



## #2023-11 Mercyhealth Hospital – Final PUD Amendment Project Review for Planning and Zoning Commission

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**Meeting Date:** February 1, 2023

**Requests:** Final Planned Unit Development Amendment to increase the size of three of five signs to 1,794 square feet, for a total variation of 1,871 square feet of wall signage at the hospital complex.

**Location:** 875 Route 31

**Acreage:** 16.39 acres

**Existing Zoning:** O PUD Office

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

**Staff Contact:** Elizabeth Maxwell (815.356.3615)

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**Background:**

- Mercyhealth received the Final Planned Unit Development Approval in 2018. The complex is currently under construction.
- Signage was amended in July of 2022 to request 920.35 square feet of wall signage. They also requested approvals for their free-standing signage. No changes are proposed to the free-standing signs with this request.
- The table below shows the proposed changes:

<b>Sign</b>	<b>Current Approval</b>	<b>Proposed Size</b>
“Mercyhealth” on the south elevation	378 SF	749.04 SF
“Mercyhealth” on the west elevation	378 SF	749.04 SF
“Emergency” on the north elevation	87.75 SF	295.51 SF
“Emergency Urgent Care” on the north elevation	26.6 SF	No change
“Ambulance Enter Exit” on the northeast elevation	50 SF	No change

**TOTAL 1,870.19 SF**

**Land Use Analysis:**

**ZONING**

- The site is currently zoned O PUD Office and Mercy received a Special Use Permit for a hospital and helipad and Final PUD approval.
- The Comprehensive Land Use Plan designates this area as Commercial. The proposed office use is an acceptable business use in the Commercial land use district.

**SIGNAGE**

- The signage needs to be quickly and easily readable to those unfamiliar with the site and location of services. MercyHealth reviewed the signage and determined that larger signage is necessary.

**Findings of fact:**

**Final Planned Unit Development Amendment**

The petitioner is requesting approval of a Final Planned Unit Development Amendment to allow the installation of wall signage for the hospital campus, which requires a variation from the UDO. 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 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. PUDs 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 which may otherwise require individual requests and applications for zoning variations.

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. Although a formal variation request is not required to be made in conjunction with a Planned Unit Development, Staff identifies those aspects of the Planned Unit Development which effectively result in variations from UDO requirements. If the evidence is not found to justify these variations from the UDO that fact shall be reported to the City Council with a recommendation that the variations from the UDO which are proposed as part of the Planned Development be lessened or denied.

The Planned Unit Development proposed by the Petitioner includes the following variations from the UDO:

#### Article 4-1000 Signs

- UDO allows 150 square feet of total wall signage
  - Total wall signage is 1,871 square feet. This is a variation of 1,644 square feet.

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

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

#### Land Use – Office

**Goal: Maintain and expand the availability of professional and research office in appropriate locations throughout the city to complement commercial and manufacturing uses.**

This can be accomplished with the following supporting actions:

**Supporting Action:** Encourage office development along major roadways, near transit stops and bicycle routes, and in proximity to residential uses.

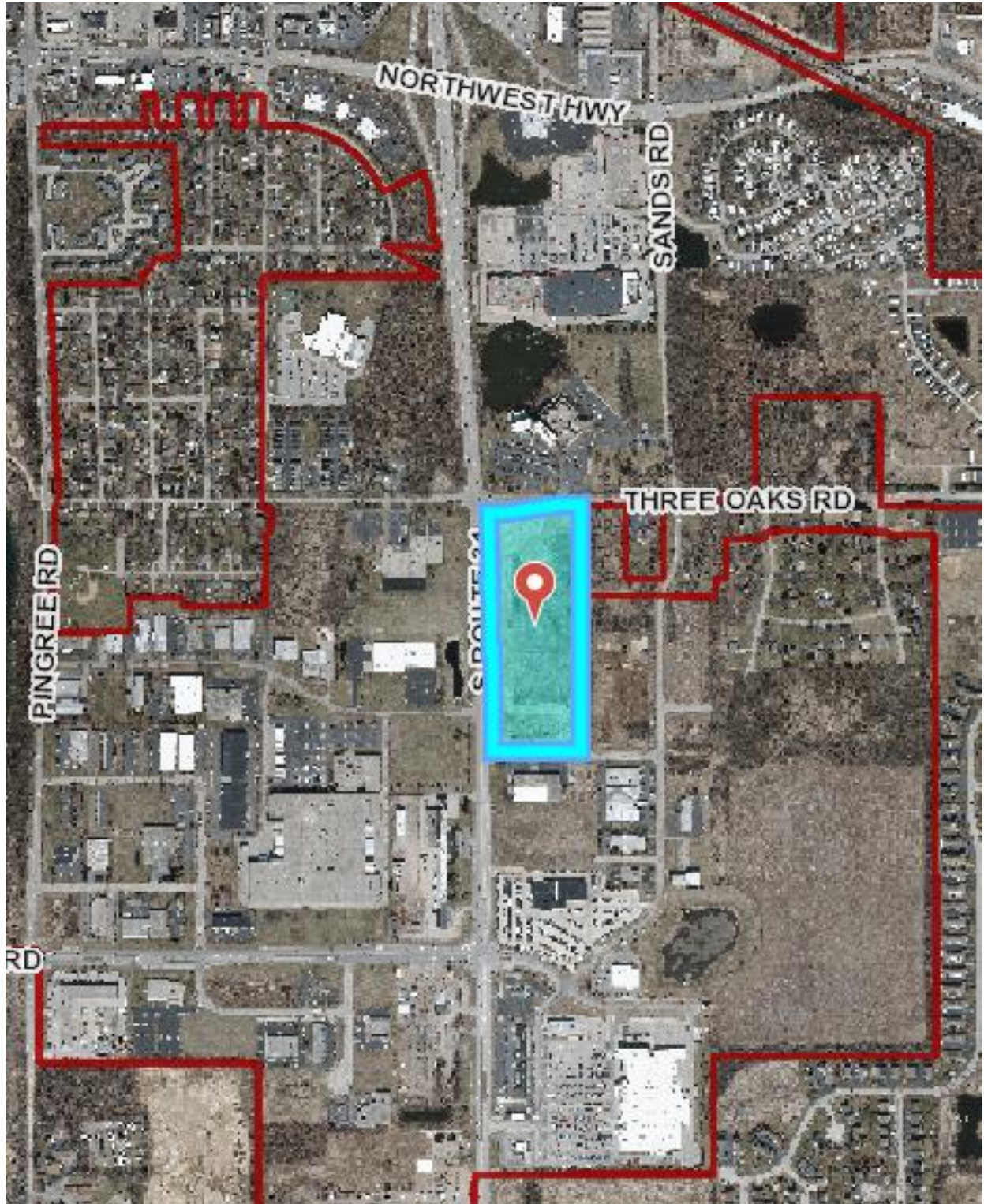
**Success Indicator:** The number of new office occupancies.

**Recommended Conditions:**

If a motion to recommend approval of the petitioner's request is made it should be with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Mercyhealth, received 01/10/23)
  - B. Sign Plans (Jones Sign, dated 07/22/22, received 01/11/23)
2. The petitioner shall address all of the review comments and requirements of the Community Development Department.

PIQ Map  
875 S. Route 31





**City of Crystal Lake  
Development Application  
Ownership Sign-off Acknowledgement Form**

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

**Owner Information**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Project Name & Description: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Project Address/Location: \_\_\_\_\_

**Signature**

**Joanna Benning**

Owner: Print and Sign name

Date

NOTE: If the property is held in a 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.

