#2013-09
CD One Price Cleaners
Project Review for Planning and Zoning Commission

Meeting Date: February 6, 2013

Request: Final PUD Amendment to allow:
(i) Wall signage greater than 50 square feet on a single façade;
(ii) Total wall signage to exceed the UDO allowance of 75 square feet to allow approximately 108 square feet.

Location: 5765 Northwest Highway

Acreage: 0.79 acres

Zoning: B-2 PUD Highway Service Planned Unit Development

Surrounding Properties: North: B-2 PUD General Commercial PUD
South: B-2 PUD General Commercial PUD
East: B-2 PUD General Commercial PUD
West: B-2 General Commercial

Staff Contact: Latika V. Bhide (815-356-3615)

Background:

- Location: 5765 Northwest Highway
- Development: Liberty Plaza Planned Unit Development, multi-tenant building
- Zoning: B-2 PUD
- Existing Uses: CD One Price Cleaners, Verizon Wireless, Vision Works
- Request: Final PUD Amendment for wall signage that exceeds the UDO allowance

Land Use Analysis:

- Ordinance Requirements: Per the UDO, for commercial uses, corner tenants in a multi-tenant buildings are permitted a maximum of 75 square feet of signage. No single sign or all signs on a single façade can exceed 50 SF along a maximum of 70 percent of the individual tenant-suite frontage. Interior tenants can install signs on two façades and corner tenants can install signs on three façades.
- History: When Liberty Plaza was approved, the PUD stipulated that all wall signage must meet the requirements of the Sign Ordinance. In 2009, a Final PUD Amendment was approved to allow a sign on the north façade (along Northwest Highway) to be approximately 54 square feet.
- Request: The proposed sign on the east façade is identical to the existing sign on the north (front) façade. The sign is internally illuminated and will be mounted to the building face with a raceway. The sign is approximately 54 square feet in area. It exceeds the maximum allowable signage on a single façade by 4 square feet. The total wall signage for this tenant will be approximately 108 square feet, a variation of 33 square feet.



Findings of Fact:
Planned Unit Development Amendment
FINAL PLANNED UNIT DEVELOPMENT AMENDMENT
The petitioner is requesting a Final PUD Amendment approval for the petition as presented for the subject property. A Planned Unit Development is a Special Use and Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City.

Section 2-400 of the Unified Development Ordinance establishes the general standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.

   ☐ *Meets* ☐ *Does not meet*

2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.

   ☐ *Meets* ☐ *Does not meet*

3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, Building and Fire Codes and all other applicable City Ordinances.

   ☐ *Meets* ☐ *Does not meet*

4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking

facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.

☐ *Meets* ☐ *Does not meet*

5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.

   ☐ *Meets* ☐ *Does not meet*

6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.

   ☐ *Meets* ☐ *Does not meet*

7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.

   ☐ *Meets* ☐ *Does not meet*

8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.

   ☐ *Meets* ☐ *Does not meet*

9. That the proposed use shall conform to any stipulations or conditions approved as part of a Special Use Permit issued for such use.

   ☐ *Meets* ☐ *Does not meet*

10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.

    ☐ *Meets* ☐ *Does not meet*

2030 Comprehensive Land Use Plan:

This property is designated as Commerce, which "represents existing retail and service commercial areas and indicates areas for future commercial uses." Within the Land Use section of the Comprehensive Plan, the following goals and objectives are applicable to this request:

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.

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 Final PUD Amendment, the following conditions are suggested:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application (Neader, received 01/29/13).
   B. Sign Elevation exhibit (Doyle, rev. dated 1/23/13, received 1/29/13)

2. The applicant, CD One Price Cleaners, is permitted a wall sign, 54.05 square feet in area on the east façade. All other provisions shall meet the requirements of Article 4-1000 Signs of the UDO.

