



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

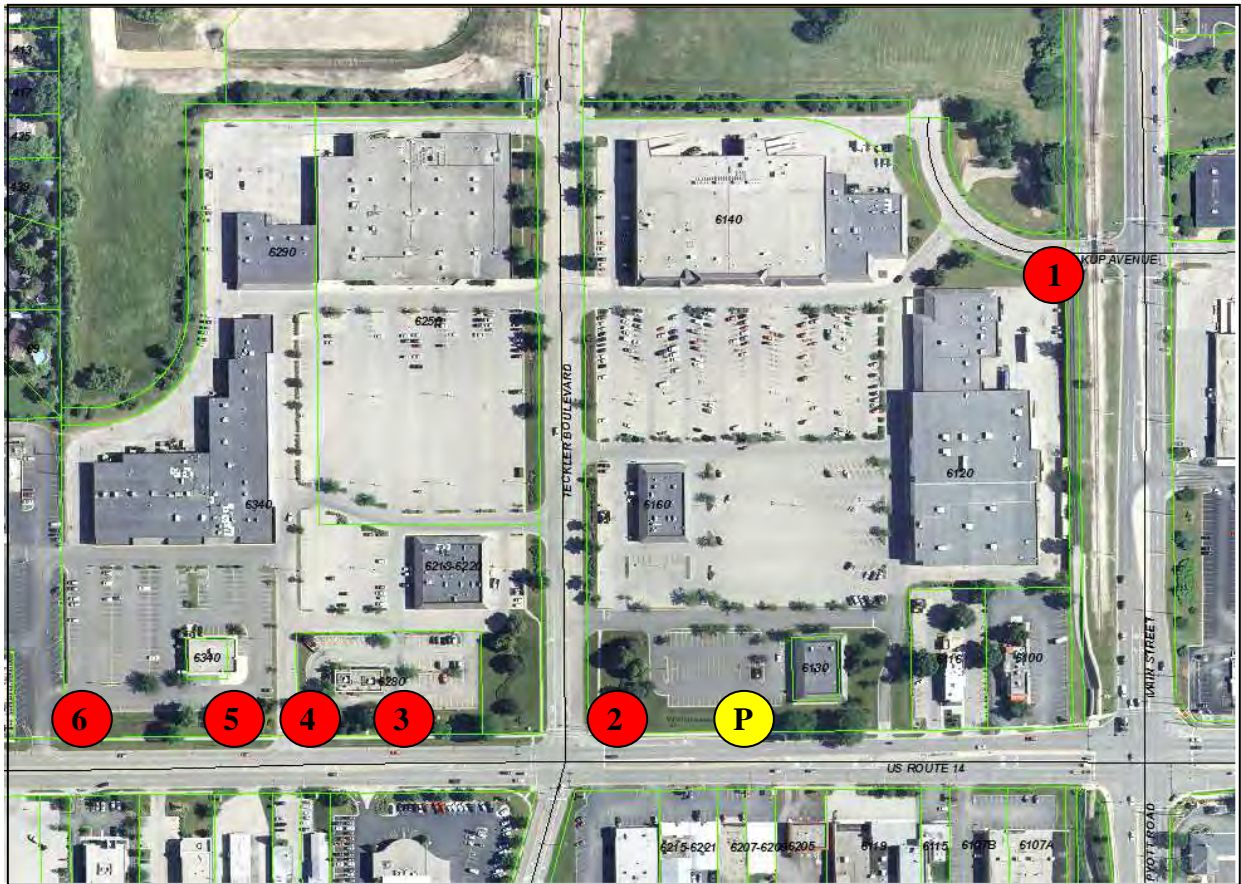
<u>Meeting Dates:</u>	March 16, 2011
<u>Requests:</u>	Final PUD Amendment for the addition of a monument sign.
<u>Location:</u>	6130 Northwest Highway
<u>Acreage:</u>	≈ 35.88 acres (Commons); 0.2 acres (Advance Auto Parts)
<u>Existing Zoning:</u>	“B-2 PUD” General Commercial Planned Unit Development
<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 petitioner appeared before the Planning and Zoning Commission on February 16th for a Final PUD amendment request to allow the addition of a monument sign and wall signage. At that meeting, based on the Commission’s feedback, the petitioner withdrew the monument sign from consideration and consequently it was not acted upon by the Planning and Zoning Commission (PZC). Following the PZC meeting, the representatives for Advance Auto Parts indicated to staff that the lease is contingent on the approval of a monument sign. At the City Council meeting, the wall signs were approved as presented and the request for the approval of a monument sign was referred back to the PZC.

