



#2011-14
TVI, INC. /SAVERS STORE - Final PUD
Amendment
Project Review for Planning and Zoning Commission

<u>Meeting Dates:</u>	April 20, 2011
<u>Requests:</u>	(1) Final PUD Amendment to allow the addition of a drive-through drop-off lane along the front of the building and the addition of signage; (2) Special Use Permit to allow a used merchandise store.
<u>Location:</u>	230 W. Virginia Street (Country Corners)
<u>Acreage:</u>	≈ 10.8 acres (subdivision); ≈ 34,027 SF (tenant space)
<u>Existing Zoning:</u>	“B-2 PUD” General Commercial Planned Unit Development
<u>Surrounding Properties:</u>	North: “R-3B” Multi-Family Residential South: “O” Office and “O-PUD” Office Planned Unit Development East: “B-2 PUD” General Commercial Planned Unit Development and “B-2” General Commercial West: “B-2” General Commercial
<u>Staff Contact:</u>	Latika V. Bhide 815.356.3615

Background:

The Country Corners shopping center was originally approved in October of 1970. Highland Management became the owners of the shopping center in the fall of 1992. In 1993, a Final PUD Amendment to complete alterations to the façade and canopy was granted. This was to modernize the center and make it aesthetically pleasing. In 2008, Highland Management requested another PUD Amendment to allow changes to the façade. In 2009, a Final PUD Amendment was granted to allow the addition of a third monument sign on the property. The petitioner, TVI, Inc. /Savers Store, is requesting a PUD amendment to allow the addition of a drive-through drop-off lane along the front of the building. Additionally, they are requesting a Special Use Permit for a Used Merchandise Store.

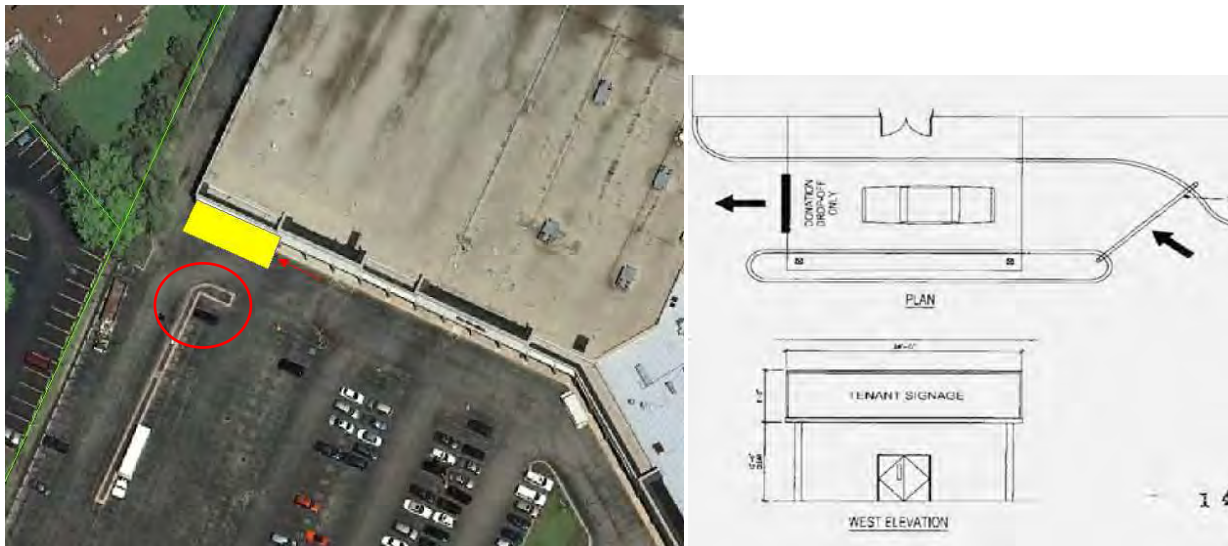
Land Use Analysis:

The property is zoned “B-2 PUD”, General Commercial Planned Unit Development. This district is the City’s primary commercial district accommodating highway service uses and community or regional commercial, office and service uses. The “B-2” district is intended to provide for a full range of commercial uses.

TVI, Inc. /Savers Store has indicated that the inventory in their stores is a mix of items consisting primarily of used clothing, footwear and a full variety of household goods. They also carry new items on a seasonal basis, such as during Halloween and the holiday season. They have indicated that the merchandise available on the sales floor is primarily obtained through buy/sell arrangements with local not-for-profit organizations. The balance of their merchandise comes from commercial vendors or direct donations from the public made at the stores.

With the adoption of the Unified Development Ordinance (UDO), Used Merchandise Stores are permitted as a Limited Use in the “B-2” General Commercial and “B-4” Downtown Business districts. If the review criteria for a Limited Use cannot be met, a Special Use must be obtained. Since the petitioner has indicated that they will not be able to meet the reporting requirements for Used Merchandise stores in the UDO, they are accordingly requesting a Special Use.

