



#2012-20

**Country Corners Shopping Center – Dollar Tree
Project Review for Planning and Zoning Commission**

<u>Meeting Date:</u>	April 18, 2012
<u>Request:</u>	Final PUD Amendment and Variation for wall signage, which exceeds the 50-square-foot UDO requirement and the PUD Design Criteria for Tenant Sign, to allow 4 foot high double stacked letters and 160 square feet of signage.
<u>Location:</u>	230 W. Virginia Street (Country Corners Shopping Center)
<u>Acreage:</u>	Tenant space approximately 11,000 square feet
<u>Zoning:</u>	B-2 PUD General Commercial Planned Unit Development
<u>Surrounding Properties:</u>	North R-3B Multi-Family Residential South O PUD Office Planned Unit Development East B-2 PUD General Commercial Planned Unit Development West B-2 General Commercial and R-3B Multi-Family Residential
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- Country Corners Planned Unit Development was originally approved in October of 1970.
- Highland Management purchased the site in 1992.
- A Final PUD Amendment for the façade and canopy renovations was granted in 1993.
- In 2008, a Final PUD Amendment for façade changes was approved. This removed the blue roof and modernized the center.
- In 2009, the petitioners were granted a Final PUD Amendment for a third monument sign to allow additional signage for the smaller tenants.
- Last year in April, a Final PUD Amendment was granted to Savers to allow up to 200 square feet of wall signage. The Savers space has 166 feet of frontage and is 34,000 square feet. Dollar Tree has 85 feet of frontage and is 11,000 square feet.
- The petitioners are requesting a Final PUD Amendment to exceed the height permitted in the PUD Tenant Sign Criteria and the maximum 50 square feet of wall signage requirement to allow 2 rows of 4 foot high letters at 160 square feet of signage.

Development 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.
- Wall signage for this shopping center is regulated by the Design Criteria for Tenant Signs. This document is attached to this staff report. There are two criteria that this request cannot meet.
 - ◊ 3. D3. *Letters including ascenders and descenders: fifty percent (50%) of the height of fascia where fascia is greater than six (6) feet.*
 - The height of the fascia is 15’ 6”, allowing total sign height of 7’ 9”. The proposed sign is two double stacked rows 4’ high each for a height of 8’ or a total height of 9’ 3” including the space between the rows. This is a variation of 1’ 6”.
 - ◊ 3. D3 (amended per Ordinance 3570) *Width of Store 75’ – 99’ allows 100 square foot maximum sign area.*
 - The tenant’s frontage is 85 feet allowing a 100 square foot sign. The proposed sign is 160 square foot sign. This requires a variation of 60 square feet.
- The standard UDO requirement is 50 square feet of wall signage per tenant in multi-tenant buildings. The Design Criteria for Tenant Signs for this PUD as stated above would allow additional signage up to 100 square feet. The petitioner is requesting a variation from both the UDO requirement and PUD criteria.

Findings of fact:

Final Planned Unit Development Amendment

The petitioner is requesting approval of a Final Planned Unit Development Amendment to allow wall signage as proposed. 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. The use itself is already approved, so the criteria listed are for the variation to the Final PUD.

Before recommending any variation, the Planning and Zoning Commission and the City Council shall first determine and record its findings that the evidence justifies the conclusions that the variation:

1. Will not impair an adequate amount of light and air to adjacent properties;
2. Will not unreasonably diminish the value of adjacent property;
3. Will not unreasonably increase the congestion in the public streets or otherwise endanger public safety; and
4. Is in harmony with the general purpose and intents of the Zoning Ordinance.

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variations be denied.

2030 Comprehensive Land Use Plan Review:

The Comprehensive Land Use Plan designates the property in question as Commerce, which is intended for areas of commercial and business activity. The following goals are applicable to this request:

Land Use

Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services and jobs to the city as well as the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Land Use Plan and Economic Development Strategic Plan.

This can be accomplished by the following supporting action and success indicator:

Supporting Action: Promote, retain and attract businesses that provide a diverse tax base.