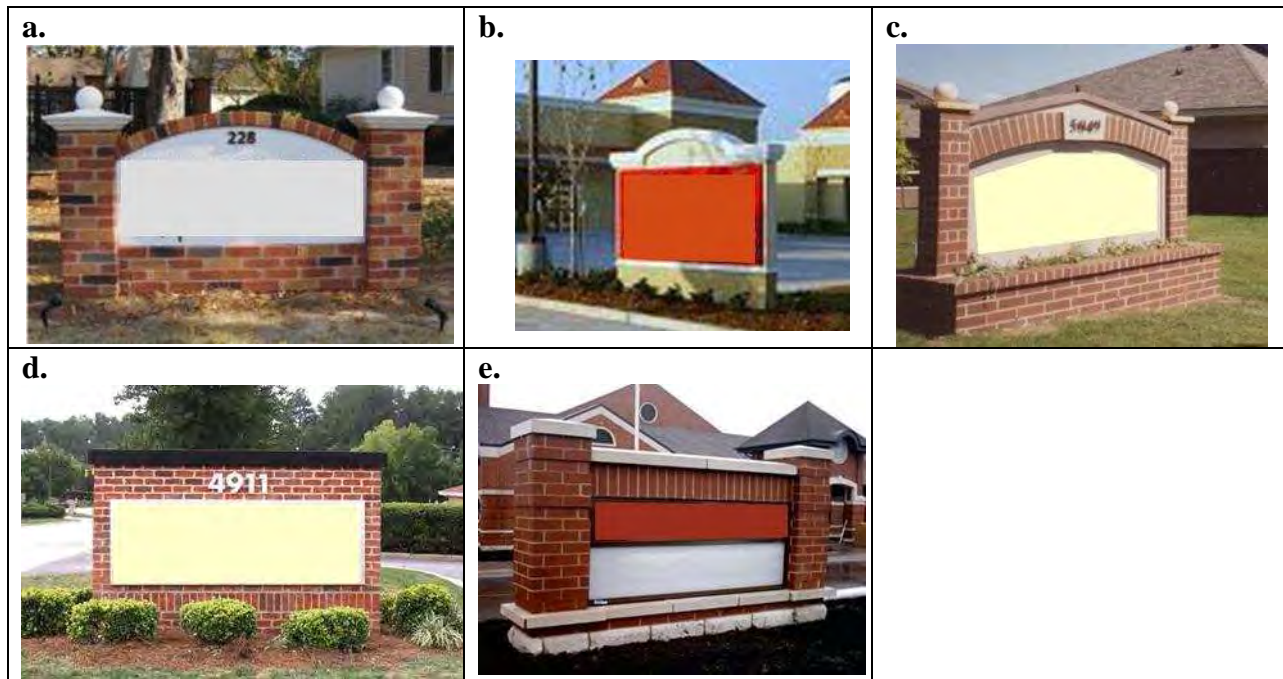
Land Use Analysis:

The petitioners are requesting the addition of a 7 foot high and 35 SF in area monument sign along Northwest Highway. Per the UDO, signs in this commercial district are permitted to be up to 9 feet in height and 80 SF in area. 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.



At the Planning and Zoning Commission meeting, some of the Commissioners expressed that the monument sign could be enhanced to better match the other free-standing signs in this development. In response the petitioner has revised the proposed sign with a masonry base that will match the monument sign on-site.

Examples of further possible enhancements to the sign are provided below as an example.



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 3-9-11
2. The monument sign must be set back at least 10 feet from the property line.
3. 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.
4. Any landscaping to be removed to install the monument sign must be replaced on-site.
5. The monument sign shall be further enhanced with a decorative cap and minimal sides to fully enclose the sign cabinet.
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.

L:\PLANNING AND ECONOMIC DEVELOPMENT\USER FOLDERS\LATIKA_B\Reports\1109.CommonsAdvanceAutoPartsMarch162011.docx

City of Crystal Lake Development Application

Office Use Only

File # _____

9-5-2011

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

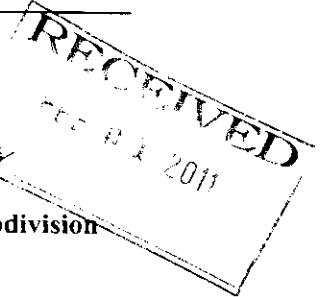
Preliminary Plat of Subdivision

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

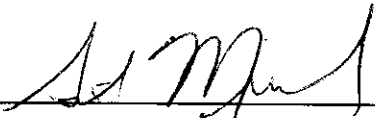
Landscape Architect: N/A

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 Centro Bradley Crystal Lake LLC **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.

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 Woodstack Street, at
which time and place any person
determining to be heard may be
present.

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



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, FEBRUARY 16, 2011
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Vice Chairman Greenman at 7:30 p.m. On roll call, members Esposito, Gavle, Goss, Jouron, Lembke, Skluzacek, and Greenman were present. Members Batastini and Hayden were absent.

Michelle Rentzsch, Director of Planning and Economic Development, Latika Bhide and Elizabeth Maxwell, both Planners, were present from Staff.

Mr. Greenman stated that this meeting is being televised now as well as being recorded for future playback on the City's cable station.

2011-09 ADVANCE AUTO PARTS – 6130 Northwest Hwy – PUBLIC HEARING
Final PUD Amendment for an overhead door, new monument sign and wall signage.

Mr. Greenman said he was told prior to the meeting that the petitioner has removed the request for the overhead door. Ms. Bhide said that is correct.

Mr. Greenman stated that the sign has been posted. He said the surrounding property owners have been notified and the Certificate of Publication is in the file. Mr. Greenman waived the reading of the legal notice without objection.

Michael DeMeulenaere and Charlie SheeLele were present to represent the petition. Mr. DeMeulenaere handed out copies of additional information. He said the integrity of the center will remain. Mr. DeMeulenaere said they are requesting a slight increase in the allowable square footage for wall signs from 75 square feet to 81 square feet. They are also requesting a monument sign as well because there is no room on the existing multi-tenant sign along Route 14. Mr. DeMeulenaere said the center has enough land to allow for an additional monument sign and feels this request is not out of the norm for this site. He said he has read the report and feels they meet all of the criteria listed.

There was no one in the public who wished to speak on this petition. The public portion of the hearing was closed at this time.

Mr. Jouron asked if this business has a larger percentage of its business from auto repair shops or walk in customers. Mr. SheeLele said about 70% of the business is walk-ins. Mr. Jouron asked if there will be a vehicle parked in the lot. Mr. DeMeulenaere said no. Mr. Jouron said he has always pushed for monument signs but this seems to be overkill. He doesn't know how anyone could miss the wall signs. Mr. SheeLele said the existing monument sign at the intersection of Northwest Highway and Teckler blocks the view of

the wall sign when driving east on Route 14. Mr. Jouron said people will know where you are. He is sure that people aren't driving by the business, see it's a parts store and suddenly need to go there to get a part for their car. Mr. DeMeulenaere said there are always new people coming to an area and this business is new to this area and it needs identity. Mr. Jouron asked how tall the monument sign is. Mr. DeMeulenaere said 7 feet. Mr. Jouron asked how tall the wall signs are. Mr. DeMeulenaere said it's about 8-9 feet.

Mrs. Lembke said she would prefer the letters be shrunk to meet the City's requirements. Mr. DeMeulenaere said the wall signs aren't box signs and the sign is proportional to the in-line tenants farther back in the center.

