#2017-28
Crystal Lake Plaza PUD Amendment
Project Review for Planning and Zoning Commission

Meeting Date:	September 20, 2017
Requests:	A PUD Amendment to allow changes to the approved elevations and common sign plan for the outlot building.
Location:	Crystal Lake Plaza – 6500 Northwest Hwy
Acreage:	Approximately 1.30 acres
Zoning:	B-2 PUD (General Commercial Planned Unit Development)
Surrounding Properties:	North: B-2 PUD (General Commercial Planned Unit Development) South: B-2 (General Commercial) East: B-2 PUD (General Commercial Planned Unit Development) West: B-2 PUD (General Commercial Planned Unit Development)
Staff Contact:	Kathryn Cowlin (815.356.3615)

Background:

- Existing Use: The subject property is an outlot building for the Crystal Lake Plaza.
- Previous Approvals: The Crystal Lake Plaza Planned Unit Development was approved in 1962 and various PUD amendments have been approved over the years. In 2009, the PUD was amended to allow a façade renovation for the main shopping center building. The façade renovation did not include the outlot building.

Development Analysis:

- Request: The petitioner is requesting a PUD Amendment for changes to the approved elevations and to create a common sign plan for the outlot building to allow updates to the façade.
- 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. This is an appropriate zoning designation for the area.

Existing Façade:

- The existing façade is pictured below. It does not match the main shopping center façade.
- The façade currently consists of a large soffit projecting over the entryways and windows for the units.



Proposed Façade:

- The proposed elevations are a modern architectural design.
- The existing soffit would be removed and steel beams would be used to architecturally highlight the building. The raised roofline would open up the entryways to the businesses.
- The steel beams would be painted white and the new façade panels would be coated in a white Kynar finish.
- The existing building is constructed of brick and the proposed changes include keeping the brick.
- There are two proposed designs – the petitioner is proposing façade A, with the tenant signs located above the steel beam. The petitioner is requesting approval to use façade B, with the tenant signs below the steel beam, if façade A is not structurally feasible.





Proposed Common Sign Plan:

- The 2009 PUD Amendment for the façade renovation of the main shopping center included the creation of a common sign plan. The outlot building was not included in the common sign plan.
- The proposed tenant sign requirements are consistent with the common sign plan from the 2009 PUD Amendment for the shopping center.
- The proposed common sign plan requirements include:
    - Allowance of tenant sign to be 85% of panel space,
    - Tenant signage to be located on the tenant sign panels illustrated on the proposed elevations, and
    - The tenant sign panels are to be externally illuminated.

Findings of Fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting approval of a Final Planned Unit Development to allow changes to the façade and to create a common sign plan. The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. If the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation request be lessened or denied.

Specific Requests for the Final PUD Amendment:

1. To allow changes to the approved elevations for the outlot building.
2. To allow the outlot building signage to have the same regulations as the main shopping center.

Comprehensive Land Use Plan 2030 Vision Summary 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.

Recommended Conditions:

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

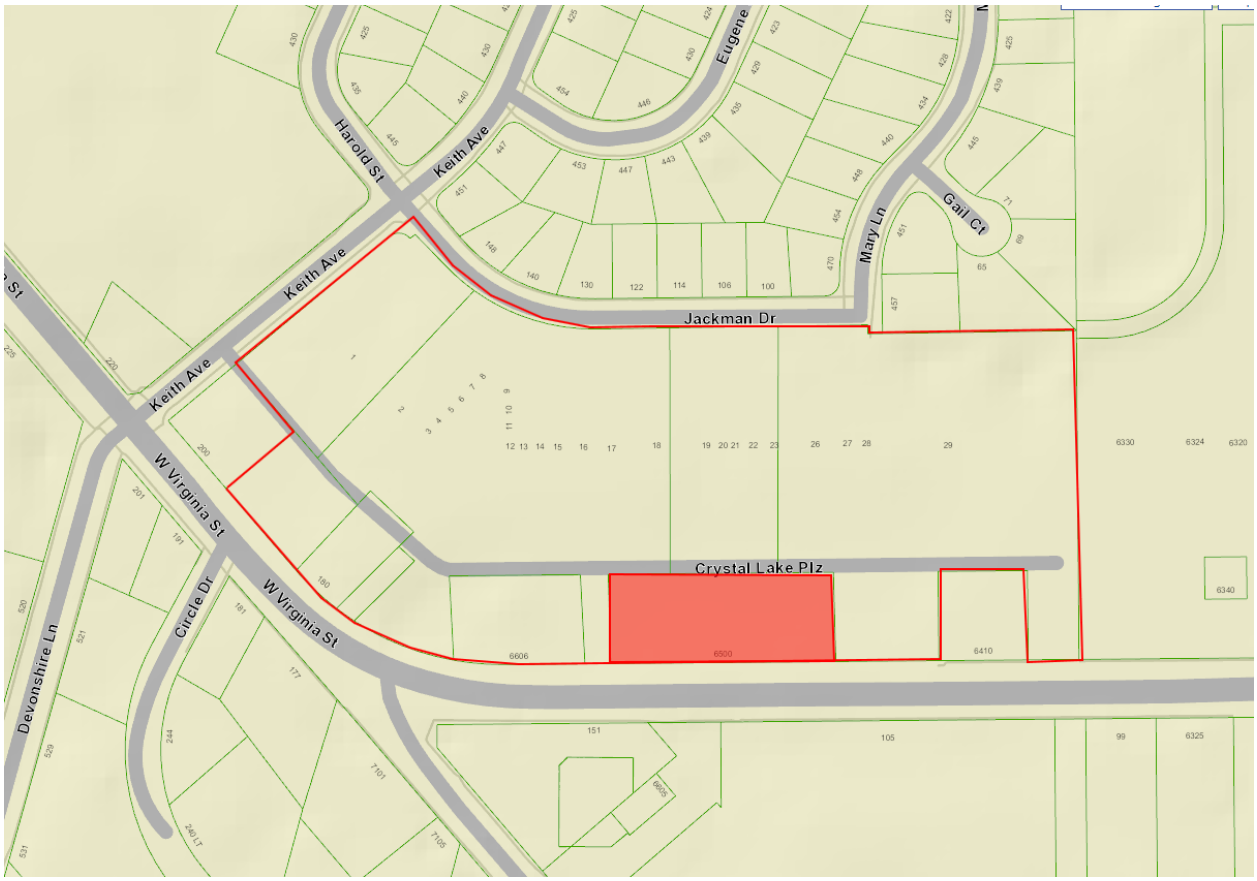
1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application (Madison Corporate Group, dated 08/29/17, received 08/30/17)
   B. Elevations (Schaefer Architects, dated 08/28/17, received 08/30/17)
   C. Survey (WMA, dated 07/21/10, received 08/30/17)

2. Façade A is approved, if façade A is not structurally feasible, façade B would be acceptable.

3. Signage:
   a. Tenant signs can be up to 85% of tenant panel area.
   b. Approved tenant sign copy area is limited to the sign panels are illustrated on the approved elevations.
   c. Tenant signs are to be externally illuminated.

4. The petitioner shall comply with all of the requirements of the Community Development and Fire Rescue Departments.

2017-28 CRYSTAL LAKE PLAZA – FINAL PUD AMENDMENT





2017 28

City of Crystal Lake
Development Application

Office Use Only
File # _____

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Project Title: _____

Action Requested

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

Petitioner Information

Name: Tom Eles, Jr.
Address: 650 Roosevelt
Glen Ellyn IL 60137
Phone: 630 858 5205
Fax: _____
E-mail: MADISONCORPORATE GROUP@GMAIL.com

Owner Information (if different)

Name: _____
Address: _____
_____
Phone: _____
Fax: _____
E-mail: _____

Property Information

Project Description: Facade Renovation

Project Address/Location: 6500 Northwest Highway
Crystal Lake IL 60014

PIN Number(s): 19-05-453-008

2017-0028

Development Team

Please include address, phone, fax and e-mail

Developer: Madison Corporate Group

Architect: David A. Schaefer Architects PC

Attorney:

Engineer:

Landscape Architect:

Planner:

Surveyor:

Other:

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.

Tom Ehlers, Jr. 8/29/17

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.

