



#2015-34 BMO Harris Bank Route 31 – Final PUD Amendment and Variation Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	July 1, 2015
<u>Requests:</u>	1. Final PUD Amendment to a second freestanding sign, 2. Variations from Article 4-1000 for sign quantity, height and area to allow a second freestanding 11.4 feet tall freestanding sign with an area of 60.90 square feet.
<u>Location:</u>	1105 S. IL Route 31
<u>Acreage:</u>	Approximately 1.8 acres
<u>Zoning:</u>	B-2 PUD- General Commercial Planned Unit Development
<u>Surrounding Properties:</u>	North: B-2 PUD- General Commercial Planned Unit Development South: B-2 PUD- General Commercial Planned Unit Development East: B-2 PUD- General Commercial Planned Unit Development West: B-2 PUD- General Commercial Planned Unit Development
<u>Staff Contact:</u>	Kathryn Cowlin (815.356.3615)

Background:

- **Existing Use:** BMO Harris Bank is a financial institution with an existing 9-foot tall and 41.25 square feet freestanding sign located along the east access drive.
- **Previous Approvals:** The subject property was developed as part of the Lutter shopping center. The Final PUD and SUP for Harris Bank (now BMO Harris Bank) was approved in 2006. The Final PUD in 2006 references the approved signage plan and the applicant agreed to comply with the sign ordinance through this process. Therefore, any change to the signage required a Final PUD Amendment.
- **UDO Standards:** Financial institutions are classified as an office use per the permitted use table in Section 2-300. Signage for office uses is regulated by Section 4-1000, Table 4-1000 (E)(1).

Development Analysis:

- **Request:** The petitioner is requesting a Final PUD Amendment to allow a second freestanding sign on the subject property. The request would also require a zoning variation from Article 4-1000 for a sign that exceeds the permitted quantity, height and area requirements.

- **Land Use:** The land use map shows the area as Commerce. This land use designation is appropriate for the area.
- **Zoning:** The site is zoned B-2 PUD. This is an appropriate zoning designation for the area.

Signage

- The petitioner has worked with staff to reduce the height of the proposed freestanding sign from a substantially higher request.
- The petitioner is requesting additional wall signage. The proposed wall signage would increase the total wall signage for the subject property to 147.6 square feet, below the 150 square feet of wall signage that is allowed per the UDO. Therefore, the wall signage does not require a variation and may be replaced after a sign permit is obtained.
- The request to add a second freestanding sign requires a Final PUD Amendment and sign variation. See below.

<u>Sign</u>	<u>Item</u>	<u>UDO Standard</u>	<u>Proposed Signage</u>	<u>Variation</u>
Freestanding	Quantity	1	2	1
	Height	6 ft	11.4 ft	5.4 ft
	Size (sq ft)	32 sq ft	60.90 sq ft	28.9 sq ft



Freestanding Bank Signage on Route 31

Property	Height	Size (sq ft)	Variation
Chase- 8310 Rt 31	5 ft	32 sq ft	No
First Midwest- 170 Rt 31	13.33 ft	80 sq ft	1993 SUP

2030 Comprehensive Land Use Plan Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial uses. The following goal is applicable to this request:

Land Use - Commerce

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 with the following supporting action:

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

Findings of Fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting an amendment to a Final Planned Unit Development to allow a second freestanding sign on the subject property. 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 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
 Meets *Does not meet*
2. The use will not be detrimental to area property values.
 Meets *Does not meet*
3. The use will comply with the zoning districts regulations.
 Meets *Does not meet*
4. The use will not negatively impact traffic circulation.
 Meets *Does not meet*
5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
 Meets *Does not meet*
6. The use will not negatively impact the environment or be unsightly.
 Meets *Does not meet*
7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to

surrounding properties and acceptable by community standards.

Meets *Does not meet*

8. The use will meet requirements of all regulating governmental agencies.

Meets *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.

Meets *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.

Meets *Does not meet*

ZONING ORDINANCE VARIATION

The petitioner is requesting variations from Article 4-1000 Signage quantity, height and area to allow a second freestanding sign with a height of 11.40 feet and sign area of 60.90 square feet, a variation of one sign, 5.4 feet and 28.9 square feet, respectively. The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards

When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

Meets *Does not meet*

b. Also, that the variation, if granted, will not alter the essential character of the locality.

