



#2011-54 Crystal Lake Bank and Trust Project Review for Planning and Zoning Commission

<u>Meeting Dates:</u>	November 2, 2011
<u>Requests:</u>	(1) Final PUD Amendment and Special Use Permit to allow an electronic message center sign; (2) Variations from the maximum allowable height of 6 feet to allow 12 feet and the maximum allowable area of 32 square feet to allow 92.1 square feet for a free-standing sign.
<u>Location:</u>	5100 Northwest Highway
<u>Acreage:</u>	Approximately 2.42 acres
<u>Existing Zoning:</u>	“B-2 PUD” General Commercial Planned Unit Development
<u>Surrounding Properties:</u>	North - “B-2 PUD” General Commercial PUD South - “B-2” General Commercial East - “B-2 PUD” General Commercial PUD West - “B-2 PUD” General Commercial PUD
<u>Staff Contact:</u>	Latika V. Bhide 815.356.3615

Background:

- The property in question, at 5100 Northwest Highway, is located at the northwest corner of Route 14 and Pingree Road and was the erstwhile location of Amcore Bank.
- In 1999, Amcore Bank requested a Final PUD Amendment to expand the facility, allow additional signage and enlarge the improved lot to provide an access point along Pingree Road.
- Amcore Bank also received approval for a Common Sign Plan in 2004.
- Crystal Lake Bank and Trust, the current property owner, is requesting a Final PUD Amendment, SUP and variations to replace the existing free-standing sign with an electronic message center.

Land Use Analysis:

- The property is zoned “B-2 PUD”, General Commercial Planned Unit Development. This district is the City’s primary commercial district accommodating highway service uses and community or regional commercial, office and service uses. The “B-2” district is intended to provide for a full range of commercial uses.

Signage

- Two free-standing signs were approved for this property.
- The petitioner is requesting to replace the free-standing sign along Northwest Highway with an electronic message center sign.
- The existing sign is 6'-6" high and 40 square feet in area. The sign is internally illuminated. The sign is setback 15 feet from the property line along Northwest Highway and 28 feet from the property line along Pingree Road.



- The proposed sign is 12-foot high and 91.2 square feet in area. The sign will have an approximately 22.5-square-foot electronic message center component.
- The other free-standing sign will be refaced, but will be meet the approved height and area dimensions from earlier PUD approvals.

UDO Requirements

- Per the Land Use Table in the UDO, Financial Institutions including automatic teller machines, bank/savings and loans, credit unions, currency exchange are classified under the 'Office' sub-category under the 'Commercial' use category.
- The signage allowed on a property is based on the use of the property, not the zoning designation of the property.
- Therefore, a free-standing sign for this use is permitted to be 6 feet in height and 32 square feet in area.

Findings of fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting a Final Planned Unit Development approval, Special Use Permit and

variations 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

Additionally, Section 2-400 C of the UDO, establishes specific criteria for consideration before the issuance of a Special Use Permit for Electronic Message Center signs.

- a. Number Permitted: One EMC Sign may be incorporated into any freestanding business sign on a property, provided that such freestanding sign would otherwise be permitted within the underlying Zoning District and subject to the following restrictions:
- (i) Minimum Width: The zoning lot upon which an EMC may be permitted must have a minimum of 200 contiguous lineal feet of frontage that must be located on Route 14 or Route 31.
Property meets the minimum width requirement.
- (ii) Minimum Area: The zoning lot upon which an EMC may be permitted must have a minimum of 2 acres of total lot area.
Property meets the minimum area requirement.
- (iii) Maximum Gross Surface Area: The maximum gross surface area of the EMC portion of any sign shall not exceed 32 square feet or 40% of the sign's total area; whichever is smaller. The EMC portion must occupy the bottom half of the sign. The maximum gross area of any sign within which an EMC sign is incorporated shall comply with the requirements for maximum gross surface area based on the underlying Zoning District and shall include the surface area of the EMC. The sign must be outside of the required setback and located on the middle third of the property.
The proposed EMC portion is approximately 22.5 square feet in area and is less than the allowable area for an EMC portion of the sign. The EMC portion is located in approximately the middle third of the sign. The proposed gross area of the sign is 92.1 SF which exceeds the allowable area of 32 SF. The sign is located outside the required setbacks, but is not located on the middle third of the property. The location of the sign was approved as part of an earlier PUD approval.
- (iv) Maximum Height: The EMC sign, including any sign in which the EMC is incorporated, shall comply with the maximum height permitted for any sign based on the underlying Zoning District to which the property is located.