Success Indicator: The number of new “chain store” occupancies.

Economic Development

Goal: Establish marketing efforts to attract and retain businesses throughout the City.

This can be accomplished by the following supporting action and success indicator:

Supporting Action: Continue to solicit the retail businesses which are most likely to succeed in various retail nodes in Crystal Lake.

Success Indicator: The number of retail businesses contacted, started and/or relocated.

Recommended Conditions:

A motion to recommend approval of the Special Use Permit, and the following conditions are recommended:

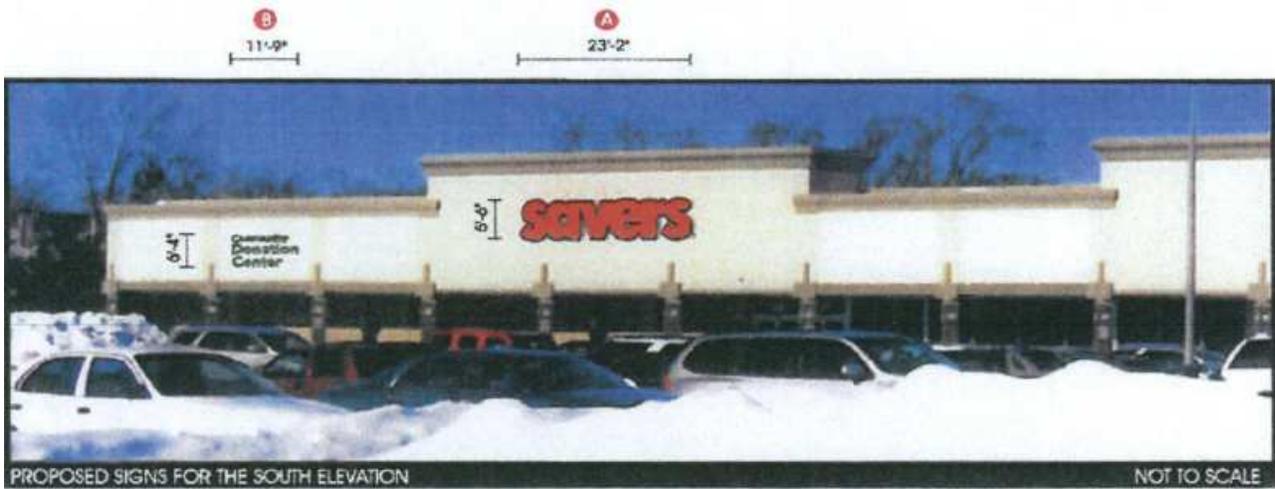
1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (Signs of Distinction, received 03/06/12).
 - B. Sign Package (Blair Companies, dated 01/11/12, received 03/06/12).
 - C. Design Criteria for Tenant Signs (Highland Management, dated 02/01/93, received 02/02/93).
2. The amendment to the Final PUD and Design Criteria for Tenant Signs shall only be applicable to this tenant. Future tenants will need to meet the original criteria as approved.
3. The petitioner shall address all of the review comments of Engineering and Building, and Planning and Economic Development Departments.

Property in Question Maps



SAVERS
Wall signage approved at 5' 6"
high and 201 square feet

Proposed sign
location



City of Crystal Lake Development Application

Office Use Only
File # <u> </u> <u>30-2012</u>

Project Title: DOLLAR TREE IN COUNTRY CORNERS SHOPPING CENTER

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

REP: KIMBERLY RUSSELL
 Name: SIGNS OF DISTINCTION, INC.
 Address: 105 WHEELING RD.
WHEELING, IL 60090
 Phone: 847-520-0787
 Fax: 847-520-4589
 E-mail: SIGNSOFDISTINCTIONINC @ GMAIL.COM

Owner Information (if different)

Name: HIGHLAND MANAGEMENT ASSOCIATES, INC.
 Address: 1 E. 22ND ST. SUITE 201
LOMBARD, IL 60148
 Phone: 630-691-1122
 Fax: 630-691-8572
 E-mail: CMARGOSIAN @ HIGHLAND MANAGEMENT, BIR

