



#2012-123
471 W. Virginia Street (CITGO)
Project Review for Planning and Zoning Commission

Meeting Date: January 16, 2013

Zoning Requests

- 1) Special Use Permit to allow a Gasoline Electronic Pricing sign.
- 2) Variations from the allowable 8-foot height, 50-square-foot area and 10-foot setback requirements to allow a 9-foot high, 70-square-foot free-standing sign, 6 feet from the property line.
- 3) Variation to allow 1123.5 square feet of wall signage, exceeding the permitted 150 square feet.

Location: 471 W. Virginia Street

Acreage: 14,611 sq. ft.

Existing Zoning: B-2 General Commercial

Surrounding Properties:

North: B-2 General Commercial
South: R-3A Two-Family Residential
East: B-2 General Commercial
West: B-2 General Commercial

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- **Existing Use:** This is an existing gas station with 4 pump islands.
- **Previous Approvals:**
 - In 1978, the City granted a Special Use Permit for the Shortstop Gas Pantry.
 - Gas Depot received a sign variation, in 2011, to allow 325 square feet of wall signage and to reface the existing pole sign.

Development Analysis:

General

- **Request:** A Special Use Permit and variations to the free-standing sign and wall signage to allow re-branding for a CITGO service station. The Special Use Permit is required because the Limited Use Criteria for Gasoline Electronic Pricing sign cannot be met.

- Land Use: The land use map shows the property as Commerce. The gas station is an acceptable use in this land use designation.
- Zoning: The property is zoned B-2. The gas station is an acceptable use in the zoning district.

Site Layout

- There are four ingress/egress points at this site, two on Route 14 and two on Dole Avenue.
- The existing free-standing sign is a pole sign at the corner of Route 14 and Dole Avenue.
- The proposed sign is a new monument sign.

Signage

- The re-branding to a CITGO will change out the gas station canopy signs, the convenience store signs, and the gas pump signage to CITGO signage. This total signage is approximately 1123.5 square feet.
- Previously the Gas Depot received a sign variation of 325 square feet for wall signage. For the gas station canopy and the convenience store, only the yellow stripe was counted as signage since the green color was considered background. For the CITGO proposal, the white is considered the background color.
- The calculations provided by the petitioner include the entire sign area with the white background. Revised calculations should be submitted so the exact sign area can be confirmed for the canopy, convenience store and pumps.
- The existing free-standing sign is a 14½-foot, 50-square-foot pole sign at the corner of Route 14 and Dole Avenue.
- The proposed sign is a monument sign, 9 feet in height and 70 square feet in area at the same location.
- The Engineering Division has reviewed the proposed sign and finds that it is not within the sight visibility triangle, but that it could cause visibility issues between vehicles turning right from Dole to Route 14 and vehicles exiting the gas station at the western Route 14 driveway.
- The Engineering Division suggested installing the pricing sign on the canopy or utilizing the existing pole sign and reversing the brand name and the price sign to allow more visibility to the price portion of the sign.

Sign Type	UDO Requirement	Proposed Sign	Meets Ord. Y/N
Wall Sign Gas Canopies	150 square feet total for all wall signage	768 square feet*	No
Wall Sign Convenience Store	150 square feet total for all wall signage	237 square feet*	No
Wall Sign Gas Pumps	150 square feet total for all wall signage	118.5 square feet*	No
Total Wall Signs		1123.5 square feet*	

Free Standing Sign	8 feet in height or 3.5 feet in height if closer than 10 feet to the property line 50 square feet in area or Virginia Street Sign 16 foot high pole sign 32 square feet Within 10 feet of the property line	9 feet high 70 square feet	No
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*Exact dimensions of the signs not provided. Staff used the calculations of the entire canopy dimensions, the convenience store fascia and the gas pump area.

2030 Comprehensive Land Use Plan Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial, business and office uses. The following goal is applicable to this request:

Land Use – Commerce

Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services and jobs to the city as well as the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Land Use Plan and Economic Development Strategic Plan.

This can be accomplished with the following supporting action:

Supporting Action: Promote, retain and attract businesses that provide a diverse tax base.

Findings of Fact:

SPECIAL USE PERMIT

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 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*

In addition, Section 2-400 C 62. of the UDO sets specific standards for a Gasoline Electronic Pricing Signs:

All Gasoline Electronic Pricing (GEP) Signs must comply with the following criteria:

- a. GEP signs are permitted only on properties where a Special Use Permit for a gasoline stations has been previously granted by the City.
 Meets *Does not meet*

- b. The GEP sign may be incorporated into (1) free-standing business sign on the property. A new free-standing sign incorporating a GEP portion must meet all of the Ordinance requirements for that sign.
 Meets *Does not meet*

- c. The GEP portion of the sign shall meet all the following design conditions:
 - i. The GEP 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 ambient light at all times of the day. Such programming and mechanical equipment shall be set so that the GEP, at night or in overcast conditions, will e no more than 40% of the daytime brightness level.
 Meets *Does not meet*

 - ii. The GEP unit must be illuminated by white, amber, or green incandescent lamps, LED (light-emitting diode) or magnetic discs.
 Meets *Does not meet*

 - iii. The pricing displayed on the GEP unit may only transition from one message (price) to another by either fading or dissolving to black without another message (price) appearing immediately thereafter, without movement or other transition effects in between.
 Meets *Does not meet*

 - iv. Except as otherwise provided herein, all messages displayed on the GEP unit 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 is not permitted and this function of the EMC must be disabled.
 Meets *Does not meet*

 - v. The GEP sign must be set in a manner that the display will turn dark in case of a malfunction.
 Meets *Does not meet*

- d. The maximum gross surface area of the GEP portion of the sign shall not exceed 20 square feet.
 Meets *Does not meet*

- e. Prices cannot switch between multiple grades on one GEP. The GEP must display only one grade or have separate GEP for each grade.

Meets *Does not meet*

The proposed sign does not meet criteria “b.”

Zoning Ordinance Variation

The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards

When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

- a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

Meets *Does not meet*

- b. Also, that the variation, if granted, will not alter the essential character of the locality.

Meets *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

- a. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;

Meets *Does not meet*

- b. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;

Meets *Does not meet*

- c. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

Meets *Does not meet*

- d. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.

