



#2011-12 buybuy Baby - Final PUD Amendment Project Review for Planning and Zoning Commission

<u>Meeting Dates:</u>	March 16, 2011
<u>Requests:</u>	Final PUD Amendment to allow elevation changes to cover the faux windows with graphic panels.
<u>Location:</u>	5540 Northwest Highway
<u>Acreage:</u>	≈ 3.98 acres
<u>Existing Zoning:</u>	“B-2 PUD” General Commercial Planned Unit Development
<u>Surrounding Properties:</u>	North: “M-PUD” Manufacturing Planned Unit Development South: “B-2 PUD” General Commercial Planned Unit Development 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:

A Final Planned Unit Development approval was granted for the Bohl Farm Marketplace in 1998 that provided a row of anchor tenants in the main northern building and five outlot buildings closer to Route 14. The main anchor tenants are Dominick’s, Kohl’s, Dress Barn, Target, and buybuy Baby that occupied the former Linens ‘n Things location, a tenant space of 33,235 square feet that is located on a lot that is 3.98 acres in area.

Land Use Analysis:

An administrative PUD amendment was previously approved for buybuy Baby to allow changes to the façade. These changes included replacing the red awnings over the two faux windows on the façade with arched blue awnings; the addition of a new arched peak and sign band and repainting of the canopy and pillars. The original PUD approval granted 150 square feet of wall signage to the former Linens ‘n Things tenant space. buybuy Baby requested and was granted a bonus sign area to allow a 211.58 square feet of wall signage.

Earlier this year, the Building Division noticed that graphic panels were attached to the two faux windows on the façade. The petitioners were informed that these graphic panels were not approved through the PUD approvals. The petitioner indicated that these graphic panels were part of their standard storefront design and would like to retain them. Consequently, the petitioner has applied for a Final PUD amendment to allow these graphic panels.



Each panel is 8'-6" x 18'-7" in size for a total area of 316 square feet for both panels. The panels have some product pictures and highlight online shopping and baby registry.

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 2-24-11

B. Elevation Graphics, received 2-24-11

2. The graphic panels cannot be internally or externally illuminated at any time.
3. The approval is for the graphic panels as presented. The panels cannot be replaced without staff approval.
4. 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.

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**City of Crystal Lake
Development Application**

Office Use Only

File # _____

Project Title: BUY BUY BABY - CRYSTAL LAKE, IL

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

BUY BUY
BABY

Name: JAMES STRYKER

Address: 650 LIBERTY AVE
UNION, NJ 07083

Phone: 908-855-4663

Fax: 908-688-0295

E-mail: JAMES.STRYKER
@BEDBATH.COM

Owner Information (if different)

Name: INLAND COMMERCIAL PROPERTIES

Address: 2901 BUTTERFIELD RD
OAK BROOK, IL 60523

Phone: 630-218-7358

Fax: 630-218-5270

E-mail: LEV@INLANDREALESTATE.COM

Property Information

Project Description: INSTALLATION OF (2) GRAPHICS OVER
EXISTING FAUX WINDOWS FLANKING EACH SIDE OF
THE ENTRY TO THE STORE. EACH GRAPHIC IS 8'-6" TALL
X 18'-7" WIDE AND IS PLACED IN A METAL FRAME WHICH
IS THEN MECHANICALLY SECURED TO THE FAUX WINDOW AREA.

Project Address/Location: BUY BUY BABY, 5540 N.W. HWY, CRYSTAL LAKE, IL

PIN Number(s): 19-04-452-002

Development Team

Please include address, phone, fax and e-mail

Developer: N/A

Architect: N/A

Attorney: N/A

Engineer: N/A

Landscape Architect: N/A

Planner: N/A

Surveyor: N/A

Other: _____

Signatures

JAMES STRYKER James Striker FEB 10, 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.

