#2010-08
415 Congress Parkway - Salon Mackk
Project Review for Planning and Zoning Commission

Meeting Date:	February 3, 2010
Request:	1) Land Use Variation to allow a hair and beauty salon; 2) Common Sign Plan Amendment to allow 22-square foot wall signage for Salon Mackk.
Location:	415 Congress Parkway, Unit E
Acreage:	5.27 acres (site)
Zoning:	"M-PUD" Manufacturing PUD
Surrounding Properties:	North (M-PUD) Multi-tenant Building South (M-PUD) *Detention Area* East (B-3) Congress Station West (M-PUD) Multi-tenant Building
Staff Contact:	Latika Bhide (815-356-3615)

Background:
The property in question at 415 Congress Parkway is part of the Northwest Professional Center that received Final PUD approval in 2004. The property is zoned as "M-PUD", Manufacturing PUD. Salon Mackk is requesting a land use variation to allow a hair and beauty salon with ancillary retail uses at this location.

Along with that approval, they are also seeking a common sign plan amendment to allow wall signage along Congress Parkway. The Northwest Professional Center, as part of their approval, was required to submit a common sign plan that included the details for all requested signage including directional signage, monument signs, and wall signage. The common sign plan approval allows three freestanding signs (one site-identifier and two monument-style directories, all internally illuminated) and wall signage for all tenants. The wall signage approved through the common sign plan is a non-illuminated, metal wall plaque measuring 2.25 square feet each. The petitioner is requesting a common sign plan amendment to allow a 22-square foot wall sign.

Land Use Analysis:
LAND USE VARIATION

The Manufacturing district is characterized in the Unified Development Ordinance (UDO) as, "the primary heavy industrial district, serving uses that are visually obtrusive, generate nuisances such as noise and odors, or have excessive exterior operations or storage of equipment and materials." This district is characterized by large-scale buildings, exterior storage of materials, and/or exposed equipment. Landscape buffers, architectural and design controls are required to mitigate impacts on the City's visual character. In general, this district is intended to provide for heavy industrial uses with high nuisance potential.

However, the predominant user mix at the Northwest Professional Center is medical/health practitioners and professional offices (which are permitted "by right" in manufacturing districts). A Hair and Beauty Salon (NAICS Land Use Code # 812112) along with the associated ancillary sale of products is classified as a personal service use permitted "by right" in the 'O' Office, 'B-1' Neighbourhood Commercial, 'B-2' General Commercial and 'B-4' Downtown Business districts.

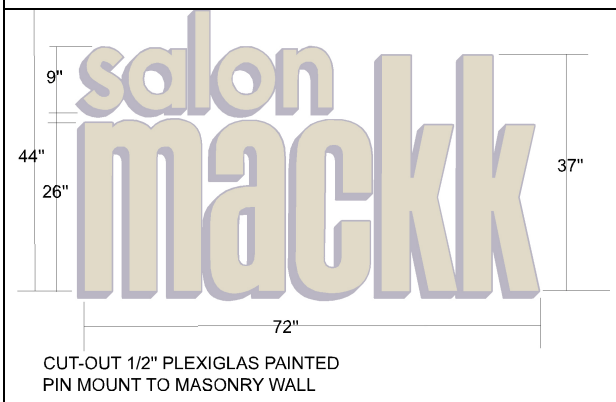
COMMON SIGN PLAN AMENDMENT

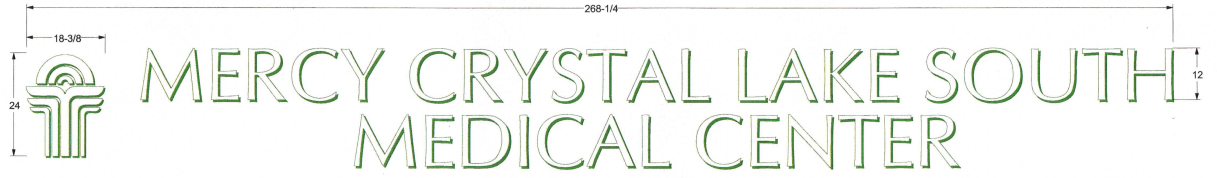
The Sign Ordinance in effect when this project was approved required common sign plans to encourage coordinated designs of sign plans and was required in this case because more than two wall signs were requested. The common sign plan approval included the following conditions of approval for wall signage:

A. One wall plaque is permitted at each entrance along the front of the building. If an entrance serves multiple tenants, these wall plaques shall not exceed 18 inches in width and 24 inches in height.
B. Select a font for all copy on the wall plaques. The font shall be submitted for staff approval. Copy on all the wall signs shall use the same font.
C. The colors used on the wall signs shall be consistent throughout the development. Provide a PMS color number for review and approval.