Meets

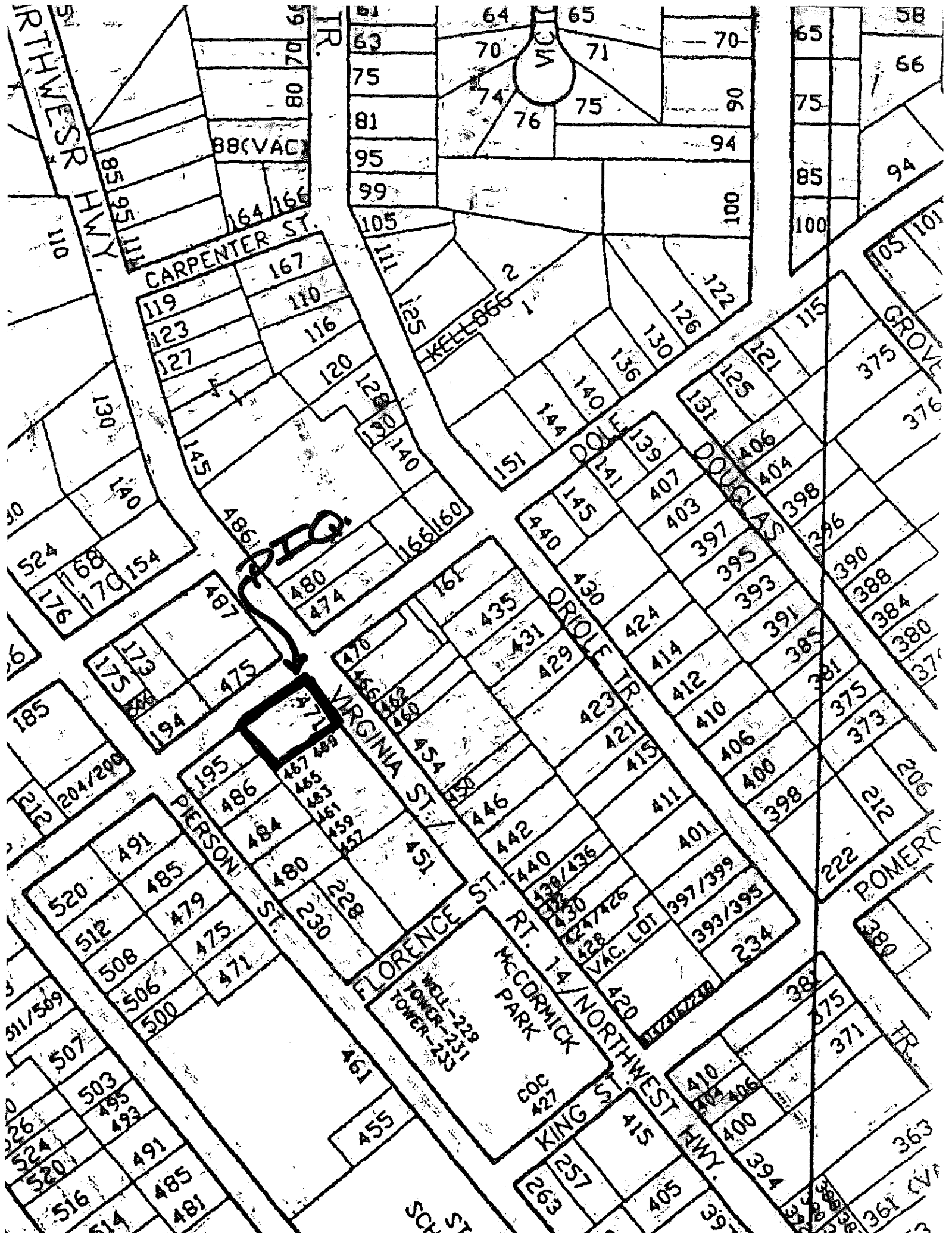
Does not meet

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.

Recommended Conditions:

If a motion to recommend approval of the Special Use Permit at 68 Carmella Drive 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 (Image FX, received 12/13/12)
 - B. ALTA Survey (United Survey Service LLC, dated 10/08/12, received 12/13/12)
 - C. Sign Plans (Image FX, received 12/13/12)
2. The free-standing sign shall be:
 - a. Reduced to 8 feet high and 50 square feet, or
 - b. Removed and the pricing signage shall be installed on the canopy, or
 - c. Allowed to remain as is and a new cabinet installed with the pricing sign on the left hand side for better visibility.
3. The Special Use Permit is approved to allow the GEP sign.
4. (1) square foot of landscape materials shall be planted around the sign per each square foot of sign area.
5. The following variations are approved:
 - a. Variations to allow the free-standing sign 6 feet from the property line.
 - b. Variation to allow up to 1123.5 square feet of wall signage.
6. The owner shall review their window signage to make sure it does not exceed the allowable 25% of window or door area.
7. The petitioner shall comply with all of the requirements of the Engineering and Building and Planning and Economic Development Departments.



PTQ



Map containing various lot numbers and street names: RTHWESR HWY, CARPENTER ST, VIRGINIA ST, LORRENCE ST, KING HWY, GROVE, POMEROY, PIERSON ST, DOLLY TR, ORIOLE TR, WELLS TR, and SCH ST. Lot numbers include 119, 123, 127, 130, 140, 145, 151, 164, 166, 167, 170, 173, 175, 185, 194, 195, 204/200, 212, 228, 230, 234, 257, 263, 265, 270, 271, 275, 281, 285, 296, 298, 300, 301, 303, 306, 308, 312, 314, 316, 320, 324, 326, 330, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000.

**City of Crystal Lake
Development Application**

Office Use Only
File # 12-123

Project Title: CITGO Signage @ 471 W. Virginia St.

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

Owner Information (if different)

Name: Image Fx (Matt Geitsman)
Address: 16w 109 83rd Street
Burr Ridge, IL 60527
Phone: (630) 655-2850
Fax: (630) 655-2857
E-mail: matt@imagefxcorp.com

Name: Vijay Kumar Dolly Gupta
Address: 30982 Walt Whitman Rd.
St. Charles, IL 60175
Phone: (815) 788-1019
Fax: (815) 788-1253
E-mail: _____

Property Information

Project Description: ① Install new CITGO pump graphics and canopy graphics, building graphics, and canopy illuminated signage
② Install new 7'x10' CITGO monument sign in same location as existing w/ same 6 foot setback.

Total proposed canopy graphic & signage = 521 sqft.
w/ pump graphics = 639 sqft.

