



#2011-56

**Chase Bank – 1185 S. Route 31 Lutter Center
Project Review for Planning and Zoning Commission**

Meeting Dates: December 7, 2011

Requests

1. Final Planned Unit Development Amendment to allow changes to the approved exterior elevations for lighting and the addition of wall signage to exceed the maximum of 150 square feet to allow the addition of approximately 346 square feet of wall signage as uplighting and two new illuminated logo signs as well as PUD variations to the lighting requirements.
2. Removal of Condition #4 from Ordinance 6611 to allow signage on the drive-up ATM.

Location: 1185 South Route 31 (Lutter Center)

Acreage: Approximately 1.6 acres

Existing Zoning: B-2 PUD General Commercial

Surrounding Properties:

North:	B-2 PUD General Commercial (Central Park retail)
South:	Village of Cary
East:	B-2 PUD General Commercial (Wal-Mart Supercenter)
West:	B-2 PUD General Commercial (nursery)

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- Chase Bank was approved in 2010 at this location.
- During the approval process there was considerable discussion about the architecture and the signage on the building. The minutes from the Planning and Zoning Commission public hearing are attached.
- The bank was constructed with blue LED lighting recessed around the front tower element. This was not illustrated during the public hearing process and was not approved as part of their approved elevations.
- The bank installed signage including the Chase name and logos on the drive up ATM, which was prohibited per their previous approval.
- The bank is requesting a PUD amendment and variations to allow the uplighting and the addition of the illuminated logos as well as the removal of Condition #4 from Ordinance #6611.

Land Use Analysis:

Elevations/Signage

- Chase Bank had originally requested a variation to exceed the amount of permitted wall signage, but they amended their request and met the 150 square foot requirement.
- The building was constructed with blue LED lighting. A notice to turn off the lighting was sent to Chase and they were required to apply for a PUD Amendment to allow the lighting. They also were required not to have any signage on the ATM except for legally required regulatory signage. Below are photographs taken of the uplighting and the ATM signage.



- Chase Bank has submitted photos from a similar location that illustrates the proposed uplighting as well as the new illuminated logo signs. See the photos below:



- The amount of signage is calculated based on the illuminated area, which covers the entire wall areas of the tower and some of the adjacent wall. This has been estimated at the 346 square feet.

Findings of fact:

Final Planned Unit Development Amendment

The petitioner is requesting approval of a Final Planned Unit Development Amendment to allow the addition of illuminated signage at the existing facility. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
 Meets *Does not meet*
2. The use will not be detrimental to area property values.
 Meets *Does not meet*
3. The use will comply with the zoning districts regulations.
 Meets *Does not meet*
4. The use will not negatively impact traffic circulation.
 Meets *Does not meet*
5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
 Meets *Does not meet*
6. The use will not negatively impact the environment or be unsightly.
 Meets *Does not meet*
7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
 Meets *Does not meet*
8. The use will meet requirements of all regulating governmental agencies.
 Meets *Does not meet*
9. The use will conform to any conditions approved as part of the issued Special Use Permit.
 Meets *Does not meet*
10. The use will conform to the regulations established for specific special uses, where applicable.
 Meets *Does not meet*

In addition PUDs must also meet the standards in Section 4-500 C. Development Standards and 4-500 D. 2 Additional standards for Planned Unit Developments Commercial PUDs.

1. Implements the vision and land use policies of the Comprehensive Plan.
 Meets *Does not meet*
2. Shall not result in substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matter of public health, safety and welfare.
 Meets *Does not meet*
3. PUD's must provide transitional uses to blend with adjacent development.
 Meets *Does not meet*
4. PUD phases must be logically sequenced.
 Meets *Does not meet*
5. The density and intensity of a PUD shall be in accordance with the Comprehensive Plan.
 Meets *Does not meet*
6. All dimensional standards shall be listed within the PUD plan if they do not meet the Ordinance minimum standards.
 Meets *Does not meet*
7. The responsible parties for all on-site and other required public improvements shall be established and a utility plan indicating all proposed easements shall be provided.
 Meets *Does not meet*
8. Any private infrastructure shall comply with the city standards.
 Meets *Does not meet*
9. The PUD plan shall establish the responsibility of the applicant/developer.
 Meets *Does not meet*
10. A bond or letter of credit shall be posted to cover required fees or public improvements.
 Meets *Does not meet*

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.

