



#2011-56 Kyoto Restaurant Project Review for Planning and Zoning Commission

<u>Meeting Dates:</u>	November 2, 2011
<u>Requests:</u>	Final PUD Amendment to permit three backlit architectural pieces on the exterior elevations.
<u>Location:</u>	5690 Northwest Highway
<u>Acreage:</u>	1.24 acres
<u>Existing Zoning:</u>	“B-2 PUD” General Commercial Planned Unit Development
<u>Surrounding Properties:</u>	North - “B-2 PUD” General Commercial- Sam's Club South - “B-2 PUD” General Commercial- Colonial Cafe East - “B-2 PUD” General Commercial- Richard Walker's West - “B-2 PUD” General Commercial- Boston Market
<u>Staff Contact:</u>	Michelle Rentzsch 815-356-3615

Background:

- The property in question, at 5690 Northwest Highway, is a newly remodeled restaurant for the relocated Kyoto Restaurant to be located at the former Applebee's location.
- In 1993, a Final PUD Amendment was granted to allow a restaurant to accommodate the planned Applebee's.
- The 1993 approval was general in its language, allowing for the architectural enhancements that are currently occurring to the building. The proposed backlit architectural pieces were not consistent with that approval, and based on how they are classified, are required to be approved via a Final PUD Amendment.

Land Use Analysis:

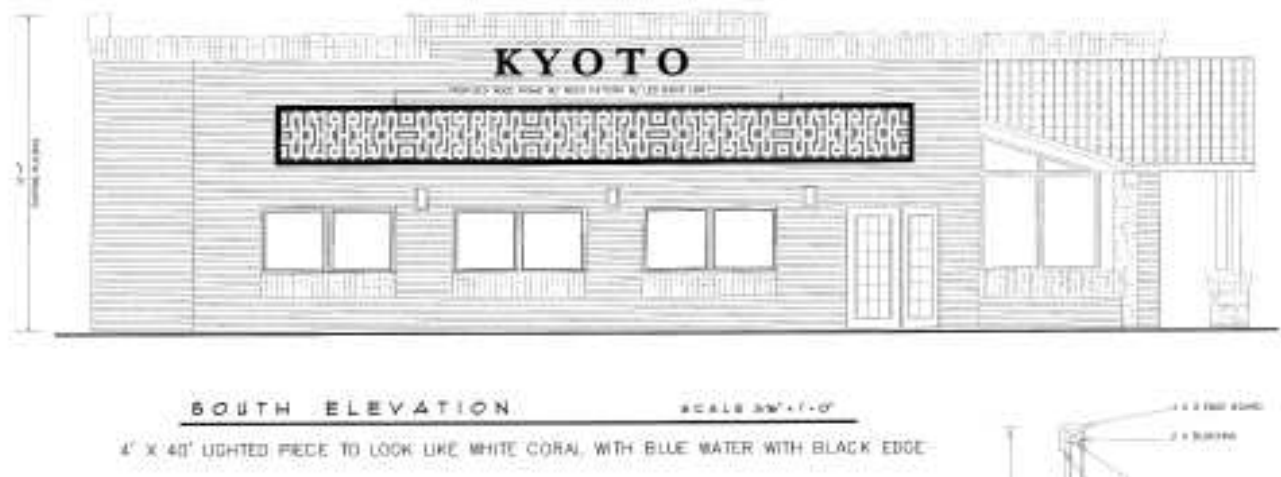
- The property is zoned “B-2 PUD”, General Commercial Planned Unit Development. This district is the City’s primary commercial district accommodating highway service uses and community or regional commercial, office and service uses. The “B-2” district is intended to provide for a full range of commercial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

Architectural Detail

- The architect for Kyoto's new restaurant has designed an intricate wood piece that is meant to look like coral that covers blue water. The pieces would be made to look like white coral with blue water in the background surrounded with a black edge. The blue water would be

an LED light that is fully shielded so that the light does not shine out but is directed behind the carved wood.

- There would be a total of three lighted pieces: two longer pieces on the south and west elevations and a shorter piece above the door on the southeastern side of the building.