Mr. Esposito agreed with Mr. Jouron that this is a destination place. He said the petitioners are not doing much to the building so the signs should be visible. Once people know their location the additional signage would not be needed.

Mr. Skluzacek said he is glad they removed the request for the overhead door.

Mr. Gavle said he doesn't see a problem with the request and knows it is important to get known in an area.

Mr. Goss said people can get into the site from the entrance off of Route 14 just to the east of this building. Mr. DeMeulenaere said they want people to use a signalized entrance for safety. Mr. Goss said the colors that are to be used on this sign will stand out enough. He would prefer the petitioner match the criteria for the PUD. Mr. Sheel said the red in the sign is not illuminated but painted on. It will be subdued. They would like to keep the requested square footage since the business name is so long. Only the first letter in each word is capitalized. He added that the sign criteria is put together by sign companies. Mr. Goss said the sign criteria for developments within the City are put together by Staff and the developer – not a sign company.

Mr. Greenman said he agrees with Mr. Goss regarding the size of the wall signs. He said regarding the monument sign it seems that the sign is placed on top of the block. The other monument sign has brick on the sides. Mr. Greenman stated that the rendering presented is unacceptable as presented. There have been many people in the past who have come before this Commission and gave them the same argument about the size of the signs. He thinks the amount of signage requested is overkill. Mr. Greenman added that the petitioner can come back if they find they need the monument sign but feels if they market the business that they are in front of Jewel and Toys R Us people will have no problem finding them.

Mr. Jouron said he doesn't care for the monument sign. Mr. Esposito agreed and feels the sign is not necessary. Mr. Greenman asked the petitioners how they would like to proceed. Mr. Sheel asked for a straw poll of the Commissioners regarding the monument sign. One member was in favor of the sign. Mr. Skluzacek said they can come back later if they still feel they need a monument sign. Mr. Sheel said they would like to withdraw the request for the monument sign at this time.

Mr. Greenman said the Commission will vote on the wall signage only. Mr. Goss said they meet the

Findings of Fact.

Mr. Goss moved to approve the Final PUD Amendment for: ~~A. Architectural changes to add an 8' x 8' overhead door to the west facade;~~ and B. Addition of a monument sign and wall signage for Advance Auto Parts at 6130 Northwest Highway with the following conditions:

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.

Mr. Esposito seconded the motion. On roll call, all members voted aye. Motion passed.



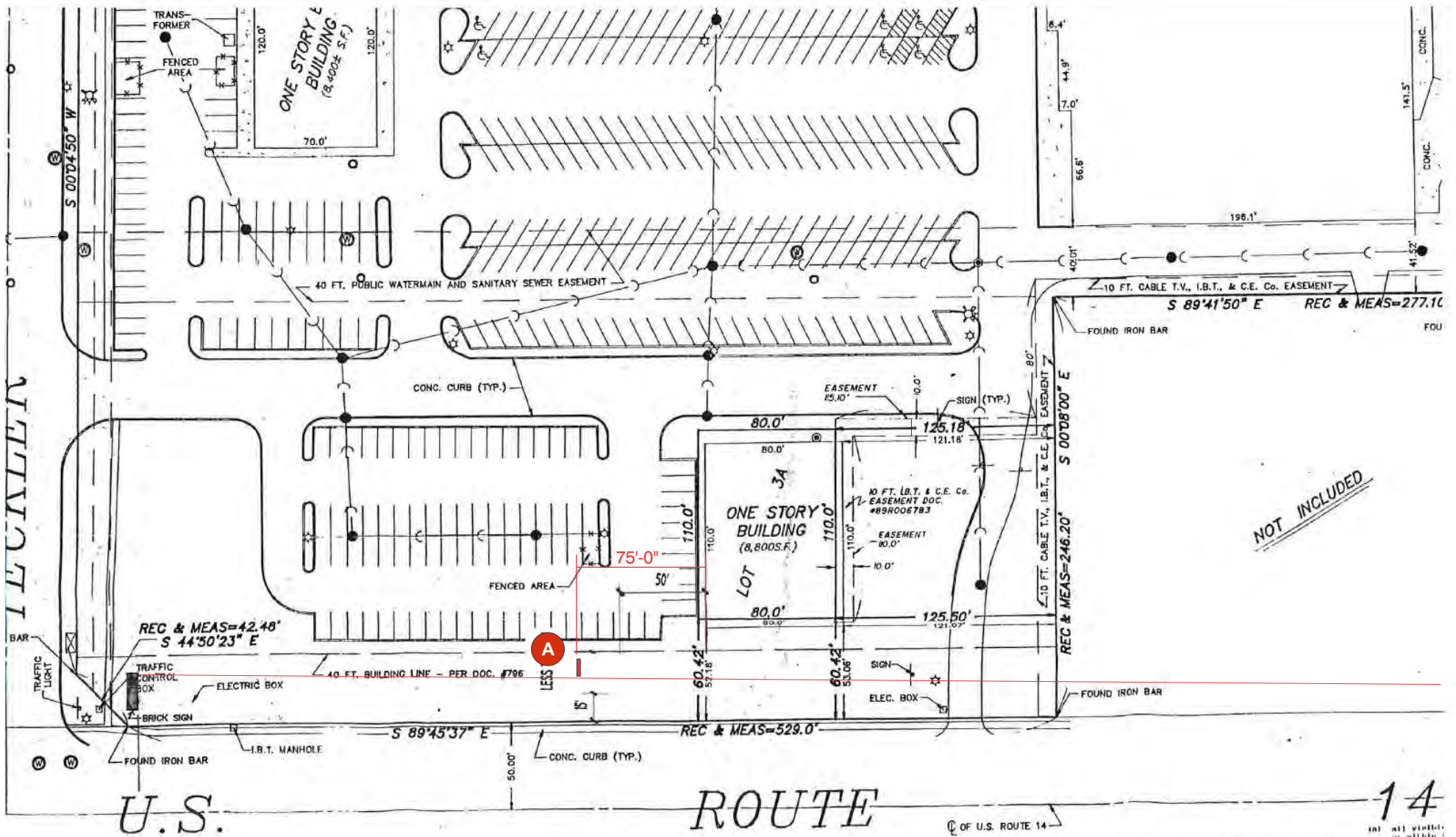
Store #8871
6340 Northwest Hwy
Crystal Lake, IL

