



#2012-49

CVS Pharmacy - 1305 Randall Road

Project Review for Planning and Zoning Commission

Meeting Date:

August 1, 2012

Request:

- 1) Final Planned Unit Development Amendment to allow additional wall signage and an electronic message center component to the existing freestanding sign;
- 2) Special Use Permit and variations to add an electronic message center component to the existing freestanding sign.

Location:

1305 Randall Road (Crossroads Shopping Center)

Acreage:

≈ 2.55 acres

Zoning:

B-2 PUD General Commercial Planned Unit Development

Surrounding Properties:

North: B-2 PUD General Commercial PUD (Crossroads Retail)
South O Office
East F Farming and E Estate (LITH Fen)
West R-3B PUD Multi-Family Residential

Staff Contact:

Latika V. Bhide (815.356.3615)

Background:

- Location: 1305 Randall Road
- Zoning: "B-2 PUD" General Commercial PUD
- Development History: Lot 1 of the 'Crossroads of Crystal Lake' Subdivision
 - 'Crossroads of Crystal Lake' received Preliminary PUD and Plat approval in 2005 and Final PUD and Plat approval in 2005.
 - CVS Pharmacy received a Preliminary PUD as well as a Final PUD approval in 2006.
- Petitioner's Request: Final PUD Amendment to allow additional wall signage and an electronic message center component to the existing freestanding sign. Special Use Permit and variations for the electronic message center component.

Development Analysis:

- Request Details: The Final PUD Amendment is to add approximately 80.69 square feet of wall signage and replace the existing manual changeable copy portion on the existign freestanding sign with an approximatey 32 square feet electronic message center. Details for the existing signage, approved via the PUD and proposed signage details are summarized below:

Sign Type	“Sign Text”	Sign Area/Height	Sign Illumination
Freestanding - Existing	CVS Pharmacy + Manual changeable copy	80 SF/ 9 FT	Yes
Freestanding - Proposed	CVS Pharmacy + electronic message center (emc)	80 SF/ 9 FT 32.07 SF (emc within the existing sign)	Yes
		<i>80 SF total (no increase in total area, emc component added)</i>	
Wall - Existing (South Elevation)	CVS Pharmacy, Drive-thru Pharmacy, Photo Center, 24 hours	70. 95 SF	Yes
Wall - Existing (West Elevation)	CVS Pharmacy, Drive-thru Pharmacy, Photo Center, 24 hours	70. 95 SF	Yes
Wall (Canopy) - Existing (East)	Drive-Thru Pharmacy Full Service, Drop off only	12.3 SF	Yes
Wall (Canopy) - Existing (North)	Drive-Thru Pharmacy Full Service, Drop off only	12.3 SF	Yes
Wall - (Canopy) Existing	Drive-Thru Pharmacy	7.2 SF	Yes
		173.7 SF total wall signage	
Wall – Proposed (West Elevation, along Randall Road)	Drive-Thru Pharmacy	28 SF	Yes
Wall – Proposed (West Elevation, along Randall Road)	Photo	7.31 SF	Yes
Wall – Proposed (West Elevation, along Randall Road)	Open 24 Hours	18.92 SF	Yes
Wall – Proposed	Drive-Thru Pharmacy	26.46 SF	Yes
		80.69 SF additional wall signage proposed	
		254.39 SF TOTAL (Existing + Proposed)	

- UDO requirements: This project was approved prior to the adoption of the UDO. The UDO allows, in addition to the wall signage allowance of 150 SF for a commercial use such as the pharmacy, for buildings or tenant spaces with at least 100 foot of primary frontage along a public street, 1.5 SF of signage for every linear foot of frontage along the public street up to 250 SF. For every additional 100 linear feet of building frontage along a public street over 166 feet, an additional 10 SF of wall sign is permitted. Also, for buildings or tenant spaces with at least 100 foot of primary frontage along a public street, for every additional sign character over 9 characters and up to 14 characters, an additional 10 SF of wall signage is permitted.

CVS Pharmacy has approximately 400 linear feet of frontage along Randall Road and 11 characters within their name. Therefore, under the UDO, they would be eligible for 290 SF of total wall signage.

Findings of fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT & SPECIAL USE PERMIT

The petitioner is requesting approval of a Final Planned Unit Development Amendment to allow additional wall signage and an electronic message component (EMC) to the existing freestanding sign. The addition of an EMC will also require the approval of a Special Use Permit. 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 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 an EMC.

- 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.
The property in question has approximately 400 linear feet of frontage. However, the property is located on Randall Road and not on the Route 14 or 31 corridors. A variation is necessary to allow an EMC.
 - (ii) Minimum Area: The zoning lot upon which an EMC may be permitted must have a minimum of 2 acres of total lot area.
The lot is 2.65 acres in area

- (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.

Meets this requirement

- (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.

Meets this requirement

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

Not applicable

- (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;

Recommended as condition of approval

- 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;

Residential units are located adjacent to the property, across Randall Road. The Randal Road right-of-way is approximately 180 feet. It should be noted that this pharmacy is open 24-hours. The petitioner has not indicated whether they are amenable to turning off the EMC between the hours of 11:00 p.m. and 7:00 a.m.

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

Red LED letters are proposed. White or Amber LED letters are recommended as condition of approval.

- 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;

Recommended as condition of approval

- 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;

Recommended as condition of approval

- 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;

Recommended as condition of approval

- 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; and

Recommended as condition of approval

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

Recommended as condition of approval

- (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.

Meets this requirement

- (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.

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.

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.*

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

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. Development Application, received 7-11-12
 - B. Sign Details, received 7-11-12
2. A Final Planned Unit Development Amendment, Special Use Permit and variations to allow the proposed changes to the wall and freestanding signage are hereby approved.
3. The EMC component 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.
4. The EMC is not required to be extinguished between the hours of 11:00 p.m. and 7:00 a.m. as long as the pharmacy is open to customers 24 hours. The sign must be extinguished between the hours of 11:00 p.m. and 7:00 a.m if the 24-hour operation of the pharmacy ceases.
5. The message area of an EMC must be illuminated by white or amber incandescent lamps, LED (light-emitting diode) or magnetic discs, not red as proposed.
6. The EMC unit must have the “flash” feature disabled and messages shall have a 5-minute “hold” time.
7. The messages displayed on the EMC can 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.
8. Messages must be static and not reflect movement, flashing, scrolling or changes in shape or size of messages or portions of messages. Streaming and/or live-time video are not permitted.
9. If the EMC unit is equipped to override commercial messages for emergency situations such as an “Amber Alert” or other such acute public emergencies, 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
10. The EMC sign must be set in a manner that the display will turn dark in case of a malfunction.

11. The petitioner shall address any comments and requirements from the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

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City of Crystal Lake Development Application

Office Use Only
File # 49 2012

Project Title: _____

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

RECEIVED
JUL 11 2012

Petitioner Information

Name: Midwest Sign + Lighting
Address: 4910 Wilshire Blvd
Country Club Hills, IL 60478
Phone: 708-365-5555
Fax: 708-365-5200
E-mail: Connie@midsign.com

Owner Information (if different)

Name: JBP CRYSTAL LAKE LLC
JAMES + BESSIE PAPPAS
Address: 17 W 729 A - ROOSEVELT
OAKBROOK TERRACE, IL 60181
Phone: 630-627-5250
Fax: 630-627-5254
E-mail: JPTAGROUP@AOL.COM

Property Information

Project Description: Install (4) four illuminated letter signs
and replace existing monument sign with a new
Monument / EMU

Project Address/Location: 1305 Randall Road

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

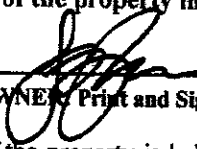
Surveyor: _____

Other: _____

Signatures

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.

 JAMES PAPPAS 2/24/12
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.

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 MIDWEST SIGN AND
LIGHTING**

LEGAL NOTICE

Notice is hereby given in compliance 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 the Midwest Sign and Lighting, for approval of a Final Planned Unit Development Amendment, Special Use Permit and variations relating to the CVS Pharmacy in the Crossroads shopping center, located at 1305 Randall Road, PINs: 19-18-282-006.

This application is filed for the purpose of seeking a Final Planned Unit Development Amendment, special use permit and variations pursuant to Articles 2, 4-500, 4-1000 and 9 of the UDO to allow changes to allow (i) Additional wall signage and (ii) Add an electronic message center component to the existing freestanding sign on the property that does not meet the UDO criteria; 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 Development Department at City Hall.

A public hearing before the Planning and Zoning Commission on the request will be held at 7:30 p.m. on Wednesday, August 1, 2012 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
July 17, 2012)

CVS/pharmacy®

EMU PROGRAM

1305 Randall Road
Crystal Lake, IL 60014



Proposed Signage Overview



Existing Location Overview

Loc: 3790

Site Signage Summary	
EXISTING	PROPOSED
(1) Monument Sign	(1) Reface Existing Monument Sign
(2) Manual Reader Board	(2) Electronic Message Unit
(3) None Existing	(3) 18" Illuminated Letterset
(4) None Existing	(4) 18" Illuminated Letterset
(5) None Existing	(5) 18" Illuminated Letterset
(6) None Existing	(6) 18" Illuminated Letterset
PRICING: \$	



North

Sign #: **1**

Photo #: _____
(indicates facing)

CVS Store: _____

Building: _____
(when applicable)

CVS Store: _____

Building: _____
(when applicable)

CVS Store: _____

Building: _____
(when applicable)

CVS Store: _____

Building: _____
(when applicable)

CVS Store: _____

Building: _____
(when applicable)

CVS Store: _____

Building: _____
(when applicable)

CVS
pharmacy

SITE PLAN
ADDRESS: 100 W. Woodstock St.
CITY/STATE: Crystal Lake, IL
ZIP: 60014

PROJECT #: 753
LOCATION #: 3790

FILE PATH: ...C:\CVS pharmacy\Locations 2011\Project 753\3790_Crystal Lake IL.cdr
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DATE: 06/03/11
Rev 1: 06/24/11
Rev 2: 00/00/00
Rev 3: 00/00/00
Rev 4: 00/00/00
Rev 5: 00/00/00

SCALE: As Noted
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PAGE #: 2

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Overview Photos



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

NOTES:

CVS
pharmacy[®]

OVERVIEW PHOTOS

ADDRESS: 100 W. Woodstock St.
CITY/STATE: Crystal Lake, IL
ZIP: 60014

PROJECT #: 753

LOCATION #: 3790

SUBMITTAL IS: APPROVED

APPROVED AS NOTED

REVISED AND RESUBMIT

CLIENT CONTRACTOR: _____ DATE: ____/____/____

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icon liberty 303.611.1001

ims
inspire. Reinforce. Transform.

