City of Crystal Lake

Memorandum

To: Planning and Zoning Commission

From: Elizabeth Maxwell

Date: September 15, 2010

Re: 2010-51 Chase Bank

During the introduction meeting for the preliminary and final PUD request, concerns were noted over the variations that Chase Bank was requesting. The architects for Chase have made some changes to the plans and provided some necessary data, which eliminates the need to ask for any variations. Below is a summary of the changes.

SIGN CHANGES

Sign copy	Originally proposed SF	Revised proposed SF
North Elevation Chase and logo	55.06 SF	41.98 SF
East Elevation Chase and logo	28.30 SF	18.62 SF
South Elevation Chase and logo (s)	55.06 SF	0 SF (eliminated)
West Elevation Chase and logo Drive-through signage	44.21 SF	54.46 SF
Directional signs	5 SF 3-feet 3-inches tall 1.8 SF 1-foot 9-inches tall	2.05 SF 3-feet tall
Freestanding sign	99 SF 24-feet tall	32 SF 5-feet tall
Total Wall Signage	202.51	**115 SF**
Total Freestanding Signage	99 SF 24-feet tall	**32 SF** **5-feet tall**

PARKING CHANGES

In addition, Chase has provided data related to the parking requirements. The City's parking standards are based on data or standards from other municipalities. The City accepts actual data to be presented which can justify a different parking requirement than what is found within the Ordinance. Chase Bank has provided a letter stating that they expect to have 11 employees and 30 customers in the branch building at peak time. The site is providing 48 parking spaces. The 48 parking spaces are below the 125% that is allowed, so no impervious surface is necessary.

These changes affect the recommended conditions of approval. If a motion is made to recommend approval of the petitioner's request, for a Preliminary and Final Planned Unit Development approval, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Tim Meseck, The Architects Partnership, received 08/18/10)
   B. Alta Survey (Gewalt Hamilton, dated 08/09/10, received 08/10/10)
   C. Engineering plans (Gewalt Hamilton, dated 08/09/10, received 08/10/10)
   D. Elevations (The Architects Partnership, dated 06/29/10 received 08/10/10)
   E. Photometric Plan (The Architects Partnership, dated 06/29/10 received 08/10/10)
   F. Landscape Plan (The Architects Partnership, dated 08/06/10 received 08/10/10)
   G. Floor Plan (The Architects Partnership, dated 06/29/10 received 08/10/10)
   H. Site Plan (The Architects Partnership, dated 06/29/10 received 08/10/10)

~~2. The requested parking variation shall be eliminated:~~
   ~~A. Chase Bank shall provide additional data on the total number of employees on shift and customers per hour that support a higher parking requirement.~~
   ~~B. Any parking provided above the 125% required shall be constructed of pervious materials.~~

3. Site Plan
   A. The site plan shall be amended per Wal-Mart's driveway requirement and Engineering's comments. This shall shift the driveway further south away from the right-in/right-out access from Route 31 and increase the opening radius.

4. Architecture
   A. Material samples shall be presented to the Planning and Zoning Commission and City Council and shall resemble the current Wal-Mart colors and materials.
   B. The window bays shall be recessed into the elevation to provide additional relief and interest to the elevation. If they cannot be recessed larger headers and sills shall be incorporated around the window and door openings to provide the architectural details.
   C. An additional top element shall be added to the drive-through canopy to finish off the canopy and provide integration with the building elevations.
   D. Column features shall be added around all four sides of the building to emulate Wal-Mart.
   E. The rear man door shall be a 6-panel decorative door.

5. Signage
   ~~A. The building wall signage shall be reduced in square footage to meet the total of 150 square feet of signage.~~
   B. No signage shall be placed on the drive-up ATM machine with the exception of any legally required or instructional signage.
   ~~C. The directional signage shall meet the UDO requirements and shall not exceed 3 feet in height and 4 square feet.~~
   ~~D. The free-standing sign shall be reduced to 5 feet in height and 32 square feet. The monument base shall include materials from the building.~~

6. The petitioner shall address all of the review comments and requirements of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

#2010-51
Chase Bank – 1185 S. Route 31 Lutter Center
Project Review for Planning and Zoning Commission

Meeting Dates: September 1, 2010 and September 15, 2010

Requests:
1. Preliminary and Final Planned Unit Development to allow the construction of a financial institution
2. Variations from:
   A. Article 4-200 D 5 to allow the parking to exceed the maximum of 125% of the required parking spaces and not utilize impervious materials,
   B. Article 4-1000 Table 4-1000 E 1 to allow wall signage to exceed the maximum of 150 square feet to allow 202.51 square feet,
   C. Article 4-1000 Table 4-1000 E 1 to allow a free-standing sign to exceed the maximum 5 feet in height and 32 square feet to allow a sign24 feet in height and 99 square feet.

Location: 1185 South Route 31 (Lutter Center)

Acreage: Approximately 1.6 acres

Existing Zoning: B-2 PUD General Commercial

Surrounding Properties:
North: B-2 PUD General Commercial (Central Park retail)
South: Village of Cary
East: B-2 PUD General Commercial (Wal-Mart Supercenter)
West: B-2 PUD General Commercial (nursery)

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:
The subject property is a vacant 1.6 acre lot in front of the Wal-Mart Supercenter. Chase Bank is proposing constructing a new branch location on this site. This site is part of the Lutter Center PUD and requires a preliminary and final PUD approval. The petitioners are requesting the preliminary and final PUD approval as well as variations to the parking and signage requirements.

Land Use Analysis:

Site

The new branch building would be placed within the center of the lot. Access to the site will be from the existing frontage road from Central Park Drive or the adjacent right-in/right-out drive from Route 31. Full two-way access is provided around the site including a bypass lane around the drive-through lanes. The front of the bank will face Route 31. The drive-through is located on the south side of the bank which will be visible from Route 31. There are 3 drive-through lanes and 1 drive-through ATM lane.

Parking

The site is providing 48 parking spaces located on the north and west sides of the building. Financial Institutions with a drive-through are required to provide 1 parking space per 350 gross square feet of building space. At 4,214 the Chase Bank is only required to provide 12 parking spaces. The UDO allows for parking lots to be oversized and any parking lot that provides over 125% of the required parking should do so with pervious materials. Thirty-three of the parking spaces should be of pervious material, which could include pervious asphalt or interlocking pervious paver blocks with gaps filled with fine gravel. The overall impervious coverage is 59%; 65% impervious is permitted. The reduction in the parking area would allow the engineer to better design for water management BMP's.

Landscape

The site has landscape planned for the perimeter within the berm around the west and south sides and the islands on the north and east sides. Foundation base landscape would be a variety of small ground shrubs and flowers. The trash enclosure and transformer are located in the rear of the building and will be screened with deciduous and evergreen plants. The site is located within the Village of Cary's groundwater recharge area. The site will need to be designed with BMP's. These BMP's shall be incorporated within the proposed landscape or handled mechanically.

Elevations/Signage

The building is designed with a CMU base, brick main wall area and EIFS top portion. The building has a flat roof with a peaked roof above the front center portion of the building. This building is adjacent to the Central Park inline retail buildings and the Wal-Mart Supercenter. Wal-Mart selected Sand and Cream for their EIFS colors with Promenade Blend for the brick and a deep brown colored CMU. Chase Bank is selecting White CMU for the base, Red Sunset colored bricks and Decorous Amber as the EIFS color. Material samples are required to ensure that the Chase Bank color selections will blend well with the Wal-Mart center appearance.

