Scott Micinski

Address: 6601 Nimitz Pkwy

South Bend, IN 46628

Phone: 800-599-7897

Fax: 574-237-6166

E-mail: smm@siteenhancementservices.com

Owner Information (if different)

Name: Centro Bradley Crystal Lake LLC

Address: 40 Skokie Blvd Suite 600

Northbrook, IL 60062

Phone: 847-562-4108

Fax: 847-480-1893

E-mail: jason.mahoney@centroprop.com

Property Information

Project Description: Advance Auto Parts is seeking two (2) 27" cloud signs at 116.67 sq ft a piece including the red background.

They are also proposing a 3'-6" x 10' monument

at 7' tall and 35 sq ft.

Project Address/Location: The Commons of Crystal Lake

6340 Northwest Highway

Crystal Lake, IL 60014

PIN Number(s): 19-05-476-021

Development Team

Please include address, phone, fax and e-mail

Developer: Centro Properties Group, 40 Skokie Boulevard, Ste 600
Northbrook, IL 60062, 847-562-4108

Architect: N/A

Attorney: N/A

Engineer: N/A

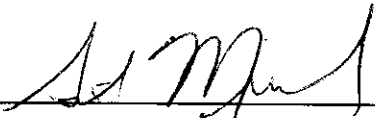
Landscape Architect: N/A

Planner: Latika Bhide, 100 West Woodstock Street, Crystal Lake, IL 60014, 815-356-3700

Surveyor: N/A

Other: _____

Signatures

Scott Micinski  1/28/2011
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.

Bruce Heitzinger Senior Vice President 1/25/2011
OWNER: Print and Sign name **Date**
Centro Bradley Crystal Lake LLC

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.

11-

PUBLIC NOTICE

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

IN THE MATTER OF THE PETITION
OF Scott Micinski on behalf of Ad-
vance Auto Parts

LEGAL NOTICE


Notice is hereby given in compli-
ance 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 Scott Micinski, on
behalf of Advance Auto Parts, for a
Final Planned Unit Development
(PUD) Amendment relating to the
property commonly known as
6130 Northwest Highway, Crystal
Lake, Illinois 60014, PIN: 19-05-
477-004.

This application is filed for the
purposes of seeking a Final PUD
amendment pursuant to Article 4,

Section 4-500 Planned Unit Devel-
opment Standards to allow alter-
ations to the approved elevation
and signage; as well as any other
variations that may be necessary to
allow the plans as presented.

A public hearing before the Plan-
ning and Zoning Commission for
this request will be held at 7:30
p.m. on Wednesday February 16,
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.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald
January 29, 2011)