Project Address/Location: 471 W. Virginia Street, Crystal Lake, IL

PIN Number(s): 19-06-280-013



Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Sign Company

Other: Image FX : 16w 109 83rd Street, Burr Ridge, IL
P: (630) 655-2850, F: (630) 655-60527
matt@imagefxcorp.com 2857
Matt Gleitsman

Signatures

M. Gleitsman 12/11/12
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.

[Signature] 12/11/12
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.

T PUBLIC NOTICE
BEFORE THE PLANNING
AND ZONING COMMISSION
OF THE CITY OF CRYSTAL LAKE,
MCHENRY COUNTY, ILLINOIS
IN THE MATTER OF THE PETITION
OF Vijay and Dolly Gupta
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 upon the application of ImageFX, on behalf of Vijay and Dolly Gupta, for approval of a Special Use Permit Amendment relating to the following real estate location known as Citgo Gas 471 Virginia Street, Crystal Lake, Illinois 60014, PIN: 19-06-280-013.

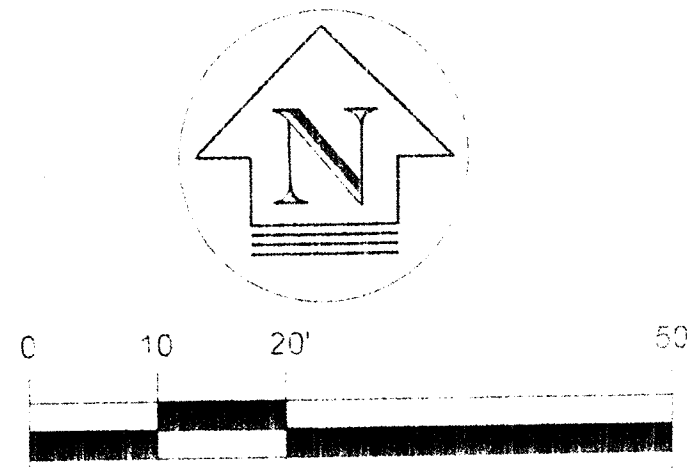
This application is filed for the purposes of seeking a Special Use Permit Amendment to allow a Gasoline Electronic Pricing Sign, varia-

tions from the permitted wall signage and free-standing sign, as well as any other variations as necessary to approve the plans as presented, pursuant to Article 2 Section 2-300 and 2-400-62, Article 4 Section 4-1000 F, and Article 9 Section 9-200. 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 January 16, 2013, 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 ON December 26, 2012)



UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS
 1945 N. CORNELL AVENUE, UNIT D, MELROSE PARK, IL 60160 - 1017
 TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887
 E-MAIL: USURVEY@USANDCS.COM

ALTA / ACSM LAND TITLE SURVEY

OF

LOT 1 (EXCEPT THAT PART OF LOT 1, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 1; THENCE ON AN ASSUMED BEARING OF SOUTH 40 DEGREES, 03 MINUTES, 54 SECONDS EAST ALONG THE WESTERLY LINE OF VIRGINIA STREET, A DISTANCE OF 15.00 FEET; THENCE NORTH 73 DEGREES, 16 MINUTES, 13 SECONDS WEST, A DISTANCE OF 18.25 FEET TO THE NORTHERLY LINE OF SAID LOT 1; THENCE NORTH 51 DEGREES, 29 MINUTES, 52 SECONDS EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING) AND THE NORTHWESTERLY HALF OF LOT 5 LYING SOUTHEASTERLY AND ADJACENT TO THE SOUTHEASTERLY LINE OF SAID LOT 1, TOGETHER WITH A STRIP OF LAND 4 FEET IN WIDTH OFF THE NORTHWEST SIDE OF THE SOUTHEASTERLY HALF OF SAID LOT 5 AND LYING IMMEDIATELY ADJACENT TO THE NORTHWESTERLY HALF OF LOT 5 AFORESAID, IN BLOCK 7 OF PIERSON'S ADDITION TO CRYSTAL LAKE, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 18, 1868 IN BOOK 43 OF DEEDS, PAGES 303, 304 AND 305 IN MCHENRY COUNTY, ILLINOIS.

KNOWN AS: 471 W. VIRGINIA STREET, CRYSTAL LAKE, ILLINOIS

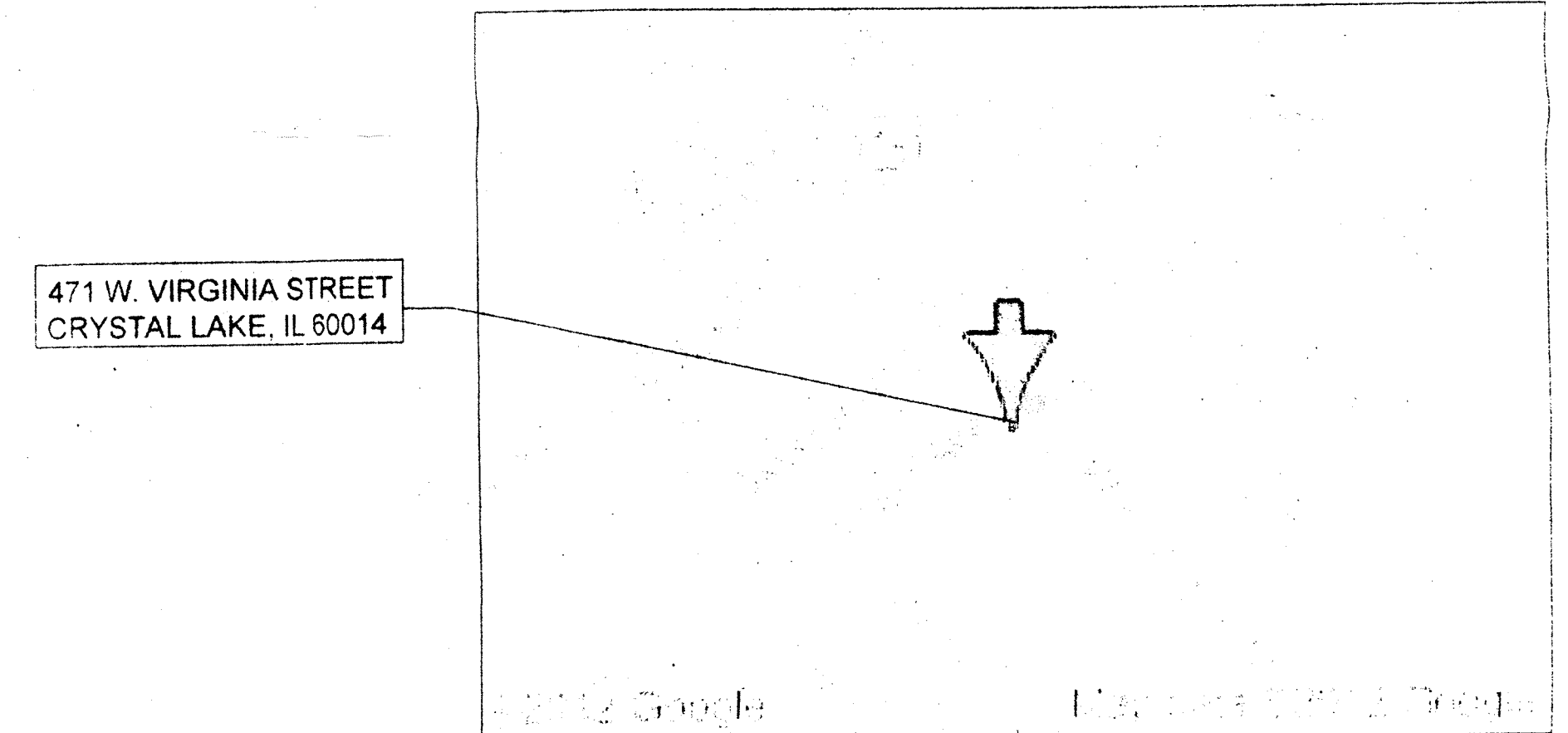
PERMANENT INDEX NUMBER: 19 - 06 - 280 - 013