Advance Auto Parts 



Aerial View

February 28, 2011



NOT INCLUDED

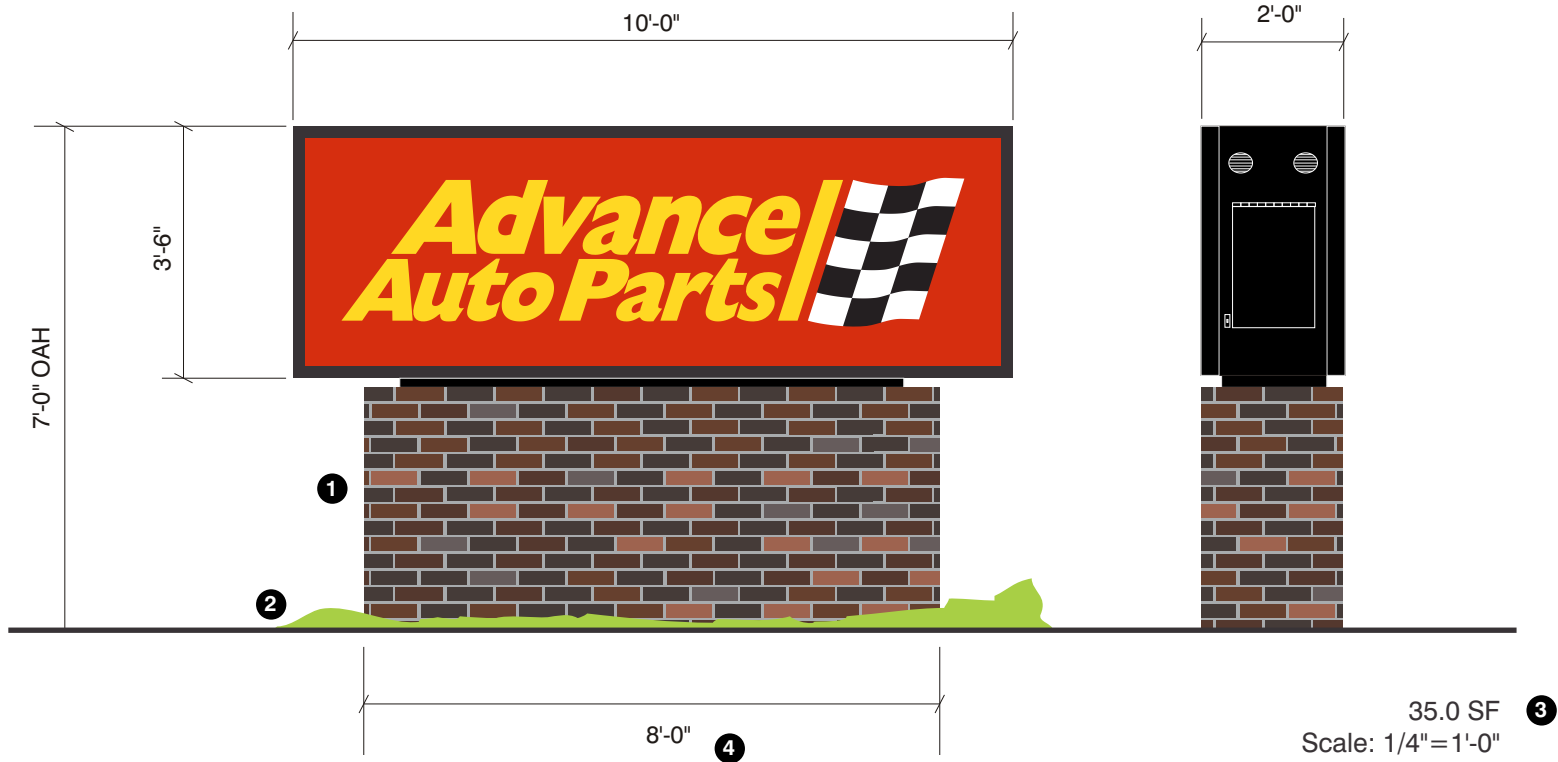
The Commons of Crystal Lake Advance Auto Monument Sign Approval

