



#2011-44
Mobil Gas Station - 451 Virginia Street
Project Review for Planning and Zoning Commission

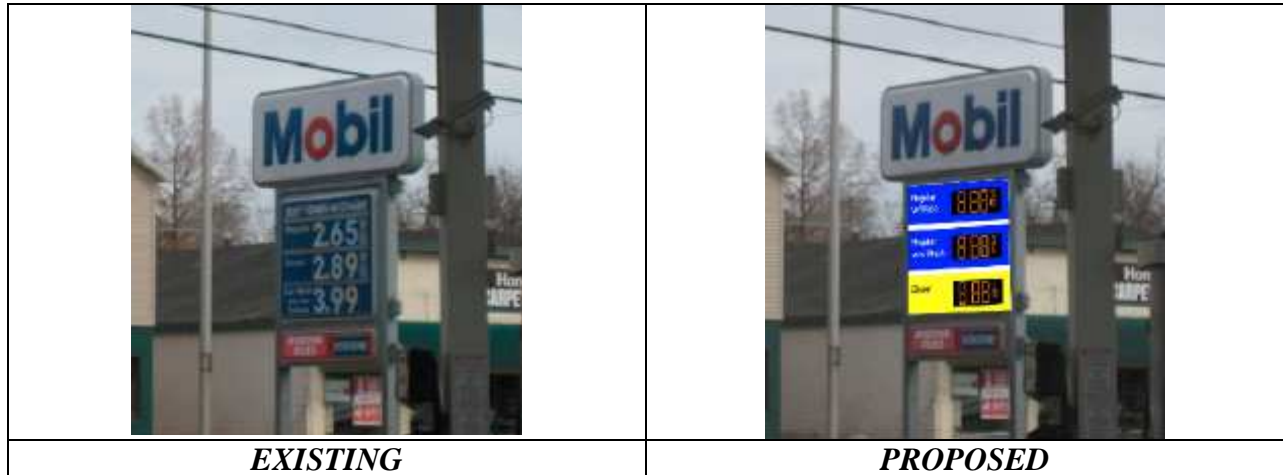
<u>Meeting Dates:</u>	September 21, 2011
<u>Requests:</u>	Special Use Permit Amendment to reface the existing sign with an electronic pricing sign and to allow an illuminated canopy fascia for a gas station
<u>Location:</u>	451 Virginia Street
<u>Acreage:</u>	≈ 0.4 acres
<u>Existing Zoning:</u>	“B-2 VSC” General Commercial in the Virginia Street Corridor Overlay District
<u>Surrounding Properties:</u>	North: “B-2 VSC” General Commercial VSC Overlay District South: “O” Office East: “R-2 VSC” Single-Family Residential VSC Overlay District (McCormick Park) West: “B-2 VSC” General Commercial VSC Overlay District
<u>Staff Contact:</u>	Latika Bhide (815.356.3615)

Background:

The property in question is a Mobil Gas station with a convenience store and a car wash. The facility received a variation in 1970 to allow an automatic car wash and a Special Use in 1983 to install 2 self service wash bays in the existing service bays. In 1994 the petitioner received a Special Use Amendment to allow façade improvements as well as signage alterations. The petitioner is requesting an Amendment to the Special Use Permit to reface the existing sign at this location with electronic pricing sign and to allow an illuminated canopy fascia.

Land Use Analysis:

The property is zoned “B-2 VSC” General Commercial in the Virginia Street Corridor Overlay District. As part of the SUP Amendment approval in 1994, a 14’ 8 ½” tall free standing was approved for this location. The sign is located approximately one foot from the property line as no other appropriate location could be identified. The petitioner is requesting to reface the pricing portion of the existing sign - approximately 19.83 square feet in area with electronic pricing signs. The overall sign area will remain the same at 49.43 square feet. According to the provisions of the Unified Development Ordinance (UDO), electronic pricing signs for gas stations can be requested as part of the Special Use Permit.



