



#2011-40

BP Gas Station Special Use Permit Amendment for Signs Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	October 5, 2011
<u>Requests:</u>	Special Use Permit Amendment to allow an electronic message center sign as well as an additional free-standing sign and additional wall signage.
<u>Location:</u>	281 Virginia Street
<u>Acreage:</u>	Approximately 22,500 square feet
<u>Zoning:</u>	B-2 General Commercial
<u>Surrounding Properties:</u>	North B-2 PUD General Commercial South O Office East O Office West B-2 General Commercial
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- In January of 1993, a Special Use Permit and variation to the rear yard setback was approved for this service station and car wash, known at that time as Unocal 76.
- Various building permits over the years approved changes to the signage to allow for the new branding. The station is currently a BP with Maverick car wash.
- Current request is an amendment to the SUP to allow:
 - Changes to the existing free-standing sign for an electronic message center,
 - A second free-standing sign in the rear of the property for the car wash,
 - Illuminated wall signage around the top of the canopy, and
 - Changes to the existing convenience store wall signage to add the running horse logo.

Land Use Analysis:

Zoning

- The site is zoned B-2 General Commercial and is located along Route 14 at the intersection of Route 14 and Coventry. This site is not within the Virginia Street Corridor.
- Electronic Message Center (EMC) signs are allowed as a Special Use in the B-2 zoning district.
- Gas stations are allowed to request an EMC sign as part of their SUP approval.
- A monument sign is not recommended here due to sight visibility concerns for motorists.

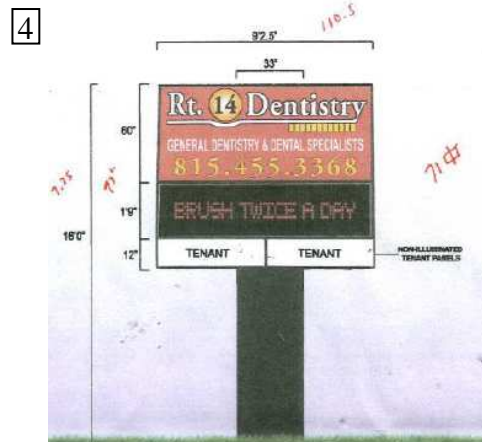
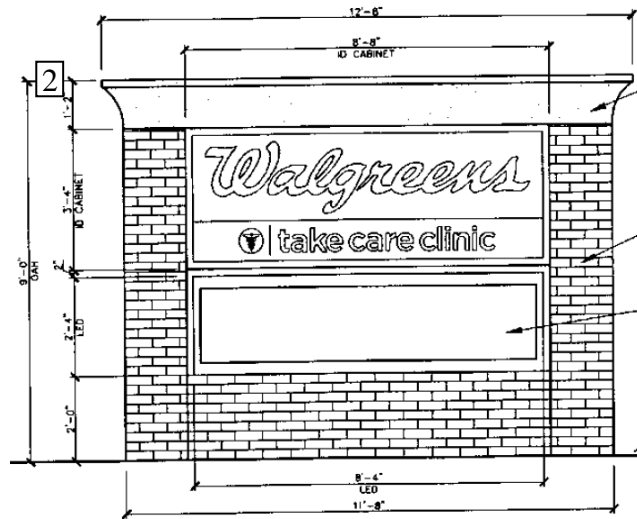
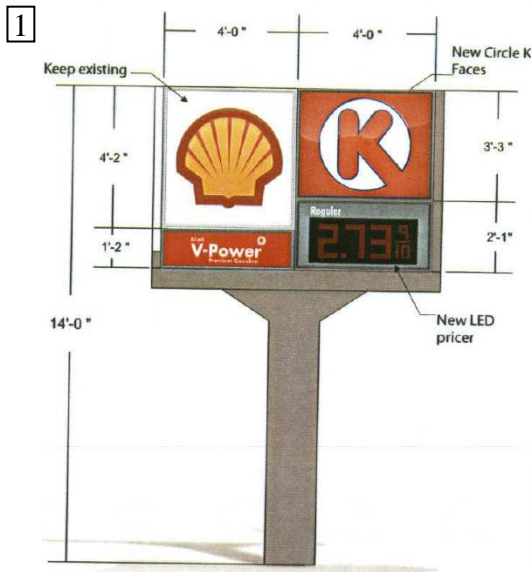
Landscape

- The free-standing sign is currently landscaped, which meets the ordinance requirements.
- The second free-standing sign would be in a location where landscape is not feasible.

Existing Approvals

- Numerous other EMC signs have been approved throughout the City. The following table illustrates those approvals.