Specific variation as part of the PUD

The petitioner is asking for variations in conjunction with their PUD request. The first variation is to section 4-800 D3a(i) to allow light to accentuate a portion of a building. The lighting section describes that architectural lighting may only be used to accentuate a feature or element and not portions of the building or the entire building. Chase will be illuminating the tower area. The second variation is to section 4-800D3a(ii)C and 4-800F2 to allow lighting below an object or areas to be illuminated and directed upwards. Lighting directed at a building is required to be above the top of the object and directed downward to reduce light spill. The Chase Bank lighting is below the tower element and directed upward towards the walls.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Doyle Signs, Inc., received 10/14/11)
 - B. Sign and Elevation Plan (NW Signs, dated 10/10/11, received 10/14/11)
 - C. Signage Exhibit (photos and lighting spec) (NW Signs, received 10/28/11)
 - D. Electrical Plan (The Design Professional, dated 06/28/10, received 11/4/11)
2. Previous conditions of Ordinance #6611 remain in effect, except as modified by this request.
3. As a condition of the Final PUD Amendment, variations are granted to allow the proposed development plans 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 Engineering and Building, and Planning and Economic Development Departments.

City of Crystal Lake Development Application

Office Use Only **5 6 2011**
File # _____

Project Title: Chase Bank

OCT 14 2011

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: Doyle Signs, Inc.
Address: 232 w. Interstate Road
Addison, IL 60101
Phone: 630-543-9490
Fax: 630-543-9493
E-mail: permits@doylesigns.com

Owner Information (if different)

Name: JP Morgan Chase
Address: 131 S Dearborn
Chicago, IL 60603
Phone: 312-325-3373
Fax: 312-256-9289
E-mail: Michael.a.metzger@chase.com

Property Information

Project Description: installation of (2) internally illuminated octagon logo's to be installed
to the North and South elevations as well as the installation of new architectural lighting to
be installed to the North and South elevation.

Project Address/Location: 1185 South Illinois Route 31
Crystal Lake, IL

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____


Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: Doyle Signs, Inc. 232 W Interstate Road Addison, IL 60101

Signatures

 Lisa Neal (agent for Doyle Signs, Inc.) 10-10-11
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.

Michael Metzger  10-13-11
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 PETITION
OF JP Morgan Chase Bank**

LEGAL NOTICE

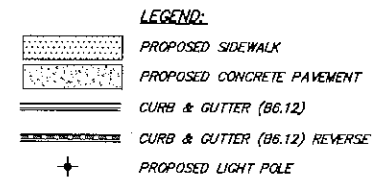
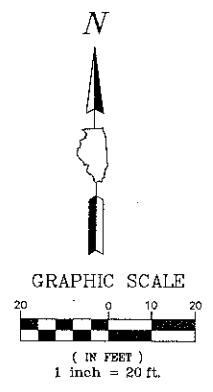
Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning

and Zoning Commission of the City of Crystal Lake upon the application by Doyle signs Inc. on behalf of JP Morgan Chase Bank, for a Planned Unit Development Amendment relating to the real estate commonly known as 1185 S. Route 31, Crystal Lake, Illinois PIN: 19-15-203-006

This application is filed for the purposes of seeking a Preliminary and Final Planned Unit Development approval, for additional illuminated wall signage to allow 346 S.F. of illuminated wall considered as wall signage; variations to the exterior lighting section 4-800 D 3.a(i) II to allow light to accentuate a portion of a building, section 4-800 D 3.a(i) C. to allow lighting below the object or area to be illuminated and directed upwards, section 4-800 F 2. to allow up lighting; removal of condition #4 from Ordinance 6811 to allow signage on the drive up ATM, and any other variations as necessary to approve the application as presented. Plans for this project can be viewed at the City of Crystal Lake Community Development Department of City Hall.

A public hearing before the Planning 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 16, 2011)



NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, (SOD IN R.O.W.), MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED.
5. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION REFER TO ALTA/ACSM LAND TITLE SURVEY.
8. REFER TO ARCH. PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.
9. REFER TO ARCH. PLANS FOR FENCING AND GATING.