In addition, the petitioner is also requesting to allow an illuminated fascia on the existing canopy. If illuminated, the fascia would be considered as part of the wall signage. There is 60 square feet of wall signage currently for this property. The canopy is an approximately 52 foot square and the blue fascia band is 2 foot tall. Three sides of the canopy are proposed to be illuminated for an additional 267 square feet. In 2003, the petitioner requested to allow the blue border on the fascia to be internally illuminated. The Zoning Board of Appeals recommended denial of the request and the petitioner withdrew the request.

Findings of fact:

SPECIAL USE PERMIT

The petitioner is requesting approval of a Special Use Permit amendment to allow changes to the freestanding sign and allow illuminated canopy fascia. Due to their unique nature, Special Uses require 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*

Additionally, Section 2-400 C of the UDO, establishes specific criteria for consideration before the issuance of a Special Use Permit for Electronic Message Center signs.

- a. Number Permitted: One EMC Sign may be incorporated into any freestanding business sign on a property, provided that such freestanding sign would otherwise be permitted within the underlying Zoning District and subject to the following restrictions:
 - (i) Minimum Width: The zoning lot upon which an EMC may be permitted must have a minimum of 200 contiguous lineal feet of frontage that must be located on Route 14 or Route 31.
Not applicable to gas station pricing signs

- (ii) Minimum Area: The zoning lot upon which an EMC may be permitted must have a minimum of 2 acres of total lot area.

Not applicable to gas station pricing signs

- (iii) Maximum Gross Surface Area: The maximum gross surface area of the EMC portion of any sign shall not exceed 32 square feet or 40% of the sign's total area; whichever is smaller. The EMC portion must occupy the bottom half of the sign. The maximum gross area of any sign within which an EMC sign is incorporated shall comply with the requirements for maximum gross surface area based on the underlying Zoning District and shall include the surface area of the EMC. The sign must be outside of the required setback and located on the middle third of the property.

Not applicable to gas station pricing signs

- (iv) Maximum Height: The EMC sign, including any sign in which the EMC is incorporated, shall comply with the maximum height permitted for any sign based on the underlying Zoning District to which the property is located.

The existing sign is 14' 8 1/2" tall and was approved through a prior SUP. Per the VSC Design guidelines that were approved as part of the UDO, signs in this corridor/overlay district are permitted to be up to 16 feet in height. Pole signs are required to be located within 10 feet of the property line and no more than 32 square feet in area. The existing sign is 49.43 square feet in area.

- (v) Pre-existing nonconforming signs: An EMC sign cannot be incorporated into a pre-existing non-conforming sign.

Electronic pricing signs for gas stations can be requested as part of the SUP for gas stations.

- (vi) Minimum Design Standards: The EMC sign shall meet all the following design conditions:

A. The EMC unit must be equipped with both a programmed dimming sequence as well as an additional overriding mechanical photocell that adjusts the brightness of the display to the ambient light at all times of day. Such programming and mechanical equipment shall be set so that the EMC, at night or in overcast conditions, will be no more than 40% of the daytime brightness level *No information available at this time*

B. All EMCs located on properties adjacent to residential uses must be extinguished from 11:00 p.m. until 7:00 a.m. This restriction shall apply regardless of the location of the EMC on the property *Not applicable*

C. The message area of an EMC can be illuminated by white or amber incandescent lamps, LED (light-emitting diode) or magnetic discs *Amber pricing signs are proposed*

D. The EMC unit must have the "flash" feature disabled and messages shall have a 5-minute "hold" time except for time and temperature messaging which may have a shorter duration, but no less than 1 minute or separate the sign into two areas – one for the message and the other for the time and temperature *Not applicable*

E. The messages displayed on the EMC may only transition from one message to another by either fading or dissolving to black with another message appearing