UDO Requirements

This fairly unique architectural element has made it challenging to determine exactly how the City would like to classify this approval, if granted. Staff would recommend that this be considered a simple Final PUD Amendment to allow the proposed backlit architectural pieces, as proposed. The possible interpretations are provided below.

OPTIONS:

1) The UDO provides standards for exterior lighting, prohibiting some types of lighting. One restriction is for LED lights, which reads as follows:

LED/Neon lights, including but not limited to, those used for outlining windows, doors, rooflines or buildings, unless used as part of signage per the provisions of Article 4-1000 Signs.

Technically, the proposed backlit architectural pieces appear to need a variation from this requirement.

2) The Definition of Sign is as follows:

SIGN: Any object, device, landscape, lighting, painting or structure used for identification, description, illustration, announcement, declaration, or display either illuminated or nonilluminated, located inside or outside an establishment used to advertise, identify, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means including words, letters, characters, colors, designs, illumination, images, landscaping, motion, painting, pictures or symbols which is constructed of permanent, temporary, solid, flexible or living materials.

If these architectural pieces are considered to be signage, then the total "signage" for this building would be 350.5 square feet. Two "Kyoto" signs at 17.25 square feet each (34.5 sf total) plus three backlit architectural pieces (160 sf, 128 sf, and 28 sf = 316 total sf).

3) A Final PUD Amendment approval to allow these backlit architectural features as part of the building's exterior would be a simple way to approve these unique additions to the remodeled restaurant building.

Findings of fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting a Final PUD Amendment to allow the proposed backlit architectural piece, whether it is considered a simple amendment to the PUD or as signage.

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.

Based on the direction of the PZC and City Council, the proposed backlit architectural pieces may need a variation from the prohibited lighting requirements or the maximum amount of wall signage that is permitted for a single tenant retail building, as detailed below. If this

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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, (Wichman for Kyoto, received 10-21-11)
 - B. Site Plan, (Meyer, received 10-21-11)
2. The LED lighting shall remain a constant blue "water-like" color.
3. As a condition of the Final PUD Amendment, variations are granted to allow the proposed architectural pieces that meet the final requirements of the Planning & Zoning Commission and the City Council.
4. The petitioner shall address all of the review comments and requirements of the City's Departments.

**City of Crystal Lake
Development Application**

Office Use Only 5 8 2011
File # _____

Project Title: 0 KYOTO RESTAURANT

RECEIVED
OCT 21 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 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

Name: CHRIS WICHMAN
Address: 773 WESTON DR
CRYSTAL LAKE
Phone: 847 445 4339
Fax: _____
E-mail: MEYER-WICHMAN@
SBCGLOBAL.NET

Owner Information (if different)

Name: Shawn Lee
Address: 5690 North West Hwy
Crystal Lake IL 60014
Phone: 815-477-8300
Fax: 815-477-4048
E-mail: _____

Property Information

Project Description: PLACING A MURAL LIGHTED ON FRONT
& SIDES OF NEW KYOTO RESTAURANT.
ADDING OUTSIDE SEATING TO SOUTH SIDE OF
BUILDING
Project Address/Location: 5690 H.W HWY. "OLD APPLEBEES"

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: MEYER & ASSOCIATE "CHRIS WICHMANN"

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

[Signature]
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.

[Signature] _____ Date 9/10-17-2011

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 APPLI-
CATION OF Chris Wichman on behalf