Overview Photos



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12

NOTES:



OVERVIEW PHOTOS

ADDRESS: 100 W. Woodstock St.
 CITY/STATE: Crystal Lake, IL
 ZIP: 60014

PROJECT #:
753

LOCATION #:
3790

SUBMITTALS: APPROVED

APPROVED AS NOTED

REVISED AND RESUBMIT

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CLIENT COMMENTS: / /

DATE

DATE: 06/03/11

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Overview Photos



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18

NOTES:



OVERVIEW PHOTOS

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 CITY/STATE: Crystal Lake, IL
 ZIP: 60014

PROJECT #: 753
 LOCATION #: 3790

SUBMITTALS: APPROVED
 APPROVED AS NOTED
 REVISED AND RESUBMIT

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 Rev. 5: 00/00/00

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 PAGE #: 5

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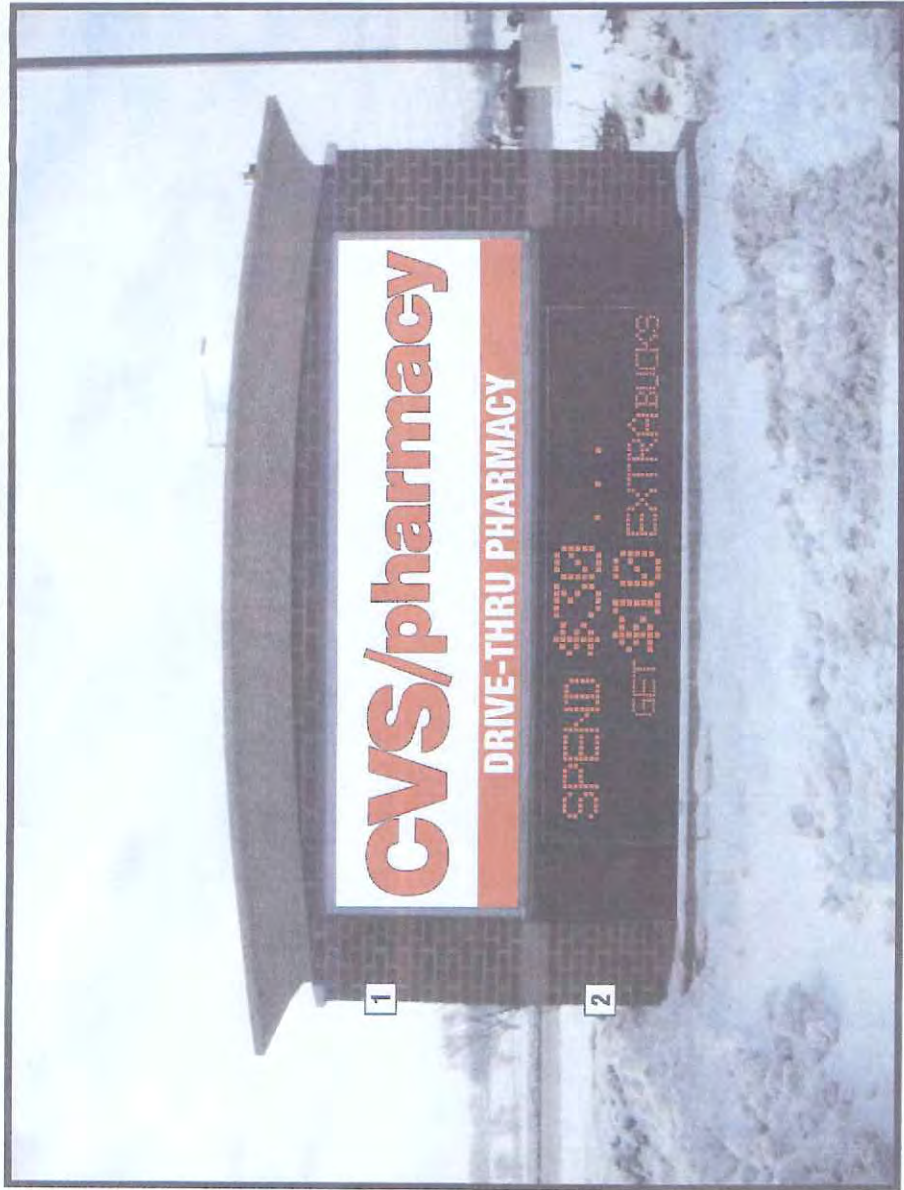


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Existing Signage - Elevation

Existing Sign #1 Monument Sign Illuminated	S/F <input type="checkbox"/> D/F <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>
Existing Sign #2 Manual Reader Board Illuminated	S/F <input type="checkbox"/> D/F <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/>



Proposed Signage - Elevation

EQ	12'-5"	9'-11"	EQ
43 1/2"	17 7/8"	6 3/8"	EQ
CVS/pharmacy DRIVE-THRU PHARMACY			
32.07 SQ.FT.			QTY: 2
1 CUSTOM REPLACEMENT FACE(S) FOR EXISTING MONUMENT			

EQ	12'-5"	9'-11"	EQ
SPEND \$30 ... GET \$10 EXTRABUCKS			
32.07 SQ.FT.			QTY: 1
2 2'-7" X 9'-11" EMU W/ FILLER PANELS			

Not To Scale Unless Noted

NOTE: EMB not allowed, but Walgreens has one w/ restrictions from PUD

VARIANCE: 2-3 month variance time line (PUD Amendment). 50% approval chance.

* Walgreens has EMB on Route 31 (has restrictions) *

\$350.00 PUD Amendment

RECOMMENDATIONS
 ADDRESS: 100 W. Woodstock St.
 CITY/STATE: Crystal Lake, IL
 ZIP: 60014

PROJECT #:	753
LOCATION #:	3790
FILE PATH:	...CVS pharmacy\Locations 2011\Project 753\3790_Crystal Lake IL.cdr
SUBMITTALS:	<input type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED AS NOTED <input type="checkbox"/> REVISED AND RESUBMIT
DATE:	06/03/11
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Rev. 4:	00/00/00
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Existing Signage - Elevation

Existing Sign #3

None Existing Illuminated

S/F D/F
Yes No



Proposed Signage - Elevation

Proposed Signage

NOTE: Wall signs are equal to allowable Sq. Ft. - 170.0

17'-7 3/4"

Drive-Thru Pharmacy

26.46 SQ.FT.

QTY: 1

3 18" ILLUMINATED ANCILLARY LETTERS

Not To Scale Unless Noted

NOTE: EMB not allowed, but Walgreens has one w/ restrictions from PUD

VARIANCE: 2-3 month variance time line (PUD Amendment). 50% approval chance.

* Walgreens has EMB on Route 31 (fr:as restrictions) *

\$350.00 PUD Amendment



RECOMMENDATIONS

ADDRESS: 100 W. Woodstock St.
CITY/STATE: Crystal Lake, IL
ZIP: 60014

PROJECT #:
753

SUBMITTALS: APPROVED

APPROVED AS NOTED

REVISED AND RESUBMIT

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CLIENT CONTRACTOR

DATE

DATE: 06/03/11

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Rev. 4: 00/00/00

Rev. 5: 00/00/00

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Existing Signage - Elevation

Existing Sign #	S/F	D/F	Yes	No
Existing Sign #4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
None Existing Illuminated				
Existing Sign #5	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
None Existing Illuminated				
Existing Sign #6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
None Existing Illuminated				



Proposed Signage - Elevation

Proposed Signage

NOTE: Wall signs are equal to allowable Sq. Ft. - 170.0

12'-7 3/8" **Open 24 Hours** QTY: 1 18" ILLUMINATED ANCILLARY LETTERS

4 18" ILLUMINATED ANCILLARY LETTERS

5 18" ILLUMINATED ANCILLARY LETTERS

QTY: 1

28.0 SQ.FT.

QTY: 1

6 18" ILLUMINATED ANCILLARY LETTERS

4'-10 1/2" **Photo**

8'-7" **Drive-Thru Pharmacy**

Not To Scale Unless Noted

NOTE: EMB not allowed, but Walgreens has one w/ restrictions from PUD

VARIANCE: 2-3 month variance time line (PUD Amendment). 50% approval chance.

* Walgreens has EMB on Route 31 (has restrictions) *

\$350.00 PUD Amendment



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 ZIP: 60014

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Rev. 4:	00/00/00		
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CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, APRIL 19, 2006
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

The meeting was called to order by Chair Hayden at 7:30 p.m. On roll call, members Batastini, Esposito, Greenman, Hess, Jouron, Skluzacek, and Hayden were present. Members Hopkins and Schofield were absent.

Michelle Rentzsch, Planning Director, Latika Bhide, Leslie Schott, both Planners, James Richter, Senior Planner, and John Cowlin, City Attorney, were present from Staff.

Mr. Hayden stated that this meeting is being televised now as well as being recorded for future playback on the City's cable station. He stated that there are a number of items on the agenda and asked that those in attendance, who wished to speak on any of the petitions, please sign in on the sheets provided for each petition.

2006-05 CVS PHARMACY – NE Randall & Ackman Rd. – PUBLIC MEETING

Preliminary and Final PUD for a pharmacy on Lot 1 of Crossroads Subdivision; Special Use Permit for a drive-through; Zoning Variations from: A. Section 5.3-3(6) to allow planting islands of 6 feet in width instead of the required 8 feet; and B. Section 5.3-3(6)B to allow a 5 foot wide landscape area instead of the required 15 feet, along the south edge of the site

A motion is requested setting the public hearing for May 3, 2006 meeting.

Mr. Hayden stated that the petitioner is here to set a public hearing date.

Peter Bazos, attorney, was present to represent the petition. Mr. Bazos said CVS started out east and is aggressively growing in Illinois. They are requesting a freestanding building on Lot 1 of Crossroads. They have had many meetings with Staff and have lowered the building height per the City ordinance not per FAA requirements. Mr. Bazos said the same building materials would be used as the other approved building. He said there was a conceptual plan presented for CVS. Ms. Schott said the petitioners of Crossroads had presented a concept plan but not for CVS. There have been changes since that plan.

Mr. Hayden asked if there were any comments from the public regarding this request.