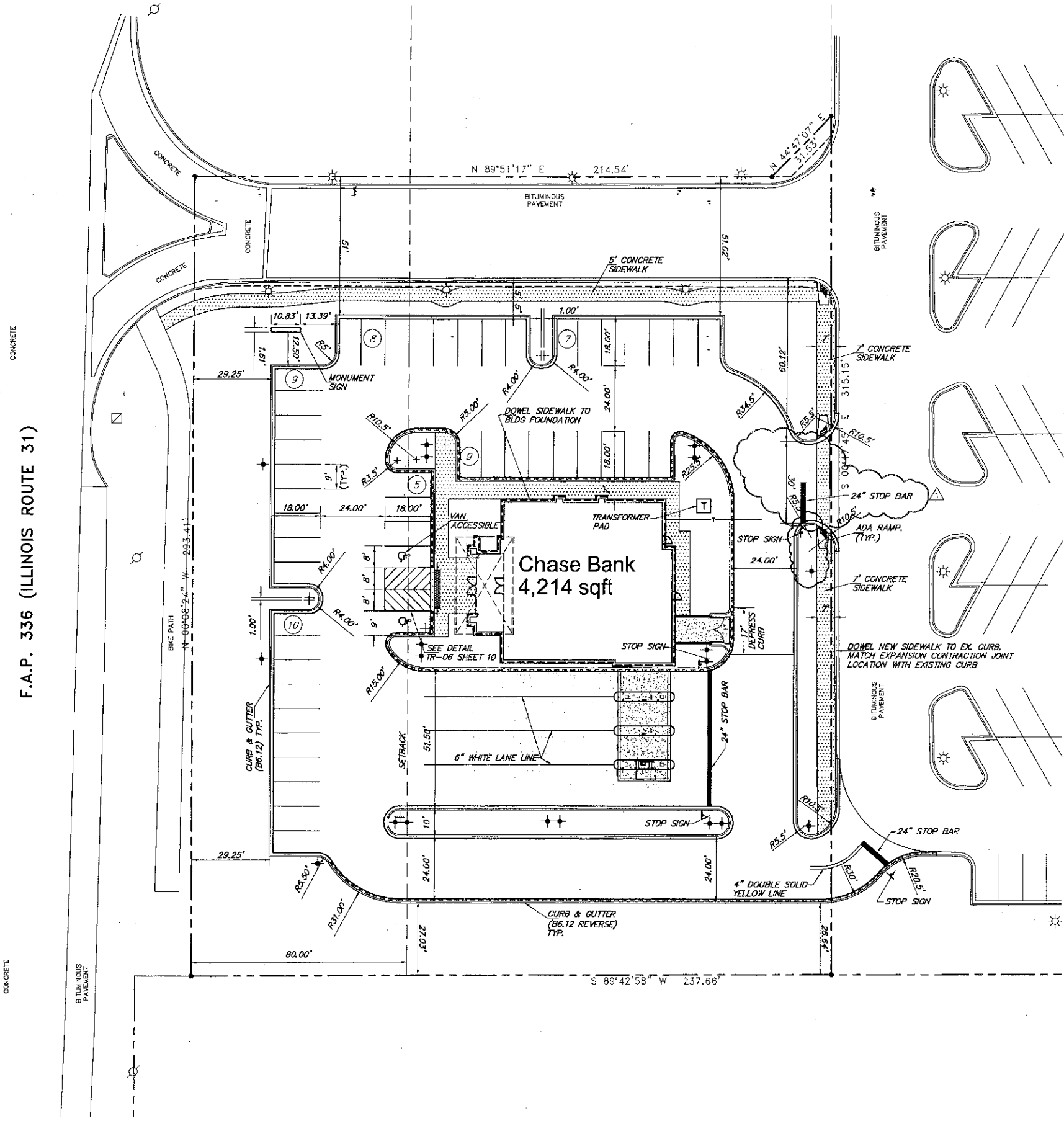
SITE INFORMATION

48 PARKING SPACES
 02 ADA PARKING SPACES
 48 TOTAL PARKING SPACES

SITE: 1.602 ACRES
 PERVIOUS +/- 26,056 SQ FT
 IMPERVIOUS +/- 41,241 SQ FT

STRIPING COLOR SCHEDULE

ITEM:	COLOR:
PARKING STALL	WHITE
LETTERING "NO PARKING"	RED
LETTERING "COMPACT"	WHITE
"STOP" LEGENDS	WHITE
ACCESSIBILITY SYMBOL	BLUE W/YELLOW SYMBOLS
ACCESSIBLE LOADING	YELLOW
LOADING ZONE	YELLOW
DIRECTIONAL SIGNAGE	WHITE
CENTER LINE STRIPING	WHITE



F.A.P. 336 (ILLINOIS ROUTE 31)

GEWALT HAMILTON
 ASSOCIATES, INC.
 CONSULTING ENGINEERS & SURVEYORS

860 Forest Edge Drive Vernon Hills, IL 60061 Tel. 847.478.9700 Fax 847.478.9701

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GEOMETRIC PLAN

CHASE BANK
 1185 S. IL. RT. 31 (F.A.P. 336)
 CRYSTAL LAKE, ILLINOIS

NO.	BY	DATE	REVISION
4	DD	2/09/11	ISSUED FOR CONSTRUCTION
3	DD	1/20/11	REISSUED PER CITY COMMENTS