Business	Signage approved – all shown below	By what means
1 Shell / Circle K	Existing free-standing sign integrated with EMC pricing sign, approved with red lights as illustrated	SUP Amendment
2 Walgreens	New free-standing sign with EMC , approved with amber lights as illustrated (Not built)	SUP Amendment
3 Colonial Café	New free-standing sign with EMC, approved with amber lights as illustrated	PUD Amendment
4 Rt. 14 Dentistry	New free-standing sign with EMC, approved with amber lights as illustrated	Sign Variation to CC
5 Mobile Oil	New monument sign with EMC as illustrated	SUP Amendment
6 Marathon	Existing free-standing sign integrated with EMC pricing sign, approved with red lights as illustrated	Sign Variation to CC





Petitioner's proposed signs:

Sign Type	Size	Ordinance Req.	Meets Y/N
Free-Standing	64 square feet 14 feet high EMC Green illumination	80 square feet 9 feet high Permitted by SUP Amber or white required	N (height and illumination color)
Free-Standing	30 square feet with 3.5 square feet for "Caution" sign 11 feet high	Only 1 free-standing sign per lot is permitted	N
Wall sign (illuminated canopy) ¹	840 square feet Canopy is approximately 50 x 90 and 3 feet high	150 square feet of total wall signage for all buildings, canopy and car wash	N
Wall sign canopy Helios	7.06 square feet	(included in canopy calculation)	N/A
Wall sign – running horse	10 square feet	Wall signage (existing stripes being replaced by running horse)	N/A

¹A recent interpretation made by the City Council states that any areas that are back-lit or halo-lit are considered signage. A single color used as background is not considered signage unless lit. Stripes, patterns or multiple color areas are considered signage. Signage on pumps is counted towards the total wall signage allowance.

The petitioner is requesting the changes to the signage to allow the signs as presented as part of their Special Use Permit Amendment.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Land Use Plan designates the property in question as Commerce. Commerce represents existing retail and service commercial areas and indicates areas for future commercial uses. Within the Commerce/Office/Industry Land Use section of the Comprehensive Plan, the following goal, objective and policy is applicable to this request:

Goal: Facilitate a dynamic and sustainable base of commercial, office and industrial uses that provide jobs, goods and services to people in the city and throughout the surrounding region, as well as a solid tax base to the city.

Objective #2: Maintain a high level of business compliance with city codes and ordinances.

- Encourage businesses to adhere to regular maintenance of grounds and structures in accordance with codes and ordinances.

Findings of Fact:

SPECIAL USE PERMIT

Article 2 Section 2-400 B of the Unified Development Ordinance establishes general standards 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. Gas stations can request an EMC sign as part of their SUP approval so not all of the criteria are applicable to them.

- 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.
 Meets *Does not meet* *Not Applicable*

 - (ii) Minimum Area: The zoning lot upon which an EMC may be permitted must have a minimum of 2 acres of total lot area.
 Meets *Does not meet* *Not Applicable*

- (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.

Meets *Does not meet* *Not Applicable*

The EMC portion is not the bottom 40% of the sign.

- (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.

Meets *Does not meet* *Not Applicable*

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

Meets *Does not meet* *Not Applicable*

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

- I. 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.

Meets *Does not meet* *Not Applicable*

- II. 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.

Meets *Does not meet* *Not Applicable*

- III. The message area of an EMC can be illuminated by white or amber incandescent lamps, LED (light-emitting diode) or magnetic discs.

Meets *Does not meet* *Not Applicable*

The EMC is illustrated with green lights. One of the conditions of approval is that the sign have white or amber lighting.

- IV. 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.
- Meets* *Does not meet* *Not Applicable*
- V. 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.
- Meets* *Does not meet* *Not Applicable*
- VI. 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.
- Meets* *Does not meet* *Not Applicable*
- VII. 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.
- Meets* *Does not meet* *Not Applicable*
- VIII. The EMC sign must be set in a manner that the display will turn dark in case of a malfunction.
- Meets* *Does not meet* *Not Applicable*
- (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.
- Meets* *Does not meet* *Not Applicable*
- (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.
- Meets* *Does not meet* *Not Applicable*

Recommended Conditions:

If a motion to recommend approval of the Special Use Permit Amendment is granted the following conditions are recommended:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (James Tarzon, received 07/29/11).
 - B. Plat of Survey (Sheets Surveying Service, dated 02/17/1993, received 07/29/11)
 - C. Signage Exhibits (Unnamed, Sign Resource, and North Shore Sign, received 08/31/11)
2. A Special Use Permit Amendment is hereby granted to allow the signs as presented with the exception that the EMC sign is required to meet the criteria listed in 61.A.vi (except VII).
3. Future changes to the signage, which meet all requirements of the Unified Development Ordinance, shall not be required to amend the Special Use Permit.
4. The petitioner shall comply with all of the requirements of the Planning and Economic Development and Engineering and Building Departments.