Store #8871
6340 Northwest Hwy
Crystal Lake, IL

Advance Auto Parts 

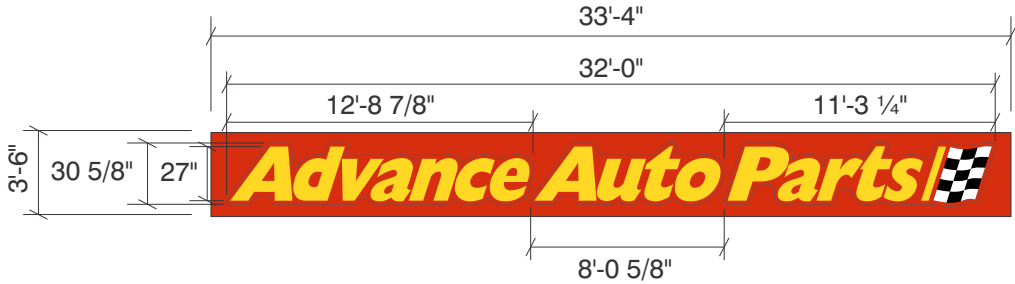
January 28, 2011



Scale: NTS

January 28, 2011

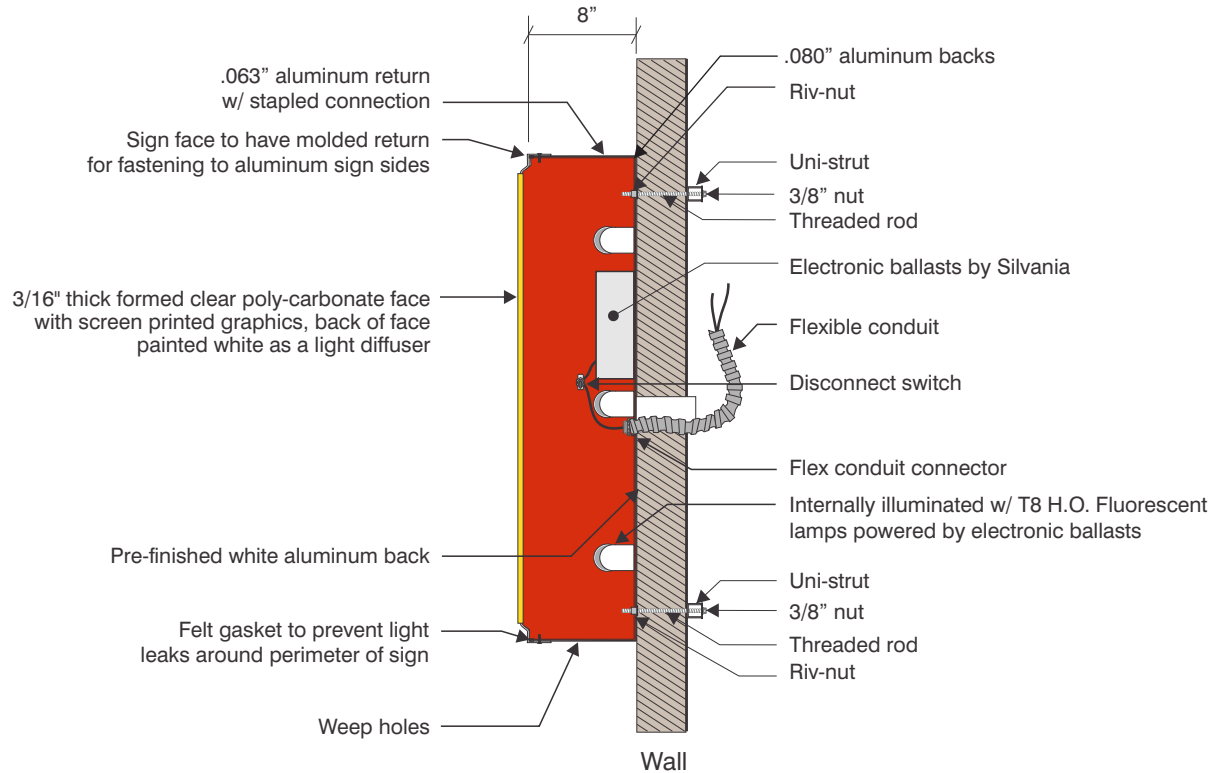
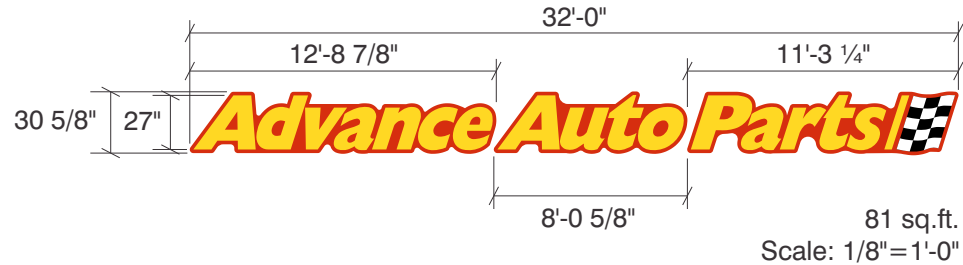
A1 A2 27" Cloud Sign



81 SF Sign
116.7 SF Red Background
Scale: 1/8" = 1'-0"

January 28, 2011

A1 A2 27" Cloud Sign



Cabinet:

8" Vacuum formed clear polycarbonate face with screen printed graphics, back painted white for light diffusion.
.063 Aluminum returns.
.080 Aluminum backs.
Advance Auto Parts red to match PMS 485C on the outside and white on the inside. Yellow to match PMS 108C

Mounting:

Cabinets are mounted to the wall with 3/8" threaded rods as required per wall structure backed with uni-strut.