SHAW MEDIA  
EST. 1851  
PO BOX 250  
CRYSTAL LAKE IL 60039-0250  
(815)459-4040

ORDER CONFIRMATION

Salesperson: BARBARA BEHRENS Printed at 01/17/23 10:03 by bbehr-sm

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Acct #: 10069745 Ad #: 2048072 Status: New WHOLD

MCHENRY COUNTY PREPAID LEGALS Start: 01/18/2023 Stop: 01/18/2023  
PO BOX 250 Times Ord: 1 Times Run: \*\*\*  
CRYSTAL LAKE IL 60014 CLEG 1.00 X 66.00 Words: 215  
Total CLEG 66.00  
Class: C8100 PUBLIC NOTICES  
Rate: LEGAL Cost: 103.94

Contact: LEGAL CLERK Ad Descrpt: PLANNED U.D. - BENNING  
Phone: (815)459-4040 Descr Cont: 2048072  
Fax#: Given by: JOANNA BENNING  
Email: P.O. #:  
Agency: Created: bbehr 01/17/23 09:49  
Last Changed: bbehr 01/17/23 10:03

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Changes: None \_\_\_ Copy \_\_\_ Art \_\_\_ Size \_\_\_ Copy Chg Every Run \_\_\_  
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COMMENTS:  
COPIED from AD 2047556

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PUB ZONE EDT TP RUN DATES  
NW CL 97 S 01/18  
WEB CL 99 S 01/18  
APNW CL 97 S 01/18  
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PO BOX 250  
CRYSTAL LAKE IL 60039-0250  
(815)459-4040

ORDER CONFIRMATION (CONTINUED)

Salesperson: BARBARA BEHRENS

Printed at 01/17/23 10:03 by bbeh-sm

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Acct #: 10069745

Ad #: 2048072

Status: New WHOLD WHOI

**PUBLIC NOTICE**

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

IN THE MATTER OF THE  
Mercy Alliance Inc

**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 Joanna Benning, representing Mercy Alliance Inc. for a Planned Unit Development Amendment, relating to the property at 875 S. Route 31 in Crystal Lake, Illinois 60014. PIN: 19-10-400-013, 19-10-401-008, 19-10-401-010, 19-10-400-011, 19-10-401-009, and 19-10-400-010.

This application is filed for the purpose of seeking a Planned Unit Development Amendment to allow additional wall signage up to 1,794 square feet for the hospital, pursuant to Article 2, 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 7:00 p.m. on Wednesday February 1, 2023, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Jeff Greenman, Chairperson  
Planning and Zoning  
Commission City of  
Crystal Lake

(Published in the Northwest  
Herald January 18, 2023)  
2048072

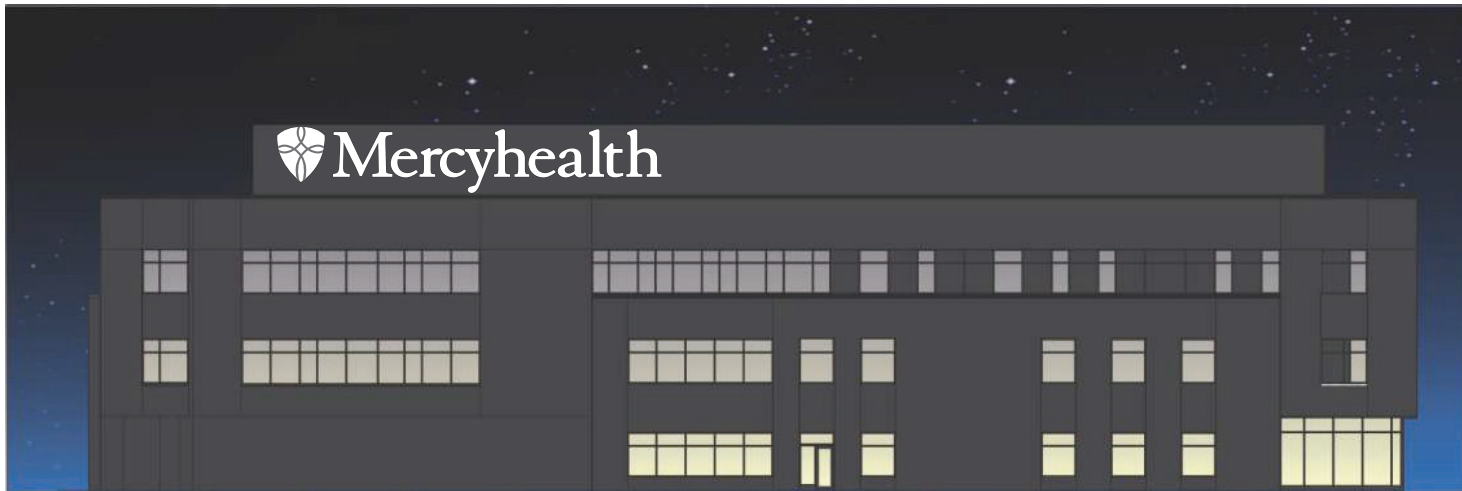


**PUBLIC HEARING**  
FOR THE  
PROPOSED  
CONSTRUCTION OF  
A NEW  
BUILDING  
ON  
THE  
SOUTH  
EAST CORNER  
OF  
THE  
INTERSECTION  
OF  
STATE  
STREET  
AND  
1ST  
STREET  
IN  
THE  
CITY  
OF  
MILWAUKEE  
ON  
FRIDAY, FEBRUARY 7, 2025  
AT 7:00 AM

# ⚡ B.1 PLACEMENT ON ELEVATIONS



DAYTIME VIEW - SOUTH ELEVATION  
SCALE 3/64" = 1'-0"



NIGHTTIME VIEW - SOUTH ELEVATION  
SCALE 3/64" = 1'-0"

**JONES SIGN**  
Your Vision. Accomplished.  
A MORTENSEN COMPANY

JOB # **274210-R21**  
DATE: 07.22.2022  
DESIGNER: J. Dowden  
SALES REP: J. Merriman  
PROJ MGR: D. Kelly

REV.	DATE	BY	DESCRIPTION
12	08.16.22	JD	REVISED VERBIAGE ON DIRECTIONAL SIGNS
13	09.21.22	JD	ADDED LANDSCAPE PLANS, MOVED DA LOCATION
14	09.30.22	JD	ADDED PART # AND AMP INFO
15	10.07.22	JD	REVISED VERBIAGE ON M.1, M.2 & D.3
16	10.19.22	JD	ADDED "HOSPITAL" TO M.1 & M.2
17	10.14.22	JD	M.1 & M.2 INCREASED HEIGHT OF "CRYSTAL LAKE CAMPUS"
18	10.31.22	JD	M.1 & M.2 INCREASED HEIGHT OF COPY
19	11.11.22	JD	INCREASED SIZE OF B.1, B.2, B.3, MOVED LOCATION OF B.3
20	11.15.22	JD	ADDED P-4 CALLOUTS, FIXED PDF CONVERSION ISSUES, DELETED P-4 & #8 FROM M.4, D.1-D.5
21	01.09.23	JD	ADDED A-9' BERM TO M.2

CLIENT APPROVAL	DATE
LANDLORD APPROVAL	DATE



MERCY HEALTH  
CRYSTAL LAKE CAMPUS  
875 S. ROUTE 31  
CRYSTAL LAKE, IL 60014

SHEET NUMBER  
**4.0**

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**B.2 PLACEMENT ON ELEVATIONS**



DAYTIME VIEW - WEST ELEVATION  
SCALE 3/64" = 1'-0"