DEAN LEV Dean Lev FEBRUARY 18, 2011
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 PETITION OF JAMES STRYKER ON BEHALF OF BUYBUY BABY

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 of the City of Crystal Lake upon the application of James Stryker on behalf of buybuy Baby, for a Final Planned Unit Development Amendment relating to the following described real estate commonly known as 5540 Northwest Highway, Crystal Lake, Illinois 60014, PIN: 19-04-452-002.

This application is filed for the purposes of seeking a Final Planned Unit Development Amendment pursuant to Article 4-500, Planned Unit Development Standards and Article 9, Administration of the UDO to allow elevation changes to cover the faux windows and add approximately 316 square feet of graphic panels, as well as any other variations that may be necessary to allow the plans as presented.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday March 16, 2011, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person desiring to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald
March 1, 2011)

RECEIVED
FEB 24 2011
BY:

1 2 2011

#0040 CRYSTAL LAKE II
EXTERIOR ELEVATION GRAPHIC
FINISHED SIZE: 18'-7" (W) x 8'-6" (H)
SCALE 1:10

B-RIGHT SIDE



18'-7" (223")

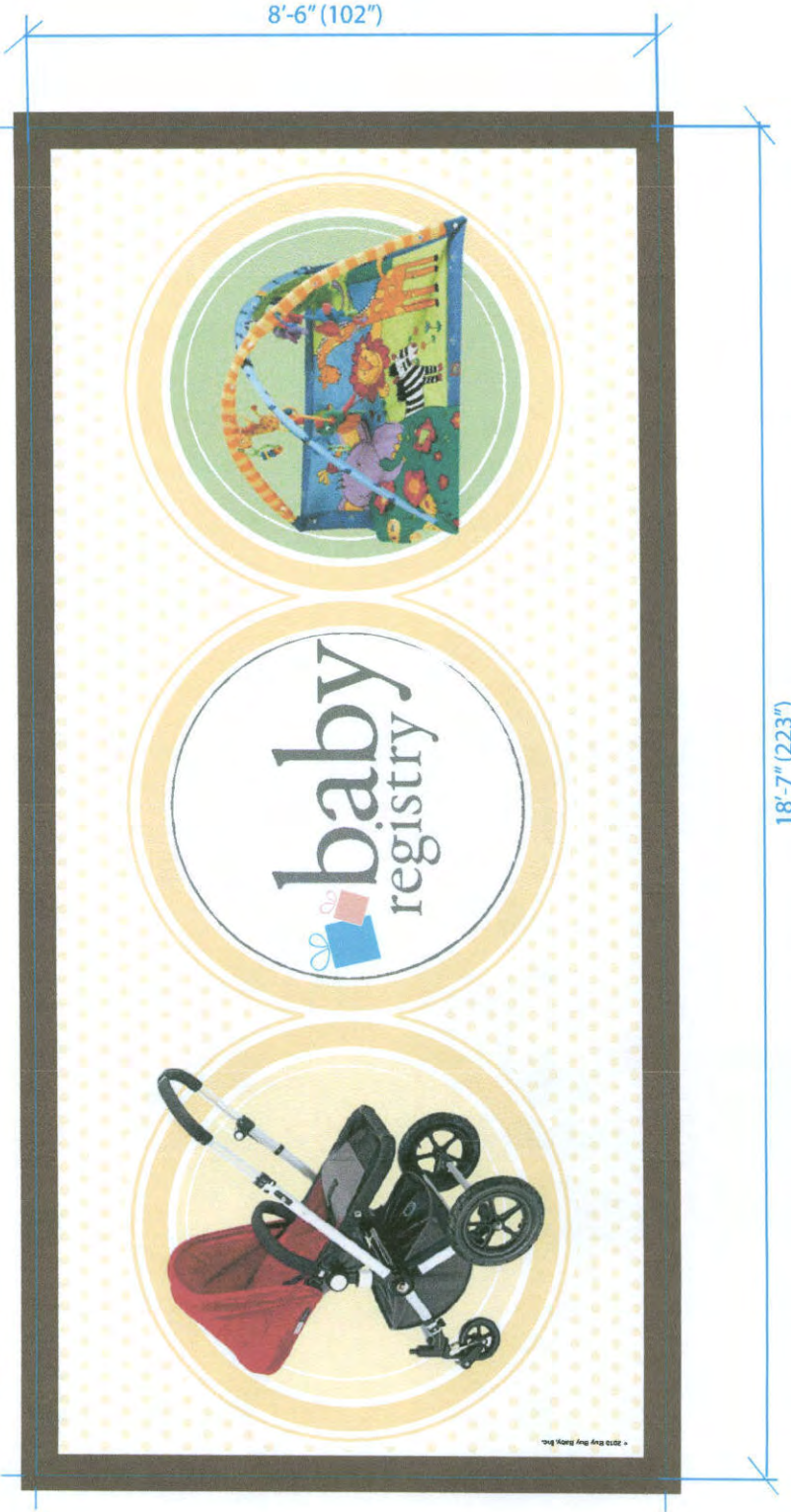
CREATED: 11/11/10
REVISED:

RECEIVED
FEB 24 2011
BY:

1 2 2011

#3040 CRYSTAL LAKE IL
EXTERIOR ELEVATION GRAPHIC
FINISHED SIZE: 18'-7" (w) x 8'-6" (h)
SCALE 1:10

A - LEFT SIDE



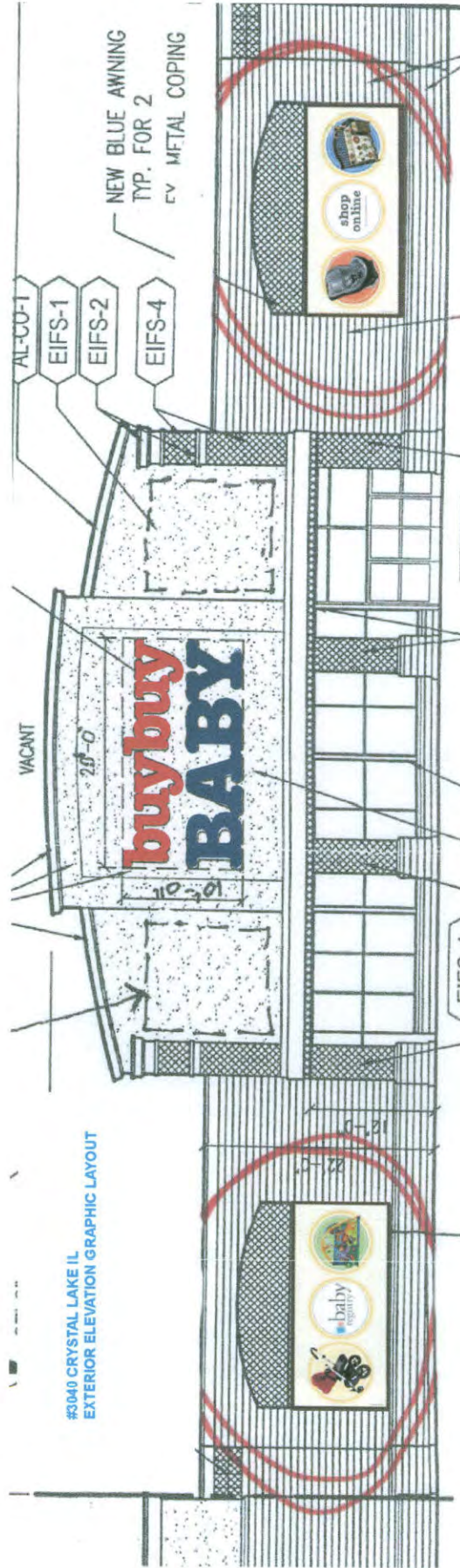
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**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, MAY 19, 2010
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

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

Mr. Batastini asked those in attendance to rise to say the Pledge of Allegiance. He led those in attendance in the Pledge.

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

Mr. Batastini stated that since both the Chairman and Vice Chairman were absent for this meeting, there needed to be a vote by the Commissioners for a Chairman Pro-Tem. Mr. Goss moved to appoint Mr. Batastini as Chairman Pro-Tem. Mr. Esposito seconded the motion. On voice vote all members voted aye. Motion passed.