Illumination:

Cabinets are internally illuminated with T8 H.O. fluorescent lamps powered by electronic ballasts by Sylvania

Electrical:

Whip for electrical hook-up exits in the center of each cabinet. When sign is right justified on corner of store, whip should exit behind flag.

EACH CABINET REQUIRES (2)TWO DEDICATED 20 AMP CIRCUITS, 120 VOLT
All Electrical Components are UL Listed

January 28, 2011

Existing West Elevation



Proposed West Elevation - 3'-6" x 33'-4" Area Behind Sign Painted Red, Rest of Facade Color to Remain As-Is



*Signage size and placement are approximate.

Existing South Elevation



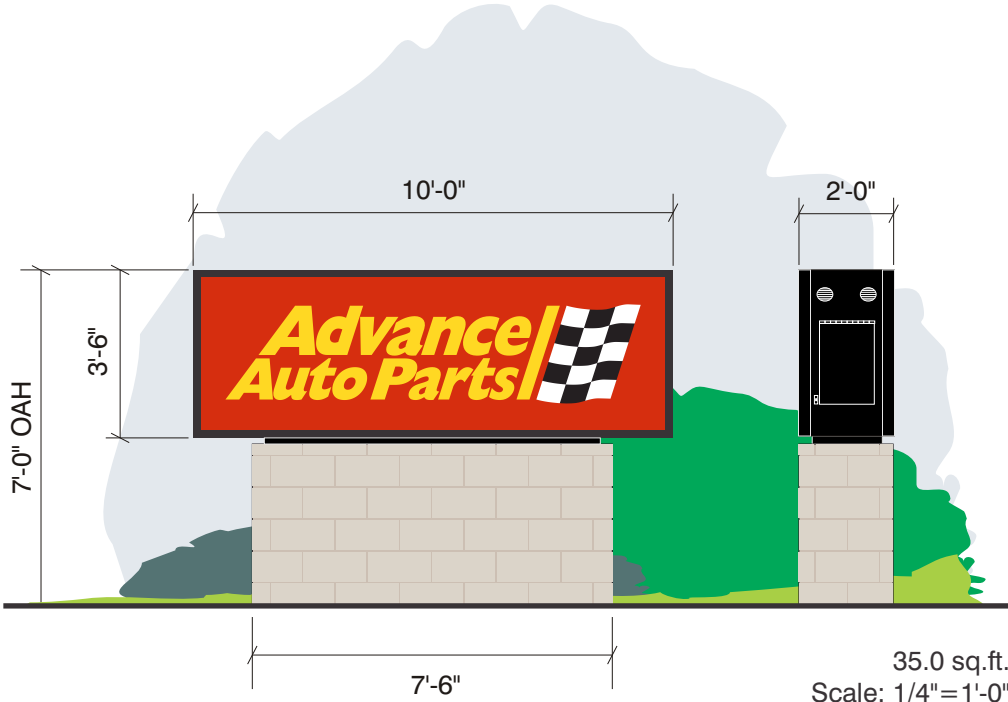
Proposed South Elevation - 3'-6" x 33'-4" Area Behind Sign Painted Red, Rest of Facade Color to Remain As-Is



*Signage size and placement are approximate.