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City of Crystal Lake
Development Application

Office Use Only
File # 2013 09

RECEIVED
JAN 29 2013
BY:

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: Brian Nemker on behalf of CD One Price Cleaners
Address: 5765 Northwest Highway Crystal Lake, IL 60014
Phone: 847-531-3164
Fax: _____
E-mail: brned@comcast.net

Owner Information (if different)

Name: Liberty Road, LLC
Address: c/o Landmark Partners Commercial RE P.O. Box 8444 or 5200 Prairie Stone Parkway Bartlett, IL 60103 Hoffman Estates, IL 60192
Phone: 847-649-2665 Attn: Lynn Kelley
Fax: 847-649-2661
E-mail: lkelley@LPCommercial.com

Property Information

Project Description: Add a second exterior wall sign to building Corner store – This second sign is exactly the same as the existing sign in front of the building/store. This second sign would be on the side of the building/store

Project Address/Location: 5765 Northwest Highway, Crystal Lake, IL 60014

PIN Number(s): 19-09-103-010

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

Brian Nenker BN 1/25/13

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.

Artis Shepherd [redacted] 1/25/2013

OWNER: Print and Sign name **Date**

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

PUBLIC NOTICE

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

IN THE MATTER OF THE APPLICATION OF BRIAN NEADER ON BEHALF OF CD ONE PRICE CLEANERS

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 of the City of Crystal Lake upon the application of Brian Neader on behalf of CD One Price Cleaners, relating to the following described real estate commonly known as 5765 Northwest Highway, Crystal Lake, Illinois 60014, PIN: 19-09-103-010.

This application is filed for the purposes of seeking a Planned Unit Development (PUD) Amendment pursuant to Articles 4-500 and 9 of the UDO, to allow changes to the wall signage to allow the second wall sign to be approximately 55 square feet and the total wall signage to be approximately 110 SF, as well as any other variations necessary to approve the plans as presented. The application and plans can be found at the City of Crystal Lake Community 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 6, 2013 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 January 20, 2013)

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, NOVEMBER 4, 2009
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

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

Michelle Rentzsch, Director of Planning and Economic Development, and Elizabeth Maxwell, Planner, were present from Staff.

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

2009-57 LIBERTY PLAZA - CD ONE PRICE CLEANERS – 5765 Northwest Hwy. – PUBLIC HEARING
Final PUD Amendment for signage changes.

Mr. Greenman stated that the fees have been paid, and the sign has been posted. He said the surrounding property owners have been notified and the Certificate of Publication is in the file. Mr. Greenman waived the reading of the legal notice without objection.

Terry Doyle was present to represent the petition. Mr. Doyle said CD One Price Cleaners is hoping to open a store on Route 14. They are asking for bonus signage so they can use the standard sign from the company. Also, the original approval requires the monument sign panels to have beige backgrounds which they are ok with.

Mr. Greenman asked if there were any comments on the conditions recommended in the staff report. Mr. Doyle said they didn't have any concerns.

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

Mr. Batastini said he is ok with the bonus sign area and he likes the beige background for the monument sign panels. He asked what CD stands for. Mr. Doyle said it stands for Cleaners Depot which was the original name of the company.

Mr. McDonough agreed with the comments made regarding the signs. Mr. Goss also agreed. He asked how 2 monument signs got past the Commission when it came through. Ms. Rentzsch said there are three lots and each one is allowed a sign. Only Buffalo Wild Wings did not want a separate sign.

Mr. Esposito, Mr. Jouron, and Mr. Greenman all agreed about the comments made about both the bonus signage and the monument sign.

Mr. Batastini moved to approve the Final PUD Amendment to allow bonus sign area and changes to the monument sign for Liberty Plaza at 5765 Northwest Hwy. with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application (Bright Light Sign, received 05/19/09).
   B. Sign Elevation exhibit (sign panels with beige background) (CD One Price Cleaners) - (Doyle, dated 3/24/09)
   C. Sign Elevation exhibit (Buffalo Wild Wings) – (Federal Heath, dated 2/24/09)

2. Due to the length of the business name, the CD One Price Cleaners business is permitted 54.05 square feet of wall signage. All other provisions shall meet the requirements of the Sign Code.