AREA = 14,611 SQ. FT. OR 0.335 ACRE

NOTE: THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT OR ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

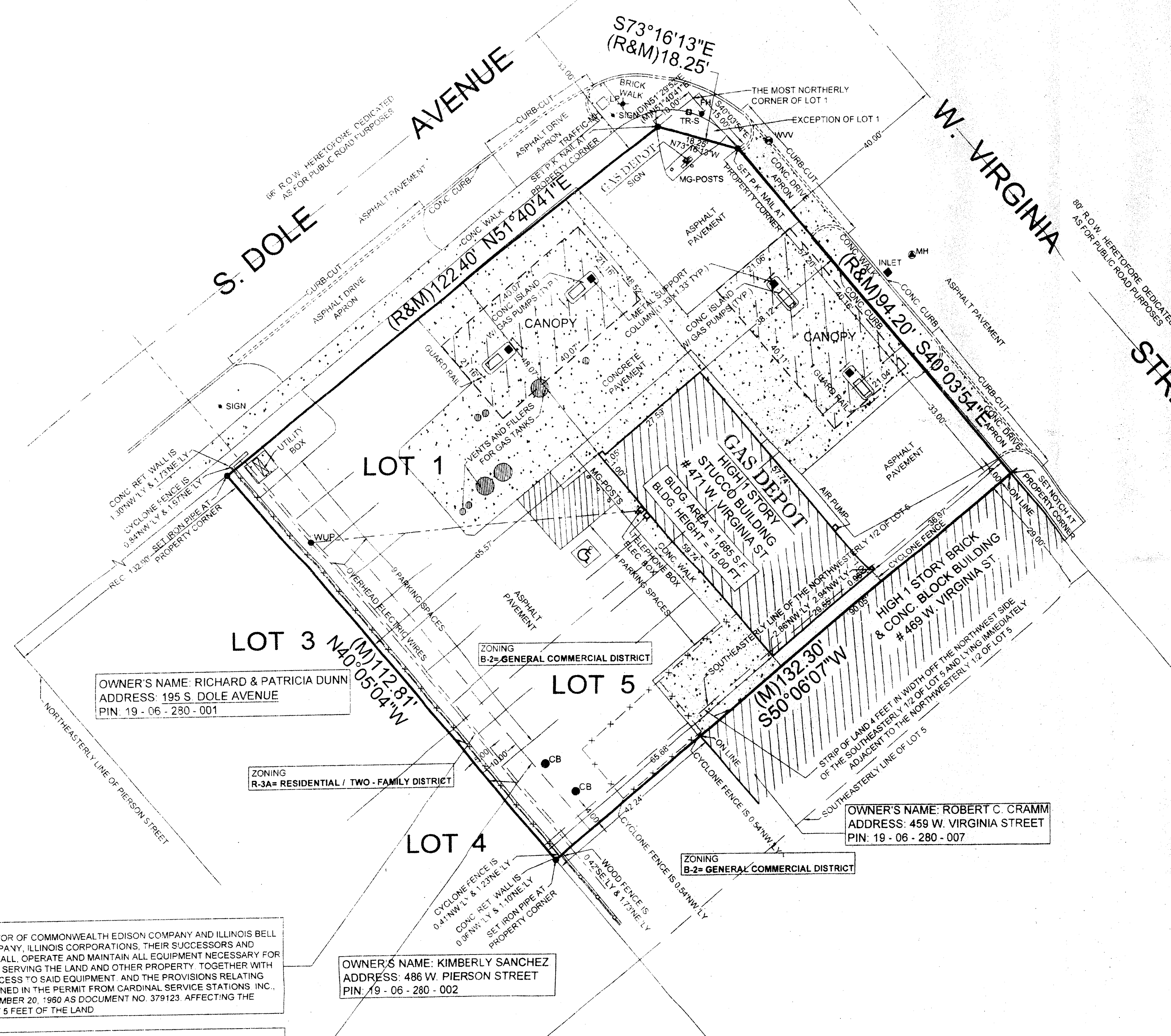
PARKING SPACE TABLE	
TYPE OF SPACE	TOTAL EXISTING
REGULAR	12
HANDICAP	13
TOTAL	25

LOCATION MAP



NOTES:

- THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED PUBLIC STREETS KNOWN AS W. VIRGINIA STREET AND S. DOLE AVENUE ARE CORRECT.
- THE SURVEY AND THE INFORMATION COURSES AND DISTANCES SHOWN THEREON ARE CORRECT.
- THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME
- EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS
- THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
- ELECTRIC GAS TELEPHONE AND WATER UTILITY AND STORM AND SANITARY SEWER SYSTEMS ACCESS THE PROPERTY IN LEGALLY DEDICATED RIGHTS OF WAY THAT BENEFIT THE PROPERTY.
- ALL SUBSTANTIAL FEATURES OBSERVED ON THE PROPERTY HAVE BEEN PLOTTED
- ITEM # 10 (a) FROM TABLE A**
THERE ARE NO OBSERVABLE PARTY WALLS (ALL WALLS ARE INDEPENDENT)
- ITEM # 11 (a) FROM TABLE A**
ALL VISIBLE UTILITIES ARE PLOTTED
- ITEM # 16 FROM TABLE A**
AT THE TIME OF THIS SURVEY NO VISIBLE RECENT EARTH MOVING WORK BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS WERE NOTED
- ITEM # 17 FROM TABLE A**
AT THE TIME OF THIS SURVEY, THERE IS NO EVIDENCE OF CHANGES IN RIGHT OF WAY EITHER COMPLETED OR PROPOSED AND RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS
- ITEM # 18 FROM TABLE A**
AT THE TIME OF THIS SURVEY, NO VISIBLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP OR SANITARY LANDFILL WERE NOTED.
- ITEM # 19 OF TABLE A**
THERE ARE NO WETLANDS LOCATED ON THE PROPERTY
- ITEM # 20(a) OF TABLE A**
NO OFFSITE BENEFICIAL EASEMENTS WERE REFLECTED IN TITLE.
- ITEM # 21 FROM TABLE A**
RELATING TO PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$ 500,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST



ITEM # 14
EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY, ILLINOIS CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PERMIT FROM CARDINAL SERVICE STATIONS, INC. RECORDED DECEMBER 20, 1960 AS DOCUMENT NO. 379123 AFFECTING THE SOUTHWESTERLY 5 FEET OF THE LAND.

ITEM # 19
EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, AND ITS THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 2010R035676 (10' EASEMENT)

ORDERED BY: LACY & ASSOCIATES LLC	
SCALE : 1" = 15'	
DATE : OCTOBER 8, 2012	
FILE NO.:	
2012 - 20484	
DATE	REVISION

LEGEND	ABBREVIATIONS
●	CB CATCH BASIN
○	INLET
⊕	WV WATER VALVE VAULT
⊕	FH FIRE HYDRANT
⊕	TR-S TRAFFIC SIGNAL LIGHT
⊕	LP LIGHT POLE
⊕	WUP WOOD UTILITY POLE
⊕	MH MANHOLE
⊕	SIGN SIGN
⊕	MG-POST METAL GUARD POST
⊕	○
○	○
(R)	RECORD DATA
(M)	MEASURED DATA
(D)	DEED DATA

FLOOD STATEMENT:
 SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP 17111C0327J, WITH A DATE OF IDENTIFICATION OF NOVEMBER 16, 2006, FOR COMMUNITY NUMBER 170476 0327 J, IN MCHENRY COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

ZONING DISTRICT:
 B-2- GENERAL COMMERCIAL
 MINIMUM LOT AREA: 20,000 SQUARE FEET
 MINIMUM LOT WIDTH: 100 FEET
 MINIMUM FRONT SETBACK: 30 FEET
 MINIMUM INTERIOR SIDE SETBACK: 0 FEET
 REAR YARD ABUTTING RESIDENTIAL DISTRICTS: 50 FEET
 MINIMUM CORNER SIDE SETBACK: 30 FEET
 MAXIMUM HEIGHT PRINCIPAL STRUCTURE: 28 FEET & 2 STORIES
 MAXIMUM BUILDING COVERAGE: 50%
 MAXIMUM IMPERVIOUS SURFACE COVERAGE: 65%
 MAXIMUM FLOOR AREA RATIO: 1.5

CHICAGO TITLE INSURANCE COMPANY
 COMMITMENT NO.: 1410 WNW217020 UA
 EFFECTIVE DATE: AUGUST 30, 2012

ITEMS CORRESPONDING TO SCHEDULE B:
 ITEMS 1 - 13.
 NOT SURVEY RELATED.

ITEM # 14
 EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY, ILLINOIS CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PERMIT FROM CARDINAL SERVICE STATIONS, INC. RECORDED DECEMBER 20, 1960 AS DOCUMENT NO. 379123, AFFECTING THE SOUTHWESTERLY 5 FEET OF THE LAND. (PLOTTED ON THE DRAWING)

ITEM # 16
 RIGHTS AND/OR OBLIGATIONS RELATING TO A RETAINING WALL LOCATED ALONG THE SOUTHWESTERLY LINE OF THE LAND AS DISCLOSED BY A SURVEY BY UNITED SURVEY SERVICE, LLC, NUMBER 2012 - 20484, DATED OCTOBER 8, 2012.

ITEM # 18
 RIGHTS OF INTERESTED PARTIES TO MAINTAIN OR HAVE MAINTAINED THE OVERHEAD WIRES AND TELEPHONE T BOX LOCATED ON THE WESTERLY CORNER OF THE LAND OUTSIDE OF THE UTILITY EASEMENT AREA

ITEM # 19
 EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, AND ITS THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 2010R035676 (FOR FURTHER PARTICULARS, SEE RECORD.) (PLOTTED ON THE DRAWING)

ITEMS 20 - 21
 NOT SURVEY RELATED.



SURVEYOR'S CERTIFICATE:
 STATE OF ILLINOIS)
 COUNTY OF COOK) S.S.

I, ROY G. LAWNICZAK, A REGISTERED LAND SURVEYOR, LICENSE NO. 35-2290 IN AND FOR THE STATE OF ILLINOIS AND LEGALLY DOING BUSINESS IN COOK COUNTY, DOES HEREBY CERTIFY TO:

- SAHELI 471 CORP, AN ILLINOIS CORPPRATION
- CHICAGO TITLE INSURANCE COMPANY

AND TO THEIR SUCCESSORS AND ASSIGNS, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 16, 17, 18, 19, 20(a) AND 21 OP TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON OCTOBER 8, 2012

DATE OF PLAT: OCTOBER 8, 2012.