January 28, 2011

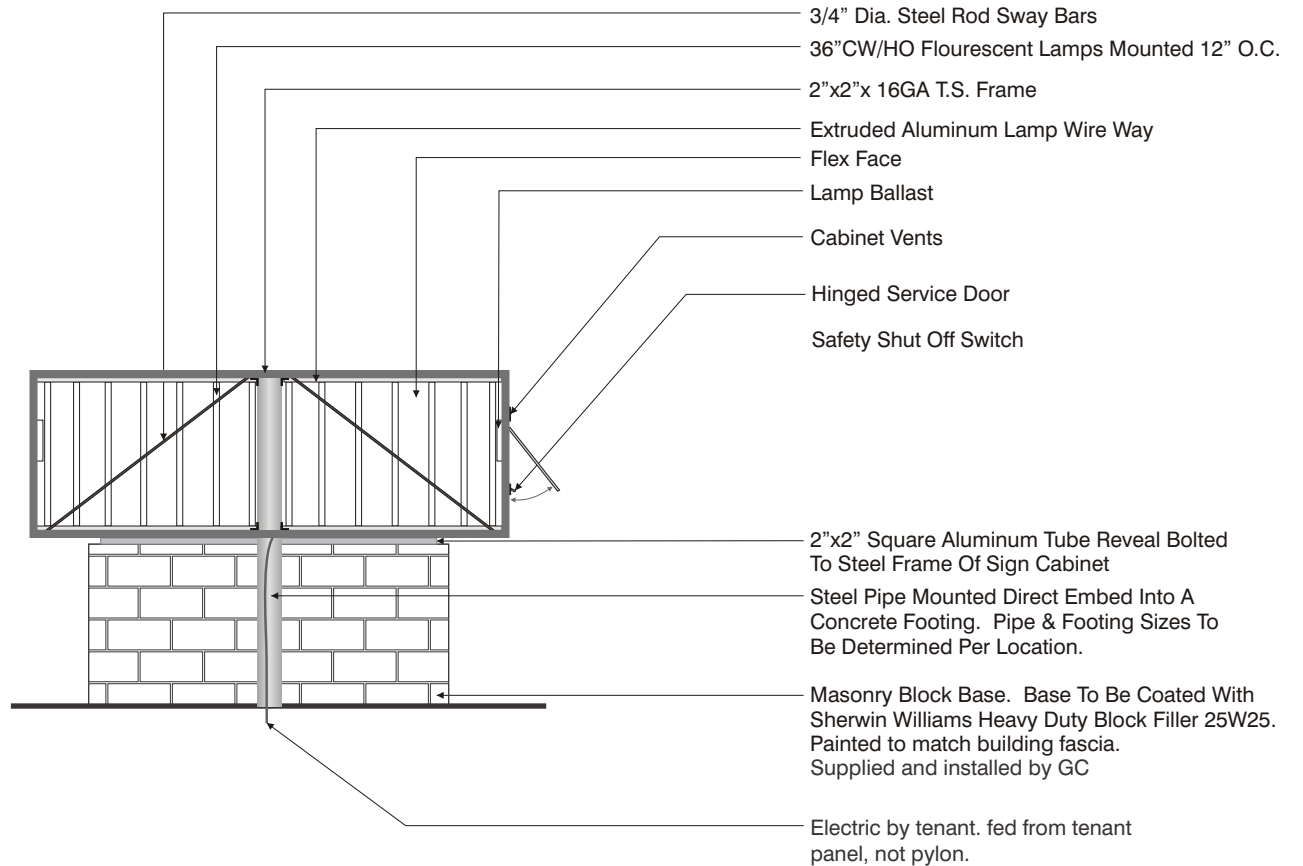
B 3'-6" x 10' Monument at 7' OAH



35.0 sq.ft.
Scale: 1/4" = 1'-0"
Monument Base Color to Match Building Fascia.

January 28, 2011

B 3'-6" x 10' Monument at 7' OAH



Cabinet:
 2 3/4" Pre-Finished Black Alum. cabinet face trim
 24" deep sign cabinet to be sheeted with black/white pre-finished Aluminum.

Face:
 Flex face w/ screen printed graphics.
 All sign faces to be Arlon / Signtech.
 Faces to be screen printed and ordered from approved arlon / sign tech suppliers.

Mounting:
 Sign cabinet sleeve over steel pipe and welded in place.
 Steel pipe mounted direct embed into a concrete footing.
 Pipe and footing sizes to be determined per location.