The proposed sign is 12 feet in height and does not meet the 6 foot height requirement for a free-standing sign for this use.

- (v) Pre-existing nonconforming signs: An EMC sign cannot be incorporated into a pre-existing non-conforming sign.

N/A

- (vi) Minimum Design Standards: The EMC sign shall meet all the following design conditions:

- A. The EMC unit must be equipped with both a programmed dimming sequence as well as an additional overriding mechanical photocell that adjusts the brightness of the display to the ambient light at all times of day. Such programming and mechanical equipment shall be set so that the EMC, at night or in overcast conditions, will be no more than 40% of the daytime brightness level.

No information available at this time

- B. All EMCs located on properties adjacent to residential uses must be extinguished from 11:00 p.m. until 7:00 a.m. This restriction shall apply regardless of the location of the EMC on the property.

Not applicable

- C. The message area of an EMC can be illuminated by white or amber incandescent lamps, LED (light-emitting diode) or magnetic discs.

Amber message center is proposed.

- D. The EMC unit must have the “flash” feature disabled and messages shall have a 5-minute “hold” time except for time and temperature messaging which may have a shorter duration, but no less than 1 minute or separate the sign into two areas – one for the message and the other for the time and temperature.

No information available at this time.

- E. The messages displayed on the EMC may only transition from one message to another by either fading or dissolving to black with another message appearing immediately thereafter, without movement or other transition effects between messages.

No information available at this time.

- F. Except as otherwise provided herein, all messages displayed on the EMC must be static and may not reflect movement, flashing, scrolling or changes in shape or size of messages or portions of messages. Streaming and/or live-time video may not be displayed and this function of the EMC must be disabled.

No information available at this time.

- G. The EMC unit must be equipped to override commercial messages for emergency situations such as an “Amber Alert” or other such acute public emergencies, but such override authority for public emergencies shall not exceed 48 total hours within any two week period. The owner of the EMC unit is requested to cooperate with the City of Crystal Lake in order to allow the City to exercise its override authority.

No information available at this time.

- H. The EMC sign must be set in a manner that the display will turn dark in case of a malfunction.

No information available at this time.

- (vii) A free-standing sign may have not more than 2 sign faces. Freestanding signs with more than one sign face must be designed to have the sign faces attached back to back to the support structure. No V-shape freestanding EMC signs shall be permitted.

Complies

- (viii) The EMC unit shall otherwise comply with all other provisions of Article 4-1000 of the Crystal Lake Unified Development Ordinance (“Signs”), including, but not limited to, the prohibition of Off-Premise Signs.

The proposed EMC will not meet the height and area requirement for a free-standing sign for this use. The petitioner will be requesting a variation from these requirements.

Planned Unit Development Variation

The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. If the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation request be lessened or denied.

The petitioner is requesting variations from the maximum allowable height and area restrictions for a free-standing sign to allow a 12-foot high and 92.1 SF in area sign instead of the permitted 6-foot high and 32 SF in area sign.

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. Application, received 10-13-11
 - B. Site Plan, received 10-13-11
 - C. Sign Details, White Way Sign Company, dated 9-12-11, received 10-13-11
2. If the proposed sign is approved, the sign must be reduced to 9 feet in height and 80 SF in area, which are the maximum allowable height and area allowances for a commercial sign.
3. If approved, the proposed sign must meet all design standards for an EMC including:

- A. The EMC unit must be equipped with both a programmed dimming sequence as well as an additional overriding mechanical photocell that adjusts the brightness of the display to the ambient light at all times of day. Such programming and mechanical equipment shall be set so that the EMC, at night or in overcast conditions, will be no more than 40% of the daytime brightness level.
 - B. The EMC unit must have the “flash” feature disabled and messages shall have a 5-minute “hold” time except for time and temperature messaging which may have a shorter duration, but no less than 1 minute. If messages alternate with time/temperature then a 5-minute “hold” time is required for the messages (5-1-5-1 sequence).
 - C. The messages displayed on the EMC may only transition from one message to another by either fading or dissolving to black with another message appearing immediately thereafter, without movement or other transition effects between messages.
 - D. All messages displayed on the EMC must be static and may not reflect movement, flashing, scrolling or changes in shape or size of messages or portions of messages. Streaming and/or live-time video may not be displayed and this function of the EMC must be disabled.
 - E. The EMC unit must be equipped to override commercial messages for emergency situations such as an “Amber Alert” or other such acute public emergencies. Such override authority for public emergencies shall not exceed 48 total hours within any two week period.
 - F. The EMC sign must be set in a manner that the display will turn dark in case of a malfunction.
4. Future changes to the signage, which meet all requirements of the Unified Development Ordinance, shall not be required to amend the PUD.
 5. 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 # 542011

Project Title: Crystal Lake Bank and Trust Company

RECEIVED
OCT 13 2011
BY:

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 checked="" type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Final PUD Amendment | <input type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Name: Jessica Heath-Bolden
Address: 451 Kingston Court
Mount Prospect, IL 60056
Phone: 847-391-0263
Fax: 847-391-0099
E-mail: jessica.heath-bolden@whiteway.com

Owner Information (if different)

Crystal Lake Bank
Name: - James N. Thorpe, CEO/President
Address: 70 N. Williams Street
Crystal Lake, IL 60014
Phone: 815-788-3239
Fax: _____
E-mail: jthrope@crystallakebank.com

Property Information

Project Description: Installation of a ground sign with an
electronic reader board. This sign will be mounted to an existing masonry base

Project Address/Location: 5100 Northwest Highway

PIN Number(s): 19-04-476-015

**City of Crystal Lake
Development Application**

Office Use Only File # _____

Project Title: Crystal Lake Bank

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 checked="" type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Final PUD Amendment | <input type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Name: Jessica Heath-Bolden
Address: 451 Kingston Court
Mount Prospect, IL 60056
Phone: 847-391-0263
Fax: 847-391-0099
E-mail: jessica.heath-bolden@whiteway.com

Owner Information (if different)

Name: Crystal Lake Bank
- James N. Thorpe, CEO/President
Address: 70 N. Williams Street
Crystal Lake, IL 60014
Phone: 815-788-3239
Fax: _____
E-mail: jthorpe@crystallakebank.com

Property Information

Project Description: Installation of a ground sign with an
electronic reader board. This sign will be mounted to an existing masonry base

Project Address/Location: 5100 Northwest Highway

PIN Number(s): 19-04-476-015

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: Sign Contractor - White Way Sign Company - 451 Kingston Ct. Mt. Prospect, IL 600
847- 391-0263, jessica.heath-bolden@whiteway.com and Fax is 847-391-0099

Signatures

Jessica Heath-Bolden

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.

Crystal Lake Bank + Trust Co by James Thorpe  10-12-11

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,
MCHENRY COUNTY, ILLINOIS**

**IN THE MATTER OF THE APPLICA-
TION OF JESSICA HEATH-BOLDEN
ON BEHALF OF CRYSTAL LAKE
BANK & TRUST COMPANY**

LEGAL NOTICE

Notice is hereby given in compli-
ance 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 Jessica Heath-Bold-
en on behalf of Crystal Lake Bank
and Trust Company relating to the
following described real estate
commonly known as 5100 North-
west Highway, Crystal Lake, Illinois
60014 PIN: 19-04-476-015 (the
"Subject Property").