2	DD	12/09/10	REISSUED PER CITY COMMENTS
1	DD	11/11/10	ISSUED FOR BID / PERMIT

NO.	BY	DATE	REVISION

FILE: 03819.024-PR1.dwg	SHEET NUMBER:
DRAWN BY: AV	GHA PROJECT #
DATE: 09/27/10	3619.024
CHECKED BY: DD	SCALE:
DATE: 09/27/10	1" = 20'

3
 OF 11 SHEETS

THIS DRAWING IS INTENDED FOR SITE SPECIFIC MOUNTING AND INSTALLATION PURPOSES. REFER TO THE LATEST LINK ENGINEERING SPECIFICATIONS FOR SPECIFIC FABRICATION METHODS.

GENERAL NOTES:

- ALL LISTED - FILE NUMBER E167069
- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH "NEC" REF. SECTION 900
- ALL ELECTRICAL SIGN SECTIONS TO HAVE UL LABEL
- ALL ELECTRICAL CONNECTIONS TO BE MADE IN JUNCTION BOXES OR SIMILAR METAL ENCLOSURES
- AT THE POINT THAT ELECTRICAL CABLE PASSES THRU THE SIGN BOX, IT SHALL PASS THRU A UL LISTED RUBBER GROMMET
- ESTIMATED SIGN WEIGHT
• 160 lbs. PER LOGO
- ESTIMATED ELECTRICAL REQ.
(1) 20A CIRCUIT @ 120VAC