From: Madison Corporate Group, Inc. [mailto:madisoncorporategroup@gmail.com]
Sent: Tuesday, August 29, 2017 1:44 PM
To: Kathryn Cowlin <kcowlin@crystallake.org>
Cc: Michelle Rentzsch, AICP <mrentzsch@crystallake.org>; Elizabeth Maxwell, AICP <emaxwell@crystallake.org>
Subject: Re: 6500 NW Highway - Facade Renovation

Katie-

See attached.

We like the new signs above as shown in option A, but until the architect gets to the working drawings phase, he is not sure how that would work. Do you think it would be possible to get both versions approved by the City Council & PZC?

If not, we would like to submit Option A.

Also, with regards to the sign criteria, we would like it to be consistent proportionally to the main building, The sign criteria there, tenants can use up to 85% of the panel space - we feel that ratio has worked well aesthetically.

Thanks,

Tom Eilers, Jr.

(847) 910 - 2017 cell

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE APPLICATION OF

Madison Corporate Group, Inc.

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 upon the application of Madison Corporate Group, Inc., seeking a Planned Unit Development Amendment located at 6500 Northwest Highway, Crystal Lake, Illinois.

PIN 19-05-453-008

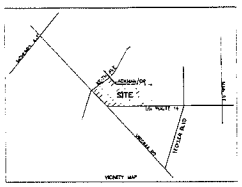
This application is filed for the purpose of seeking a Planned Unit Development Amendment pursuant to Article 9-200(E) to allow changes to the approved common sign plan and elevation plan for a façade renovation, as well as any other variations as necessary to complete the project as proposed. Plans 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 for this request will be held at 7:30 p.m. on Wednesday September 20, 2017, 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

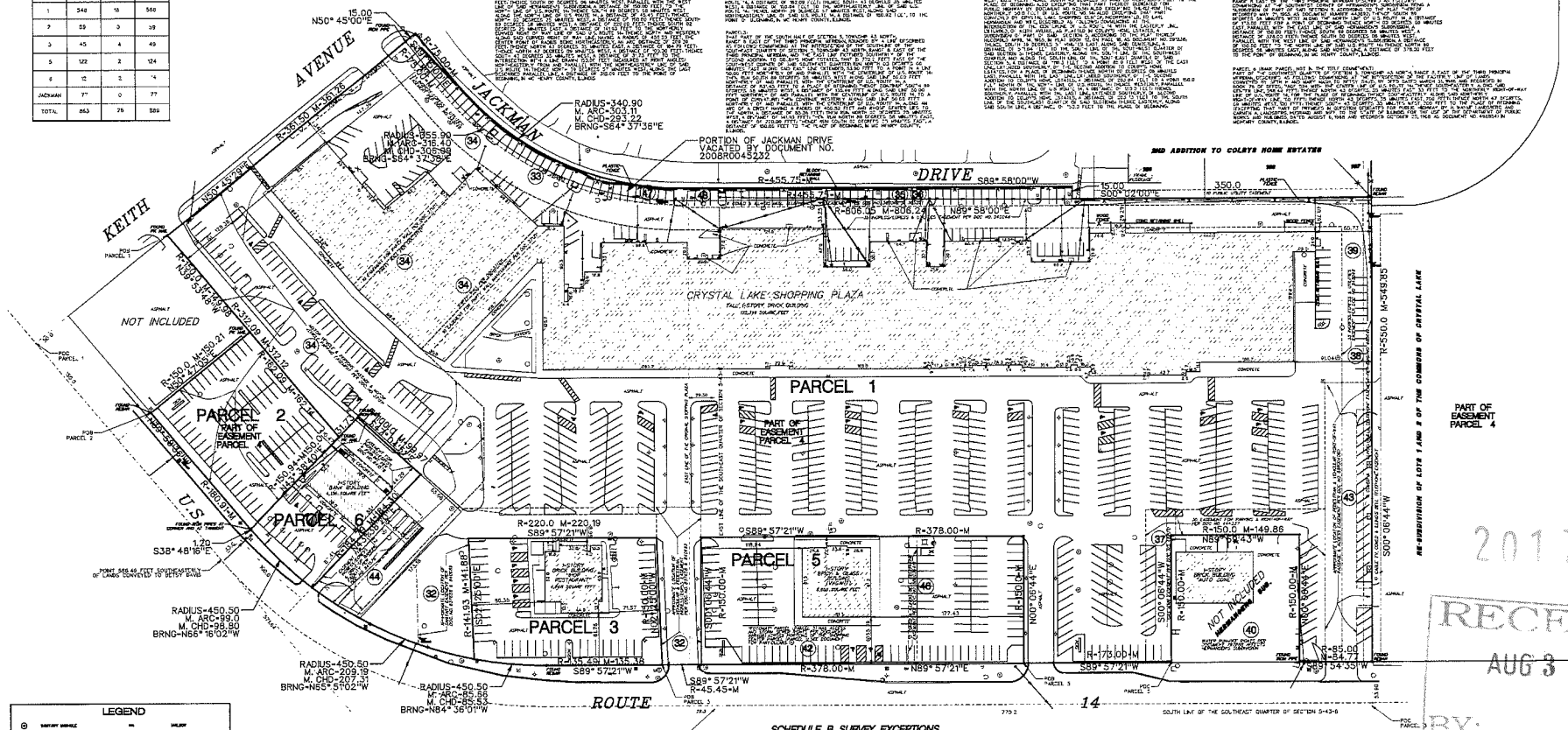
(Published in the Northwest Herald on September 3, 2017) 1453316

ALTA/ACSM LAND TITLE SURVEY



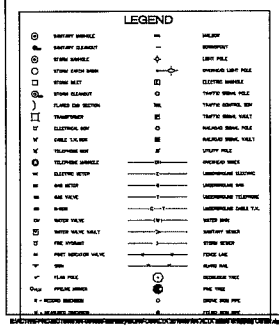
PARKING SPACE DATA

PARCEL	REGULAR SPACES	HANDICAP SPACES	TOTAL
1	348	18	366
2	59	3	39
3	45	4	49
5	122	2	124
6	72	2	74
JACKMAN	77	0	77
TOTAL	663	29	889





LEGEND



GENERAL NOTES

UTILITIES SHOWN ARE FROM ABOVE GROUND OBSERVATIONS, MANHOLE INSPECTIONS, VILLAGE OF BATAVIA ATLASES AVAILABLE RECORDS AND AVAILABLE J.U.L.I.E. MARKINGS AT THE TIME THIS SURVEY WAS PERFORMED AND MAY NOT DEPICT ALL EXISTING UNDERGROUND INSTALLATIONS.

LAND AREA

PARCEL 1:
620,049 SQUARE FEET / 14.2344 ACRES
(INCLUDES PARCEL INCLUDED IN JACKMAN DRIVE WHICH IS 12,808 S.F.)

PARCEL 2:
25,745 SQUARE FEET = 0.591C ACRES

PARCEL 3:
32,775 SQUARE FEET = 0.7523 ACRES

PARCEL 5:
56,707 SQUARE FEET = 1.3017 ACRES

TOTAL: 735,266 SQUARE FEET = 16.8794 ACRES

SCHEDULE B SURVEY EXCEPTIONS

CHICAGO TITLE INSURANCE TITLE COMMITMENT NO 1409 002850594
BEARING AN EFFECTIVE DATE OF AUGUST 22, 2016

(32) EASEMENTS PER DOCUMENTS 837058 & 840588 FOR PEDESTRIAN AND VEHICULAR ACCESS AND CONNECTION ROUTE TO STORM AND SANITARY SEWERS AFFECTS THE SUBJECT PROPERTY AND ARE SHOWN HEREON.

(33) EASEMENTS PER DOCUMENT 1977666 JOINDERS WATER RUN-OFF THIS IS NOT A PLOTTABLE EASEMENT BUT IT GRANTS RIGHTS FOR WATER RUN-OFF TO THE OWNERS OF LOT 1 IN HERMANSEN'S SUBDIVISION HERMANSEN'S SUBDIVISION IS SHOWN HEREON.

