#2013-41
Lumber Liquidators Final PUD Amendment
Project Review for Planning and Zoning Commission

Meeting Date:	September 4, 2013
Request:	Final PUD Amendment to allow a second free-standing sign at 40 feet in height and 250 square feet in area as a pole sign.
Location:	4500 Northwest Highway
Acreage:	Approximately 3.6 acres
Zoning:	M PUD Manufacturing
Surrounding Properties:	North: McHenry County (Industrial uses) South: B-2 PUD General Commercial (Twin Ponds Marketplace) East: B-2 PUD (Car Care Center inline retail) West: McHenry County (U-HAUL)
Staff Contact:	Elizabeth Maxwell (815.356.3615)

Background:

- Previous Approvals:
  - In February of 2000, the site was annexed and occupied by TruLine Mold manufacturing.
  - In January of 2013, a Use Variation was granted to Lumber Liquidators to allow a retail use within the M Manufacturing zoning district.
- Existing Use: Currently, Lumber Liquidators occupies the front portion of the building.

Development Analysis:

- Request: To allow a second free-standing sign on the property. To assist with the visibility of the site from the adjacent roadways the petitioner is proposing a 40-foot tall sign at 250 square feet. This sign would also be designed as a pole sign.
- Land Use: The land use map shows the area as Commerce. This land use designation is appropriate for a flooring retail use.
- Zoning: The site is zoned M Manufacturing. The petitioner previously received a Use Variation to allow the retail use.

Site Layout

- Although the property has a Northwest Highway address, it is set back and accessed from a frontage road.
- The site is currently a multi-tenant building. Lumber Liquidators hopes to take the entire building someday in the future.

- There is an existing free-standing sign for the tenants. See site picture below.



Planned Unit Development Variation
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, in the form of relief from compliance with conventional zoning ordinance site and design therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often 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.

Lumber Liquidators is requesting a variation from Article 4-1000 Commercial Signs to allow a second free-standing sign which exceeds the height and size allowances and is a pole style sign.

<u>Sign Variations</u>
The petitioner is requesting a second free-standing sign. The existing sign is a multi-tenant sign 10’ 8” in height and 56 square feet in area per side. The proposed sign would be a second sign to provide additional visibility to the site. The property is setback from the roadway and has limited

driveway access. There are two ways to access the property either through the Car Care Center before you reach this building or a right-in/right-out slightly after the building right before the Route 31 turn lane. This right-in/right-out is also the shared access for U-HAUL. The petitioner has prepared a site visibility study to determine the appropriate height and size of the sign. The proposed sign is high enough to be seen by people traveling down Route 14 and on Route 31 and give them sufficient time to access the site.

The sign is designed as a pole sign since a monument style sign would not work at this height and sign scale. A monument style base would act like a solid wall creating a huge monolith.

The City has issued several other sign variations, the following tables explain those variations.

Sign Variations which have been approved for individual tenants:

Petitioner	Sign Height	Sign Size	Qty
Brilliance Honda	18' high	74 SF	1
Cassidy Tire	16' high	50 SF	1
Holiday Inn	29' 10" reduced to 13' 3: high sign	251.5 SF reduced to 49 SF	1
Home State Bank	14' high	60 SF	1
Marathon	12' high	50 SF	1
Pauly Toyota	19' 3" high	46 SF copy area 140 total SF	1
Shell Gas	18' high	60 SF	1

Sign Variations approved for shopping centers:

Petitioner	Sign Heights	Sign Sizes	Qty
Country Corners	22' / 6' / 12'	120 SF / 32 SF / 90 SF	3
The Crystal Lake Plaza	18' / 22' 2" / 18'	160 SF / 164 SF / 160 SF	3
Twin Ponds Marketplace	28' high	156 SF	2

Findings of Fact:

Final Planned Unit Development Amendment

The petitioner is requesting approval of an amendment to a Final Planned Unit Development to allow the construction of a second free-standing sign at 40 feet in height and 250 square feet in area also without the required monument style base width. 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. 1 Additional standards for Planned Unit Developments Residential 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*

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial and business uses. The following goals are 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 actions:

Supporting Action: Promote, retain and attract businesses that provide a diverse tax base.