Property Information

Project Description: WE ARE REQUESTING APPROVAL TO
INSTALL TEN (10) 48" INDIVIDUALLY LED
ILLUMINATED CHANNEL LETTERS WHICH ARE
MOUNTED FLUSH

Project Address/Location: 230^{WEST} VIRGINIA ST. IN COUNTRY CORNERS SHOPPING CENTER

PIN Number(s): 19-05-334-023

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

SIGN MANUFACTURER:

EMAIL: STAMES & BLAIR COMPANIES.COM

Surveyor: BLAIR COMPANIES 5107 KISSELL AVE. ALTOONA, PA 814-283-2076 FAX: 814-949-8293 16601

Other: SIGN INSTALLER: SIGNS OF DISTINCTION, INC.

105 WHEELING ROAD WHEELING, IL 60090

847-520-0787 FAX: 847-520-4589 SIGNS OF DISTINCTION INC @ GMAIL.COM

Signatures

LIBBERLY RUSSELL Kimberly Russell 3/2/12

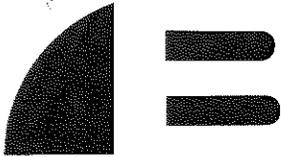
PETITIONER: Print and Sign name (if different from owner) Date
FOR SIGNS OF DISTINCTION, INC.

As owner of the property in question, I hereby authorize the seeking of the above requested action.

PLEASE SEE ATTACHED LETTER 3/2/12

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.



BLAIR COMPANIES
 ARCHITECTURAL IMAGING
 SIGNS • FIXTURES • LOGISTICS

5107 Kissell Avenue • Altoona PA 16601 • p: 814.949.8287 • f: 814.949.8293

20 2012

RECEIVED
 MAR 08 2012
 BY:

City of Crystal Lake Authorization Letter

To: City Hall (Development and Planning)
 1225 Cedar Lane
 Northbrook, IL 60062

Re: Dollar Tree
 Country Corners Shopping Center
 800 Virginia Street
 Crystal Lake, IL 60014

To Whom It May Concern:

Please, be advised that Dollar Tree is applying for a PUD Amendment for the above referenced location for one (1) 48" green faced, internally illuminated channel letterset to read "Dollar Tree".

We authorize Signs of Distinction Inc. (165 S Wheeling Road., Wheeling, IL 60090) to apply for sign permits and install sign at the above referenced location. We acknowledge that Signs of Distinction will be the permit/PUD Amendment applicant for this location. Tenant and Signs of Distinction are to conform to all laws, codes, and regulations by all agencies required for this installation.

Should you have any questions, please, feel free to contact me.

Sincerely,

Samantha James

Project Manager
 Blair Companies
 Signs - Fixtures - Logistics
 5107 Kissell Ave.
 Altoona, PA 16601
 Direct Line: (814) 283-2076
 Fax: (814) 949-8293
 sjames@blaircompanies.com

Highland Management Associates Inc (1 E. 22nd Street Suite 201 Lombard, IL 60148)

	CHARLES S. MARROSIAN III SVP	3/1/2012
Signature	Print Name and Title	Date

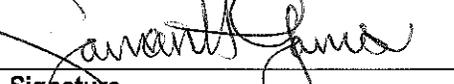
Dollar Tree Corporate (500 Volvo Parkway Chesapeake, VA 23320)

	Deanna U. Bagwell Store Design Coordinator	2-17-12
Signature	Print Name and Title	Date

Signs of Distinction (165 S Wheeling Road Wheeling, IL 60090)

	KIMBERLY KISSELL DIRECTOR OF OPERATIONS	3/2/12
Signature	Print Name and Title	Date

Blair Companies (5107 Kissell Avenue Altoona, PA 16601)

	SAMANTHA JAMES PROJECT MANAGER	2/16/12
Signature	Print Name and Title	Date



DEANNA BAGWELL
Store Design Coordinator

500 Volvo Parkway
Chesapeake, VA 23320

757-321-5678
757-321-5400 Fax
dbagwell@dollartree.com

Dollar Tree, Inc.