(34) COVENANTS AND RESTRICTIONS CONTAINED IN DECLARATION OF CROSS EASEMENT FOR ACCESS AND STORM SEWERS BY AND BETWEEN CRYSTAL LAKE BUSINESS CENTER, INC. AND CRYSTAL LAKE SHOPPING PLAZA, INC. DATED MARCH 3, 1978 AND RECORDED MAY 5, 1978 AS DOCUMENT 1977666 AND AMENDED BY DOCUMENT 2008R0045232 AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

(35) THE COMMONWEALTH EDISON AND ILLINOIS BELL TELEPHONE EASEMENT PER DOCUMENT 1602562 AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

(36) THE COMMONWEALTH EDISON AND ILLINOIS BELL TELEPHONE EASEMENT PER DOCUMENT 1603237 AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

(37) THE NORTHERN ILLINOIS GAS EASEMENT PER DOCUMENT 482010 AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

(38) THE COMMONWEALTH EDISON AND ILLINOIS BELL TELEPHONE EASEMENT PER DOCUMENT 1605691 AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

(39) EASEMENT SET FORTH IN THE DECLARATION OF CROSS EASEMENT PER DOCUMENT 543648 FOR INGRESS, EGRESS AND UTILITIES, AFFECT THE SUBJECT PROPERTY AND ARE SHOWN HEREON.

(40) EASEMENT PER DOCUMENT 1977666 JOINDERS WATER RUN-OFF THIS IS NOT A PLOTTABLE EASEMENT BUT IT GRANTS RIGHTS FOR WATER RUN-OFF TO THE OWNERS OF LOT 1 IN HERMANSEN'S SUBDIVISION HERMANSEN'S SUBDIVISION IS SHOWN HEREON.

(41) EASEMENT PER DOCUMENT 1977666 FOR ACCESS AND STORM EASEMENTS OVER THE NORTHEAST PROPERTY LINES 5 AS SHOWN, CONTAINS THE ACCESS EASEMENT COVERS THE ENTRANCES IN THE EAST AND WEST BOUNDS OF PARCEL 5 AND THE ENTRANCE IN THE NORTH BOUND OF PARCEL 3. THE STORM SEWERS AND WELL SERVED AND COVERS STORM SEWERS IN AND AROUND PARCEL 5. THESE AREAS ARE SHOWN HEREON.

(42) EASEMENT FOR INGRESS AND EGRESS PER DECLARATION OF CROSS EASEMENT RECIPROCAL EASEMENT AFFECTS THE SUBJECT PROPERTY AND IS SHOWN IN ITS APPROXIMATE LOCATION HEREON. THIS IS ALSO SHOWN AS PARCEL 4 HEREON

(43) EASEMENT IN FAVOR OF HOME FEDERAL SAVINGS AND LOAN ASSOC FOR THE PURPOSE OF INGRESS, EGRESS AND DRIVE UP BANKING PER DOCUMENT 94-375 AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON

(44) EASEMENT TO COMMONWEALTH EDISON AND I. BELL TEL. TELEPHONE PER DOCUMENT 0843442 AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

(45) JACKMAN DRIVE AS VACATED BY DOCUMENT 2008R0045232 IS SHOWN HEREON.

(46) MUNICIPAL EASEMENT PER DOCUMENT 2005R0062836 AFFECTS THE SUB-DIVISION PROPERTY AND IS SHOWN HEREON.

TO:
CHICAGO TITLE INSURANCE COMPANY;
CHICAGO LAND FIRST COMPANY, A DELAWARE LIMITED LIABILITY COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 9, 1990 AND KNOWN AS TRUST NUMBER 1078506;
MADISON CORPORATE GROUP;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A REGISTERED LAND SURVEYOR, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATED THIS _____ DAY OF _____, 2016.

BY: _____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. ____
LICENSE EXPIRES NOVEMBER 30, 2017
WEBSTER, McGRATH & AHLBORG, LTD.
350 SOUTH NAPERVILLE ROAD
WHEATON, ILLINOIS 60187
630-665-7033

GRAPHIC SCALE - FEET
50 0 50 100

No.	Date	Description	By

ALTA/ACSM LAND TITLE SURVEY
CRYSTAL LAKE SHOPPING PLAZA
ADDRESS:
PREPARED FOR: MADISON CORPORATE GROUP, 600 ROCKVILLE PASS, SUITE 204, CLARENDON HILLS, IL 60527, 630.568.5005

WEBSTER, McGRATH & AHLBORG LTD.
WMA
Land Surveying - Civil Engineering - Landscape Architecture
One Convenient Location to Serve Clients
107 East Hawthorne Parkway, Vernon Hills, Illinois 60061
Phone: (847) 362-3520 Fax: (847) 362-3550
Website: www.wmahlborg.com

JOB #	DATE	SCALE
42184	7-21-12	1"=50'
DRAWN	CHECKED	APPROVED
TWB	TWB	
FILE #	SHEET #	
MCHENRY 5-43-8		1 OF 1

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DRAWING LIST

EX-1 EXISTING PHOTOS
EX-2 EXISTING PLAN
EX-3 EXISTING ELEVATIONS

SK-1 PROPOSED PLAN
SK-2 PROPOSED ROOF PLAN AND SECTION
SK-3 PROPOSED WALL SECTION
SK-4 PROPOSED ELEVATIONS
SK-5A PROPOSED PERSPECTIVES - 1 (OPTION-A)
SK-5B PROPOSED PERSPECTIVES - 1 (OPTION-B)
SK-6A PROPOSED PERSPECTIVES - 2 (OPTION-A)
SK-6B PROPOSED PERSPECTIVES - 2 (OPTION-B)
SK-7 PROPOSED SEQUENCE VIEWS

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PH: 630.261.9250 FAX: 630.261.9259

DRAWN BY: O.K.

PROJECT NO: 16-206

ISSUE DATE: 8-28-17

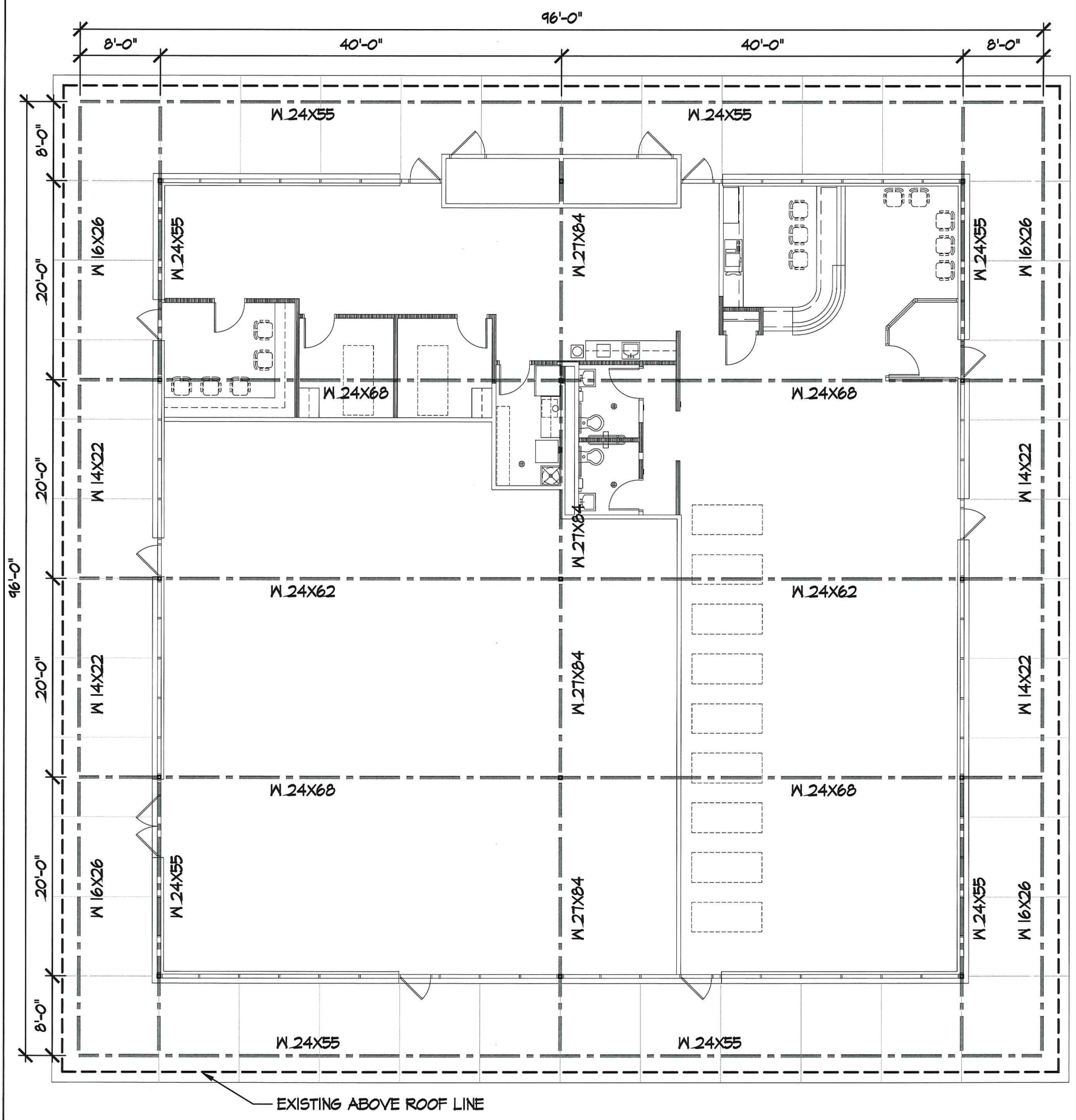
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EX1

