



#2011-48

Sage YMCA Final PUD Amendment for a Sign Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	November 2, 2011
<u>Requests:</u>	Final PUD Amendment to allow an electronic message center sign.
<u>Location:</u>	701 Manor Road
<u>Acreage:</u>	Approximately 19.6 acres
<u>Zoning:</u>	B-2 PUD General Commercial
<u>Surrounding Properties:</u>	North R-1 McHenry County (The Manor) South R-3B PUD (The Townes at Three Oaks), O and O PUD East B-2 PUD General Commercial West R-1 McHenry County (The Manor) Northwest: B-1 McHenry County (The Manor)
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- Existing YMCA, recently purchased by the YMCA Metro Chicago.
- Existing wall signage was amended through sign permits to illustrate new ownership and Sage sponsorship.
- Request to install free-standing monument sign near Manor Road. Sign will be illuminated and contain an electronic message center.

Land Use Analysis:

Ordinance requirements

- The site is zoned B-2 PUD General Commercial and is located between Manor Road and Route 31.
- Electronic Message Center (EMC) signs are allowed as a Special Use in the B-2 zoning district. This property already has a Special Use for the PUD. This EMC requires an amendment to their Final PUD.
- Although the site is zoned B-2, signage is based on the use. The use is a Civic Use for Membership Club and permits a 32 square-foot 8-foot high sign. The sign complies with the requirements.

Landscape

- The UDO requires 1' of landscape for each square foot of signage. A condition has been added to require landscape planting around the sign.

Electronic Message Center

- EMC signs are permitted through an SUP in the B-2 zoning district and should comply with the SUP standards in the UDO. These standards are listed under the Findings of Fact.

Exterior Lighting

- The sign has ground mounted up-lighting for the painted metal, “the Y” logos on both tower elements, recessed LED lighting for the painted metal “Sage YMCA” sign, an electronic message center sign and two illuminated translucent acrylic beacons on the tower elements.
- Article 4-800 Exterior Lighting Standards states, “Sign Lighting: Any single luminaire used for lighting of a ground mounted sign that is not internally illuminated shall not exceed 1100 lumens and be angled at a maximum of 45 degrees.” The request illustrates 4 ground mounted spot lights for, “the Y” logo. This sign will comply with this requirement.
- Article 4-800 Exterior Lighting Standards also state, “Internally illuminated signage shall be designed to minimize the amount of light transmitted through the sign panel and not cause excessive glare. The display of light should be limited to the copy area. The sign contains translucent acrylic beacons on both tower cap elements. No sign copy is located in this area and this is simply illumination.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Land Use Plan designates the property in question as Public / Semi-Public. Public / Semi-Public represents the locations of municipal buildings, schools and other public uses. Within the Public / Semi-Public Land Use section of the Comprehensive Plan, the following goal, objective and policy is applicable to this request:

Goal: Provide high quality public and semi-public facilities, such as schools, libraries, municipal facilities and private service providers throughout the city to support the diverse and evolving needs of people in the city.

Objective #2: Promote accessible community facilities distributed on a fair and equitable basis to provide the highest level of support to the community.

- Emphasize the maintenance and expansion of existing facilities over the construction of new facilities to previously undeveloped areas.

Findings of fact:

Final Planned Unit Development Amendment

The petitioner is requesting approval of a Final Planned Unit Development Amendment to allow the construction of an electronic message center and illuminated free-standing sign. 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*

Planned Unit Development Variation

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.

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. If the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation request be lessened or denied.

The petitioner is requesting a variation to the illuminated sign standards which require an illuminated sign adjacent to residential properties to be turned off between the hours of 11:00 p.m. and 7:00 a.m. The YMCA is open from 5:00 a.m. to 11:00 p.m. They would like the sign illuminated during business hours. The petitioner has provided a photometric plan illustrating the range of the sign's illumination. The illumination would extend approximately 11.5 feet from the edge of the sign. None of the sign's illumination would extend into the residential properties.

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.
 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*

- (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*

Petitioner is requesting a variation in conjunction with their PUD approval to allow the sign to be illuminated during business hours which are 5:00 a.m. to 11:00 p.m.