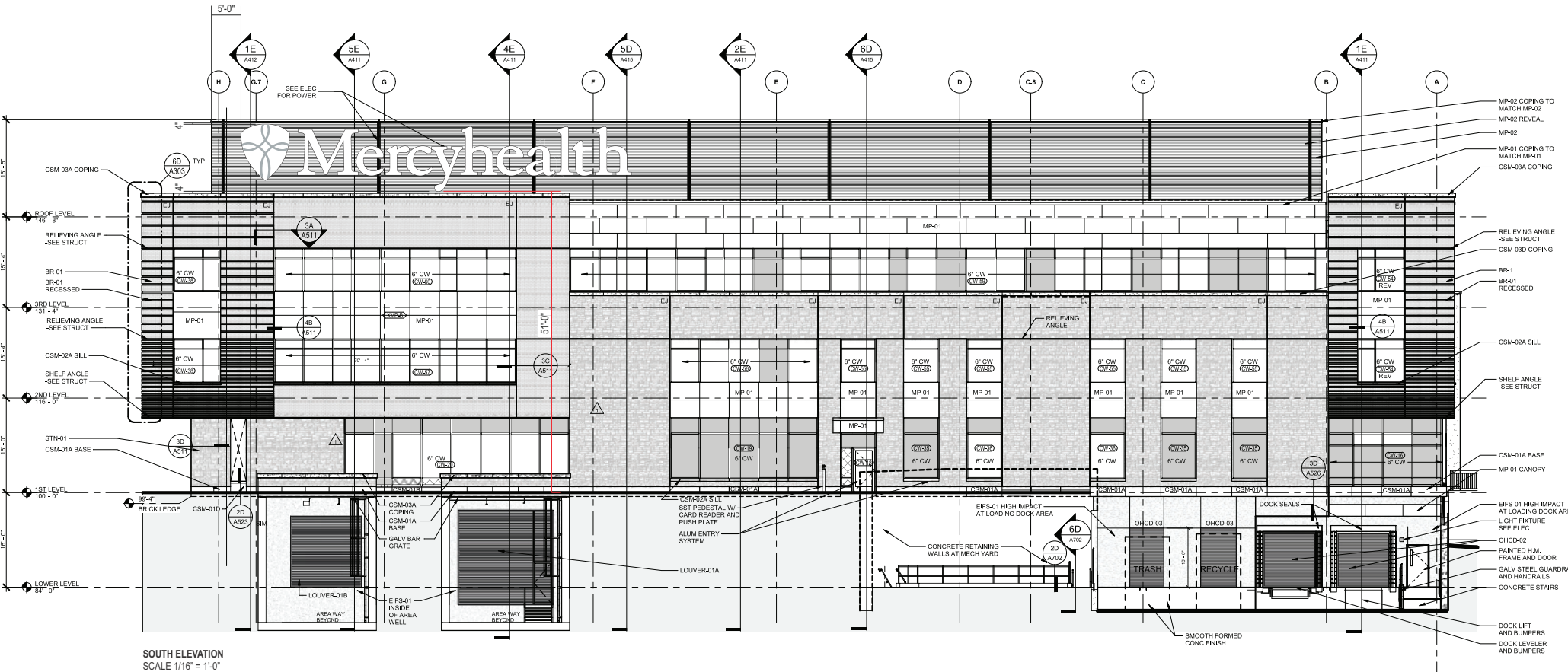


NIGHTTIME VIEW - WEST ELEVATION  
SCALE 3/64" = 1'-0"

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# B.1 PLACEMENT ON ELEVATIONS

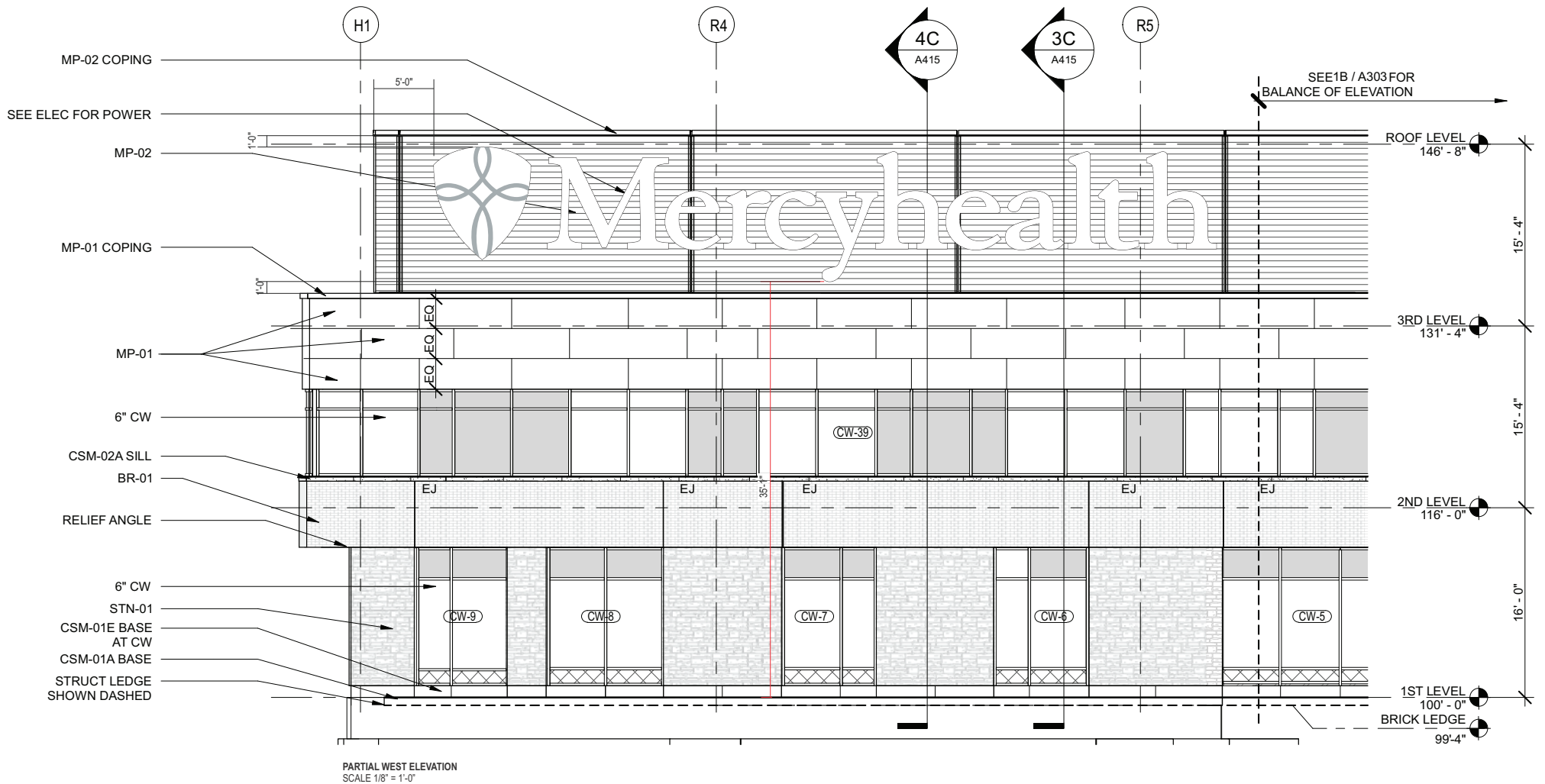


SOUTH ELEVATION  
SCALE 1/16" = 1'-0"