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1 EXISTING PLAN

SCALE: 3/32" = 1'-0"

NORTH

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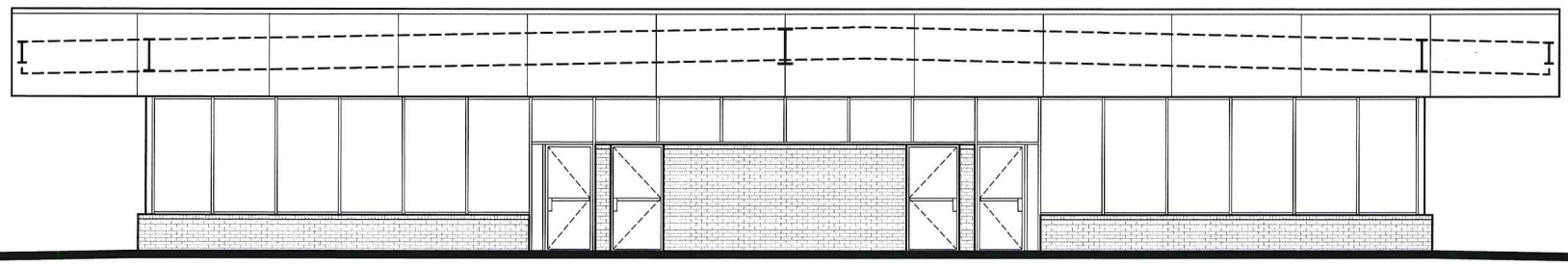
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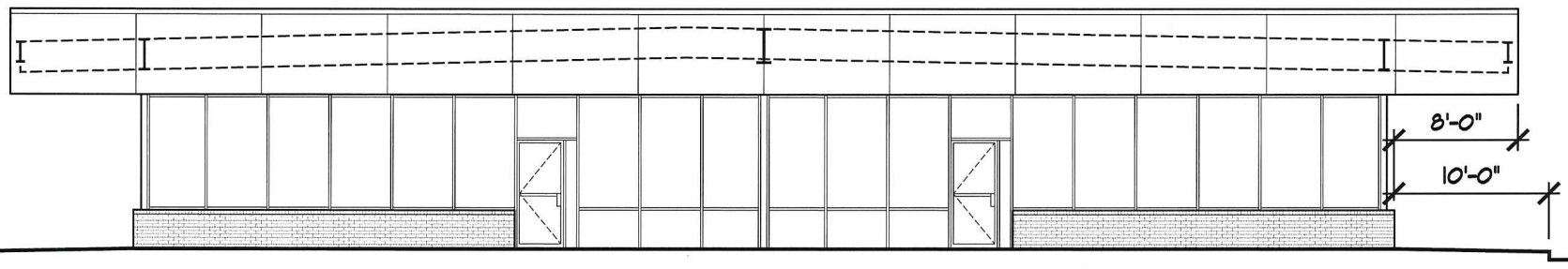
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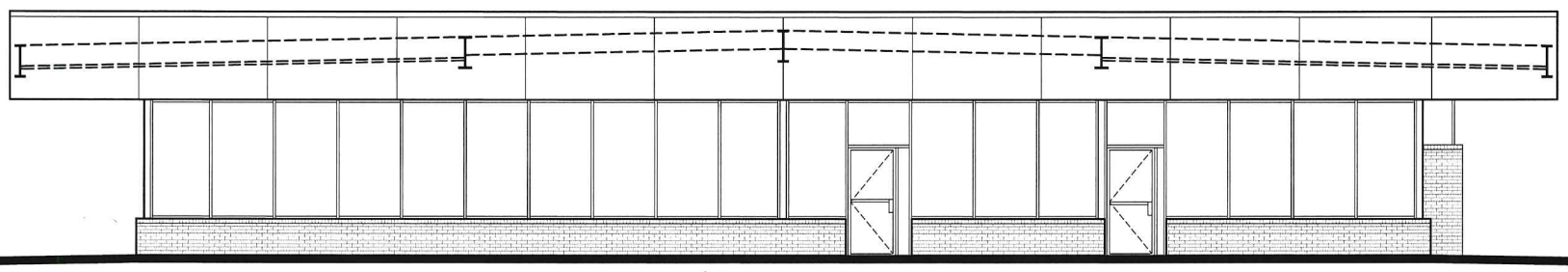
1 EXSITING NORTH

SCALE: 3/32" = 1'-0"



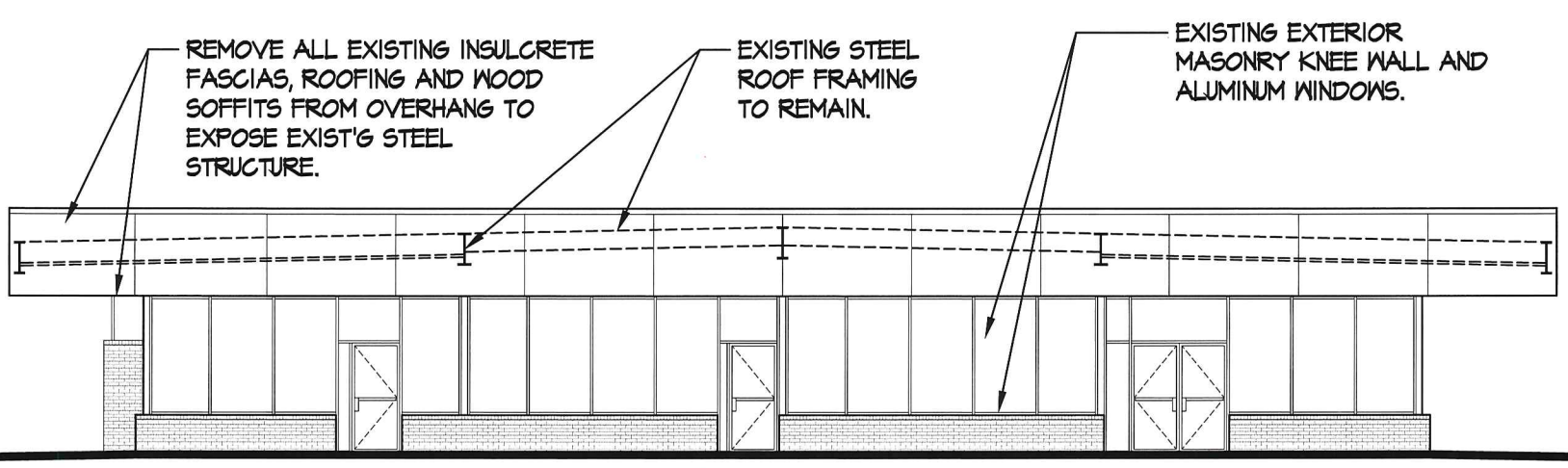
2 EXSITING SOUTH

SCALE: 3/32" = 1'-0"



3 EXSITING EAST

SCALE: 3/32" = 1'-0"



4 EXSITING WEST

SCALE: 3/32" = 1'-0"