of Kyoto Restaurant

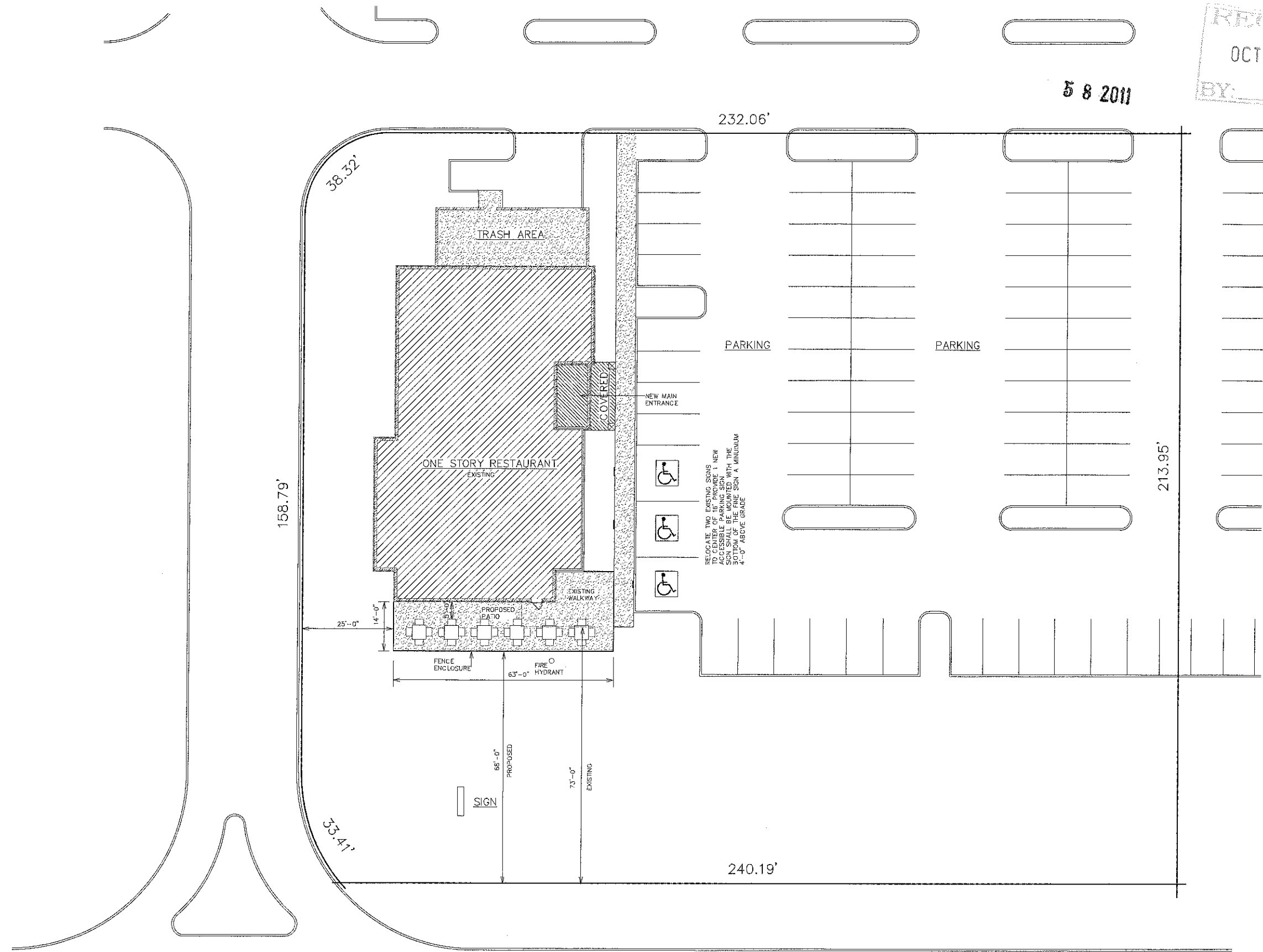
LEGAL NOTICE

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
upon the application of Chris Wich-
man relating to the property com-
monly known as 5690 Northwest
Highway, Crystal Lake, Illinois
60014.

This application is filed for the
purposes of seeking a Final
Planned Unit Development Amend-
ment pursuant to Articles 4-500, 4-
800, 4-1000 and 9 of the UDO to
allow LED-lighted murals on the
exterior of the building as well as
any other variations that may be
necessary to allow the plans as
presented.

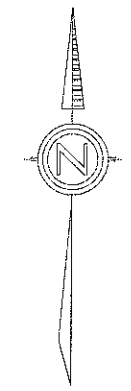
A public hearing before the Plan-
ning and Zoning Commission on
the request will be held at 7:30
p.m. on Wednesday, December 7,
2011, at the Crystal Lake City Hall,
100 West Woodstock Street, at
which time and place any person
determining to be heard may be
present.