BASIC WIND SPEED 130 MPH

-3 SEC GUST WIND IMPORTANCE FACTOR: 1.0

EXPOSURE B

2007 FLORIDA BUILDING CODE

2009 SUPPLEMENT

SECTION 16 WIND LOAD

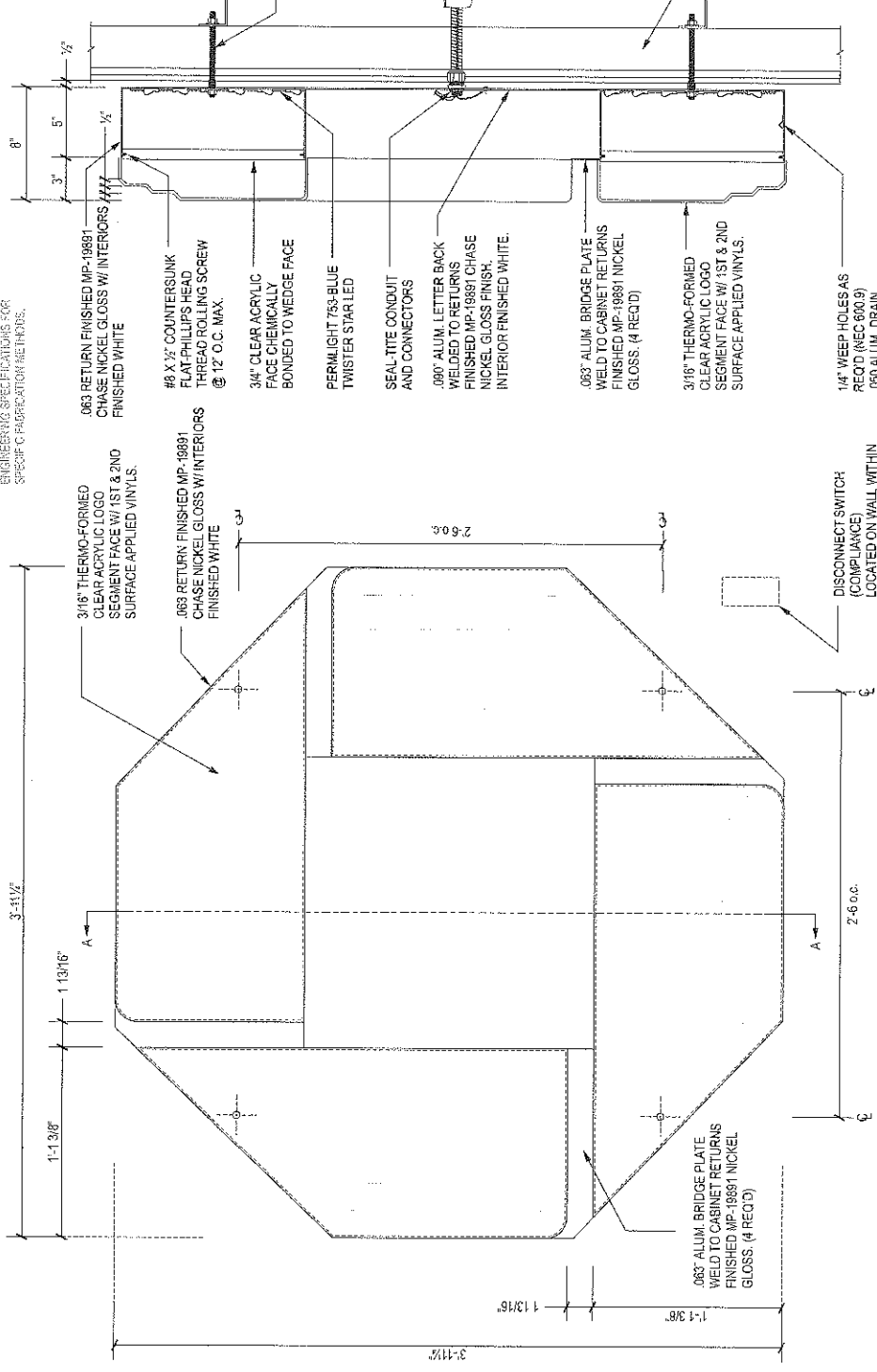
ASCE 7-05

ESTIMATED SIGN WEIGHT

- 160 lbs. PER LOGO

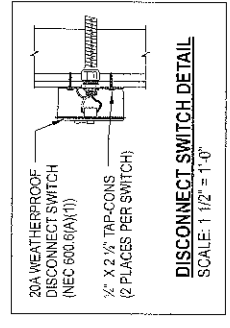
ESTIMATED ELECTRICAL REQ.

(1) 20A CIRCUIT @ 120VAC



EXTERIOR OCTAGON - SCU-OCT-EXT-47.25 - ELEVATION
SCALE: 1/2" = 1'-0"

SECTION VIEW - DETAIL A-A
SCALE: 1/2" = 1'-0"