- 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*

- 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 Final Planned Unit Development 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 (Sage YMCA, received 09/30/11).
 - B. Signage Package (TENG, dated 09/22/11, received 09/30/11 received 9/13/11)
2. A Final PUD Amendment is hereby granted to allow the EMC sign as illustrated and illuminated between the hours of 5:00 a.m. and 11:00 p.m., with the exception that the tower elements shall not have the translucent acrylic illuminated beacons.

3. Future changes to the signage, which meet all requirements of the Unified Development Ordinance, shall not be required to amend the PUD.
4. The EMC sign is required to meet the criteria listed in 61.A.vi (except II).
5. The petitioner shall submit a landscape plan that illustrates ground cover, low growing shrubs, and flowers around the base of the sign.
6. The petitioner shall comply with all of the requirements of the Planning and Economic Development and Engineering and Building Departments.

**City of Crystal Lake
Development Application**

Office Use Only

File # 482011

Project Title: SAGE YMCA MONUMENT SIGN w/ LED MESSAGE BOARD

Action Requested

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

SEP 30 2011

Petitioner Information

Name: SAGE YMCA
Address: 701 MANOR STREET
CRYSTAL LAKE, IL 60014
Phone: 815-459-4455
Fax: 815-459-5101
E-mail: pbielawski@ymcachicago.ORG

Owner Information (if different)

Name: YMCA METRO CHICAGO
Address: 801 N. DEARBORN
CHICAGO, IL 60610
Phone: 312-932-1292
Fax: 312-447-7569
E-mail: SAME

Property Information

Project Description: YMCA MONUMENT SIGN w/ LED MESSAGE BOARD NEAR MANOR ROAD.

Project Address/Location: 701 MANOR STREET, CRYSTAL LAKE, IL

PIN Number(s): 19-10-176-022 and 19-10-176-064

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

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.

Phil Bielawski  9/26/11

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 YMCA of Metro Chicago**

LEGAL NOTICE

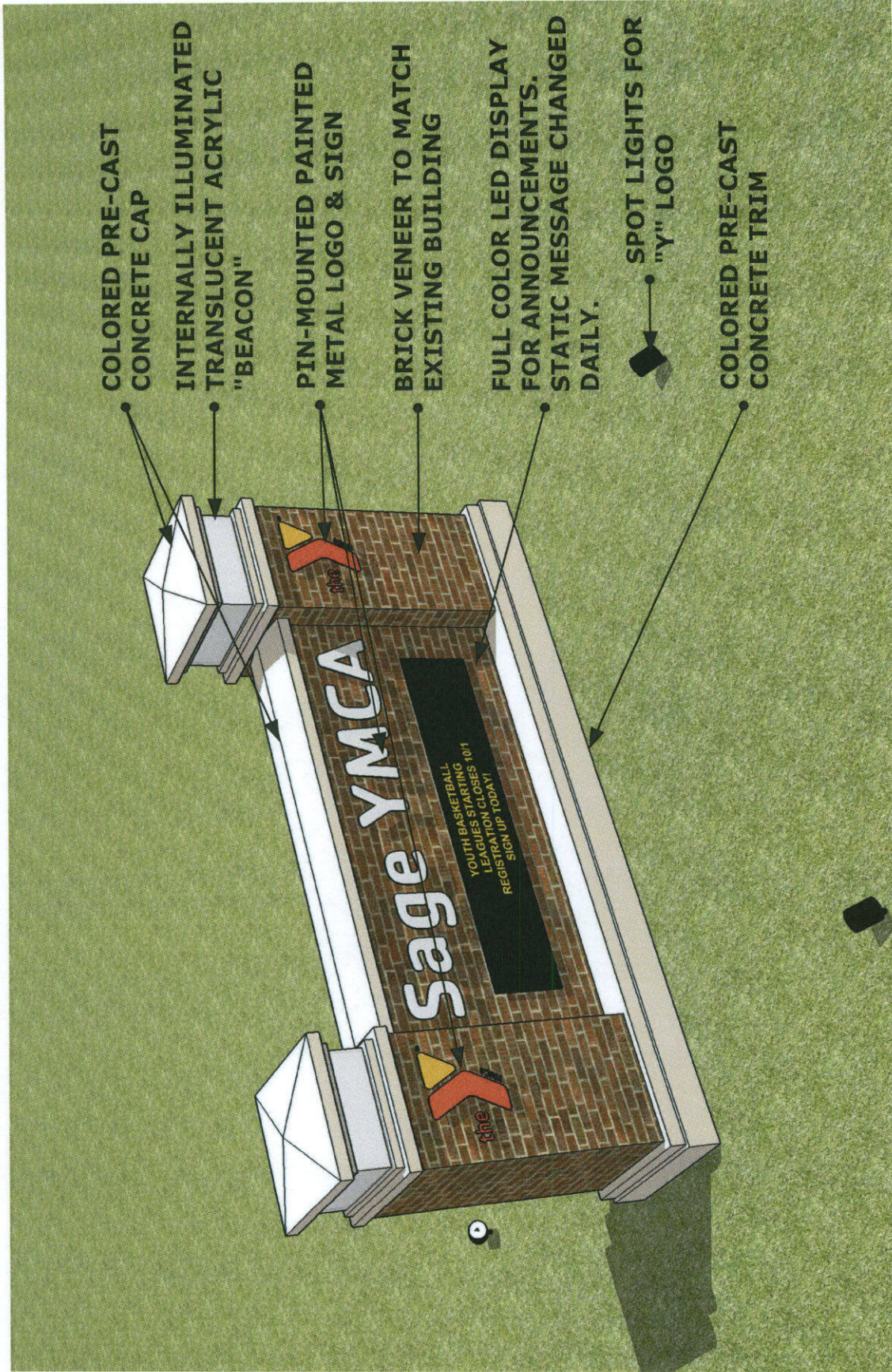
Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission of the City of Crystal Lake upon the application of YMCA of Metro Chicago, on behalf of Sage YMCA, for approval of a Special Use Permit Amendment to amend a Planned Unit Development relating to the following described real estate commonly known as 701 Manor Road, Crystal Lake, Illinois 60014, PIN: 19-10-176-022

