



REVISED

#2015-33 BMO Harris Bank Northwest Hwy – Final PUD Amendment and Variation Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	August 5, 2015
<u>Requests:</u>	<ol style="list-style-type: none">1. Final PUD Amendment to allow changes to the freestanding signage,2. Variation from Article 4-1000 sign height and area to allow a 7-foot tall freestanding sign with an area of 42 square feet.
<u>Location:</u>	5545 Northwest Highway
<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: M – Manufacturing (Three Oaks Recreation Area Entrance) 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 6-foot tall and 30 square feet freestanding sign.
- **Previous Approvals:** The subject property was developed as part of the Crystal Court shopping center. The Final PUD and SUP for Harris Bank (now BMO Harris Bank) was approved in 1991. In 2000, a Final PUD Amendment to allow the addition of a freestanding sign was granted. In 2011, a Final PUD Amendment to allow changes to the copy of the sign was granted. The Final PUD Amendment in 2000 specified color and therefore any change to the sign 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).

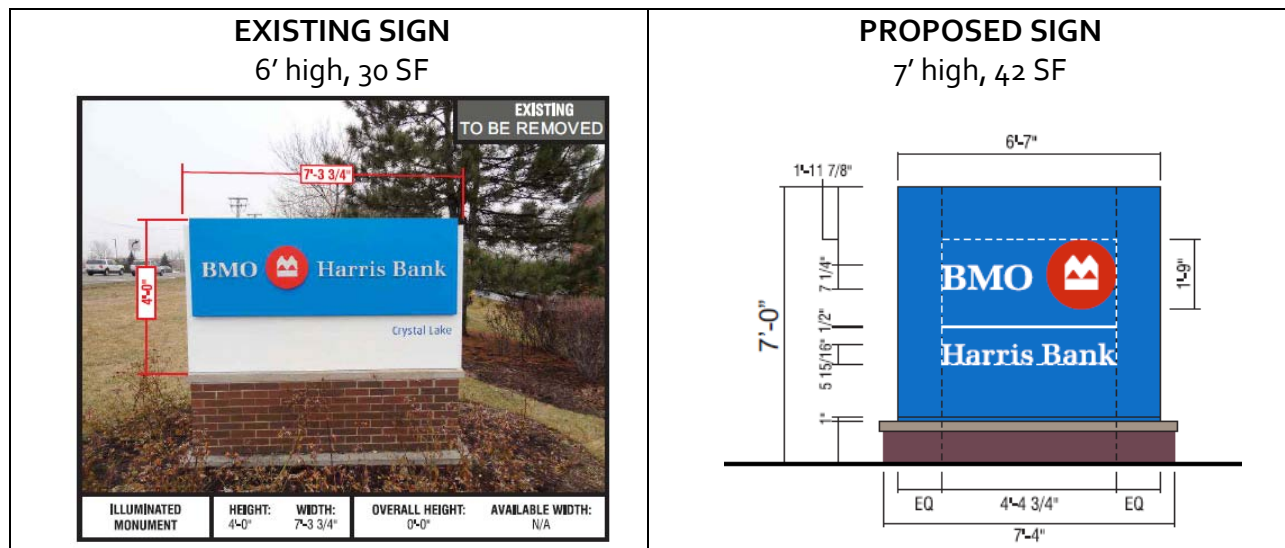
Development Analysis:

- **Request:** The petitioner is requesting a Final PUD Amendment to allow changes to the existing freestanding sign. The request would also require a zoning variation from Article 4-1000 Signage to allow a 7-foot tall and 42 square feet freestanding sign, a height variation of 1-foot and area variation of 10 square feet. **The proposed sign will be located 10 feet from the property line, which is the required setback for signs per the UDO.**
- **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 is requesting additional wall signage. The proposed wall signage would increase the total wall signage for the subject property to 31.45 square feet, well 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 alter the 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	Height	6 ft	7 feet	1 ft
	Size (sq ft)	32 sq ft	42 sq ft	10 sq ft



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 changes to the 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 height and area to allow a sign height of 7 feet and sign area of 42 square feet, a variation of 1-foot and 10 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. Revised Sign Plans (Icon dated 2/12/15, received 07/23/15)
2. Any future changes to the sign copy on the freestanding sign or wall signage shall comply with the Unified Development Ordinance, and does not require an amendment to the PUD.
3. Both parties agree to enter into a municipal utility management agreement to locate the sign in the municipal utility easement. The petitioner shall work with staff to locate the sign within the easement in a position to prevent, as practical, utility conflicts.
4. The petitioner shall comply with all of the requirements of the Community Development Department.

2015 33

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: dm@professionalpermits.com

Owner Information (if different)

Name: RJR CL, LLC
 Address: 1180 S. Beverly Dr. Suite 700
Los Angeles, CA 90035
 Phone: 424 284 7784
 Fax: _____
 E-mail: _____

Property Information

Project Description: replace monument sign, replace one (1) wall sign

Project Address/Location: 5545 W. Northwest Highway

PIN Number(s): 19-09-126-017

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____


Landscape Architect: _____

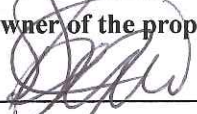
Planner: _____

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,
MCHEMRY COUNTY, ILLINOIS**

IN THE MATTER OF THE APPLICA-
TION OF
Professional Permits on behalf of
BMO Harris Bank