The petitioner is requesting to add a donation drop-off drive-through lane along the front of the building on the west end. A 28’ wide and 20’-6” deep canopy is proposed to be added along the front of the building. Drive-through uses are permitted as a Limited Use in the “B-2” district.



The proposed canopy may require modification of a the parking lot, such as clipping the island and possibly removing a couple of parking spots, to maintain adequate drive aisles. Detailed, dimensioned plans are required to determine the exact improvements that will be required.

The approved sign criteria for Country Corners allow a two hundred square foot wall sign for this tenant space. The petitioner has provided sign details that propose wall signage totaling 201.8 square feet. In addition, the drive-through detail indicates additional signage on all three sides of the canopy. It is recommended that the total wall signage including the canopy signs be restricted to 200 square feet.

Per the UDO, if the Used Merchandise stores cannot comply with the following standards, it is required to seek a Special Use Permit:

- a. Location: Used Merchandise stores must be located more than 1,000 feet from an existing similar use. Measurements shall be made in a straight line, without regard to intervening

structures or objects, from the property line of the proposed use to the property line of the existing use.

There is a thrift store located at 26 Crystal Lake Plaza in the Crystal Lake Plaza shopping Center located to the east of this center.

- b. Outdoor display: Outdoor display, storage, and sales of items is not permitted.
The petitioners have indicated that there will be no outdoor display, storage or sales of merchandise. No outdoor (collection) drop-boxes are proposed.
- c. Police inspection: Records of all items received and sold shall be kept and shall be made available during regular business hours for inspection by the Police Department.
The petitioners have indicated that since they do not purchase a majority of their merchandise from the general public, they are unable to keep records of all items received and sold.

Findings of fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT AND SPECIAL USE PERMIT

The petitioner is requesting a Final Planned Unit Development approval and a Special Use Permit 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

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, the following are recommended as conditions of approval:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Development Application, received 3-17-11
 - B. Floor Plan, received 4-7-11
 - C. Dock Location, received 4-1-11
 - D. Drive-through canopy plan/elevation, received 4-7-11
 - E. Plat of Survey, received 4-1-11
 - F. Sign Package, 3-17-11
2. A Special Use to allow a Used Merchandise store at this location is hereby approved.

3. A detailed, dimensioned plan that shows the proposed improvements relative to the existing building, existing canopy, existing drive aisles and islands is required. If the changes to the parking lot necessitated by the addition of the canopy are deemed by staff to be a major change, an additional PUD amendment will be necessary.
4. Landscaping shall be installed in the proposed island along the drive-through lane. Any landscaping that may be removed to accommodate the drive-through canopy will be replaced on-site.
5. The total wall signage including all signage on the canopy shall be no more than 200 square feet.
6. The materials and colors for the proposed canopy shall match the materials and colors of the existing building.
7. No outside drop boxes or outside drop/collection areas for collecting merchandise are permitted. Store staff shall continuously monitor the outside drive-through to ensure that donated material does not collect outside. Repeated violations of this condition shall render this SUP null and void.
8. The petitioner shall address all of the review comments and requirements of the Engineering & Building, Fire Rescue, Police, Public Works, and Planning & Economic Development Departments.

City of Crystal Lake Development Application

Office Use Only

File # _____

Project Title: TVI, Inc. / Savers Store Country Corners Shopping Center
230 Virginia Street, Crystal Lake, IL

Action Requested

Annexation

Comprehensive Plan Amendment

Conceptual PUD Review

Final PUD

Final PUD Amendment

Final Plat of Subdivision

Preliminary PUD

Preliminary Plat of Subdivision

Rezoning

Special Use Permit

Variation

Other

Petitioner Information

Name: ROBERT C. HOGLUND

Address: 11400 SE 6th St., Ste 220
Bellvue, WA 98004

Phone: 425-462-1515

Fax: 425-452-4668

E-mail: ahat@sted@savers.com

Owner Information (if different)

Crystal Corners LLC c/o Highland Management

Name: Attn: Charles S. Margosian

Address: 1 E. 22nd Street, Suite
201, Lombard, IL 60148

Phone: (630) 691-1122

Fax: (630) 691-8572

E-mail: cmargosian@highlandmanagement.biz

Property Information

Project Description: PROPOSED SAVERS RETAIL THRIFT STORE.
SAVERS USE CLAUSE: "RETAIL SALE OF NEW & USED
CLOTHING, FURNITURE & HOUSEHOLD ITEMS"

Project Address/Location: 230 Virginia Street, Crystal Lake, IL

PIN Number(s): 19-05-334-023

Development Team

Please include address, phone, fax and e-mail

Highland Management Associates, 1 E. 22nd Street, Suite 201, Lombard, IL 60148

Developer: (630) 691-1122 (phone), (630) 691-8572 (fax), cmargosian@highlandmanagement.biz

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

Robert [Signature] February 8, 2011
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.
[Signature] 3/16/2011
OWNER: Print and Sign name AGENT FOR CRUSTAL CORNERS LLC Date
CHARLES S. MARGOSIAN III, Sr VP
HIGHLAND MANAGEMENT ASSOCIATES, INC. AS

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.