This application is filed for the purposes of seeking a Special Use Permit Amendment to amend a Planned Unit Development to allow an electronic message center sign, pursuant to Article 2 Section 2-300 and Section 2-400 61. Electronic Message Center Signs and Article 9-200 D and E. A variation from the UDO Exterior Lighting Article 4

Section 4-800 D 3 (i) IV and Article 4-1000 L Signs Procedures to allow the sign to be illuminated during the hours of operation between 5:00 am and 11:00 pm.. As well as any other variations necessary to approve the plans as presented. 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 October 19, 2011, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person desiring to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald
October 4, 2011)



COLORED PRE-CAST
CONCRETE CAP

INTERNALLY ILLUMINATED
TRANSLUCENT ACRYLIC
"BEACON"

PIN-MOUNTED PAINTED
METAL LOGO & SIGN

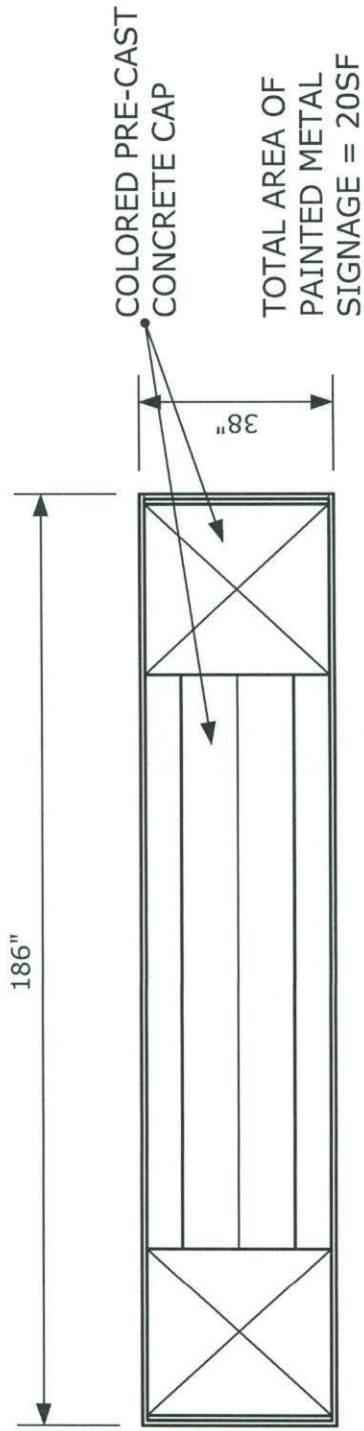
BRICK VENEER TO MATCH
EXISTING BUILDING

FULL COLOR LED DISPLAY
FOR ANNOUNCEMENTS.
STATIC MESSAGE CHANGED
DAILY.