LEGAL NOTICE

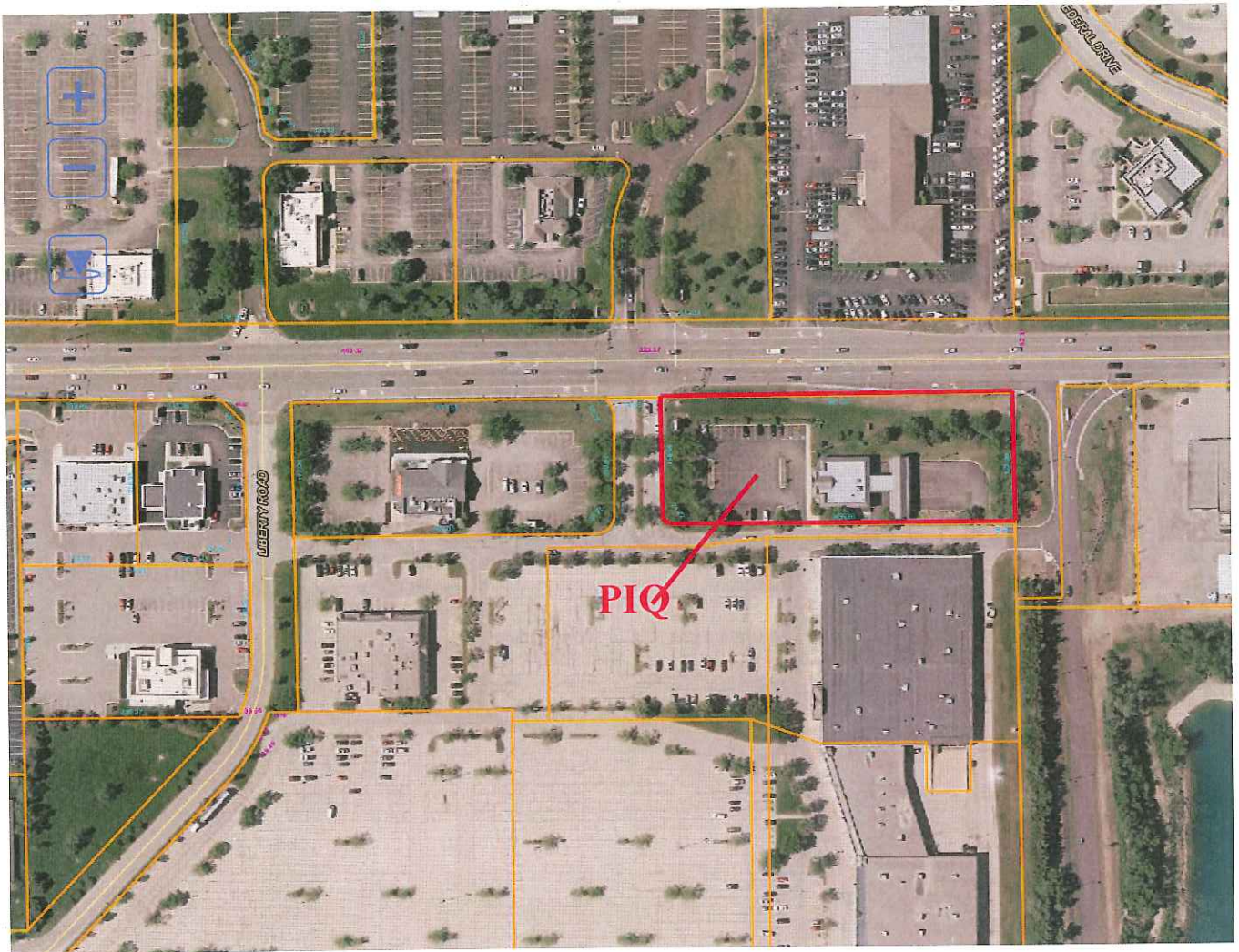
Notice is hereby given in compli-
ance with the Unified Development
Ordinance (UDO) of the City of
Crystal Lake, Illinois, that a public
hearing will be held before the
Planning and Zoning Commission
of the City of Crystal Lake upon the
application of Professional Permits
on behalf of BMO Harris Bank for a
Final Planned Unit Development
Amendment and variations relating
to the following described real es-
tate commonly known as 5545 W.
Northwest Hwy, Crystal Lake, Illi-
nois 60014, PIN: 19-09-126-017

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 6776



BMO Harris Bank



Loc#: 4670

5545 W. Northwest Highway
Crystal Lake, IL 60014



We Brand Your
Places & Spaces



Drawing prepared by:

SITE PLAN

Drawing prepared for:



Location:
5545 W. Northwest Highway
Crystal Lake, IL 60014

Proj #:
784
Loc #:
4670



File Path:
Active\BANKS\H\Harris Bank_784\Locations\784_4670_Crystal Lake_IL_Rev 2.cdr

Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:	Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.				
Original	194636	11/14/14	KM	BV						
Rev 1	199151	12/11/14	KM	BV	Revise sign 2 per request	Rev #:	Req#:	Date:	Req. By:	Drawn By:
Rev 2	204468	02/12/15	BD	JF	Revised per request	Rev 7	000000	00/00/00	XXX	XXX
Rev 3	000000	00/00/00	XXX	XXX		Rev 8	000000	00/00/00	XXX	XXX
Rev 4	000000	00/00/00	XXX	XXX		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						Pg.

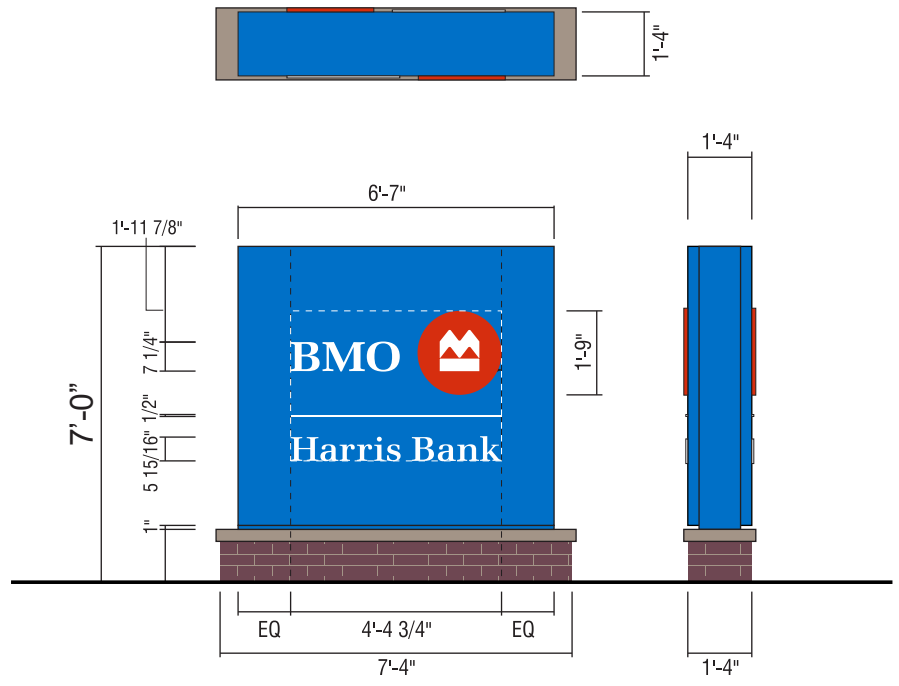
SIGN 1



EXISTING
TO BE REMOVED

ILLUMINATED MONUMENT	HEIGHT: 4'-0"	WIDTH: 7'-3 3/4"	OVERALL HEIGHT: 0'-0"	AVAILABLE WIDTH: N/A
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NOTE:
SET BACK FROM STREET IS
USE EXISTING ELECTRICAL PRESENT.
EXISTING LANDSCAPING IS ADEQUATE