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City of Crystal Lake Development Application

Office Use Only

File # _____

Project Title: BP Signage Upgrade

JUL 29 2011

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: JAMES TARZON
 Address: 24390 Nippersink
Roundlake IL 60073
 Phone: 847 417 0500
 Fax: 847 740 0997
 E-mail: J.TARZ@SBCGlobal.net

Owner Information (if different)

Name: Graham Enterprise Inc
 Address: P.O. Box 777
Mundelein, IL 60060
 Phone: 847 837-0777
 Fax: 847 837-0778
 E-mail: JGraham@GrahamEI.com

Property Information

Project Description: Signage UPGRADE

Project Address/Location: 281 S. Virginia

PIN Number(s): 19-05-352012

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

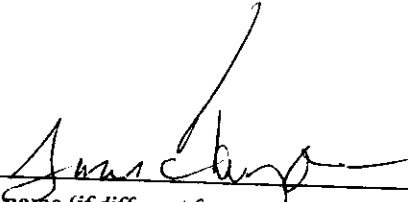
Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

JAMES TARZON  7-29-11
PETITIONER: Print and Sign name (if different from owner) Date

As owner of the property in question, I hereby authorize the seeking of the above requested action.

See Attached
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 James Tarzon, on behalf of
Graham Ent. 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 of the City of Crystal Lake upon the application by James Tarzon, on behalf of Graham Ent. Inc., for approval of a Special Use Permit Amendment relating to the following described real estate commonly known as BP Gas Station 281 Virginia Street, Crystal Lake, Illinois 60014, PIN: 19-05-352-012

This application is filed for the purposes of seeking a Special Use Permit Amendment and Variations to allow an electronic message center sign with green LED lighting and the addition of a free-standing sign for the car wash, BP illuminated striping on the canopy and other copy changes to the existing signage, pursuant to Article 2 Section 2-300 and Article 4-1000. Plans for this project can be viewed at the City of Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday September 21st, 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.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald
September 2, 2011)

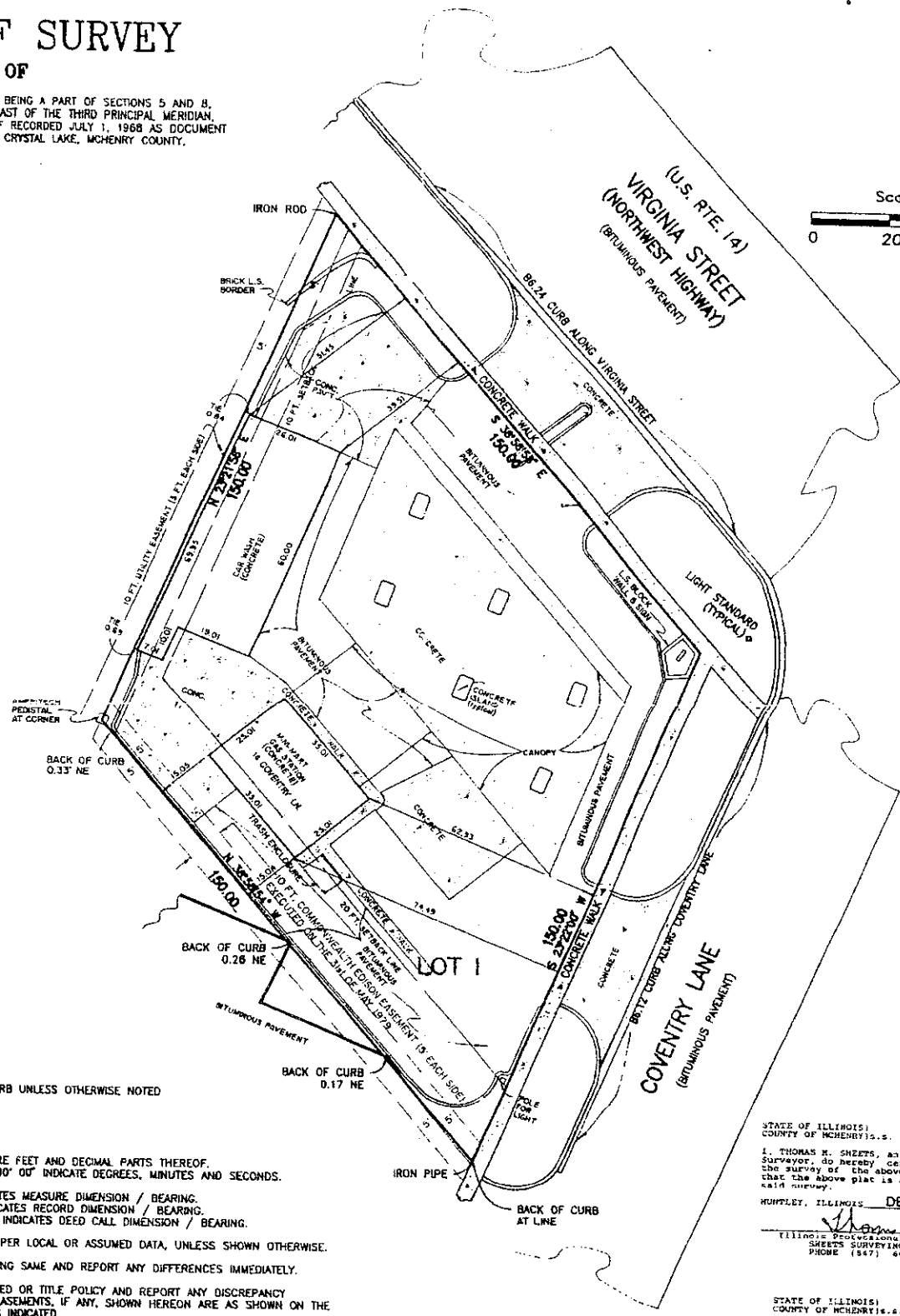
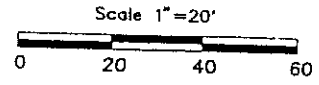
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JUL 2 2011