<p><b>JONES SIGN</b> Your Vision. Accomplished. A MORTENSEN COMPANY</p>	<p>JOB # <b>274210-R21</b> DATE: 07.22.2022 DESIGNER: J. Dowden SALES REP: J. Merriman PROJ MGR: D. Kelly</p>	<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td>12</td><td>08.16.22</td><td>JD</td><td>REVISED VERBIAGE ON DIRECTIONAL SIGNS</td></tr> <tr><td>13</td><td>09.21.22</td><td>JD</td><td>ADDED LANDSCAPE PLANS, MOVED DA LOCATION</td></tr> <tr><td>14</td><td>09.30.22</td><td>JD</td><td>ADDED PART # AND ANP INFO</td></tr> <tr><td>15</td><td>10.07.22</td><td>JD</td><td>REVISED VERBIAGE ON M.1, M.2 &amp; D.3</td></tr> <tr><td>16</td><td>10.19.22</td><td>JD</td><td>ADDED "HOSPITAL" TO M.1 &amp; M.2</td></tr> <tr><td>17</td><td>10.14.22</td><td>JD</td><td>M.1 &amp; M.2 INCREASED HEIGHT OF "CRYSTAL LAKE CAMPUS"</td></tr> <tr><td>18</td><td>10.31.22</td><td>JD</td><td>M.1 &amp; M.2 INCREASED HEIGHT OF COPY</td></tr> <tr><td>19</td><td>11.11.22</td><td>JD</td><td>INCREASED SIZE OF B.1, B.2, B.3, MOVED LOCATION OF B.3</td></tr> <tr><td>20</td><td>11.15.22</td><td>JD</td><td>ADDED P-4 CALLOUTS, FIXED PDF CONVERSION ISSUES, DELETED P-4 &amp; H8 FROM M.4, D.1-D.5</td></tr> <tr><td>21</td><td>01.09.23</td><td>JD</td><td>ADDED A5-9' BERM TO M.2</td></tr> </tbody> </table>	REV.	DATE	BY	DESCRIPTION	12	08.16.22	JD	REVISED VERBIAGE ON DIRECTIONAL SIGNS	13	09.21.22	JD	ADDED LANDSCAPE PLANS, MOVED DA LOCATION	14	09.30.22	JD	ADDED PART # AND ANP INFO	15	10.07.22	JD	REVISED VERBIAGE ON M.1, M.2 & D.3	16	10.19.22	JD	ADDED "HOSPITAL" TO M.1 & M.2	17	10.14.22	JD	M.1 & M.2 INCREASED HEIGHT OF "CRYSTAL LAKE CAMPUS"	18	10.31.22	JD	M.1 & M.2 INCREASED HEIGHT OF COPY	19	11.11.22	JD	INCREASED SIZE OF B.1, B.2, B.3, MOVED LOCATION OF B.3	20	11.15.22	JD	ADDED P-4 CALLOUTS, FIXED PDF CONVERSION ISSUES, DELETED P-4 & H8 FROM M.4, D.1-D.5	21	01.09.23	JD	ADDED A5-9' BERM TO M.2	<p>CLIENT APPROVAL _____ DATE _____</p> <p>LANDLORD APPROVAL _____ DATE _____</p>	<p>MERCY HEALTH CRYSTAL LAKE CAMPUS 875 S. ROUTE 31 CRYSTAL LAKE, IL 60014</p>	<p>SHEET NUMBER <b>6.0</b></p>
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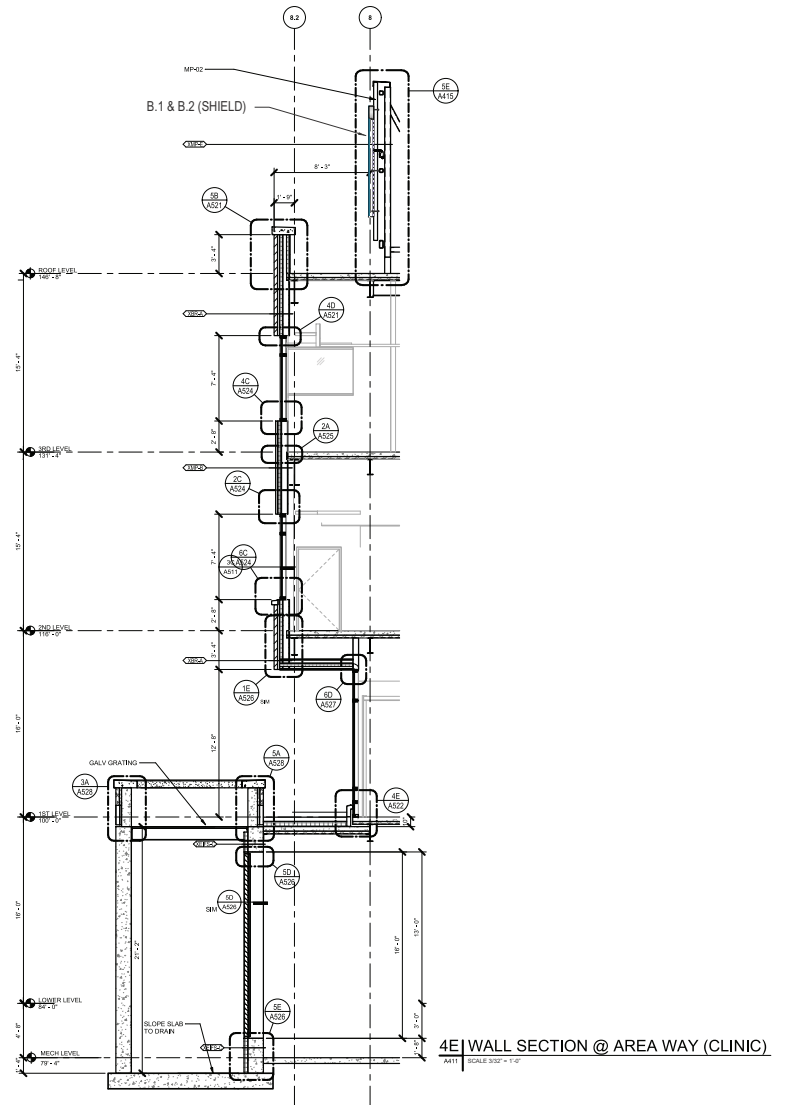
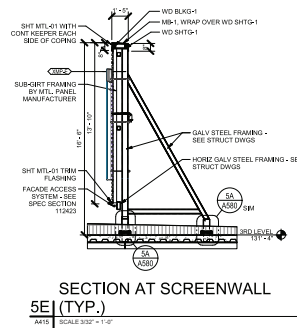
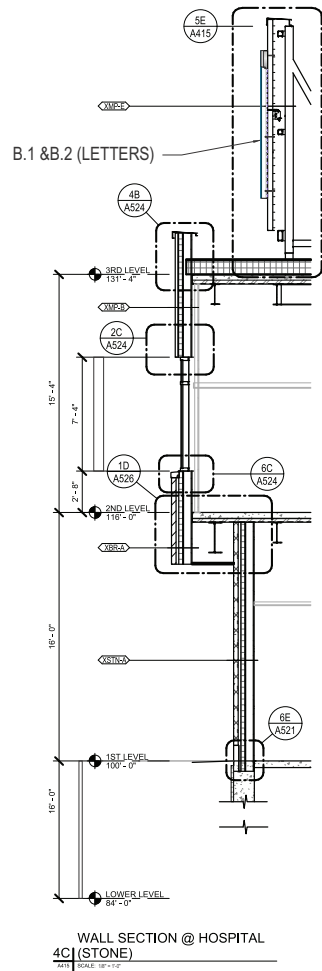
# B.2 PLACEMENT ON ELEVATIONS



