



#2012-92

**Lutter Center (Central Park Place) – Kumi Sushi
Project Review for Planning and Zoning Commission**

<u>Meeting Date:</u>	September 19, 2012
<u>Request:</u>	Final PUD Amendment for wall signage, which exceeds the 75 square feet UDO requirement and the PUD Design Criteria for Tenant Sign, to allow 52 inch high letters and 164.4 square feet of wall signage.
<u>Location:</u>	1145 S. Route 31 (Lutter Center Central Park)
<u>Acreage:</u>	Tenant space approximately 2,080 square feet
<u>Zoning:</u>	B-2 PUD General Commercial Planned Unit Development
<u>Surrounding Properties:</u>	North B-2 PUD General Commercial South B-2 PUD General Commercial East B-2 PUD General Commercial West B-2 PUD General Commercial
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- The Lutter Center Central Park in-line retail center was approved in 2006. As part of the approval a Tenant Sign Criteria was created.
- The Tenant Sign Criteria limited the height of the letters to 24 inches or 30 inches if the text was double stacked. It also limited logos to 30 inches in height.
- The UDO permits 75 square feet of wall signage for corner tenants. This can be split between the front, side and rear of the space.
- The petitioners are requesting a Final PUD Amendment to exceed the height permitted in the PUD Tenant Sign Criteria and the maximum 75 square feet of wall 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 Tenant Sign Criteria. The petitioner is requesting a variation to allow letters up to 52 inches in height
- The standard UDO requirement is 75 square feet of wall signage per tenant in multi-tenant buildings. The petitioner is requesting 164.4 square feet of wall signage.

- The façade of the corner tenant space is larger than the interior spaces. The petitioner believes that the 24 inch letter height will look out of proportion with the façade and not be visible to passersby.

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;
 Meets *Does not meet*
2. Will not unreasonably diminish the value of adjacent property;
 Meets *Does not meet*
3. Will not unreasonably increase the congestion in the public streets or otherwise endanger public safety; and
 Meets *Does not meet*
4. Is in harmony with the general purpose and intents of the Zoning Ordinance.
 Meets *Does not meet*

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 “mom and pop” 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 Final Planned Unit Development Amendment and Variation and the following conditions are recommended:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (Wei Ni, received 08/28/12).
 - B. Sign Package (Monsibic Inc., dated 07/17/12, received 08/28/12).
2. The amendment to the Final PUD and Tenant Sign Criteria shall only be applicable to this tenant. All other 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.

**City of Crystal Lake
Development Application**

Office Use Only 9 2 2012
File # _____

Project Title: KUMI SUSHI

RECEIVED
AUG 28 2012
BY: _____

Action Requested

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Preliminary PUD |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Final PUD | <input type="checkbox"/> Special Use Permit |
| <input checked="" type="checkbox"/> Final PUD Amendment | <input type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Name: Wei Ni
Address: 3915 NIBlick Ct
Crystal Lake IL 60014
Phone: 917-520-5879
Fax: _____
E-mail: wshengn@yahoo.com

Owner Information (if different)

Landlord.

Name: Jim Stuckmann
Address: OS Development, LLC
855 Feinberg Ct Suite 113
Phone: 847-639-7770 *Carly 60013*
Fax: _____
E-mail: Jim@osdevelop.com

Property Information

Address.

Project Description: 1145 S IL 31 Suite # N
Crystal Lake IL 60014



Project Address/Location: 52' x 18' Front 51' x 183' side
24' x 133' Back

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: MONSIBIC Inc. Kevin - 773-847-2828

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

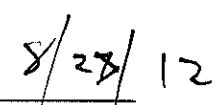
Planner: _____

Surveyor: _____


Other: _____

Signatures

WEISS NI

 _____ 
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 M. STUCKMAN 8/24/12
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 PETITION
OF Aaron Ni on behalf of O & S De-
velopment LLC**

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission of the City of Crystal Lake upon the application of Aaron Ni with Kumi Sushi Restaurant, on behalf of O & S Development LLC, for a Special Use Permit Amendment for a Final Planned Unit Development Amendment, relating to the following described real estate commonly known as 1145 South Route 31 in Crystal Lake, Illinois 60014. PIN: 19-15-203-003