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 Kimberly Russell with
Signs of Distinction, on behalf of
Charles Margosian with Highland
Management Associates, Inc.

LEGAL NOTICE

Notice is hereby given in compli-
ance 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 applica-
tion of Kimberly Russell on behalf
of Dollar Tree, for approval of a Fi-
nal Planned Unit Development
Amendment, relating to the follow-
ing described real estate commonly
known as 230 W. Virginia Street,
Crystal Lake, IL 60014, PIN: 19-
05-334-023

This application is filed for the
purpose of seeking a Final Planned
Unit Development Amendment pur-
suant to Article 4-500, Article 4-
1000 and Article 9 of the UDO to
allow signage which does not meet
the approved sign criteria of the
PUD and exceeds the maximum al-
lowable wall signage to allow 160
square feet, as well as any other
variations that may be necessary to
complete the petitioner's request, as
presented. Plans for this project can
be viewed at the City of Crystal
Lake Planning and Economic De-
velopment 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, April 4, 2012
at the Crystal Lake City Hall, 100
West Woodstock Street, at which
time and place any person deter-

mining to be heard may be present.

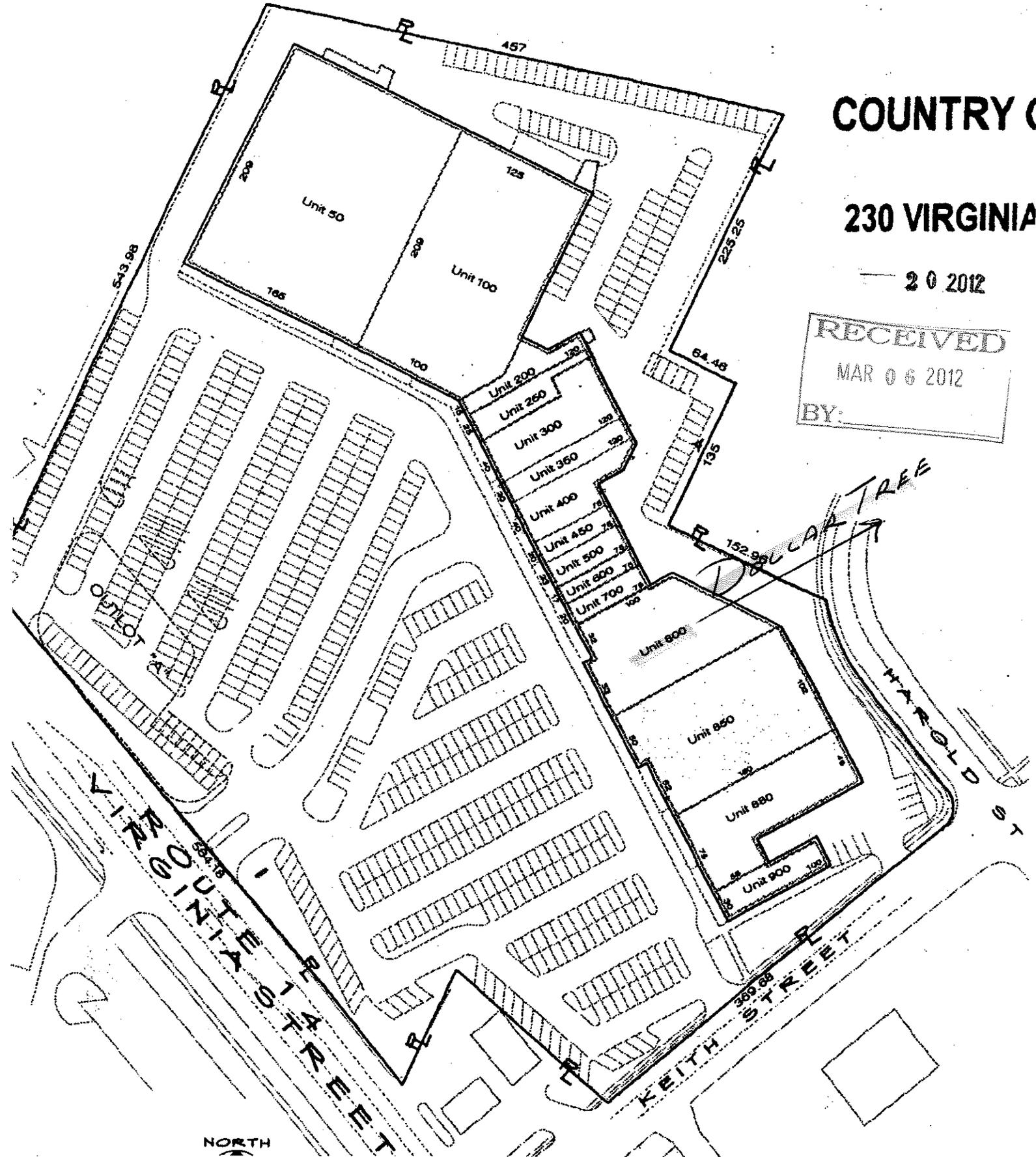
Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald
March 17, 2012)