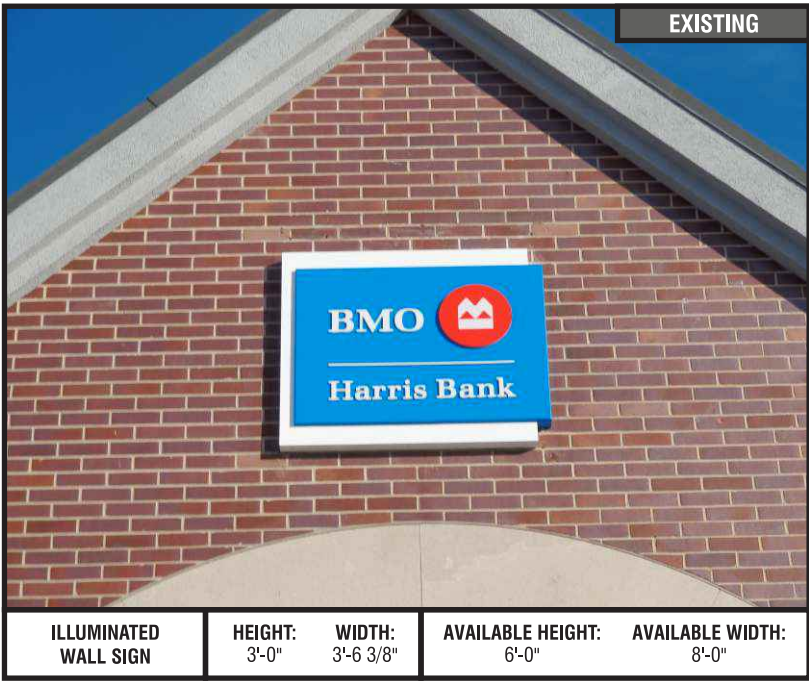
CUSTOM D.F. ILLUMINATED MONUMENT SIGN (35.0 SQ. FT.)

Qty. 1

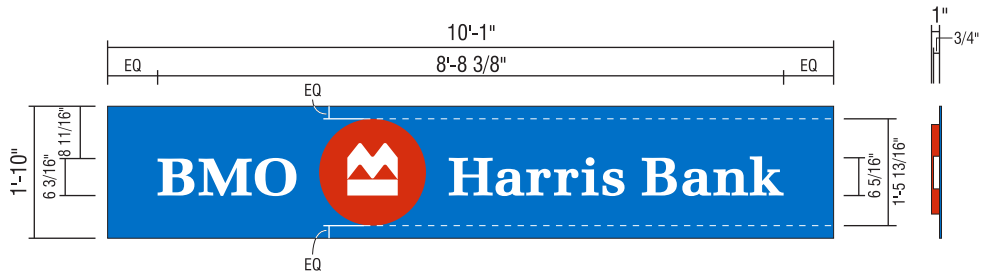
Scale 1/4" = 1'-0"

Drawing prepared by:	RECOMMENDATIONS	Drawing prepared for:
	<p>Location: 5545 W. Northwest Highway Crystal Lake, IL 60014</p> <p>Proj #: 784</p> <p>Loc #: 4670</p> <p>File Path: Active\BANKS\H\Harris Bank_784\Locations\784_4670_Crystal Lake_IL.cdr</p>	<p></p>

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Rev 5	000000	00/00/00	XXX	XXX		Rev 10	000000	00/00/00	XXX	XXX
Rev 6	000000	00/00/00	XXX	XXX						Pg.



ILLUMINATED WALL SIGN	HEIGHT: 3'-0"	WIDTH: 3'-6 3/8"	AVAILABLE HEIGHT: 6'-0"	AVAILABLE WIDTH: 8'-0"
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BLUE BACKER PANEL WITH WHITE LO PRO LETTERS WITH BLUE RETURNS

Qty: 1

Scale 3/8" = 1'-0"

Note: Letter stroke increased for Lo Pro Requirements.