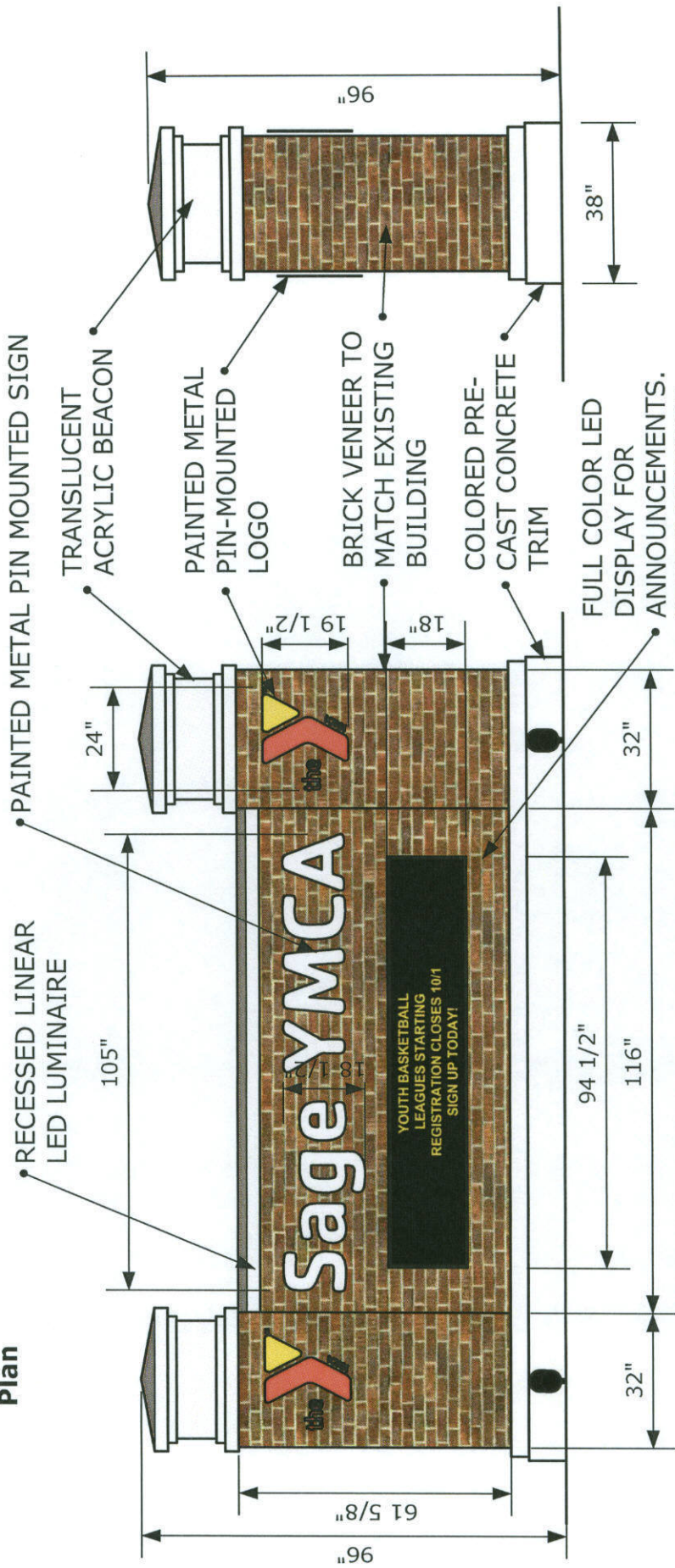
SPOT LIGHTS FOR
"Y" LOGO

COLORED PRE-CAST
CONCRETE TRIM

Perspective Rendering
Sage YMCA Exterior Free-standing Sign
 September 22, 2011



Plan



North & South Elevation

Plan & Elevations
Sage YMCA Exterior Free-standing Sign
 September 22, 2011

