



#2012-27

R. Bernotas Middle School PTO

Project Review for Planning and Zoning Commission

Meeting Dates:

May 2, 2012

Requests:

Use Variation to allow a Special Use Permit, from Article 2, Land Use of the UDO to allow an electronic message center sign within the “R-1” Single-Family Residential district at the R. Bernotas Middle School.

Location:

170 N. Oak Street

Acreage:

≈ 20.8 acres

Existing Zoning:

“R-1” Single-Family Residential

Surrounding Properties:

North: “R-1” Single-Family Residential
South: “R-1” Single-Family Residential
East: “R-1” Single-Family Residential
West: “R-2” Single-Family Residential

Staff Contact:

Latika Bhide (815.356.3615)

Background:

- Location: 170 N. Oak Street
- Zoning: “R-1” Single-Family Residential
- Land Use: R. Bernotas Middle School
- Request: Use Variation to allow a Special Use Permit for an electronic message center sign

Land Use Analysis:

- Request: The R. Bernotas PTO is requesting a use variation to allow a Special Use Permit, from Article 2, Land Use of the UDO to allow an electronic message center (EMC) sign within the “R-1” Single-Family Residential district at the R. Bernotas Middle School. The sign is proposed to be located between the two driveways along Oak Street.
- Sign Details: The proposed sign is 6’3” in height and approximately 29 square feet in area. The EMC component of the sign is approximately 9.7 square feet.
- Existing Conditions: Currently, there are no free-standing signs installed identifying the R. Bernotas Middle School. The existing free-standing sign along Woodstock Street identifies the North Elementary School.
- Ordinance provisions: Per the UDO, EMC signs are permitted as a Special Use only in the “B-2” district. Educational facilities are considered civic uses and are permitted to have freestanding signs that are up to 32 square feet in area and 8 feet in height. The

proposed sign meets the area and height requirements, but requires a use variation and special use permit to allow the EMC component.

Findings of Fact:

USE VARIATION

The granting of a Variation rests upon the applicant proving practical difficulty or hardship caused by the Unified Development Ordinance requirements. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

No specific standards are spelled out in the Unified Development Ordinance for granting use variations. However, it is recommended that the Planning and Zoning Commission and City Council first determine and record its findings that the evidence justifies the conclusions that:

The property cannot be used for purposes permitted in the zoning district without the requested variance;

Meets Does not meet

The proposed use would not alter the essential character of the area in which the property is located;

Meets Does not meet

The proposed use will not reasonably diminish the value of adjacent property;

Meets Does not meet

The proposed use will not unreasonably increase the congestion in the public streets or otherwise endanger public safety; and

Meets Does not meet

The proposed use is in harmony with the general purpose and intents of the Unified Development Ordinance.

Meets Does not meet

SPECIAL USE PERMIT

The petitioner is requesting a Special Use to allow the EMC within the proposed free-standing sign. 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

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the Variation be denied.

Additionally, Section 2-400 C of the UDO, establishes specific criteria for consideration before the issuance of a Special Use Permit for an EMC.

- 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 – use variation requested
 - (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 – use variation requested
 - (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 this requirement
 - (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 this requirement
 - (v) Pre-existing nonconforming signs: An EMC sign cannot be incorporated into a pre-existing non-conforming sign.
Not applicable
 - (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;
Recommended as condition of approval
 - 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;
Recommended as condition of approval
 - C. The message area of an EMC can be illuminated by white or amber incandescent lamps, LED (light-emitting diode) or magnetic discs;
Amber LED letters 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;

Recommended as condition of approval

- 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;

Recommended as condition of approval

- 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;

Recommended as condition of approval

- 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; and

Recommended as condition of approval

- H. The EMC sign must be set in a manner that the display will turn dark in case of a malfunction.

Recommended as condition of approval

- (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 this requirement

- (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.

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. Development Application, received 4-5-12
 - B. Sign Details, received 4-5-12
2. A use variation is hereby granted to allow a Special Use Permit, from Article 2, Land Use of the UDO to allow an electronic message center sign within the “R-1” Single-Family Residential district at the R. Bernotas Middle School.
3. The internal illumination for the sign must:
 - A. Shine fully only through the letter and graphic elements of the sign.
 - B. Only illuminated between the hours of 7 am and 11 pm. At all other times, the internal illumination must be extinguished.
4. The following conditions will be applicable to the EMC:

- A. The EMC will be operated only between the the hours of 7 am and 11 pm. At all other times, the EMC must be turned off.
 - B. 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.
 - C. The EMC unit must have the “flash” feature disabled and messages shall have a 5-minute “hold” time.
 - D. The messages displayed on the EMC must 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.
 - E. All messages displayed on the EMC must be static and must not reflect movement, flashing, scrolling or changes in shape or size of messages or portions of messages. Streaming and/or live-time video cannot be displayed and this function of the EMC must be disabled.
 - F. The EMC unit must be equipped to override messages to allow emergency messages such as an “Amber Alert” or other such acute public emergencies. The District is requested to cooperate with the City of Crystal Lake in order to allow the City to exercise its override authority.
 - G. The EMC sign must be set in a manner that the display will turn dark in case of a malfunction.
5. Landscaping is required located in an area radiating from the base of the sign. One square foot of landscape area is required per one square foot of sign area.
 6. The petitioner shall ensure that there are no utility conflicts with the sign location.
 7. 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

File # _____

Project Title: _____

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 checked="" type="checkbox"/> Variation (USE) |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Name: Richard Bernotas PTO
Address: 1084 Heavens Gate
Lake In The Hills, IL 60156
Phone: 815-355-1939
Fax: 847-377-9157
E-mail: lorie dls.net

Owner Information (if different)

Name: Crystal Lake School Dist. 47
Address: 300 Commerce Drive

Phone: 815-788-5061
Fax: 815-459-0263
E-mail: dsschuhe d47.org

Property Information

Project Description: Install free standing, internally
illuminated sign with electronic awnings.