PLAT OF SURVEY

OF

LOT 1 IN LINDAHL'S SUBDIVISION, BEING A PART OF SECTIONS 5 AND 8, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1968 AS DOCUMENT NUMBER 492136 IN THE CITY OF CRYSTAL LAKE, MCHEMRY COUNTY, ILLINOIS.



NOTE: ALL CURB IS 6" BARRIER CURB UNLESS OTHERWISE NOTED
BUILDINGS UNDER CONSTRUCTION

LEGEND AND NOTES

DIMENSIONS SHOWN THUS: 50.25 ARE FEET AND DECIMAL PARTS THEREOF.
ANGULAR DATA SHOWN THUS: 90° 00' 00" INDICATE DEGREES, MINUTES AND SECONDS.

50.25 / N 90° 00' 00" E INDICATES MEASURE DIMENSION / BEARING.
(50.25) / (N 90° 00' 00" E) INDICATES RECORD DIMENSION / BEARING.
(50.25 a) / (N 90° 00' 00" E a) INDICATES DEED CALL DIMENSION / BEARING.

BEARINGS SHOWN HEREON, IF ANY, PER LOCAL OR ASSUMED DATA, UNLESS SHOWN OTHERWISE.

COMPARE YOUR POINTS BEFORE USING SAME AND REPORT ANY DIFFERENCES IMMEDIATELY.

CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY IMMEDIATELY. BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION PLAT OR AS INDICATED.

I, THOMAS H. SHEETS, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS IN ZONE C, AREA OF MINIMAL FLOODING, ACCORDING TO FIRM MAP, COMMUNITY-PANEL NUMBER L70476 0001 C EFFECTIVE DATE SEPT. 4, 1985.

STATE OF ILLINOIS
COUNTY OF MCHEMRY, ILL.
I, THOMAS H. SHEETS, an Illinois Professional Land Surveyor, do hereby certify that I have updated the survey of the above described property, and that the above plat is a correct representation of said survey.
HUNTLEY, ILLINOIS **DECEMBER 20, 1999**
Thomas H. Sheets
Thomas H. Sheets
Illinois Professional Land Surveyor No. 2257
SHEETS SURVEYING SERVICE, INC.
PHONE (847) 469-3898

STATE OF ILLINOIS
COUNTY OF MCHEMRY, ILL.
I, Thomas H. Sheets, an Illinois Professional Land Surveyor, certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of the survey and that this professional service conforms to all applicable Illinois Professional Land Surveyor Association Standards for a survey.
HUNTLEY, ILLINOIS **FEBRUARY 17, 1993**
Thomas H. Sheets
Thomas H. Sheets
Illinois Professional Land Surveyor No. 2247
SHEETS SURVEYING SERVICE, INC.
PHONE (708) 669-3898

PREPARED FOR: WILLIAM J. COWLIN, LTD.
ORDER NUMBER: 93-417 UPDATE 93-335

2-17-93
179-S-20
93041701.DWG
7-14-93 REVISE TO SHOW OMITTED EASEMENT AND SETBACK LINES



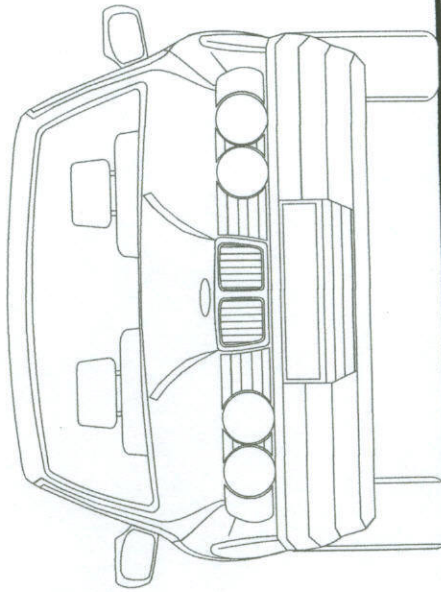
P.O. Box 908, Huntley, Illinois 60142
Office Location: 8617 Ridgeview, Huntley, Illinois 60142
Phone (847) 669-3898 FAX (847) 669-3581

SINGLE FACE ILLUMINATED DISPLAY
 1/2" = 1'-0"