<p><b>JONES SIGN</b> Your Vision. Accomplished. A MORTENSEN COMPANY</p>	<p><b>JOB # 274210-R21</b>  <b>DATE: 07.22.2022</b>  <b>DESIGNER: J. Dowden</b>  <b>SALES REP: J. Merriman</b>  <b>PROJ MGR: D. Kelly</b></p>	<p>REV. DATE BY DESCRIPTION</p> <p>12 08.16.22 JO REVISED VERBIAGE ON DIRECTIONAL SIGNS</p> <p>13 09.21.22 JO ADDED LANDSCAPE PLANS, MOVED DA LOCATION</p> <p>14 09.30.22 JO ADDED PART # AND ANP INFO</p> <p>15 10.07.22 JO REVISED VERBIAGE ON M.1, M.2 &amp; D.3</p> <p>16 10.19.22 JO ADDED "HOSPITAL" TO M.1 &amp; M.2</p> <p>17 10.14.22 JO M.1 &amp; M.2 INCREASED HEIGHT OF "CRYSTAL LAKE CAMPUS"</p> <p>18 10.31.22 JO M.1 &amp; M.2 INCREASED HEIGHT OF COPY</p> <p>19 11.11.22 JO INCREASED SIZE OF B.1, B.2, B.3, MOVED LOCATION OF B.3</p> <p>20 11.15.22 JO ADDED P-4 CALLOUTS, FIXED PDF CONVERSION ISSUES, DELETED P-4 &amp; R6 FROM M.4, D.1-D.5</p> <p>21 01.09.23 JO ADDED A-5 9" BERM TO M.2</p>	<p>CLIENT APPROVAL DATE</p> <p>LANDLORD APPROVAL DATE</p>	<p><b>MERCY HEALTH</b>  <b>CRYSTAL LAKE CAMPUS</b>  <b>875 S. ROUTE 31</b>  <b>CRYSTAL LAKE, IL 60014</b></p>	<p>SHEET NUMBER</p> <p><b>7.0</b></p>
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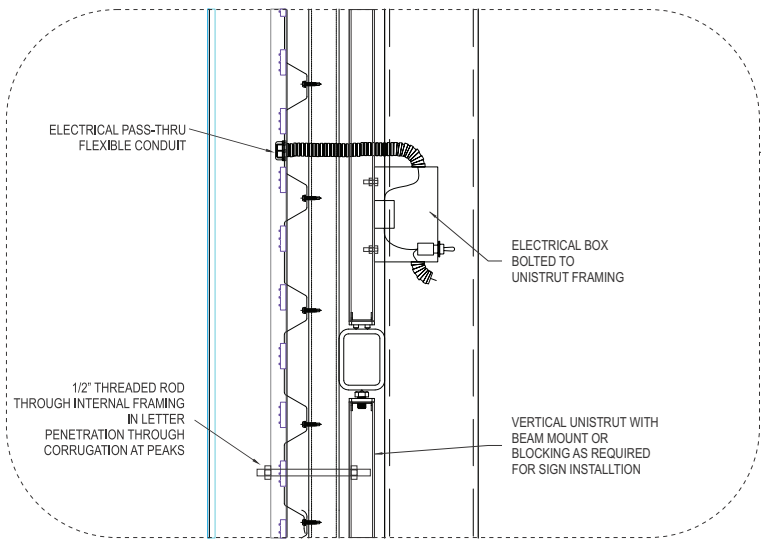
# B.1 & B.2 PLACEMENT ON WALL SECTIONS



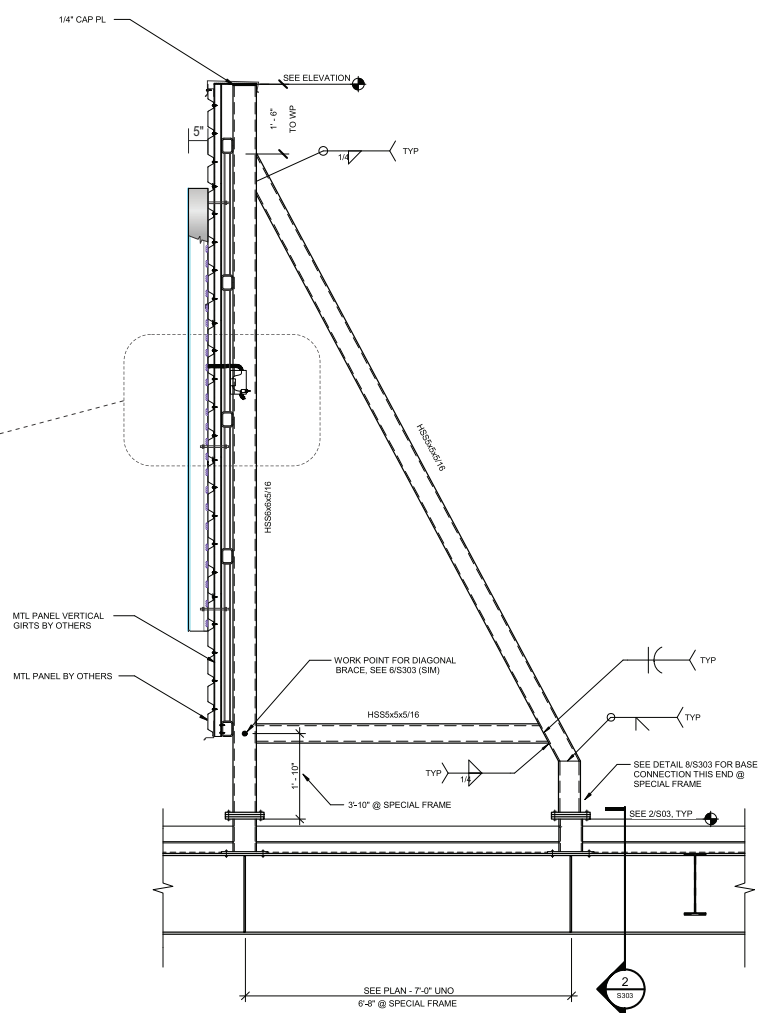
<p><b>JONES SIGN</b> Your Vision. Accomplished. A MORTENSEN COMPANY</p>	<p><b>JOB # 274210-R21</b> DATE: 07.22.2022 DESIGNER: J. Dowden SALES REP: J. Merriman PROJ MGR: D. Kelly</p>	<p>REV. DATE BY DESCRIPTION</p> <p>12 08.16.22 JO REVISED VERBIAGE ON DIRECTIONAL SIGNS</p> <p>13 09.21.22 JO ADDED LANDSCAPE PLANS, MOVED DA LOCATION</p> <p>14 09.30.22 JO ADDED PART # AND AMP INFO</p> <p>15 10.07.22 JO REVISED VERBIAGE ON M.1, M.2 &amp; D.3</p> <p>16 10.19.22 JO ADDED "HOSPITAL" TO M.1 &amp; M.2</p> <p>17 10.14.22 JO M.1 &amp; M.2 INCREASED HEIGHT OF "CRYSTAL LAKE CAMPUS"</p> <p>18 10.31.22 JO M.1 &amp; M.2 INCREASED HEIGHT OF COPY</p> <p>19 11.11.22 JO INCREASED SIZE OF B.1, B.2, B.3, MOVED LOCATION OF B.3</p> <p>20 11.15.22 JO ADDED P-4 CALLOUTS, FIXED PDF CONVERSION ISSUES, DELETED P-4 &amp; #8 FROM M.4, D.1-D.5</p> <p>21 01.09.23 JO ADDED A-5 9" BERM TO M.2</p>	<p>CLIENT APPROVAL _____ DATE _____</p> <p>LANDLORD APPROVAL _____ DATE _____</p>	<p>MERCY HEALTH CRYSTAL LAKE CAMPUS 875 S. ROUTE 31 CRYSTAL LAKE, IL 60014</p>	<p>SHEET NUMBER <b>8.0</b></p>
		<p><b>JONES SIGN</b> Your Vision. Accomplished. A MORTENSEN COMPANY</p>			

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# ⚡ B.1 & B.2 PLACEMENT ON SECTIONS



CROSS SECTION DETAIL  
SCALE 1/2" = 1'-0"



CROSS SECTION  
SCALE 3/8" = 1'-0"

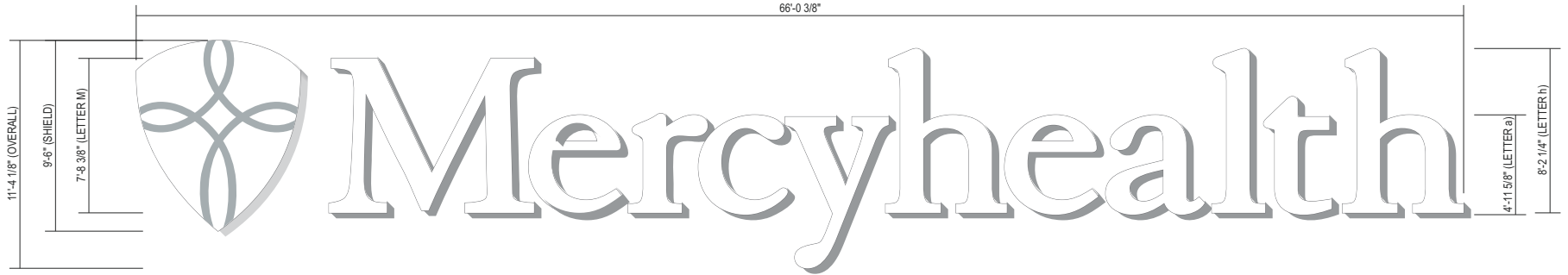
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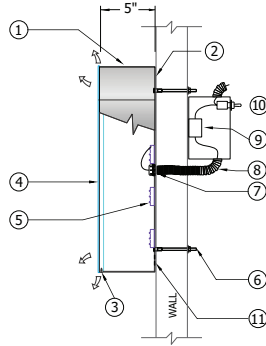