Economic Development – Attract and Retain Businesses

Goal: Establish marketing efforts to attract and retain businesses throughout the City.

This can be accomplished with the following supporting actions:

Supporting Action: Continue to solicit the retail businesses which are most likely to succeed in various retail nodes in Crystal Lake.

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 (Doug Merritt, received 08/05/13).
   B. Sign Visibility Study (Imageworks, dated 6/11/13, received 08/05/13)

2. Ordinance 6892, approving the Use Variation, and all conditions shall remain in effect except condition #4 which is modified by this request.

3. The sign shall be removed after 10 years from the date of approval. The petitioner may seek an extension of this approval through the City Council.

4. The petitioner shall comply with all of the requirements of the Engineering and Building and Planning and Economic Development Departments.

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: LUMBER LIQUIDATORS FINAL PUD AMENDMENT

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: DOUG MERRITT (PROFESSIONAL PERMITS)
Address: 115 S. MAIN ST., SUITE 203
MISHAWAKA, IN 46544
Phone: 574-257-2954
Fax: _____
E-mail: dm@professionalpermits.com

Owner Information (if different)

Name: LUMBER LIQUIDATORS CORPORATION
Address: 3000 JOHN DEERE ROAD
TAOND, VA 23168
Phone: 757-259-4280
Fax: _____
E-mail: _____

Property Information

Project Description: FINAL PUD AMENDMENT TO INSTALL A SECOND FREE-STANDING SIGN ON THE PROPERTY. SECOND SIGN WILL BE 40' HIGH AND 250 SQUARE FEET.

Project Address/Location: 4500 NORTHWEST HIGHWAY

PIN Number(s): 19-03-451-002 ; 19-10-200-001

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

SEE ATTACHMENTS

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.

SEE ATTACHMENTS

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.

RECEIVED
AUG 05 2013
BY: 13-04-H

City of Crystal Lake
Sign Variation Application

IMPORTANT: Please submit a completed application along with sign details and a $100 application fee to the Planning and Economic Development Department. The application must be submitted by Friday, two weeks prior to the intended Council meeting. City Council meetings are held the first and third Tuesdays of each month.

Property Address: 4500 Northwest Highway

Petitioner Information

Name: Lumber Liquidators (Doug Merritt)

Address: 115 S. Main Street, Suite 203

Mishawaka, IN 46544

Telephone: 574-257-2954

Email: dm@professionalpermits.com

Sign Owner Information (if different)

Name: Lumber Liquidators Corporation

Address: 3000 John Deere Road

Taono, VA 23168

Telephone: 757-259-4280

Email: dm@professionalpermits.com

Sign Details

Type of Sign: ☐ Wall ☑ Free Standing ☐ Other: _____

Illumination Type: ☐ Non-Illuminated ☑ Internally Illuminated ☐ Externally Illuminated

Prior to requesting a variation, please make all reasonable efforts such as utilizing color, lettering legibility, contrast, illumination or graphic composition to increase the reading effectiveness of the proposed sign within the requirements of the Ordinance.

Variation Requested: See attachment A

Variations can only be approved to overcome an exceptional condition which poses practical difficulty or particular hardship in such a way as to prevent the display of a sign as intended by the Ordinance. Please indicate how the following standards are met:

1. Unique Hardship: Explain how the proposed variation will not serve merely as a convenience, but alleviate some demonstrable and unusual hardship See attachment A

2. Not harm public welfare: The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The proposed variation will not be itself, or with other signs, contribute to the creation of visual distraction which may lead to personal injury or a substantial reduction in the value of property See attachment A

3. Consistent with Intent: The proposed variation is in harmony with the intent, purpose, and objectives of the Ordinance See attachment A

Signatures

Doug Merritt 8/1/2013

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.

Rick Francois (Doug Merritt) 8/1/2013

Property 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.