COUNTRY C

230 VIRGINIA

20 2012

RECEIVED
MAR 06 2012
BY:



PLAT OF SURVEY

OF LOT 1 IN COLBY COURT SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 5, TOWNSHIP 43 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1972 AS DOCUMENT NO. 570486, IN McHENRY COUNTY, ILLINOIS. ALSO
OF LOT 2 IN COLBY CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 5, TOWNSHIP 43 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A RE-SUBDIVISION OF LOT 67 IN THE FIRST ADDITION TO COLBY'S HOME ESTATES, A SUBDIVISION OF PART OF SECTION 5, TOWNSHIP 43 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 9, 1970 AS DOCUMENT NO. 531552, IN McHENRY COUNTY, ILLINOIS.

STATE OF ILLINOIS) S.S.
COUNTY OF McHENRY)

TO: TIGON TITLE INSURANCE OF CALIFORNIA, LA SALLE NATIONAL BANK TRUST #8449, COUNTRY CORPERS ASSOCIATES AND J.R.P. PROPERTIES, INC.

I HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREIN AND PREPARED THE PLAT HEREON DRAWN IN ACCORDANCE WITH THE OFFICIAL RECORDS AND IN STRICT COMPLIANCE WITH THE REQUIREMENTS APPLICABLE TO SUCH SURVEY AND TO SAID PLAT OF BOTH THE LAWS OF THE STATE OF ILLINOIS AND OF THE ILLINOIS LAND SURVEY STANDARDS JOINTLY ESTABLISHED AND ADOPTED BY THE CHICAGO BAR ASSOCIATION, ILLINOIS STATE BAR ASSOCIATION, ILLINOIS REGISTERED LAND SURVEYORS ASSOCIATION, AND SOCIETY OF PROFESSIONAL LAND SURVEYORS IN 1968, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY.