Proposed Monument Location

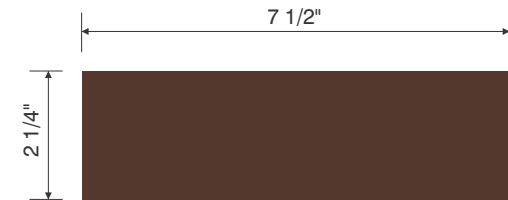


Existing Multi-Tenant Monument

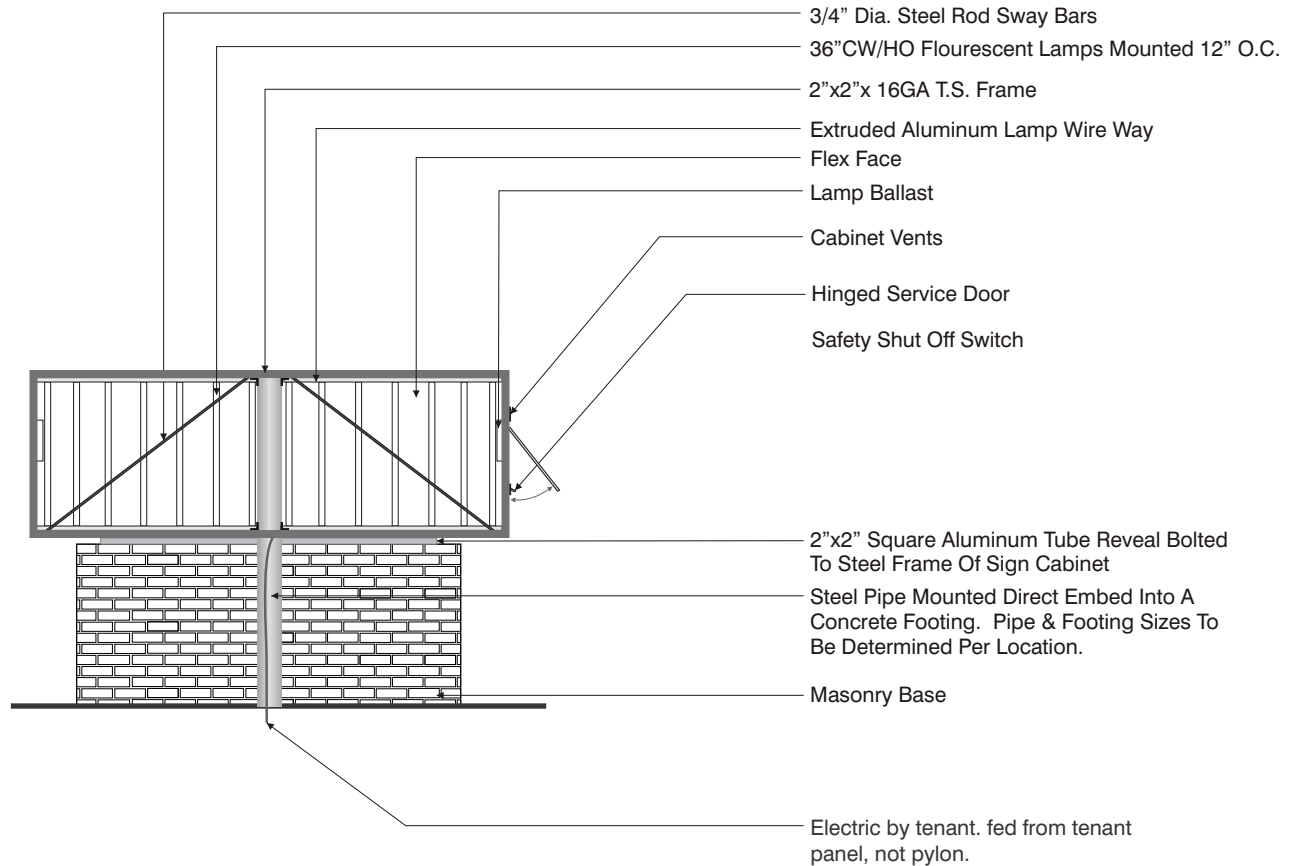
A 3'-6" x 10' Monument at 7' OAH



- ❶ New monument base will have masonry designed to match columns of existing multi-tenant monument near site. This includes the primary brick color, accent colors and mortar joints.
- ❷ Landscaping will be planted around base of sign equaling 1 square foot of landscape per 1 square foot of sign area (35.0 SF total).
- ❸ Allowed square footage is 80.0 and allowed overall height of sign is 9'-0". Monument is less than half of allotted square footage (43.8%) 2'-0" shorter than allotted height.
- ❹ Monument base width is 80% of sign cabinet width.



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



Inside Of Cabinet To Be Primed White

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

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.

RECEIVED
FEB 16 2011
AT PEC meeting
BY:

Store #8871
6340 Northwest Hwy
Crystal Lake, IL

Advance Auto Parts 



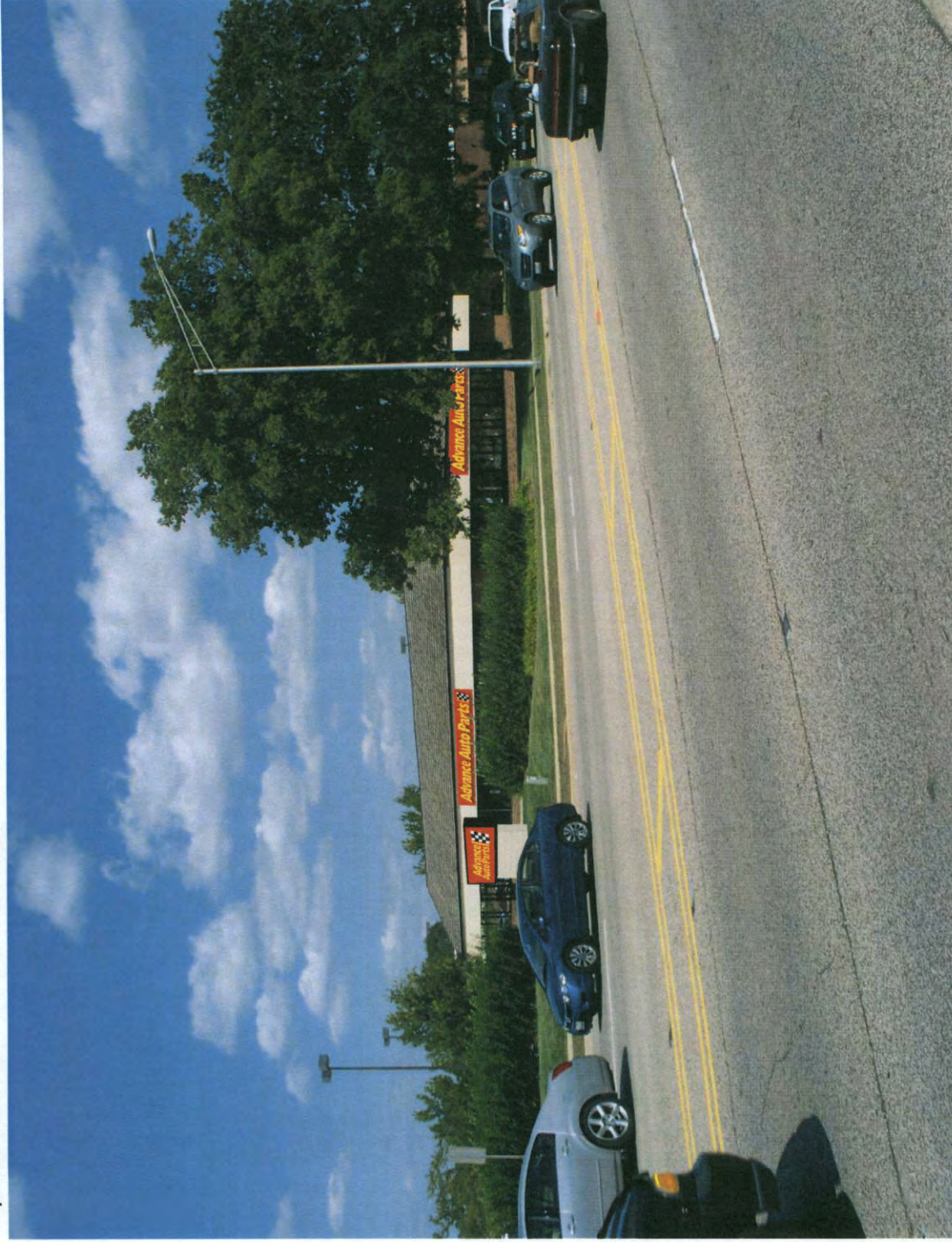
Driver Recognition & Sign Visibility



Driver Has Not Recognized Signage

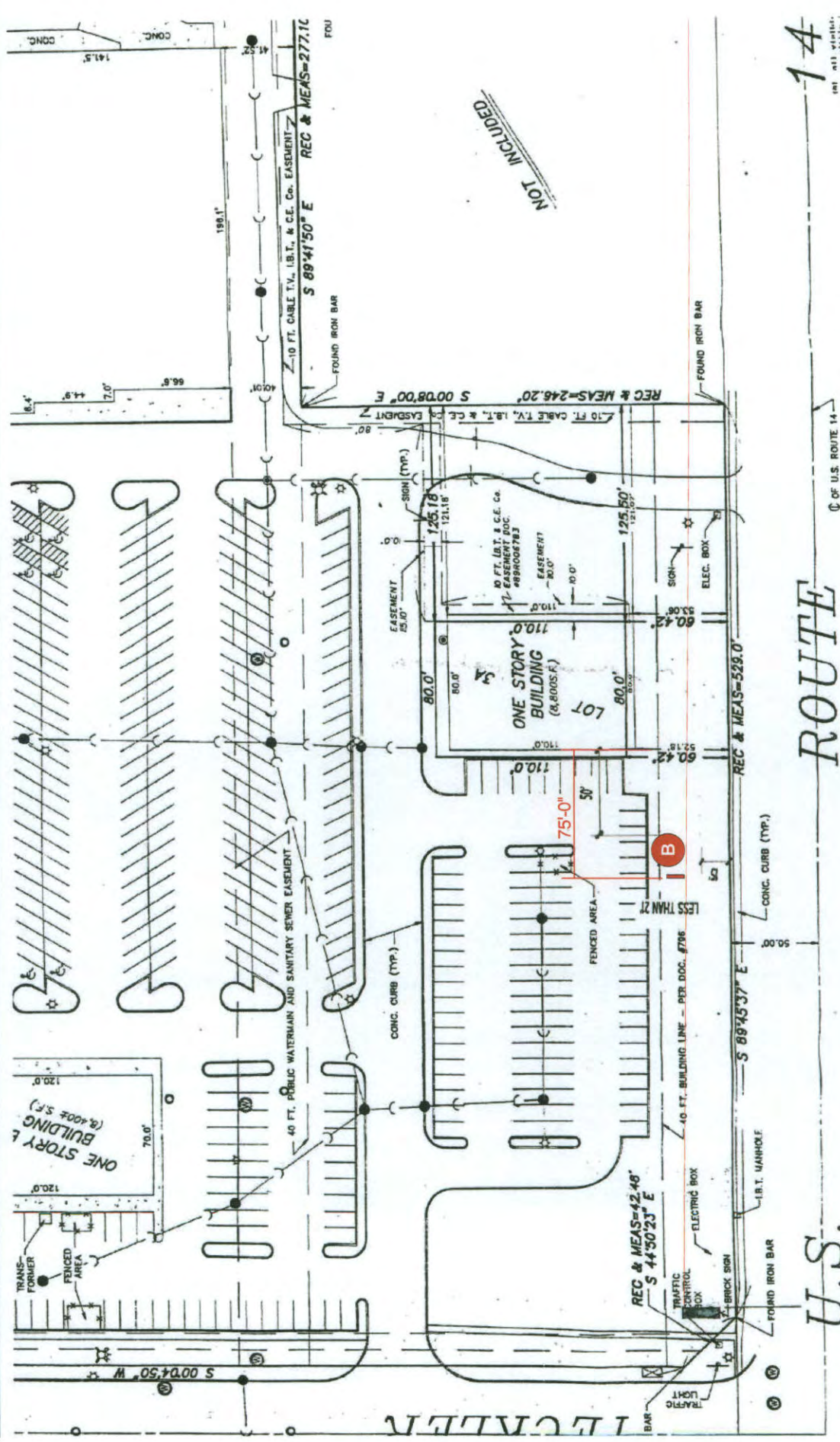
Driver Has Recognized Signage

Proposed West and South Elevations - 3'-6" x 33'-4" - Area Behind Sign Painted Red, Rest of Facade Color to Remain As-Is
Proposed Monument - 3'-6" x 10'-0" at 7' OAH



*Signage size and placement are approximate.





NOT INCLUDED

14

ROUTE

U.S.

William J. VandenBerghe, a Registered Land Surveyor, is licensed in the State of Illinois for the 6th quad, 1st district, and is the author of this plan.