Ken Poling, 1246 Hillsborough Court, said he has no problem with the pharmacy at that location but asked if a traffic study had been done and what improvements would be required. Mr. Hayden said that would be discussed at the next meeting, which is the public hearing.

There was no one else in the public who wished to speak on this petition.

Mr. Batastini said they were very clear at the original meeting that the architectural style needs to have a prairie style theme. The signs requested also exceed the ordinance. He feels that is too much on the building.

Mr. Esposito said a message board at that location would be a problem with the amount of traffic there.

Mr. Jouron agreed that there are too many signs. Ms. Hess agreed and stated she wants a clear understanding of the materials to be used. This is to be a high quality development. Mr. Bazos said they would have the color board with them at the next meeting.

Mr. Skluzacek asked if they have any questions or concerns about the conditions recommended by Staff. Mr. Bazos said they have not had time to discuss it but will agree to as many as they can.

Mr. Greenman said the Engineering Division has concerns with the site and suggested that sufficient information be provided as to why the petitioner can't comply with the changes.

Mr. Hayden agreed and stated that this request should not be for both Preliminary and Final since he feels the petitioner hasn't provided enough information even for Preliminary. He said if the petitioner wants to move forward with this petition, they should request Preliminary only at this time. Mr. Hayden said they are hoping for significant changes.

Mr. Batastini moved to continue 2006-05 CVS Pharmacy located at the northeast corner of Randall Road and Ackman Road to the May 3, 2006 Planning and Zoning Commission meeting. Mr. Skluzacek seconded the motion. On roll call, all members voted aye. Motion passed.

**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, MAY 3, 2006
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Chair Hayden at 7:30 p.m. On roll call, members Batastini, Esposito, Greenman, Hess, Hopkins, Jouron, Schofield, Skluzacek, and Hayden were present.

Michelle Rentzsch, Planning Director, Leslie Schott, Planner, and James Richter, Senior Planner, were present from Staff.

Mr. Hayden stated that this meeting is being televised now as well as being recorded for future playback on the City's cable station. He stated that there are a number of items on the agenda and asked that those in attendance, who wished to speak on any of the petitions, please sign in on the sheets provided for each petition.

2006-05 CVS PHARMACY – NE Randall & Ackman Rd. – PUBLIC HEARING

This petition was continued from the April 19, 2006 PZC meeting.

Prelim PUD, Special Use Permit for a drive-through pharmacy

Mr. Hayden stated the fees have been paid, and the signs have been posted. He said the surrounding property owners have been notified and the Certificate of Publication is in the file. Mr. Hayden waived the reading of the legal notice with no objection.

Peter Bazos, attorney, Dennis Manning with Gershman Brown, developer, Courtney Nowrot, sign consultant, Mark Rice and Jeff Linkenheld, engineer, Anthony Tarck, petitioner's traffic engineer, and Mark Nosky, architect, were present to represent the petition. Mr. Bazos showed the site plan and said the property is 2.8 acres at the intersection of Randall and Ackman Roads. They are requesting Preliminary PUD on Lot 1 for a CVS Pharmacy, a Special Use Permit and variations. Mr. Bazos said they have had several meetings with staff and have made many changes to the building and site plan.

Mr. Rice said the drive-through is for prescription pickup only and there usually is only 2 or 3 cars stacked at peak hours at other CVS locations. He said the trash enclosure has been shifted and will look like part of the building. They are proposing a pylon sign and are providing a 6-foot wide sidewalk on the south side of the property. Mr. Rice said they are showing 73 parking spaces with curbed islands and landscaping. This layout will accommodate the City's largest fire engine on the site. Mr. Rice described the lighting and footcandles for the parking lot and building. The stormwater retention will be handled off site.

Mr. Nosky showed the elevations of the building with a base stone course. He showed samples of the materials to be used most of which are the same as the building next door. The storefront color will be specific to this project – a deeper red than what CVS usually uses. Mr. Nosky showed samples of the awning materials and colors. He said the roof has been lowered and they will need to step the roof to hide the mechanical units. The only arch on the building is over the front entrance and removed most of the ancillary signs, which means the stucco was not needed in those areas.

Mr. Bazos said they had sent their original plan showing a 30-foot tall building to the FAA for approval. They did receive it and then CVS agreed to lower the building height to meet City ordinance

25-foot requirement.

Mr. Hayden asked about the lighting under the corranche. Mr. Rice said the lights would be in the rear and along areas of both sides of the building but not along the front. Mr. Manning said there would also be lighting fixtures on the side elevations as a down wash on the building. They will not glare out.

There was no one in the public who wished to speak on this petition. The public hearing was closed at this time.

Ms. Hess said many questions she had were answered and asked about the color to be used on the front of the building. Mr. Rice said CVS usually uses their cardinal red but this building will have a darker red. Ms. Hess appreciates the changes that have been made to the building and asked that the colors that were changed for the preliminary be accurately depicted on the final plans so they will know exactly where the colors will go.

Mr. Jouron asked if this building was typical for CVS. Mr. Rice said no. Mr. Jouron said they have been concerned with the architecture going in this area. He feels the red awnings are too "brassy" and stand out too much. He is also concerned with the amount of red on the building. Mr. Manning said CVS's corporate color is red and they have tried to tone it down. They would like to use cardinal red on the awnings only and everywhere else would be the darker red.

Mr. Esposito asked what part of the north elevation would be seen from Rakow Road? Mr. Linkenheld said there would be a healthy green space along Randall/Rakow Road. Mr. Esposito asked the petitioner to review the materials to be used on the building and where it will be located. Mr. Rice explained the materials and locations.

Mr. Hopkins asked about the stucco. Ms. Rentzsch said genuine stucco is a better material than dryvit for the area proposed. If not, smooth or cast stone could be substituted in those areas. Mr. Hopkins said smooth stone is on the other building on Lot 2.

Mr. Greenman thanked the petitioner for taking their comments and bringing them forward. He suggested that possibly a cultured stone be added to the north elevation to break it up. Mr. Greenman said the bright white color of the stucco stands out too much and would prefer more of an earth tone. He thanked the petitioner for the changes they have made.

Mr. Skluzacek said he agreed that something needs to be added to the north elevation. He also likes the smaller signs shown.

Mr. Batastini thanked the petitioner for the changes and stated he would prefer to have a more permanent material than stucco, like a stone material. Mr. Rice said the finish is very labor intensive and very rigid. Stone is less labor intensive. Mr. Batastini asked why they would object to stone. Mr. Rice said stone would affect the readability of the wall sign.

Mr. Batastini said he does not want to see neon signs in windows. Mr. Manning said there will be

some and will take that into consideration. Mr. Batastini said the building looks nice.

Mrs. Schofield asked if there is a by-pass lane for the drive-through. Mr. Nosky said yes and showed it on the site plan.

Mr. Hayden asked about the flow of cars onto the site and through the drive through. Mr. Nosky showed the traffic flow for the site. Mr. Manning said there are two lanes for the drive through – one for pickup and one for dropping off prescriptions. He said that nationally they don't have many cars stacking in the drive through.

Mrs. Schofield asked about the shared entrance/exit at the northeast corner of the lot. She is concerned with merging cars from different directions. Mr. Manning said the building was moved so the traffic flow would work better. Mrs. Schofield said she is concerned that who has the right of way is not clear-cut. Mr. Tarck said most people would enter and be part on the south side of the building since it is closer to the front of the building. He said the north area is more a service area. Lot 2 has its own entrance onto the roadway to the east.

Mr. Hopkins asked about the truck loading, the size of the trucks and how they will maneuver. Mr. Tarck showed the truck maneuvering. Mr. Manning said the trucks come once a week at off peak hours and the other delivery trucks for pop, snacks, etc. have plenty of room. Mr. Hopkins is concerned that people from the drive through will cut through the delivery truck area and suggested a curb be added. Mr. Nosky said that would impact the trucks.

Mr. Hayden said originally there were significant engineering concerns and asked if they had been addressed. Ms. Schott said there still needs to be a little tweaking but not much. Mr. Greenman suggested that they add to the conditions the memo from Erik Morimoto to Dan Brinkman. Ms. Rentsch said that could be added so it can be checked at final.

Mr. Batastini said he is concerned with making a left turn out of this lot and would prefer that a left turn lane be included. Ms. Rentsch said the customer from Lot 2 would likely use the other drive. If the drives were shared it would be a concern.

Mr. Batastini said he would prefer a monument sign using materials from the building. Ms. Nowrot said that would not be a problem. Mr. Batastini said he is not sure about a message board in this location. He would also prefer not to have neon signs in windows. Ms. Nowrot said they would only be visible from the parking lot. Mr. Batastini said he doesn't feel they are necessary.

Mr. Esposito said he feels that the petitioner can do better than this with the signs and when people know CVS is there, a sign is not necessary.

Mr. Jouron said he would prefer a brick base and drop the sign 4 feet. He also would like to see the "24 photo" sign eliminated. Mr. Jouron said he would prefer to have the tone on CVS match the other red tone. Ms. Nowrot said they are required to use that red.

Mr. Greenman said he would prefer to have no more than 170 total square feet for the wall signage on this building.

Mrs. Schofield said she would prefer the awnings be muted color. Mr. Rice said they did not intend to have awnings but the other building has them. He said they could find another color for the awnings. Ms. Hess suggested matching the storefront color. Mr. Rice said he could not find them previously but will continue to look.

Mr. Batastini said he is struggling with the variation for the landscaping. Mr. Nosky said they have 15 feet there as well as a 6-foot wide sidewalk. Mr. Bazos said that was based on comments the original plans which had changed but didn't amend the petition.

Ms. Hess said she would like more stylish doors used for the garbage enclosure since it will be a prominent element of the building.

Mr. Hayden asked if the Fire Department had concerns about getting their equipment into this site. Ms. Schott said they were ok with it. Mr. Hayden said it seems a bit tight.

Mr. Hayden said the Commission is asking for improvements to the awning color and trash area doors. They are also concerned with the traffic from the drive-through and truck loading area, signage size and signage base material matching the building, include the memo from the traffic consultant, incorporating a bike path to connect to the fen area. He said he is concerned with Ackman Road changing names when it crosses Randall Road. Ms. Rentzsch said the County would not have control of that roadway so they won't allow Ackman to be used. Mr. Hayden asked staff to contact the County again. Ms. Rentzsch said they would.