DATE: MAY 29, 1984

SIGNED: *Alan J. Vandenberg*
ILLINOIS REGISTERED LAND SURVEYOR NO. 2709

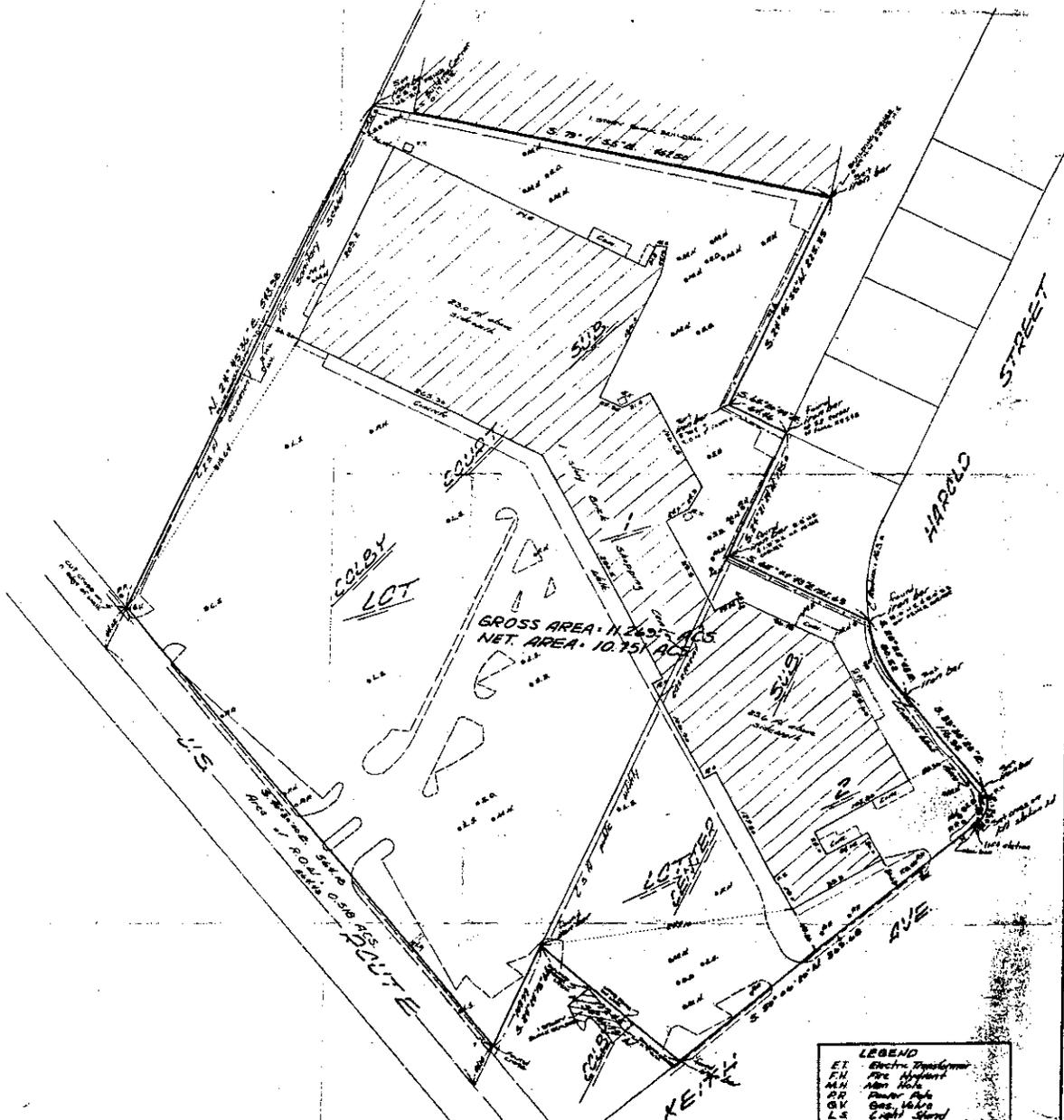
STATE OF ILLINOIS) S.S.
COUNTY OF McHENRY)
(91-994, 208 Realty)

Certified to: 1. Country Corner Associates
2. Tigon Title Insurance Company
3. Manufacturers Affiliated Trust Company as Trustee under Trust #1144
4. Old Stone Bank

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standards Detail Requirements for Aerial/Space Land Title Surveys", details, established and adopted by ALTA and NSPS in 1980, and meet the necessary requirements of a Class "A" survey, as defined therein and have incorporated F.L.S.M. Map Commission Form No. 11457 (Rev. 4) dated September 4, 1980, and have determined that the subject property is located within Zone "0", area of minimal flooding.

Dated this 15th day of May, 1984, at Woodstock, Ill., S.S.