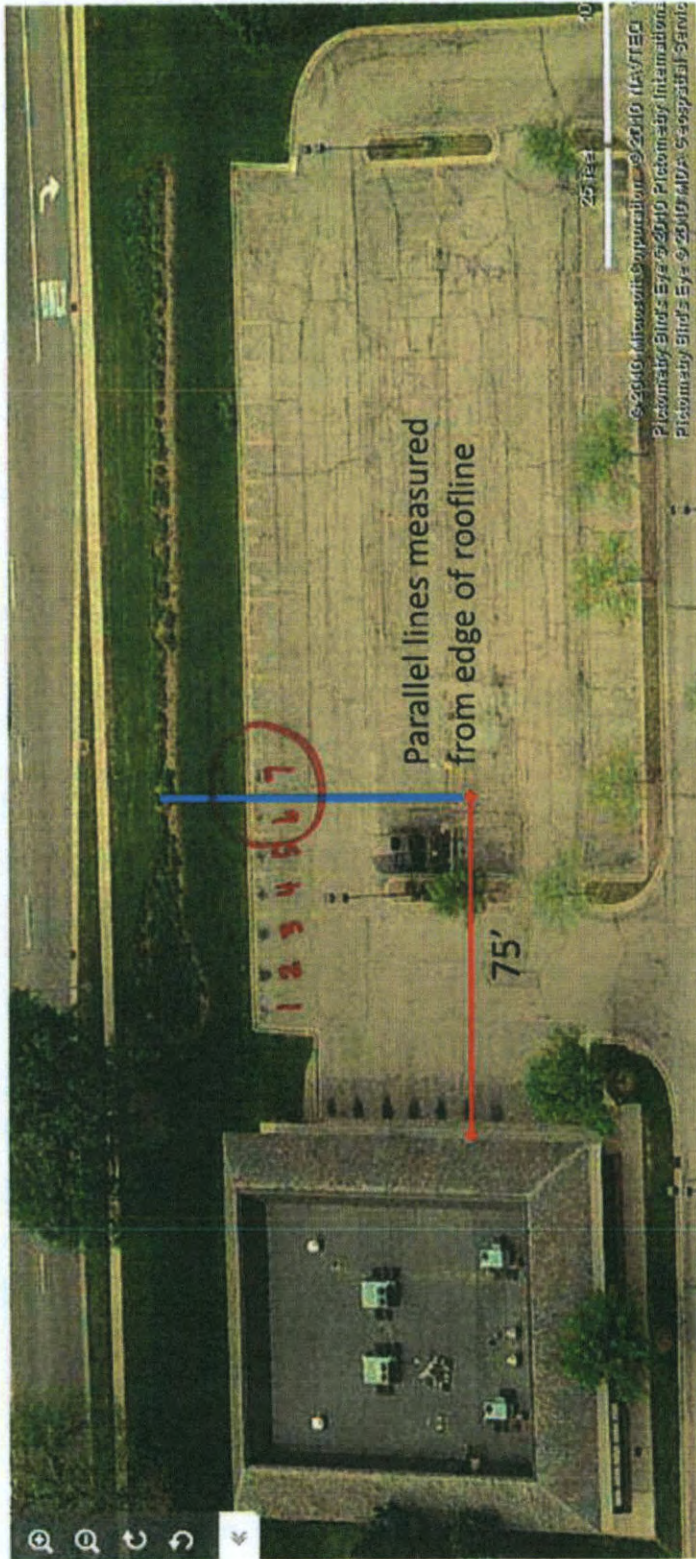
DATE: 02/16/11

BY: WJV

The Commons of Crystal Lake Advance Auto Monument Sign Approval

Page 3
REVISED

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



Plane of View Comparison



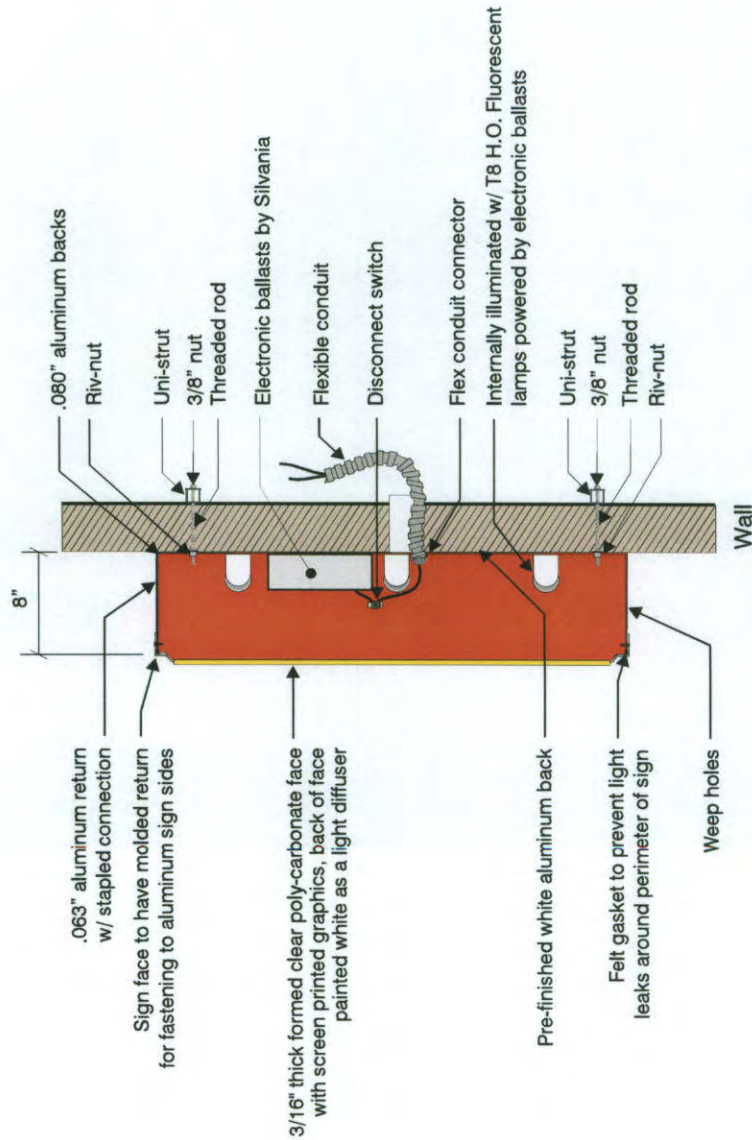
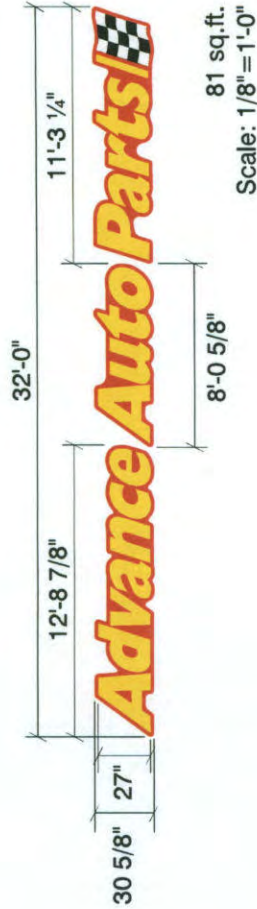
Jewel Pylon

