



**#2019-74**  
**Arby's – Final PUD Amendment**  
**Project Review for Planning and Zoning Commission**

---

<b><u>Meeting Date:</u></b>	June 5, 2019
<b><u>Requests:</u></b>	Final PUD Amendment to allow changes to the exterior facade.
<b><u>Location:</u></b>	6000 Northwest Hwy
<b><u>Existing Zoning:</u></b>	B-2 PUD – General Commercial Planned Unit Development
<b><u>Surrounding Properties:</u></b>	North: B-2 PUD – General Commercial Planned Unit Development South: B-2 – General Commercial East: B-2 PUD – General Commercial Planned Unit Development West: B-2 PUD – General Commercial Planned Unit Development
<b><u>Staff Contact:</u></b>	Kathryn Cowlin (815.356.3798)

---

**Background:**

- **Existing Use:** Arby's has been at this existing location since 1984 when it received Planned Unit Development and a Special Use Permit approval for a drive-through restaurant.
- **Previous Approvals:** In 2002, Arby's received approval for a façade renovation, included adding a trellis, new signage and parking lot lighting. In 2005, the landscape plan was amended to add landscaping around the drive-through menu sign.

**Development Analysis:**

- **Request:** The petitioner is requesting a Final PUD Amendment to allow for changes to the exterior facade.
- **Land Use:** The land use map shows the area as Commerce. This land use designation is appropriate for the area.
- **Zoning:** The site is zoned B-2 PUD. This is an appropriate zoning designation for the area.
- Arby's is proposing alterations to the existing façade in order to improve the property.
- The petitioner is proposing adding a wall sign to the north elevation. The existing signs were approved by the 2002 PUD Amendment.

**Existing Façade:**



**Proposed Facade:**



- The existing trellis and parapet on the south elevation would be removed.
- The existing brick on the east, west and north elevations would be painted white with a gray base.
- The existing brick at the entrance and drive-through window would be painted dark brown.
- Hardie Board siding would be used as an accent building material and brick would be added to the front (south) elevation.
- A red canopy band would be added to the east, west and south elevations. The petitioner is proposing to light the band with down lighting.
- The existing cornice would be extended to all elevations of the building and painted a light color.

**Comprehensive Land Use Plan 2030 Vision Summary Review:**

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial uses. The following goal is applicable to this request:

Land Use - Commerce

**Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services and jobs to the city, as well as, the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Land Use Plan and Economic Development Strategic Plan.**

This can be accomplished with the following supporting action:

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

**Findings of Fact:**

**FINAL PLANNED UNIT DEVELOPMENT AMENDMENT**

The petitioner is requesting an amendment to the Final Planned Unit Development to allow changes to the exterior façade, including the addition of a wall sign on the south elevation. 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*