Mr. Batastini moved to approve Preliminary PUD for a pharmacy on Lot 1 of Crossroads Subdivision; Special Use Permit for a drive-through; and Zoning Variations from Section 5.3-3(6) to allow planting islands of 6 feet in width instead of the required 8 feet for CVS Pharmacy located northeast of Randall and Ackman Roads with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Plan Set (ARC Design Resources, received 3/20/06).
 - B. Sign Plan (Site Enhancement Services/ImagePoint, dated 4/6/06).
 - C. Photometric Plan (ARC design Resources, received 3/20/06).
 - D. Drainage Calculations (ARC Design Resources, dated 1/30/06).
 - E. Building Elevations (Stewart Nosky Architects, last revision 3/30/06, received 4/3/06).
 - F. Floor Plan (Stewart Nosky, dated 3/14/06).
 - G. Sight Line Diagram (Stewart Nosky, dated 3/8/06).
 - H. Landscape Plan (ARC design Resources, dated 1/13/06).
 - I. Traffic Study Supplement (Gewalt Hamilton, dated 4/7/06).
2. Site Plan
 - A. See attached Engineering Comments for suggested layout revisions. A new Site Layout Plan

will be necessary prior to final PUD approval of the development.

B. Work with staff to rectify and clarify all easement language.

C. The proposed sidewalk along the south property line is intended to accommodate bike traffic as well. Indicate a path at least 8 feet in width. Nine feet may be required based on setback from parking lot.

D. Indicate the location of a bike rack for this development.

E. Additional comments may be made about site/landscape layout, once final site plan is submitted.

3. Landscape Plan

A. Provide some additional landscaping in the area between Lots 1 and 2 which currently only calls for sod.

B. The plant material and design of Lot 2 is to be carried over to this site.

C. Include Dense Yews with the foundation plantings as depicted on Lot 2.

4. Sign Plan

A. A legible sign site plan was not submitted in time for a thorough review. If Preliminary and Final approvals are granted for the overall project simultaneously, it is suggested that the sign plan be reviewed for approval by the PZC at a later date. If not, additional sign details must be provided for Final PUD review and approval.

B. The signs may not be illuminated between 11 PM and 7 AM.

C. Please indicate the location of the directional signs on the site plan. Several directional signs appear to be located in an MUE.

D. Please identify the location of the freestanding sign on the site plan. The proposed sign appears to be located in the 20-foot landscape and sidewalk easement.

E. No "pole" signs were allowed with the overall Crossroads PUD. The pylon sign should be reduced to a monument sign, not to exceed 8 feet in height.

F. Provide the dimensions of the base width.

5. Building Elevations

A. Carry the stone accent banding from the approved architecture on Lot 2 into this building.

B. Change the wainscot material to match that of the piers.

C. The materials for the trash enclosure need to match the exterior building materials.

D. Eliminate all EIFS from the building exterior and replace with stone or brick materials. The EIFS canopy feature could be substituted with metal.

E. Replace the red awnings and red aluminum trim around windows and doors with dark green awnings and a darker window/door trim to match the Lot 2.

6. The following Zoning Variations are hereby granted:

A) Section 5.3-3(6) to allow planting islands of 6 feet in width instead of the required 8 feet

~~B) Section 5.3-3(6)B to allow a 5 foot wide landscape area instead of the required 15 feet, along the south edge of the site.~~

7. Comply with all the requirements of the FAA as they pertain to this project's proximity to LITH Airport.

8. The petitioner shall address all comments of the Building, Engineering, Fire/Rescue, Planning and Public Works Departments; and comments included in the amended traffic study completed by Gewalt Hamilton Associates, Inc. dated, April 7, 2006.

9. The petitioner shall work with Staff to be certain the 15 foot landscaping on the south property line is met as well as room for the requisite bike path in this area.

10. Stone elements shall be added to the north elevation to break up the mass of the wall.

11. Work with staff before Final PUD submittal to tone down the awning color, adjust the stucco color, and upgrade the doors of the trash enclosure.

12. All the traffic concerns provided for in the Engineering Division's memo shall be addressed by the petitioner.

13. The total wall signage shall not exceed 170 square feet; the freestanding sign height should be lowered with brick material to match the building at its base; and a solid base needs to be incorporated into the directional signage.

Mr. Greenman seconded the motion. On roll call, all members voted aye. Motion passed.



Medical World, 430 Virginia Street - Sign Ordinance Variation request to retain an existing, non-conforming, free-standing sign.

Mike Parikh, the property owner, was present for the matter. He stated that the buildings in that area are old, and actual distance between buildings is only 8 feet. He stated that he would reduce the height to 16.5 feet, which would only be a 6" variation. The Council discussed the visibility factors for Route 14 as well. Following discussion, Councilwoman Brady Mueller moved to approve the Sign Ordinance variation with the modification to reduce the height to 16.5 feet. Councilman Goss seconded the motion.

Inches A Weigh - Special Use Permit for Commercial Recreation to allow a weight loss center at 1055 Nimco Drive.

Teresa and Don Kolosiecki, business owners, were present for the matter. Mr. Kolosiecki noted that the proposal had received a favorable recommendation from the Planning and Zoning Commission. Mayor Shepley asked if anyone in the audience wished to speak on the matter. No one wished to speak.

Councilwoman Brady Mueller moved to approve the Planning and Zoning Commission recommendation and to adopt an ordinance to be published in pamphlet form by the authority of the Mayor and City Council approving the issuances of a Special Use Permit for 1005 Nimco Drive. Councilwoman Ferguson seconded the motion. On roll call, all voted yes. Motion passed.

Gymboree Play & Music - Special Use Permit for Commercial Recreation at 30 Williams Street, Units A & B.

Patrice Miller, business owner, was present for the matter. She stated that her facility was currently located in the Crystal Lake Plaza on Route 14 and she wished to relocated to the downtown area. She stated that she was in agreement with all of the Planning and Zoning Commission recommendations. Regarding a state license, she stated that Illinois does not have any requirements for facilities such as hers, and she does not need a license, but the facility also does not fit into the State's exemptions. She stated that her business involves 99% parent participation, but there is a drop off program fro 3-5 year olds and she would like to continue that.

Mayor Shepley asked if anyone in the audience wished to speak on the matter. No one wished to speak.

Councilwoman Brady Mueller moved to approve the Planning and Zoning Commission recommendations and to adopt an ordinance approving the Special Use Permit for Commercial Recreation at 30 Williams street, Units A & B. Councilman Christensen seconded the motion. On roll call, all voted yes. Motion passed.

CVS Pharmacy, NEC Randall and Ackman Roads - Preliminary PUD, Special Use Permit for a drive-through, and Zoning Variations.

Peter Bazos, attorney and representatives from Gershman Brown, the developers of the CVS property, were present for the matter. Mr. Bazos stated that after many meetings with the City



staff, and based on the recommendations of the Planning and Zoning Commission, they had made substantial changes to the plan. He stated that they had changed the site plan, onsite parking and circulation to conform to concerns, moved the building, added landscaping, reduced the building to 25 feet high, changed the building materials to be the same as the shopping center to the north so that the stone would match, eliminated the EFIS and replaced it with stucco, added brick, toned down the bright red, and added toned down awnings. He stated that they had decreased the overall signage to 170 square feet and added brick and stone. He stated that they did not disagree with the Planning and Zoning Commission's recommendations, but did have concerns with the staff recommendations regarding reducing the monument sign to 8 feet tall and 50 square feet. He stated that the monument sign is 55 feet back from the new right of way of Randall Road which they are dedicating and 100 feet back from the existing pavement. He voiced concern that making the sign smaller would not provide effective notice for traffic. Regarding the wall signage, he stated that they were in agreement with the Planning and Zoning Commissions' recommendation of 170 square feet, but not the staff's recommendation of 150 square feet. He stated that the 170 square feet included 49 square feet of "directional" signage on the drive canopy at the rear of the building which would not be visible from the road. If it is smaller, won't be effective notice to traffic. He stated that CVS was not planning on being open 24 hours right off, and would only illuminate the signs when the store is open. He stated that he understood that there is residential townhome development across the street. But Randall Road is wide, the townhomes are set back from the road, and CVS is set back, too. He stated that the monument sign would be perpendicular to Randall Road, and would not face the townhomes.

Mayor Shepley asked if anyone in the audience wished to speak on the matter. No one wished to speak.

Councilwoman Brady Mueller stated that she did not have any issue with the illuminated signs, as there were two White Hen Pantries in the City with 24 hour illuminated signs, and it would be difficult to operate a 24 hour pharmacy without lighted signage. She stated that she also did not object to the 170 square feet for signage.

Councilman Goss stated that Walgreens had been required to meet the Sign Ordinance provisions, and he saw no reason to grant a variation to CVS. He expressed concern about the proposed stacking for only 3 cars in the drive through lane, but Michelle Rentzsch, the Director of Planning and Development, stated that stacking would accommodate 5 cars. Councilman Dawson stated that he agreed with Councilwoman Brady Mueller regarding the signage. He noted that Walgreens is very close to Route 14 and CVS would be set back 150 feet. Councilmembers Christensen, Ferguson and Thorsen agreed. Mayor Shepley agreed as well, but stated that he would like to see CVS come as close to the ordinance provisions as possible.

Councilman Goss expressed concern about semis backing into the loading dock as cars are coming out of the drive through. He suggested moving the drive through to the north, with truck access on the southeast. He noted that there was no bypass lane on the drivethrough, so once a car was in line, it would be stuck there. Mr. Bazos said that from an operations standpoint, this is prototypical store with drive through and loading bay in the proposed locations. He stated that truck deliveries have to be made on north side, and they have worked with the City engineer and the City's traffic consultant to make traffic flow as well as possible. He stated that they would have only one or two delivery vehicles per week arriving in off hours, and conflicts would be minimal. Councilman Goss DG asked about delivery schedules for smaller trucks with pop and



chips. Mr. Bazos stated that they normally make deliveries through the front door during normal business hours. Councilman Goss felt that was a safety issue and that all deliveries should be made at the rear doors.

A representative from CVS stated that regarding the bypass lane, CVS has experienced only 2-3 vehicles in any peak hour, and traffic consultant had agreed. He stated that typically one customer would be parked at the window and there would be bypass availability if no one was at the second window. He stated that there was not enough width to create another bypass lane. Councilwoman Brady Mueller asked for Mr. Ramirez's opinion, stating that she had recently sat at Walgreen's drivethrough for 20 minutes. Mr. Ramirez stated that this proposal was a vast improvement over original submittal and the potential still exists for a problem, but given CVS's explanation, it should work, and if it doesn't CVS will lose customers. The CVS representative stated that studies show that most people come in the store, and the drive-through is strictly a service for prescriptions and is used minimally with 2.78 cars per peak hour. He stated that the likelihood of someone being stuck for a long time in the lane was remote. He stated that they had several similar stores in the area and there have not been any problems.