EXTRUDED ALUMINUM CABINET
 BLACK POLYURETHANE FINISH
 FLUORESCENT ILLUMINATED
 FLAT PLEXIGLAS FACES
 SULTAN BLUE (3630-157) BKG. / WHITE COPY
 MAVERICK LOGO - WHITE BKG.
 SULTAN BLUE (3630-157) / RED (3630-33) VINYL
 19" & 11" HIGH CHANGEABLE / PRICE PLACARDS
 & GALLON PURCHASE PANELS / WHITE COPY

BLACK PYLON COVER

6" DIA. X 7'-0" CAUTION TUBE / YELLOW FINISH
 BLACK STRIPES AND COPY / CHAIN HUNG



4020A

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 BY:

Colors depicted on this drawing are printed simulations to assist in visualizing the design. They do not accurately reflect the actual colors specified.

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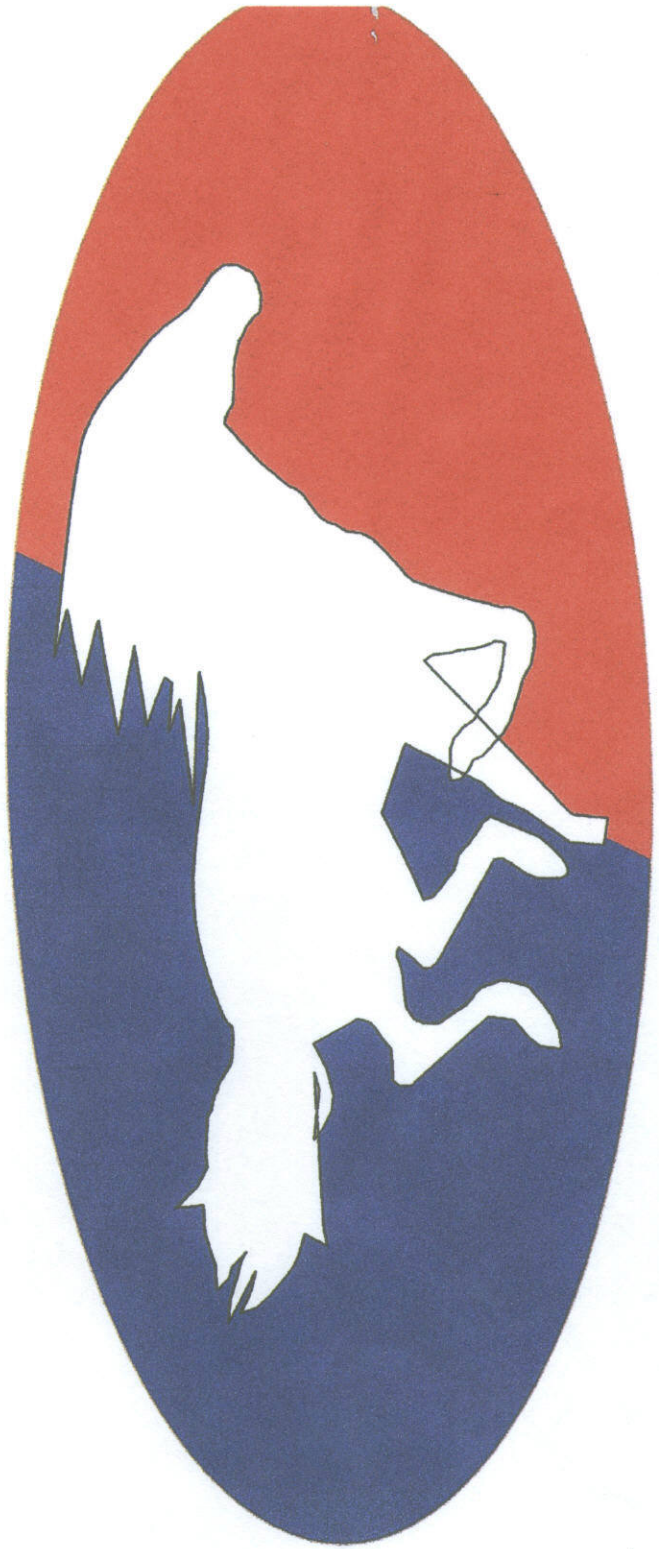
NORTH SHORE SIGN
 1925 Industrial Drive Libertyville, Illinois 60048 847-816-7020
 "Quality Signage Since 1930"

BP (GRAHAM ENTERPRISE)
 281 VIRGINIA ST. McHENRY, IL.