Since this lot is the gateway to the City, a high quality of architecture is required. Both the Central Park inline retail buildings and the Wal-Mart have column elements. The Chase Bank building should also create more defined column elements. Additional architectural elements or details should be added to the drive-through canopy so it is better integrated with the building's architecture. The window bays shall be recessed or have larger headers and sills to provide additional detail around them.

The signage requested is 202.51 square feet and includes the main Chase sign and logos as well as the signage on the drive-through canopy. Stand-alone buildings are permitted up to 150 total square feet of building signage. Chase is requesting a 52.51 square foot variation. Chase is proposing a 4-foot wide 24-foot tall free-standing sign. The UDO permits signs for office tenants to be 5-feet high and 32 square feet. This is a variation of 19 feet in height and 67 square feet. All proposed signage should meet the UDO requirements.

Findings of fact:

Preliminary and Final Planned Unit Development

The petitioner is requesting approval of a Preliminary and Final Planned Unit Development to allow the construction of the financial institution in the B-2 PUD zoning district. 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*

In addition PUDs must also meet the standards in Section 4-500 C. Development Standards and 4-500 D. 2 Additional standards for Planned Unit Developments Commercial PUDs.

1. Implements the vision and land use policies of the Comprehensive Plan.
   ☐ *Meets* ☐ *Does not meet*

2. Shall not result in substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matter of public health, safety and welfare.
   ☐ *Meets* ☐ *Does not meet*

3. PUD's must provide transitional uses to blend with adjacent development.
   ☐ *Meets* ☐ *Does not meet*

4. PUD phases must be logically sequenced.
   ☐ *Meets* ☐ *Does not meet*

5. The density and intensity of a PUD shall be in accordance with the Comprehensive Plan.
   ☐ *Meets* ☐ *Does not meet*

6. All dimensional standards shall be listed within the PUD plan if they do not meet the Ordinance minimum standards.
   ☐ *Meets* ☐ *Does not meet*

7. The responsible parties for all on-site and other required public improvements shall be established and a utility plan indicating all proposed easements shall be provided.
   ☐ *Meets* ☐ *Does not meet*

8. Any private infrastructure shall comply with the city standards.
   ☐ *Meets* ☐ *Does not meet*

9. The PUD plan shall establish the responsibility of the applicant/developer.
   ☐ *Meets* ☐ *Does not meet*

10. A bond or letter of credit shall be posted to cover required fees or public improvements.
    ☐ *Meets* ☐ *Does not meet*

Planned Unit Development Variations
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.

The petitioner is asking for two variations in conjunction with their PUD request. The first is to allow the parking to exceed 125% of the required parking and not utilize impervious materials. This variation goes against the ideals of a PUD which require creative and imaginative design. Staff would require that data be provided to the City illustrating the total number of employees on shift and number of customers per hour to support a higher parking need. Staff can then reevaluate the parking and any parking exceeding the 125% shall be constructed of pervious materials.

The second requested variation is for the wall and free-standing signs. Staff would recommend that any proposed signage meet the requirements of the UDO.

Recommended Conditions:
A motion to recommend approval of the petitioner's request with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Tim Meseck, The Architects Partnership, received 08/18/10)
   B. Alta Survey (Gewalt Hamilton, dated 08/09/10, received 08/10/10)
   C. Engineering plans (Gewalt Hamilton, dated 08/09/10, received 08/10/10)
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2. The requested parking variation shall be eliminated:
   A. Chase Bank shall provide additional data on the total number of employees on shift and customers per hour that support a higher parking requirement.
   B. Any parking provided above the 125% required shall be constructed of pervious materials.

3. Site Plan
   A. The site plan shall be amended per Wal-Mart's driveway requirement and Engineering's comments. This shall shift the driveway further south away from the right-in/right-out access from Route 31 and increase the opening radius.

4. Architecture
   A. Material samples shall be presented to the Planning and Zoning Commission and City Council and shall resemble the current Wal-Mart colors and materials.
   B. The window bays shall be recessed into the elevation to provide additional relief and interest to the elevation. If they cannot be recessed larger headers and sills shall be incorporated around the window and door openings to provide the architectural details.
   C. An additional top element shall be added to the drive-through canopy to finish off the canopy and provide integration with the building elevations.
   D. Column features shall be added around all four sides of the building to emulate the Wal-Mart center.
   E. The rear man door shall be a 6-panel decorative door.

5. Signage
   A. The building wall signage shall be reduced in square footage to meet the total of 150 square feet of signage.
   B. No signage shall be placed on the drive-up ATM machine with the exception of any legally required or instructional signage.
   C. The directional signage shall meet the UDO requirements and shall not exceed 3-feet in height and 4 square feet.
   D. The free-standing sign shall be reduced to 5-feet in height and 32 square feet. The monument base shall include materials from the building.

6. The petitioner shall address all of the review comments and requirements of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

City of Crystal Lake
Development Application

Office Use Only
File # 5 1 2010

Project Title: CHASE CRYSTAL LAKE

RECEIVED
AUG 16 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
- ___ Variation
- ___ Other

Petitioner Information

Name: Tim Meseck
Address: 122 S. Michigan Ave
Suite 1810
Phone: 312-583-9800*44
Fax: 312-583-9890
E-mail: meseck@tapchcago.com

Owner Information (if different)

Name: JP Morgan Chase-Mike Metzger
Address: 131 S. Dearborn 5th floor
Phone: 312-325-3373
Fax: -
E-mail: michael.a.metzger@chase.com

Property Information

Project Description: New ground up JP Morgan Chase Bank (1) story brick building with attached drive thru, new site plan and parking

Project Address/Location: 1205 S. Illinois Route 31 Crystal Lake, IL

PIN Number(s): 19-15-203-006

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: The Architects Partnership 312-583-9800*44
Fax: 312-583-9890 meseck@tapchicago.com

Attorney: _____

Engineer: GHA Gewalt Hamilton 847-478-9700
Fax: 847-478-9701 ddixon@gha-engineers.com

Landscape Architect: 3D Design Studio 847-223-1891
Fax: 847-223-1892 cmost@3ddesign.com

Planner: _____

Surveyor: GHA Gewalt Hamilton 847-478-9700
Fax: 847-478-9701 ddixon@gha-engineers.com

Other: _____

Signatures

8/10/2010

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.

MICHAEL A. METZGER 8/10/2010

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.

10-51

PUBLIC NOTICE

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

IN THE MATTER OF THE PETITION OF JP Morgan Chase Bank

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 by The Architects Partnership on behalf of JP Morgan Chase Bank, for a Planned Unit Development Amendment relating to the real estate commonly known as 1185 S. Route 31, commonly known as the Wal-Mart Outlot in the Lutter Center, Crystal Lake, Illinois PIN: 19-15-203-006

This application is filed for the purposes of seeking a Preliminary and Final Planned Unit Development approval, to allow a financial institution with drive-through, a variation from Article 4-200 D 5. to allow the parking to exceed the maximum of 125% of the required spaces and not utilize impervious materials, a variation from Article 4-1000 Table 4-1000 E 1 to allow wall signage to exceed the maximum of 150 square feet to allow 202.51 square feet and to allow a free-standing sign to exceed the maximum permitted height of 5 feet and maximum square footage of 32 square feet to allow a 24 feet high sign at 99.96 square feet, and any other variations as necessary to approve the application as presented. Plans for this project can be viewed at the City of 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 15, 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 August 17, 2010)

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, SEPTEMBER 1, 2010
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

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

Michelle Rentzsch, Director of Planning and Economic Development, Latika Bhide and Elizabeth Maxwell, both Planners, were present from Staff.