Drawing prepared by:	RECOMMENDATIONS	Drawing prepared for:				
	<table border="0"> <tr> <td>Location: 5545 W. Northwest Highway Crystal Lake, IL 60014</td> <td>Proj #: 784</td> </tr> <tr> <td>File Path: Active\BANKS\H\Harris Bank_784\Locations\784_4670_Crystal Lake_IL.cdr</td> <td>Loc #: 4670</td> </tr> </table>	Location: 5545 W. Northwest Highway Crystal Lake, IL 60014	Proj #: 784	File Path: Active\BANKS\H\Harris Bank_784\Locations\784_4670_Crystal Lake_IL.cdr	Loc #: 4670	
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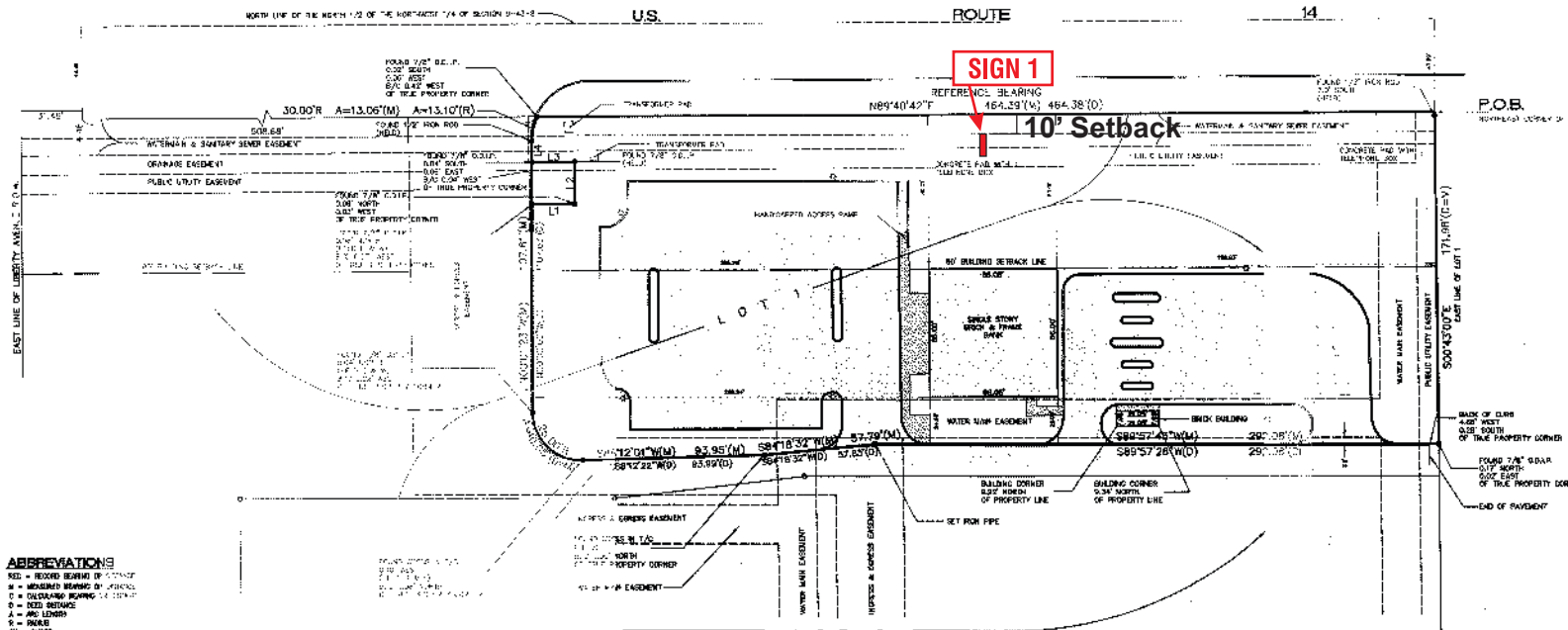
Pg.

BOUNDARY SURVEY

PROPERTY DESCRIPTION

THAT PART OF LOT 1 IN CRYSTAL LAKE SUBDIVISION, BEING A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED MAP 23, 1989 AS DOCUMENT NO. 8900 6140, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH-EAST CORNER OF LOT 1, THENCE SOUTH 0 DEGREES 44 MINUTES 04 SECONDS EAST 171.98 FEET ALONG THE EAST LINE OF SAID LOT 1, THENCE SOUTH 05 DEGREES 25 MINUTES 39 SECONDS WEST 140.00 FEET, THENCE SOUTH 84 DEGREES 20 MINUTES 23 SECONDS WEST 57.83 FEET, THENCE SOUTH 08 DEGREES 15 MINUTES 45" WEST 57.36 FEET TO A POINT OF CURVE, THENCE NORTHWESTERN ON A CURVE CONVEX TO THE NORTHWEST HAVING A RADIUS OF 25 FEET, AN ARC DISTANCE OF 80.05 FEET AND A CHORD BEARING OF N 01° 14' 52" W 133.12 FEET TO A POINT OF TANGENT BEING THE EAST LINE OF AN EXISTING INGRESS-EGRESS EASEMENT, THENCE NORTH 0 DEGREES 00' 00" WEST 105.75 FEET ALONG SAID EASEMENT, THENCE NORTH 09 DEGREES 40 MINUTES 42 SECONDS EAST 22 FEET, THENCE NORTH 0 DEGREES WEST 22 FEET, THENCE SOUTH 89 DEGREES 40 MINUTES 42 SECONDS WEST 29 FEET TO SAID POINT OF TANGENT, THENCE NORTH 0 DEGREES WEST 11 FEET TO A POINT OF CURVE, THENCE NORTH BY A CURVE CONVEX TO THE WEST HAVING A RADIUS OF 20 FEET, AN ARC DISTANCE OF 12 FEET, AND A CHORD BEARING OF NORTH 12 DEGREES 24 MINUTES 56 SECONDS EAST TO THE NORTH LINE OF SAID LOT 1, THENCE NORTH BY A CHORD OF 49.84 FEET 12 SECONDS EAST 46.33 FEET, 40.00' SAID NORTH LINE TO THE PLACE OF BEGINNING, ALL IN MCHEERY COUNTY, ILLINOIS.



LEGEND

- FOUND HIGH STAKE
- FOUND LOW STAKE
- FOUND UTILITY MARK
- SET FROM PIPE
- SET FROM
- CURB MARK
- MARKER
- STORM MANHOLE
- CONCRETE MANHOLE
- VALVE MALE
- FIRE HYDRANT
- PLUMB END SECTION
- ELECTRICAL POWER POLE
- SET FROM
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MOUNTING
- OVERHEAD ELECTRIC WIRES
- TELEPHONE WIRE
- TELEPHONE FIBER
- CABLE TELEVISION FIBER
- CABLE TELEVISION MARKER
- HEALTH INSURANCE
- HEALTH
- SIGN
- INSURED POLE
- LOW POLE
- WIRELESS
- GAS SERVICE
- ELECTRIC SERVICE
- TELEPHONE SERVICE
- SANITARY SERVICE
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC MAIN
- TELEPHONE MAIN
- TIME W/ DIMENSION
- IRREGULAR SURFACE
- CONCRETE SURFACE
- ASPHALT SURFACE
- WOOD FENCE
- CHAIN LINK FENCE
- FENCE GENERAL