The applicant is requesting an approximately 22-square foot sign along Congress Parkway (along the rear of the building). The applicant has approximately 35 feet of frontage within the building. The signage consists of ½" plexiglas painted lettering, that will be pin-mounted to the wall. For a Planned Unit Development, the Sign Ordinance allows every additional sign character over 9 characters and up to 14 characters, an additional 10 square feet of wall signage, which translates to 10-square foot for this tenant. If a common sign plan was not approved, this applicant would be eligible for 12.25-square foot of wall signage [10 (PUD allowance) + 2.25 (approved wall plaques)].

The City Council recently approved a Common Sign Plan Amendment to allow Mercy Health Systems a 50-square-foot wall sign (Mercy Crystal Lake South Medical Center) along Congress Parkway at the south end of this building. At this time, Mercy and Salon Mackk are the only two tenants intended to occupy this building. A representation of both signs is included below.

<table>
<tr><td>
</td><td>
</td></tr>
<tr><td>Proposed Signage for Salon Mackk
415 Congress Parkway, Unit E</td><td>Recently approved signage for Mercy Health Systems, 415 Congress Parkway, Units A-D</td></tr>
<tr><td>
</td><td>< Salon Mackk proposed sign
44” (high) x 72” (wide)

Mercy Health Systems approved sign
25” (high) x 268” (wide)
V</td></tr>
<tr><td colspan="2">
</td></tr>
</table>

PARKING

There are 240 parking spaces available for the five buildings within this PUD. Eighteen parking spaces are required for the salon use. Per the requirements of the UDO, the Mercy medical center in this building requires 50 spaces. It can be assumed that adequate parking will be available on-site.

Findings of Fact:

USE VARIATION

The granting of a Variation rests upon the applicant proving practical difficulty or hardship caused by the Zoning Ordinance requirements. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

No specific standards are spelled out in the Unified Development Ordinance for granting use variations. However, it is recommended that the Planning and Zoning Commission and City Council first determine and record its findings that the evidence justifies the conclusions that:

1. The property cannot be used for purposes permitted in the zoning district without the requested variance;

   ☐ *True* ☐ *False*

2. The proposed use would not alter the essential character of the area in which the property is located;

   ☐ *True* ☐ *False*

3. The proposed use will not reasonably diminish the value of adjacent property;

   ☐ *True* ☐ *False*

4. The proposed use will not unreasonably increase the congestion in the public streets or otherwise endanger public safety; and

   ☐ *True* ☐ *False*

5. The proposed use is in harmony with the general purpose and intents of the Unified Development Ordinance.

   ☐ *True* ☐ *False*

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.

Since a common sign plan is not required per the provisions of the UDO, no specific criteria are provided to review common sign plan amendments. However, it is recommended that the following criteria be used to review the requested changes:

1. *The visual relationship of all signs, buildings and surroundings*

   The only wall signage within this PUD are the metal plaques at the entrance along the front of the building and the recently approved 'Mercy' signage along Congress Parkway.

2. *The consideration of all signs as an integral architectural element of a lot or building*

   The sign colors are meant to provide an attractive contrast to the brick building.

3. *Relief from the conventional requirements for signs in this section*

4. *The incorporation of harmonious use of colors, materials, types and lighting of signs*

   The proposed wall sign is plexiglas lettering that is painted beige. The sign is not internally illuminated and no details regarding external illumination are provided. It is being assumed that the sign will not be illuminated. The beige color can provide an

attractive contrast to the brick material of the building. The other sign on this building along Congress Parkway is green and white.

Recommended Conditions:

If a motion is made to recommend approval of the use variation and common sign plan amendment for the Northwest Professional Center, 415 Congress Parkway, Unit E, the following conditions are recommended:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A) Application (received 1-18-10)
   B) Proposed Sign for Salon Mackk (Hughes, received 1-25-10)

2. The proposed sign shall not be illuminated, either internally or externally.

3. The use variation is granted only to this applicant at the specified location. An increase in the intensity of the use beyond what is indicated in the application is not permitted.