Meets *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

a. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;

Meets *Does not meet*

b. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;

Meets *Does not meet*

- c. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

Meets *Does not meet*

- d. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.

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 variation be denied.

Recommended Conditions:

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

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (Professional Permits, received 05/27/15).
 - B. Sign Plans (Icon dated 06/18/15, received 06/18/15)
2. Any future proposed changes to the signage will be subject to the sign variation process and does not require a Final PUD Amendment.
3. The freestanding sign along Route 31 shall meet the requirements of the Unified Development Ordinance for area and height.
4. In lieu of the second freestanding sign along the east side of the property, add a panel to the multi-tenant freestanding sign at the intersection, as originally approved.
5. The petitioner shall comply with all of the requirements of the Community Development Department.

2015 34

City of Crystal Lake Development Application

Office Use Only
File # _____

Project Title: BMO Harris Bank

RECEIVED
MAY 27 2015
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: Doug Merritt
 Address: 2319 Lincolnway East
Mishawaka, IN 46544
 Phone: 574 257 2954
 Fax: _____
 E-mail: dme@professionalpermits.com

Owner Information (if different)

Name: Seville Holdings LLC
 Address: 8080 La Jolla Sanic Drive N
La Jolla, CA 92037
 Phone: 8578-232-3392
 Fax: _____
 E-mail: _____

Property Information

Project Description: install one (1) new wall sign + one (1)
new monument sign.

Project Address/Location: 1105 S IL Route 31

PIN Number(s): 19-15-200-001

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

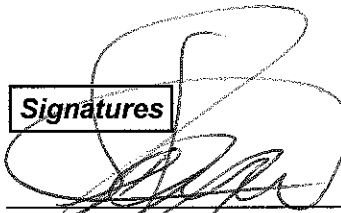
Landscape Architect: _____

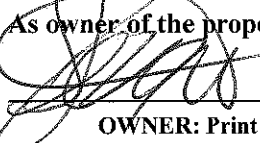
Planner: _____

Surveyor: _____

Other: _____

Signatures

 Doug Merritt 5/22/15
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.
 (AUTHORIZED) Doug Merritt 5/22/15
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 APPLI-
CATION OF
Professional Permits on behalf of
BMO Harris Bank

LEGAL NOTICE

Notice is hereby given in compli-
ance 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 Professional Permits
on behalf of BMO Harris Bank for a
Final Planned Unit Development
Amendment and variations relating
to the following described real es-
tate commonly known as 1105 S.
L. Route 31, Crystal Lake, Illinois
60014, PIN: 19-15-203-001