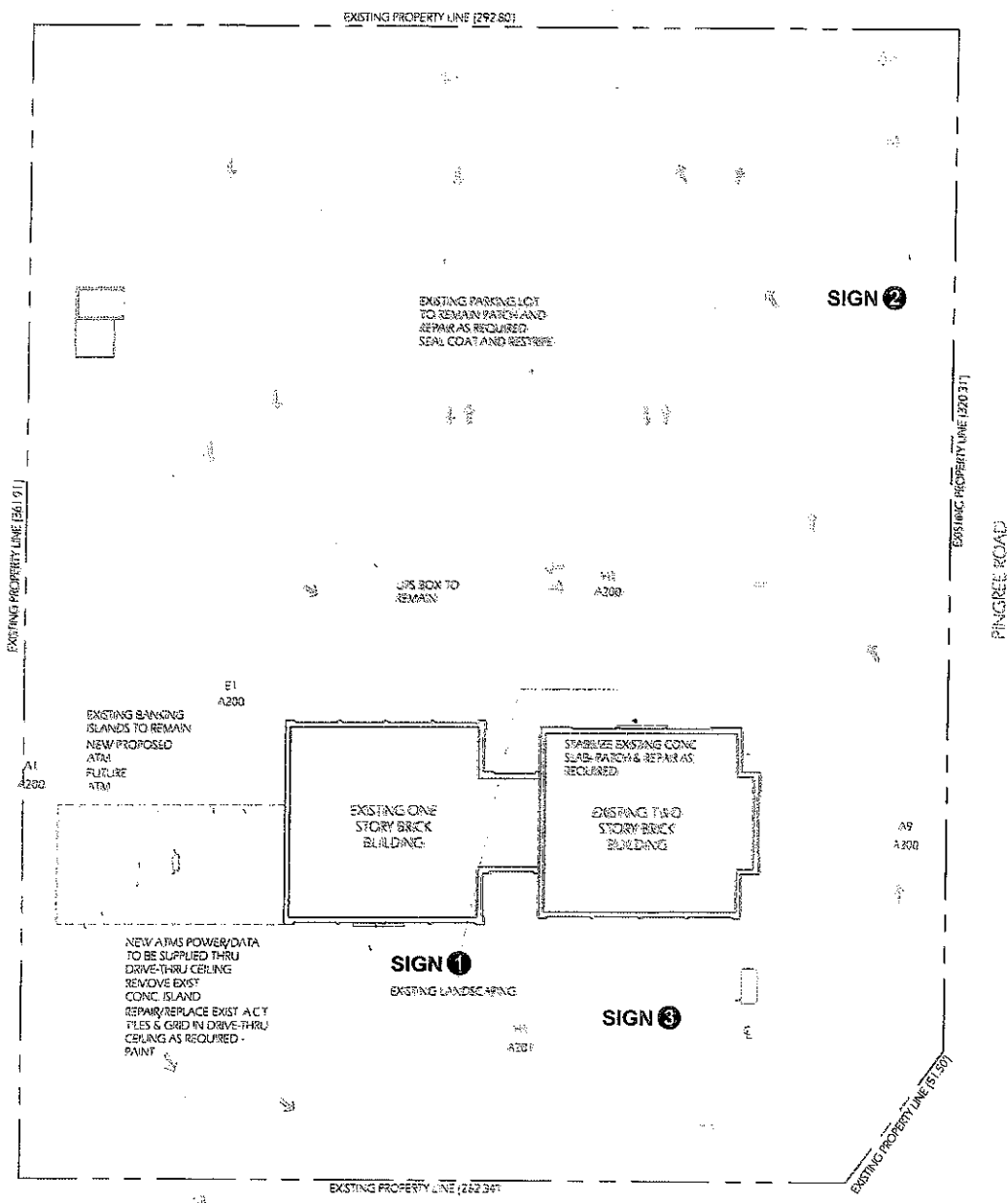
This application is filed for the
purposes of seeking a Final
Planned Unit Development Amend-
ment, Special Use Permit and vari-
ations pursuant to Articles 2, 4-
500, 4-1000 and 9 of the UDO to
remove the existing monument sign
and replace it with a monument
sign with an electronic message
center over the existing masonry
base; variations from the maximum
allowable height of 6 feet to allow
12 feet and the maximum allow-
able area of 32 square feet to allow
92.1 square feet; as well as any
other variations that may be neces-
sary to allow the plans as present-
ed. Plans for this project can be
viewed at the City of Crystal Lake
Planning and Economic Develop-
ment Department at City Hall.

A public hearing before the Plan-
ning and Zoning Commission on
the request will be held at 7:30
p.m. on Wednesday, November 2,
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
October 18, 2011)

5 4 2011

RECEIVED
OCT 13 2011
BY:



PROPOSED SITE PLAN
1"=20'-0"