Mr. Greenman welcomed the two new members of the Planning and Zoning Commission Darrel Gavle and Ann Lembke. He thanked them for agreeing to serve not only the PZC but also to serve the community.

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

2010-51 CHASE BANK (LUTTER CENTER) – 1186 Route 31 – PUBLIC MEETING
A motion is requested to set a public hearing date on September 15, 2010.
Preliminary & Final PUD for a financial institution.

Tim Meseck, architect for Chase Bank, and Mike Metzger with Chase Bank were present to represent the petition. Mr. Meseck said they are requesting Preliminary and Final PUD for a single story bank building with no basement. The building will be predominately a flat roof and the mechanicals will be dropped down so they will not be seen from the street. He added that there are 48 parking spaces shown on the plan. They feel that at the maximum peak time there will be 38 people in the bank – employees and customers – therefore they would need the parking shown. Mr. Meseck said they will landscape the property per ordinance and will try to match the surrounding area.

Mr. Meseck said they have been working with Engineering regarding sidewalks on the east and west side of the property and they would also like to add a sidewalk to the north property line. He said they have tried to incorporate features from the surrounding buildings and they will match the color of the EIFS on the WalMart building. Mr. Meseck said they would like to have signs on all four sides of the building since this is a commercial area and to let people know they are there. This is consistent with what Chase has done recently in other buildings in the area. He added that they had originally submitted information for a pylon sign but is changing that to a monument sign that will be 5 feet tall and 13 feet wide with a masonry base. Mr. Metzger said this site fits their model and having WalMart there will be a help to their success.

Mr. Greenman said this is a public meeting but asked if there was anyone in attendance who wished to speak on this item because they would not be available to attend the next meeting. There was no one in attendance who wished to speak.

Mr. Goss said he is not in favor of granting any variations. He said there are many vacant buildings and this is not a tax generating business that is going on a retail property. Mr. Goss added that he would not want a sign on the north side of the building since people coming south on Route 31 would not be able to enter the bank off of Route 31. He suggested there be a parking agreement reached with WalMart to allow the bank's employees to park in the spaces near the bank.

Mr. Gavle said he is glad the petitioner is not requesting a pylon sign. He agrees with the comments that were previously made by Mr. Goss. Mr. Esposito, Mrs. Lembke, and Mr. Skluzacek agreed. Mr. Jouron added that it would have been a deal breaker if they were requesting a pylon sign. He is concerned that there is an ocean of asphalt there already and stated this is a nice building.

Mr. Esposito moved to set a public hearing date on September 15, 2010 for 2010-51 Chase Bank at 1186 Route 31. Mr. Jouron seconded the motion. On roll call, all members voted aye. Motion passed.

CHASE

NEW BUILD PROGRAM

CHECK LIST

September 9, 2010

JR Rakow Rd. and SR 31
Crystal Lake, IL 60012

PID # 14948

JR Rakow

Revision Notes

1.Deleted Sign on South Elevation & Exterior Octagons, Changed Sign #1 to M-32-CUST & Sign #4 to a 20" — 09/09/10 SJ



- Drawing has correct PID Number & Address ■
- Correct drawing number or revision number is displayed ■
- Signs that are (morphed) onto photographs are properly scaled based on provided survey information ■
- Drawing has been spell checked ■
- Sign Schedule and description notes match what is being proposed ■
- Site schedule matches site plan & drawing pages ■
- Family of Signs was utilized for proper referencing and general material callout references ■
- Most current drawing date is displayed ■
- Proper orientations for all signs are called out (side a - side b - etc...) ■
- Custom Signs are identified as a "-CUST" in the sign schedule ■
- Drawing pages are in the correct order and the correct overall page count is correct ■
- All letter & logo sizes are called out for replacement faces ☐
- Branding matches engineering (if applicable) ☐
- Engineering specifications are all current to latest manufacturing release docs & copies of those spec pages are included in this drawing packet ☐
- Confirm disconnect switches are called out for all illuminated signs ☐

Designer SHJ

Project Manager

RECEIVED
SEP 10 2010

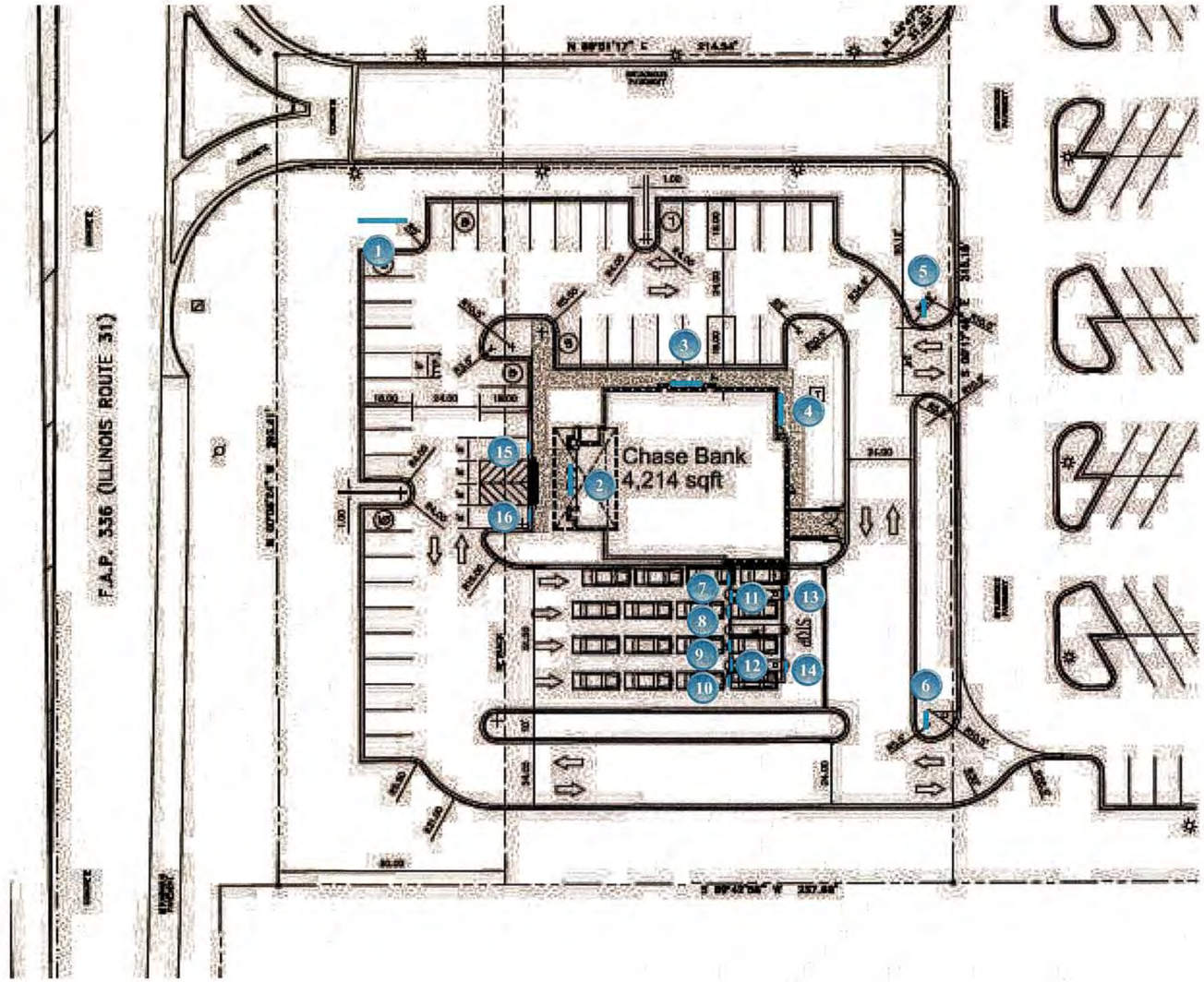
CORPORATE OFFICE: 360 CRIDER AVENUE MOORESTOWN, NJ 08057 P - 856.802.1677 F - 856.802.0412 www.nwsignindustries.com
FLORIDA 2416 SAND LAKE ROAD ORLANDO, FL 32809 - TEXAS SERVICE CENTER 460 SOUTH BELTLINE ROAD SUITE 422 IRVING, TX 75060 - NORTH CAROLINA 120 CASCADE DRIVE CONCORD, NC 28027 - TEXAS 7303 BURLESON ROAD, SUITE 706 AUSTIN, TX 78744