Councilman Dawson stated that he liked their original architectural submittal better with the arch. He asked that they include raised panel doors and canopies on the east side of the building, and asked if they could move the dumpster to a less visible area. A CVS representative stated that it could not be relocated, but agreed to Councilman Dawson's suggestion of adding a stone cap. In response to Councilman Dawson's question about the private roadway, Michelle Rentzsch stated that the staff felt it would be preferable to remain private so that the City would not have to maintain that small section of roadway. She stated that it had been dedicated to the County in the 1950's and they did not want it, either.

Councilman Christensen noted that there are usually only one or two cars in a drivethrough, and if there are more, people will park and go inside the store. Councilwoman Ferguson noted several other CVS stores she has observed and stated that she had no concerns about the drivethrough. She stated that she also agreed with Councilman Dawson about the arch.

Mayor Shepley stated that this was a good use for the property and he was in support of the proposal, but he was disappointed in the lack of creativity in the architecture. He agreed with Councilwoman Ferguson regarding the site plan.

Councilman Christensen asked if the petitioner would mind restoring the arch, and the representatives from CVS stated that they would not have a problem with that.

Following a brief further conversation, Councilwoman Brady Mueller moved to approve the Planning and Zoning Commission recommendations approving the Preliminary Planned Unit Development with the following changes: Restore the original architectural plan without the excess height and with the white band across the top of the building in stucco, eliminating Recommendation 4b regarding no illumination of signs between 11 pm and 7 am, including flush doors on the east and two of the north doors shall have raised panels with a canopy or eyelid, and with a stone cap on the trash area; and to adopt an ordinance to be published in pamphlet form by the authority of the Mayor and City Council granting the Special Use Permit for a drive through facility and zoning variation for CVS Pharmacy. Councilman Christensen seconded the motion. Councilman Goss suggested adding that signs may not be illuminated when the store is closed.



Councilwoman Brady Mueller stated that was common practice and the City had not required that of any other business. Councilman Goss stated that he would rather see the white band only where the arch is, and the rest brick, and moved to amend the motion to reflect that. Councilman Thorsen seconded the motion to amend.

On roll call for the motion to amend, Councilmembers Goss, Thorsen and Mayor Shepley voted yes. Councilmembers Brady Mueller, Christensen, Dawson and Ferguson voted no. Motion failed. On roll call for the original motion, Councilmembers Brady Mueller, Christensen, Dawson, Ferguson, Goss, Thorsen and Mayor Shepley voted yes. Motion passed.

Fountain Square, 805 McHenry Avenue - Final PUD Amendment to allow changes to the originally approved sign and a Subdivision Ordinance Variation to defer the burial of utility lines.

Charles Black, of Black and Black Architects, was present for the matter, stating that he represented Dr. Brunetti. Mr. Black stated that they were proposing an amendment to the sign so that it would be 46 square feet, an aluminum box on a 10" masonry base, with up to 8 individual tenant plaques. He stated that he felt that style of sign would go better with the arch style of the building and the color would be similar to the deep red on the City Hall sign. He stated that the Planning and Zoning Commission had not agreed, and had recommended denial of the request.

Mayor Shepley asked if anyone in the audience wished to speak on the matter. No one wished to speak.

Councilwoman Brady Mueller stated that she did not have a problem with tenant names on the signs because she did not know how you would have a multi-tenant building without such signage. She stated that the nearby Caring Family building listed the doctors who had offices there, and many other signs through the City also had tenant names. Mayor Shepley stated that he felt the most important thing was the street number, and he agreed with the Planning and Zoning Commission that the original sign was more attractive.

Regarding the request to defer the burial of utility lines, Councilwoman Brady Mueller stated that she did not have a problem in granting that, since no one else had been required to bury the lines yet. Director of Planning and Economic Development Michelle Rentzsch stated that Caring Family had been required to bury them, but had not done so and would be coming back to the Council requesting a deferral. She noted that other buildings in the area had received a deferral.

Councilman Dawson stated that he did not have a problem with the proposed sign. Councilmembers Goss, Thorsen and Christensen stated that they preferred the original sign. Councilwoman Ferguson stated that she would be hard pressed to tell the petitioner that they could not have a sign like the one at City Hall. Councilman Thorsen stated that he did not see a need for tenant names on the signs. Following further discussion, the consensus of the Council was to retain the brick and stone sign with up to 8 tenant names.

Councilman Christensen moved to only allow changes to the original sign to allow the words Fountain Square, 805 McHenry Avenue, and with up to 8 tenant plaques, but the sign must remain as originally approved regarding size and material. Councilman Christensen further moved to defer the burial of utility lines until an areawide program is established. Councilman Goss seconded the motion. On roll call, Councilmembers Christensen, Ferguson, Goss, Thorsen



AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND A VARIATION
AT NORTHEAST CORNER OF RANDALL AND ACKMAN ROADS

WHEREAS, pursuant to the terms of a Petition (File #2006-05) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested the issuance of a Special Use Permit to allow for a drive-through; and Zoning Variations from: A. Section 5.3-3(6) to allow planting islands of 6 feet in width instead of the required 8 feet; and B. Section 5.3-3(6)B to allow a 13 foot wide landscape area instead of the required 15 feet, along the south edge of the site for CVS Pharmacy located at the northeast corner of Randall and Ackman Roads; and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Special Use Permit be issued as requested in said Petition.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

Section I: That a Special Use Permit be issued to allow for a drive-through; and Zoning Variations from: A. Section 5.3-3(6) to allow planting islands of 6 feet in width instead of the required 8 feet; and B. Section 5.3-3(6)B to allow a 13 foot wide landscape area instead of the required 15 feet, along the south edge of the site for the property located at the northeast corner of Randall and Ackman Roads, Crystal Lake, Illinois.

SECTION II: Said Special Use is issued with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Plan Set (ARC Design Resources, received 3/20/06).
 - B. Sign Plan (Site Enhancement Services/ImagePoint, dated 4/6/06).
 - C. Photometric Plan (ARC design Resources, received 3/20/06).
 - D. Building Elevations (Stewart Nosky Architects, last revision 3/30/06, received 4/3/06).
 - E. Floor Plan (Stewart Nosky, dated 3/14/06).
 - F. Sight Line Diagram (Stewart Nosky, dated 3/8/06).
 - G. Landscape Plan (ARC design Resources, dated 1/13/06).
 - H. Traffic Study Supplement (Gewalt Hamilton, dated 4/7/06).

2. Site Plan

- A. See attached Engineering Comments for suggested layout revisions. A new Site Layout Plan will be necessary prior to final PUD approval of the development.
- B. Work with staff to rectify and clarify all easement language.
- C. The proposed sidewalk along the south property line is intended to accommodate bike traffic as well. Indicate a path at least 8 feet in width. Nine feet may be required based on setback from parking lot.
- D. Indicate the location of a bike rack for this development.
- E. Additional comments may be made about site/landscape layout, once final site plan is submitted.

3. Landscape Plan

- A. Provide some additional landscaping in the area between Lots 1 and 2 which currently only calls for sod.
- B. The plant material and design of Lot 2 is to be carried over to this site.
- C. Include Dense Yews with the foundation plantings as depicted on Lot 2.

4. Sign Plan

- A. A legible sign site plan was not submitted in time for a thorough review. If Preliminary and Final approvals are granted for the overall project simultaneously, it is suggested that the sign plan be reviewed for approval by the PZC at a later date. If not, additional sign details must be provided for Final PUD review and approval.
- B. Please indicate the location of the directional signs on the site plan. Several directional signs appear to be located in an MUE.
- C. Please identify the location of the freestanding sign on the site plan. The proposed sign appears to be located in the 20-foot landscape and sidewalk easement.
- D. No "pole" signs were allowed with the overall Crossroads PUD. The pylon sign should be reduced to a monument sign, not to exceed 8 feet in height.
- E. Provide the dimensions of the base width.

5. Building Elevations

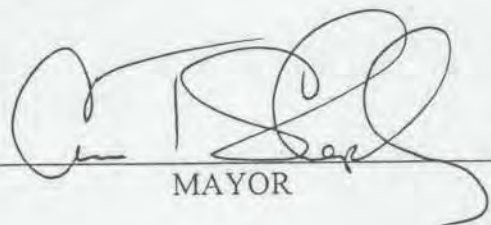
- A. Carry the stone accent banding from the approved architecture on Lot 2 into this building.
- B. Change the wainscot material to match that of the piers.
- C. The materials for the trash enclosure need to match the exterior building materials.
- D. Eliminate all EIFS from the building exterior and replace with stone or brick materials. The EIFS canopy feature could be substituted with metal.
- E. Replace the red awnings and red aluminum trim around windows and doors with dark green awnings and a darker window/door trim to match the Lot 2.
- F. Reintroduce the white arches shown on the original 3/30 plan as discussed at the City Council meeting.
- G. Provide raised panel doors or molding trim on the service doors as well as canopies, as requested by the City Council.

6. The following Zoning Variations are hereby granted:
 - A. Section 5.3-3(6) to allow planting islands of 6 feet in width instead of the required 8 feet; and
 - B. Section 5.3-3(6)B to allow a 13 foot wide landscape area instead of the required 15 feet, along the south edge of the site.
7. Comply with all the requirements of the FAA as they pertain to this project's proximity to LITH Airport.
8. The petitioner shall address all comments of the Building, Engineering, Fire/Rescue, Planning and Public Works Departments; and comments included in the amended traffic study completed by Gewalt Hamilton Associates, Inc. dated, April 7, 2006.
9. The petitioner shall work with Staff to be certain the 13 foot landscaping on the south property line is met as well as room for the requisite bike path in this area.
10. Stone elements shall be added to the north elevation to break up the mass of the wall.
11. Work with staff before Final PUD submittal to tone down the awning color, adjust the stucco color, provide cap on brick of trash enclosure and upgrade the doors of the trash enclosure.
12. All the traffic concerns provided for in the Engineering Division's memo shall be addressed by the petitioner.
13. The total wall signage shall not exceed 170 square feet; the freestanding sign height should be lowered with brick material to match the building at its base; and a solid base needs to be incorporated into the directional signage.