BY: *Roy G. Lawniczak*
 ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290
 LICENSE EXPIRES: NOVEMBER 30, 2012
 PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576
 LICENSE EXPIRES: APRIL 30, 2013

#12-123

RECEIVED 12/13/12



NORTHEAST & SOUTHEAST SIDES



PROPOSED

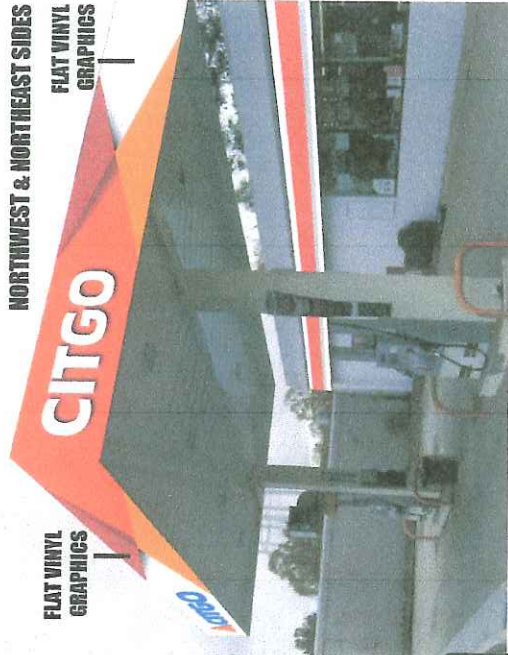
FLAT VINYL GRAPHICS

FLAT VINYL GRAPHICS

- CANOPY 1 DIMENSIONS:**
- NORTHEAST SIDE = 42 FT. X 3 FT. H (126 SQ. FT.)
 - NORTHWEST SIDE = 22 FT. X 3 FT. H (66 SQ. FT.)
 - SOUTHWEST SIDE = 42 FT. X 3 FT. H (126 SQ. FT.)
 - SOUTHEAST SIDE = 22 FT. X 3 FT. H (66 SQ. FT.)



EXISTING



NORTHWEST & NORTHEAST SIDES

FLAT VINYL GRAPHICS

CITGO

FLAT VINYL GRAPHICS

NORTHEAST SIDE




INTERNALLY LED ILLUMINATED TRIANGULAR CABINET
27" HIGH (6 SQ. FT.)
(See separate drawing for more detailed specs)



REVERSE BACKLIT ILLUMINATED CHANNEL LETTERS
21" HIGH (18 SQ. FT.)
(See separate drawing for more detailed specs)

NORTHWEST & SOUTHEAST SIDES



INTERNALLY LED ILLUMINATED CHANNEL LETTERS
21" HIGH (18 SQ. FT.)
(See separate drawing for more detailed specs)

SOUTHWEST SIDE (facing building)
flat vinyl decals ONLY

- INSTALL (3) ILLUMINATED SIGNS TO CANOPY
- ALL SIDES OF CANOPY WILL HAVE FLAT VINYL GRAPHICS
- WE WILL BE HOOKING UP TO THE EXISTING ELECTRIC ALREADY AT EACH SIGN LOCATION. RUNNING ADDITIONAL POWER/ELECTRIC WILL NOT BE NECESSARY.

CANOPY 2 DIMENSIONS:

- 42 FT. X 22 FT. X 3 FT. HIGH FASCIA
- NORTHWEST SIDE = 42 FT. X 3 FT. H (126 SQ. FT.)
- NORTHEAST SIDE = 22 FT. X 3 FT. H (66 SQ. FT.)
- SOUTHWEST SIDE = 42 FT. X 3 FT. H (126 SQ. FT.)
- SOUTHWEST SIDE = 22 FT. X 3 FT. H (66 SQ. FT.)

EXISTING



NORTHWEST & NORTHEAST SIDES

FLAT VINYL GRAPHICS



PROPOSED

FLAT VINYL GRAPHICS

SOUTHWEST SIDE GRAPHICS ONLY



**SOUTHWEST SIDE (facing building)
flat vinyl decals ONLY**

NORTHWEST SIDE



INTERNALLY LED ILLUMINATED TRIANGLE CABINET
27" HIGH (6 SQ. FT.)
(See separate drawing for more detailed specs)

REVERSE BACKLIT ILLUMINATED CHANNEL LETTERS
21" HIGH (19 SQ. FT.)
(See separate drawing for more detailed specs)

NORTHEAST SIDE



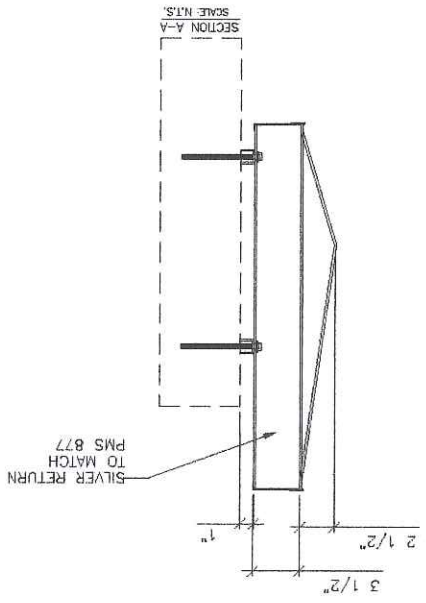
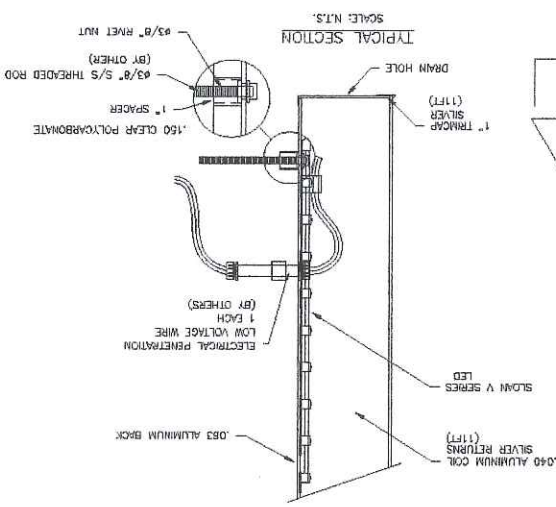
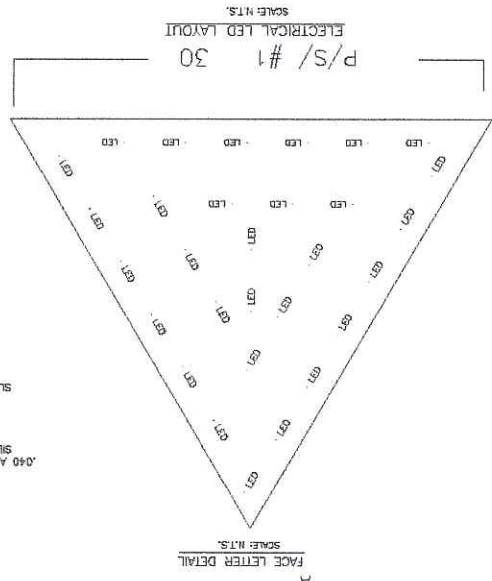
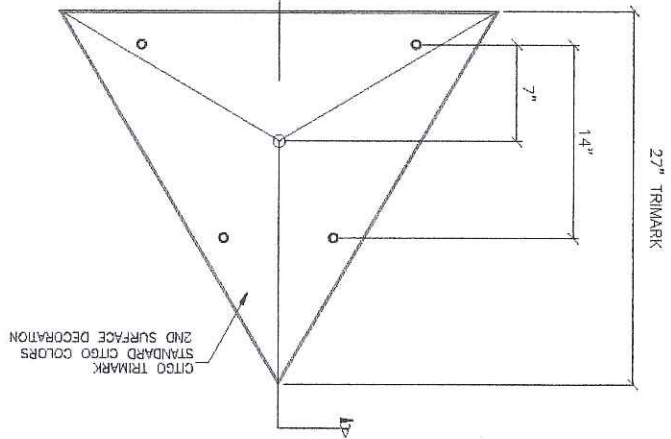
INTERNALLY LED ILLUMINATED CHANNEL LETTERS
21" HIGH (19 SQ. FT.)
(See separate drawing for more detailed specs)