Alan J. Vandenberg
Professional Illinois Land Surveyor
Number 2709



LEGEND	
ET	Electric Transformer
EM	Electric Meter
DP	Drain Pipe
GM	Gas Main
LS	Cable
ST	Storm Drain
TD	Telephone
CF	Cable For

N
All distances shown in feet and inches and from datum specified in 467.
Scale: 1" = 50'
Drawn by: *DAVID McLENN*
Checked by: *DAVID McLENN*
Job No. 84-219

NOTE: Only show Building Line Disturbance or Encroachment shown on a Recorded Subdivision Plat or Show Lines unless the description referred to is removed unless a proper description of the original building line is shown.
BPP - Compare your description and the markings with old plat and AT ONCE report any discrepancies which you may find.

State of Illinois)
County of McHenry)
I hereby certify that we have surveyed the premises shown hereon, and that the plat hereon is a true and correct representation of the said premises.
Done at Woodstock, McHenry County, Illinois, this 15th day of May, 1984.
McHenry County Surveying Co.
Alan J. Vandenberg
Professional Illinois Land Surveyor

Sign A	Dollar Tree
Sign Type	48" Linear Channel Letters
Illumination	Internally Illuminated with LED
Square Footage	159.66

Option 3



Front Elevation (Variance Required)
Scale: NTS

Width of tenant space to be verified.



Existing

Landlord Approved: _____
Date: _____

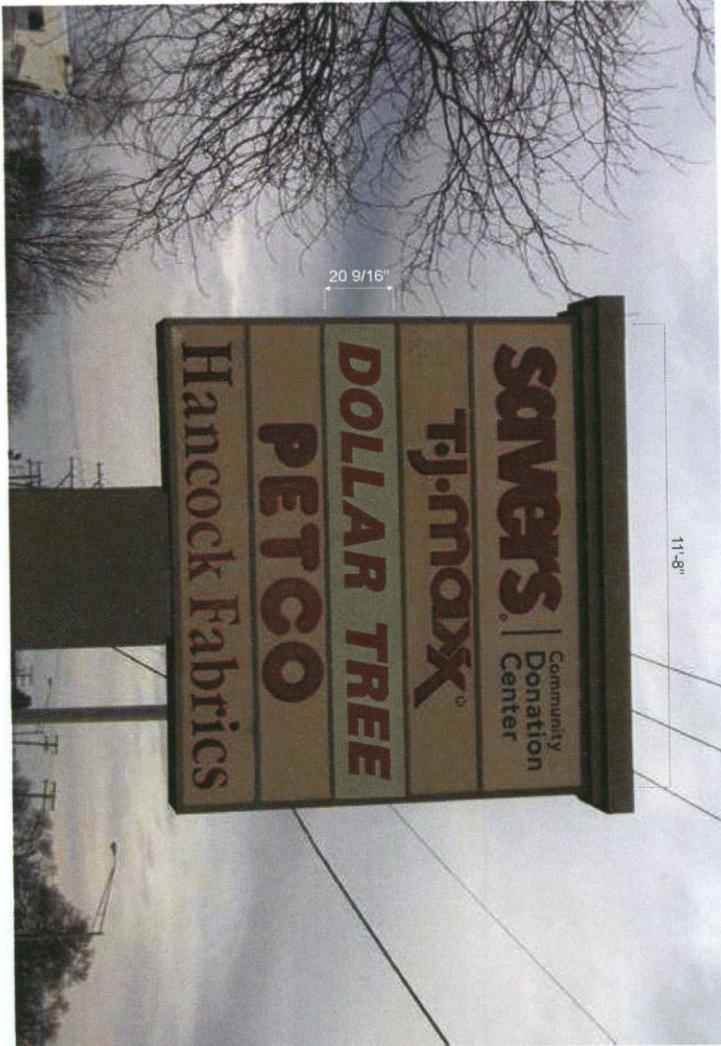
Allowable Square Footage for this Elevation: See Below

Actual Square Footage for this Elevation: 159.66

Code restricts signage to a maximum height of two (2) feet.