200 feet

400 feet

500 feet

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.
.063 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:

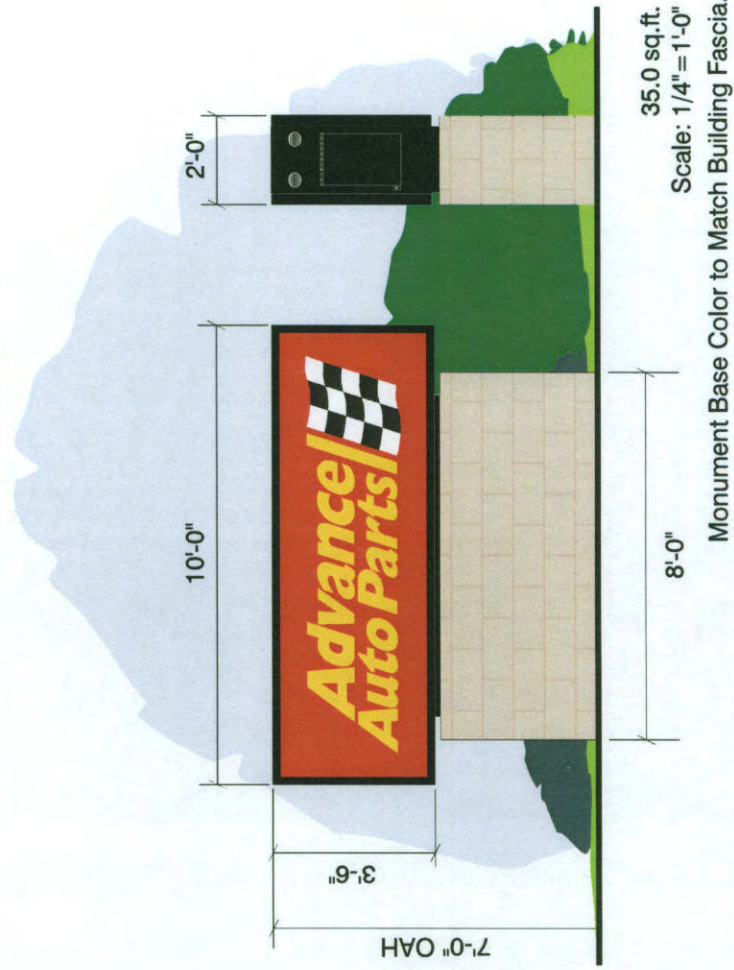
Cabinets are internally illuminated with T8 H.O. fluorescent lamps powered by electronic ballasts by Sylvania

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.

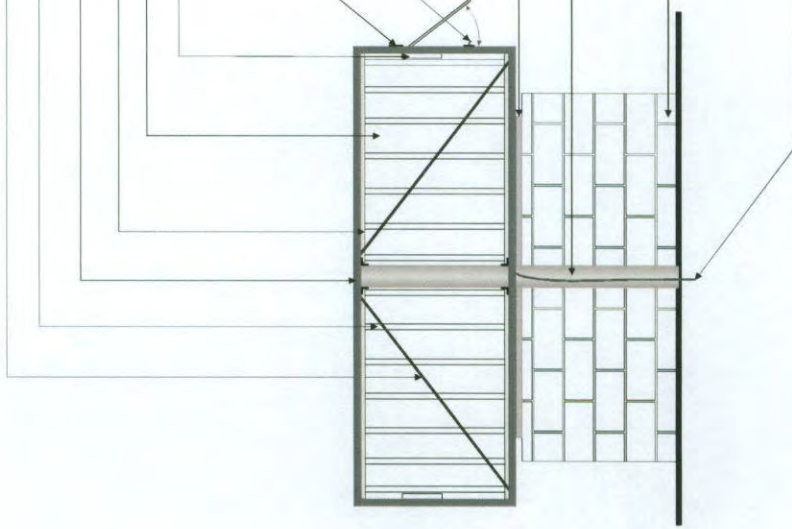
EACH CABINET REQUIRES (2) TWO DEDICATED 20 AMP CIRCUITS, 120 VOLT
All Electrical Components are UL Listed

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



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

- 3/4" Dia. Steel Rod Sway Bars
- 36" CW/HO Fluorescent Lamps Mounted 12" O.C.
- 2"x2" x 16GA T.S. Frame
- Extruded Aluminum Lamp Wire Way
- Flex Face
- Lamp Ballast
- Cabinet Vents
- Hinged Service Door
- Safety Shut Off Switch



- 2"x2" Square Aluminum Tube Reveal Bolted To Steel Frame Of Sign Cabinet
- Steel Pipe Mounted Direct Embed Into A Concrete Footing. Pipe & Footing Sizes To Be Determined Per Location.
- Masonry Block Base. Base To Be Coated With Sherwin Williams Heavy Duty Block Filler 25W25. Painted to match building fascia. Supplied and installed by GC
- Electric by tenant. fed from tenant panel, not pylon.
- **Inside Of Cabinet To Be Primed White**

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

- 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.