# B.1 & B.2 CHANNEL LETTERS (QTY. 2) - SQUARE FOOTAGE: 749.04

SIGN B.1 & B.2 - MH1CL108-504-5LB1/2

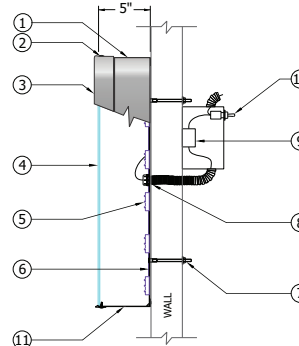


FRONT VIEW  
SCALE 3/16" = 1'-0"



SHIELD DETAIL - REMOTE WIRED FACE LIT SHIELD LOGO  
TRIM-LESS EDGE LIT  
SCALE: NTS

- ① .063" X 5" ALUMINUM COIL (WHITE INSIDE P-7) PAINTED P-6
- ② WELDED AND SEALED TO .063" ALUMINUM BACK WHITE INSIDE P-7
- ③ #8 - 1/2" FLAT HEAD C/SUNK SCREWS PAINTED P-6
- ④ 1/2" CLEAR ACRYLIC WITH DIGITALLY PRINTED VINYL APPLIED 1ST SURFACE V-7, V-8 DIFFUSER APPLIED 2ND SURFACE
- ⑤ LEDs / 1 ROW SECURED TO BACK OF LETTER
- ⑥ MOUNTING HARDWARE HLC SLEEVE ANCHOR 1 1/2" EMBEDMENT
- ⑦ 7/8" ELECTRICAL HOLE / 3/4" COUPLER WITH FLEXIBLE CONDUIT TO POWER SUPPLY BOX
- ⑧ LED POWER SUPPLY INSIDE POWER SUPPLY BOX
- ⑨ TOGGLE SWITCH MOUNTED TO POWER SUPPLY BOX
- ⑩ 1/4" DIA. WEEP HOLES (BRAKE FORMED ALUMINUM TENT) TO PREVENT LIGHT LEAKS
- ⑪ TO PREVENT LIGHT LEAKS



LETTER DETAIL - REMOTE WIRED FACE LIT CHANNEL LETTERS  
SCALE: NTS

- ① .040" X 5" ALUMINUM COIL (WHITE INSIDE P-7) PAINTED P-6
- ② #8 - 1/2" PAN HEAD SCREWS PAINTED P-6
- ③ 2" JEWELITE CHEMICALLY BONDED TO FACES PAINTED P-6
- ④ SECURE WITH HURRICANE CLIPS (OR USE ALUM FABRICATED RETAINERS)
- ⑤ 3/16" WHITE ACRYLIC
- ⑥ LEDs / 1 ROW SECURED TO BACK OF LETTER
- ⑦ .063" PRE-FINISHED BLK/WHT ALUMINUM BACK
- ⑧ MOUNTING HARDWARE HLC SLEEVE ANCHOR 1 1/2" EMBEDMENT
- ⑨ 7/8" ELECTRICAL HOLE / 3/4" COUPLER WITH FLEXIBLE CONDUIT TO POWER SUPPLY BOX
- ⑩ LED POWER SUPPLY INSIDE POWER SUPPLY BOX
- ⑪ TOGGLE SWITCH MOUNTED TO POWER SUPPLY BOX
- ⑫ 1/4" DIA. WEEP HOLES (BRAKE FORMED ALUMINUM TENT) TO PREVENT LIGHT LEAKS

AMP DRAWS ARE BASED ON INPUT AMPERAGE OF FULLY LOADED POWER SUPPLIES  
SIGN B1 & B2 - PART# MH1CL108-504-5LB1/2 TBD AMPS

**SPECIFICATIONS**

- INDIVIDUAL LED LIT CHANNEL LOGO
- CUSTOM FACE-LIT SIDE HIGHLIGHT
- DIGITALLY PRINT DIE CUT ELEMENT IN SHIELD, V-1
- INDIVIDUAL LED LIT CHANNEL LETTERS
- STANDARD FACE-LIT LETTERS W/ TRIMCAP
- POWER IS OUT AT THE CENTER
- ATTACHMENT HARDWARE TO BE STAINLESS STEEL

**NOTES**

- ALL BLOCKING PROVIDED BY MERCYHEALTH

**COLORS/FINISHES**

- P-6 MP 18094 METALLIC SILVER
- P-7 LEP LIGHT ENHANCING PAINT, LIT LETTER INTERIORS
- V-7 BLOCK OUT VINYL W/ MP MATCH TO PMS 7544C GREY
- V-8 3M WHITE DIFFUSER (2ND SURFACE)

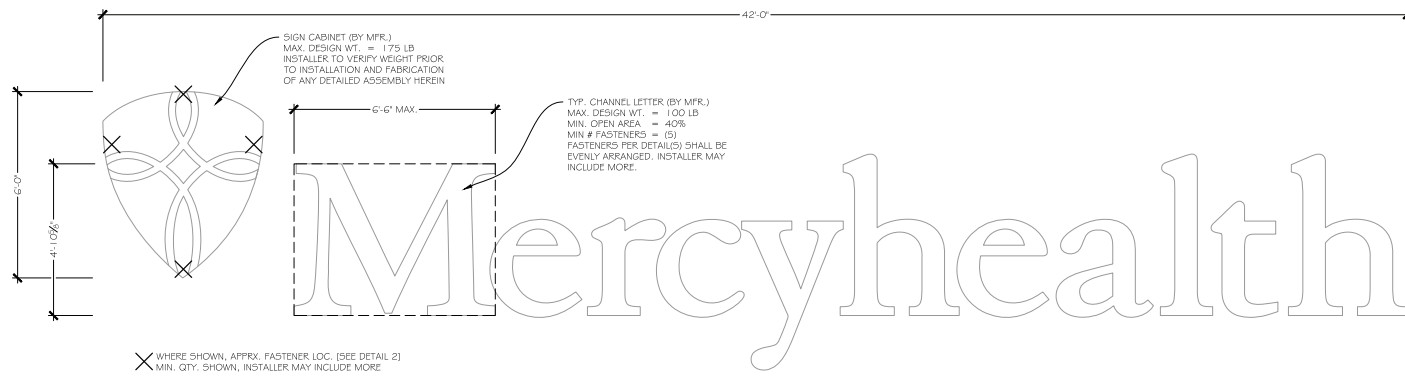


NIGHT VIEW  
SCALE: NTS

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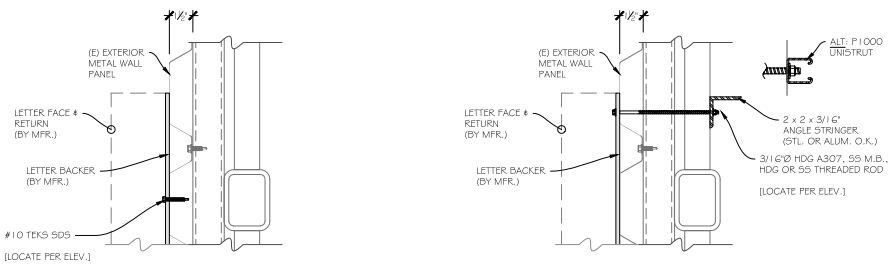
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Items of liability extend only to the work ordered, for the quantity of assemblies indicated (1 unless noted otherwise), at the location specified, and by the client listed, use of those plans and/or corresponding structural calculations in violation of other words all liability.