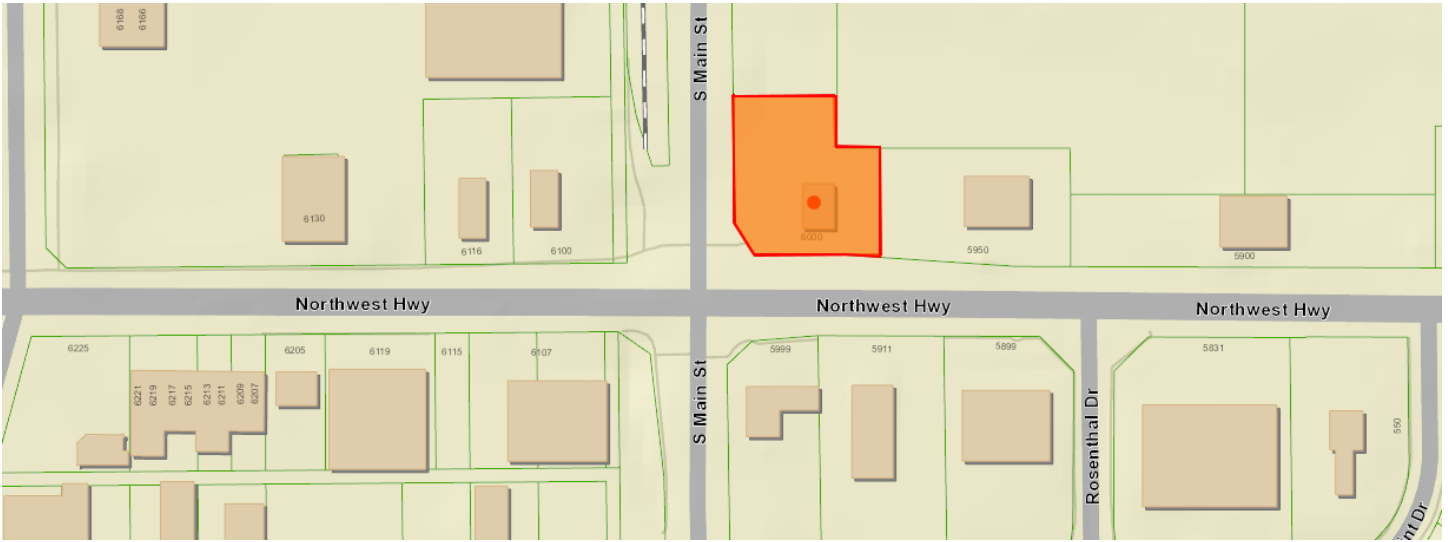
**Recommended Conditions:**

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 (Mohr Architecture, dated 05/03/19, received 05/06/19).
  - B. Elevations (Mohr Architecture, dated 10/01/19, received 10/)
2. The wall sign on the south elevation must not be greater than 50 square feet in area.
3. The light fixtures must be a decorative fixture.
4. The dumpster enclosure must be painted white and gray to match the building.
5. Replace any missing landscaping to ensure the property is in compliance with the approved landscape plan.
6. The total allowable square footage of wall signs is 150 square feet, as permitted by the UDO.

7. The conditions of the previous PUD Amendments and original PUD Ordinance (#4080, 5037, 5049, 5126 and 5607) are still valid, as applicable.
  
8. The petitioner shall comply with all of the requirements of the Community Development Department.

PLN-2019-00074 – ARBY'S – 6000 NORTHWEST HWY.



**City of Crystal Lake  
Development Application**

Office Use Only

File #

PLN-2019-00074

Received 5-6-19

Project Title: Arby's Restaurant , Crystal Lake

**Action Requested**

- |   |  |
|---|--|
| <input type="checkbox"/> Annexation                     | <input type="checkbox"/> Preliminary PUD                 |
| <input type="checkbox"/> Comprehensive Plan Amendment   | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review          | <input type="checkbox"/> Rezoning                        |
| <input type="checkbox"/> Final PUD                      | <input type="checkbox"/> Special Use Permit              |
| <input checked="" type="checkbox"/> Final PUD Amendment | <input type="checkbox"/> Variation                       |
| <input type="checkbox"/> Final Plat of Subdivision      | <input type="checkbox"/> Other                           |

**Petitioner Information**

Name: Michael Mohr  
Address: 177 N Ada  
Suite #107  
Phone: 773.230.1030  
Fax: \_\_\_\_\_  
E-mail: michael@mohrarchitecture.com

**Owner Information (if different)**

Name: Miracle Restaurant Group  
Address: 100 Mariner's Blvd.  
Mandeville, LA 70448  
Phone: 985-674-5840  
Fax: \_\_\_\_\_  
E-mail: don\_moore@bellsouth.net

**Property Information**

Project Description: Existing restaurant alterations to exterior facades + new interior Decor

Project Address/Location: Arbys Restaurant - store #1717  
6000 Northwest Hwy, Crystal Lake, IL 60014

PIN Number(s): \_\_\_\_\_

**Development Team**

Please include address, phone, fax and e-mail

Developer: \_\_\_\_\_

Architect: Michael Mohr Architect

Attorney: \_\_\_\_\_

Engineer: \_\_\_\_\_

Landscape Architect: \_\_\_\_\_

Planner: \_\_\_\_\_

Surveyor: \_\_\_\_\_

Other: \_\_\_\_\_

**Signatures**



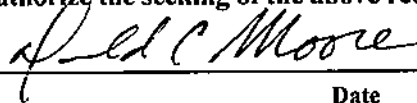
5-3-19

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.