- immediately thereafter, without movement or other transition effects between messages. ***Pricing signs cannot fade, dissolve or have other movement or transition effect.***
- F. Except as otherwise provided herein, all messages displayed on the EMC must be static and may not reflect movement, flashing, scrolling or changes in shape or size of messages or portions of messages. Streaming and/or live-time video may not be displayed and this function of the EMC must be disabled. ***Not applicable***
- G. The EMC unit must be equipped to override commercial messages for emergency situations such as an “Amber Alert” or other such acute public emergencies, but such override authority for public emergencies shall not exceed 48 total hours within any two week period. The owner of the EMC unit is requested to cooperate with the City of Crystal Lake in order to allow the City to exercise its override authority ***Not applicable***
- H. The EMC sign must be set in a manner that the display will turn dark in case of a malfunction. ***No information available at this time***
- (vii) A free-standing sign may have not more than 2 sign faces. Freestanding signs with more than one sign face must be designed to have the sign faces attached back to back to the support structure. No V-shape freestanding EMC signs shall be permitted. ***Complies***
- (viii) The EMC unit shall otherwise comply with all other provisions of Article 4-1000 of the Crystal Lake Unified Development Ordinance (“Signs”), including, but not limited to, the prohibition of Off-Premise Signs.
The existing sign is 14’ 8 1/2” tall and was approved through a prior SUP. Per the VSC Design guidelines that were approved as part of the UDO, signs in this corridor/overlay district are permitted to be up to 16 feet in height. Pole signs are required to be located within 10 feet of the property line and no more than 32 square feet in area. The existing sign is 49.43 square feet in area.

Recommended Conditions:

If a motion is made to recommend approval of the petitioner’s request, the following conditions are suggested:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application, received 9-7-11
 - B. Sign Details, Everbrite, received 9-7-11
2. A special use permit amendment is hereby granted to allow the electronic pricing signs and illuminated canopy fascia.
3. The electronic pricing signs must comply with the following:
 - A. The electronic pricing sign must be illuminated by white or amber incandescent lamps.
 - B. Sign must be equipped with both a programmed dimming sequence as well as an additional overriding mechanical photocell that adjusts the brightness of the display to the ambient light at all times of day.
 - C. Pricing signs cannot fade, dissolve or have other movement or transition effect.

- D. The EMC sign must be set in a manner that the display will turn dark in case of a malfunction
4. Any missing landscaping on-site shall be replaced in accordance with the landscaping plan.
 5. If the canopy fascia is illuminated, the lighting level for the canopy must comply with the UDO standards including but not limited to minimum and maximum average light levels.
 6. The petitioner shall address all of the review comments and requirements of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

City of Crystal Lake Development Application

Office Use Only 44 2011
File # _____

Project Title: Exxon Mobil Gas Station

RECEIVED
SEP 07 2011
BY: _____

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 checked="" type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Final PUD Amendment | <input type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Name: Eric Carlson
Address: 455 Barnaby Drive, Oswego, IL 60543

Phone: 630-400-2950
Fax: 630-587-3132
E-mail: eric@ecarchitects.com

Owner Information (if different)

Name: Sam Singh
Address: 451 Virginia St., Crystal Lake, IL 60014

Phone: 815-459-1777
Fax: _____
E-mail: _____

Property Information

Project Description: Replace existing "pricing" portion of sign with new electronic message center and add new illuminated canopy fascia on existing canopy.

Project Address/Location: 451 Virginia Rd, Crystal Lake, IL 60014

PIN Number(s): 19-06-280-012

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____


Landscape Architect: _____

Planner: _____

Surveyor: _____

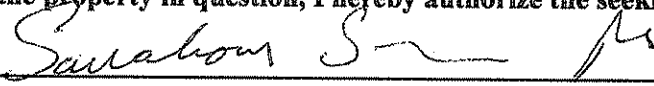
Other: Sign Supplier: Everbrite Inc., PO Box 20020, Greenfield WI 53220. ph: 414-529-3500, sales@everbrite.com

Signatures

Eric Carlson  9/6/2011

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.

Sam Singh  9/6/2011

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 APPLI-
CATION OF ERIC CARLSON ON BE-
HALF OF SAM SINGH**

LEGAL NOTICE

Notice is hereby given in compli-
ance 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 Eric Carlson on be-
half of Sam Singh relating to the
following described real estate
commonly known as 451 Virginia
Street, Crystal Lake, Illinois 60014
PIN: 19-06-280-012 (the "Subject
Property").