Client: Dollar Tree	Site #: _____	Address: 800 Virginia Street Crystal Lake, IL 60014	M Number: 21886
DOLLAR TREE			
REVISION INFO		1-11-12	Original Rendering
			JLR
<p>These drawings are not for construction. The information contained herein is intended to express design intent only. This original design is the sole property of the Blair Companies, it cannot be reproduced, copied or exhibited, in whole or part, without first obtaining written consent from Blair Companies.</p>			
 <p>BLAIR COMPANIES ARCHITECTURAL IMAGING SIGN • EXTERIOR • COORINERS</p>			

Sign B	
Sign:	Dollar Tree
Sign Type:	Custom Multi-Tenant Panel
Illumination:	Existing Illumination
Square Footage:	20.0



Existing

Landlord Approved: _____
 Date: _____

Allowable Square Footage: **N/A**
 Actual Square Footage: **20.0**

Restrictive covenant in place requiring red letters.

Virginia Street
 Scale: NTS

<p>DOLLAR TREE</p>	Client: Dollar Tree	1-11-12	Original Rendering	JLR	<p>BLAIR COMPANIES ARCHITECTURAL, INTERIOR DESIGN, FURNITURE, LIGHTING</p>
	Site #: _____				
	Address: 800 Virginia Street Crystal Lake, IL 60014				
	M Number: 21886				
REVISION INFO					

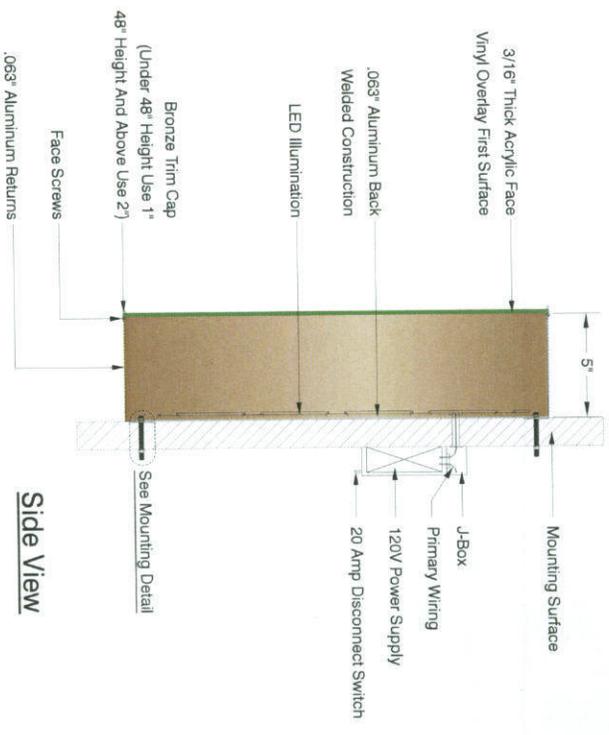
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**48" Internally Illuminated Channel Letters
Flush Mounted, Stacked**

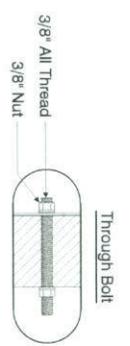
Landlord Approved: _____
Date: _____



159.66 Square Feet
Scale: 1/8"=1'



Side View



Mounting Detail

Electrical Note:

- DOLLAR TREE LED Letters:**
- (-1) 240 watt Power Supply (DOLL)
 - (-1) 60 watt Power Supply (A)
 - (-1) 60 watt Power Supply (R)
 - (-1) 240 watt Power Supply (TREE)
 - (-1) 20 amp 120V Circuit Req.

Color Schedule:

- A. Acrylic Face : White #7328 With Vinyl Overlay; Adlon #2500-156 Vivid Green
- B. Trim Cap: Bronze
- C. Metal Letter - Exterior: Prefinished Bronze
- D. Metal Letter - Interior: White
- E. LED: Green (6500K)

DOLLAR TREE

Client: Dollar Tree
Site #: _____
Address: 800 Virginia Street
Crystal Lake, IL 60014
M Number: 21886

REVISION INFO

Revision	Description	Date	By
1-11-12	Original Rendering		JLR

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