ABBREVIATIONS

- SED = RECORD BEARING OF PROPERTY
- M = MEASURED BEARING OF PROPERTY
- D = DECLINATION BEARING OF PROPERTY
- 0 = BEZEL DISTANCE
- A = AREA
- R = RADIUS
- CH = CHORD
- CR = CURVE RADIUS
- BSL = BUILDING SETBACK LINE
- ULS = UTILITY LOCATIONS
- DLE = DRIVEWAY EASEMENT
- PUB. & G. = PUBLIC UTILITY AND GAS SERVICE EASEMENT
- B/C = BACK OF CURB
- E/P = EDGE OF PAVEMENT

LINE LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SETBACK LINE
- EASING CORNER

LINE	LEN.	BEARING	AREA
L1	20.00	N89°40'42" E	10.00
L2	22.00	N01°14'52" W	11.00
L3	22.00	N09°40'42" E	11.00
L4	22.00	N00°00'00" W	11.00

* NOTE: WATERMAIN AND GAS SERVICE EASEMENT BY DOCUMENT NO. 944297, NO. 135213 & NO. 944209
 * NOTE: ALL OTHER EASEMENTS & SETBACKS ARE SHOWN ON THE PLAN THAT IS SUBMITTED, DOCUMENT NO. 8900 6140

Prepared For: **BAILEY, BOERLACK, MADDELOFFER & CARROLL**
 155 S. LA SALLE STREET
 CHICAGO, ILLINOIS 60603
 Project: **HARRIS BANK - BARRINGTON**
 5645 NORTHWEST HIGHWAY
 CRYSTAL LAKE, ILLINOIS

COMPASS

Land Surveying and Mapping
 1600 Shore Road, Suite E, Naperville, IL 60563
 630/661-6660 FAX 630/661-5071

DATE: 2-25-10
 SCALE: 1" = 30'
 DRAWN BY: BJS
 CHECKED BY: BK
 PARTIAL CHET. NO. BOOKS: PAGE 23
 PROJECT NO.: 898

1 OF 1

Drawing prepared by: **RECOMMENDATIONS**

Location: 5545 W. Northwest Highway
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Proj #: 784
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File Path: Active\BANKS\Harris Bank_784\Locations\784_4670_Crystal Lake_IL.cdr

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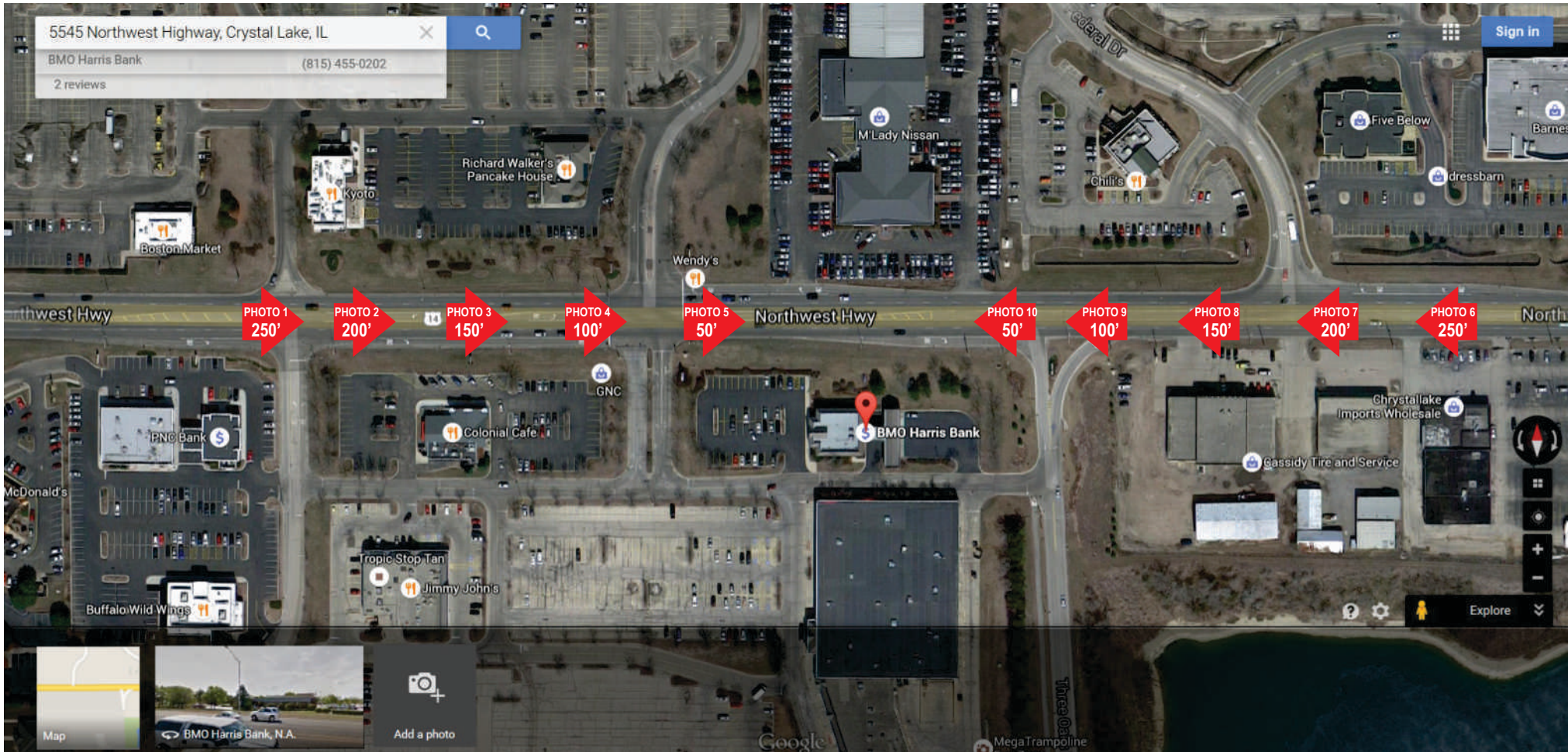
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Rev 3	000000	00/00/00	XXX	XXX		Rev 10	000000	00/00/00	XXX	XXX
Rev 4	000000	00/00/00	XXX	XXX						
Rev 5	000000	00/00/00	XXX	XXX						
Rev 6	000000	00/00/00	XXX	XXX						

Pg.