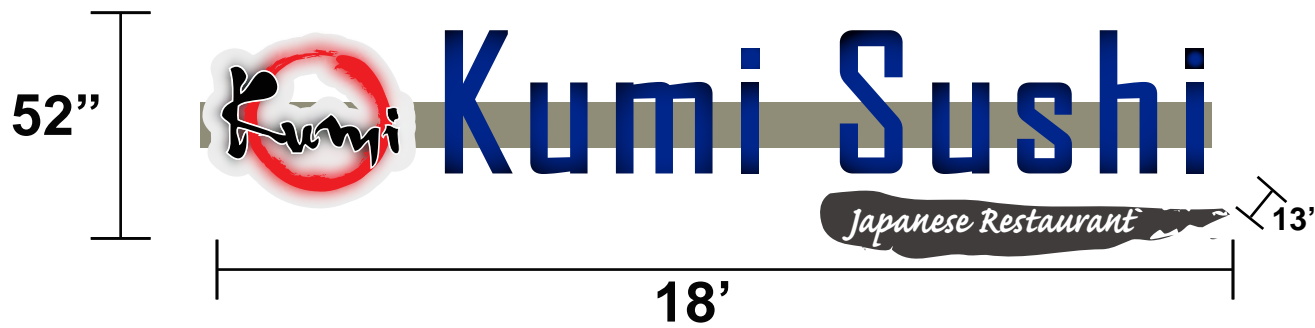
This application is filed for the purpose of seeking an amendment to a Special Use Permit, which granted a Planned Unit Development approval, to allow changes to the approved signage criteria for signs larger than 24" in height and which exceed the maximum signage allowed per tenant suite as well as any other variations necessary to approve the plans as presented, pursuant to Article 4-500

Planned Unit Development Standards B. General Standards and C. Development Standards and Article 9-200 E. of the Unified Development Ordinance. Plans for this project can be viewed at the City of Crystal Lake Community Development Department of City Hall.

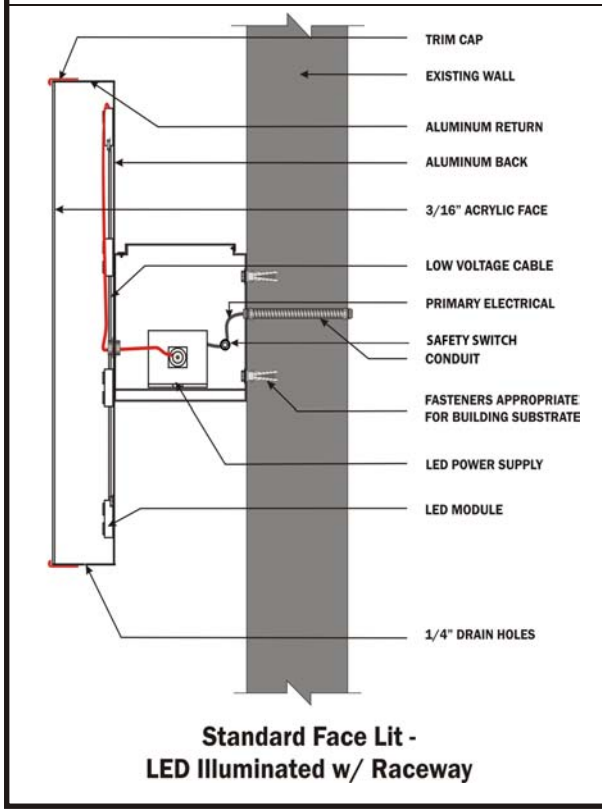
A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday September 19, 2012, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald
September 4, 2012)

CHANNEL LETTER W/ RACEWAY



CHANNEL LETTER W/ RACEWAY SIDE VIEW



SIGNATURE

LANDLORD

Phone

TENANT

DATE _____

Site Address	1145 S. IL 31, Crystal Lake			
Sign Type	Frontlite Channel letter w/ Raceway			
Physical Information	FACE	RETURN	TRIM	LIGHT
	Red Black	Sliver	Black	Blue

Client: Kumi Sushi		Drawing #:
Approved:	Sales:	Date: 7/17/2012
Scale: 1":32"	Drawn by:	Rev Date:

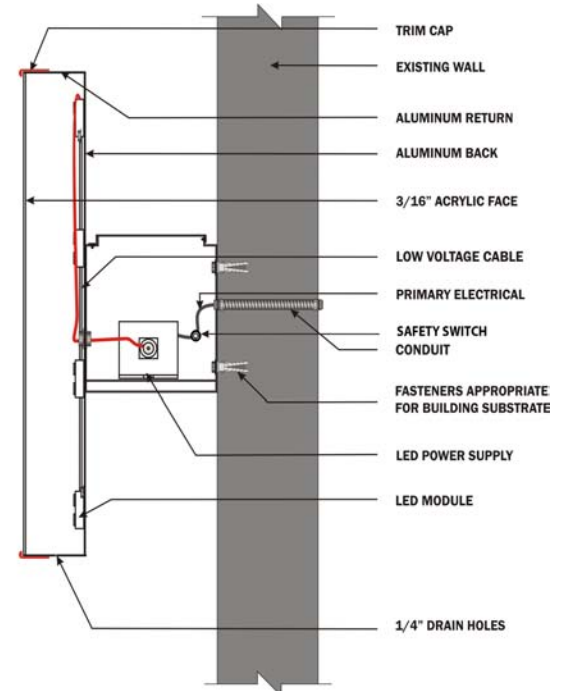
All sign designs and concepts shown here are confidential and are the property of [Company Name]. They are not to be distributed, exhibited, copied, or otherwise used without our written permission.

COMPUTER GENERATED COLORS ARE NOT A TRUE MATCH TO ANY PMS. VINYL. OR PAINT.

CHANNEL LETTER W RACEWAY



CHANNEL LETTER W/ RACEWAY SIDE VIEW



Standard Face Lit - LED Illuminated w/ Raceway

SIGNATURE

LANDLORD

Phone

TENANT

DATE _____

Site Address	1145 S. IL 31, Crystal Lake			
Sign Type	Frontlite Channel letter w/ Raceway			
Physical Information	FACE	RETURN	TRIM	LIGHT
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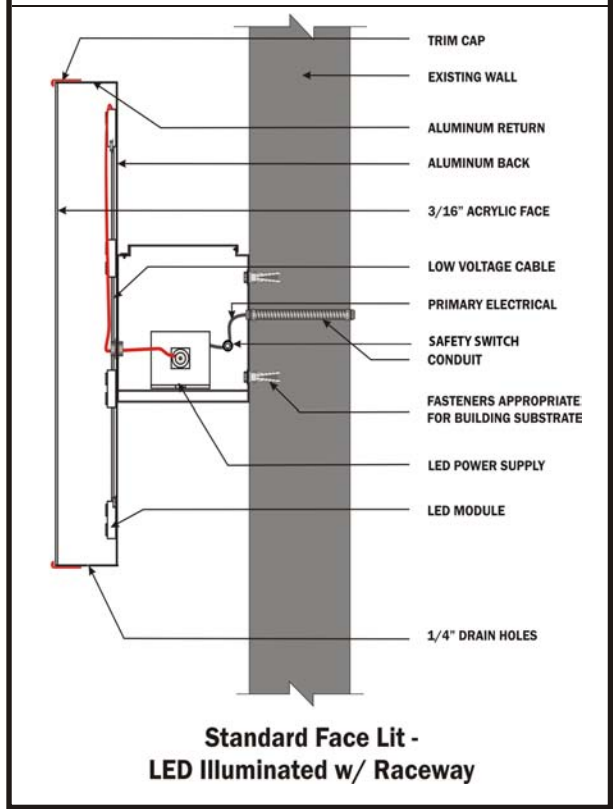
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CHANNEL LETTER W RACEWAY



CHANNEL LETTER W/ RACEWAY SIDE VIEW



SIGNATURE

LANDLORD

Phone

TENANT

DATE _____

Site Address	1145 S. IL 31, Crystal Lake			
Sign Type	Frontlite Channel letter w/ Raceway			
Physical Information	FACE	RETURN	TRIM	LED
	White Yellow	Silver	Black	White

Client: Kumi Sushi Drawing #: _____

Approved: _____ Sales: _____ Date: 7/17/2012

Scale: 1":32" Drawn by: _____ Rev Date: _____

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