4. Any sales of related products shall be ancillary to the salon use. Retail sales are not approved as the primary use for this space.

5. The petitioner shall comply with all of the requirements of the Planning, Engineering and Building, Fire Rescue, and Public Works Departments.

City of Crystal Lake
Development Application

Office Use Only 2010 - - 08
File # _____

Project Title: Salon MackK

JAN 18 2010

Action Requested

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

Petitioner Information

Name: Salon MackK
Address: 318 N RT 31
Crystal Lake, IL 60012
Phone: 815-477-7300
Fax: —
E-mail: kristin@salonmackk

Owner Information (if different)

Name: Mercy Real Estate Venture LLC
Address: 3700 W. Bryn Mawr, ste 310 North
Chicago, IL 60631
Phone: 773-399-1390
Fax: 773-399-1223
E-mail: jkral@jekral.com

Property Information

Project Description: Tenant improvement buildout for a hair salon

Project Address/Location: 415 Congress Pkwy, unit E

PIN Number(s): 19-04-403-023

Development Team

Please include address, phone, fax and e-mail

Developer: Curtis Commercial, Inc.

Architect: A Architects

Attorney: N/A

Engineer: Existing Development

Landscape Architect: "

Planner: "

Surveyor: "

Other:

Signatures

Kristin Shipley Kristin Shipley 1/14/10

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.

Jeff W Krol 1-15-10

OWNER: Print and Sign name **Date**

Patricia Didriksen (AGENT) 1-15-10

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.

10-08

PUBLIC NOTICE

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

IN THE MATTER OF THE APPLICATION OF Salon Mackk

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance 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 Salon Mackk relating to the following described real estate commonly known as 415 Congress Parkway, Unit E, Crystal Lake, Illinois 60014, PIN: 19-04-403-023.

This application is filed for the purposes of seeking a use variation from Article 2, Land Uses of the Unified Development Ordinance to allow a hair and beauty salon at the above-mentioned location; as well as any other variations that may be necessary to allow the plans as presented. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall.

A public hearing before the Planning and Zoning Commission on the request will be held at 7:30 p.m. on Wednesday February 3, 2010, 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 January 19, 2010)

Premier Wellness Chiropractic

Bringing wellness within reach

RECEIVED
JAN 27 2010
BY

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

Dr. Anthony J. Ebel
Premier Wellness Chiropractic
411 Congress Pkwy, Suite C
Crystal Lake, IL 60014

Dear Chairperson,

I recently received notice regarding a public hearing to discuss the application of Salon Mackk to allow a hair and beauty salon within the complex I practice in, the Northwest Professional Center, along Congress Parkway.

I would like to lend my full support and approval in allowing Salon Mackk's application. I look forward to them joining our business association and complex and feel they will be a positive influence to the business atmosphere along Congress Parkway and Crystal Lake.

I cannot attend the hearing, so please consider this as my full support.

(A copy of the notice is included for your reference)

Sincerely,

Anthony J. Ebel, DC, CACCP

2010--08

Rec.