Section III: That the City Clerk be and is hereby directed to amend the official zoning map of the City of Crystal Lake and all pertinent records of the City of Crystal Lake to show the issuance of a Special Use Permit in accordance with the provisions of this Ordinance, as provided by law.

Section IV: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

DATED at Crystal Lake, Illinois, this 16th day of May, 2006.


MAYOR

ATTEST:

Roger Dreher

CITY CLERK

Published in pamphlet form by the authority of the Mayor and City Council of the City of Crystal Lake.

**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JULY 5, 2006
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Chair Hayden at 7:30 p.m. On roll call, members Batastini, Esposito, Greenman, Schofield, Skluzacek, and Hayden were present. Members Hopkins and Jouron were absent and Ms. Hess has resigned from the Commission.

Michelle Rentzsch, Planning Director, Latika Bhide and Leslie Schott, both Planners, and James Richter, Senior Planner, were present from Staff.

Mr. Hayden asked the people in attendance to rise to say the Pledge of Allegiance. He led those in attendance in the Pledge.

Mr. Hayden stated that this meeting is being televised now as well as being recorded for future playback on the City's cable station. He stated that there are a number of items on the agenda and asked that those in attendance, who wished to speak on any of the petitions, please sign in on the sheets provided for each petition.

2006-51 CVS PHARMACY – NE Randall & Ackman Rd. – PUBLIC MEETING

Final PUD for a pharmacy building.

Peter Bazos, attorney, Dennis Mannina with Gershman Brown, developer, Courtney Nowrot, sign consultant, Mark Rice, engineer, and Mark Nosky, architect, were present to represent the petition. Mr. Hayden said there is no need to discuss architecture since the Council approved it.

Mr. Bazos asked about Preliminary condition #2B regarding easement language. Ms. Schott said it is an Engineering comment regarding the technical language. Mr. Bazos said that would be taken care of. He asked about Preliminary condition #2C regarding a sidewalk. He said there is an 8-foot bike path shown and there is no room to widen anything on the south property line. Ms. Schott said Staff is requesting a 6-foot sidewalk not an 8-foot bike path to allow more room for landscaping and more separation from the parking lot. Mr. Bazos said they agree with that change.

Mr. Bazos said regarding Preliminary condition #4B regarding the directional sign in the MUE that there is no other place to relocate it and it is easily removed if need be. Ms. Schott said the location is ok so long as the sign is of the outer limits of the MUE.

Mr. Bazos said he has a different recollection of the sign condition. He recalls the Council allowing 9 feet tall and 80 square feet. Ms. Rentzsch said the Council did not have a sign elevation in front of them to look at. The signs on the other lots are 8 feet tall. Mr. Greenman asked how far back are the 8-foot tall signs. Ms. Rentzsch said they are at a similar setback – possibly slightly closer to the street. Ms. Nowrot said it would increase site identification. Mr. Batastini asked if the road expands would the petitioner bring down the sign height. Mr. Bazos said if you remind them.

There was no one in the public who wished to speak on this petition.

Mr. Batastini said the signs look very nice and thanked the petitioner for the changes. Ms. Nowrot said

there is a topper on the sign that could be removed to reduce the sign height. Mr. Batastini said he usually would prefer a smaller sign but the sign looks better with the arch. Mr. Greenman said 8 feet is tall. There won't be a problem identifying the use of the property.

Mr. Batastini moved to approve the Final PUD for a pharmacy building for CVS Pharmacy located at the Northeast corner of Randall and Ackman Roads with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Plan Set (ARC Design Resources, received 5/25/06).
 - B. Sign Plan (Site Enhancement Services/ImagePoint, dated 5/19/06).
 - C. Photometric Plan (ARC design Resources, revised 5/24/06).
 - D. Building Elevations (Stewart Nosky Architects, last revision 5/22/06, received 5/24/06).
 - E. Floor Plan (Stewart Nosky, dated 3/14/06).
 - F. Landscape Plan (ARC design Resources, dated 1/13/06, revised 5/24/06).
2. Site Plan
 - A. Coordinate the northern driveway location with the developers of Lot 2.
 - B. Work with Engineering Division to address all their site development comments, including reducing the lighting levels to be more in line with the remainder of the development.
 - C. Work with staff to rectify and clarify all easement language.
 - D. For safety purposes, 3 feet of separation is recommended between the parking lot and the bike path. To accommodate this separation and maintain the 13 foot landscaping area:
 1. Change the 8-foot bituminous bike path to a 6-foot wide sidewalk.
 2. Reduce the southern 2 rows of parking from 18 feet to 17.5 feet.
3. Building Elevations
 - A. Reintroduce the white arches as shown on drawing revised 3/30/06.
 - B. Add canopies to the service doors.
 - C. Provide details for the door of the trash enclosure.
4. Sign Plan
 - A. A few signs still appear to be located in an MUE. If no alternative exists, make certain they are at its outer edge.
 - B. Please confirm proposed materials.
 - C. The pylon sign should be reduced to a monument sign not to exceed 9 feet in height.**
5. Landscape Plan
 - A. Work with Staff to extend the landscape beds and add landscaping to some non-landscaped areas throughout the site. Also, work with Staff on some suggested plant substitutions.
6. Comply with all the requirements of the FAA as they pertain to this project's proximity to LITH Airport.
7. The petitioner shall address **all** comments of the Building, Engineering, Fire/Rescue, Planning and

PLANNING AND ZONING COMMISSION
JULY 5, 2006
PAGE 3

Public Works Departments; and comments remaining in the amended traffic study completed by Gewalt Hamilton Associates, Inc. dated, April 7, 2006, if any.

Mr. Esposito seconded the motion. On roll call, all members voted aye. Motion passed.

eliminate the reference to wood; and to approve the Preliminary Planned Unit Development and to adopt an ordinance to be published in pamphlet form by the authority of the Mayor and City Council granting the Zoning variations for Grand Place Retail. Councilwoman Ferguson seconded the motion. On roll call, Councilmembers Brady Mueller, Dawson, Ferguson, Thorsen and Mayor Shepley voted yes. Councilmembers Christensen and Goss voted no. Motion passed.

→ **CVS Pharmacy, NEC Randall and Ackman Roads – Final PUD approval for a pharmacy at the Crossroads development.**

Peter Bazos, attorney, was present for the matter, along with other representatives for CVS. The initial discussion centered on Mayor Shepley's inquiry as to whether CVS had met all of the requirements of Preliminary approval in order to be granted Final approval. After some discussion regarding the petitioner's confusion with the submittal process, it was determined that the Preliminary requirements were being met. Mr. Bazos stated that they had no issues with any of the conditions and he believed that all Council concerns had been addressed. He stated that there were no outstanding issues.

Councilman Goss reiterated his concerns about adherence to the Tree Preservation Ordinance since so many trees had been removed. Senior Planner James Richter II stated that the developer of the Crossroads Subdivision did not receive a variation from the Tree Preservation Ordinance and, therefore, the replacement requirements would be met. Councilman Goss asked about the roads, and Victor Ramirez, the Director of Engineering and Building, stated that all roads in the development were private and the original developer was responsible for their maintenance.

Following a brief further discussion and clarification of Councilman Christensen's questions regarding the staff report, Councilwoman Brady Mueller moved to approve the Planning and Zoning Commission recommendations and to adopt an ordinance to be published in pamphlet form by the authority of the Mayor and City Council authorizing the Final Planned Unit development for CVS Pharmacy. Councilman Thorsen seconded the motion. On roll call, all voted yes. Motion passed.

Kidzone Daycare, 710 Windsor Drive – Special Use Permit for a Home Day Care and Zoning Variation to provide care for 12 children.

Petitioner Erich Pieler stated that he and his wife Asta have run a daycare business from their home for the past two years and it was their sole means of support. He stated that he had not been aware that a Special Use Permit was required by the City and had found that out by accident. He stated that DCFS had not advised that he would need any additional permission for a day care. He stated that without 11 or 12 children, the business would not be viable, and that the younger children generally arrive in the morning and are picked up by their parents at 5:30 p.m. or so, and the older children come after school, stay for dinner and do their homework in the evenings. He noted that there was only about a two-hour overlap with all of the children present at one time.

Mayor Shepley asked if anyone in the audience wished to speak on the matter.

Mike DeThorne of 718 Windsor Drive stated that he lived next door. He stated that he was concerned about allowing a business in a "R-2" residential zoning district and having 12 children could result in 24 separate pickups/dropoffs during the day. He stated that he was concerned about liability if a child should run onto his lawn and be injured and he requested that if the



AN ORDINANCE GRANTING A FINAL PLANNED UNIT DEVELOPMENT
FOR CVS PHARMACY

WHEREAS, pursuant to the terms of the Petition (File #2006-51) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Final Planned Unit Development for a pharmacy building; and

WHEREAS, the required hearings were held on the petition of the property owners in the manner and the form required by the Zoning Ordinance of the City of Crystal Lake and the statutes of the State of Illinois; and

WHEREAS, it is in the best interests of the City of Crystal Lake that the Final Planned Unit Development be granted as requested in said Petition,

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

SECTION I: That a Special Use Permit be granted to permit a pharmacy building for the property located east of Randall Road and north of Ackman Road extended, Crystal Lake, Illinois.

SECTION II: That the Special Use Permit be granted with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Plan Set (ARC Design Resources, received 5/25/06).
 - B. Sign Plan (Site Enhancement Services/ImagePoint, dated 5/19/06).
 - C. Photometric Plan (ARC design Resources, revised 5/24/06).
 - D. Building Elevations (Stewart Nosky Architects, last revision 5/22/06, received 5/24/06).
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 - C. Work with staff to rectify and clarify all easement language.
 - D. For safety purposes, 3 feet of separation is recommended between the parking lot and the bike path. To accommodate this separation and maintain the 13 foot landscaping area:

1. Change the 8-foot bituminous bike path to a 6-foot wide sidewalk.
2. Reduce the southern 2 rows of parking from 18 feet to 17.5 feet.

3. Building Elevations

- A. Reintroduce the white arches as shown on drawing revised 3/30/06.
- B. Add canopies to the service doors.
- C. Provide details for the door of the trash enclosure.

4. Sign Plan

- A. A few signs still appear to be located in an MUE. If no alternative exists, make certain they are at its outer edge.
- B. Please confirm proposed materials.
- C. The pylon sign should be reduced to a monument sign not to exceed 9 feet in height.

5. Landscape Plan

- A. Work with Staff to extend the landscape beds and add landscaping to some non-landscaped areas throughout the site. Also, work with Staff on some suggested plant substitutions.