Project Address/Location: 170 N. Oak St.
Crystal Lake IL, 60014

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____


Surveyor: _____

Other: _____

Signatures

Lori Stroh  4-4-12
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.

 4-4-12
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 APPLICA-
TION OF RICHARD BERNOTAS PTO**

LEGAL NOTICE

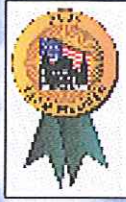
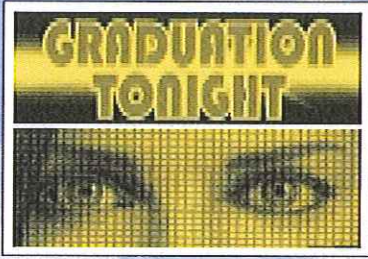
Notice is hereby given in compli-
ance with the Unified Development
Ordinance (UDO) of the City of
Crystal Lake, Illinois that a public
hearing will be held before the
Planning and Zoning Commission
of the City of Crystal Lake upon the
application of the Richard Bernotas
PTO, relating to the following de-
scribed real estate commonly
known as 170 N. Oak Street, Crys-
tal Lake, Illinois 60014, PIN: 14-

31-426-030, 14-31-426-036
and 14-31-426-037.

This application is filed for the
purposes of seeking a Use Variation
to allow a Special Use Permit, from
Article 2, Land Use of the UDO to
allow an electronic message center
within the "R-1" Single-Family Resi-
dential district at the above-men-
tioned location. This request in-
cludes any variations that may be
necessary to allow the project as
presented. Plans for this project can
be viewed at the City of Crystal
Lake Community Development De-
partment at City Hall.

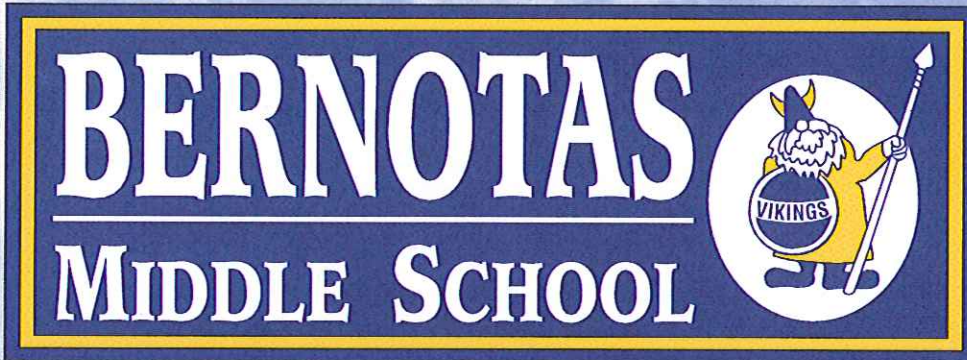
A public hearing before the Plan-
ning and Zoning Commission on
the request will be held at 7:30
p.m. on Wednesday, May 2nd,
2012 at the Crystal Lake City Hall,
100 West Woodstock Street, at
which time and place any person
determining to be heard may be
present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald
April 17, 2012)

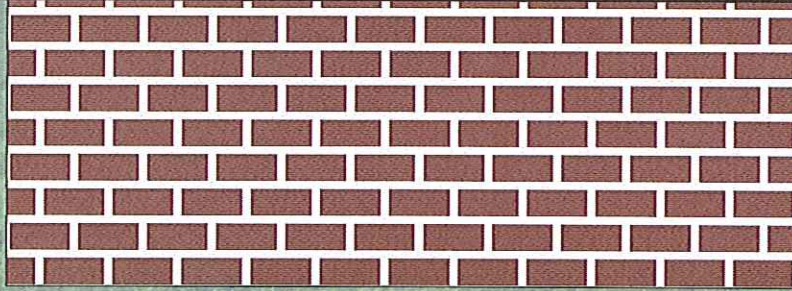


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6'10"



4'3"



2'

65"



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Date: _____

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LED Model #20mm GT Dream Series 16x96 • 2'6"x6'10" ID Cabinet • 1'6"x6'10" LED Cabinet • 2' Base

Reference: #91087, Date: November 1, 2011

Cabinet/Leg: RAL5002 Blue

Sign Face: 462B Blue

ID Letters & Line: 403W White, LED Letters: Amber

Draft: 412Y Yellow

ID Fonts: UsherwoodlfcTBlA URW

Mascot/Symbol: #91087

Mascot/Symbol Colors: 412Y Yellow - Gown

403W White & 462B Blue - Viking

403W White - Oval

462B Blue - Name, Helv. Bold Cond.

Other: Red Polyarmor Brick

This colored sketch is provided as an example of color. There is no exact match between ink and paint. Signs Plus does not guarantee such.

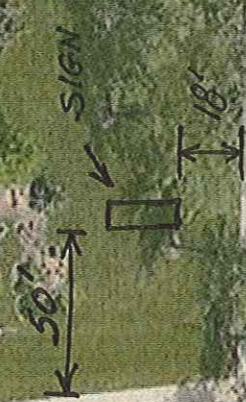
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Bernotas Middle School 170 N Oak St

World • United States • IL • McHenry Co. • Crystal Lake

N Oak St

1 Oak St



50 feet

25 m

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