NW SIGN INDUSTRIES
IDENTIFY WITH QUALITY

SIGN LEGEND & LOCATION PLAN

NW SIGN INDUSTRIES
IDENTIFY WITH QUALITY

DRC Approved Plan for Reference



SIGN SCHEDULE

Proposed Sign Inventory

Site #	#	Sign Code	Description	SF	Comments	
14948	1	M-32-CUST	Monument	32.00	Brick Base	
14948	2	LIF-WBO-30	Channel Letters	57.61		
14948	3	LIF-WBO-30	Channel Letters	57.61		
14948	4	LIF-WBO-20	Channel Letters	25.61		
14948	5	D-2	Directional			
14948	6	D-2	Directional			
14948	7	DU-A	Lane Designator			
14948	8	DU-B	Lane Designator			
14948	9	DU-B	Lane Designator			
14948	10	DU-C	Lane Designator			
14948	11	TC-3-W	Clearance			
14948	12	TC-3-W	Clearance			
14948	13	TC-W-H	Regulatory			
14948	14	TC-W-H	Regulatory			
14948	15	TC-P-C	Regulatory			
14948	16	TC-P-D	Regulatory			
14948	17	PPTEMP-FS	Coming Soon			
14948	18	TOP-FS-DU	ATM Topper - Standard			
14948	19	SUR-TTW-U	ATM Surround - Standard			
			Total Proposed SF	172.83	Variance	
			Total Allowable SF	182.00	Recommend	N/A
			Difference	9.17	Allowed	
					% of Approval	

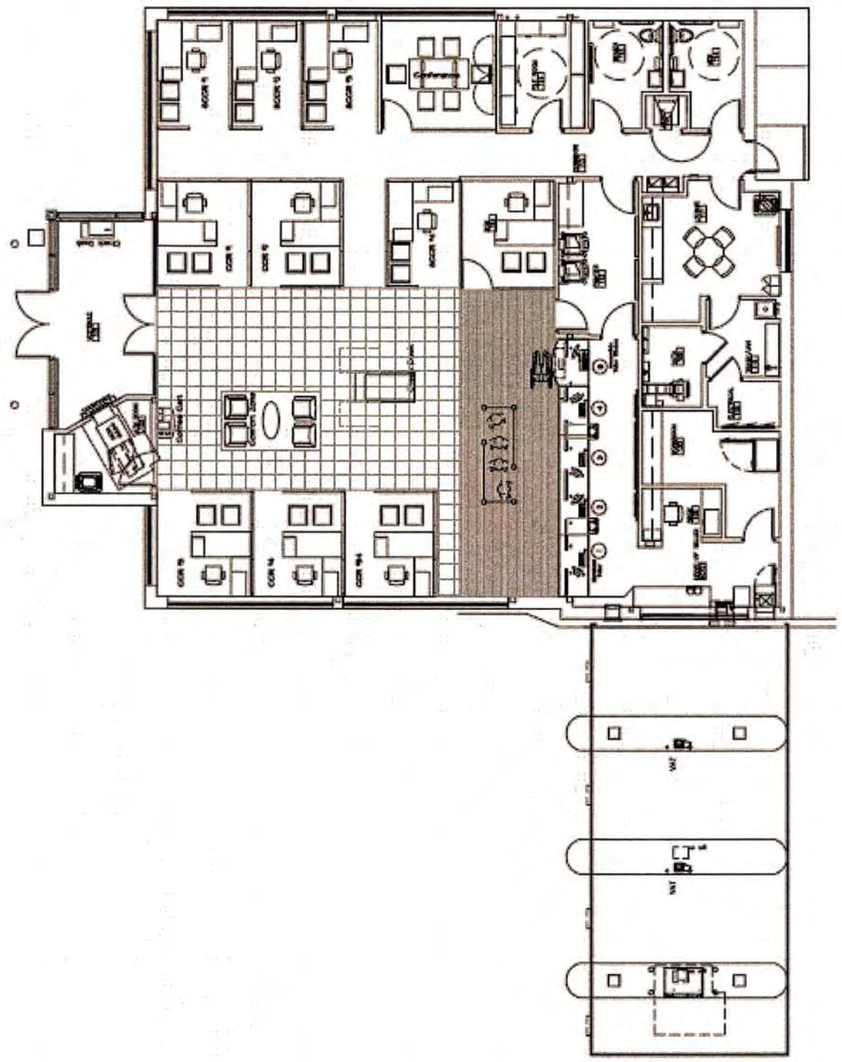


CLIENT NAME	ADDRESS	SITE	TOTAL NUMBER OF PAGES	SALES REP	DESIGNER	DATE	PAGE NUMBER	DRAWING NUMBER
CHASE	JR Rakow Rd and SR 31	14948	10	House	SHJ	8/31/10	2	10-831-1

CORPORATE OFFICE: 360 CRIDER AVENUE MOORESTOWN, NJ 08057 P - 856.802.1677 F - 856.802.0412
FLORIDA 2416 SAND LAKE ROAD ORLANDO, FL 32809 - TEXAS SERVICE CENTER 460 SOUTH BELTLINE ROAD SUITE 422 IRVING, TX 75060 - NORTH CAROLINA 120 CASCADE DRIVE CONCORD, NC 28027 - TEXAS 7303 BURLESON ROAD, SUITE 706 AUSTIN, TX 78744

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NW SIGN INDUSTRIES
IDENTIFY WITH QUALITY