Attachment "A"
Lumber Liquidators
4500 Northwest Highway
Crystal Lake, IL 60014

Introduction:

Lumber Liquidators Corporation, respectfully seeks consideration of an individual business identification sign situated at the Southwest corner of the above referenced property address. The desired business identification sign will afford business exposure of the unique property to motorists traveling Northwest Highway and US 31.

Lumber Liquidators Corporation in conjunction with Imageworks Sign Company prepared a line-of-sight analysis of the desired business identification sign to determine feasibility and exact exposure. The analysis includes a height range of 20' to 40' OAH from grade and two cabinet sizes of 220 and 250 sq ft, respectively. Collectively, we found the analysis to be very helpful with making our decision to approach City staff and Council with our request for relief.

Variance Request:

Relief from Section 4 -1000 (F) of the City of Crystal Lake, Unified Development Code to permit a total of two (2) freestanding signs on a single parcel and a dimensional sign variance from the requirements.

Variance Requirements:

1. Unique hardship: Explain how the proposed variation will not serve merely as a convenience, but alleviate some demonstrable and unusual hardship.

Response: The subject parcel located at 4500 Northwest Highway is a Planned Unit Development and our internal demographics information indicated the existing building adjacent to US 31 and fronting Northwest Highway met our business platform. The precise footprint including set back from the respective corridors presents a unique challenge with providing sufficient site identification to the motorist of each roadway. Relief, if granted by the City Council will afford sufficient business identification in a manner consistent with standard sign planning practice of appropriate dimensions compliant with the number of travel lanes surrounding the parcel and posted road speed of each corridor.

2. Not harm public welfare: The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The proposed variation will not be itself, or with other signs, contribute to the creation of visual distraction which may lead to personal injury or a substantial reduction in the property value.

Response: The line-of-sight analysis demonstrated the need for a professionally designed sign taking into account the building set back from the main roadways, number of travel lanes and posted road speed. Lumber Liquidators and Imageworks Sign Company prepared sign dimensions and content that will provide the appropriate identification of the business location.

The area encompassing US 31, Northwest Highway and the subject site is considered commercial in nature. The desired sign will aid in site identification for the general public and contractors seeking the location from within the City and outlying areas. The intersection of the two adjacent roadways is vital.

3. Consistent with intent: The proposed variation is in harmony with the intent, purpose, and objectives of the ordinance.

Response: Relief, if granted is consistent with the spirit and intent of the Unified Development Ordinance, where professionally designed signage is encouraged within the jurisdictional limits of the City of Crystal Lake. The line-of-sight analysis demonstrates the need for a sign to meet the needs of the motorist and assistance with site identification taking into account the variables involved with the subject parcel.

American Community
BANK & TRUST

July 18, 2013

American Community Bank & Trust
P.O. Box 1720
Woodstock, IL 60098

RE: Lumber Liquidators
4500 Northwest HWY, Suite 100
Crystal Lake, IL 60014

American Community Bank & Trust acknowledges Imageworks and Professional Permits to act on our behalf and execute all necessary municipal documents specific to the Lumber Liquidators facility located at the above referenced address. This authorization is limited to sign permit and variance applications and related documents. This authorization expires 90 days from date of letter.

If you have any questions, please feel free to contact me directly.

Sincerely,

Rick M. Francois
Executive Vice President
815 334-3550

PUBLIC NOTICE

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

IN THE MATTER OF
THE PETITION OF
Professional Permits,
on behalf of Lumber
Liquidators Corporation

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 upon the application by Professional Permits, representing Lumber Liquidators Corporation, for a Final Planned Unit Development Amendment, relating to the property at 4500 Northwest Highway in Crystal Lake, Illinois 60014. PINs: 19-03-451-002, 19-10-200-001.