3. The freestanding sign panels are permitted to be beige or black in their background color.

Mr. Goss seconded the motion. On roll call, all members voted aye. Motion passed.

09-57

season.

Mayor Shepley also congratulated the Chamber of Commerce on completing renovations to their offices in McCormick Park.

Mayor Shepley noted that as a result of the recent Liquor Ordinance enforcement activities, three establishments had been charged with selling to minors, and he would be conducting Liquor Commission hearings for those establishments in the next few weeks. He stated that he was happy to report, however, that 23 other establishments had not been found in violation.

City Council Reports
None.

Consent Agenda
Councilwoman Brady Mueller moved to approve the Consent Agenda Items 9 a, b, and c, with the addition of Items 11, 12, 16, 17, 18, 19, 20 and 22. Councilwoman Ferguson seconded the motion. On roll call, all voted yes. Motion passed.

9a. Adopted a Resolution expressing support for the 2010 U.S. Census.

9b. Adopted a Resolution determining the 2009 tax levy in compliance with the Truth in Taxation Procedural Requirement.

9c. Adopted a Resolution authorizing a sign to be placed along the City rights-of-way recognizing Prairie Ridge High School students Carolyn Huerth and Allison Murphy for placing first in the IHSA State Championship for doubles tennis.

11. City Square, 110 W. Woodstock Street – Approved a request for an extension of the Preliminary Planned Unit Development to April 1, 2011.

12. Liberty Plaza, 5755 & 5765 Northwest Highway – Approved the Planning and Zoning Commission recommendations and adopted an ordinance for a Final Planned Unit Development Amendment to allow bonus sign area and changes to the monument sign.

16. Adopted a Resolution authorizing execution of a Letter of Support for the creation of the Greater Rockford Fiber Optic System.

17. Adopted a Resolution authorizing the City's participation in McHenry County's Natural Hazard Mitigation Planning Process.

18. Adopted a Resolution authorizing execution of an Intergovernmental Agreement with Nunda Township Road District and Algonquin Township Road District for Crystal Lake Avenue and Pingree Road/Terra Cotta Road Traffic Signal Maintenance.

19. Adopted a Resolution authorizing the City Manager to execute an intergovernmental

ORDINANCE NO. 6517
FILE NO. 316

AN ORDINANCE GRANTING AN AMENDMENT
TO THE FINAL PUD FOR LIBERTY PLAZA AT 5755 & 5765 NORTHWEST HIGHWAY

WHEREAS, pursuant to the terms of the Petition (File #2009-57) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested an Amendment to the Final Planned Unit Development for Liberty Plaza to allow bonus sign area and changes to the monument sign; and

WHEREAS, the required hearings were held on the petition of the property owners in the manner and the form required by the Unified Development Ordinance of the City of Crystal Lake and the statutes of the State of Illinois; and

WHEREAS, it is in the best interests of the City of Crystal Lake that the Amendment to the Final Planned Unit Development be granted as requested in said Petition,

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

SECTION I: That a Special Use Permit be granted to permit bonus sign area and changes to the monument sign for the property located at 5765 Northwest Highway, Crystal Lake, Illinois.

SECTION II: That the Special Use Permit be granted with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application (Bright Light Sign, received 05/19/09).
   B. Sign Elevation exhibit (sign panels with beige background) (CD One Price Cleaners) - (Doyle, dated 3/24/09)
   C. Sign Elevation exhibit (Buffalo Wild Wings) – (Federal Heath, dated 2/24/09)

2. Due to the length of the business name, the CD One Price Cleaners business is permitted 54.05 square feet of wall signage. All other provisions shall meet the requirements of the Sign Code.