This application is filed for the
purposes of seeking a Special Use
Permit Amendment pursuant to Arti-
cles 2, 4-1000 and 9 of the UDO
to allow the existing Exxon Mobil
Gas station to retrofit the existing
pricing sign with an electronic mes-
sage center pricing sign; to allow
an illuminated canopy fascia; as
well as any other variations that
may be necessary to allow the
plans as presented. Plans for this
project can be viewed at the City of

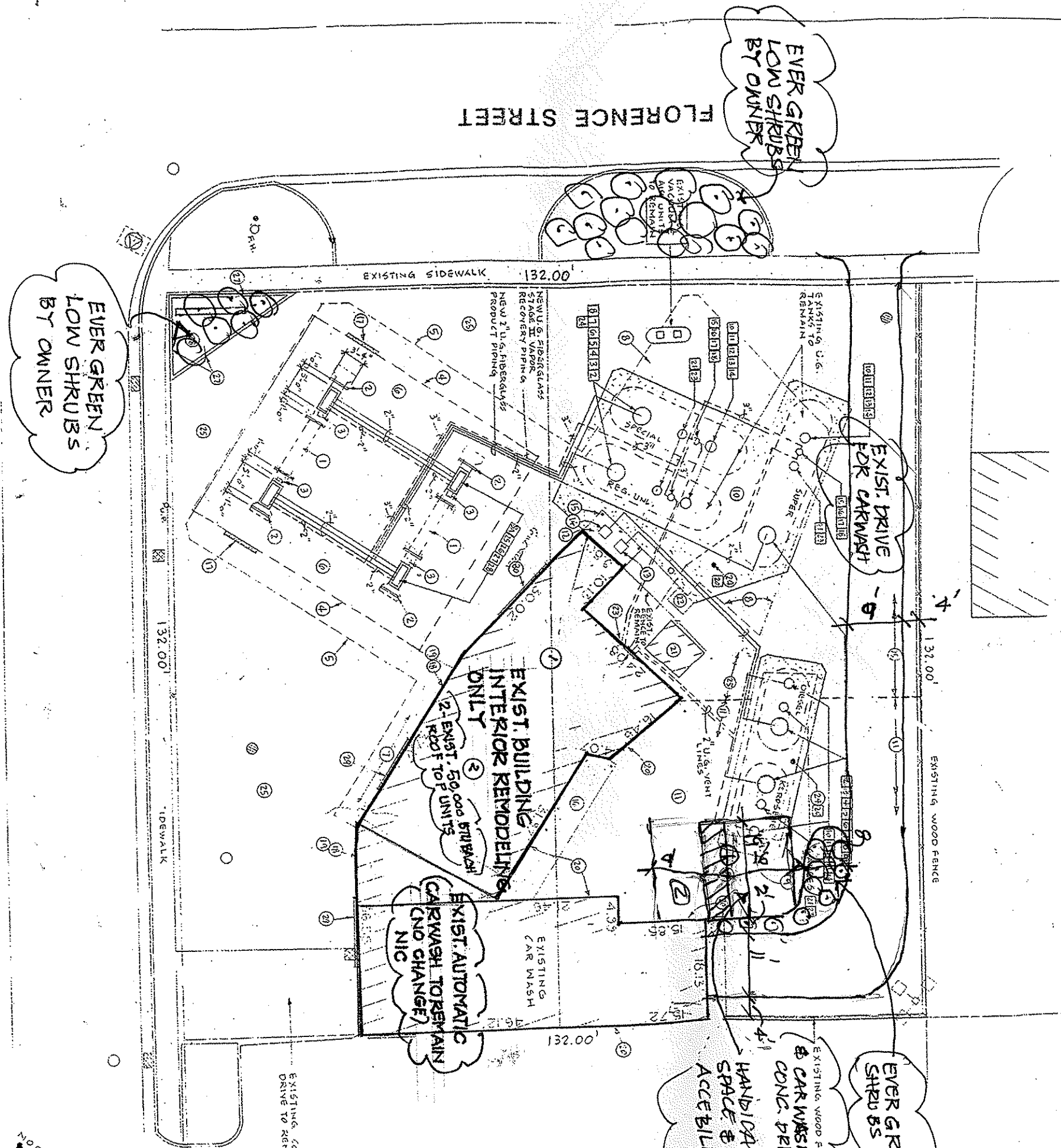
Crystal Lake Planning and Eco-
nomic Development Department at
City Hall.