JAN 18 2010

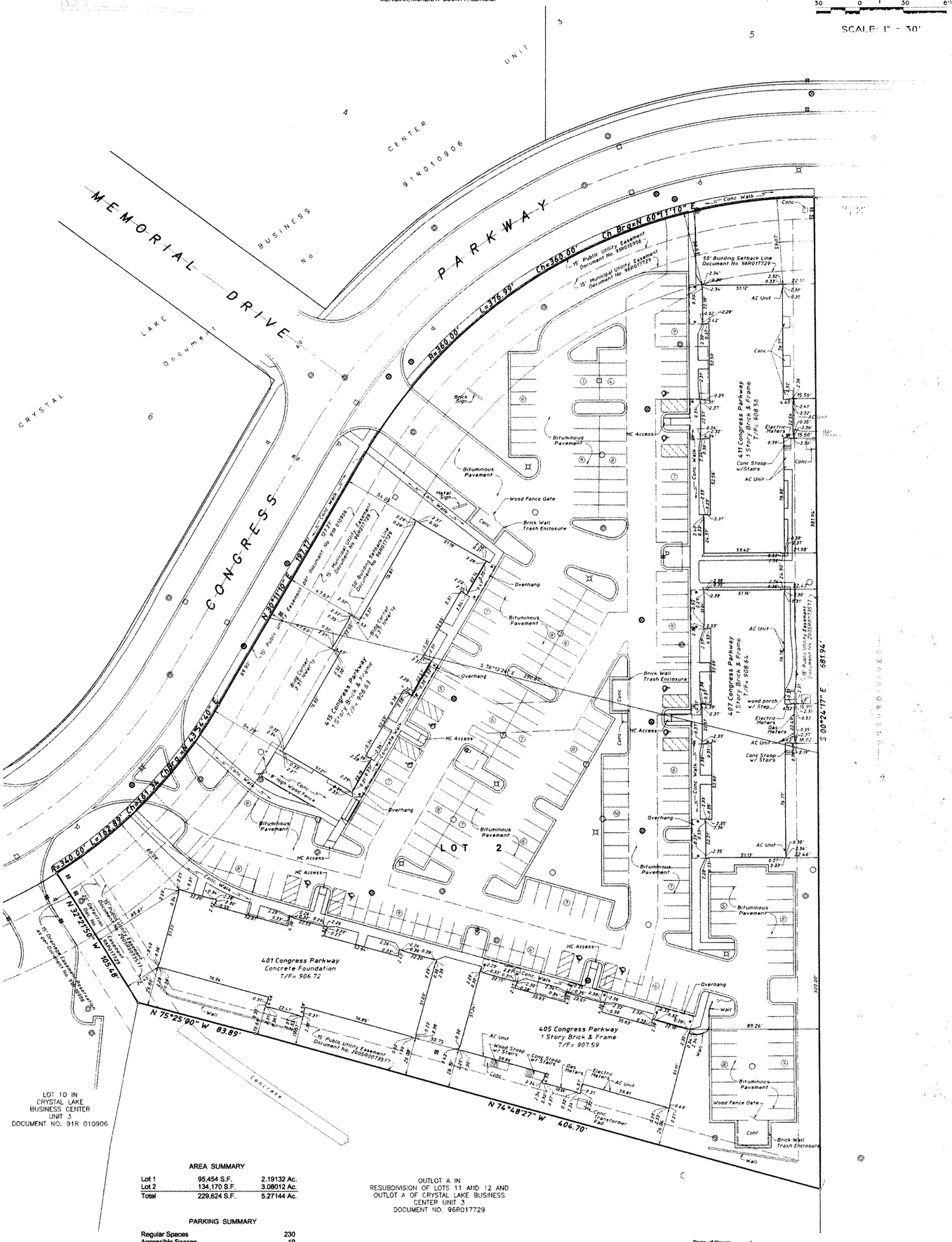
BY:

FIRST AMENDED SHEET 1 OF 6

PLAT OF SURVEY

OF

LOTS 1 AND 2 IN RESUBDIVISION OF LOTS 11 AND 12 AND OUTLOT "A" OF CRYSTAL LAKE BUSINESS CENTER UNIT 3, BEING A RESUBDIVISION OF LOTS 11 AND 12 AND OUTLOT "A" IN THE CRYSTAL LAKE BUSINESS CENTER UNIT 3, A PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCHENRY COUNTY, ILLINOIS.



AREA SUMMARY

Lot 1	95,454 S.F.	2.19132 Ac.
Lot 2	134,170 S.F.	3.08012 Ac.
Total	229,624 S.F.	5.27144 Ac.

OUTLOT A IN RESUBDIVISION OF LOTS 11 AND 12 AND OUTLOT A OF CRYSTAL LAKE BUSINESS CENTER UNIT 3 DOCUMENT NO. 96R017729

PARKING SUMMARY

Regular Spaces	230
Accessible Spaces	10
Total	240

NOTES:

1. Building dimensions are measured along the exterior face of the foundation walls. Building ties are measured at right angles or radial to lot lines.
2. Easements and building setback lines shown hereon are per the plat of Crystal Lake Business Center Unit 3 (Document No. 91R010906) or Resubdivision of Lots 11 and 12 and Outlot A of Crystal Lake Business Center Unit 3 (Document No. 96R017729) unless otherwise noted.
3. All portions of Lots 1 and 2 not within the units defined on Sheets 2 through 6 of 6, inclusive, are Common Area.
4. This survey represents field conditions as of May 19, 2009

LEGEND

- Monhole
- Catch Basin
- Inlet
- Fire Hydrant
- Valve Vault
- Light Pole
- IBT Pedestal
- Curb & Gutter
- Sign
- Flag Pole
- Handicapped Parking Stall
- Number of Parking Stalls

BENCHMARK:

Arrowbolt on Fire Hydrant near the Southeasterly side of Congress Parkway right-of-way and near the most Westerly corner of Lot 2 in Resubdivision of Lots 11 and 12 and Outlot "A" of Crystal Lake Business Center Unit 3.