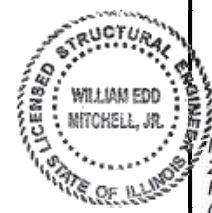
50'-0" MAX. ABOVE GRADE

1 SIGN B.1 & B.2 ELEVATION



2 CONNECTION DETAIL

**ENGINEERING REVISION DEPENDANT  
UPON CUSTOMER SIZE APPROVAL**



www.reverenceengineering.com  
 (619) 354-1152  
 600 B STREET, STE 300  
 SAN DIEGO, CA 92101

PREPARED FOR:  
 MERCYHEALTH  
 PROJECT #:  
 2112063

MERCYHEALTH  
 SIGN PACKAGE  
 ROUTE 31 & THREE OAKS ROAD  
 CRYSTAL LAKE, IL 60014

No.	Issue/Revision	Date
----	Initial Submittal	1-25-2022

Murdoch Engineering  
 2 Hummingbird Ct.  
 Howell, New Jersey  
 (973)-570-8215

*William E. Mitchell, Jr.* 1/27/22  
 William E. Mitchell, Jr.  
 IL Structural Engineer  
 License #081006535

SHEET TITLE:  
 STRUCTURAL

SHEET:  
 S.2

ORIGINAL SHEET SIZE: 11x17

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# ⚡ B.3 & B.4 PLACEMENT ON ELEVATIONS



DAYTIME VIEW - NORTH ELEVATION  
SCALE 3/64" = 1'-0"

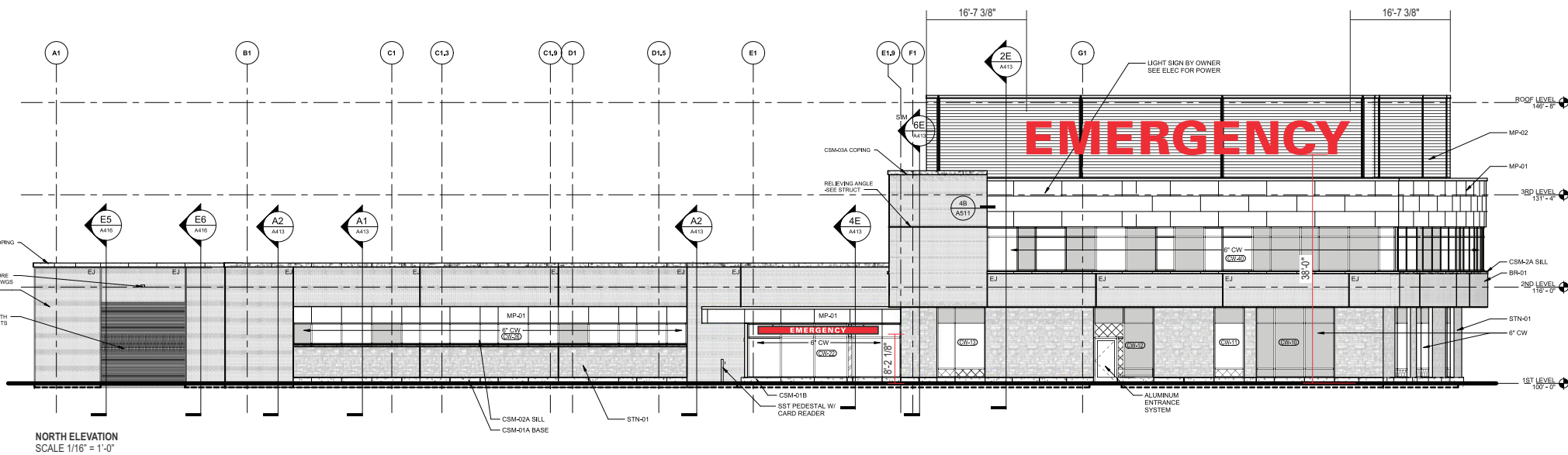


NIGHTTIME VIEW - NORTH ELEVATION  
SCALE 3/64" = 1'-0"

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# ⚡ B.3 & B.4 PLACEMENT ON ELEVATIONS



<p><b>JONES SIGN</b> Your Vision. Accomplished. A MORTENSEN COMPANY</p>	<p><b>JOB # 274210-R21</b> DATE: 07.22.2022 DESIGNER: J. Dowden SALES REP: J. Merriman PROJ MGR: D. Kelly</p>	<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td>12</td><td>08.16.22</td><td>JD</td><td>REVISED VERBIAGE ON DIRECTIONAL SIGNS</td></tr> <tr><td>13</td><td>09.21.22</td><td>JD</td><td>ADDED LANDSCAPE PLANS, MOVED DA LOCATION</td></tr> <tr><td>14</td><td>09.30.22</td><td>JD</td><td>ADDED PART # AND AMP INFO</td></tr> <tr><td>15</td><td>10.07.22</td><td>JD</td><td>REVISED VERBIAGE ON M.1, M.2 &amp; D.3</td></tr> <tr><td>16</td><td>10.19.22</td><td>JD</td><td>ADDED "HOSPITAL" TO M.1 &amp; M.2</td></tr> <tr><td>17</td><td>10.14.22</td><td>JD</td><td>M.1 &amp; M.2 INCREASED HEIGHT OF "CRYSTAL LAKE CAMPUS"</td></tr> <tr><td>18</td><td>10.31.22</td><td>JD</td><td>M.1 &amp; M.2 INCREASED HEIGHT OF COPY</td></tr> <tr><td>19</td><td>11.11.22</td><td>JD</td><td>INCREASED SIZE OF B.1, B.2, B.3, MOVED LOCATION OF B.3</td></tr> <tr><td>20</td><td>11.15.22</td><td>JD</td><td>ADDED P-4 CALLOUTS, FIXED PDF CONVERSION ISSUES, DELETED P-4 &amp; #8 FROM M.4, D.1-D.5</td></tr> <tr><td>21</td><td>01.09.23</td><td>JD</td><td>ADDED A5-9" BERM TO M.2</td></tr> </tbody> </table>	REV.	DATE	BY	DESCRIPTION	12	08.16.22	JD	REVISED VERBIAGE ON DIRECTIONAL SIGNS	13	09.21.22	JD	ADDED LANDSCAPE PLANS, MOVED DA LOCATION	14	09.30.22	JD	ADDED PART # AND AMP INFO	15	10.07.22	JD	REVISED VERBIAGE ON M.1, M.2 & D.3	16	10.19.22	JD	ADDED "HOSPITAL" TO M.1 & M.2	17	10.14.22	JD	M.1 & M.2 INCREASED HEIGHT OF "CRYSTAL LAKE CAMPUS"	18	10.31.22	JD	M.1 & M.2 INCREASED HEIGHT OF COPY	19	11.11.22	JD	INCREASED SIZE OF B.1, B.2, B.3, MOVED LOCATION OF B.3	20	11.15.22	JD	ADDED P-4 CALLOUTS, FIXED PDF CONVERSION ISSUES, DELETED P-4 & #8 FROM M.4, D.1-D.5	21	01.09.23	JD	ADDED A5-9" BERM TO M.2	<p>CLIENT APPROVAL _____ DATE _____</p> <p>LANDLORD APPROVAL _____ DATE _____</p>	<p>MERCY HEALTH CRYSTAL LAKE CAMPUS 875 S. ROUTE 31 CRYSTAL LAKE, IL 60014</p>	<p>SHEET NUMBER <b>13.0</b></p>
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**B.3 CHANNEL LETTERS - EMERGENCY - SQUARE FOOTAGE 295.51 - PART # MH1CL36-351-5LB3**  
SIGN B.3 - MH1CL36-351-5LB3



FRONT VIEW  
SCALE 3/16" = 1'-0"



SIDE VIEW  
SCALE 3/8" = 1'-0"