Notification—Affidavit Template

STATE OF ILLINOIS
COUNTY OF MCHENRY
IN THE MATTER OF THE APPLICATION OF
(TVI, Inc. d.b.a. Savers)

AFFIDAVIT

(TVI, Inc. d.b.a. Savers), being first duly sworn on oath deposes and states as follows:

A. That a copy of the legal notice, concerning the hearing date for the above mentioned Petitioner, was sent to each of the persons named below by regular mail notifying them of the hearing before the Planning and Zoning Commission on (_____ **Date**), at 7:30 p.m., at the Crystal Lake City Hall, 100 West Woodstock Street in Crystal Lake, Illinois. Said notice was mailed to each of the below mentioned persons by regular mail on (**Date**).

B. That the posting requirements of the Zoning Ordinance have been complied with by placing the customary public notice sign on the subject property on (**Date**).

(Robert C. Hoglund)
Subscribed and Sworn to me before
This ____ day of February, 2011.

Notary Public

PUBLIC NOTICE

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

IN THE MATTER OF THE APPLICATION OF ROBERT HOGLUND ON BEHALF OF TVI, INC. / SAVERS STORE

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 Robert Hoglund on behalf of TVI Inc. / Savers Store, for approval of a Final Planned Unit Development Amendment, Special Use Permit and Variations, relating

to the following described real estate commonly known as 230 W. Virginia Street, Crystal Lake, IL 60014, PIN: 19-05-334-023

This application is filed for the purpose of seeking a Final Planned Unit Development Amendment pursuant to Article 4-500 and Article 9 of the UDO to allow the addition of a drive-through drop-off lane along the front of the building and signage as proposed; a Special Use Permit pursuant to Article 2 and Article 9 of the UDO to allow a Used Merchandise Store as presented; as well as any other variations that may be necessary to complete the petitioner's request, as presented. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic 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, April 20, 2011 at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tam Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald
April 5, 2011)



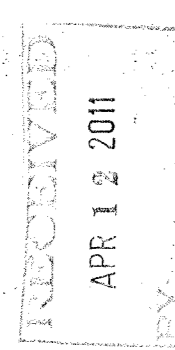
1 4 2011

RECEIVED
 APR 12 2011
 BY:

PLAT OF SURVEY

OF LOT 1 IN COLBY COURT SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 5, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 6, 1972 AS DOCUMENT NO. 570486, IN MCHENRY COUNTY, ILLINOIS. ALSO
OF LOT 2 IN COLBY CENTER SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 5, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A RE-SUBDIVISION OF LOT 67 IN THE FIRST ADDITION TO COLBY'S HOME ESTATES, A SUBDIVISION OF PART OF SECTION 5, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 6, 1970 AS DOCUMENT NO. 531552, IN MCHENRY COUNTY, ILLINOIS.

14 2011



STATE OF ILLINOIS) S.S.
COUNTY OF MCHENRY)

(91-994, JMB Realty)

Certified to: 1. Country Corner Associates
2. Ricor Title Insurance Company
3. Manufacturers Affiliated Trust Company as
offices under
4. Old Kent Bank

TO: TICOR TITLE INSURANCE OF CALIFORNIA, LA SALLE NATIONAL BANK TRUST
48449, COUNTRY CORNERS ASSOCIATES AND J.M.E. PROPERTIES, INC.