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

2010-34 BUY BUY BABY – 5540 Northwest Highway - PUBLIC MEETING

Bonus Sign Area for additional wall signage.

Enrique N. Castel with JTS Architects and Dean Lev with Inland Commercial Properties Management were present to represent the petition. Mr. Castel said they had provided staff with an elevation of the building showing the sign proposed. He understands that the ordinance allows for Bonus Area for signs. They are requesting 211.58 square feet.

There was no one in the public who wished to speak on this petition.

Mr. Goss asked if the business will have any panels on the monument signs for the shopping center. Mr. Castel said they will have a panel on both signs.

Mr. Esposito said he has no problem with the request since the building is set back from Route 14. Mr. Jouron has no concerns with this request.

Mr. Skluzacek asked if the petitioner had any concerns with the recommended conditions in the staff report. Mr. Lev said no.

Mr. Skluzacek moved to approve the Bonus Sign Area for additional wall signage for Buy Buy Baby at 5540 Northwest Highway with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (Inland, received 5/11/10).
 - B. Sign information (received 5/12/10).

2. Signage
 - A. Due to this anchor tenant's distance from the roadway and the length of the business name, the buy buy Baby business is permitted 211.58 square feet of wall signage. All other provisions shall meet the requirements of the Sign Code.

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

Mayor's Report

Mayor Shepley spoke about this year's Memorial Day parade and program honoring those who served our Country, and he thanked the members of the American Legion, VFW and City staff who organized it.

City Council Reports

City Clerk Nick Kachiroubas, spoke about the upcoming America's Cardboard Cup Regatta on June 26, noting that all proceeds go to charity.

Consent Agenda

Councilwoman Brady Mueller moved to approve a Consent Agenda consisting of Items 11, 12, 13, 14, and 16. Councilman Thorsen seconded the motion. On roll call, all voted yes. Motion passed.

- 11. *Evangelical Free Church, 575 East Crystal Lake Avenue – Approved a Unified Development Ordinance Sign Variation request to install an illuminated freestanding sign.*
- 12. *Hobby Town, 15 Crystal Lake Plaza – Approved a Temporary Use Permit request to allow a Special Promotion for radio control car racing, pursuant to staff recommendations.*
- 13. *Cody's Farm – Approved a Temporary Use Permit request to allow the seasonal sale of produce at 130 Virginia Street, pursuant to staff recommendations.*
- 14. *Buy Buy Baby, 5540 Northwest Highway – Approved the Planning and Zoning Commission recommendations for the Planned Unit Development bonus sign area for a wall sign.*
- 16. *Regional Sports Center, 1310 Ridgefield Road – Approved the Planning and Zoning Commission recommendation and adopted an ordinance granting a Final Planned Unit Development Amendment to allow various events such as celebrations and gatherings at this location; Special Use Permit Amendment for a previously granted Special Use Permit for commercial recreation to allow dog agility shows, soccer and lacrosse tournaments and associated vendors; and a Special Use Permit to allow off-street parking facilities in another zoning district not located in the same block. (Note: Councilwoman Ferguson requested that the parking situation be monitored.)*
- **Crystal Lake Senior Housing Project, Congress Parkway – Preliminary Planned Unit Development with height variation for a senior independent living development; and Land Use Variation to allow this use in the “B-2 PUD” district.**

Mayor Shepley noted that the petitioner had amended their petition per the Planning and Zoning Commission's (PZC) recommendation, and the PZC had approved it with a 5-0 vote. Attorney Kelly Cahill described the project, stating that the property had been vacant for some time, and the proposal was for affordable 1-2 bedroom senior housing units. She stated that the proposal was for a four-story building to accommodate a parking garage on the first floor and preserve as much green space as possible. She added that the parking garage would have windows for natural lighting and other green aspects. She stated that she felt the project made sense for the area, whereas it might not be appreciated in a residential zoned area because of the building height, truck deliveries, etc.