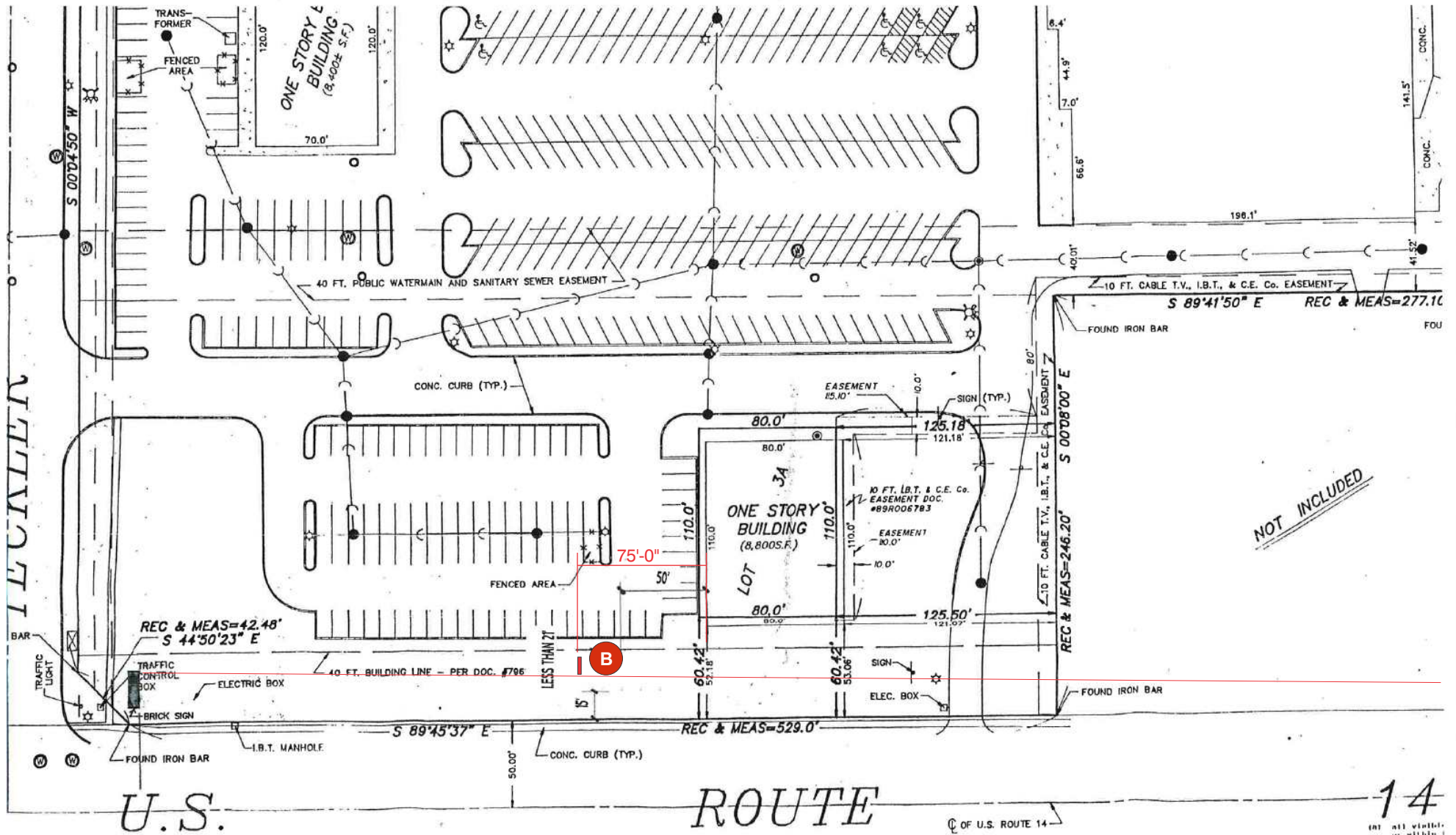
Electrical:
 20 Amp Dedicated - 120V

Foundation:
 Proper sign foundation to be determined by certified engineer.
 Sizes vary per location. Concrete pad and foundation to be below grade.

