



#2013-48
120 N. Walkup – SUP
Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	October 2, 2013
<u>Request:</u>	Special Use Permit to allow an internally illuminated sign along Walkup Road in the Downtown District.
<u>Location:</u>	120 N. Walkup Road
<u>Acreage:</u>	10,560 square feet
<u>Existing Zoning:</u>	R-3A Two-Family
<u>Surrounding Properties:</u>	North: O Office South: R-3A Two-Family East: R-3A Two-Family West: O Office
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- **Existing Use:** Currently the site is a converted residential structure for office uses.
- **Request:** A Special Use Permit to allow an internally illuminated sign in the Downtown District.

Development Analysis:

- **General:** As part of the UDO process, the City looked at adding sections that helped preserve the community character of the area. This included the Neighborhood Pattern Book section, the Design Standards section and Downtown Signage.

The core Downtown lots do not have free-standing signs. Properties that are still within the Downtown District but have lot area do have free-standing signs. Along Walkup Road, nearly every sign is a wooden externally illuminated sign. To preserve this character, the UDO requires that a Special Use Permit be requested for any internally illuminated sign in the Downtown.

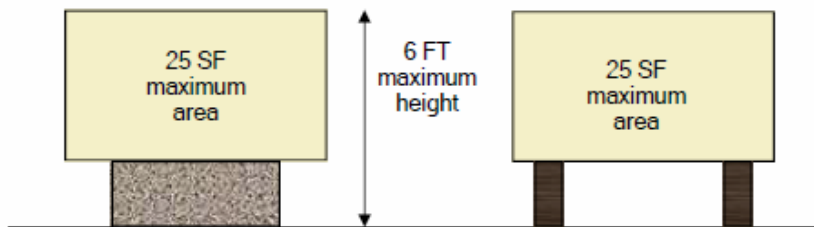
- **Requests:** The petitioner has requested a Special Use Permit for an internally illuminated cabinet sign.
- **Land Use:** The land use map shows the area as Central Urban Residential. This land use designation can be considered appropriate for a mix of office, commercial and residential uses.

- **Zoning:** The site is zoned R-3A Two-Family. These properties along Walkup have converted from traditional residential uses to office uses.

Sign Details

- The sign is a 24-square-foot internally illuminated cabinet sign.
- The sign would have a monument style base and be located 10 feet from the property line.
- Below is the UDO standard for the Downtown District. Signs constructed prior to the adoption of the UDO may not conform to this standard, but many signs do, which is why it was adopted as the standard.

APPENDIX **Downtown District**
Signs in the Downtown District shall follow the following dimensional guidelines. Internal sign illumination will require a Special Use Permit.



Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Mixed Use, which allows for a blend of commercial, office and residential uses. The following goal is applicable to this request:

Land Use - Industry

Goal: Balance the various land uses within the city to create more compact, mixed-use livable neighborhoods while providing a variety of housing, jobs, transportation options and business services.

This can be accomplished with the following supporting action:

Supporting Action: Maintain compatibility with adjacent land uses throughout the City and with neighboring communities.

Findings of fact:

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit to allow an internally illuminated sign in the

Downtown District. 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 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, it should be with the following conditions:

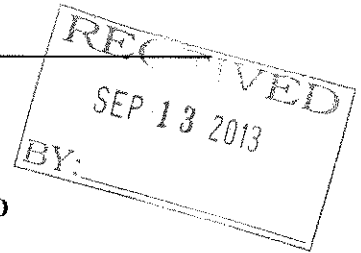
1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Dohman, received 09/13/13)
 - B. Site Plan (Dohman, received 09/13/13)
 - C. Signage (ECD Signs, dated 08/12/13, received 09/13/13)
2. All other signage and all other aspects of this sign must meet the requirements of the Unified Development Ordinance.
3. The petitioner shall address all of the review comments and requirements of the Engineering and Building and Planning and Economic Development Departments.