A public hearing before the Plan-
ning and Zoning Commission on
the request will be held at 7:30
p.m. on Wednesday, September
21, 2011, at the Crystal Lake City
Hall, 100 West Woodstock Street,
at which time and place any per-
son determining to be heard may
be present.

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

REMDELLING OF MOBILMART@V

FLORENCE STREET



EVER GREEN
LOW SHRUBS
BY OWNER

EVER GREEN
LOW SHRUBS
BY OWNER

EXIST. DRIVE
FOR CARWASH

EXIST. BUILDING
INTERIOR REMODELING
ONLY
2. EXIST. 50,000 BTUH
ROOF TOP UNITS

EXIST. AUTOMATIC
CARWASH TO REMAIN
(NO CHANGE)
NIC

EXISTING WOOD FENCE
& CARWASH
CONC. DRIVE
HANDICAP PR
SPACE & SIGN
ACCESSIBILITY

EVER GREEN
SHRUBS BY

VIRGINIA STREET (ROUTE 14)

SITE PLAN

SCALE 1" = 20'-0"



Mobil

Self	Cash or Credit
Regular	2.79 ⁹ / ₁₀
Diesel	2.95 ⁹ / ₁₀
Car Wash With Fuel Purchase	3.99

RACING FUEL KEROSENE



267334-2
EM 15389



DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. Original and design packages on this plan are exclusive property of Everbrite, Inc. Use of, or duplication, any manner without express written permission of Everbrite, Inc. is prohibited.

CUSTOMER: EXXON MOBIL

PROJECT #:

DATE: 7/7/2011

SCALE:

DRAWN BY: J. Goldsmith

LOCATION & SITE NUMBER
EM 15389

DESCRIPTION:

REVISED:

REVISED:

REVISED:

CUSTOMER APPROVAL: NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer.

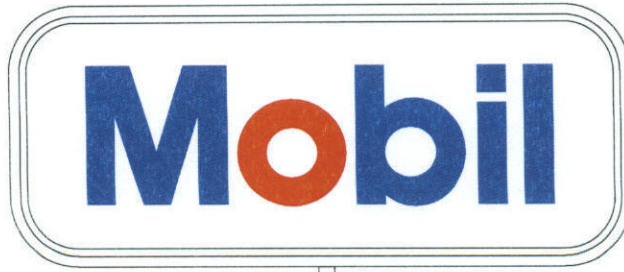
Please read carefully, check appropriate box and fax back to Everbrite:

- Sketch OK as is
- New sketch required

SIGNATURE _____

DATE _____

267334-2



3' 2" X 7' 6"