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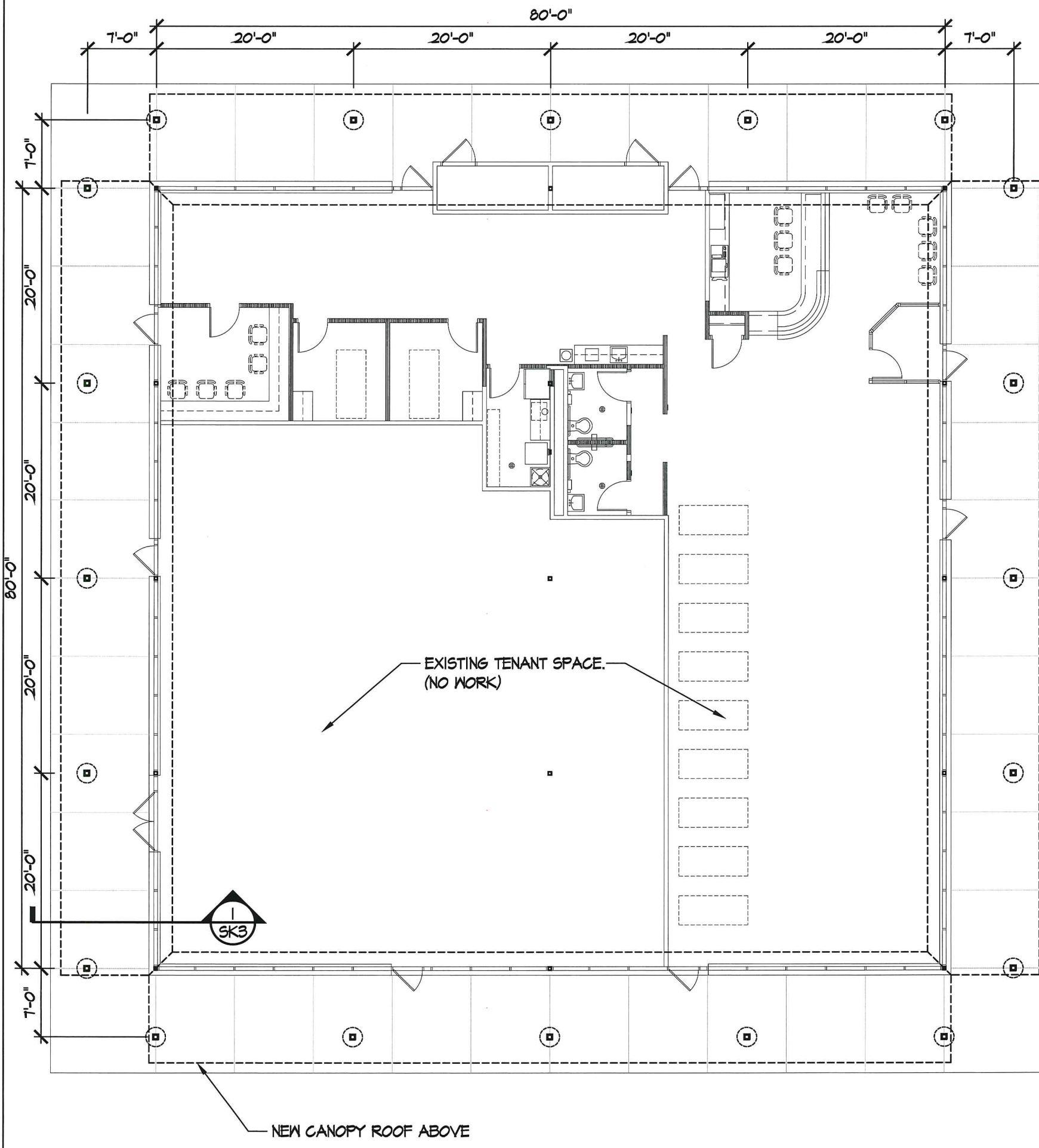
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1 PROPOSED SITE PLAN

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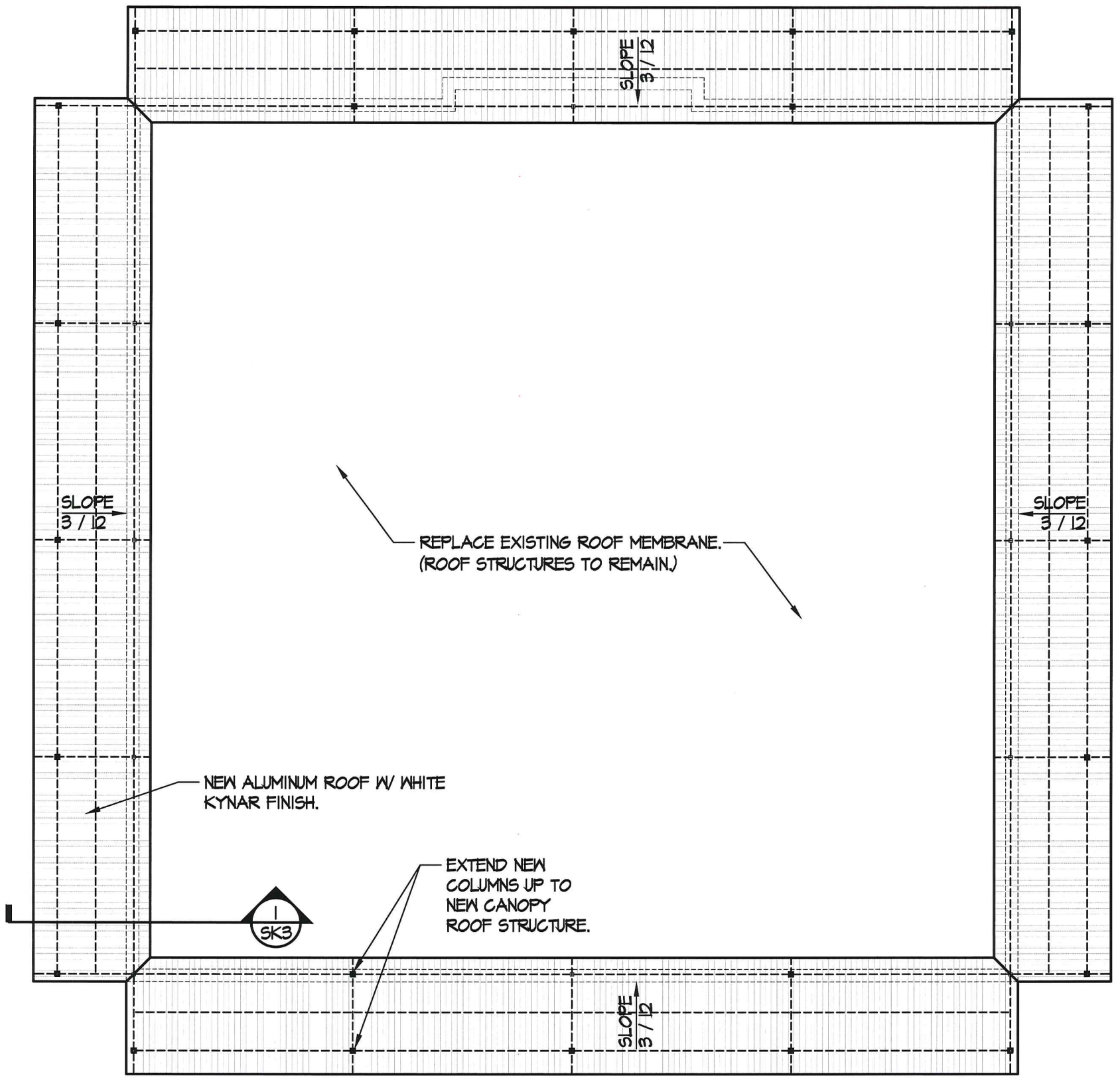
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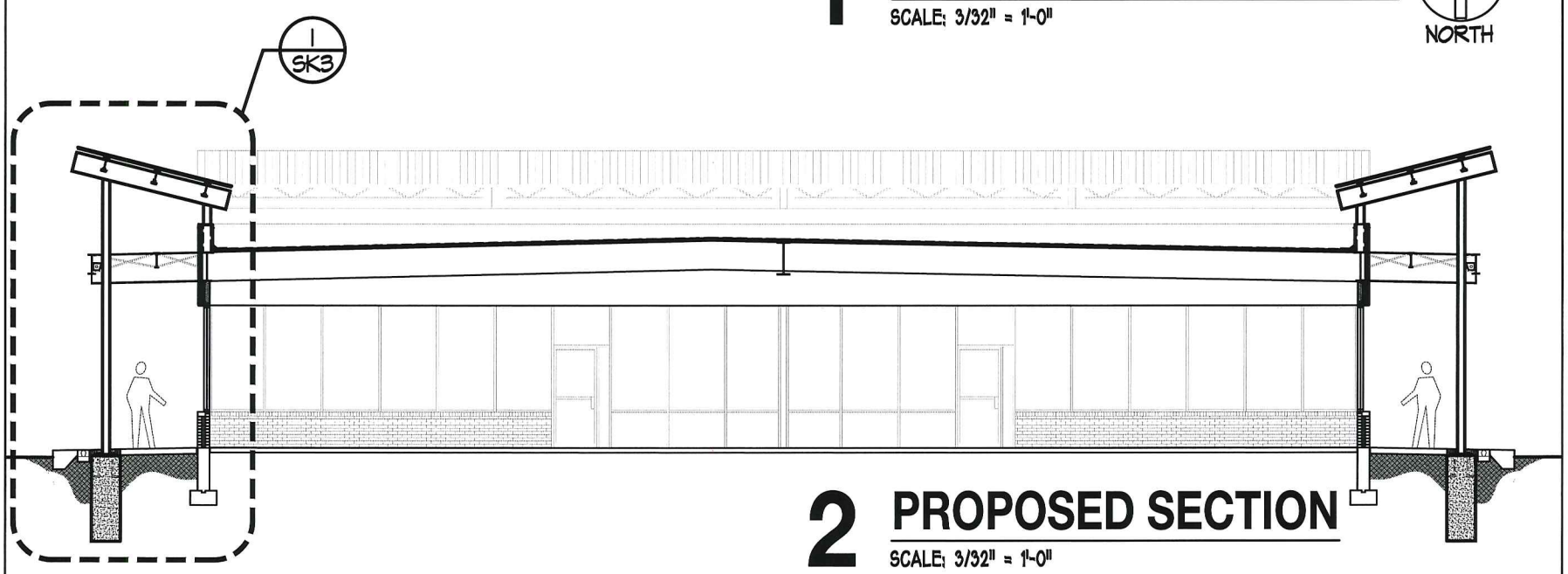
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1 PROPOSED ROOF PLAN

