



#2011-62 BMO Harris Bank Project Review for Planning and Zoning Commission

<u>Meeting Dates:</u>	December 2, 2011
<u>Requests:</u>	Final PUD Amendment to allow changes to the existing monument sign.
<u>Location:</u>	5545 Northwest Highway
<u>Acreage:</u>	Approximately 1.85 acres
<u>Existing Zoning:</u>	“B-2 PUD” General Commercial Planned Unit Development
<u>Surrounding Properties:</u>	North - “B-2” General Commercial South - “B-2 PUD” General Commercial PUD East - “M” Manufacturing (Three Oaks Entrance Drive) West - “B-2 PUD” General Commercial PUD
<u>Staff Contact:</u>	Latika V. Bhide 815.356.3615

Background:

- The property in question, at 5545 Northwest Highway, was developed as part of the Crystal Court shopping center, a 33-acre retail shopping area that was formerly anchored by WalMart.
- The Final PUD and SUP for Harris Bank at this location was approved in 1991. In 2000, the petitioner requested a Final PUD Amendment to allow the addition of the current freestanding sign.
- The freestanding sign was approved as an approximately 30-square-foot sign and specifically called for a dark grey or slate color in the top-section of the sign and a dark res for the entire mid-section and logo.

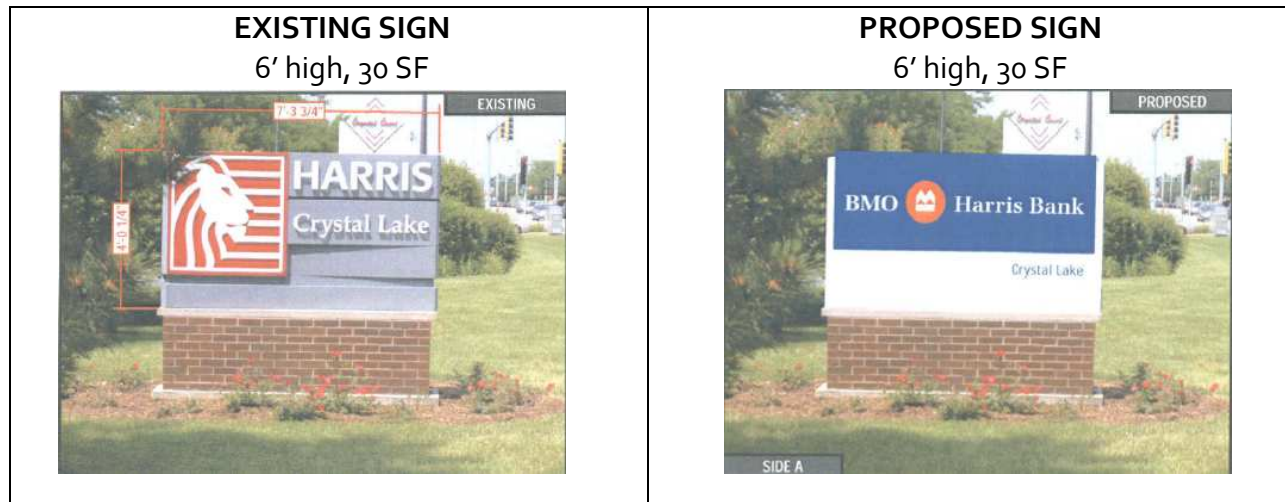
Land Use Analysis:

- 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

- With the acquisition of Marshall & Ilsley, BMO Financial selected “BMO Harris Bank” as the new retail branch name for its Harris Bank brand as well as the M&I Bank branches.

- Therefore, the bank is currently undergoing a change in their branding to consolidate their new identity.
- The petitioner is requesting a change to the wall and free-standing signage. The original wall signage approval was not specific to require specific colors and therefore will be replaced after appropriate sign permits are obtained.
- Since the approval for the original freestanding sign was specific as to the colors required, a Final PUD Amendment will be necessary.
- The proposed sign will be the same height and area as the existing sign.



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. Application, received 11-17-11
 - B. Sign Details, icon, dated 8-18-11, received 11-17-11
2. The changes to the monument sign are approved as proposed.
3. 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 6 3 2011

File # _____

Project Title: BMO Harris Bank

Action Requested

Annexation

Comprehensive Plan Amendment

Conceptual PUD Review

Final PUD

Final PUD Amendment

Final Plat of Subdivision

Preliminary PUD

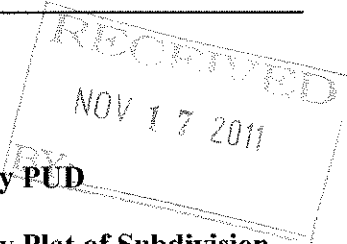
Preliminary Plat of Subdivision

Rezoning

Special Use Permit

Variation

Other



Petitioner Information

Professional Permits
Name: (Adam Skrzyszewski)

Address: 115 S Main Street Suite 203
Mishawaka, IN 46544

Phone: 574-257-2954

Fax: _____

E-mail: as@professionalpermits.com

Owner Information (if different)

Name: Simon Property Group, Inc

Address: 225 W Washington Street
Indianapolis, IN 46204

Phone: 317-636-1600

Fax: _____

E-mail: _____

Property Information

Project Description: Remove existing Harris Bank signage and replace with new BMO Harris
Bank signage as shown in attached proposal.

Project Address/Location: 5545 Northwest Highway

PIN Number(s): 19-09-126-009

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

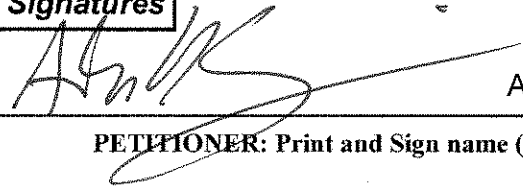
Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: Icon Identity Solutions, 1418 Elmhurst Rd. Elk Grove Village, IL 60007, 847-631-3248

Signatures



Adam Skrzyszewski

11/15/2011

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.

see attached

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.

SIMON® | PROPERTY GROUP, INC.

September 30, 2011

Mr. Kory Fox
Harris, NA
Corporate Real Estate
111 W. Monroe, 21W
Chicago, IL 60603

RECEIVED
NOV 17 2011
BY:

RE: **SIGN REVIEW – BMO Harris Bank
Crystal Court – Crystal Lake, IL**

Dear Mr. Fox:

Your **sign design construction drawings** have been reviewed and they are **approved**. One set of plans marked with review comments is enclosed for your records.

Construction of signs shall proceed according to these documents and the terms of the Lease/Purchase and Sale Agreement unless otherwise directed by local building officials or written instruction from the Landlord/Seller.

Please contact me if you have any questions.

Sincerely,

SIMON PROPERTY GROUP, INC.



Kevin Black
Specialty Retail Project Manager
317/263-7050

KB:gep

Enclosure

cc: **Peripheral Development
Peripheral Legal
Gregory Stevenson, Mall Manager**

PUBLIC NOTICE

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

**IN THE MATTER OF THE PETITION
OF Adam Skrzyszewski on behalf of
Profession Permits**

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 by Adam Skrzyszewski
on behalf of Profession Permits, for
a Final Planned Unit Development
Amendment relating to the follow-
ing described real estate commonly
known as 5545 Northwest High-
way, Crystal Lake, Illinois 60014,
PIN: 19-09-126-015 and 19-09-
126-009.

This application is filed for the
purposes of seeking a Final
Planned Unit Development Amend-
ment pursuant to Article 4-500,
Planned Unit Development Stan-
dards and Article 9, Administration,
of the UDO to allow changes to the
approved monument sign; 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 December 7,
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
November 22, 2011)