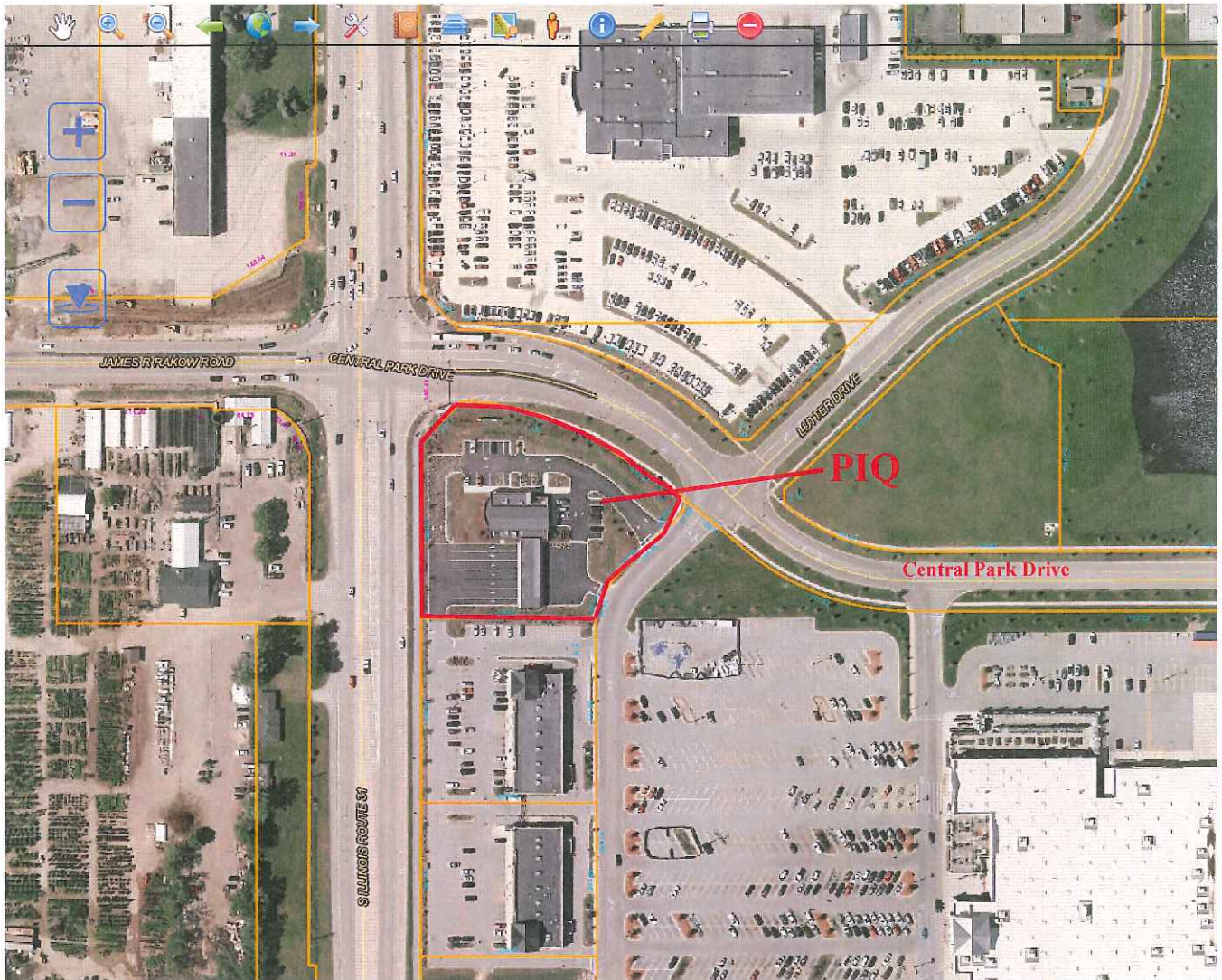
This application is filed for the pur-
pose of seeking a Final Planned
Unit Development Amendment pur-
suant to Article 4-500, Planned
Unit Development Standards and
Article 9, Administration, of the
UDO to allow changes to the ap-
proved monument sign and a vari-
ation from Article 4-1000, Office
Signs, Table 4-1000 (E)(1) sign
height and area, as well as any
other variations that may be neces-
sary to complete the project as pro-
posed. Plans for this project can
be viewed at the City of Crystal
Lake Community Development De-
partment at City Hall.

A public hearing before the Plan-
ning and Zoning Commission for
this request will be held at 7:30
p.m. on Wednesday July 1, 2015,
at the Crystal Lake City Hall, 100
West Woodstock Street, at which
time and place any person deter-
mining to be heard may be present.