DONALD C MOORE



5-3-19

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**  
**PETITION OF**  
**Miracle Restaurant Group &**  
**NADG NNN ARB (IL)**

**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 Mohr Architecture representing Miracle Restaurant Group and NADG NNN ARB (IL), for a Final Planned Unit Development Amendment, relating to the property at 6000 Northwest Highway in Crystal Lake, Illinois 60014. PIN: 19-04-351-012.

This application is filed for the purpose of seeking an amendment to an approved Final Planned Unit Development to allow exterior façade changes including signage for Arby's pursuant to Article 4 and Article 9. 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 June 5, 2019, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person desiring to be heard may be present.

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

(Published in the Northwest  
Herald May 17, 2019)  
1662709

DATE	10-1-18
DRAWN BY	
JOB NUMBER	
REVISIONS	
SCALE	

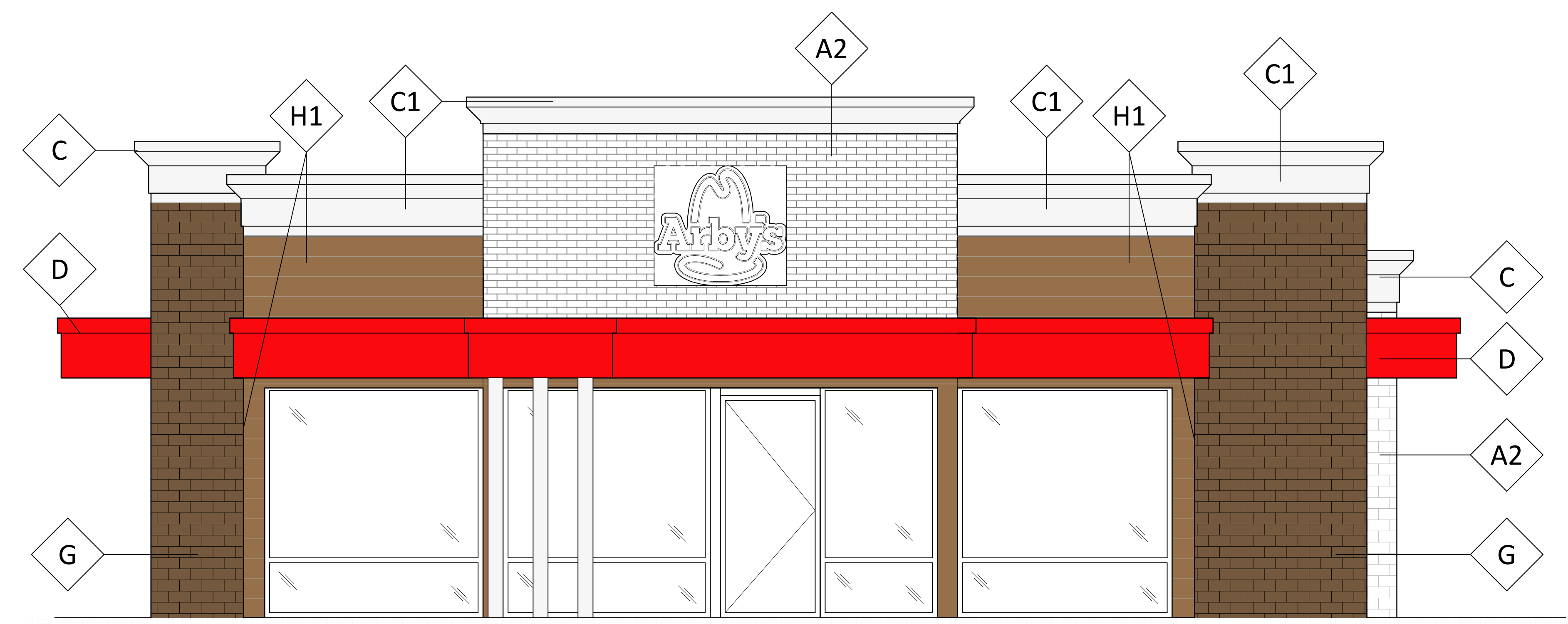
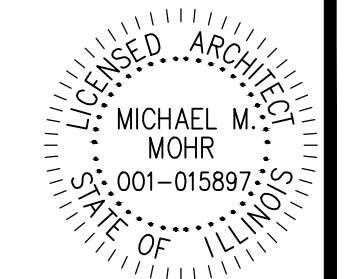
Arby's Remodel #6118  
6000 Northwest Hwy, Crystal Lake, IL 60014