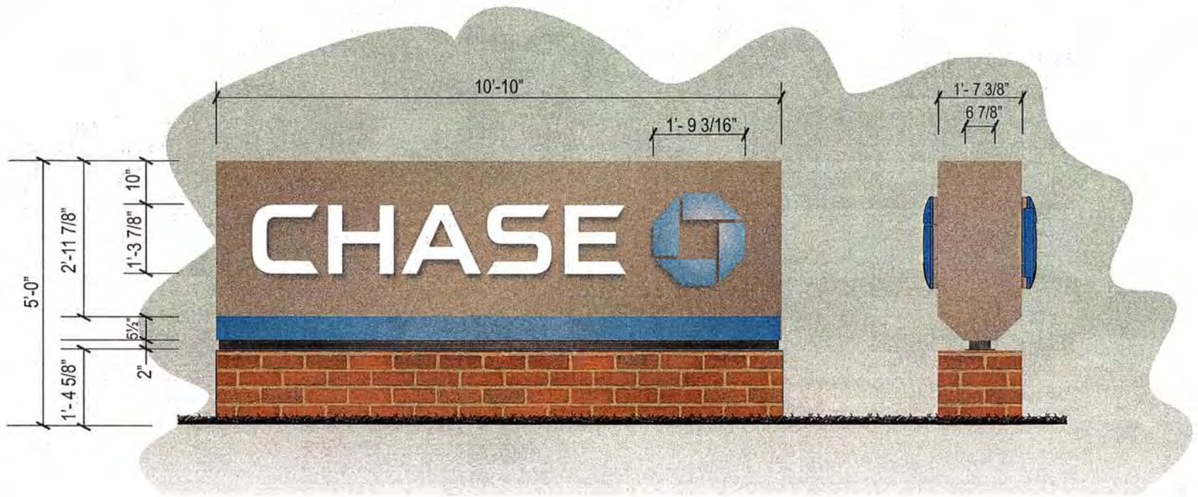


CLIENT NAME	ADDRESS	SITE	PAGE NUMBER	DRAWING NUMBER
CHASE	JR Rakow and SR 31	14948	3	10-831-1

CORPORATE OFFICE: 360 CRIDER AVENUE MOORESTOWN, NJ 08057 P - 856.802.1677 F - 856.802.0412
FLORIDA 2416 SAND LAKE ROAD ORLANDO, FL 32809 - TEXAS SERVICE CENTER 460 SOUTH BELTLINE ROAD SUITE 422 IRVING, TX 75060 - NORTH CAROLINA 120 CASCADE DRIVE CONCORD, NC 28027 - TEXAS 7303 BURLESON ROAD, SUITE 706 AUSTIN, TX 78744

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1 Monument Sign - M-32-CUST

Scale: 3/8"= 1'-0"

Brick Base

NOTES:

Routed aluminum face finished MP 18248
Chase Dark nickel, fabricated letters with white acrylic faces and 6046 blue acrylic returns.
Formed ACRYSTEEL 6046 Blue acrylic logo.
Angled bottom light panel with ACRYSTEEL 6046 blue acrylic.

NOTE:
UL LABELS ARE TO BE PLACED ON THE SIDE OF THE SIGN, SO THEY ARE VISIBLE TO CITY INSPECTORS.

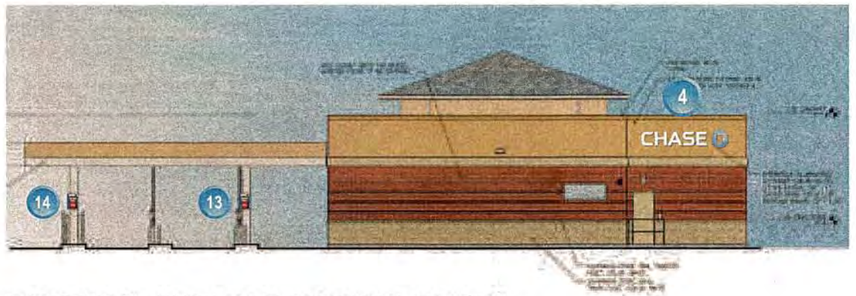
CLIENT NAME	ADDRESS	SITE	PAGE NUMBER	DRAWING NUMBER
CHASE	JR Rakow and SR 31	14948	4	10-831-1

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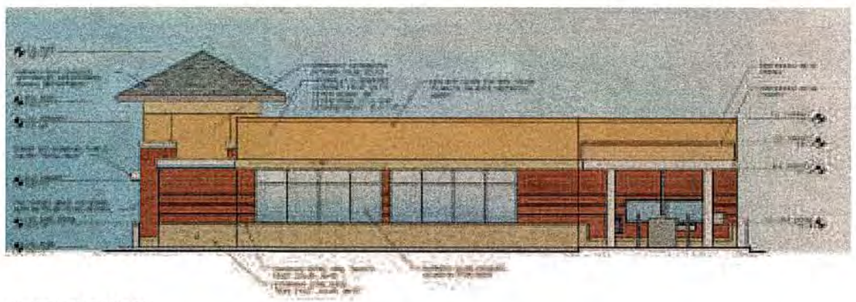
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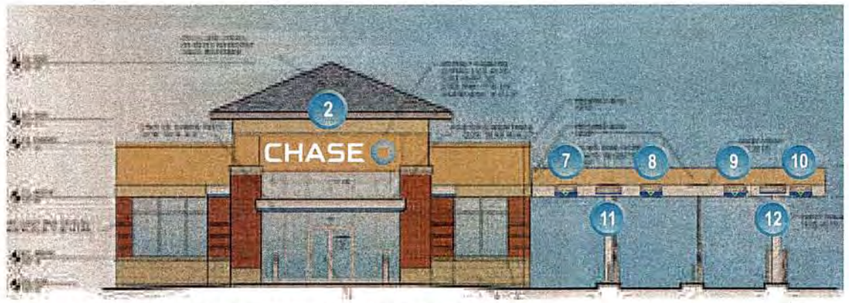
NORTH ELEVATION - (WHITE LTRS / BLUE OCTAGON) - LIF-WBO-30
Scale: 1/16" = 1'-0"



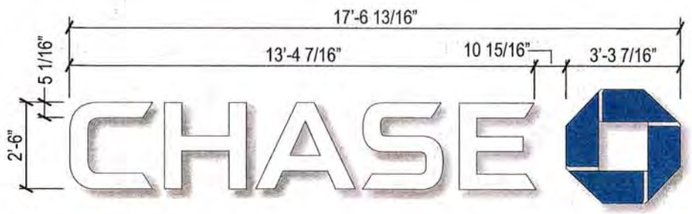
EAST ELEVATION - (WHITE LTRS / BLUE OCTAGON) - LIF-WBO-20
Scale: 1/16" = 1'-0"



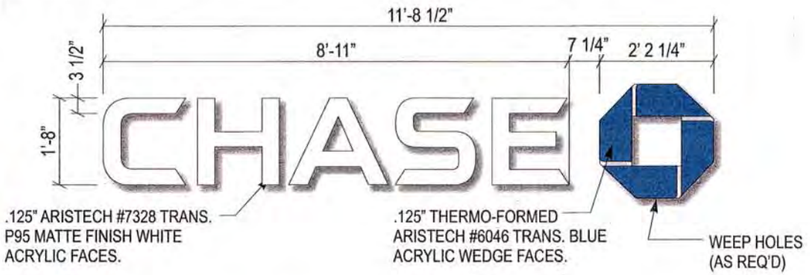
SOUTH ELEVATION
Scale: 1/16" = 1'-0"