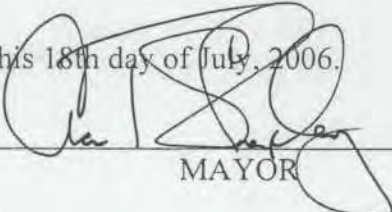
6. Comply with all the requirements of the FAA as they pertain to this project's proximity to LITH Airport.

7. The petitioner shall address **all** comments of the Building, Engineering, Fire/Rescue, Planning and Public Works Departments; and comments remaining in the amended traffic study completed by Gewalt Hamilton Associates, Inc. dated, April 7, 2006, if any.

SECTION III: That the City Clerk be and is hereby directed to amend the official zoning map of the City of Crystal Lake and all pertinent records of the City of Crystal Lake to show the granting of Variations in accordance with the provisions of this Ordinance, as provided by law.

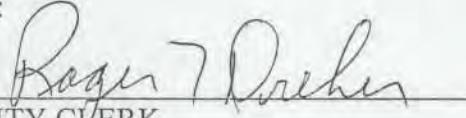
SECTION IV: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

DATED at Crystal Lake, Illinois, this 18th day of July, 2006.



MAYOR

ATTEST:



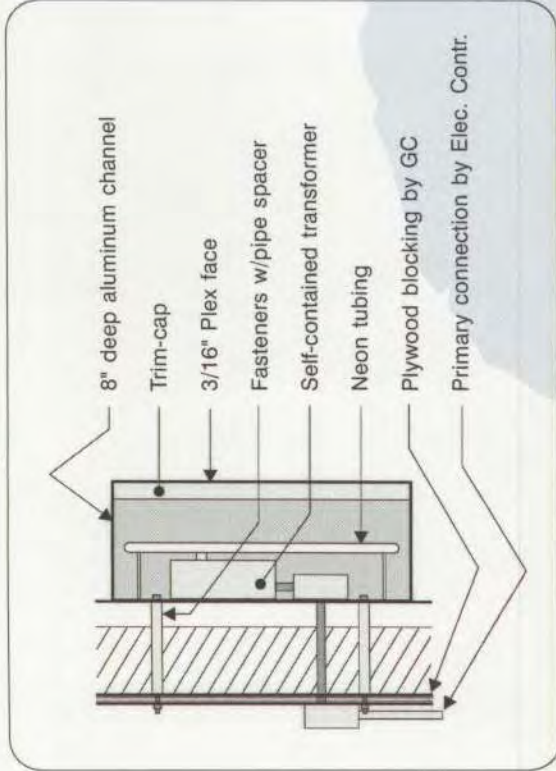
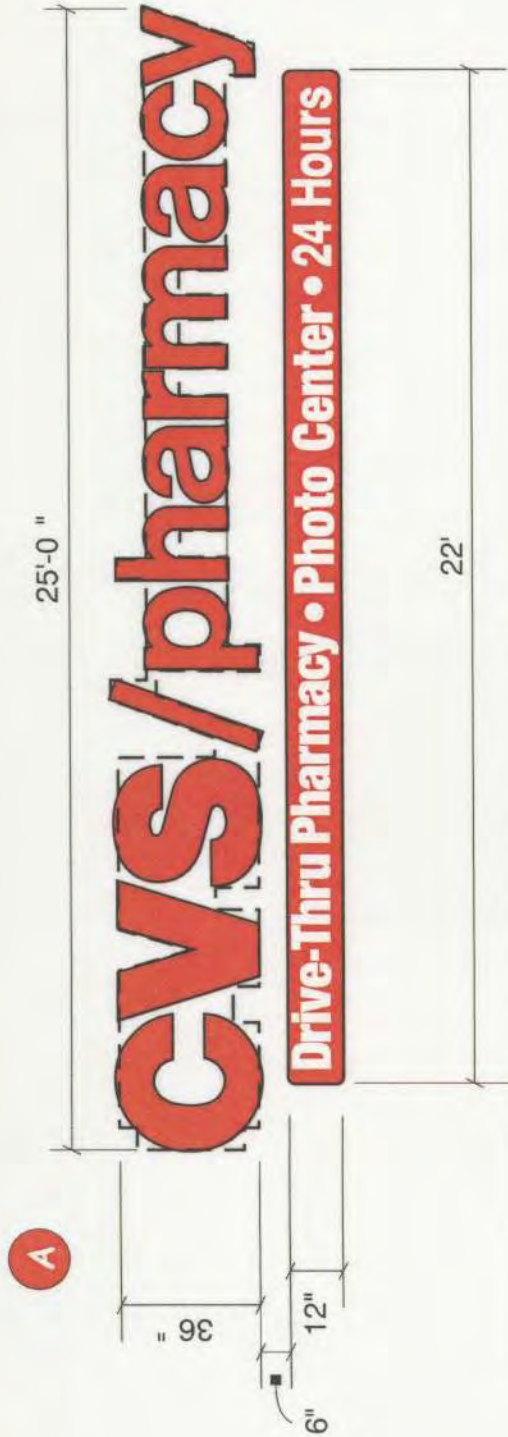
CITY CLERK

Published in pamphlet form by the authority of the Mayor and City Council of the City of Crystal Lake.

CVS pharmacy

Crystal Lake, IL





CVS/pharmacy: 48.95 Sq. Ft.
Bullet: 22 Sq. Ft.



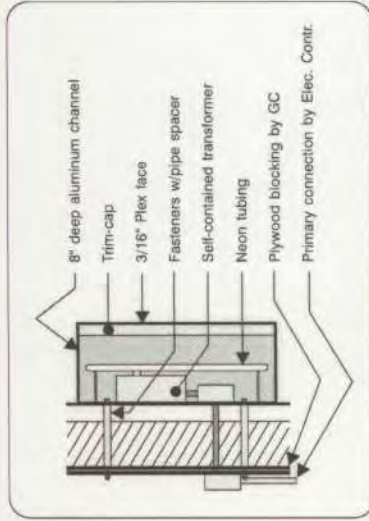


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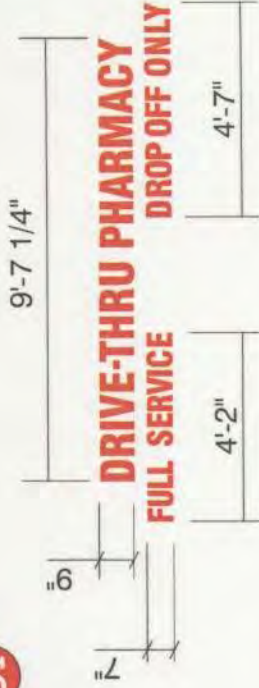


*Sign face will be opaque.
Materials to match building

Scale: 1/4" = 1'



D1



DRIVE-THRU PHARMACY
FULL SERVICE
DROP OFF ONLY

Canopy Front

DTR-9
12.30 s.f.

D2

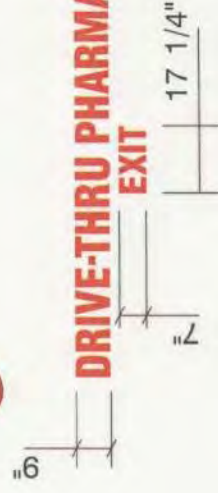


DRIVE-THRU PHARMACY

Canopy Side

DTR-9
7.20 s.f.

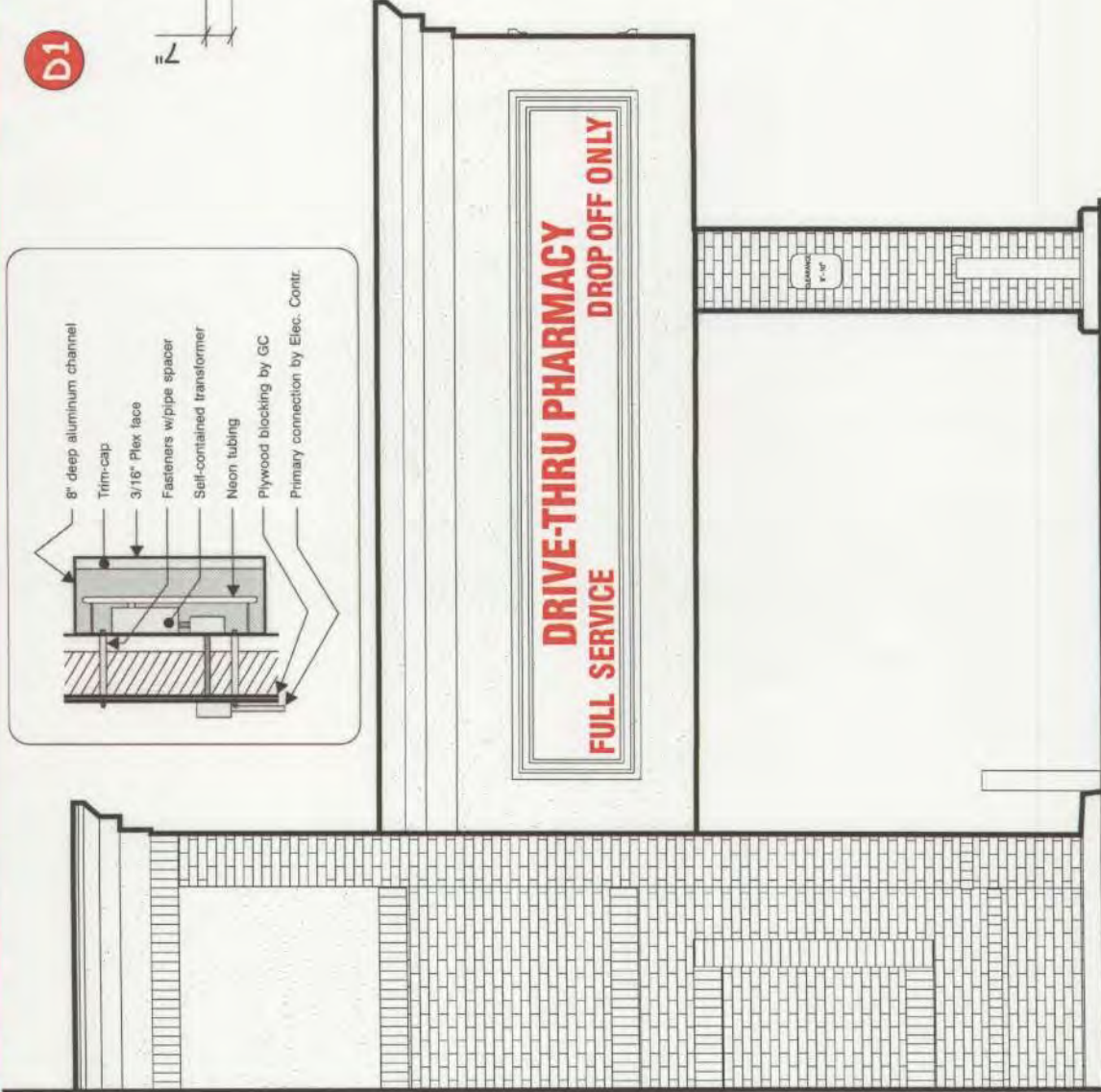
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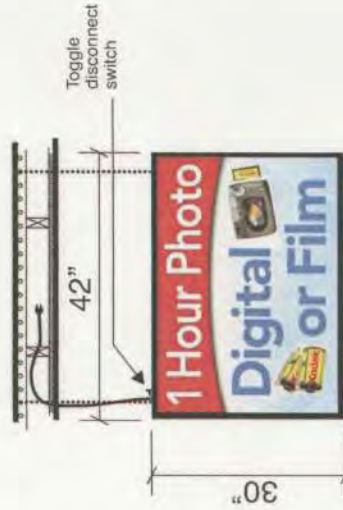
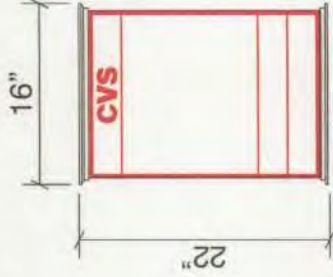