General Contractor:

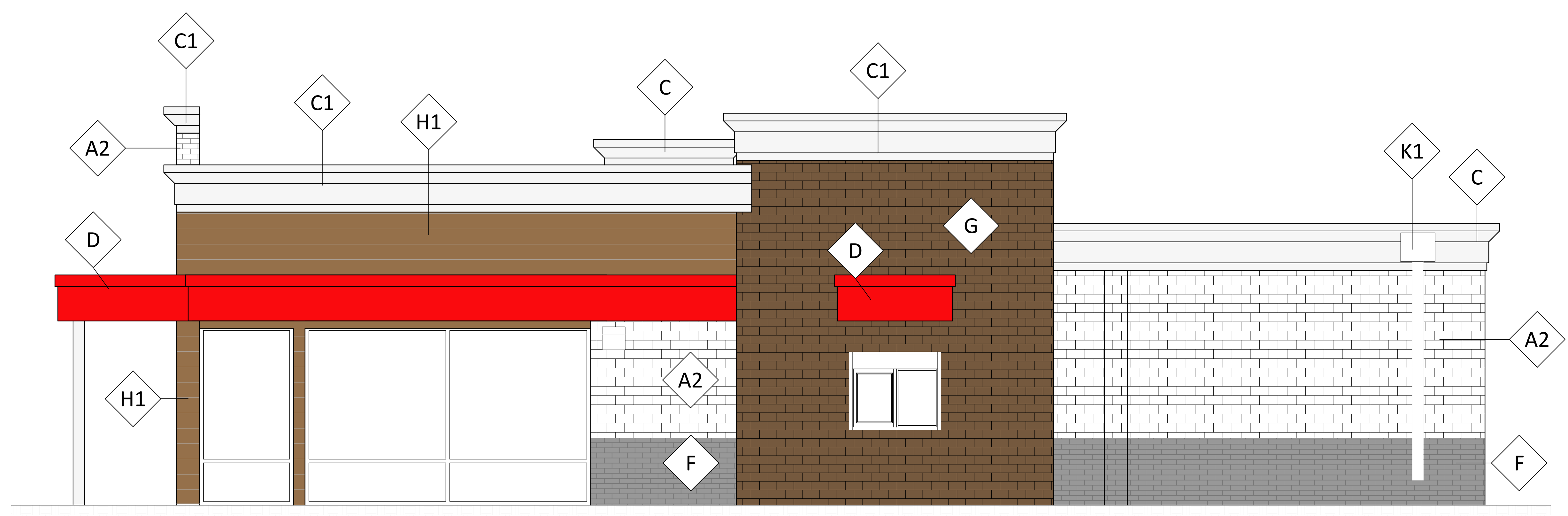
Mohr Architecture  
177 N Ada St. Chicago, IL  
(773) 230-1030