NEW BUILD PROGRAM

October 10, 2011

1185 S. Route 31
Crystal Lake, IL 60012

PID # 14948

JR Rakow

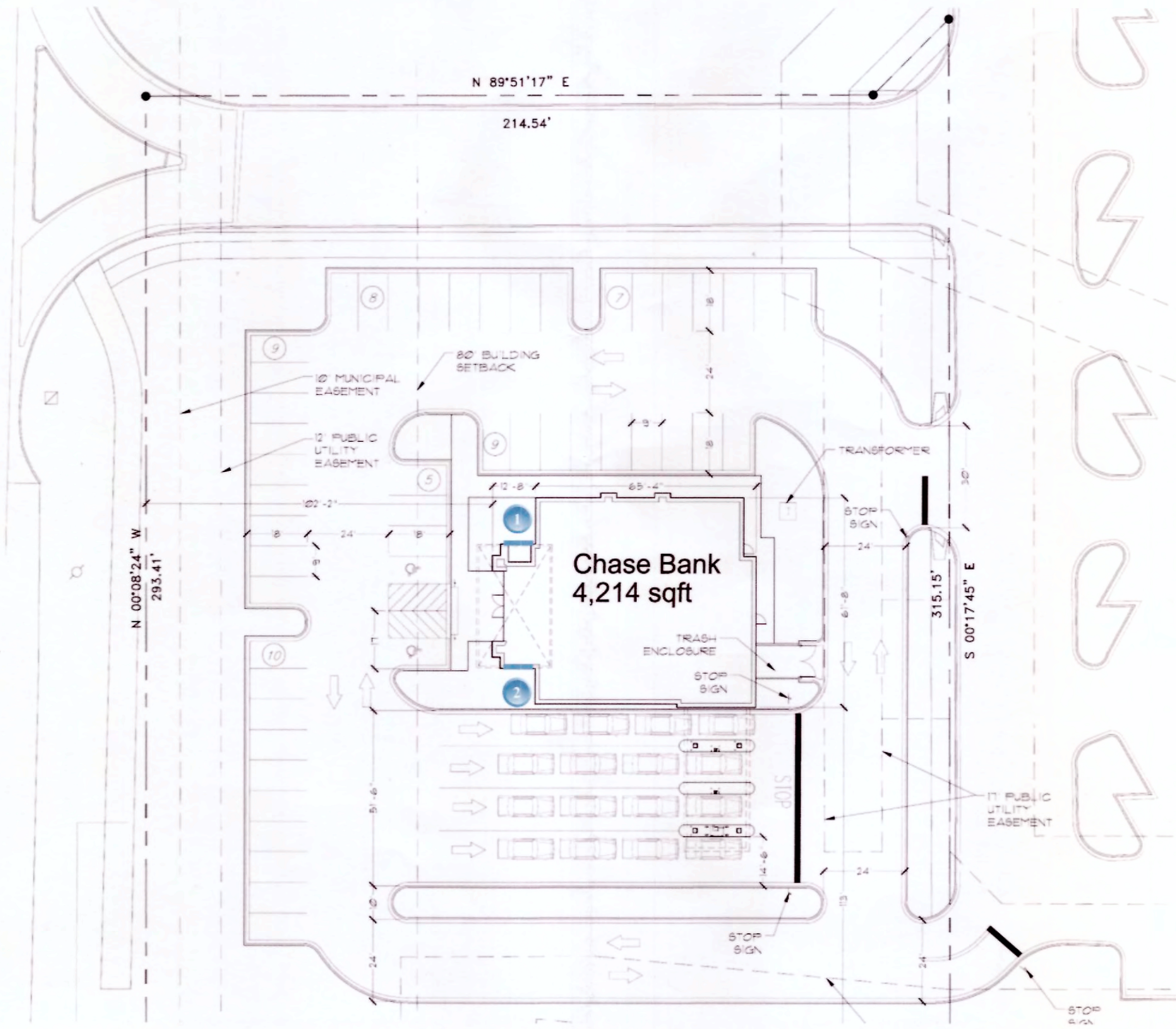


CORPORATE OFFICE: 360 CRIDER AVENUE MOORESTOWN, NJ 08057 P - 856.802.1677 F - 856.802.0412

www.nwsignindustries.com

FLORIDA 2416 SAND LAKE ROAD ORLANDO, FL 32809 - TEXAS SERVICE CENTER 460 SOUTH BELTLINE ROAD SUITE 422 IRVING, TX 75060 - NORTH CAROLINA 120 CASCADE DRIVE CONCORD, NC 28027 - TEXAS 7303 BURLESON ROAD, SUITE 706 AUSTIN, TX 78744