SCALE: 3/32" = 1'-0"

NORTH



2 PROPOSED SECTION

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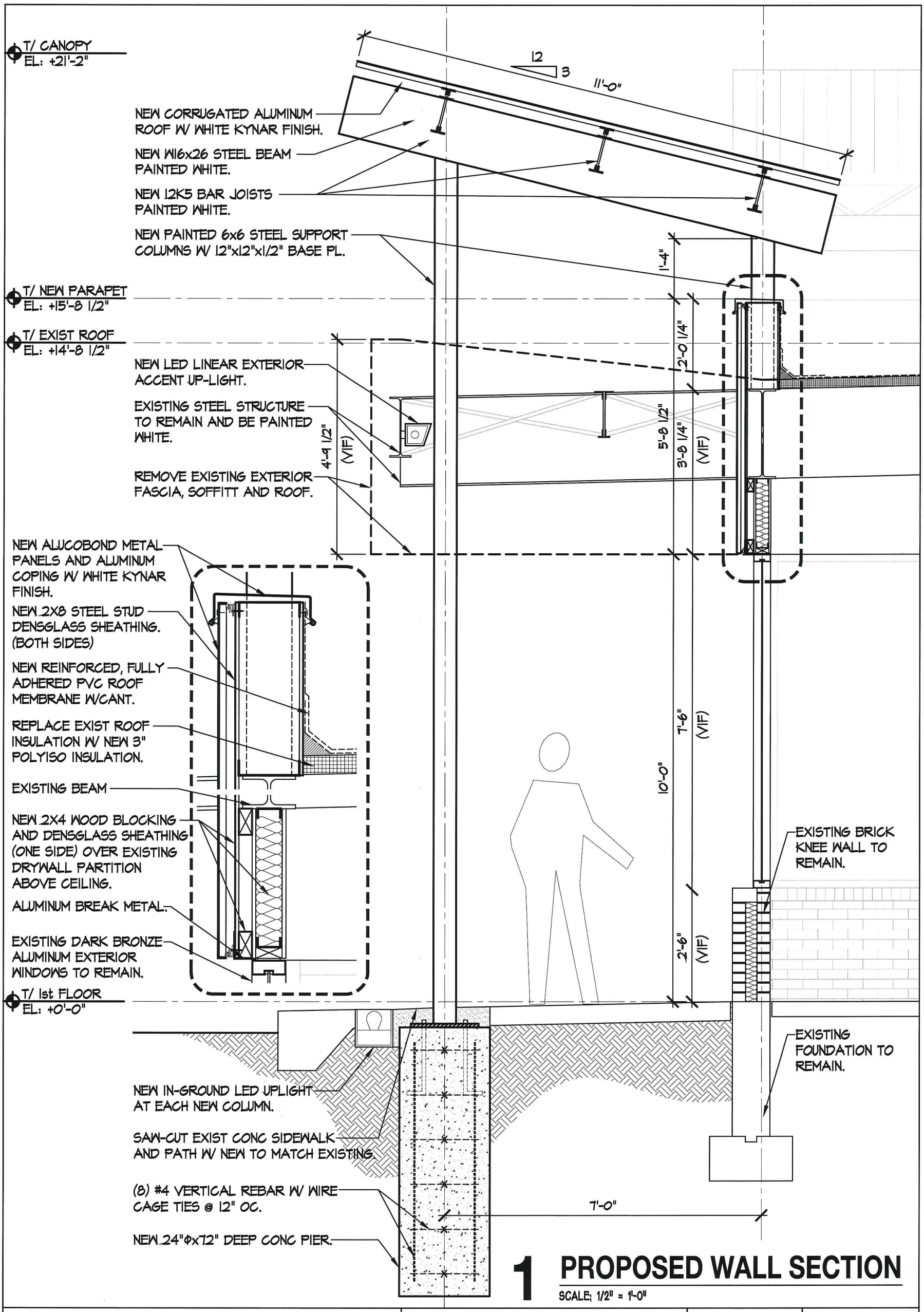
ISSUE DATE: 8-28-17

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1 PROPOSED WALL SECTION

SCALE: 1/2" = 1'-0"