SHEET

A2.1



1 SOUTH ELEVATION  
A4 3/8"=1'-0"



2 EAST ELEVATION  
A4 3/8"=1'-0"

DATE	10-1-18
DRAWN BY	
JOB NUMBER	
REVISIONS	
SCALE	

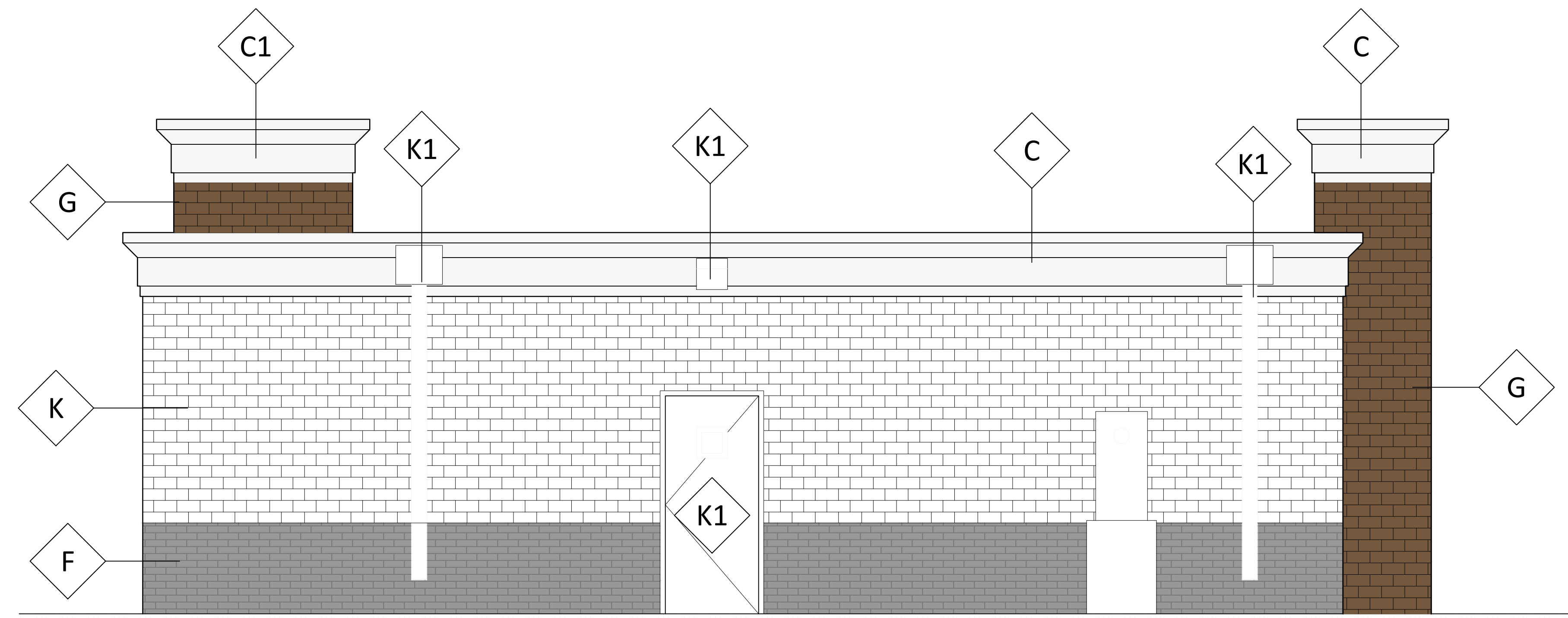
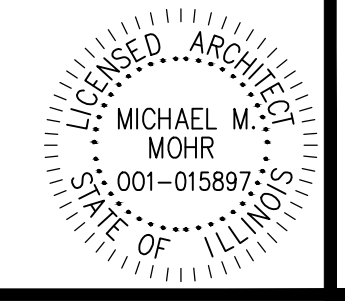
Arby's Remodel #6118  
6000 Northwest Hwy, Crystal Lake, IL 60014

General Contractor:

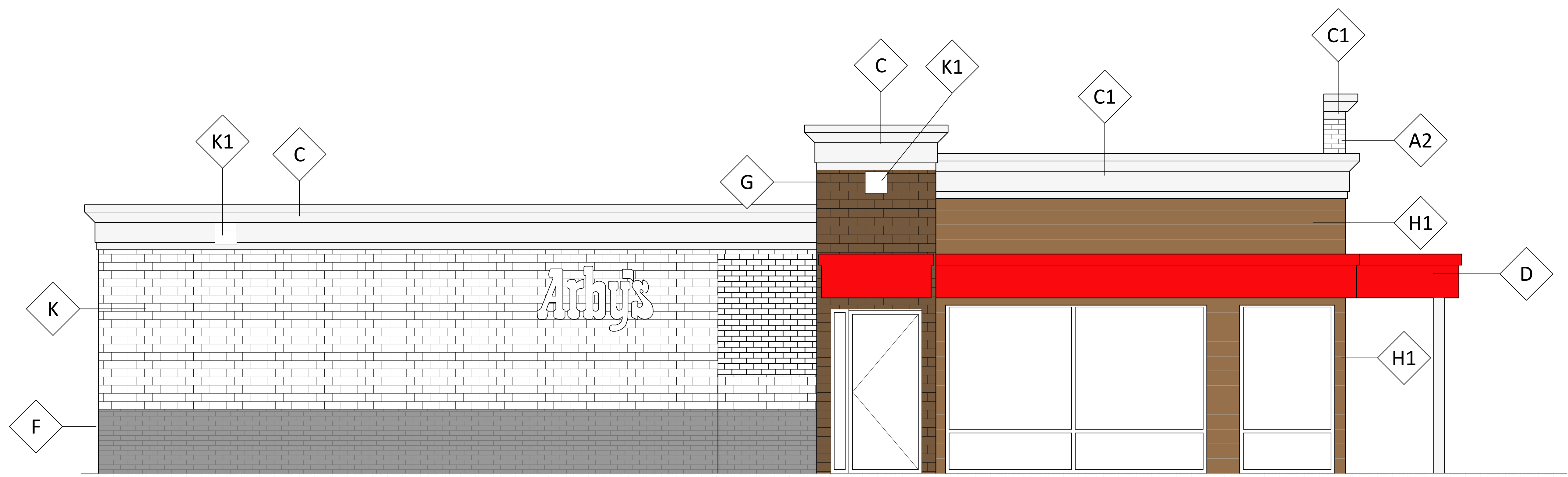
**Mohr Architecture**  
177 N Ada St. Chicago, IL  
(773) 230-1030

SHEET

**A2.2**



1 NORTH ELEVATION  
A4 3/8"=1'-0"



2 WEST ELEVATION  
A4 3/8"=1'-0"

# DESIGN NOTES



1. NEW RED ACCENT BAND TO BE INSTALLED BY VENDOR AT 9'-0" AFF. GC TO PROVIDE IN-WALL BLOCKING.
2. CENTER NEW DRIVE THRU CANOPY ON DRIVE THRU WINDOW. GC TO INSTALL DT CANOPY LIGHT FIXTURE.
3. PAINT RED ACCENT BAND ON BACK HALF OF BUILDING.
4. INSTALL ARBY'S HAT SIGN ABOVE ACCENT BAND, CENTERED ON BRICK PATTERNED EIFS.
5. INSTALL ARBY'S LETTERSET BENEATH ACCENT BAND.
6. INSTALL BRICK PATTERNED EIFS:
  - a. ON FRONT OF BUILDING, ALIGN WITH JAMB OF THE WINDOW BELOW.
  - b. EXTEND TO BOTTOM OF WALL, ON BOTH SIDES OF FIRST WINDOW.
  - c. WRAP CORNER OF BUILDING AND EXTEND TO FIRST WINDOW ON MAIN ENTRANCE SIDE OF BUILDING.
  - d. USE WHITE METAL COPING AT TOP OF WALL.
7. INSTALL BROWN EIFS WITH 4" O.C. V-GROOVES AND BROWN METAL COPING AT TOP OF WALLS:
  - a. ON FRONT OF BUILDING FROM EDGE OF BRICK PATTERNED EIFS TO THE CORNER OF THE BUILDING.
  - b. ON WEST ENTRANCE ON THE ENTIRE EXTRUSION.
  - c. ON EAST SIDE AROUND THE DRIVE THROUGH WINDOW.
  - d. ON THE ROOF SIDE OF a. AND b.
8. INSTALL WHITE EIFS:
  - a. ON EAST SIDE OF BUILDING ABOVE THE RED ACCENT BAND, ALSO WRAP AROUND TO THE NORTH SIDE STOPPING AT THE BROWN METAL COPING.
  - b. ON WEST SIDE OF BUILDING ABOVE THE ACCENT BAND, ALSO BELOW ACCENT BAND IN BETWEEN WINDOW MULLEINS.
9. PAINT GRAY ACCENT BAND AT BOTTOM OF WALL AT BACK HALF OF BUILDING. PAINT ELECTRIC/GAS METERS AND DOOR.
10. PATCH AND REPAIR EXISTING EIFS AND PAINT WHITE. REPLACE EIFS AS REQUIRED.
11. INSTALL WALL MOUNTED LIGHT FIXTURE:
  - a. (1) ON EAST SIDE OF BUILDING 3" BELOW THE RED ACCENT BAND.
  - b. (1) ON SOUTH SIDE OF BUILDING, 5" ABOVE THE RED ACCENT BAND CENTERED ABOVE EXTERIOR DOOR.
  - c. (1) ON WEST SIDE OF BUILDING, 5" ABOVE THE RED ACCENT BAND AND 5'-4" FROM OF THE NORTHWEST CORNER.
  - d. (1) ON WEST SIDE OF BUILDING ABOVE VESTIBULE ENTRANCE, 5'-8" ABOVE DOOR, CENTERED ON EXTERIOR DOOR.