Inside Of Cabinet To Be Primed White

REQUIRES (1) ONE DEDICATED 20 AMP CIRCUIT, 120 VOLT

January 28, 2011



NOT INCLUDED

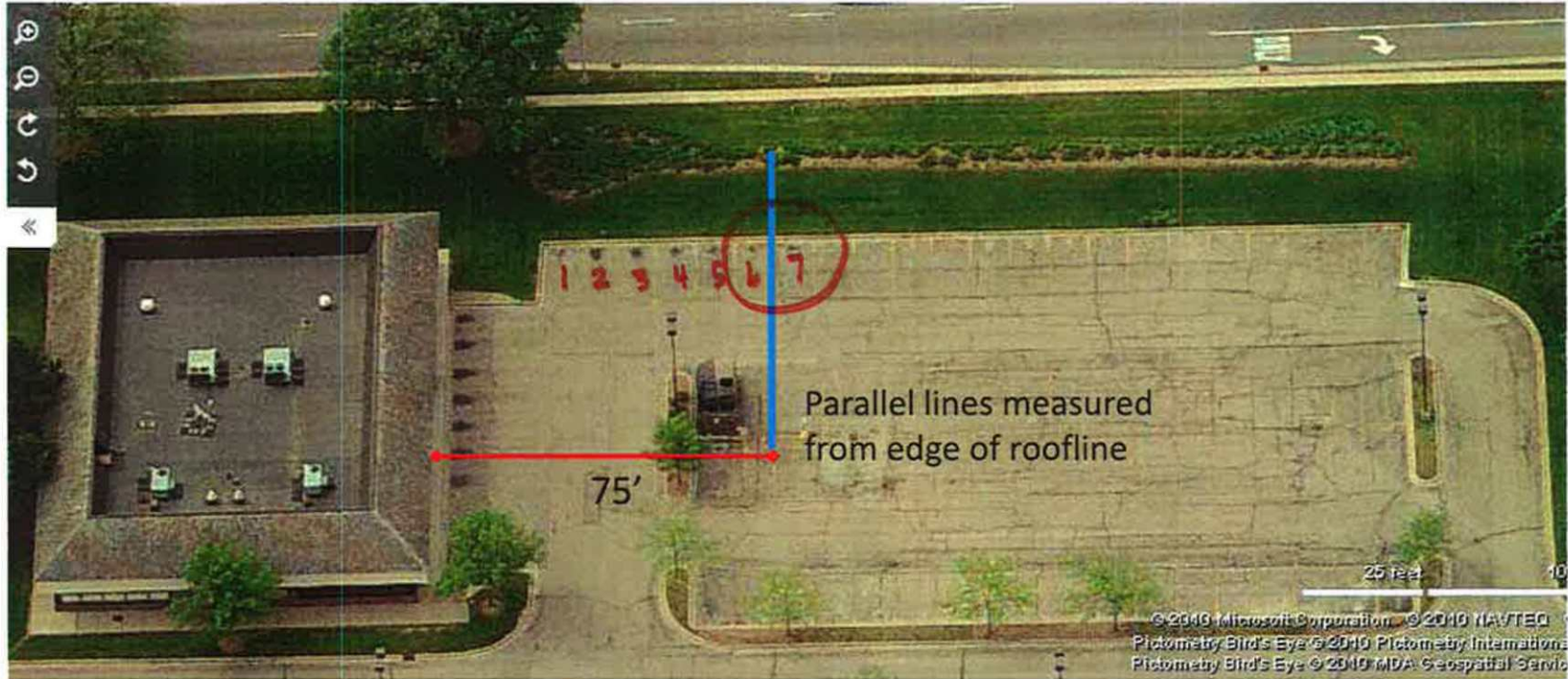
1 William J. Vanier, a registered land surveyor, licensed in the State of Illinois, is and for the State of Illinois and hereby certifies that the above is a true and correct copy of the original survey.