- INSTALL (3) ILLUMINATED SIGNS TO CANOPY
- ALL SIDES OF CANOPY WILL HAVE FLAT VINYL GRAPHICS

*****WE WILL BE HOOKING UP TO THE EXISTING ELECTRICAL WIRING AT EACH SIGN LOCATION. RUNNING ADDITIONAL POWER/ELECTRIC WILL NOT BE NECESSARY.**

Canopy Trimark Sign Specifications

27" Trimark - Within Fascia - LED Illuminated



NOTE: Use 3/8" diameter bolts as listed:
Wedge bolts in concrete or brick.
Toggle bolts in concrete block or panel walls.
TEK screws in metal stud walls.
Lag bolts in wood stud walls.
All thread bolts with blocking in ACM fascia.

- 1- V SERIES WHITE LAID OUT (4) MODULES PER FOOT, 4" ON CENTER MODULES
2- EACH MODULE 60 POWER SUPPLY CAN RUN UP TO 90 V SERIES WHITE MODULES
3- LAYOUT BASED ON 5" CAN DEPTH 3" CAN WITH FORMED FACE
ESTIMATED PRODUCT B.O.M. PER SIGN:
30 V SERIES WHITE MODULES - 10FT
1 MODULAR 60 POWER SUPPLIES 120VDC (@ 1.0 AMPS 60WATTS)
1 100FT ROLL OF JACKETED CABLE

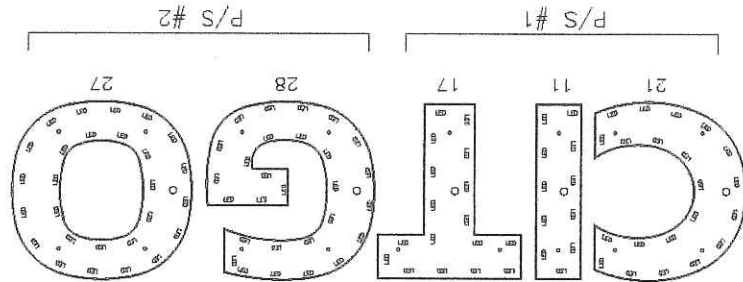
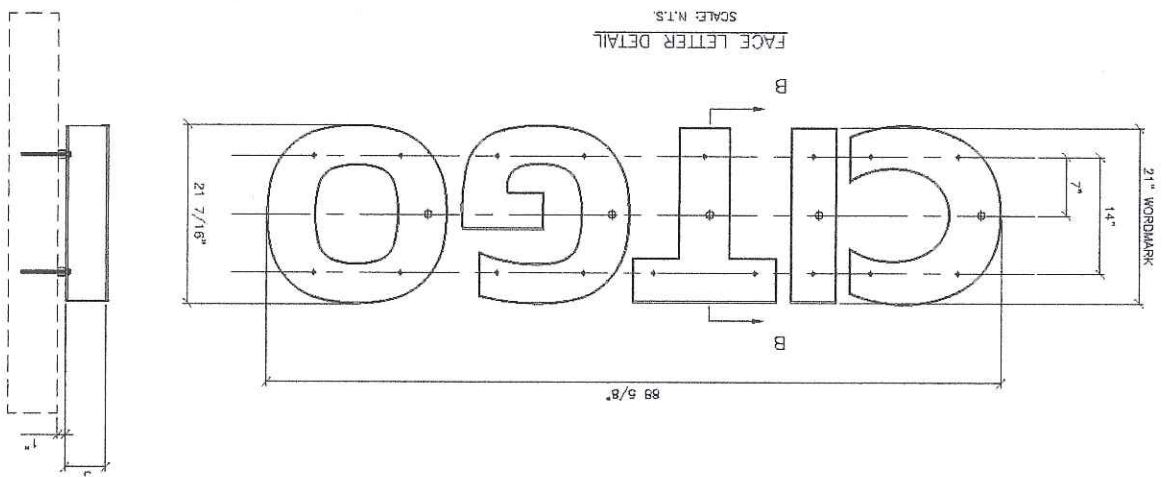
INSTALLATION NOTES

1. ALL WALL MOUNTING HARDWARE, ELECTRICAL CONNECTORS & CONDUIT (HARD OR FLEX) SUPPLIED BY OTHERS

SIGN SPECIFICATIONS:
SIGN SIZE:
COPY BOX AREA ... 37" H X 32" W
ACTUAL SIZE ... 37" H X 32" W
APPROXIMATE WEIGHT ... TOTAL - 55 LB.
DESIGNED WIND LOAD ... 90MPH (3-SEC. GUST EXPOSURE C) COMPLIANT W/ NATIONAL BUILDING CODES & STANDARDS (IBC, UBC, BOCA, AISC, ASCE7, ACI & ALUM. DSGN. MANUAL)
ELECTRICAL:
TOTAL AMPS ... T.B.D. AMPS
CIRCUITS ... (1) 20 AMPS CIRCUITS
VOLTS ... 120
COLOR SPECIFICATIONS:
CABINET - SILVER TO MATCH PMS # 877
TRIM CAP - SILVER
FACE-PLEASE REFER TO COLOR RENDERING FOR COLOR AND GRAPHIC SPECS