This application is filed for the purpose of seeking a Final Planned Unit Development Amendment and Variations, to allow a new second free-standing sign 40 feet high and 250 square feet in area for the Lumber Liquidators as well as any other variations necessary to approve the plans as presented, pursuant to Article 4-500 Planned Unit Development Standards B. General Standards and C. Development Standards, Article 4-1000 F Commercial Signs and Article 9-200 E. of the Unified Development Ordinance. 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 4, 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 August 20, 2013. #A1683)

HARDWOOD FLOORS FOR LESS!

LUMBER LIQUIDATOR$

www.lumberliquidators.com ®

1-800-HARDWOOD

Store # 1295
4500 U.S. Highway 14
Crystal Lake, IL

IMAGEWORKS
11046 LEADBETTER ROAD ASHLAND, VA 23005
PHONE: 804.798.5533 FAX: 804.798.5582

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BY: 13-04-H



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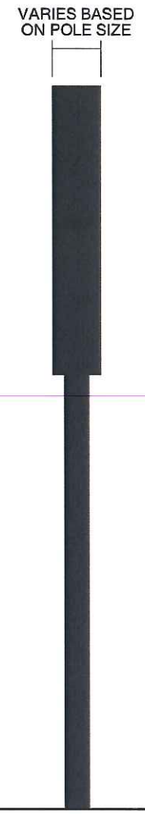
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LUMBER LIQUIDATORS — CLIENT
CRYSTAL LAKE, IL — LOCATION
JONATHAN DABNEY — SALES REPRESENTATIVE
DM — DESIGNER
6.11.13 — DATE PREPARED
N.T.S. — SCALE
LUMBERLIQ-1295CRY-03 — PROJECT ID
SITE — DRAWING IDENTIFICATION
QUOTE NUMBER





D/F INTERNALLY ILLUMINATED PYLON SIGN

XX SQ. FT.

SIGN CABINET PAINTED BLACK, SATIN FINISH
INTERNALLY ILLUMINATED WITH FLUORESCENT LAMPS, 120V
FLEX FACE WITH VINYL GRAPHICS
BLACK STEEL UPRIGHT TUBE PAINTED BLACK, SATIN FINISH

(1) REQUIRED

END VIEW

COLOR KEY

VINYL
- 3M 3630-15 YELLOW
- 3M 3630-22 BLACK

PAINT
- SATIN FINISH BLACK

SQ. FT.	HEIGHT	WIDTH	L-HEIGHT
200 SQ. FT.	10'-11 1/2"	18'-3 1/8"	1'-5 1/4"
250 SQ. FT.	12'-3"	20'-5"	1'-7 1/4"

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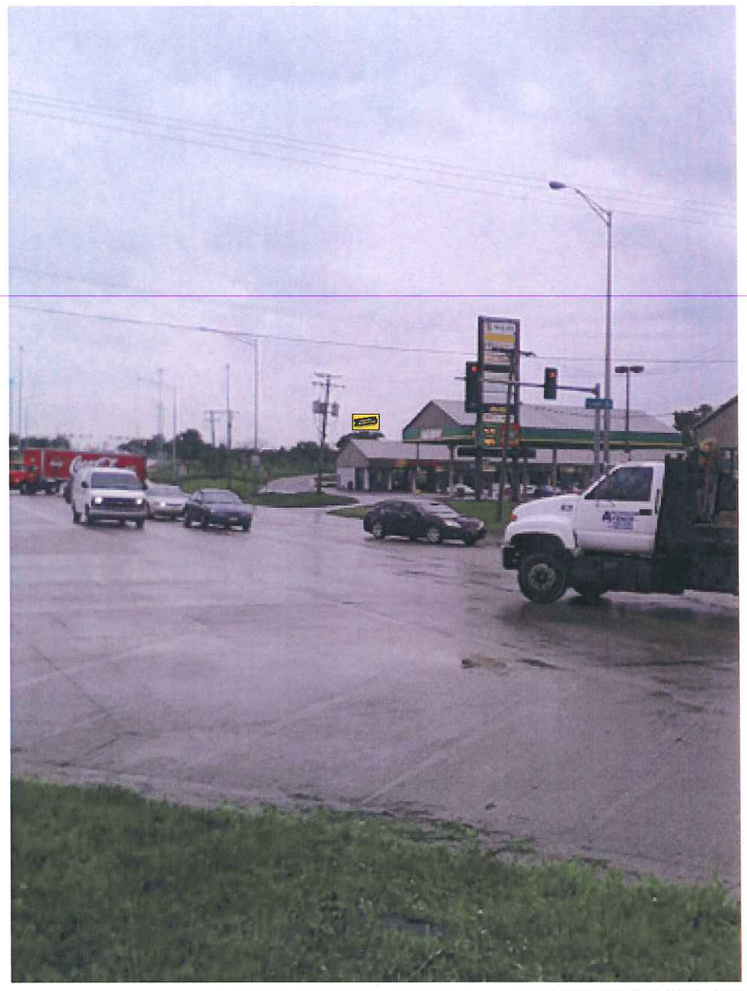
1 220' 200 SQ. FT.