CERTIFICATION
 STATE OF ILLINOIS
 COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER THE DIRECTION OF AN ALIQUOT PROFESSIONAL LAND SURVEYOR, AND THAT THIS PLAN IS CORRECT REPRESENTATION OF SAID SURVEY, ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL FRACTIONS THEREOF.

BY: *[Signature]* DATE: 2/25/10
 MICHAEL E. FURUSHI
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2888



Drawing prepared by:

RECOMMENDATIONS

Drawing prepared for:



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Rev 4	000000	00/00/00	XXX	XXX		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						Pg.



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5

Drawing prepared by:

RECOMMENDATIONS

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Location:
5545 W. Northwest Highway
Crystal Lake, IL 60014

Proj #:
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Rev 5	000000	00/00/00	XXX	XXX		
Rev 6	000000	00/00/00	XXX	XXX		

Rev #:	Req#:	Date:	Req. By:	Drawn By:
Rev 7	000000	00/00/00	XXX	XXX
Rev 8	000000	00/00/00	XXX	XXX
Rev 9	000000	00/00/00	XXX	XXX
Rev 10	000000	00/00/00	XXX	XXX



PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9



PHOTO 10

Drawing prepared by:

RECOMMENDATIONS

Drawing prepared for:



Location:
5545 W. Northwest Highway
Crystal Lake, IL 60014

Proj #:
784
Loc #:
4670

File Path:
Active\BANKS\H\Harris Bank_784\Locations\784_4670_Crystal Lake_IL.cdr



Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:	Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.				
Original	194636	11/14/14	KM	BV		Rev #:	Req#:	Date:	Req. By:	Drawn By:
Rev 1	199151	12/11/14	KM	BV	Revise sign 2 per request	Rev 7	000000	00/00/00	XXX	XXX
Rev 2	204468	02/12/15	BD	JF	Revised per request	Rev 8	000000	00/00/00	XXX	XXX
Rev 3	000000	00/00/00	XXX	XXX		Rev 9	000000	00/00/00	XXX	XXX
Rev 4	000000	00/00/00	XXX	XXX		Rev 10	000000	00/00/00	XXX	XXX
Rev 5	000000	00/00/00	XXX	XXX						
Rev 6	000000	00/00/00	XXX	XXX						



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JULY 1, 2015
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

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

James Richter II, Planning and Economic Development Manager, Kathryn Cowlin and Elizabeth Maxwell, both Planners, were present from Staff.

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

Mr. Hayden stated that this meeting was being televised now as well as recorded for future playback on the City's cable station.

2015-33 BMO HARRIS BANK – 5545 Northwest Highway – PUBLIC HEARING

Final PUD Amendment to allow changes to the freestanding signage; and Variation from Article 4-1000 sign height and area to allow an 11.25-foot tall freestanding sign with an area of 60.90 square feet.

Mr. Hayden stated that the sign had been posted. He said the surrounding property owners were notified and the Certificate of Publication was in the file. Mr. Hayden waived the reading of the legal notice without objection.

Doug Merritt with Professional Permits and Jamie Maravich, with BMO Harris Bank were present to represent the petition. Mr. Merritt said the height of the characters on the sign is four inches tall. When traveling on Northwest Highway, with the sign setback 50 feet and landscaping, the sign can't be seen. The requested increase in the sign height will not have a major impact on traffic. With the increase in both the height of the sign and characters, the sign will be easier to see. Mr. Merritt said there are other banking facilities in Crystal Lake that are easier to see and they want to be seen by customers.

Ms. Maravich said she has received comments from customers that they have driven right past the building because they didn't see the sign. They did keep the brick base. She added that other banks in the immediate area have larger signs so people can find them more easily. Mr. Merritt said some of them are significantly larger signs. This sign is more for navigation and for the sign to be more visible and easier to read. Mr. Merritt said this site is part of the shopping center which has significant vacancies. This sign is not tall in comparison to the other signs, such as the center's sign. Mr. Merritt feels that this is a minor request and they agree with the conditions in the report.

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

Mr. Goss said one of the conditions is to comply with the UDO. Mr. Merritt said that would be for future signage and not this request. Ms. Cowlin said that is correct that condition #2 would be for future sign requests or to go through a sign variation which would go directly to City Council. Mr. Goss said if they deny the PUD Amendment that would mean the petitioner could change the sign up to the limits of the current ordinance. Mr. Richter said the original PUD approval was very restrictive so staff is suggesting in the future that any changes to the signs will need to meet the UDO or go through the sign variation process.

Mr. Goss said if you travel east-bound on Route 14 and can't see the sign now, then you won't be able to see the new sign either. Also, now there is a sign for the Three Oaks Recreation Area to contend with. He is in favor of meeting the UDO requirements for height and just change the font size.

Mr. Greenman said he respects the request, but they need to find a hardship for the variations. He doesn't believe what has been stated is a hardship. He prefers that the ordinance requirements be met.

Mr. Esposito said he can see complying with the ordinance. He said the problem with the BMO Harris Bank sign is people see the sign and don't recognize the bank. Previously the Hulbert Lion was helpful in recognizing the bank.

Mr. Jouron said he doesn't like all of the blue that is used on the sign. He said the buildings have always been nice but this goes too far. He doesn't believe it will look good and feels it could be classier. Mr. Jouron feels the signs should meet the ordinance and be no taller than six feet.

Mr. Batastini said he supports this petition and asked how tall the Home State Bank sign is at Route 14 and Main Street. Mr. Richter said that sign is taller and so is Home State Bank's sign because they were approved under the old ordinance. Mr. Goss said the Home State Bank sign has been there forever and it hasn't changed. Mr. Batastini said he has no issues with this request. Just drive down Route 14 and you will see other banks with larger signs.

Mr. Hayden noted that Crystal Lake Bank's sign on Pingree is not a tall sign but it is longer. Mr. Batastini said he doesn't want the sign closer to Route 14. Mr. Hayden said a taller sign for the east bound traffic won't help. Mr. Esposito agreed. Mr. Merritt said adding only one foot to the sign is a great expense and it won't help. They need to be more in line with the other signs. Mr. Goss suggested that they change the panel and use a larger font size. Mr. Merritt said the most important thing is to increase the height of the sign. They need to be sure the sign can be seen. He added that the location of the sign is a hardship. The bank accepted the site as is, but they still need a certain sign height. If 11 feet is a problem they can work with the PZC and staff. The sign is not visible and the PUD is extremely restrictive. Mr. Merritt said the location is where it should be, which is in the middle of the lot. He is asking the Commission to consider this request. It makes no sense to increase the signs on the building.