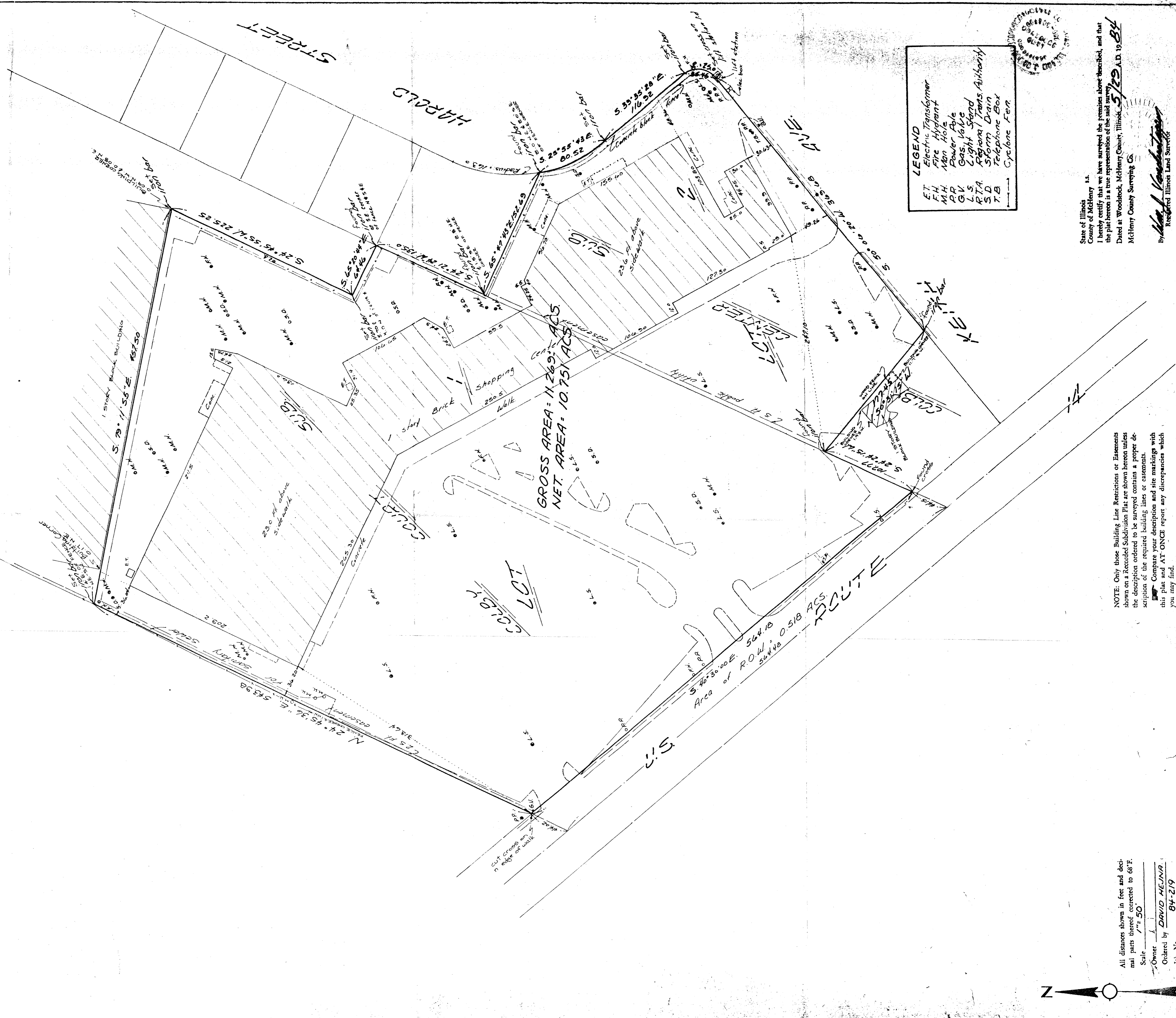
I HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY AS DESCRIBED HEREIN AND PREPARED THE PLAT HEREON DRAWN IN ACCORDANCE WITH THE OFFICIAL RECORDS AND IN STRICT COMPLIANCE WITH THE REQUIREMENTS OF THE ILLINOIS SUCH SURVEY AND CALIFORNIA SURVEY STATUTES, JOINTLY ESTABLISHED AND ADOPTED BY THE CHICAGO BAR ASSOCIATION, ILLINOIS STATE BAR ASSOCIATION, ILLINOIS REGISTERED LAND SURVEYORS ASSOCIATION, AND SOCIETY OF PROFESSIONAL LAND SURVEYORS IN 1968, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys". Jointly established and adopted by ALTA and "ACSM" in 1980 and meets the accuracy requirements of a Class Community-Panel No. 170478 0003 and have inspected the same in 1985, and have determined that the subject property is located within Zone "C", area of minimal flooding.

Dated this 15th day of January, A.D., 1993.

DATE: MAY 29, 1994
SIGNED: *Wm J Vandenberg*
ILLINOIS REGISTERED LAND SURVEYOR NO. 2709

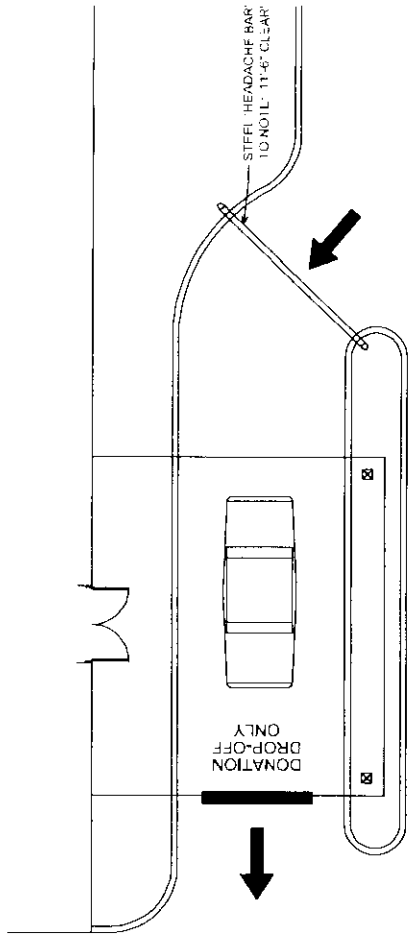
Wm J Vandenberg
Professional Illinois Land Surveyor
Number 2709



