



#2012-108

Walmart - Final PUD Amendment

Project Review for Planning and Zoning Commission

<u>Meeting Dates:</u>	November 7, 2012
<u>Requests:</u>	Final PUD Amendment to allow elevation changes to alter the approved color scheme.
<u>Location:</u>	1205 S. Route 31
<u>Acreage:</u>	≈ 21.9 acres
<u>Existing Zoning:</u>	“B-2 PUD” General Commercial Planned Unit Development
<u>Surrounding Properties:</u>	North: “B-2 PUD” General Commercial PUD South: “R-3” <i>Multifamily Residential in the Village of Cary</i> East: “R-3B PUD” Multifamily (Lutter Townhomes) & “R-3” <i>Multifamily Residential in the Village of Cary</i> West: “B-2 PUD” General Commercial Planned Unit Development
<u>Staff Contact:</u>	Latika V. Bhide 815.356.3615

Background:

Location: 1205 S. Route 31

Zoning: “B-2 PUD” General Commercial PUD

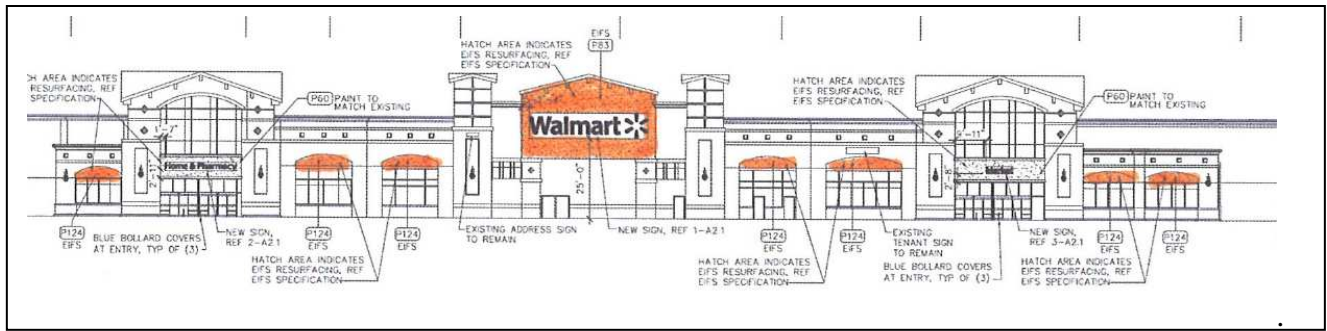
Development: Lutter Center PUD

Request: Final PUD approval to allow elevation changes to alter the approved color scheme and signs along the west (front) elevation.

Land Use Analysis:

History: The Final PUD approval for Walmart at this location was granted in October 2005. The approval was very specific with respect to the elevations and signage that were approved.

Request: Walmart would like to alter the color scheme on the west (front) elevation to match their prototype nationwide. Additionally they are also requesting a change to the existing signage, reducing the total number of signs on the west façade. This includes updating the panel on the freestanding sign with ‘current’ prototype colors.



Proposed color change areas on the west façade are illustrated in the elevation above. The existing Shamrock (green) color on the façade is proposed to be changed to ‘Meadowlark’ and ‘Cobble Brown’ colors (brown color scheme). Color samples are required to be presented to the Planning and Zoning Commission and City Council. Altered images for the proposed color changes are shown below.

EXISTING

PROPOSED



The proposed changes to the signage include removal of several signs, replacing others and an overall decrease in the total wall signage, and as such do not need a Final PUD amendment. For the Commissions information, the petitioners will be removing the Pharmacy, 1-Hr Photo, Optical, Bakery, Deli, Meat and Produce signs (a total reduction of 75.59 square feet). The ‘Garden Center’ sign will be replaced with ‘Outdoor Living’, ‘Tire and Lube Express’ with

'Auto Center', 'Retail Center' with 'Home and Pharmacy' and 'Food Center' with 'Market'. 'Walmart Supercenter' will be replaced with 'Walmart'. The Subway sign that was approved via a Final PUD Amendment will remain as-is.