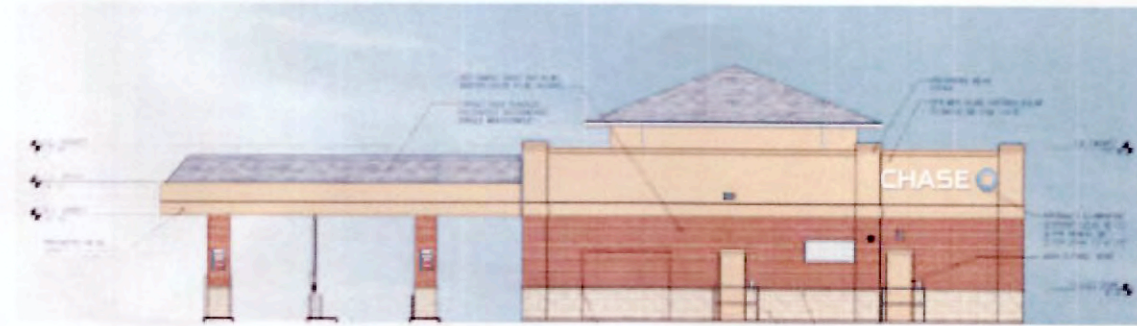
NW SIGN INDUSTRIES
IDENTIFY WITH QUALITY



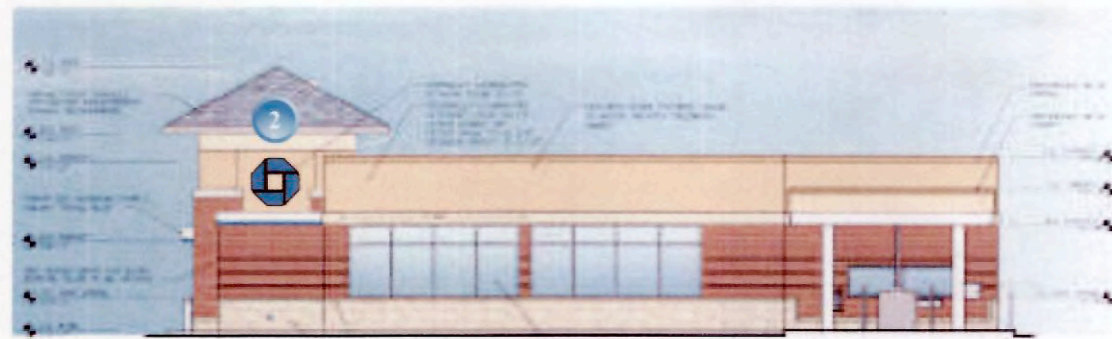
CHASE	1185 S. Route 31, Crystal Lake, IL 60012	14948	4	House	SHJ	10/10/10	2	10-0831-07
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NORTH ELEVATION - (WHITE LTRS / BLUE OCTAGON) - LIF-WBO-30
Scale: 1/16" = 1'-0"



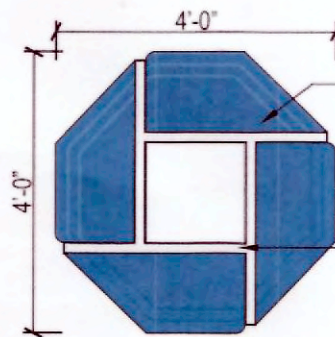
EAST ELEVATION - (WHITE LTRS / BLUE OCTAGON) - LIF-WBO-20
Scale: 1/16" = 1'-0"



SOUTH ELEVATION
Scale: 1/16" = 1'-0"



WEST ELEVATION - (WHITE LTRS / BLUE OCTAGON) - LIF-WBO-30
Scale: 1/16" = 1'-0"



.090" ALUM. RETURNS
EXTERIORS FINISHED
MP-19891 NICKEL GLOSS
W/ INTERIORS FINISHED WHITE.

FABRICATED .090" ALUM.
ELECTRICAL COMPARTMENT
EXTERIORS FINISHED
MP-19891 NICKEL GLOSS.

1 2 EXTERIOR OCTAGON - SCU-OCT-EXT-48
SCALE: 3/8" = 1'-0" **SQ FT = 16**