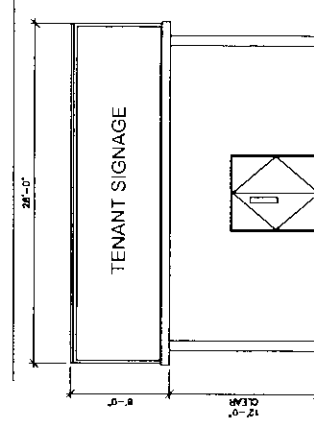
NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.
Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

State of Illinois
County of McHenry) s.
I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey.
Dated at Woodstock, McHenry County, Illinois, 5/29 A.D. 1994
McHenry County Surveying Co.
By: *Wm J Vandenberg*
Registered Illinois Land Surveyor

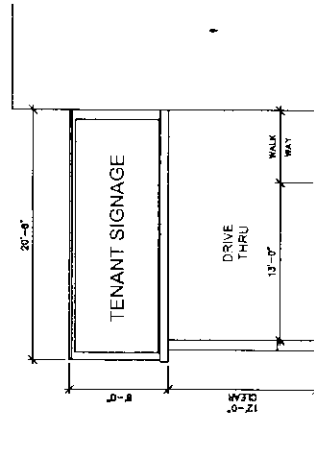
All distances shown in feet and decimal parts thereof corrected to 68°F.
Scale 1" = 50'
Owner: *DAVID HEJNA*
Ordered by: *DAVID HEJNA*
Job No. 84-219



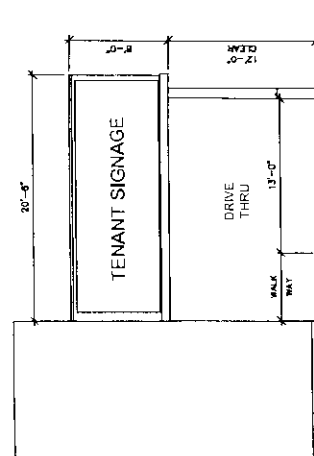
PLAN



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

14 2011

APR 12 2011



CRYSTAL LAKE
Crystal Lake IL

DATE BUILT: 01
STORE NUMBER:
FILE PATH:

AREA: 434,027 sq
ADDRESS: 100 W. JEFFERSON ST.
CITY: CRYSTAL LAKE, IL
STATE: IL
ZIP: 60145

DEPT INFO:

GENERAL ASSEMBLY
GENERAL
MISC.
OFFICE
RECEPTION
RECEPTION
RESTROOMS
RESTROOMS
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RESTROOMS

APPROVAL:

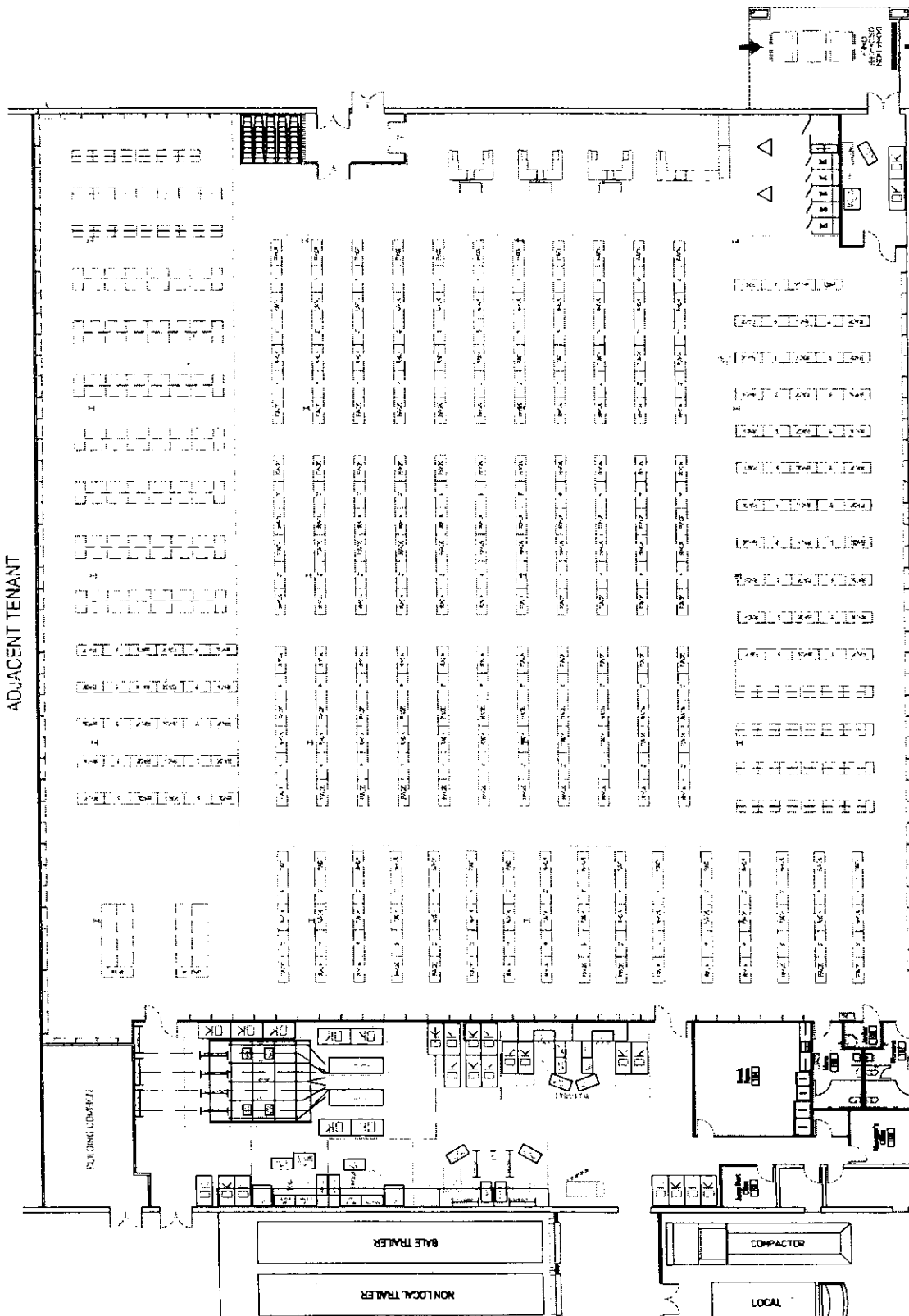
INITIALS
DATE
DATE
DATE

REVISIONS:

1 AS SHOWN

SHEET TITLE
FIXTURE PLAN

SD-1



RECEIVED

APR 12 2011

BY:

1 FIXTURE PLAN
SD-1 SCALE: NTS

Sign Survey – South Elevation

PAGE 2 OF 8



Signs
27th
Anniversary

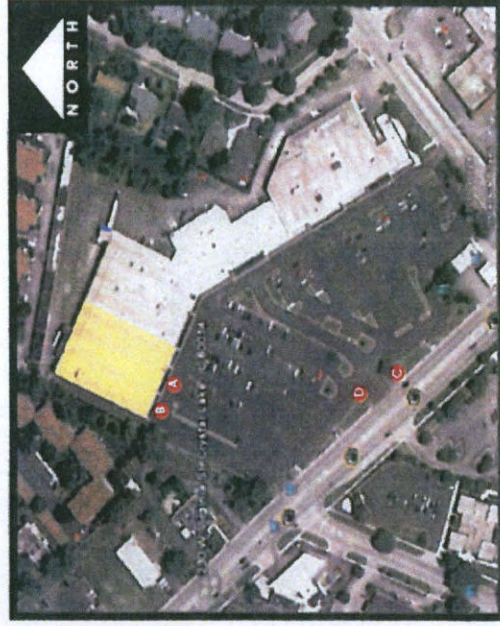
Boise's Only
Full Service
Sign Company!



NOT TO SCALE



NOT TO SCALE



REVISIONS:

NO.	DATE	DESCRIPTION

C:\projects\2011\20110727\11072701.dwg
 PROJECT: 11072701
 DATE: 7/27/11
 CUSTOMER: SAVERS
 JOB LOCATION: CRYSTAL LK. E.
 SALES JET
 DRAWN BY: **BRUCE**

Sign Survey – Monument Sign

PAGE 4(A) OF 8



Boise's Only
Full Service
Sign Company!

BOISE'S ONLY FULL SERVICE
SIGN COMPANY!
2003 - 2010
1117 N. GARDEN BLVD.
BOISE, ID 83702
PHONE: 208-338-3030
WWW.SIGNCOMPANY.COM

REVISIONS:

NO.	DESCRIPTION	DATE



PROPOSED DECORATION FOR DOUBLE FACE MONUMENT SIGN

NOT TO SCALE

OPTION (A) BLACK CDC

DATE: 04/10/11

SCALE: 1" = 10'-0"
 DRAWN BY: JEFFREY BARNES
 CHECKED BY: JEFFREY BARNES
 JOB LOCATION: CRYSTAL MT. BL.
 SALES: JEFFREY BARNES
 DESIGNED BY: JEFFREY BARNES



EXISTING DOUBLE FACE PYLON SIGN

NOT TO SCALE





REVISION 2

STORE #0000
230 W. Virginia St., Crystal Lake, IL.



WALL SIGNS					
Elevation	Area Allowed	Number Allowed	Height Allowed	Proposed Sign	Area Proposed
North	none	none	none	none	none
South	220	3	Not restricted	5'-6" SAVERS Stacked CDC	201.8
East	none	none	none	none	none
West	Adjacent tenant	Adjacent tenant	Adjacent tenant	Adjacent tenant	Adjacent tenant
Total	220				201.8

NOTE: 1.5 Sq. Ft. for each linear Ft. of frontage. There may be landlord requirements that are more restrictive - Research found that previous special permits had been granted (Bonus Sign Area) to exceed wall sign allowances, however none were found that were associated with this particular center. Design is subject to city and landlord review.