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City of Crystal Lake Development Application

Office Use Only
File # _____

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 |

Petitioner Information

Owner Information (if different)

Name: Eric Dohman
 Address: 2914 W IL Rte 120
McHenry, IL 60051
 Phone: 815-271-7795
 Fax: _____
 E-mail: ecd@ecdsigns.com

Name: William Layer
 Address: 120 N Walkup
Crystal Lake, IL 60014
 Phone: 815-356-1071
 Fax: _____
 E-mail: William.Layer@countryfinancial.com

Property Information

Project Description: Installation of a new internally illuminated monument
sign for Country Financial. Sign meets all applicable code
requirements except for the illumination method.

Project Address/Location: 120 N Walkup

PIN Number(s): 14-32-454-016

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

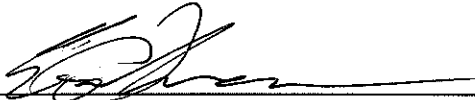
Planner: _____

Surveyor: _____

Other: _____

Signatures

Eric Dohman




9/13/13

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 sub...

William Layer



9-13-13

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 Eric Dohman**

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

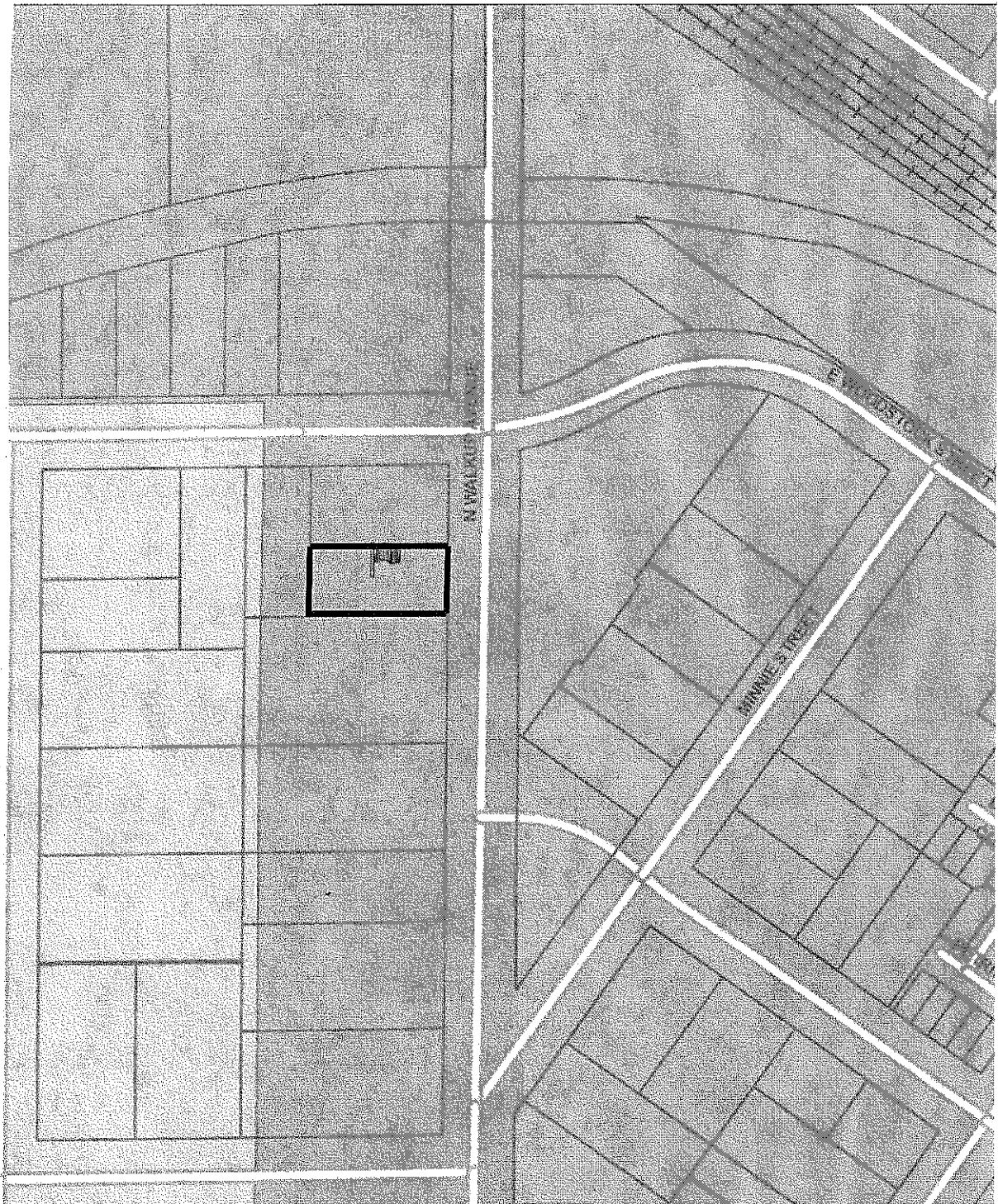
Planning and Zoning Commission on the application by Eric Dohman on behalf of Loyer Land LLC seeking a Special Use Permit to allow an internally illuminated sign in Downtown at 120 N. Walkup, Crystal Lake, Illinois. PIN: 14-32-454-016.