3. The freestanding sign panels are permitted to be beige or black in their background color.

SECTION III: That the City Clerk be and is hereby directed to amend the official zoning map of the City of Crystal Lake and all pertinent records of the City of Crystal Lake to show the granting of Variations in accordance with the provisions of this Ordinance, as provided by law.

SECTION IV: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

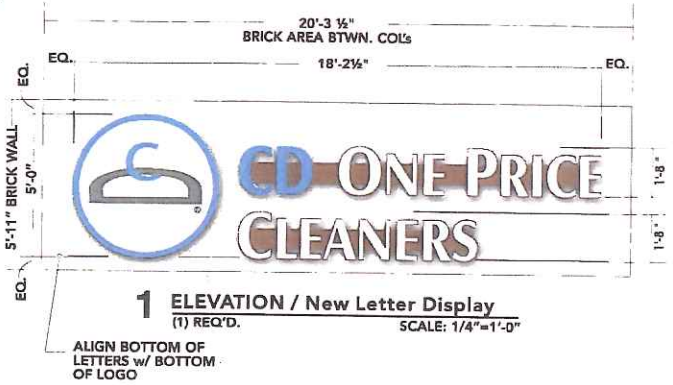
DATED at Crystal Lake, Illinois, this 17th day of November, 2009.

MAYOR

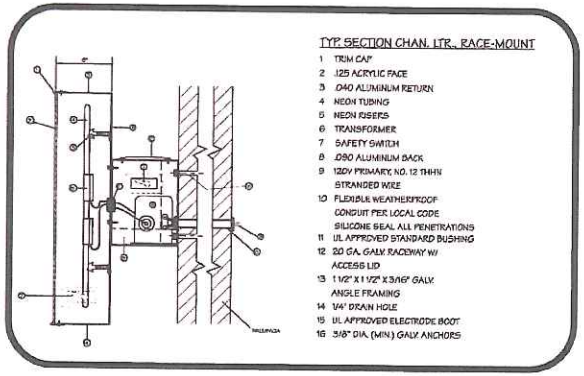
ATTEST:

CITY CLERK

Published in pamphlet form by the authority of the Mayor and City Council of the City of Crystal Lake.



1 ELEVATION / New Letter Display
(1) REQ'D. SCALE: 1/4"=1'-0"



TYP. SECTION CHAN. LTR., RACE-MOUNT

1. TRIM CAP
2. .125 ACRYLIC FACE
3. .040 ALUMINUM RETURN
4. NEON TUBING
5. NEON RISERS
6. TRANSFORMER
7. SAFETY SWITCH
8. .090 ALUMINUM BACK
9. 120V PRIMARY, NO. 12 THHN STRANDED WIRE
10. FLEXIBLE WEATHERPROOF CONDUIT PER LOCAL CODE SILICONE SEAL ALL PENETRATIONS
11. UL APPROVED STANDARD BUSHING
12. 20 GA. GALV. RACEWAY W/ ACCESS LID
13. 1 ½" X 1 ½" X 3/16" GALV. ANGLE FRAMING
14. ¼" DRAIN HOLE
15. UL APPROVED ELECTRODE BOOT
16. 3/8" DIA. (MIN.) GALV. ANCHORS