Regular w/Wash 8.88

4' 3" X 4' 8"
8" LEDS

Regular w/o Wash 8.88

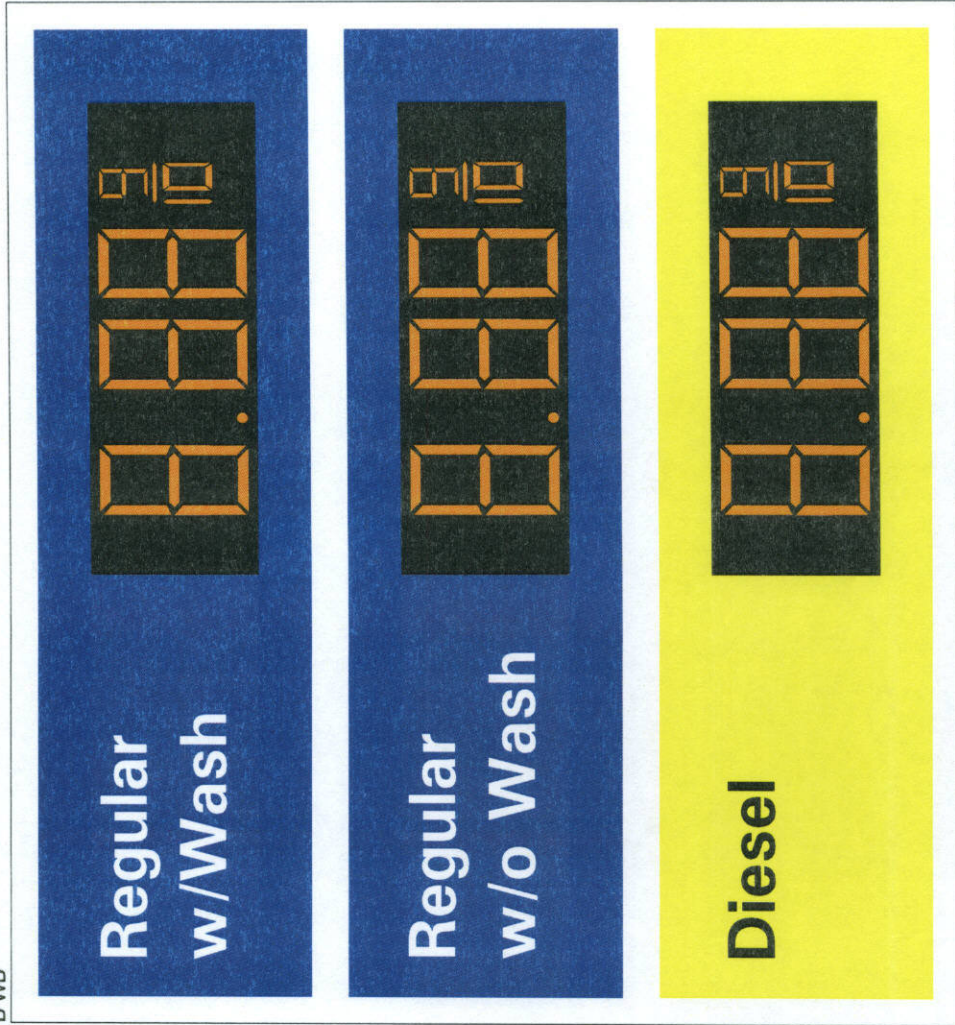
Diesel 8.88

RACING FUEL KEROSENE

1' 3.25" X 4' 8"

		<p>DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. Drawing and design contained on this template are exclusive property of Everbrite LLC. Use of this template by any means without express written permission of Everbrite LLC is prohibited.</p>	
CUSTOMER: EXXON MOBIL		DESCRIPTION: REVISED: REVISED: REVISED:	CUSTOMER APPROVAL: NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer. <p>Please read carefully, check appropriate box and fax back to Everbrite:</p> <input type="checkbox"/> Sketch OK as is <input type="checkbox"/> New sketch required
PROJECT #: 267334-2.fs			
DATE: 7/7/2011	SCALE:		
DRAWN BY: J. Goldsmith			
LOCATION & SITE NUMBER # EM 15389		SIGNATURE _____	DATE _____

267334-1
B WB



8" LED



DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. Drawings and designs portrayed on this template are exclusive property of Everbrite, Inc. Use of, or duplication in any manner without express written permission of Everbrite, Inc. is prohibited.

CUSTOMER APPROVAL: NOTE: Unless specified by customer, all depth of embossing will be determined by Everbrite Engineering or existing customer specifications on file. Colors and graphics on file will be used unless otherwise specified by customer.

Please read carefully, check appropriate box and fax back to Everbrite: Sketch OK as is New sketch required

DESCRIPTION:

CUSTOMER: EXXON MOBIL	SCALE:
PROJECT #: 267334-1.fs	DRAWN BY: J.Goldsmith
DATE: 2/1/2011	REVISIONS:
LOCATION & SITE NUMBER #EM 15389	REVISIONS:
	REVISIONS:

SIGNATURE

DATE

FEDERAL HEATH

SIGN COMPANY

www.FederalHeath.com

NOW AVAILABLE

Exxon and Mobil LED Canopy Fascia



**Also available
as a retro-fit
kit to replace
existing
fluorescent
lamps!**

LEDs offer many advantages over fluorescent lighting, including:

- **Bright and even illumination** – **no shadows**, which are typical with fluorescent lamps.
- **Significant Energy Savings** – for a 250' canopy, LEDs will **save approximately \$1,000 per year** in energy consumption, and may qualify for "green energy" incentives.
- **Material AND Field Labor Warranty** – our LED system comes with an **industry best 5 year material and 2 year limited field labor warranty**, which includes the LEDs and power supplies.
- **Maintenance Savings** – LEDs have a **much longer life expectancy** than fluorescent lamps, saving you considerable money in maintenance.