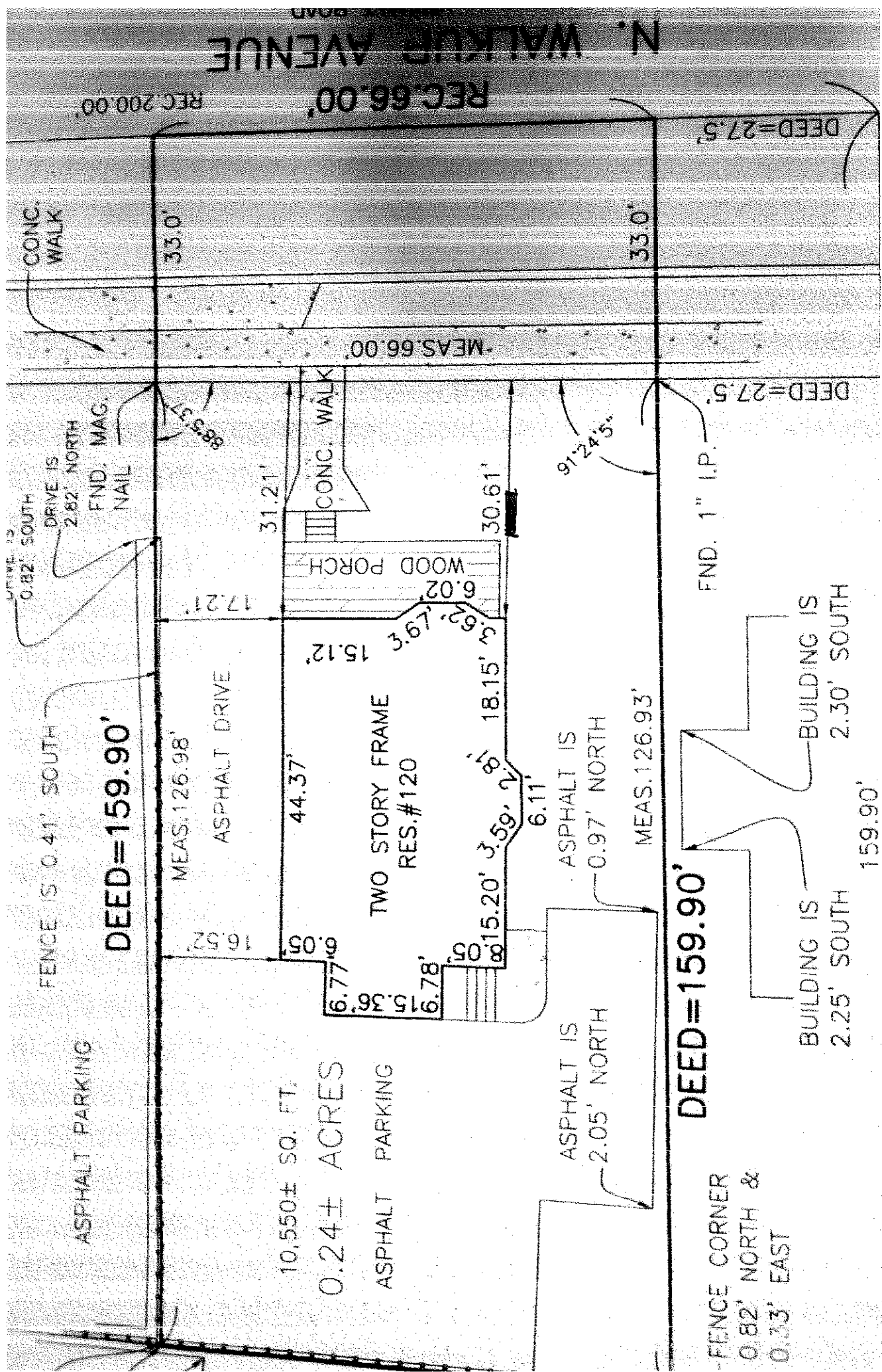
This application is filed for the purpose of seeking a Special Use Permit pursuant to Article 2-400, Article 9-200 D as well as any other variations as necessary to allow an internally illuminated sign in Downtown on Walkup Avenue. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission on this request will be held at 7:30 p.m. on Wednesday, October 2, 2013, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person desiring to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald
September 17, 2013. #A1889)