Mr. Goss suggested that the petition continue to another meeting and come back with additional information.

Ms. Cowlin said the older banks were granted larger signs many years ago. Since 2009 they tried to keep signs at the UDO standards. Mr. Merritt said they perceive the sign to be the hardship because it can't be seen. There is no reference point such as a corner. He said the site has a 50-foot setback and a six-foot tall sign won't suffice. Mr. Hayden said how will they tell other businesses that we ok a sign of this size for this business, but not for theirs. Mr. Merritt said they only want to be seen. They are not asking for an EMC sign and are willing to work with staff.

Mr. Batastini suggested that the sign be moved closer to the road. Mr. Goss said eventually Route 14 will be wider and that area will be taken for right-of-way. Then it will be hard to see the sign from the extreme right lane. Mr. Merritt stated again that they only want to be seen.

Mr. Goss has no problem sending this request back to staff to work together to come up with something.

Mr. Greenman said he isn't sure if coming back with anything other than meeting the UDO requirements would be desirable. He said the ordinances allow certain things. Mr. Greenman suggested that they may not want to give up certain things in the original PUD approval such as size for the wall signs.

Mr. Hayden said he is struggling with approving the request without opening flood gates for others. There are a number of branches for this bank and they are all the same. He struggles with granting the request. He agrees with what was said but how can we grant this without opening flood gates. Mr. Richter said there are other signs that are closer to Route 14. Mr. Hayden said that is the problem with grandfathering the signage for a long period of time. They will never come down. Mr. Merritt said they will work with staff and meet with them on-site. They have done everything they can to show they need additional height for the sign. He suggested they be continued so they can work with staff.

Mr. Goss took a straw poll of the Commissioners regarding a taller sign than six feet. Mr. Jouron said the City is on the right track to keep the signs at eye level and not go back to the very tall signs. Mr. Merritt said he agrees, but in this case people can't even see the sign.

Mr. Goss said he can't approve more than six feet. Mr. Skluzacek agreed. Mr. Esposito agreed that the sign needs to meet the ordinance. Mr. Jouron said they worked hard on the UDO and the signs should meet the ordinance. Mr. Batastini said car dealers are taller. Ms. Cowlin said banks are considered an office use. Mr. Batastini said he is ok with larger than six feet sign here. The entire area is a challenge. He added that a bank is not an impulse buy. Mr. Hayden said fair is fair and that is where he has the difficulty. There is not a lot they can do with grandfathered signs. Other signs were approved after the UDO was adopted and the City will be hearing from them if this is granted. Mr. Goss told the petitioners that the City Council has overruled the Commission more than once. Mr. Merritt said they can delay another month and come back to the Commission but he thinks they will take their chances at the City Council. He doesn't want this to become a football. He would prefer to have the Commission's support but wants to move forward to City Council.

Mr. Greenman suggested the petitioner show the sight line at various speeds so the Council can see a comparison of heights.

Mr. Batastini moved to approve the Final PUD Amendment to allow changes to the freestanding signage and Variation from Article 4-1000 sign height and area to allow an 11.25-foot tall freestanding sign with an area of 60.90 square feet for BMO Harris Bank at 5545 Northwest Highway with the following conditions:

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 2/12/15, received 05/27/15)
2. Any future changes to the sign copy on the freestanding sign or wall signage shall comply with the Unified Development Ordinance, and does not require an amendment to the PUD.
3. The freestanding sign shall meet the requirements of the Unified Development Ordinance.
4. The petitioner shall comply with all of the requirements of the Community Development Department.

Mr. Goss seconded the motion. On roll call, Members Batastini and Hayden voted aye. Members Esposito, Goss, Greenman, Jouron, and Skluzacek voted no. Motion did not pass.

2015-34 BMO HARRIS BANK – 1105 S. IL Route 31 – PUBLIC HEARING

Final PUD Amendment to a second freestanding sign; and Variation from Article 4-1000 sign quantity, height and area to allow a second freestanding 11.4 feet tall freestanding sign with an area of 60.90 square feet

Mr. Hayden stated that the sign had been posted. He said the surrounding property owners were notified and the Certificate of Publication was in the file. Mr. Hayden waived the reading of the legal notice without objection.

Doug Merritt with Professional Permits and Jamie Maravich, with BMO Harris Bank were present to represent the petition. Mr. Merritt said they are requesting an additional wall sign and a second ground sign for this location. He said the ground sign they currently have is on their property. They were originally planning to be located on the larger multi-tenant WalMart sign but that did not happen and now the decorative grass is covering the lower retailers' signs. He said the bulk of the businesses have no signs out on Route 31.

Ms. Maravich said every year they host the Community Harvest mixer so people know they are here. Many people have told her they go to WalMart a lot and didn't know the bank was there. There is no signage on Route 31 and you can't see the building signs when going north or south bound on Route 31.

There was no one in the public who wished to comment on this petition. The public portion was closed at

this time.

Mr. Hayden asked if the petitioner would meet the UDO. Mr. Merritt said they are asking for a height of 11.4 feet. If they put up a 6 foot tall sign, it won't be seen by southbound traffic because of the WalMart sign and landscape. Mr. Esposito said soon there will be a gas station right behind the bank's site. Mr. Merritt said there is no ground sign for the primary roadway.

Mr. Jouron said they spent a lot of time on the WalMart signs. Ms. Cowlin reviewed the history of signage for the site. A free standing sign was allowed in rear of building as well as wall signage that met UDO standards and a panel on the multi-tenant WalMart sign.

Mr. Goss said he has a problem with the decorative grasses blocking the signs. That is not what should be there now.