# FINISH SCHEDULE

MARK	MANUFACTURER	DESCRIPTION	NOTES
<b>FINISHES</b>			
A2	WHITE BRICK	County Materials Corporation Brick Premium White Smooth Finish, White Mortar	
H1	HARDIE BOARD	HARDIE BOARD HARDIE PLANK ARTISAN LAP SLIDING	
C	DRYVIT	Existing Coping	COLOR: ARBY131030 TEXTURE: SANDBLAST
C1	DRYVIT	NEW DRYVIT COPING	COLOR: ARBY131030 TEXTURE: SANDBLAST
C2	DRYVIT	NEW DRYVIT COPING	COLOR: DURO-LAST SR.26/ TE.87 "DARK BRONZE"
D	SHERWIN WILLIAMS	SW #6869 STOP	SATIN FINISH -
F	SHERWIN WILLIAMS	SW #7024 FUNCTIONAL GRAY	SATIN FINISH -
G	SHERWIN WILLIAMS	SW #2808 ROOKWOOD DARK BROWN	SATIN FINISH -
K	SHERWIN WILLIAMS	SW #7005 PURE WHITE	SATIN FINISH EXIST BRICK TO BE PREPPED AND PAINTED PER BRICK PER PAINT MANUFACTURER
K1	SHERWIN WILLIAMS	SW #7005 PURE WHITE	SATIN FINISH -
<b>METALS</b>			
A	EXCEPTIONAL METALS/ DURO-LAST	TWO-PIECE SNAP-ON METAL COPING REGAL WHITE/ DURO-LAST #SR70/TE87	FOR USE WITH DURO-LAST ROOFING SYSTEM DETAIL FA3110
B	EXCEPTIONAL METALS/ DURO-LAST	TWO-PIECE SNAP-ON METAL COPING DARK BRONZE/ DURO-LAST #SR.26/TE.87	FOR USE WITH DURO-LAST ROOFING SYSTEM DETAIL FA3110

1. PAINT ALL EXPOSED METERS, SERVICE ENTRANCES, GAS PIPE, ROOF ACCESS LADDER, ETC. TO MATCH ADJACENT EXTERIOR WALL SURFACE.
2. MAKE SURE THAT WALL WEEPS AND FLASHING ARE INSTALLED CORRECTLY. DO NOT BLOCK WEEPS.
3. ALUMINUM STOREFRONT TO BE DARK BRONZE. REFER TO SUCCESSOR LICENSING SCOPE OF WORK.
4. ALL EXTERIOR GLAZING TO BE 1" INSULATED GLAZING.
5. BASIS OF DESIGN FOR THE EIFS WALL SYSTEM IS DRYVIT OUTSULATION PLUS MD. EIFS WALL SYSTEM IS 2" THICK UNLESS NOTED OTHERWISE. INSTALL EIFS PRODUCT IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND DETAILS.
6. SIGNAGE IS SHOWN FOR REFERENCE ONLY. FINAL SIZE, LOCATION AND QUANTITY TO BE DETERMINED BY SIGNAGE VENDOR. SIGNAGE VENDOR SHALL PERMIT ALL SIGNS UNDER SEPARATE COVER.

DATE
10-1-18
DRAWN BY
JOB NUMBER
REVISIONS
SCALE

Arby's Remodel #6118  
 6000 Northwest Hwy, Crystal Lake, IL 60014

General Contractor:

**Mohr Architecture**  
 177 N Ada St. Chicago, IL  
 (773) 230-1030

SHEET

A2.2