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

(Published in the Northwest Herald
June 16, 2015.) NW 6775

CITY OF
Crystal Lake Illinois



BMO Harris Bank

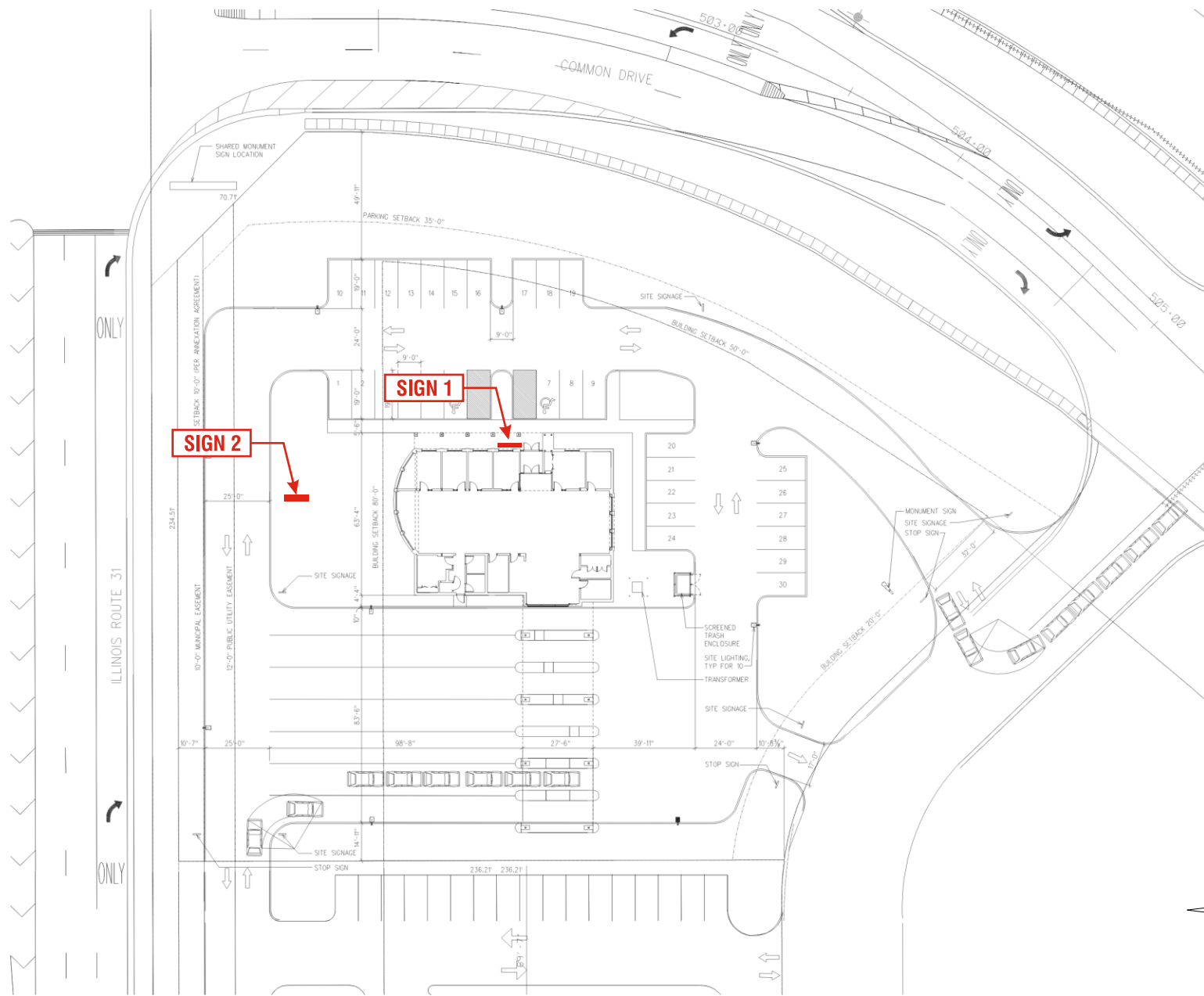


Loc#: 4617

1105 S II Route 31
Crystal Lake, IL 60014



We Brand Your
Places & Spaces



Drawing prepared by:



SITE PLAN

Location:

1105 S Il Route 31
Crystal Lake, IL 60014

Proj #:

784

Loc #:

4617

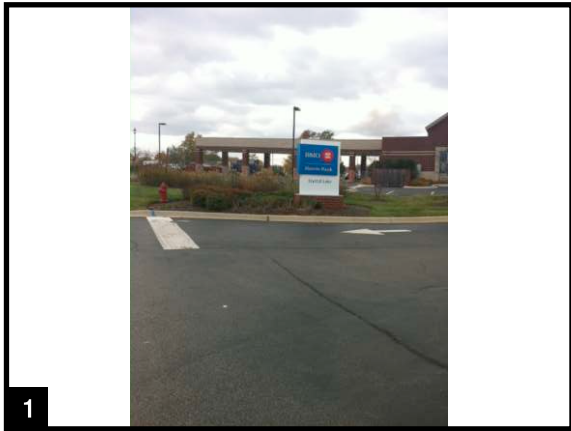


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Rev 1	198186	01/05/15	KM	KWK	Moved & rotated mon. Increased mon. size.	Rev 7	000000	00/00/00	XXX	XXX
Rev 2	203117	01/30/15	BD	KWK	Revised monument	Rev 8	000000	00/00/00	XXX	XXX
Rev 3	204467	02/12/15	BD	JF	Revised monument	Rev 9	000000	00/00/00	XXX	XXX
Rev 4	212604	06/18/15	BD	JF		Rev 10	000000	00/00/00	XXX	XXX
Rev 5	000000	00/00/00	XXX	XXX						
Rev 6	000000	00/00/00	XXX	XXX						



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OVERVIEW PHOTOS

Drawing prepared for:



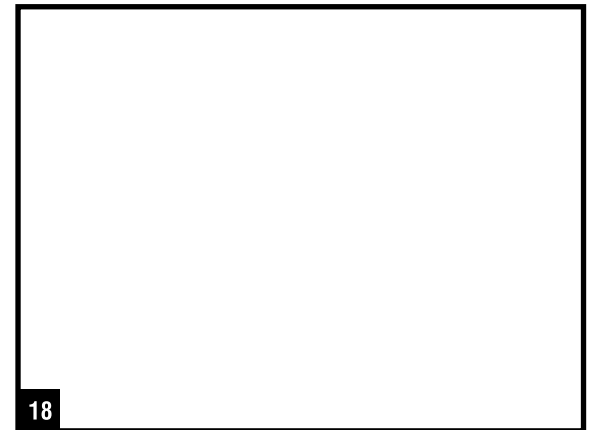
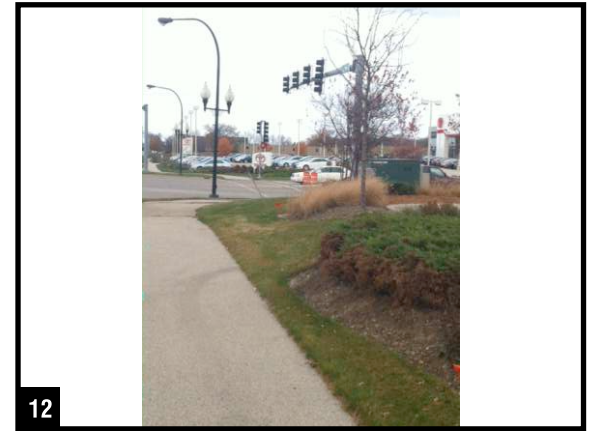
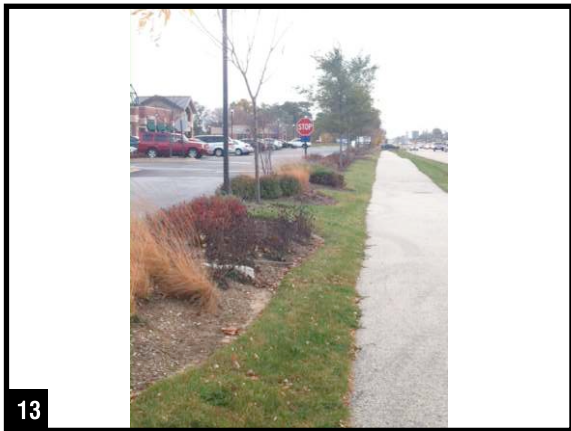
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Crystal Lake, IL 60014

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Rev 4	212604	06/18/15	BD	JF		Rev 10	000000	00/00/00	XXX	XXX
Rev 5	000000	00/00/00	XXX	XXX						
Rev 6	000000	00/00/00	XXX	XXX						



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OVERVIEW PHOTOS

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Location: 1105 S Il Route 31
Crystal Lake, IL 60014

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Rev 4	212604	06/18/15	BD	JF		Rev 10 000000 00/00/00 XXX XXX
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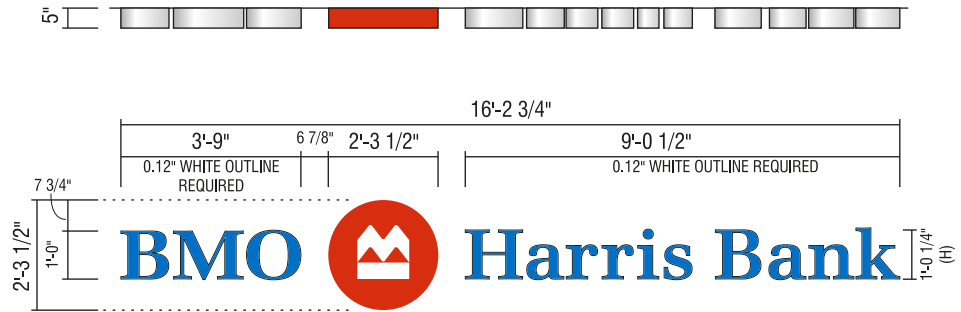
SIGN 1



EXISTING

Code Info
QTY: 1
 max square footage: 49
 max allowable height 9'