Tom Hayden, Chair
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald
November 22, 2011)



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 OCT 21 2011
 BY:

5 8 2011



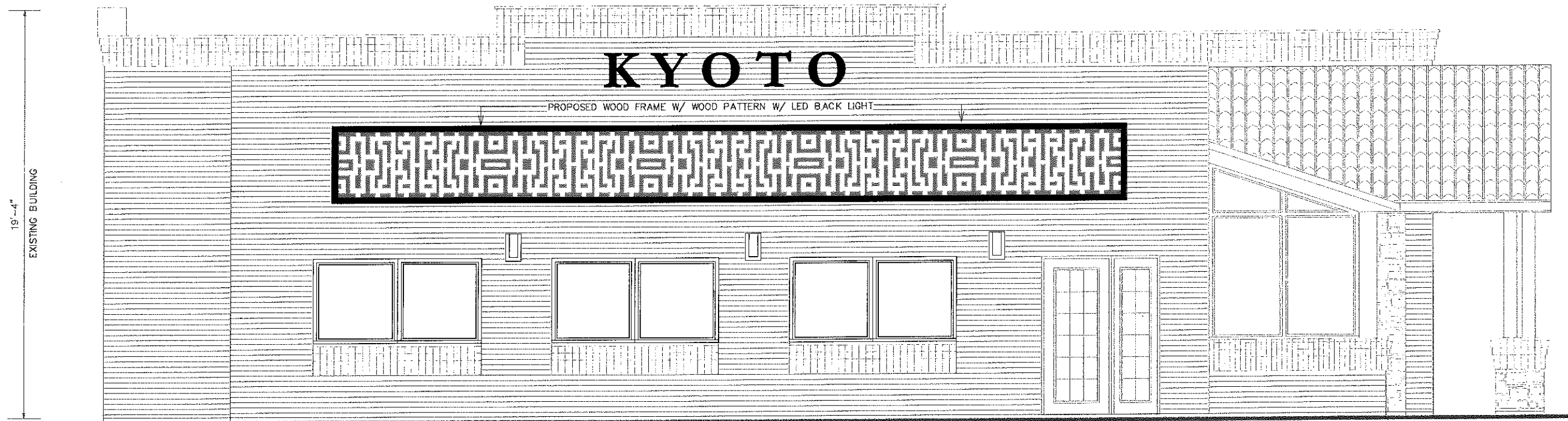
NORTHWEST HIGHWAY
 S I T E P L A N SCALE 1" = 30' - 0"

STRUCTURAL CIVIL PROFESSIONAL ENGINEERING
JOSEPH A. MEYER
 135 PARK AVE BARRINGTON, ILL. 60010 (847) 382 - 0200

PROPOSED PATIO FOR:
K Y O T O
 5690 N.W. HWY CRYSTAL LAKE ILLINOIS 60014

DATE
 10/20/2011
 REV.

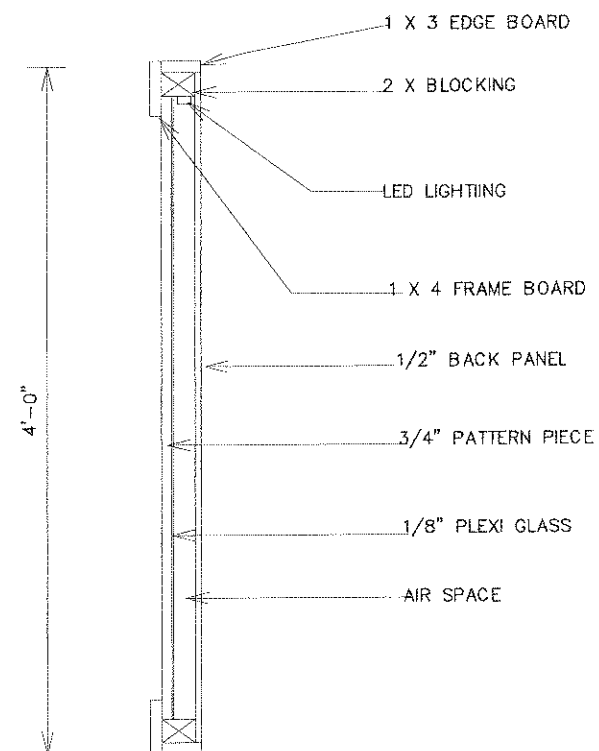
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SOUTH ELEVATION