FENCE IS 0.41' SOUTH

ASPHALT PARKING

DEED=159.90'

MEAS. 126.98'

ASPHALT DRIVE

10,550± SQ. FT.

0.24± ACRES

ASPHALT PARKING

TWO STORY FRAME RES.#120

WOOD PORCH

CONC. WALK

ASPHALT IS 2.05' NORTH

ASPHALT IS 0.97' NORTH

FENCE CORNER 0.82' NORTH & 0.33' EAST

DEED=159.90'

BUILDING IS 2.25' SOUTH

BUILDING IS 2.30' SOUTH

159.90'

FND. 1" I.P.

DEED=27.5'

DEED=27.5'

MEAS 66.00'

33.0'

33.0'

CONC. WALK

DRIVE IS 0.82' SOUTH

DRIVE IS 2.82' NORTH

FND. MAG. NAIL

88.53'

31.21'

17.21'

44.37'

15.12'

6.02'

30.61'

6.11'

18.15'

3.59'

15.20'

6.78'

6.05'

6.77'

15.36'

91°24'5"

N. WALKUP AVENUE

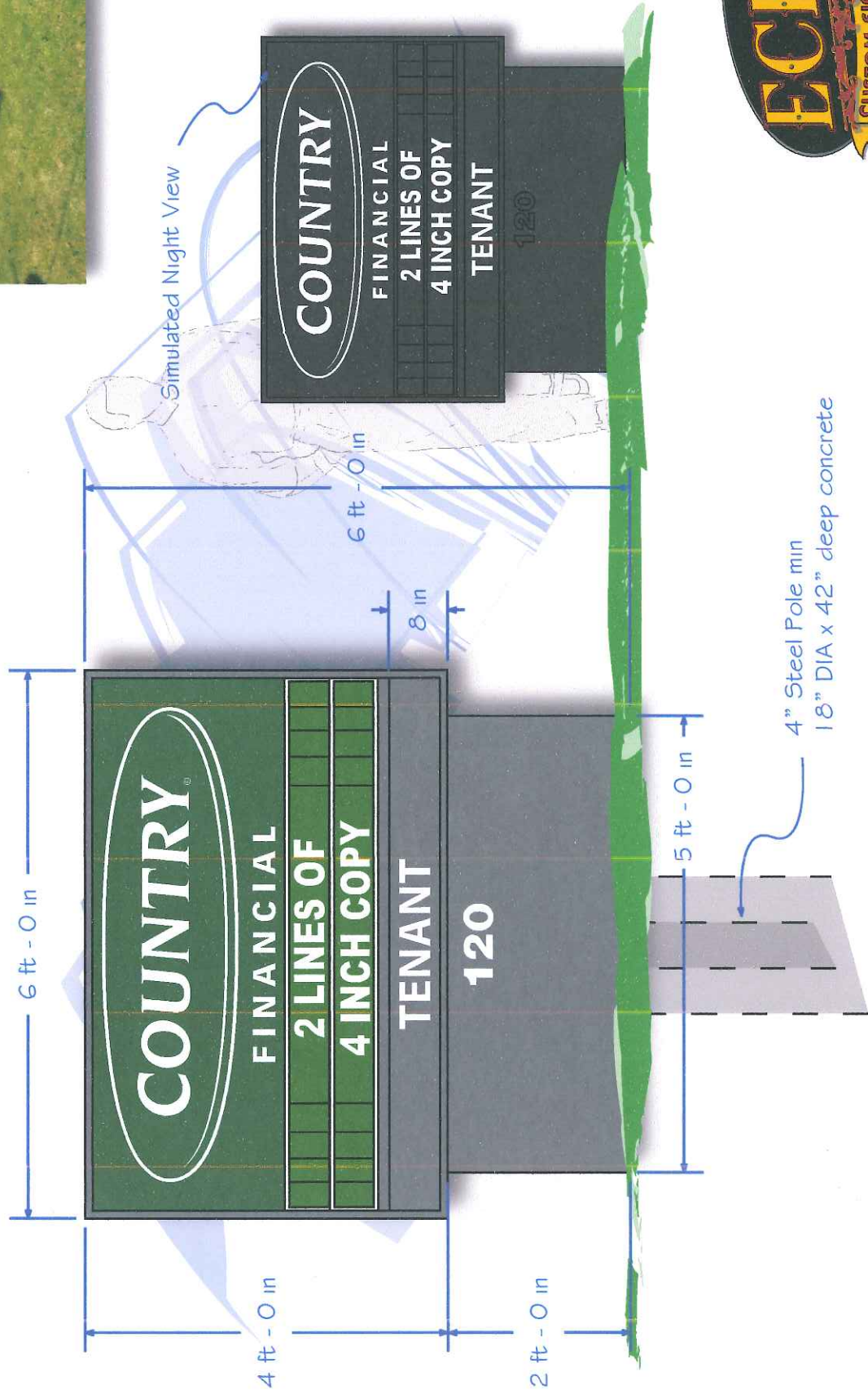
REC. 66.00'

REC. 200.00'

- Double Face Internally Illuminated Monument Sign
- Aluminum Construction PTM Building
- Architectural Pole Cover
- Railed for One Line of Changeable Copy
- Aluminum Divider Bar with Separate Tenant Panel
- High-Impact Acrylic Faces with Opaque Vinyl Graphics
- HO Fluorescent Lamps with 800mA Ballast
- New Steel Pole Set-In Concrete

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RECEIVED
SEP 13 2013
 BY:



Bill Layer
 BUSINESS CUSTOMER

Contacts _____
 Phone _____
 email/fax/cell _____

Main ID Sign
 PROJECT
 120 N Walkup CL
 LOCATION

REVISIONS
 1 8.6.13
 2 8.12.13
 3 _____

CUSTOMER APPROVAL
 8.13.13
 Date 1:20
 Scale R5 Final
 Drawing # _____



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ecd@ecdsigns.com

815.271.7795

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