Variance info
 30-45 day process
 requires public hearing and council approval
 Required documents: site plan, elevations,
 sign/electrical specs, Landlord approval,
 PUD regulations
 (Two sets are required for each)

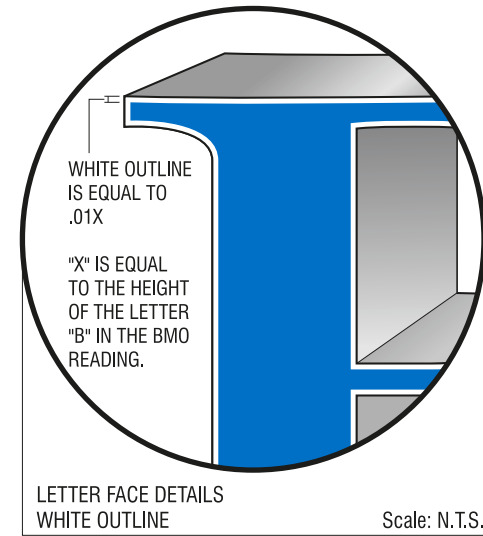


PROPOSED

IL-12-BR S.F. ILLUMINATED CHANNEL LETTERS - BLUE FACES (37.2 SQ. FT.)

Qty. 1

Scale 1/4" = 1'-0"



Drawing prepared by:

RECOMMENDATIONS

Drawing prepared for:



Location:
 1105 S II Route 31
 Crystal Lake, IL 60014

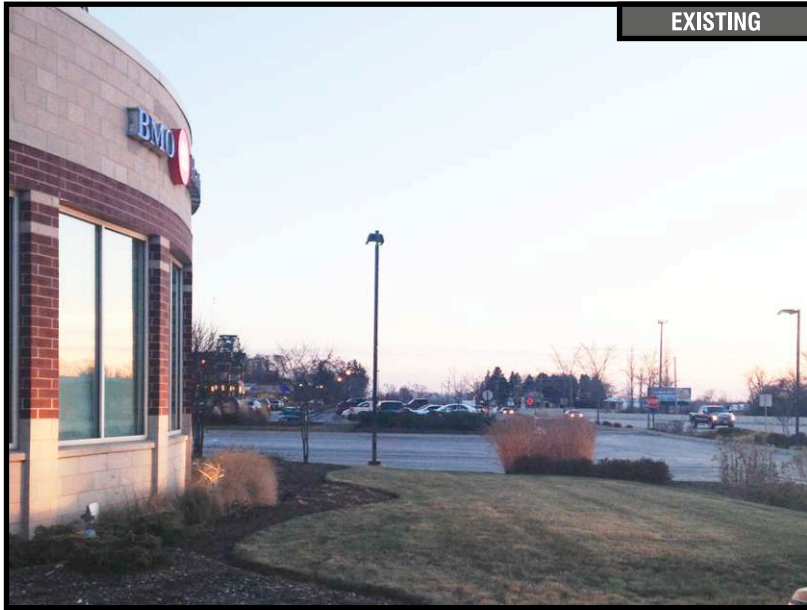
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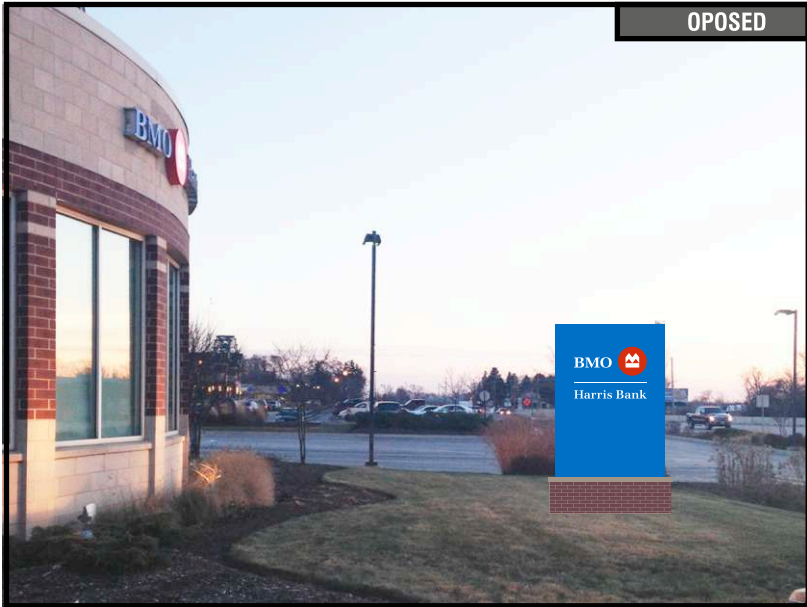