The Commons of Crystal Lake Advance Auto Monument Sign Approval

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REVISED

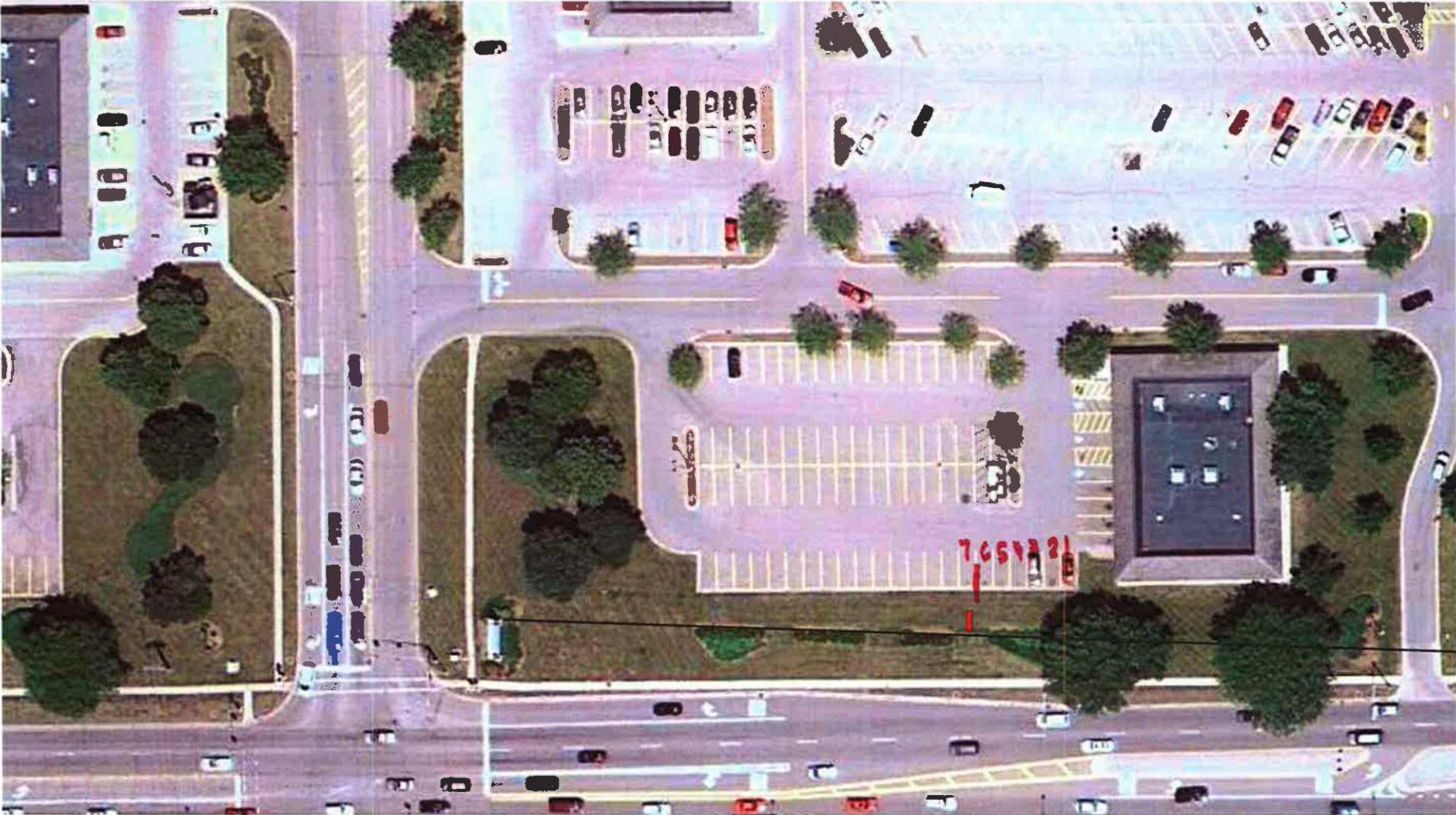
January 28, 2011

Crystal Lake, IL – AAP Site #8931, Northwest Hwy Proposed Monument Area



January 28, 2011

Plane of View Comparison

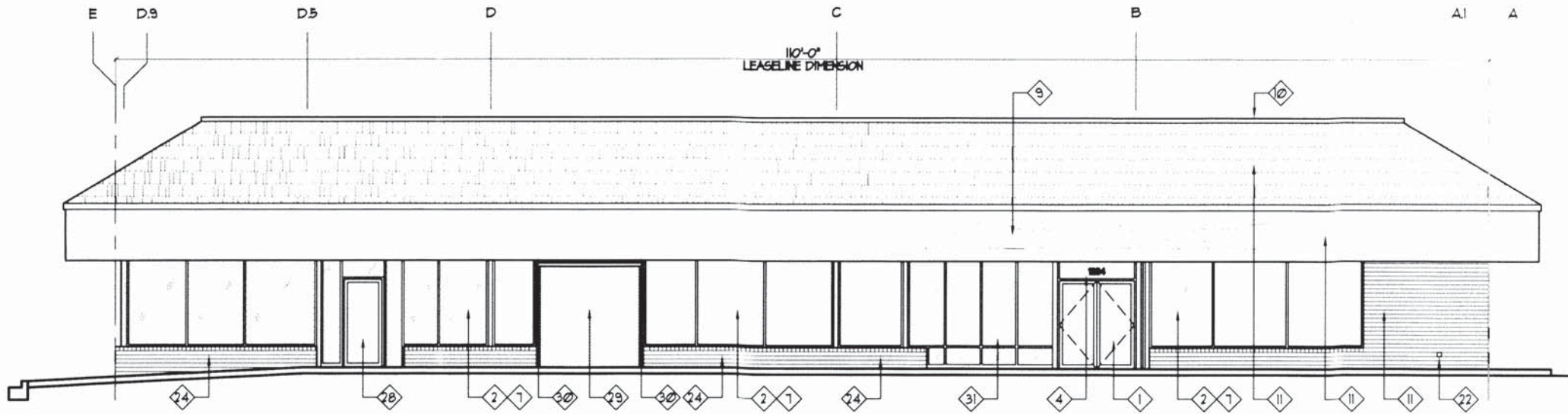


Jewel Pylon