WEST ELEVATION - (WHITE LTRS / BLUE OCTAGON) - LIF-WBO-30
Scale: 1/16" = 1'-0"



2 **3** **CHANNEL LETTERS - LIF-WBO-30 - ELEVATION**
SCALE: 1/4" = 1' 0"
SQ FT = 57.61
OCTAGON BRIDGE TO BE PAINTED TO MATCH BLDG. COLOR



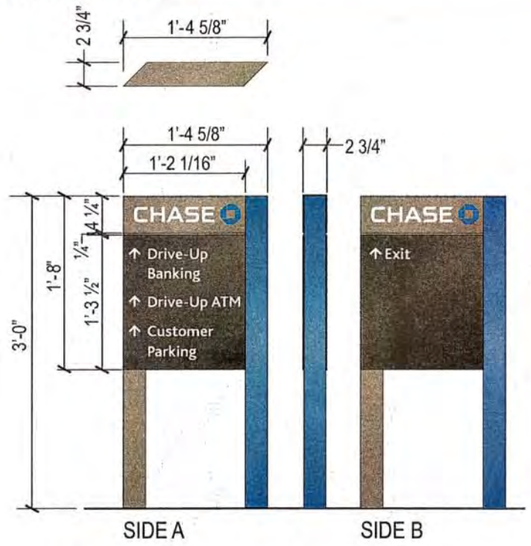
4 **CHANNEL LETTERS - LIF-WBO-20 - ELEVATION**
SCALE: 3/8 = 1'-0"
SQ FT = 25.61
OCTAGON BRIDGE TO BE PAINTED TO MATCH BLDG. COLOR

CLIENT NAME	ADDRESS	SITE	PAGE NUMBER	DRAWING NUMBER
CHASE	JR Rakow and SR 31	14948	5	10-831-1

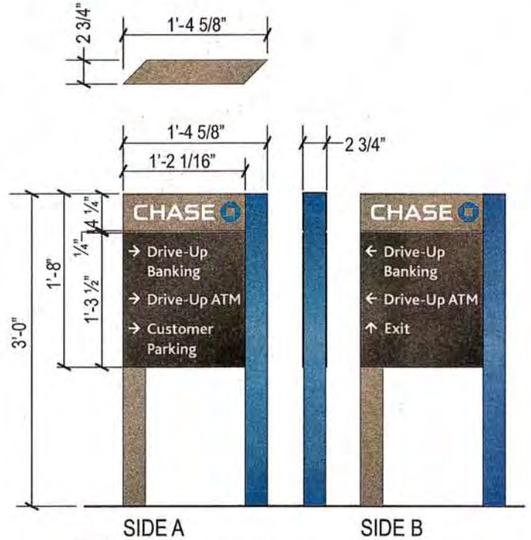
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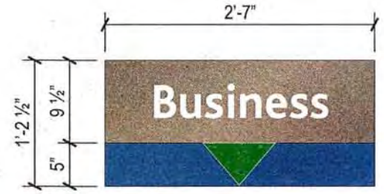
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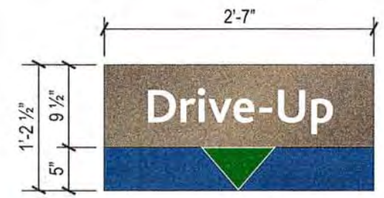
5 **DIRECTIONAL - D-2**
SCALE: 3/4" = 1'-0 "



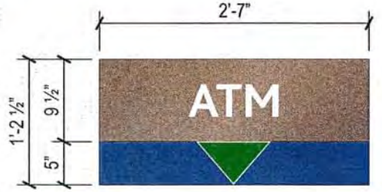
6 **DIRECTIONAL - D-2**
SCALE: 3/4" = 1'-0 "



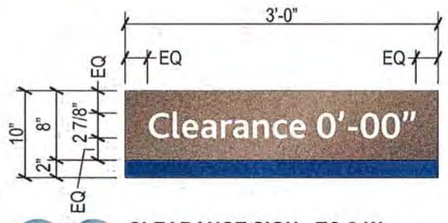
7 **BUSINESS LANE DESIGNATOR-DU-A**
Scale: ¾" = 1'-0"



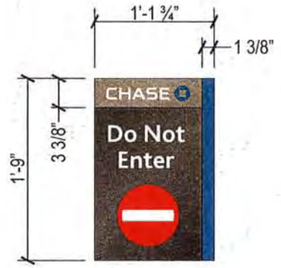
8 9 **DRIVE UP LANE DESIGNATOR-DU-B**
Scale: ¾" = 1'-0"



10 **ATM DRIVE UP LANE DESIGNATOR-DU-C**
Scale: ¾" = 1'-0"



11 12 **CLEARANCE SIGN - TC-3-W**
Scale: ¾" = 1'-0"



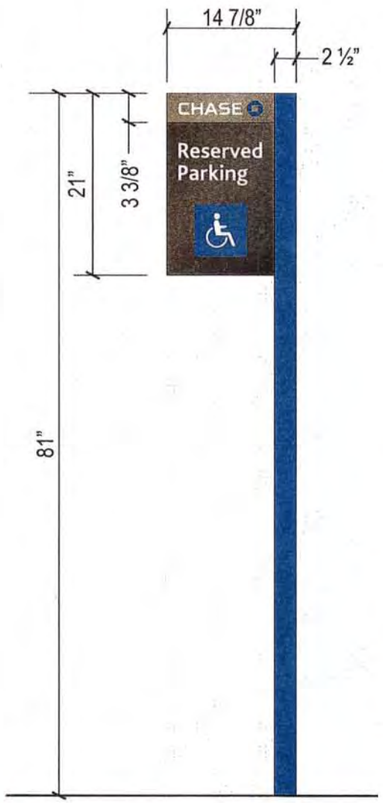
13 14 **WALL MOUNTED REGULATORY SIGN - TC-W-H**
SCALE: 3/4"= 1'-0"

CLIENT NAME	ADDRESS	SITE	PAGE NUMBER	DRAWING NUMBER
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15 **POLE MOUNTED REGULATORY SIGN - TC-P-C**
SCALE: ¾"= 1'-0"



16 **POLE MOUNTED REGULATORY SIGN - TC-P-D**
SCALE: ¾"= 1'-0"

CLIENT NAME	ADDRESS	SITE	PAGE NUMBER	DRAWING NUMBER
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CHASE

Signage Due Diligence Worksheet

Project Name:	JR Rakow Rd and SR 31		
Project Site Number:	14948	Chase MDRE:	Jeffrey Mechlin
Address / Legal Description / Intersection:		Chase RE PM:	Michael Metzger
City / State / Zip:	Crystal Lake IL 60012	Sign Vendor:	NW Sign Industries
Turn Over to Retail:	08/30/2011	Signage DD Created:	03/15/2010 by Jeffrey Mechlin
Opening Date:	09/13/2011	Signage DD Revised:	08/31/2010 by Shanda Jones