NIGHT VIEW  
SCALE: NTS

AMP DRAWS ARE BASED ON INPUT AMPERAGE OF FULLY LOADED POWER SUPPLIES  
SIGN B3 - PART# MH1CL36-351-5LB3 | TBD AMPS

**SPECIFICATIONS**

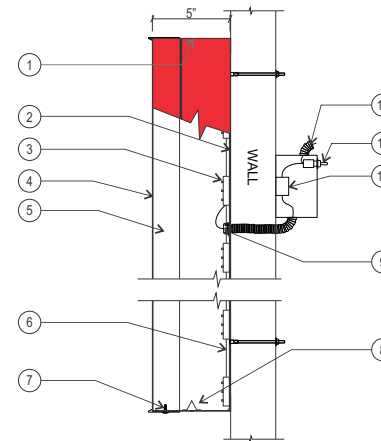
- .040" X 5" ALUMINUM COIL (WHITE INSIDE) (SEAMS IN CORNERS OR TOP) P-8
- ACM BACKS / LETTER LOCKED TO RETURNS
- WHITE LED'S
- 3/16" ACRYLIC / V-4
- 2" PRE-FINISHED JEWELITE CHEMICALLY BONDED TO FACES (SEAMS AT THE TOP) P-8  
SECURE WITH HURRICANE CLIPS (OR USE ALUM FABRICATED RETAINERS)
- MOUNTING HARDWARE HLC SLEEVE ANCHOR 1 1/2" EMBEDMENT
- #8 - 1/2" PAN HEAD SCREWS (NO MORE THAN 24" APART)
- 1/4" DIA. WEEP HOLES W/ .063" DRAIN HOLE COVER (EXTERIOR APPLICATIONS ONLY)
- 7/8" ELECTRICAL HOLE / 3/4" COUPLER WITH FLEXIBLE CONDUIT TO POWER SUPPLY BOX (IN MIDDLE OF LETTER UNLESS NOTED OTHERWISE)
- LED POWER SUPPLY INSIDE POWER SUPPLY BOX
- TOGGLE SWITCH MOUNTED TO POWER SUPPLY BOX
- 15 FT. MIN. WHIP LENGTH

**COLORS/FINISHES**

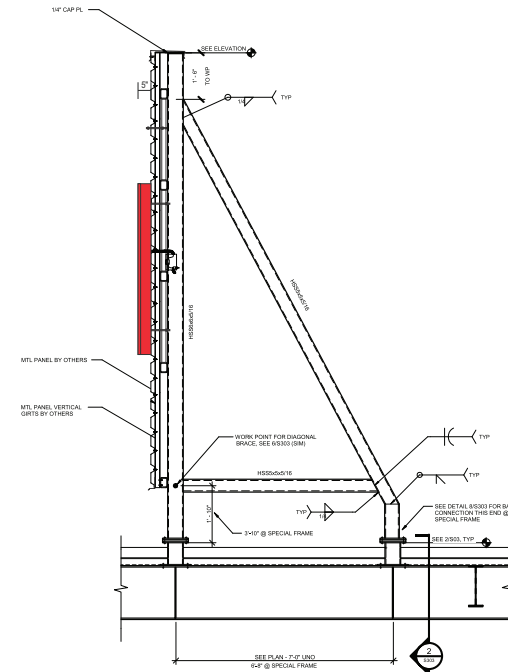
- P-8 TO MATCH PMS 1797 C
- V-4 3M 3630-33 RED TRANSLUCENT

**NOTES**

- ALL BLOCKING PROVIDED BY MERCYHEALTH



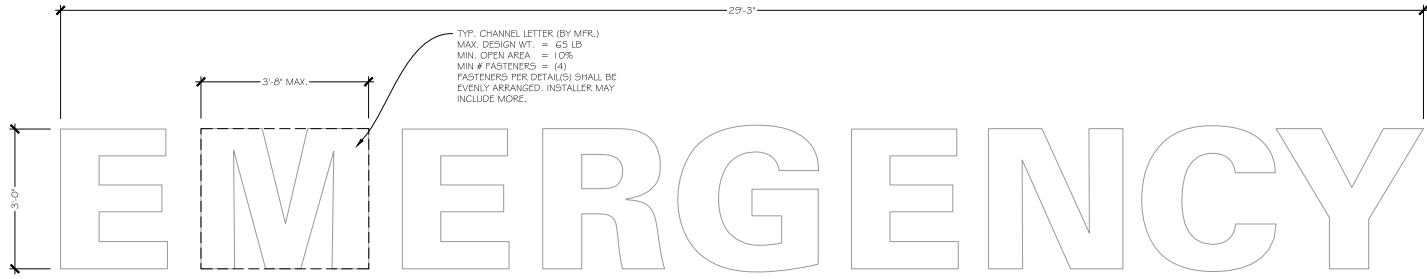
CROSS SECTION VIEW  
SCALE 1/2" = 1'-0"



CROSS SECTION  
SCALE 1/4" = 1'-0"

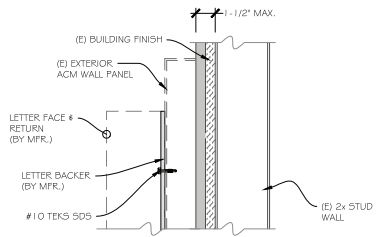
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Items of liability related only to the work retained, for the quantity of assemblies indicated (1 unless noted otherwise), at the location specified, and by the client listed, use of those plans and/or corresponding structural calculations in violation of other voids all liability.



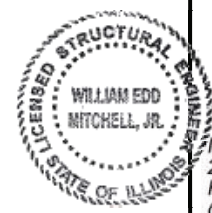
35'-0" MAX.  
ABOVE GRADE

1 SIGN B.3 ELEVATION



**ENGINEERING REVISION DEPENDANT  
UPON CUSTOMER SIZE APPROVAL**

2 CONNECTION DETAIL



www.reverenceengineering.com  
 (619) 354-1152  
 600 B STREET, STE 300  
 SAN DIEGO, CA 92101

PREPARED FOR:  
 MERCYHEALTH

PROJECT #:  
 2112063

MERCYHEALTH  
 SIGN PACKAGE  
 ROUTE 31 & THREE OAKS ROAD  
 CRYSTAL LAKE, IL 60014

No.	Issue/Revision	Date
----	Initial Submittal	1-25-2022

- 1
- 2
- 3
- 4

Murdoch Engineering  
 2 Hummingbird Ct.  
 Howell, New Jersey  
 (973)-570-8215

1/27/22  
 William E. Mitchell, Jr.  
 IL Structural Engineer  
 License #081006535

SHEET TITLE:  
 STRUCTURAL

SHEET:  
 S.3

ORIGINAL SHEET SIZE: 11x17

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**SENATOR DAVE SYVERSON**  
ILLINOIS SENATE – 35TH DISTRICT  
REPUBLICAN CAUCUS WHIP  
DEAN OF THE ILLINOIS SENATE

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**REPUBLICAN SPOKESMAN**

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- HEALTH
- INSURANCE

**MEMBER:**

- COMMISSION ON GOVERNMENT FORECASTING & ACCOUNTABILITY
- EXECUTIVE
- BEHAVIORAL AND MENTAL HEALTH
- TOURISM AND HOSPITALITY

November 19, 2022

Joanna Benning, AIA  
VP Facilities and Construction  
Mercy Health

Dear Joanna,

Thank you for sending us the latest update and renderings on the Mercy Crystal Lake Hospital project. We are so grateful for your investment in building this first-ever Hospital and Emergency Room in Crystal Lake. The aesthetics of the building look wonderful, but even more important is what will happen in this state-of-the-art facility that our residents will be able to use and be proud to have in their community.

One thing we all noticed, and maybe it is because we are politicians, was your signage. When you have a facility that people are very proud of, we would think you would want to highlight who and what you are, so it would stand out to everyone. Maybe more importantly, since you will be drawing patients from outside Crystal Lake, we would think you want to make sure the Hospital was easy to see and find. This is especially true for your ER; that sign seems to be very small and set back when considering the size of the building and the message it is supposed to send. People need to know there is an ER and for those coming from outside the area who are desperate, seeing that ER sign becomes very welcoming to them.

Other than that, it is a wonderful looking build, and we look forward to your opening day and seeing the positive impact Mercy is going to have on this community and region.

Best,

Senator Dave Syverson  
Senator Craig Wilcox  
Senator Don DeWitte