Federal Heath can also provide and install LED under canopy lights, the most energy efficient and effective lighting option available today! Ask us for details.

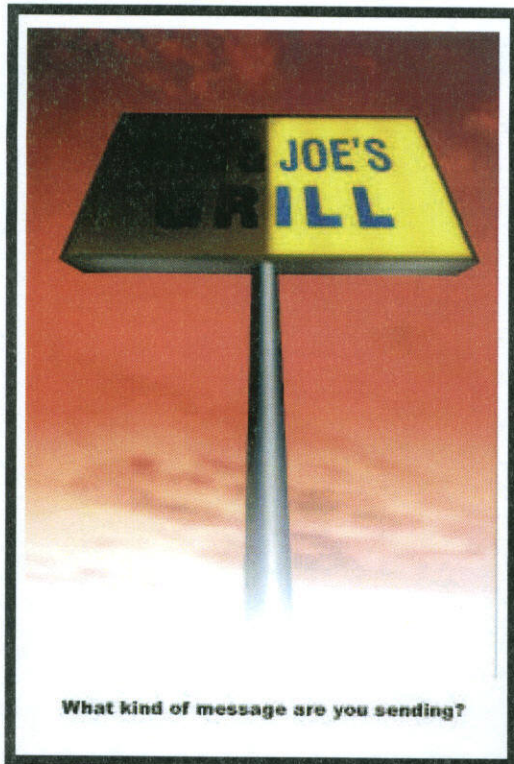
**Contact us today to receive pricing
and additional information:**

Kathy Schilter

Phone: 262-377-2975 x 229

Fax: 262-377-3193

kschilter@federalheath.com



INTRODUCING THE FRANCE T8 RELIANT FLUORESCENT LIGHTING SYSTEM

10 YEAR LIFE EXPECTANCY

Up to 4 times longer life than standard T12 lamps, based on a normal-duty cycle usage of 12 hours per day.

VIRTUALLY ELIMINATES SERVICE CALLS

Save hundreds of dollars in service calls for lamp replacements. Three fewer service calls at \$125 each for replacements equals a savings of \$375 per sign.

HEAVY-DUTY T8 LAMP SOCKETS

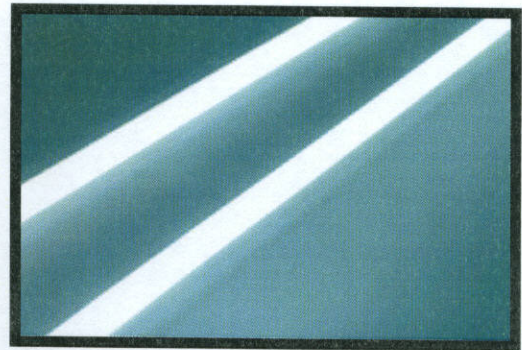
Specially designed for the sign industry, the T8 Reliant lamp sockets are interchangeable with T12 standard sockets for easy retrofitting of existing signs.

UNIQUE SIGN LENGTH LAMPS

The T8 Reliant lamps come in the same length as standard T12 HO, making it easy to retrofit T12 applications.

PATENTED LIGHT DIFFUSION

The T8 Reliant lamp features light diffusion in the outer tube for closer spacing of lamps to the face without hot spots. Fewer T8 lamps required due to spacing on 18" centers compared to 12" centers for T12 lamps. Cabinet depth can be reduced by 2".



COLD CLIMATE CHARACTERISTICS

Patented Cold Climate CC products assure starting and superior light output at temperatures as low as -30° C (20° F).

HIGH-ENERGY EFFICIENT T8 DESIGN

Uses up to 30% less energy than T12 HO lamps, providing a payback on energy efficiency in about one year.



ENVIRONMENTALLY FRIENDLY

Up to 90% less mercury to dispose of during product life cycle. Uses 1/3 less mercury per lamp with 4 times longer life using 1/3 fewer lamps.

TRUE COLOR RENDERING

Excellent color rendering index of 80-85 CRI.

T8 Reliant®