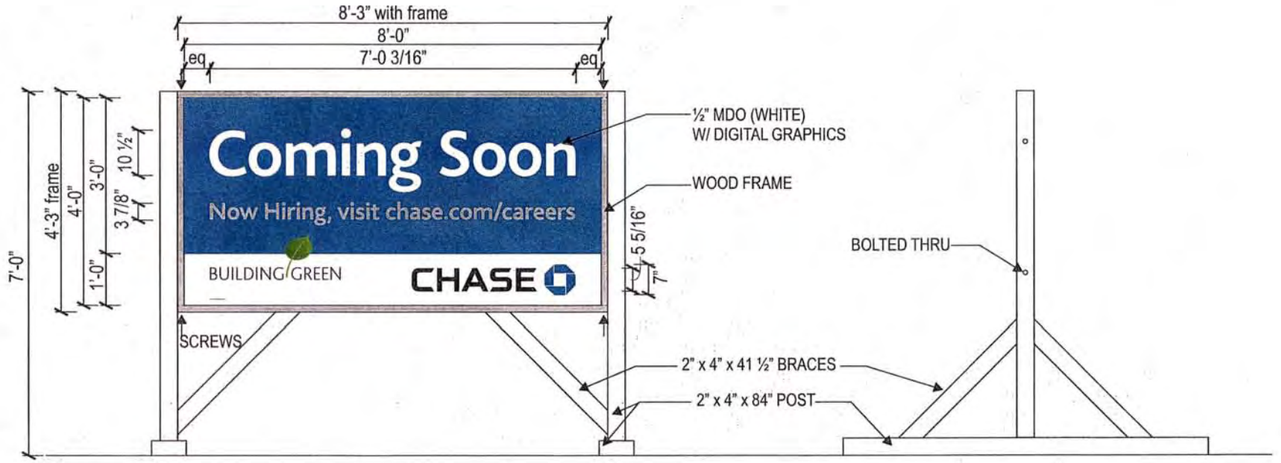
Developer / Landlord Restrictions - completed by MDRE / PM	
General Info	
Developer / Landlord Name	Wal-Mart
Temporary Signs	
Is the 8' x 4' Coming Soon Ground Sign Allowed? If so, how many?	Yes - Subject to Wal-Mart review.
Are temporary banners allowed? If so, for how long?	No.
Are fly guys allowed? If so, for how long?	No.
Primary Ground Sign	
Will Developer/ LL allow our standard pylon or monument? If yes, which one (ex: P-100, P-75, M-50, M-25, refer to reference guide for all standard options). Is more then 1 primary ground sign allowed?	Yes - Subject to Wal-Mart review.
If not, what are the pylon / monument restrictions? (include illumination restrictions/overall allowable sf / custom design requirements.	
Is there a Multi-tenant ground sign (pylon or monument) available to us?	No.
Are there any Off Premise Pylon / Monument / Directory signs that we have the opportunity to brand?	
Building Sign	
Prototypical FS branch - Will Developer/ LL allow our standard illuminated bldg. sign package (30" letterset on front and sides, 24" letterset on rear)?	Yes - Subject to Wal-Mart review.
If not, what are the variables/restrictions (include illumination and sf restrictions, as well as custom sign requirements).	
In-line / Urban branch - what are the exterior wall sign restrictions (sign type, including max. sf and illumination)	
Interior Window Signs- List all interior window signs restrictions, including storefront set back requirements.	
ATM Topper- does this count against our overall allowable sf.? Is illumination allowed?	
Are decorative logos allowed (EFIS octagon)? Does it count against overall SF?	
Directional / Regulatory Signs	
Is our standard directional and regulatory sign package allowed?	Yes - Subject to Wal-Mart review.
If not, what are the variables/restrictions?	
Awnings / ATM Sunscreens	
Will Developer / LL allow our branded awnings?	Yes - Subject to Wal-Mart review.
What if any restrictions are there (Illumination, color/materials, min & max projection)?	Yes - Subject to Wal-Mart review.
Are ATM sunscreens allowed? Do they count against overall SF?	
Other Restricting Factors:	
Is there a MSP that will effect the outcome of us being granted our standard package once we apply for permitting?	No.
List MSP restrictions:	
Is there a condo board or any other assoc. related to the Landlord's property that would prohibit us from receiving our standard package?	
List any other variable / restrictions that may apply.	
Architectural Lighting	
Is Architectural lighting allowed? Does it count against overall SF? List provisions.	
Additional Comments	
Please list any additional comments	

Code Allowances - completed by Sign Vendor	
General Info	
Zoning Designation	B-2 PUD, village of crystal lake, Marjie, 815-459-2020.
Temporary Signs	
Is the 8' x 4' Coming Soon Ground Sign Allowed? If so, how many?	yes
Are temporary banners allowed? If so, for how long?	1 per site, 16 square feet max, 6' OAH max
Are fly guys allowed? If so, for how long?	when permits are apporoved
Primary Ground Sign	
Will code allow our standard pylon or monument? If yes, which one (ex: P-100, P-75, M-50, M-25, refer to reference guide for all standard options). Is more then 1 primary ground sign allowed?	yes
If not, what are the pylon / monument restrictions? (include illumination restrictions/overall allowable sf / custom design requirements)	1 6' OAH, 32 square feet max. Must have architectual base that matches building. Recommending a M-32 w/ Brick Base
List the set back requirements.	10'
Building Sign	
Prototypical FS branch - Will code allow our standard illuminated bldg. sign package (30" letterset on front & sides, 24" letterset on the rear)? Please list size and locations of signs allowed.	yes
If not, what are the variables/restrictions (include illumination and sf restrictions, as well as custom sign requirements)?	No restrictions for number or height. Allowed 1 square foot of copy for very lineal foot of frontage, max 150 square feet. Allowed the max of 150 sq.ft.; Recommending 30" letters on the West & North and a 20" on the East using up 140.83 sq.ft.
In-line / Urban branch - what are the exterior wall sign restrictions (sign type, including max. sf and illumination).	N/A
Interior Window Signs- List all interior window signs restrictions, including storefront set back requirements.	counts as exterior signage.
ATM Topper- does this count against our overall allowable sf.? Is illumination allowed?	Yes; Yes
Are decorative logos allowed (EFIS octagon)? Does it count against overall SF?	Yes: Yes (Both EIFS and Illuminated Octagons are allowed but count towards the square footage)
Directional / Regulatory Signs	
Is our standard directional and regulatory sign package allowed?	yes
If not, what are the variables/restrictions?	4 square feet, 3' OAH
Awnings / ATM Sunscreens	
Are branded awnings allowed?	Yes, but count as a sign
What if any restrictions are there (Illumination, color/materials, min & max projection)?	
Are ATM sunscreens allowed? Do they count against overall SF?	No
Other Governing Agencies	
Identify other governing agencies that could override code (ARB, HRB, PUD, etc) and list the known restrictions.	
Permitting / Variance Process	
What is the application process and timing for variance approval ? What are the variance application fees?	Submit to board of appeals, must provide hardship.
What is the likelihood of being granted a variance with this municipality?	
Architectural Lighting	
Is Architectural lighting allowed? Does it count against overall SF? List provisions.	Yes; No
Additional Comments	
Please list any additional comments	