Mr. Richter said when the petitioner originally applied for their PUD Amendment, including a 20-foot tall freestanding sign, the requested package was much larger. At Staff's suggestions, they did bring it down and they made an effort to improve compliance. He said the bank received wall signage in front and rear of building. He added that the petitioner was going to work with WalMart to get a panel on their sign but didn't materialize. Mr. Goss said he is receptive to removing the existing ground sign on the rear of the property and add a wall sign on rear of building facing WalMart. Mr. Merritt said a 6-foot tall monument sign wouldn't be worth it.

Mr. Greenman suggested starting over. He is not sure what the correct sign height would be. He would need more information and the petitioner states the height allowed in the UDO won't work. Mr. Merritt believes that 11 feet tall will work. Mr. Greenman said they need to show why 11 feet will work and not 6 or 7 feet. The sign would have to be placed on their property.

Mr. Hayden said they are not in a position to redesign the project. Mr. Goss asked the petitioner if they would like to be continued to another meeting so they can determine the height and location.

Mr. Merritt asked about Chase Bank. Ms. Cowlin said their sign is 5 feet tall. Mr. Hayden said this is a PUD and there is more flexibility with a PUD. Mr. Hayden said he can support the petition and sees the uniqueness on this site. He would prefer a small sign.

Mr. Greenman said he doesn't have anything in front of him that shows what height would be best for this location. Mr. Merritt said they would be ok with being continued. Mr. Hayden asked about the height of the WalMart sign. Mr. Richter said he wasn't sure but believes it is 8 or 9 feet in height.

Mr. Richter suggested that staff could do a sign survey of all signage for financial institutions.

Mr. Batastini said banks are not offices and they do have competition. Mr. Goss said they are not commercial either since they don't collect sales tax. Mr. Hayden said grandfathering the signs also puts a

different spin on it.

Mr. Merritt asked that they be continued to prepare the information requested by the Commissioners. He believes that will also be helpful at the City Council.

Mr. Hayden said they took action on their request for the Northwest Highway site and asked if additional information would help. Mr. Merritt suggested that they provide the information for both locations. Mr. Greenman said when they took the straw poll for the first request and it didn't seem that the additional information would help. Ms. Cowlin said the setback on Northwest Highway is currently greater but that there may be a chance to move the sign closer to Route 14 and still meet setback requirements. They would need to be sure there are no easements there that would prohibit the sign to be located closer to the road. Mr. Hayden asked if the petitioner was in agreement to bring both requests back. Mr. Merritt said yes.

Mr. Batastini said he is not in favor of a taller sign, but if the current sign could be moved closer to the road that would be better. Mr. Merritt asked that the first petition be reopened. He would prefer a full commission to hear the requests. Mr. Greenman said it is hard to get a full Commission. Mr. Hayden said they will be short members on July 15th, but there should be a quorum present.

Mr. Greenman moved to reconsider 2015-33 BMO Harris Bank at 5545 Northwest Highway and continue the request to the July 15, 2015 PZC meeting. Mr. Esposito seconded the motion. On roll call, all members voted aye. Motion passed.

Mr. Batastini moved to continue 2015-34 BMO Harris Bank at 1105 S. IL Route 31 to the July 15, 2015 PZC meeting. Mr. Jouron seconded the motion. On roll call, all members voted aye. Motion passed.



City of Crystal Lake

Memorandum

To: Members of the Planning and Zoning Commission
From: Katie Cowlin, Planner
Date: July 28, 2015
Re: Lending Institution Signage

The Planning and Zoning Commission will be reviewing a request by BMO Harris Bank for a PUD amendment and variations to allow new signage at both Crystal Lake locations.

For the Commission's reference, information on the existing freestanding signs for financial institutions in the City is attached.

If you have any questions, please let me know. Thanks.

#	Address	Known as	Year Approved	Sign Height (FT-IN)	Sign Area (SQ FT)	Internally Illuminated	Sign Setback	EMC (Y/N)	EMC Area	EMC Details
	170 S. IL Rte 31	First Midwest Bank	1993	13.33'	80	Yes		No	n/a	n/a
	27 N. Main Street	Crystal Lake Bank and Trust	1998	13'-4"	54	Yes		No	n/a	n/a
	1000 McHenry Ave.	Crystal Lake Bank and Trust	1999	4'	50	No		No	n/a	n/a
	180 W. Virginia Street	Associated Bank	2000	16'	55	Yes	5'	No	n/a	n/a
	225 W. Virginia Street	Citi Bank	2001	17'	63.75	Yes		No	n/a	n/a
1	350 Commonwealth Dr.	US Bank	2002	7'	40.78	Yes		Yes		Only one of the signs has an EMC area and it only shows time/temp
2	350 Commonwealth Dr	US Bank	2002	5.5'	35.83	Yes		No	n/a	n/a
	5999 Northwest Highway	Home State Bank	2004	16'	60	Yes		Yes	20'	EMC approved in 2010
	415 S Main St	BCU	2004	7'- 2"	68	Yes		No	n/a	n/a
	40 Grant Street	Home State Bank	2006	24'	64	Yes		No	n/a	n/a
	381 S. Main St.	American Community Bank	2007	7'	36.814	Yes		No	n/a	n/a
	550 Crystal Point Dr. and Rte 14	Chase Bank	2007	5'	36.6	Yes		No	n/a	n/a
	99 Northwest Highway	Bank of America	2008	6'-10 7/8"	48	Yes		No	n/a	n/a
	5745 Northwest Highway	PNC	2009	11.33' (multi-tenant sign)	31.5	Yes		No	n/a	n/a
	1185 S. IL Rte 31	Chase Bank	2011	5'	32	Yes	10'	No	n/a	n/a
1	5100 Northwest Highway	Crystal Lake Bank and Trust	2011	7'-3.5"	58.6	Yes		Yes	25'	
2	5100 Northwest Highway	Crystal Lake Bank and Trust	2011	6' -8"	41.6	Yes		No	n/a	n/a
	265 W. Virginia Street	Fifth Third Bank	2012	6'	32	Yes		No	n/a	n/a
	345 Congress Pkwy	McHenry County Federal Credit Union	2015	4'-4"	26	Yes		No	n/a	n/a
	650 E Terra Cotta	Cornerstone National Bank & Trust	No freestanding sign	n/a	n/a	n/a		n/a	n/a	n/a