Findings of fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting a Final Planned Unit Development approval for the petition as presented for the subject property. A Planned Unit Development is a Special Use and Special Uses require a 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*

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Development Application, received 10-16-12
 - B. Elevation Graphics, SGA Architects received 10-12-11
2. Color samples for the proposed colors shall be presented to the Planning and Zoning Commission and City Council for review and approval.
3. The petitioner shall address all of the review comments and requirements of the Engineering & Building, Fire Rescue, Police, Public Works, and Planning & Economic Development Departments.

RECEIVED
OCT 17 2012
BY:

City of Crystal Lake Development Application

Office Use Only
File # 1082012

Project Title: CRYSTAL LAKE WALMART GENERAL REMODEL

Action Requested

- Annexation
- Comprehensive Plan Amendment
- Conceptual PUD Review
- Final PUD
- Final PUD Amendment
- Final Plat of Subdivision
- Preliminary PUD
- Preliminary Plat of Subdivision
- Rezoning
- Special Use Permit
- Variation
- Other

Petitioner Information

Name: WALMART NON REBT. PROP.
 Address: 702 S.W. EIGHTH STREET.
BENTONVILLE, AR 72716
 Phone: _____
 Fax: _____
 E-mail: _____

Owner Information (if different)

Name: WALMART NON REBT. PROP.
 Address: 702 S.W. EIGHTH STREET
BENTONVILLE, AR 72716
 Phone: _____
 Fax: _____
 E-mail: _____

Property Information

Project Description: UPDATING PAINT ON EIFS OF EXISTING WALMART
SUPERCENTER FROM GREEN TO NEUTRAL COLORS.

Project Address/Location: 1205 S ILLINOIS ROUTE 31, CRYSTAL LAKE, IL 60014

PIN Number(s): 19-15-203-008

Development Team

Please include address, phone, fax and e-mail

Developer: N/A

Architect: SGA DESIGN GROUP, P.C.

Attorney: NEAL & LEROY, LLC

Engineer: HENDERSON ENGINEERS, INC.

Landscape Architect: N/A

Planner: N/A

Surveyor: N/A

Other: N/A

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.

Ty Manning [Signature] 10/10/12
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 WALMART NON REBT. PROP.

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 Walmart Non Rebt. Prop. for a Special Use Permit Amendment for a Final Planned Unit Development Amendment, relating to the following described real estate commonly known as 1205 S. Illinois Route 31, Crystal Lake, Illinois 60014. PIN: 19-15-203-008

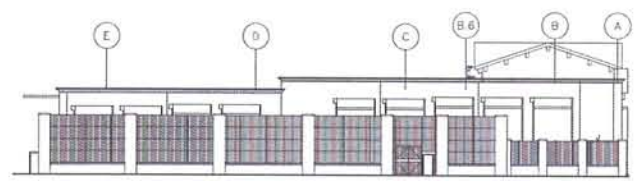
This application is filed for the purpose of seeking an amendment to a Special Use Permit, which granted a Planned Unit Development approval, to allow changes to

the approved facade and signage as well as any other variations necessary to approve the plans as presented, pursuant to Article 4-500 Planned Unit Development Standards and Article 9, Administration of the UDO. Plans for this project can be viewed at the City of Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday, November 7, 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
October 22, 2012)

COLOR LEGEND	
	SW 6053 "Weathered Earth"
	SW 6062 "Cobble Brown"
	SW 7522 "Weathered"



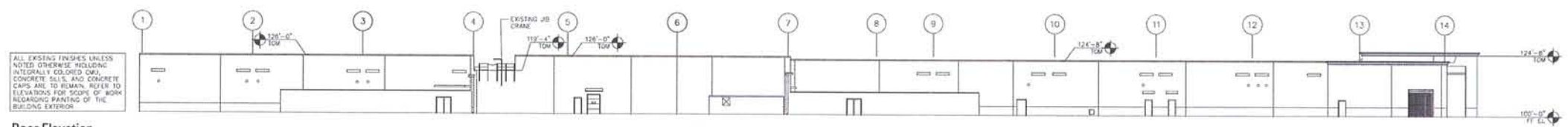
Garden Center Elevation

EXISTING STANDING SEAM METAL ROOF TO REMAIN, TYP
 ALL EXISTING FINISHES UNLESS NOTED OTHERWISE INCLUDING INTEGRALLY COLORED CMU, CONCRETE SILLS AND CONCRETE CAPS ARE TO REMAIN. REFER TO ELEVATIONS FOR SCOPE OF WORK REGARDING PAINTING OF THE BUILDING EXTERIOR