FREESTANDING SIGNS					
Street	Area Allowed	Height Allowed	Area Proposed	Height Proposed	
W. Virginia St.	(3) Existing	(3) Existing	(3) Existing	(3) Existing	(3) Existing

NOTE: There are (3) freestanding signs at this center. We are unclear which panel(s) are available for our use. This design is subject to city and landlord review.

DIRECTIONAL SIGNS			
Allowed - Y/N	Area Allowed	Area Proposed	Height Proposed
Y	4 Sq. Ft.	None	None

NOTE: Per code interpretation freestanding directional signs are listed as wayfinding signs and there were no provisions for wall mounted directional signs only freestanding.

TEMPORARY SIGNS (BANNERS)			
Allowed - Y/N	Area Allowed	Area Proposed	
Y	32 Sq. Ft.	Area Proposed	

NOTE: Per code interpretation we are allowed to permit banners at 32 Sq. Ft.- 30 days prior to event and 2 days following - (4) permits per year.

WINDOW SIGNS			
Allowed - Y/N	Area Allowed	Area Proposed	
Y	No more than 25% of window or door	Area Proposed	?

NOTE: Per code interpretation we are allowed window or door signs as long as they do not take more than 25% of the areal.

VARIANCE			
Allowed - Y/N	COST	Process	Success
Y	?	30 - 90 days	Success 1 to 10

NOTE: There have been "bonus Sign Area" permits granted for wall signs by the city, however I didn't find any associated with this particular center.



27th Anniversary

1994-2011

**Boise's Only
Full Service
Sign Company!**

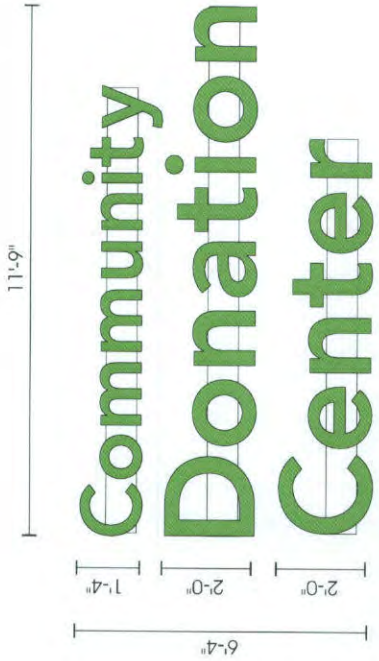
THIS IS AN UNPUBLISHED
DRAWING/DESIGN SUBMITTED
BY THE CLIENT TO BE USED IN
CONNECTION WITH A
PROJECT BEING PLANNED
FOR YOU BY DAHO ELECTRIC.
IT IS NOT TO BE REPRODUCED,
REPRODUCED, COPIED OR
EXHIBITED IN ANY FASHION
WITHOUT WRITTEN PERMISSION
OF DAHO ELECTRIC, 990 W. MC

THE COLORS SHOWN IN THE
DRAWING ARE APPROXIMATE
IN VISUALS OUR PROPOSAL
AND MAY NOT MATCH ACTUAL
COLORS USED ON THE
PRINTED DRAWING.

REVISIONS:

COPYRIGHT © 2011

SKETCH # 0000
FILE: BRES/SAVERS 000 CRYSTAL LAKE PL.
DATE: 2-9-11
CUSTOMER: SAVERS
JOB LOCATION: CRYSTAL LK., IL
SALES: JEFF
DESIGNER: *JB*



B NEW INTERNALLY ILLUMINATED PAN-CHANNEL LETTERS SCALE 3/8" = 1'-0" SOUTH ELEVATION

NOTES:

FACES:

3/16" CLEAR PLEX OVERLaid WITH ARLON OLIVE GREEN # 112 TRANSLUCENT VINYL.

RETURNS:

5" .040 PRE-FINISHED ALUMINUM. BLACK EXTERIOR AND WHITE INTERIOR.

BACKS:

PRE-FINISHED WHITE .063 ALUMINUM.

RETAINERS:

1" BLACK TRIM CAP.

ILLUMINATION:

GELCORE TETRA MINI MAX WHITE LED.

WIRE WAYS: (APPROXIMATELY 2" DEEP)

FABRICATED FROM ALUMINUM AND PAINTED _____ TO APPROXIMATE THE BUILDING COLOR.

- ALL US SIGNS AND COMPONENTS ARE TO BE UL LISTED.
- FIELD VERIFY ALL MEASUREMENTS.



27th Anniversary
1994-2011

Boise's Only Full Service Sign Company!