EXISTING

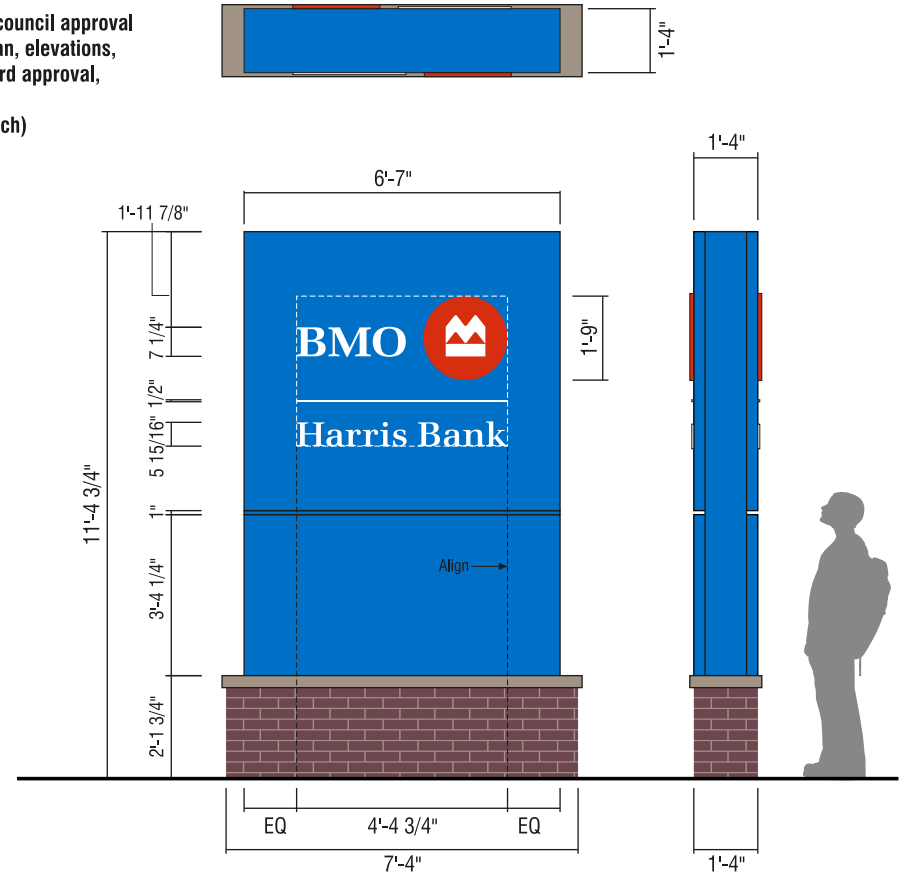
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 max allowable height 9'

Variance info
 30-45 day process
 requires public hearing and council approval
 Required documents: site plan, elevations,
 sign/electrical specs, Landlord approval,
 PUD regulations
 (Two sets are required for each)

SIGN 2



OPOSED



CUSTOM D.F. ILLUMINATED MONUMENT SIGN W/ BRICK BASE (35.0 SQ. FT.)

Qty. 1

Scale 1/4" = 1'-0"

NOTE:

- CUSTOM BRICK BASE TO MATCH BUILDING
- NEW ELECTRICAL RUN REQUIRED

Drawing prepared by:

RECOMMENDATIONS

Drawing prepared for:



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Rev 5	000000	00/00/00	XXX	XXX						
Rev 6	000000	00/00/00	XXX	XXX						