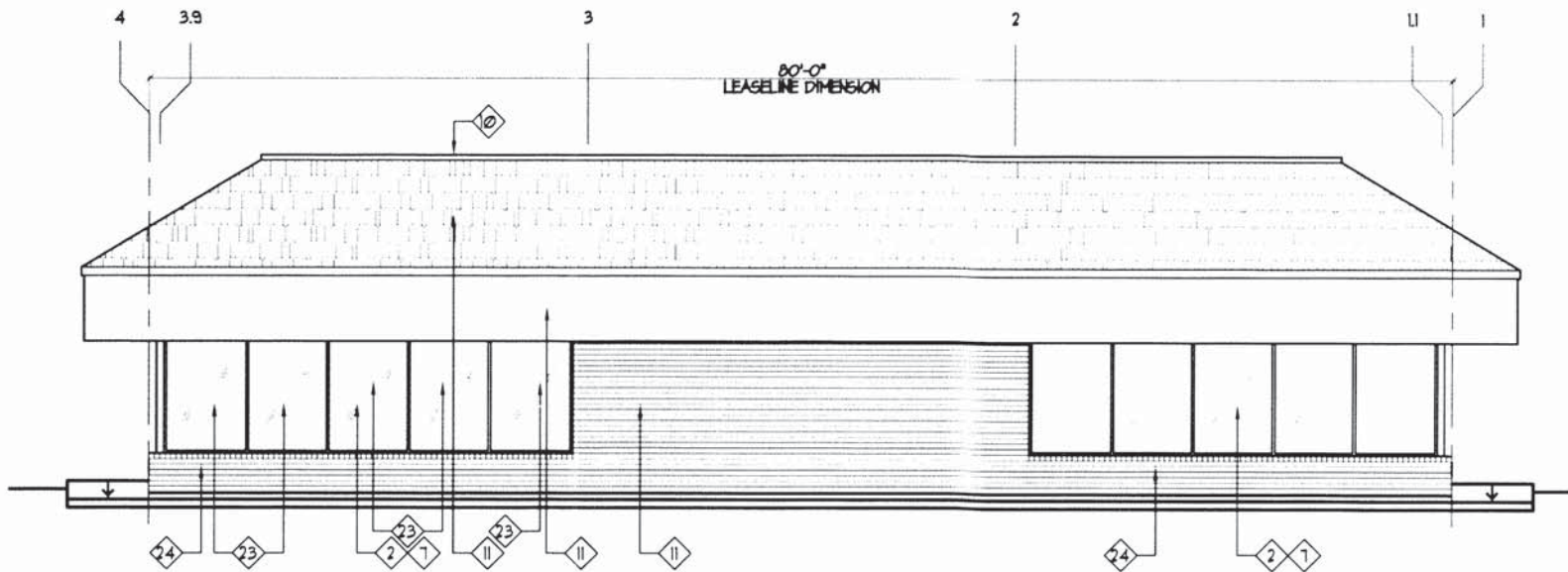
200 feet

400 feet

500 feet



1 STOREFRONT ELEVATION - WEST
 A6 SCALE: 1/8" = 1'-0"



2 SIDE ELEVATION - SOUTH

- GENERAL**
1. ALL EXTERIOR PARTS AND MATERIALS REFER TO SPECIFICATIONS
 2. ALL CONCRETE SHALL BE 1-3/4" X 15-#4 REINFORCING IN RUNNING
 3. PROVIDE TYPICAL CONNECTIONS
 4. ALL CONCRETE SHALL BE CAST IN PLACE