East & West Elevation

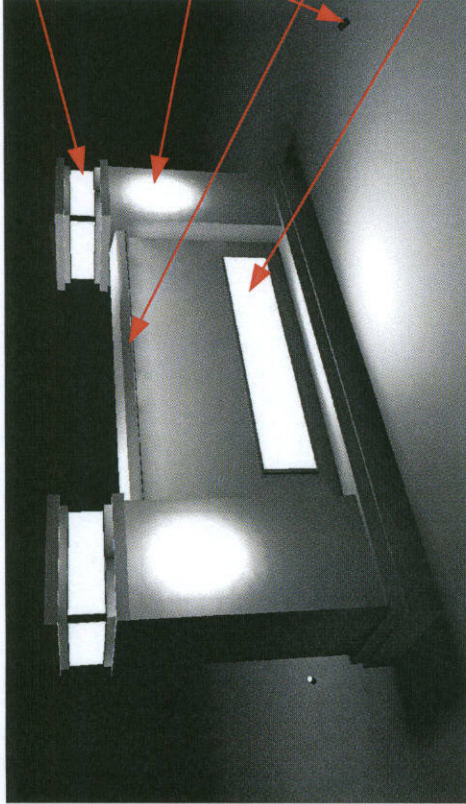


INTERNALLY ILLUMINATED BEACON (BULB NOT VISIBLE)

LED SPOT ON "Y" LOGO (TYP. BOTH SIDES)

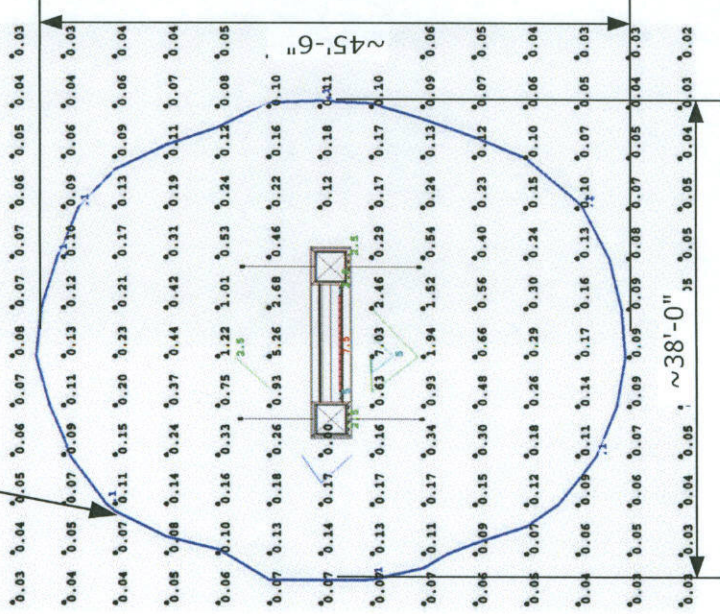
RECESSED LINEAR LED LUMINAIRE

FULL COLOR LED DISPLAY (SHOWN AT MAXIMUM LUMEN OUTPUT)