Elevation = 907.45 (U.S.G.S. Datum)

Ordered By: Curtis Commercial
Order No. : 03-249 W

FIRST AMENDED SHEET 1 OF 6
EXHIBIT 1 TO DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, RESTRICTIONS AND COVENANTS FOR NORTHWEST PROFESSIONAL CENTER

State of Illinois)
) SS.
County of Cook)

We hereby certify that we have surveyed the above described property, and the plat hereon drawn is a correct representation of said survey. We also certify that this plat has been prepared in accordance with, and submitted in compliance with the condominium property act. Dimensions are shown in feet and decimal parts thereof, and are corrected to a temperature of 68 degrees F.

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Schaumburg, Illinois May 21, 2009

By: _____

Illinois Professional Land Surveyor No. 3695

JEFFREY W. GLUNT 035-3695 SCHAUMBURG, ILLINOIS PROFESSIONAL LAND SURVEYOR

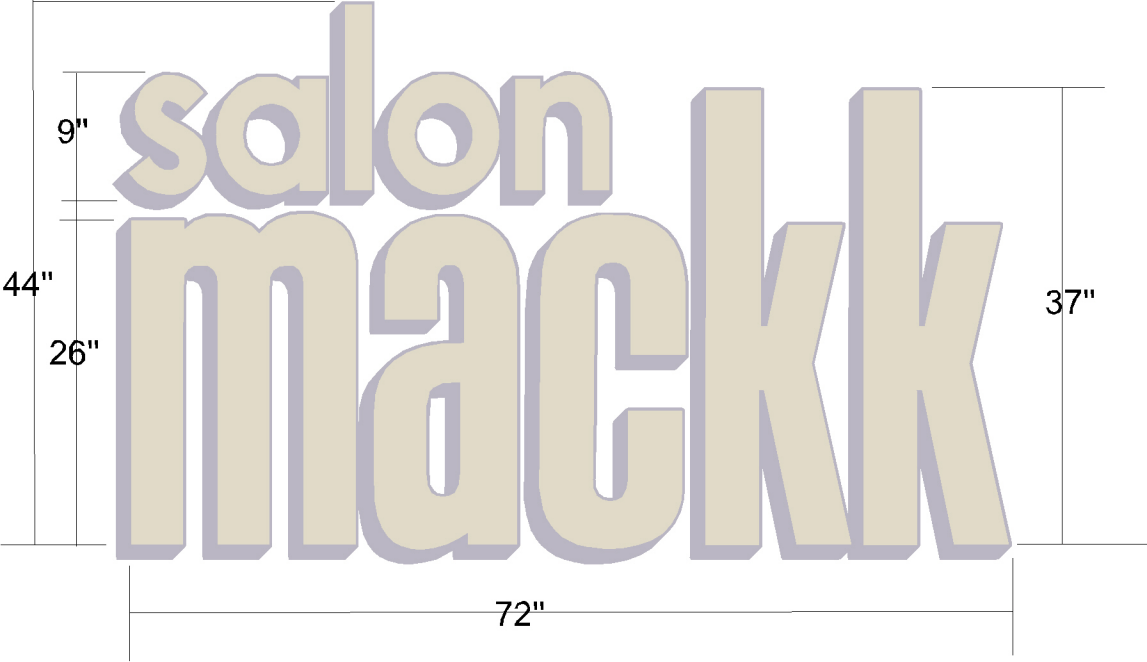
EXPIRES 11-30-10

HAEGER ENGINEERING LLC
Illinois Professional Design Firm No. 184-003152
Consulting Engineers and Land Surveyors
1300 N. Plum Grove Road
Schaumburg, Illinois 60173
Tel. 847/394-8600 Fax: 847/394-6608

03-249 W

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salon
mackk



CUT-OUT 1/2" PLEXIGLAS PAINTED
PIN MOUNT TO MASONRY WALL