HEIGHT AT 20'



HEIGHT AT 30'



HEIGHT AT 40'

1 220' 250 SQ. FT.



HEIGHT AT 20'

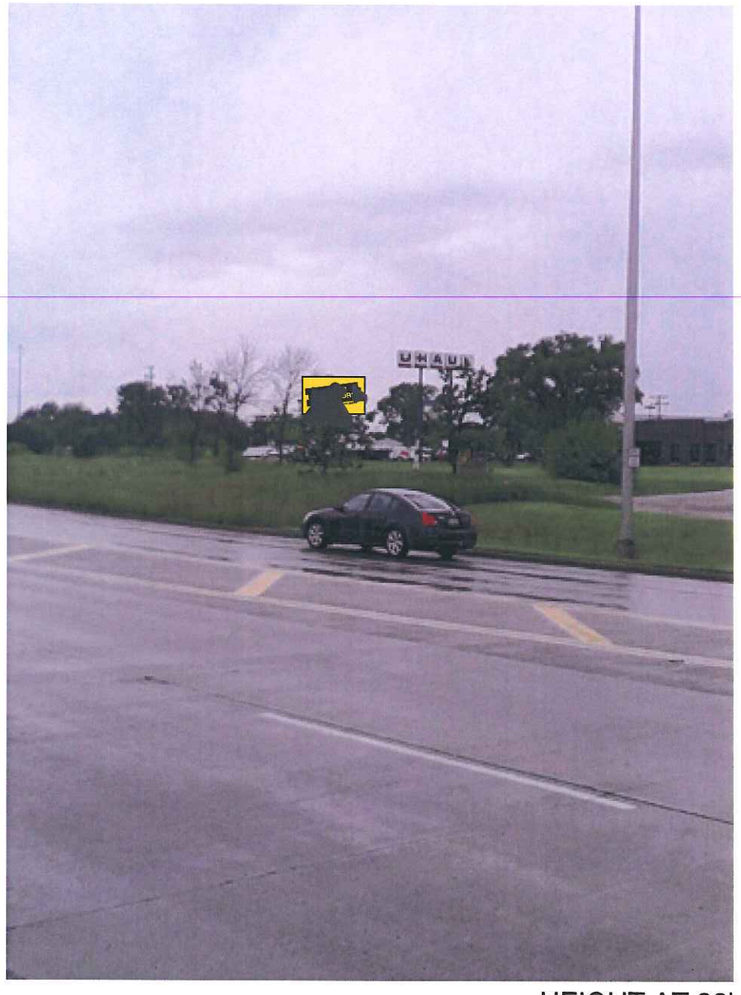


HEIGHT AT 30'



HEIGHT AT 40'

2 120' 200 SQ. FT.