Front Elevation

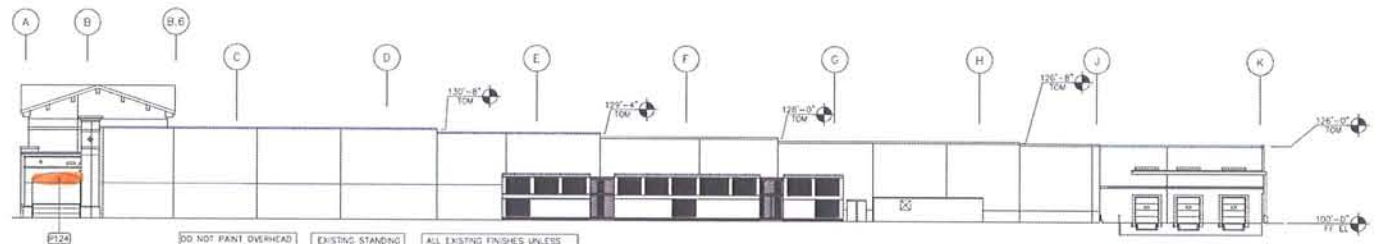
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Rear Elevation

ALL EXISTING FINISHES UNLESS NOTED OTHERWISE INCLUDING INTEGRALLY COLORED CMU, CONCRETE SILLS AND CONCRETE CAPS ARE TO REMAIN. REFER TO ELEVATIONS FOR SCOPE OF WORK REGARDING PAINTING OF THE BUILDING EXTERIOR

DO NOT PAINT OVERHEAD DOORS - PREFINISHED. PROTECT FROM DAMAGE



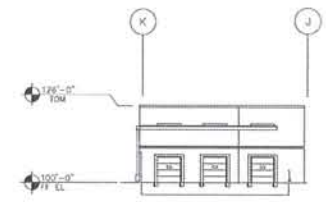
Right Elevation

DO NOT PAINT OVERHEAD DOORS - PREFINISHED. PROTECT FROM DAMAGE

EXISTING STANDING SEAM METAL ROOF TO REMAIN, TYP

ALL EXISTING FINISHES UNLESS NOTED OTHERWISE INCLUDING INTEGRALLY COLORED CMU, CONCRETE SILLS AND CONCRETE CAPS ARE TO REMAIN. REFER TO ELEVATIONS FOR SCOPE OF WORK REGARDING PAINTING OF THE BUILDING EXTERIOR

DO NOT PAINT OVERHEAD DOORS - PREFINISHED. PROTECT FROM DAMAGE



GM Dock Elevation

DO NOT PAINT OVERHEAD DOORS - PREFINISHED. PROTECT FROM DAMAGE

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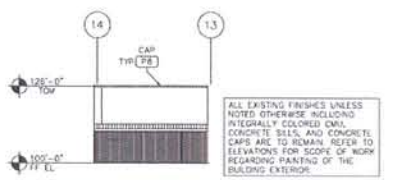
Left Elevation

DO NOT PAINT OVERHEAD DOORS - PREFINISHED. PROTECT FROM DAMAGE

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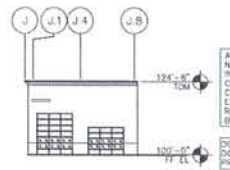
DO NOT PAINT OVERHEAD DOORS - PREFINISHED. PROTECT FROM DAMAGE

EXISTING STANDING SEAM METAL ROOF TO REMAIN, TYP



Tire/Battery Elevation

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Auto Center Side Elevation

DO NOT PAINT OVERHEAD DOORS - PREFINISHED. PROTECT FROM DAMAGE



DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.

Walmart 

1205





1205



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XING