OPTION 1

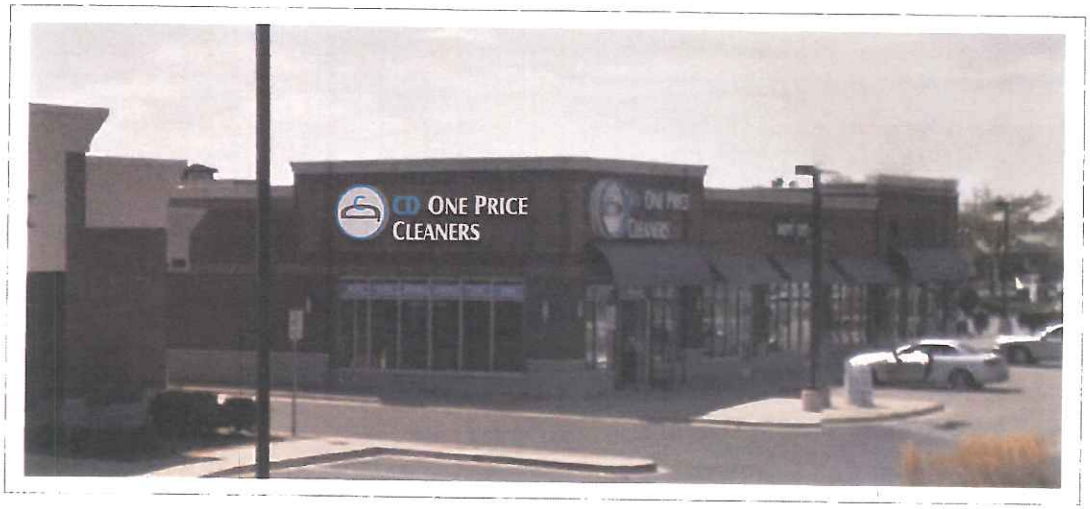
(1) SET NEON INT. ILLUMINATED LETTER DISPLAY
CD: WHITE PLEX FACES WITH FIRST SURFACE VINYL OVERLAY. BLUE TRIM CAP WITH WHITE RETURNS.
ONE PRICE CLEANERS: WHITE PLEX FACES WITH WHITE TRIM CAP AND BLUE RETURNS.
RACEWAY MOUNTED TO BUILDING FACE AS SHOWN
RACEWAY PAINTED TO MATCH BUILDING FASCIA

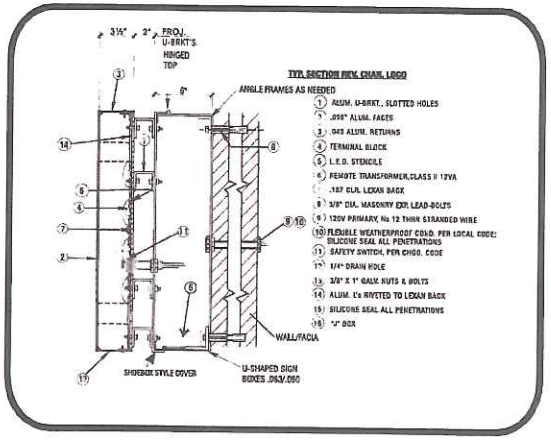
3-PIECE CIRCULAR LOGO:

FAB'D. ALUM. REV.-CHAN. RING & LOGO GRAPHIC: SILVER GRAY (PMS#430) & 3M#3630-337 PROCESS BLUE (PMS#299) AS FOLLOWS:

60"ø CIRCLE FACE & RETURNS: BLUE PAINTED FINISH (BLUE NEON HALO ILLUM'D.)
ALUM. FAB'D. 36"ø BKGD. x 3½" DP., WHITE ENAMEL FINISH

COLOR KEY
- PMS#299 PROCESS BLUE
- PMS#430 SILVER GRAY





DOYLE
GENERAL SIGN CONTRACTORS
232 INTERSTATE RD. P.O. BOX 1069 ADDISON, IL 60101
630-543-9400 FAX 630-543-9403

DATE	REVISION
1.23.13	ADD SIDE ELEVATION DISPLAY / OPTION

CUSTOMER APPROVAL DATE

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CLIENT	CD ONE PRICE CLEANERS				
ADDRESS	5765 NORTHWEST HIGHWAY				
CITY	CRYSTAL LAKE	STATE IL	DESIGNER KM	SALESPERSON TD	
DRWG. NO.	12968	SCALE: NOTED	DATE: 09.10.2012	SHEET NO. 1 of 2	

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JAN 29 2013
BY:
2013 09