HEIGHT AT 20'

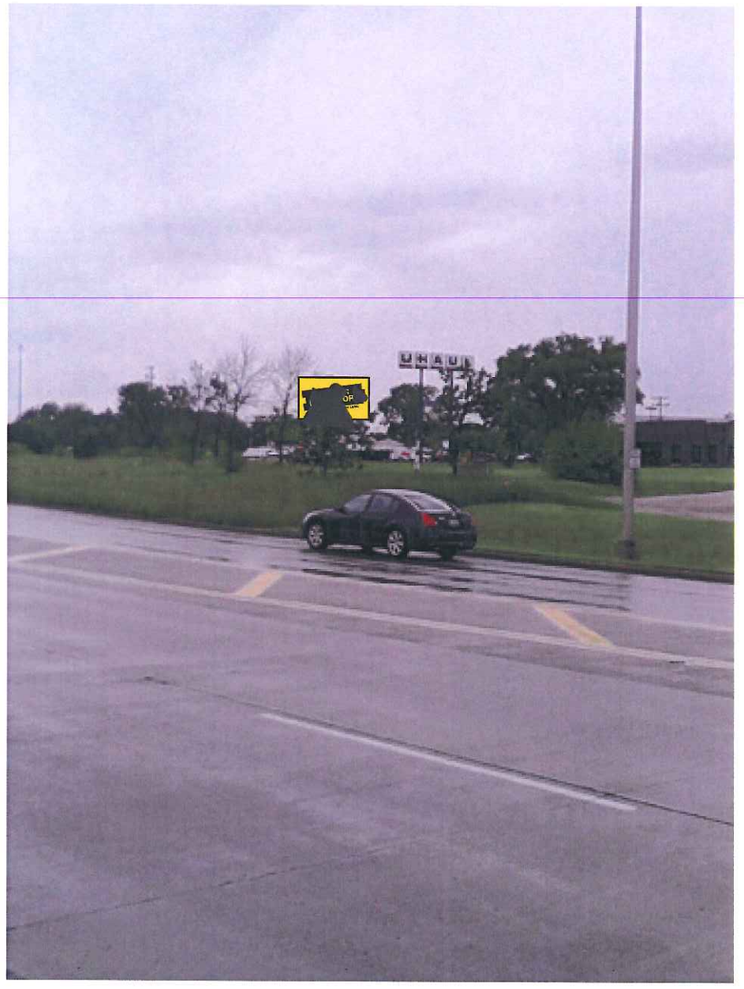


HEIGHT AT 30'



HEIGHT AT 40'

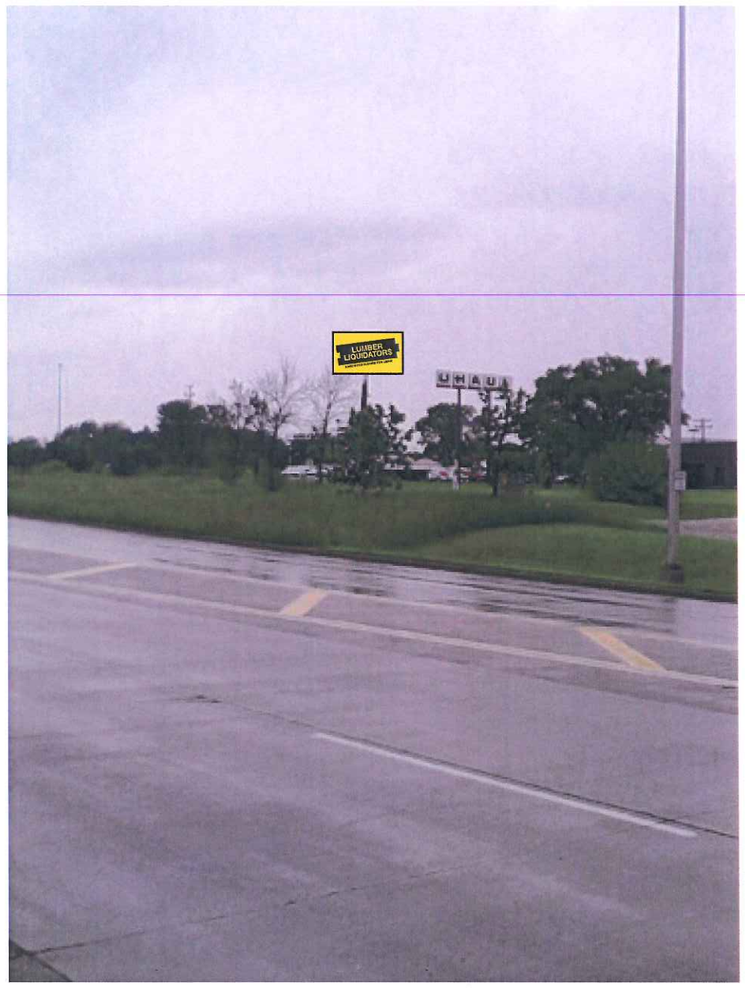
2 120' 250 SQ. FT.