DRIVE-THRU PHARMACY
EXIT

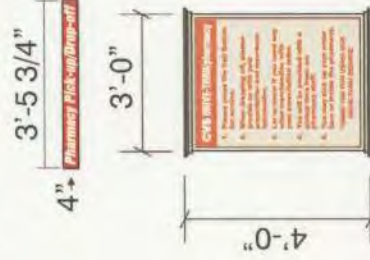
Canopy Back

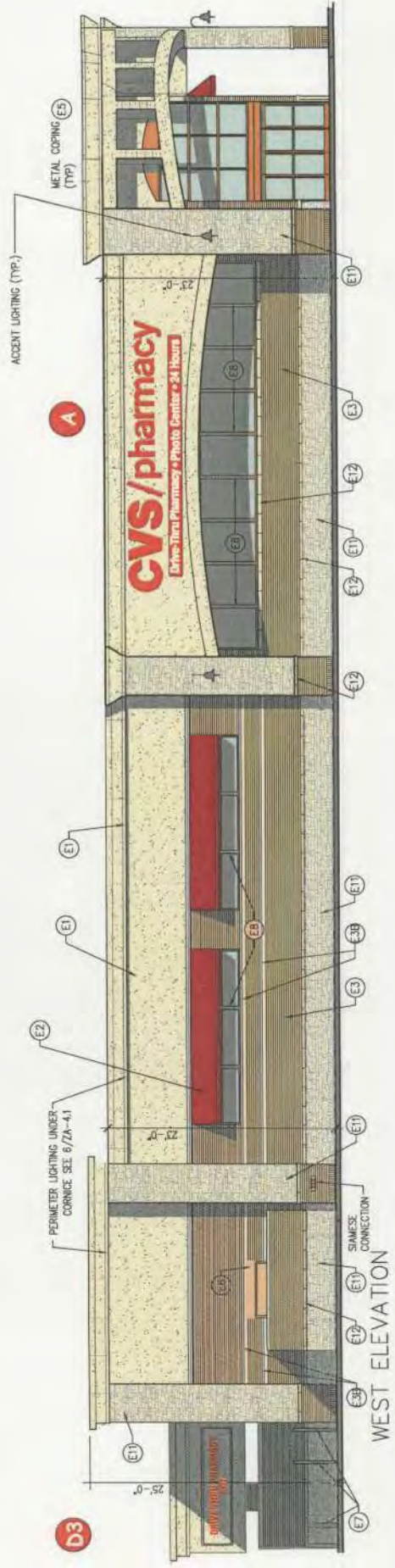
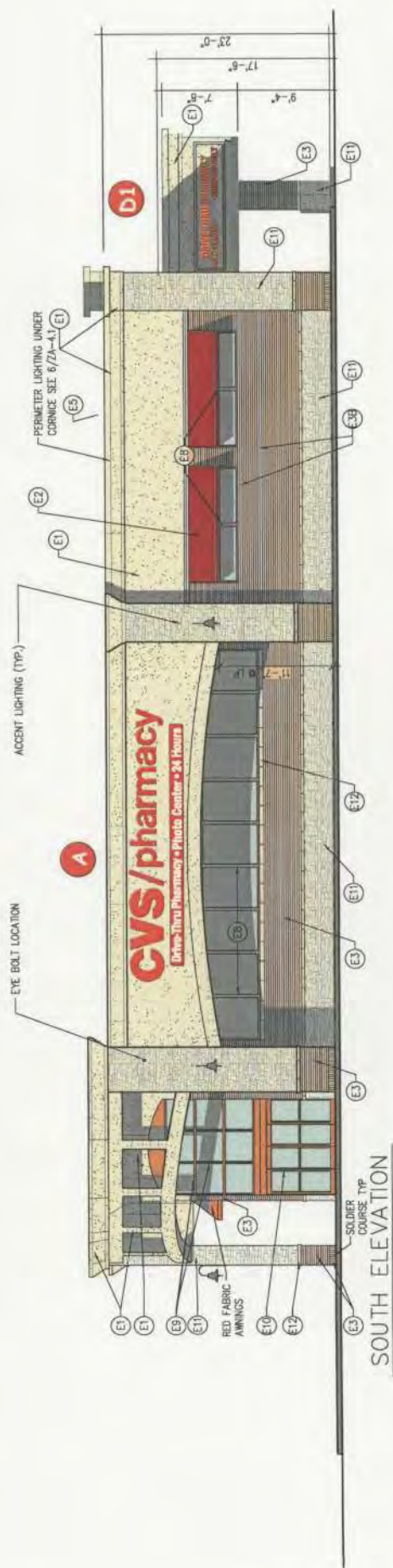
DTR-9
8.04 s.f.

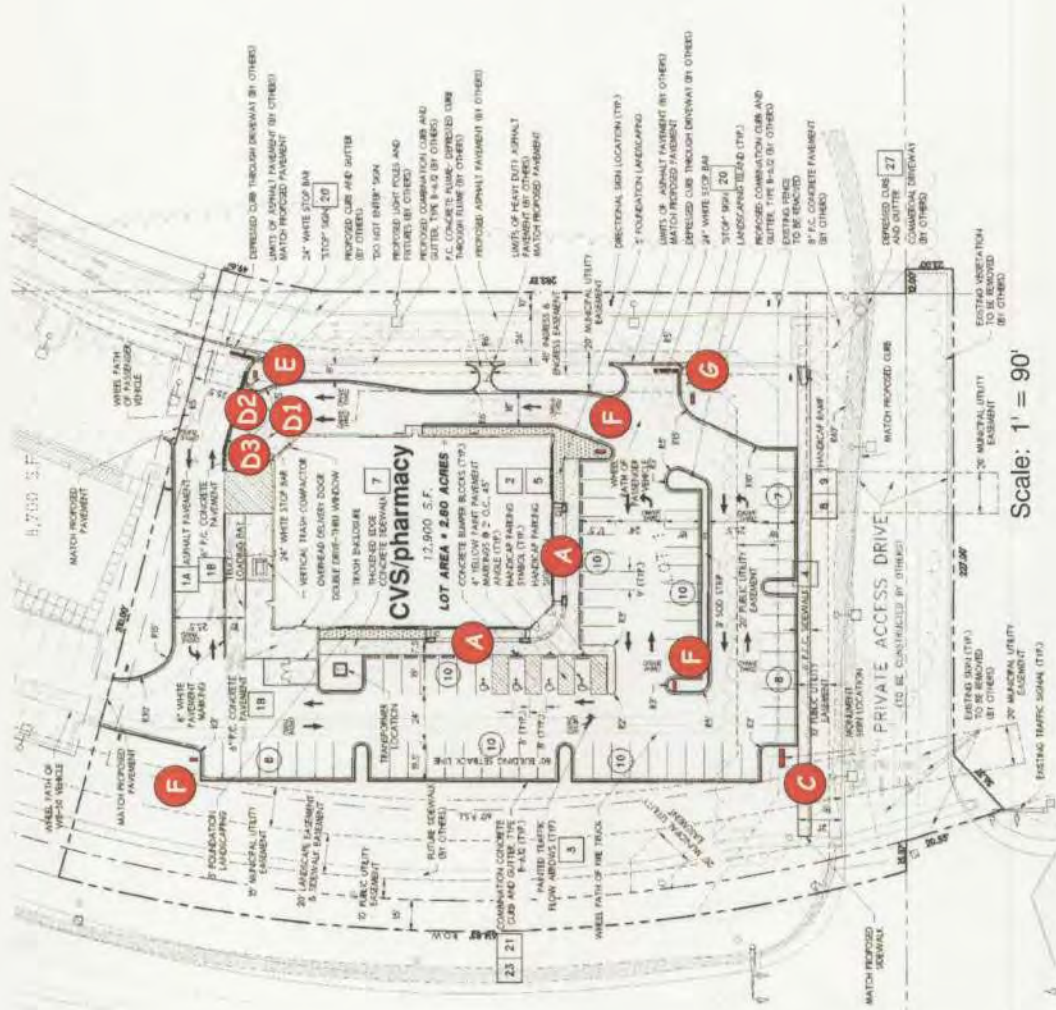


RECEIVING DOOR SIGN**OPEN HOURS PLAQUE****DOUBLE FACE ILLUMINATED WINDOW DISPLAY**

- * (Satin Black) ABC #4 unit frame
- * (4) single pin F42T12-CW-HO fluorescent lamps
- * Electronic thermally protected ballast
- * (2) 60" Black chains with (2) "S" hooks for suspension
- * 6' of #14 GA. 3 wire with grounded male plug
- * Toggle disconnect switch
- * UL label
- * (Clear) Lexan faces w/ screen printed second surface graphics

PICK-UP/DROP-OFF PLAQUE**DRIVE-THRU INFORMATION****COMING SOON BUILDING BANNER**





Scale: 1" = 90'