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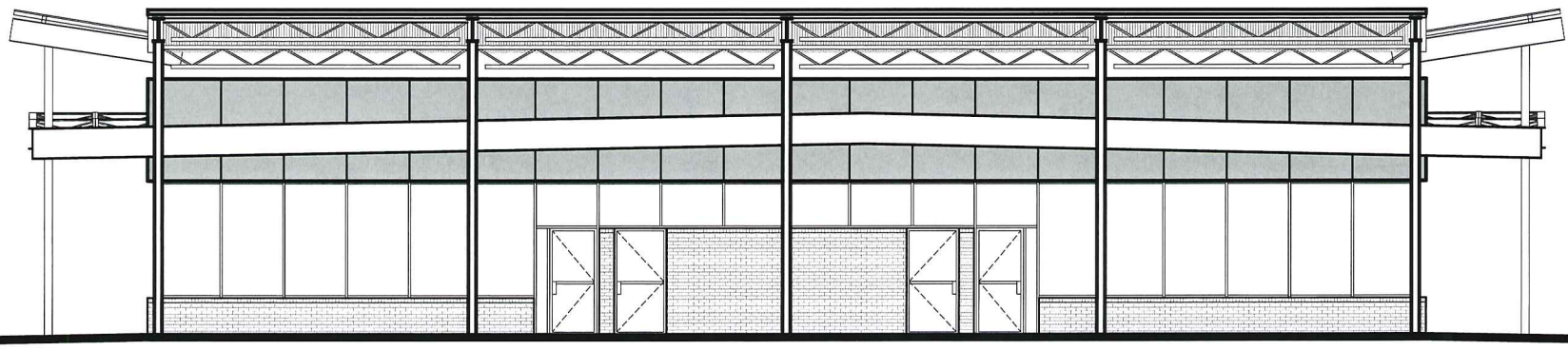
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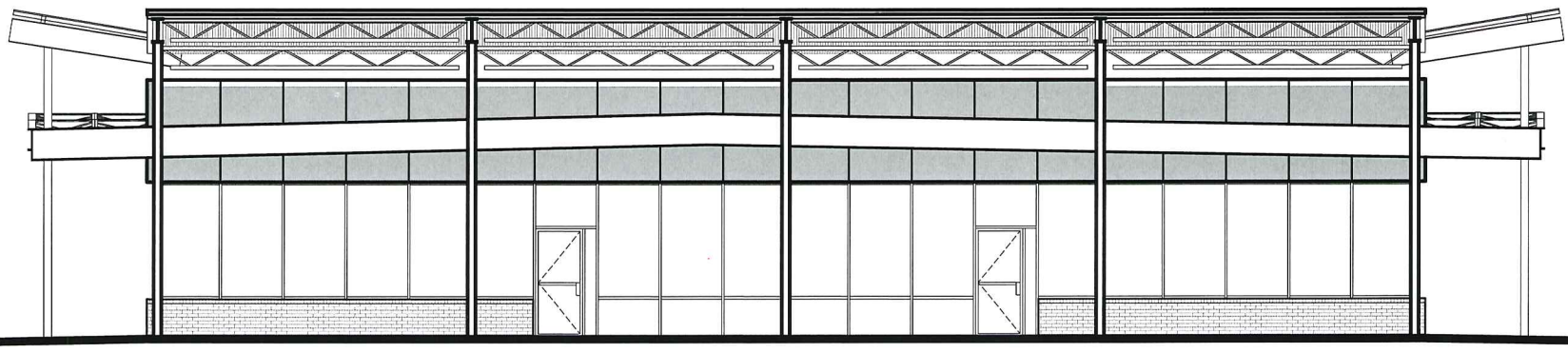
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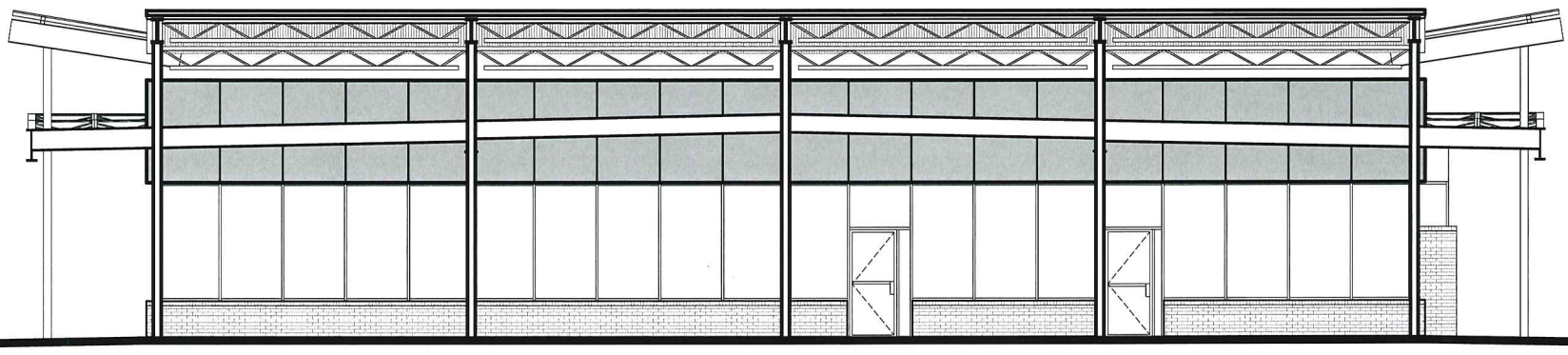
1 PROPOSED NORTH

SCALE: 3/32" = 1'-0"



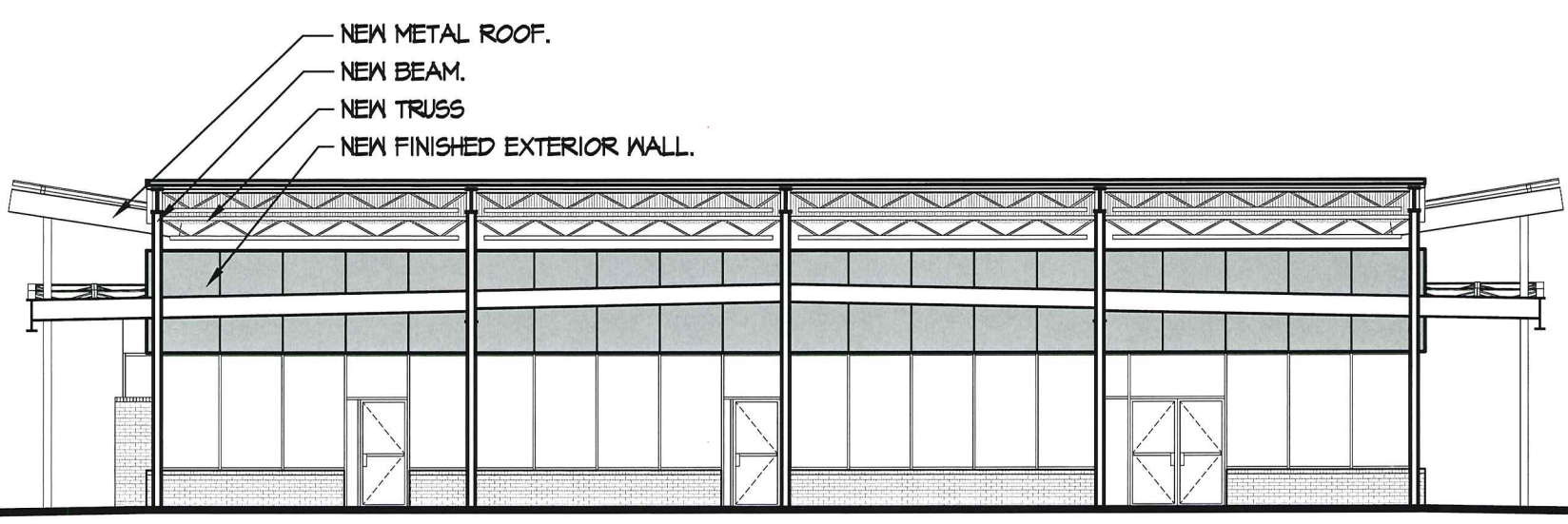
2 PROPOSED SOUTH

SCALE: 3/32" = 1'-0"



3 PROPOSED EAST

SCALE: 3/32" = 1'-0"



4 PROPOSED WEST

SCALE: 3/32" = 1'-0"

FACADE REMODELING

6500 NORTHWEST HIGHWAY
CRYSTAL LAKE, IL.

DAVID A. SCHAEFER ARCHITECTS
2500 S. HIGHLAND AVE., SUITE 340
LOMBARD, ILLINOIS 60148
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DRAWN BY: O.K.

PROJECT NO: 16-206

ISSUE DATE: 8-28-17

SHEET NO. SK4

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2017 28



1 PROPOSED NORTH

SCALE: NONE



2 PROPOSED SOUTH

SCALE: NONE



3 PROPOSED EAST

SCALE: NONE



4 PROPOSED WEST

SCALE: NONE

FACADE REMODELING

6500 NORTHWEST HIGHWAY
CRYSTAL LAKE, IL.

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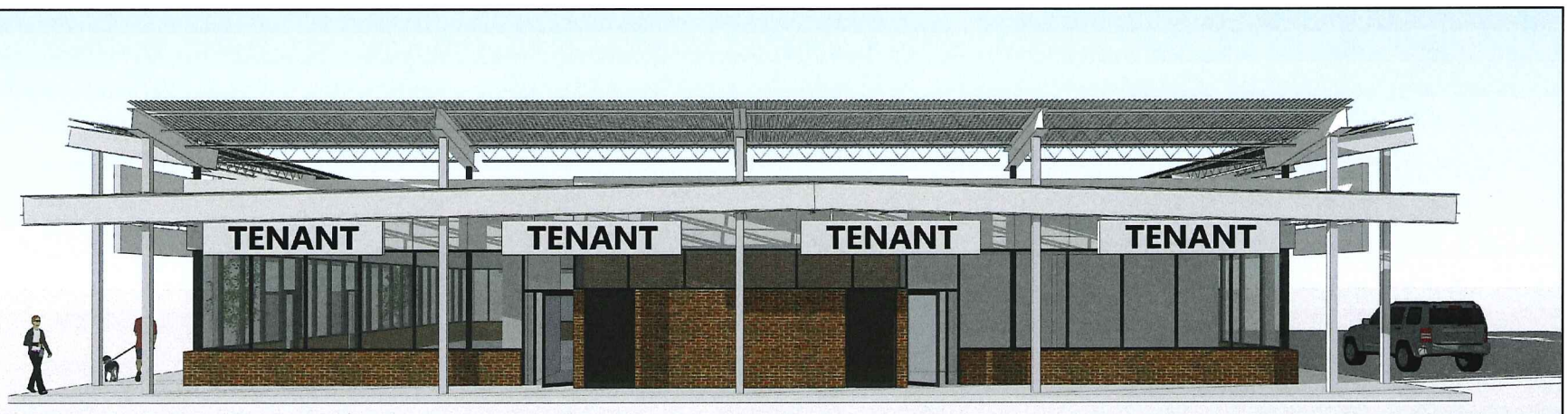
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SK5-A