HEIGHT AT 20'



HEIGHT AT 30'



HEIGHT AT 40'

3 190' 200 SQ. FT.



HEIGHT AT 20'



HEIGHT AT 30'



HEIGHT AT 40'

3 190' 250 SQ. FT.



HEIGHT AT 20'



HEIGHT AT 30'



HEIGHT AT 40'

4 240' 200 SQ. FT.



HEIGHT AT 20'



HEIGHT AT 30'



HEIGHT AT 40'

4 240' 250 SQ. FT.



HEIGHT AT 20'



HEIGHT AT 30'



HEIGHT AT 40'

5 200' 200 SQ. FT.



HEIGHT AT 20'



HEIGHT AT 30'

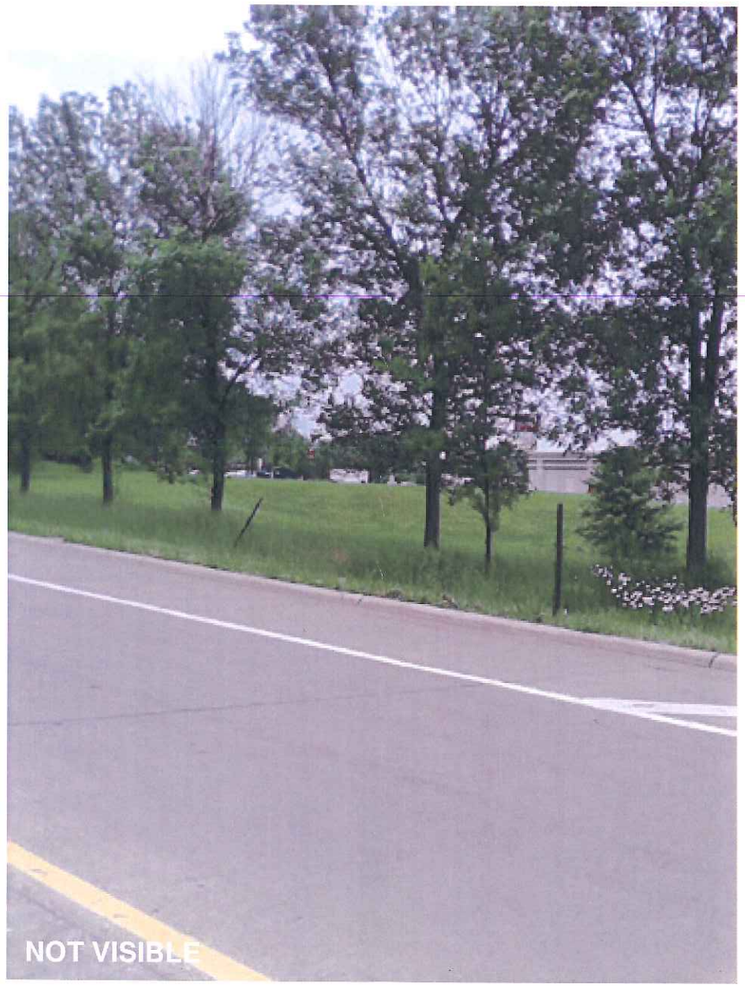


HEIGHT AT 40'

5 200' 250 SQ. FT.



HEIGHT AT 20'



HEIGHT AT 30'



HEIGHT AT 40'