SCALE	NOTED	SALES PERSON	ART
DATE	6/15/11	DRAWING #	09425
DRAW BY:	AS		

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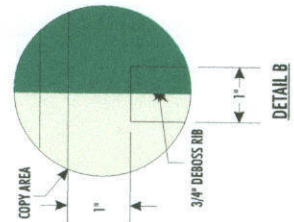
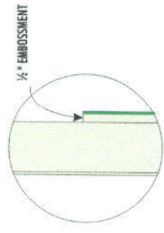
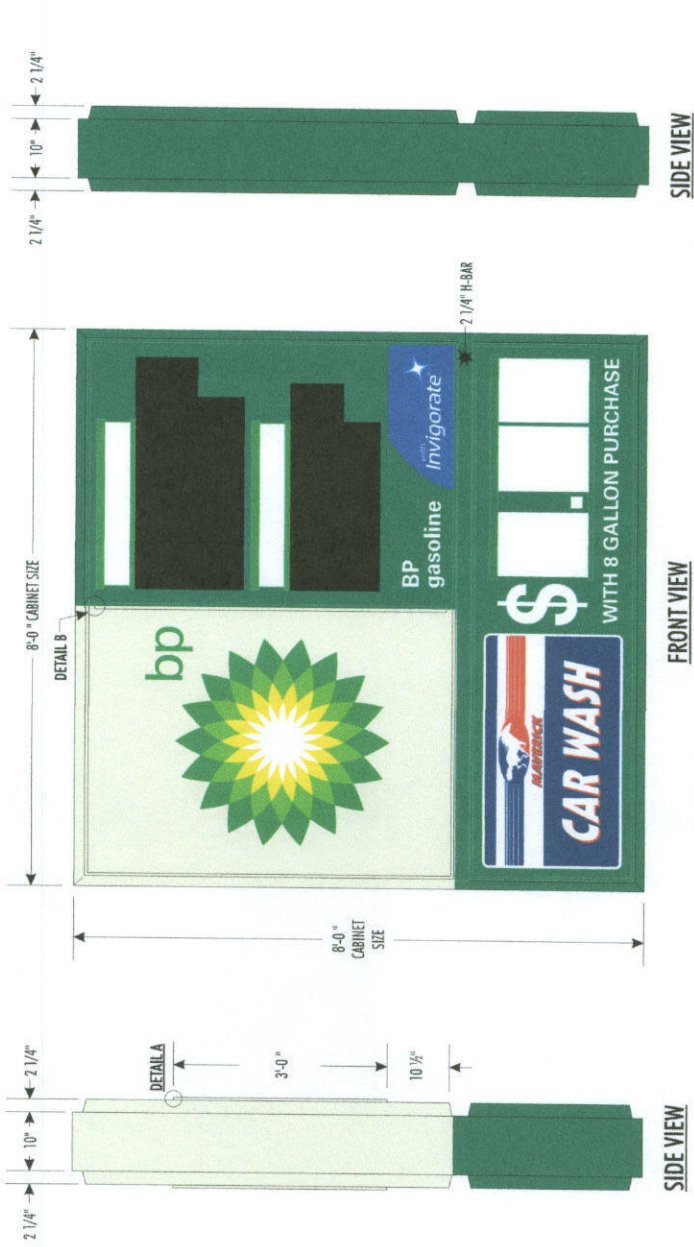
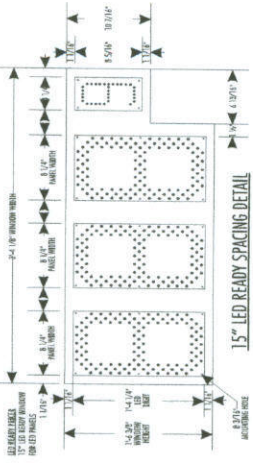
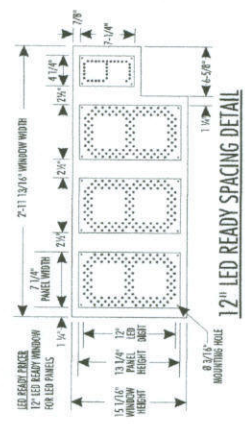
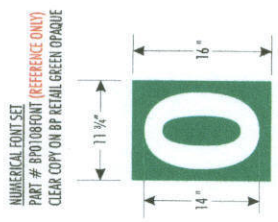
regular
diesel

BP
gasoline
Innovigorate

\$0.00
WITH 8 GALLON PURCHASE

CAR WASH

NIGHT ILLUMINATION VIEW
OPPOSITE SIDE VIEW



CUSTOM MIRRORPLATE PART # CBP2252/CBP2253 (REFERENCE ONLY)
CLEAR COPY ON 5" X 28 1/2"
C06 BP RETAIL GREEN, OPAQUE PLATE

5"

2'-4 1/2"

PRODUCT NAMES (COPY VARIES)