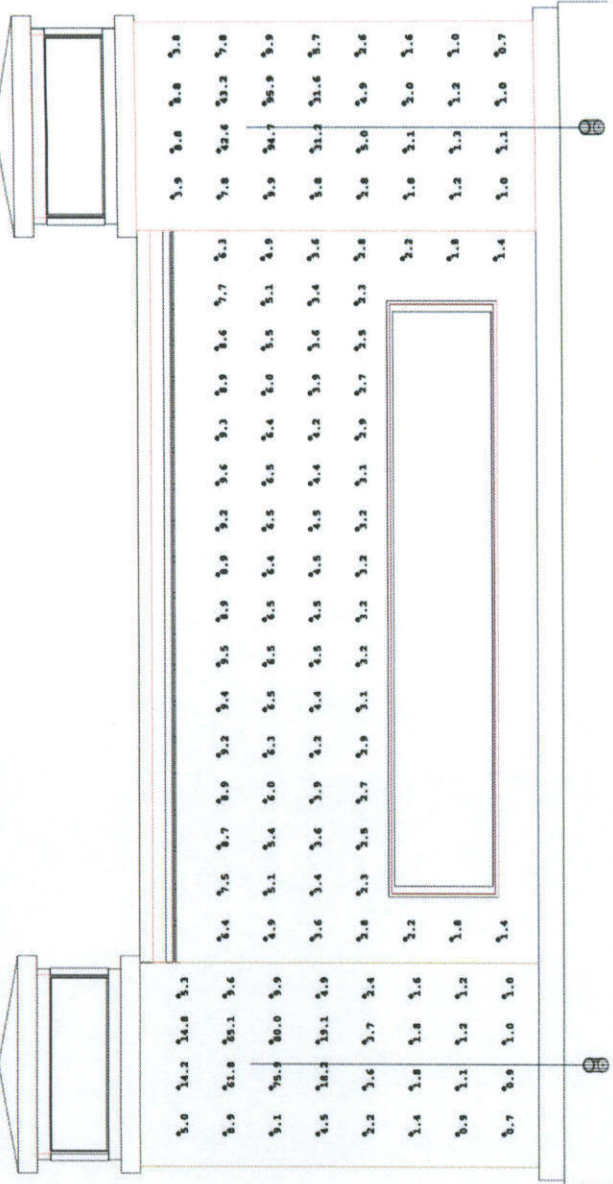


Rendering from Lighting Simulation

0.1 FOOTCANDLE PERIMETER



Plan



Elevation

Lighting Analysis
Sage YMCA Exterior Free-standing Sign
 September 22, 2011



10' MIN. FROM PROPERTY LINE

PERIMETER OF 0.1 fc AREA

LOCATION OF FREE-STANDING SIGN

US ROUTE 31

ROSE ST

Manor St

Manor St

MANOR RD

SAGE YMCA
(EXISTING BUILDING)

Site Plan
Sage YMCA Exterior Free-standing Sign
 September 22, 2011



205 North Michigan Avenue
Chicago, Illinois 60601-5924

312.616-0000
312.616-6069 fax

September 22, 2011

Mr. Phil Bielawski
Project Manager, Capital Projects
YMCA of Metropolitan Chicago
801 N. Dearborn Street
Chicago, Illinois 60610

Re: Sage YMCA Signage Illumination
Teng Project No: CHI-00015374-A0

Dear Mr. Bielawski:

Our electrical engineer Gabe Gorsline has reviewed the Crystal Lake Unified Development Ordinance, Article 4-800 as suggested by Ms. Maxwell, City Planner, for the current sign's illumination design and he found that it is within the City's ordinance's requirements. For your information his comments are as follows.

1. Ground Mounted Floodlights: These units (with LED sources) are angled at approximately 40 degrees from horizontal, and meet the City's criteria of not being angled any more than 45 degrees from horizontal. These floodlights are each rated for 227 initial lumens, tested using absolute photometry per IESNA LM-79. This lumen rating is in compliance with the City's maximum criteria of 1100 lumens.
2. Beacon Luminaires: These units are fabricated on site with an opal diffusing medium concealing a lamp source, as shown on the signage drawings. The internal lamp will not be directly visible through the opal diffuser. The illumination source inside is a 39 watt T6 ceramic metal halide lamp, rated for 3500 initial lumens. When divided onto the four sides of the beacon luminaire, each side outputs 875 lumens. On a per-side basis, this beacon luminaire meets the City's maximum lumen criteria for non-internal illumination. There is not a set criteria for lumen output of internally illuminated signage.
3. Linear LED Wash Fixtures: These linear LED sources are located within a cove above the top of the lettered area on the sign. They will only direct illumination downward. The fixtures exhibited are rated for 468 lumens per foot, and they run over a 10 foot span on each side of the sign.

TENG

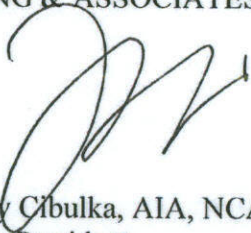
Mr. Phil Bielawski
September 22, 2011
Page 2

In essence, where the Development Ordinance is clear in its intent as related to this work, we are in compliance with the example being the Ground Mounted Floodlights. Where the Development Ordinance is not directly applicable (at the Beacon Luminaires and the Linear LED Wash Fixtures) we are within the spirit of the Ordinance by minimizing glare and light pollution.

If you should have any questions, please do not hesitate to contact me on my direct line at 312.616.7480 or at CibulkaJJ@teng.com.

Very truly yours,

TENG & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to be 'JC', written over the company name.

Jerry Cibulka, AIA, NCARB
Vice President