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1 PROPOSED NORTH

SCALE: NONE



2 PROPOSED SOUTH

SCALE: NONE



3 PROPOSED EAST

SCALE: NONE



4 PROPOSED WEST

SCALE: NONE

FACADE REMODELING

6500 NORTHWEST HIGHWAY
CRYSTAL LAKE, IL.

DAVID A. SCHAEFER ARCHITECTS
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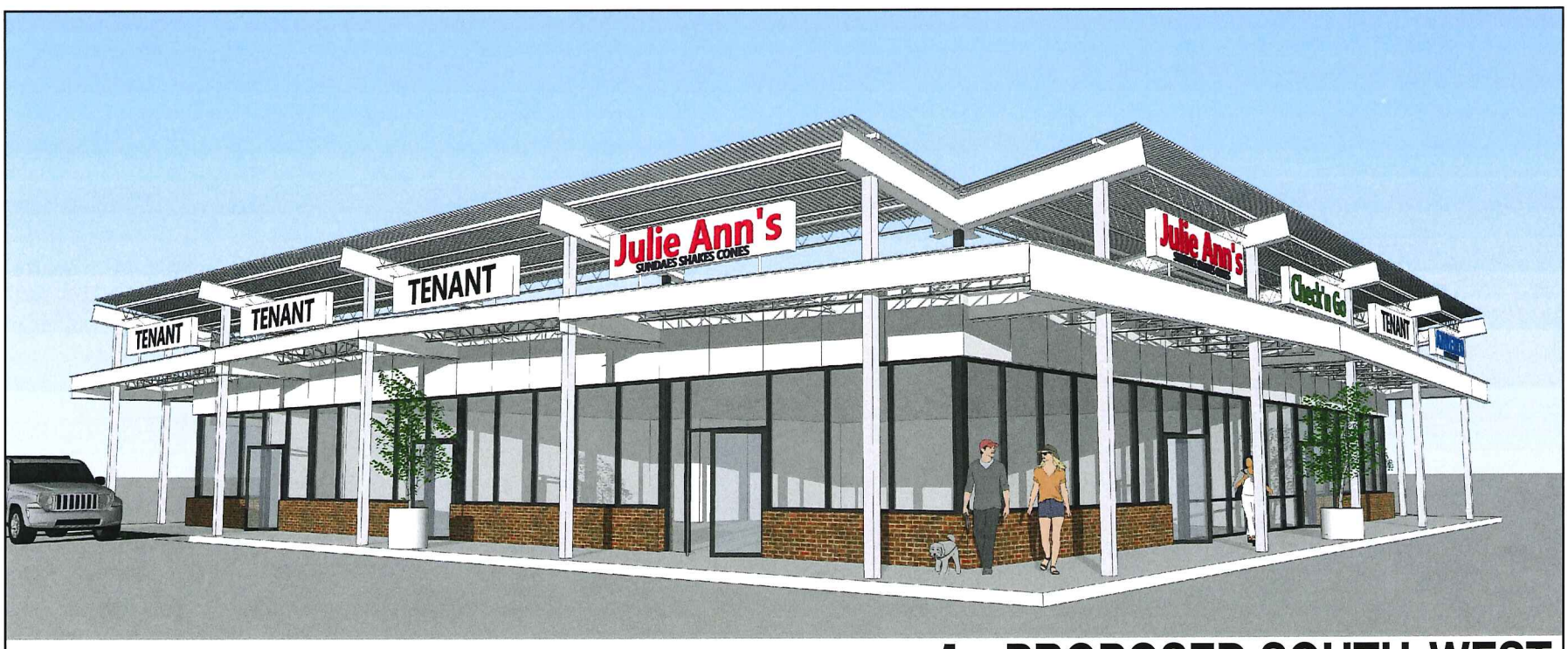
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1 PROPOSED SOUTH-WEST

SCALE: NONE



2 PROPOSED SOUTH-EAST

SCALE: NONE



3 PROPOSED BIRD'S VIEW

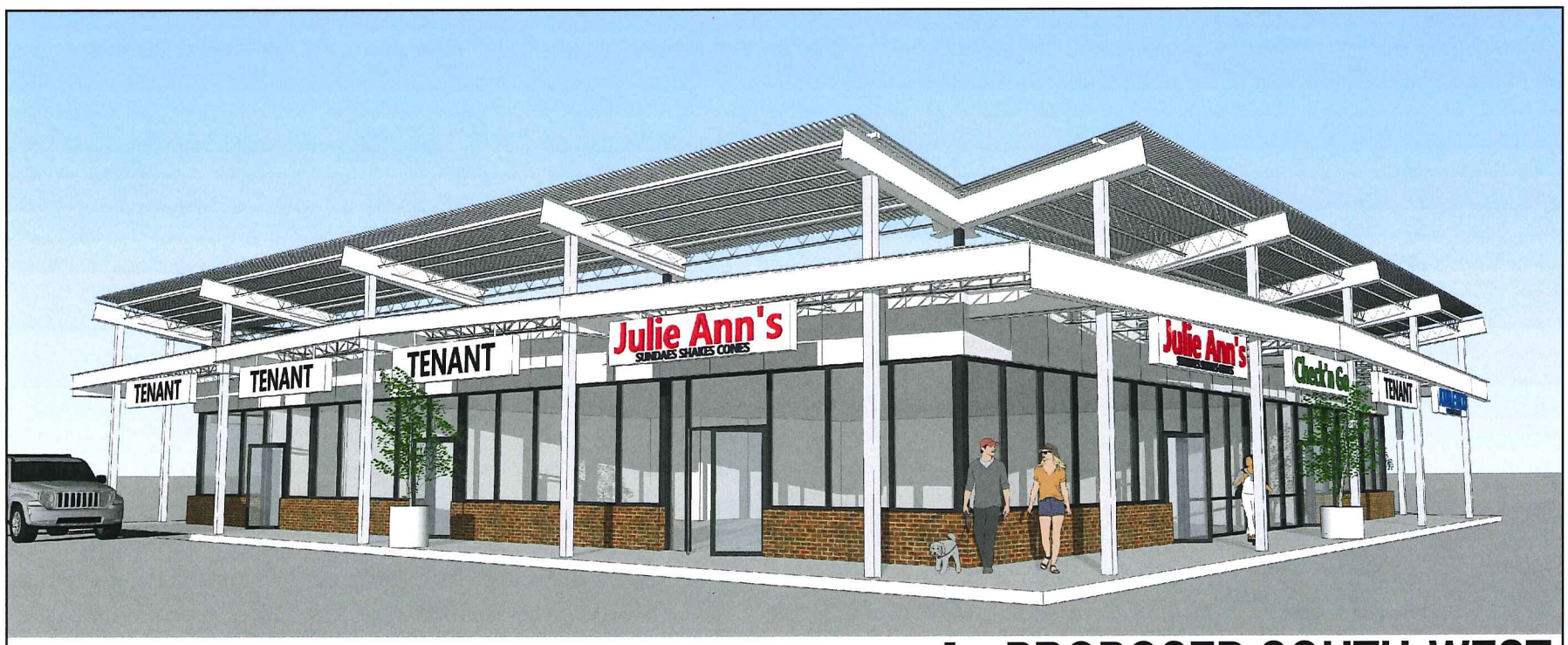
SCALE: NONE

FACADE REMODELING 6500 NORTHWEST HIGHWAY CRYSTAL LAKE, IL.	DAVID A. SCHAEFER ARCHITECTS 2500 S. HIGHLAND AVE., SUITE 340 LOMBARD, ILLINOIS 60148 PH: 630.261.9250 FAX: 630.261.9259	DRAWN BY: O.K. PROJECT NO: 16-206 ISSUE DATE: 8-28-17	SHEET NO. SK6-A

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1 PROPOSED SOUTH-WEST

SCALE: NONE



2 PROPOSED SOUTH-EAST

SCALE: NONE



3 PROPOSED BIRD'S VIEW

SCALE: NONE

FACADE REMODELING

6500 NORTHWEST HIGHWAY
CRYSTAL LAKE, IL.

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1 EAST WALKWAY
SCALE: NONE



2 SOUTH WALKWAY
SCALE: NONE

FACADE REMODELING

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CRYSTAL LAKE, IL.

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