<p>18135 Divisadero Blvd • Menlo Park, CA 94025 800.523.4283 • Fax 312.567.743 Website: www.signresource.com</p>	
<p>REVISION HISTORY:</p> <p>A 03/10/11 PENDING INITIAL DRAWING RELEASE</p>	<p>PARTS LIST:</p> <p>ITEM DESCRIPTION</p> <p>A PMS 348 B C06 BP PEARL C C06 BP WHITE D C02 BP LIGHT GREEN E C01 BP YELLOW F BLACKOUT G DARK BLUE PMS361C H PMS 2786 I PMS 485</p> <p>1 PLASTIC FACE 2 SECOND SURFACE DECORATION</p>
<p>GENERAL NOTES</p> <p>1. REFERENCE (UNLESS NOTED) • PMS (PANTONE) COLOR GUIDE • CABINET + 1/2" OVERLAP + 1/8" + 1/16" • WIRING DISTANCE 25" TO 50" UNLESS NOTED OTHERWISE • PMS COLOR INDICATES USE OF SPRAY PAINT AND SYSTEM 4. NO SPERMATION OR MATERIAL SHORTCIRCUITING WITHOUT EOL. 5. ALL ELECTRICAL SIGNS TO COMPLY WITH UL 48</p> <p>DESCRIPTION</p> <p>ILLUMINATED DOUBLE FACE CENTER POLE SIGN</p> <p>8' x 8' APPROX.</p>	
<p>APPROVAL SIGNATURE</p> <p>DATE: 03/10/2011 SHEET # 1 OF 1 FORM/FILE # CBP20564</p>	

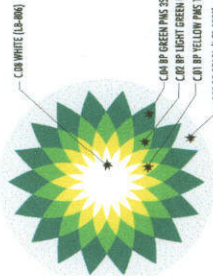
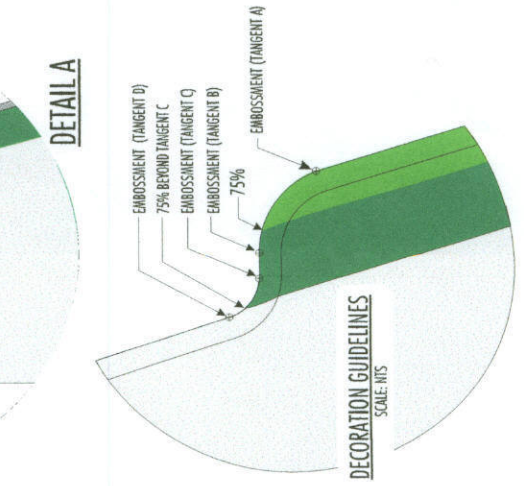
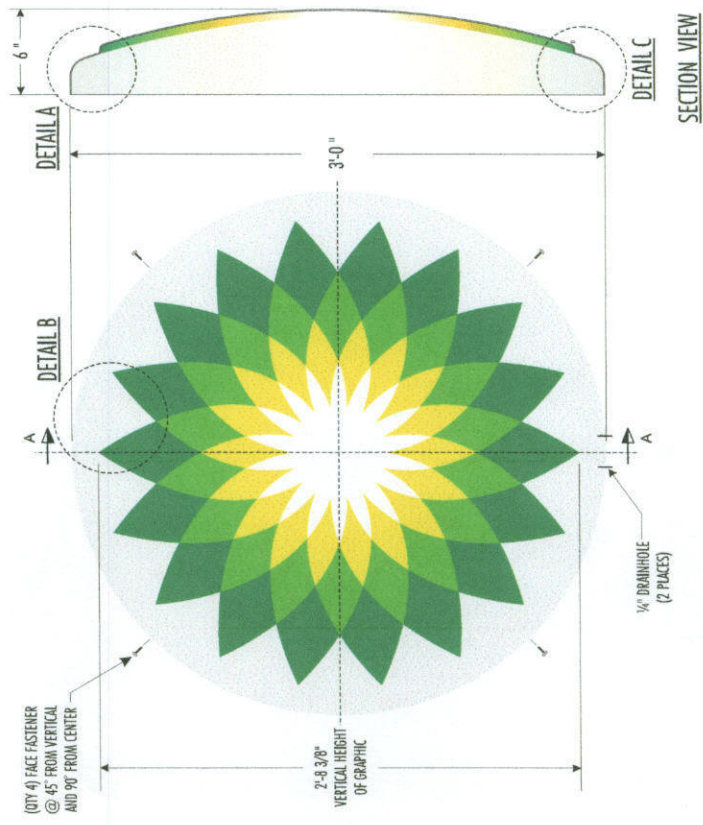
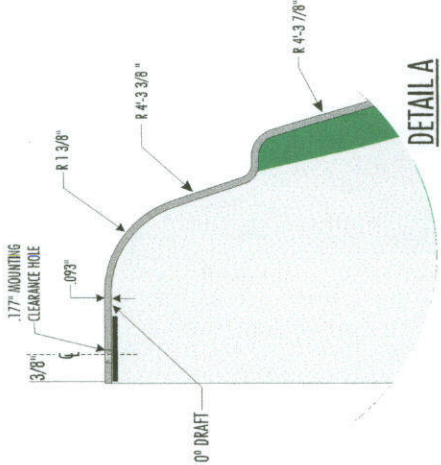
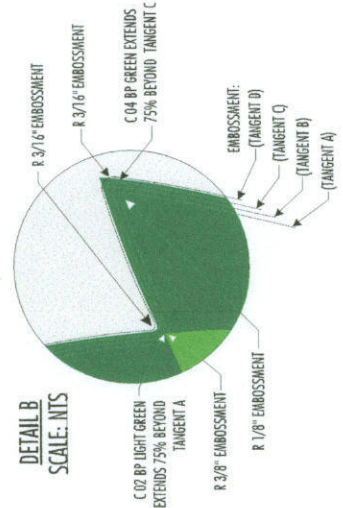
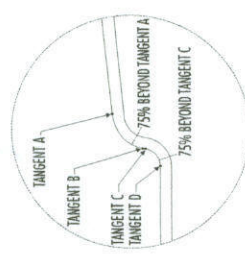
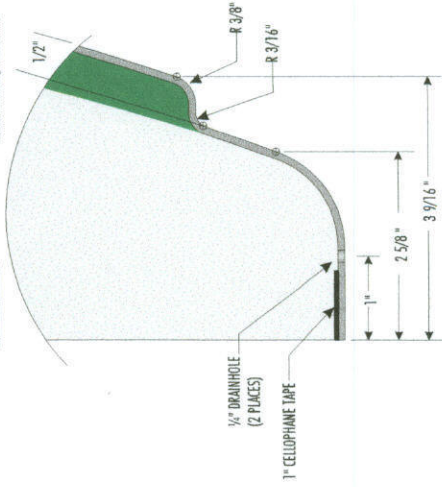
By signing, you are validating the dimensions and graphic provided to SignResource and for you are handling your own installation.