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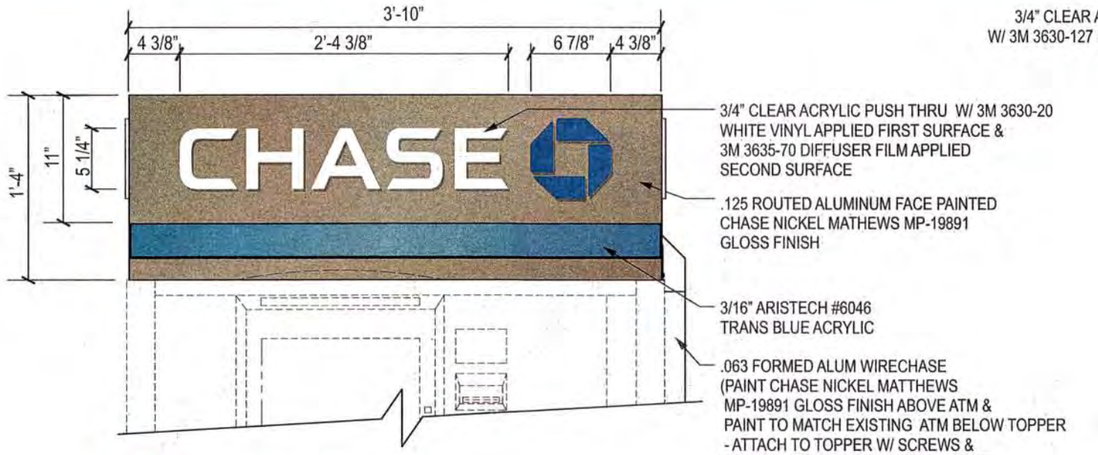


17 COMING SOON "NOW HIRING- GREEN" POST & PANEL TEMP SIGN- FREESTANDING- PPTEMP-FS
SCALE: 3/8" = 1'-0"

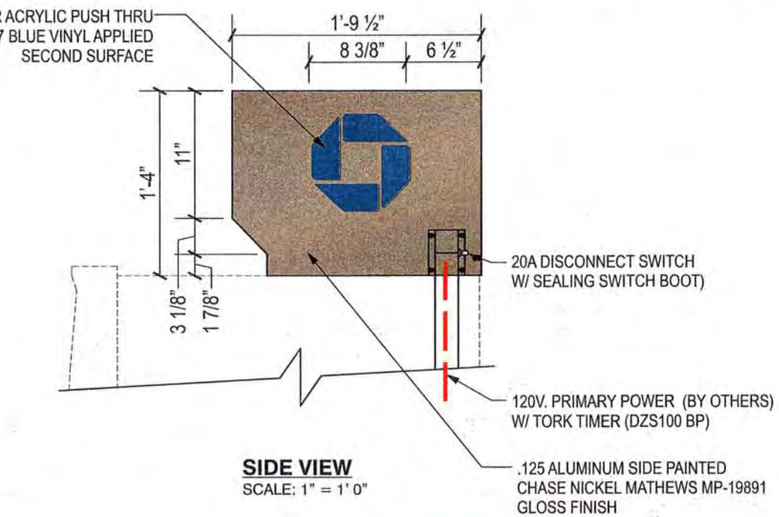
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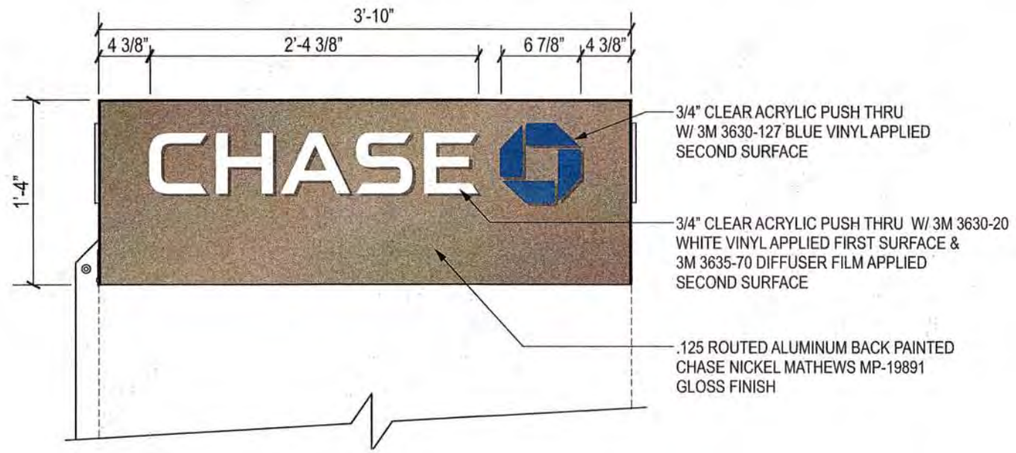
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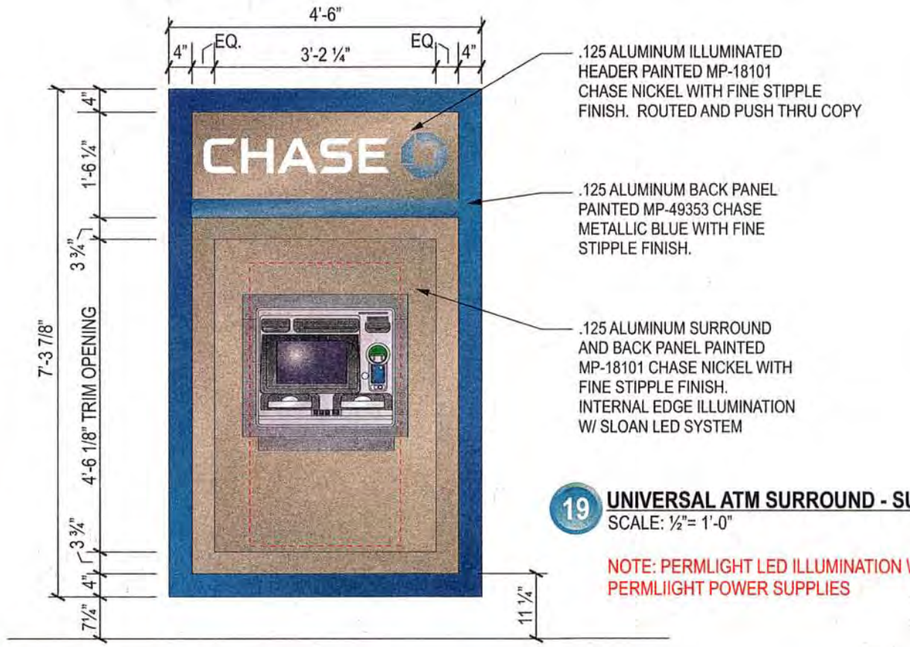
18 DRIVE-UP TOPPER - TOP-FS-DU
SCALE: 1" = 1' 0"
PERMLIGHT WHITE AND BLUE NITRO LED ILLUMINATION W/ PERMLIGHT POWER SUPPLIES



SIDE VIEW
SCALE: 1" = 1' 0"



BACK VIEW
SCALE: 1" = 1' 0"



19 UNIVERSAL ATM SURROUND - SUR-TTW-U
SCALE: ½"= 1'-0"

NOTE: PERMLIGHT LED ILLUMINATION W/ PERMLIIGHT POWER SUPPLIES

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