Municipality Code		Property Name:	Harris Bank
Prop ID #	4617	Address:	1105 S. Route 31
		City, State Zip:	Crystal Lake, IL 60014
Zoning Classification:			B-2 PUD
Jurisdiction:			Village of Crystal Lake
Ground Signs			
Maximum Sq ft per face:	NTE 49.5 sf (5' 6" wide x 9' length)		
Maximum Sq Ft. per sign	See above		
Sq ft calculation method:	Smallest rectangle		
Overall height limit:	NTE 9' OAH		
Number of ground signs allowed (Qty):	1		
What is the required distance between signs?:	Existing location is approved by PUD		
Can ground sign illuminate?:	Yes		
Is the cladding allowed?:	Requires PUD approval		
If pylon is not allowed can we have a monument:	Pylon permitted		
Setback restrictions:	Existing location is approved by PUD		
Clearance restrictions:	Existing location is approved by PUD		
Visibility restrictions:	Existing location is approved by PUD		
Vision Triangle:	Existing location is approved by PUD		
Can sign project over walkways?:	Existing location is approved by PUD		
Other notes:	All freestanding signage was approved at PUD, so any changes to size require an amendment		
Walls Signs			
Wall signs (Qty):	1 per elevation listed below		
S.F. calculation method for wall sign:	Smallest rectangle		
Total S.F. allowed for wall signs:	West Curved wall= NTE 48 sf East Tower wall= NTE 48 sf West Tower wall= NTE 48 sf		
Is an architectural background panel with copy included as a wall sign?	The sign copy area shall be the display surface of the sign: the portion of the sign face upon which any copy may be placed. Copy includes letters, words, symbols, color, background, trademarks, numbers or the like. In the case of channel letters, the copy area is determined by the smallest polygon which completely encompasses all copy in a single line. Where logos, trademarks, symbols, etc. are present, the smallest polygon or circle encompassing the entire logos, trademarks, symbols, etc. will be used. Any backlit area shall be considered part of the sign copy area.		
For an architectural background panel is sq. footage determined by the copy only or the overall size?:	Overall size		
Total S.F. allowed for architectural background panel:	See above		
Total S.F. (not to exceed):	See above for the total SF allowed for each wall		
Other notes:	All wall signage was approved at PUD, so any changes to size require an amendment		

Directional Signs			
Number Allowed:	Existing directionals are approved by PUD		
Illumination Allowed?:	Existing directionals are approved by PUD		
Permit Required?:	Existing directionals are approved by PUD		
Maximum Sq ft allowed	Existing directionals are approved by PUD		
Maximum Height	Existing directionals are approved by PUD		
Logo allowed	No logos or advertising is permitted		
Window Signage			
Are there window sign restrictions?:	Cannot be illuminated		
Do we need to permit small signs not on street facing exterior walls?:	Yes		
Other notes:	N/A		
Options for Refacing			
Do refaces require a permit?:	Yes		
Other notes:	Any changes to the size or placement of signs requires a PUD amendment		
Banners/Temporary Signs			
Are banners allowed?:	Yes		
Is a permit required?:	Yes		
How long can they be left up?:	NTE 30 days per calendar year		
Material restrictions:	NTE 50 sf of sign area		
Other notes:	May be freestanding		
Permits(General)			
Permit contact	Sue- Building Department		
Permit contact phone:	Latika Bhide (Planner)- 815-356-3700, ex. 3798		
Permit contact email:	Unknown		
Time frame to process permit?:	7-10 days		
Is a variance required to achieve the New Holland standard product?:	Unknown		
What is the time frame to process a variance (Include any appeal period)?:	30-45 days		
Does application require a special review (Architect / Inspector / Historic)?:	Any changes to the size or placement of signs requires a PUD amendment (public hearing and city council approval)		
If yes, what is the time frame for review?:	30-45 days		
List all documents required for permit (include number of copies):	Site plan, elevations, sign/electrical specs, PUD regulations		
How many copies of the design are required?:	2 sets		
Are certified plot plans required?:	No		
Can an authorized agent provide landlord / owner approval?:	Yes, LL approved drawings are needed		
Does permit application need to be signed by owner?:	No		
Does anything need to be notarized?:	No		
Is the contractor's license or insurance required?:	Not required		
Is this a Planec Unit Development?:	Yes		
Is this a special district?:	No overlay		
Is there any color restriction?:	None		
Describe all restrictions:	Detailed in sign regulations above		
Are there any planned changes to code?:	None		
Permit Notes:	N/A		

Drawing prepared by:

RECOMMENDATIONS

Drawing prepared for:



Location: 1105 S II Route 31
Crystal Lake, IL 60014

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Rev 4	212604	06/18/15	BD	JF		Rev 9 000000 00/00/00 XXX XXX
Rev 5	000000	00/00/00	XXX	XXX		Rev 10 000000 00/00/00 XXX XXX
Rev 6	000000	00/00/00	XXX	XXX		