SCALE 3/16" = 1'-0"

4' X 40' LIGHTED PIECE TO LOOK LIKE WHITE CORAL WITH BLUE WATER WITH BLACK EDGE

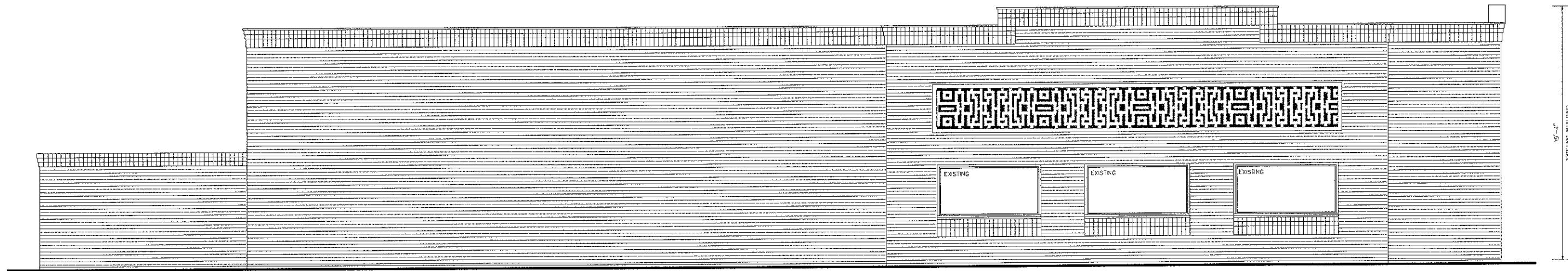


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KYOTO
 5690 NW. HWY CRYSTAL LAKE ILLINOIS 60014

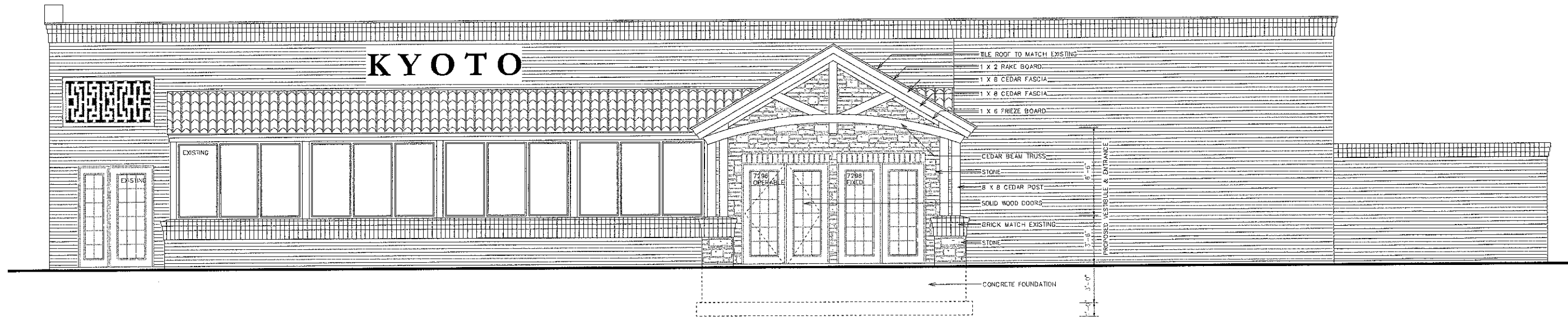
DATE
 10/20/2011
 REV.

SHEET #
1



WEST ELEVATION

SCALE 1/4" = 1'-0"



EAST ELEVATION

SCALE 1/4" = 1'-0"

15'-0"
EXISTING BUILDING

STRUCTURAL CIVIL PROFESSIONAL ENGINEERING
JOSEPH A. MEYER
 135 PARK AVE BARRINGTON, ILL. 60010 (847) 382 - 0200

PROPOSED PATIO FOR:

KYOTO

5630 N.W. HWY CRYSTAL LAKE ILLINOIS 60014

DATE
10/20/2011
REV.

SHEET #
2