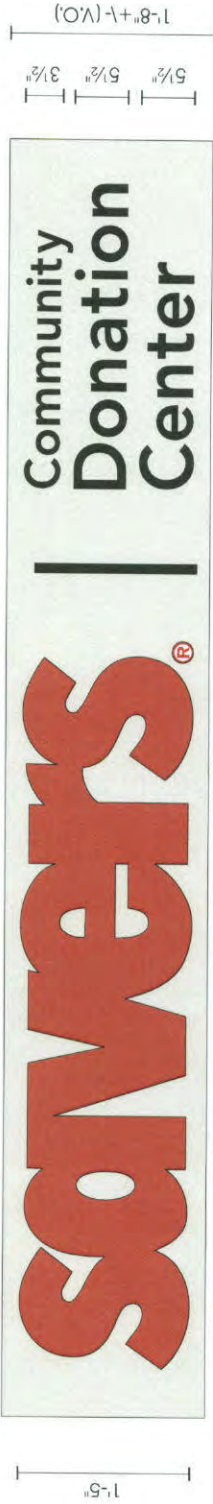
THIS IS AN UNPUBLISHED DRAWING/DESIGN SUBMITTED TO THE CLIENT FOR A PROJECT BEING PLANNED BY AND FOR THE CLIENT'S USE ONLY. ALL RIGHTS ARE RESERVED. NO PARTS, IN ANY MANNER, SHALL BE REPRODUCED, COPIED OR EXHIBITED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF DAVIS ELECTRIC SIGNS, INC.

THE COLORS SPECIFIED IN THIS DRAWING ARE APPROXIMATE AND MAY NOT MATCH ACTUAL COLORS AS THEY APPEAR ON THE PRINTED DRAWING.

REVISIONS:

COPYRIGHT © 2011
 SKETCH # 0000
 FILE: BRFCESAVERS 000 CRYSTAL LAKE RT.
 DATE: 2-9-11
 CUSTOMER: SAVERS
 JOB LOCATION: CRYSTAL LK., IL
 SALES: JEFF
 DESIGNER: *JEFF*

10'-8" ± (V.O.)



SCALE 1" = 1'-0"

REFACE EXISTING DOUBLE FACE INTERNALLY ILLUMINATED PYLON SIGN
 OPTION (A) BLACK CDC

NOTES:

- PYLON SIGN:-
- EXISTING. FACES ARE ALUMINUM WITH A TEXTURED FINISH.
- FACES-
- ALUMINUM WITH COPY AND LINE ROUTED FROM FACES AND BACKED WITH POLYCARBONATE.
- DECORATION:-
- "SAVERS" IS OVERLAID WITH CARDINAL RED 3630-53 TRANSLUCENT VINYL.
- "COMMUNITY DONATION CENTER"
- OPTION (A) OVERLAID WITH BLACK PERFORATED OR SLIT CUT PREMIUM VINYL.
- LINE IS OVERLAID WITH BLACK PREMIUM VINYL.



27th
Anniversary
1984-2011

Boise's Only Full Service Sign Company!

THIS IS AN UNPUBLISHED DRAWING DESIGN SUBMITTED TO US FOR A CONTRACT CONNECTION WITH A PROJECT BEING PLANNED BY SAVERS. ALL ELECTRICAL SIGNAGE IS TO BE PRODUCED, COPIED OR REPRODUCED IN ANY FASHION WITHOUT THE WRITTEN PERMISSION OF ENJO ELECTRIC SIGNS, INC.

THE COLORS DEPICTED IN THE DRAWING ARE APPROXIMATE AND MAY NOT MATCH ACTUAL COLORS SHOWN ON THE FINISHED DISPLAY.

REVISIONS:

COPYRIGHT © 2011

SKETCH # 0000
FILE: BREE/SAVERS 000 CRYSTAL LAKE PLT.
DATE: 2-9-11
CUSTOMER: SAVERS
JOB LOCATION: CRYSTAL LK., IL
SALES: JEFF
DESIGNER: BREE

4'-9"+/- (V.O.)



1'-9"+/- (N.O.)
1'-0"

D DECORATE TENANT PANELS ON DOUBLE FACE INTERNALLY ILLUMINATED MONUMENT SIGN
SCALE 1" = 1'-0"

4'-9"+/- (V.O.)



1'-9"+/- (N.O.)
5 1/2"
5 1/2"
3 1/2"

D DECORATE TENANT PANELS ON DOUBLE FACE INTERNALLY ILLUMINATED MONUMENT SIGN
SCALE 1" = 1'-0"
OPTION (A) BLACK CDC

NOTES:

- TENANT PANEL-EXISTING.
- DECORATION-DECORATION.
- "SAVERS" IS OVERLAID WITH CARDINAL RED 3630-53 TRANSLUCENT VINYL.
- "COMMUNITY DONATION CENTER"
- OPTION (A) OVERLAID WITH BLACK PREMIUM VINYL.
- OPTION (B) OVERLAID WITH OLIVE GREEN # 112 TRANSLUCENT VINYL.

4'-9"+/- (V.O.)



1'-9"+/- (N.O.)
5 1/2"
5 1/2"
3 1/2"

D DECORATE TENANT PANELS ON DOUBLE FACE INTERNALLY ILLUMINATED MONUMENT SIGN
SCALE 1" = 1'-0"
OPTION (B) GREEN CDC