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DETAIL C



FRONT VIEW OF HELIOS GRAPHIC DETAIL
 SCALE: 1 1/2" = 1"

Voltage	Circuits	Current	Drawn By	Date
			Mike J.	11/3/01
Description	Checked By			
36" HELIOS SURFACE MOUNT				
Revision Description				
C02 BP LIGHT GREEN NOT TO EXCEED (TANGENT B)				
Sign Size	Lb. Design	Client	Page	
7.50 FT		bp	1 OF 1	
Part Number	Drawing Number	Revision		
BP36HI	BPPE002	B		

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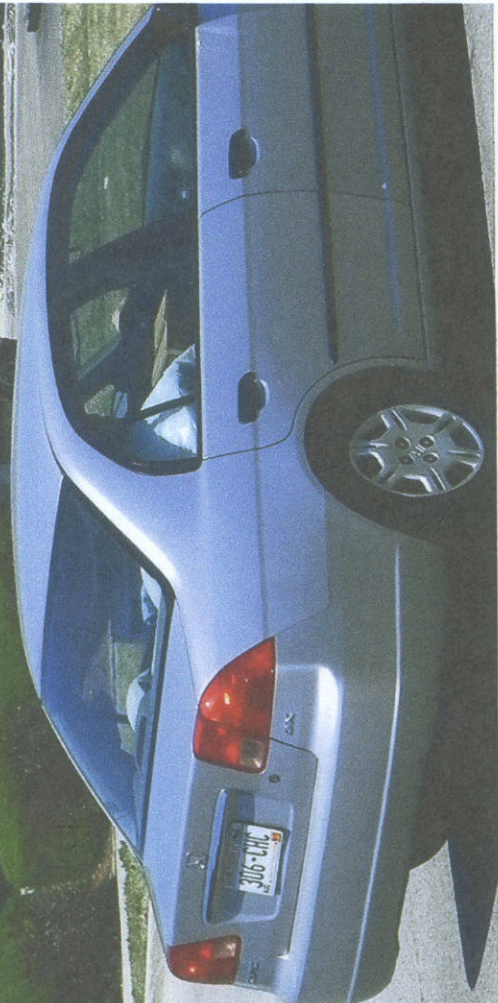
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WE HAVE INSTALLED AN ELECTRONIC SECURITY SYSTEM ON PREMISES FOR YOUR ADDED SAFETY

GET SMART & SHOP OUT AT THE BIG BAG 22.5



58¢ 25 32

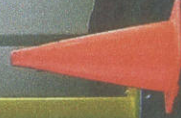
AAA

PROPRANE

NO SMOKING FLAMMABLE GAS

UNITED FARMERS & MERCHANTS

Home City Ice



40 2011



WE HAVE INSTALLED AN ELECTRONIC SECURITY SYSTEM ON PREMISES FOR YOUR ADDED SAFETY

MILK 25¢ 92¢

BOY SMART! GO GET YOUR OWN THE BIG BAG 22.99

PROANE 9.89-14.99

Home City Ice



Home City Ice

NO SMOKING
FLAMMABLE GAS

UNITED PROpane & LIQUID GAS
VEHICLE UNIT



Phor

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UNL. PUMP W/WASH

371 ⁹/₁₀

381 ⁹/₁₀ UNLEADED W/O WASH

ATM INSIDE

MAVERICK

CAR WASH



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BP gasoline with Invigorate

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\$ WITH 8 GALLON PURCHASE



CAR WASH