Canopy CITGO Channel Letters Sign Specifications

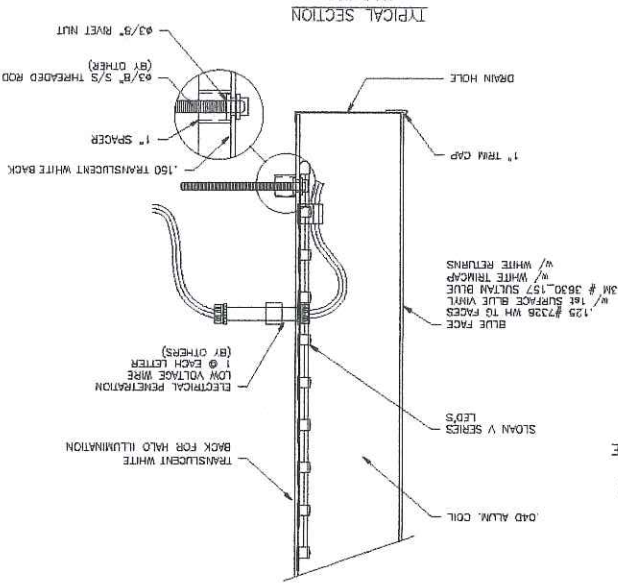
SECTION 2 / CANOPY/ISLAND IMAGE STANDARDS



- 1- V SERIES WHITE LAID OUT (3) MODULES PER FOOT, 4" ON CENTER FOR BOTH STD & FACE/HALO
- 2- EACH MODULAR 60 POWER SUPPLY CAN RUN UP TO 90 V SERIES WHITE MODULES
- 3- LAYOUT BASED ON 5" CAN DEPTH 3" CAN WITH FORMED FACE
- ESTIMATED PRODUCT B.O.M. PER SIGN: 104 EACH V SERIES WHITE MODULES - 35FT
- 2- MODULAR 60 POWER SUPPLIES 120VDC (@ 1.0 AMPS 60WATTS)
- 1 100FT ROLL OF JACKETED CABLE

SIGN SPECIFICATIONS:

- COPY BOX AREA ... 13.1934 SQ FT
- ACTUAL SIZE ... 21" CITO CHANNEL LETTERS
- APPROXIMATE WEIGHT ... TOTAL - T.B.D.L.B.
- DESIGNED WIND LOAD ... T.B.D.M.P.H (3-SEC. GUST EXPOSURE 0) COMPLIANT w/ NATIONAL BUILDING CODES & STANDARDS (IBC, UBC, BOCA, MSC, ASCE7, ACI, & ALUM. DSGN. MANUAL)
- ELECTRICAL: TOTAL AMPS ... T.B.D. AMPS
- CIRCUITS ... (1) 20 AMPS CIRCUITS
- VOLTS ... 120
- COLOR SPECIFICATIONS: RETURNS - TO BE WHITE
- TRIM CAP - WHITE
- FACE-PLEASE REFER TO COLOR RENDERING
- FOR COLOR AND GRAPHIC SPECS



NOTE: Use 3/8" diameter bolts as listed:

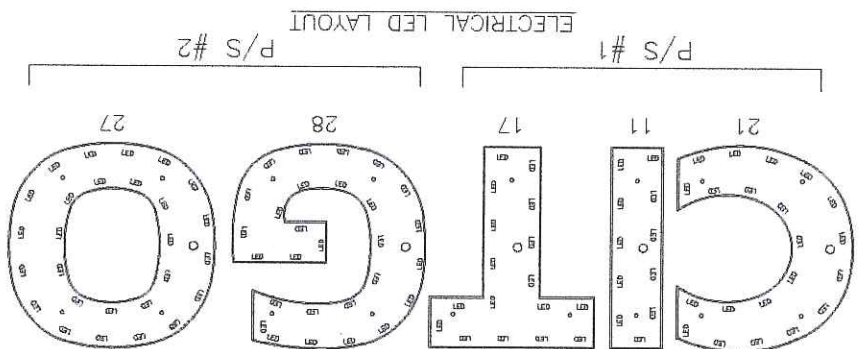
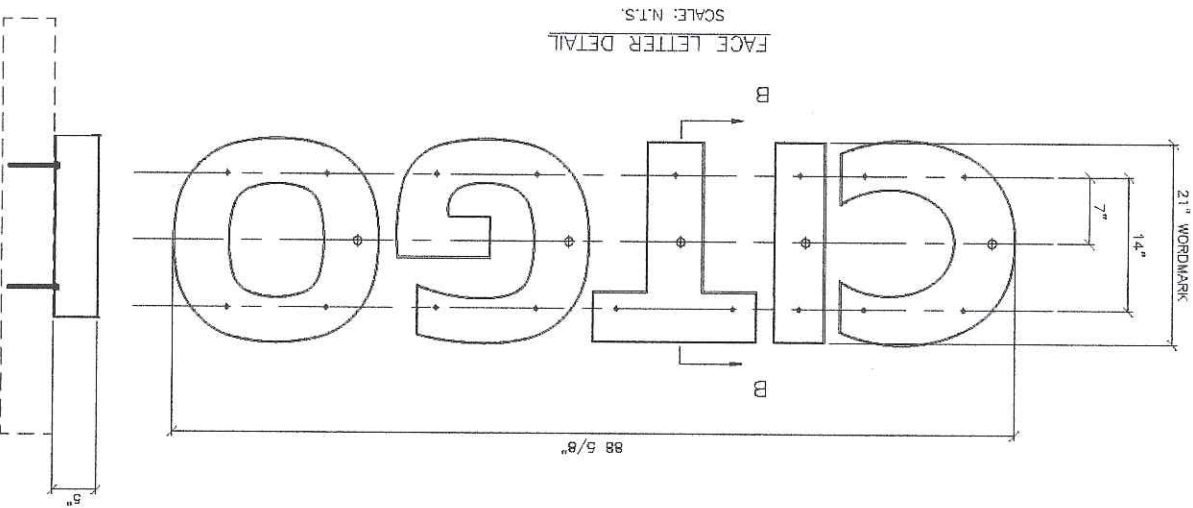
- Wedge bolts in concrete or brick.
- Toggle bolts in concrete block or panel walls.
- TEK screws in metal stud walls.
- Log bolts in wood stud walls.
- All thread bolts with blocking in ACM fascia.

INSTALLATION NOTES

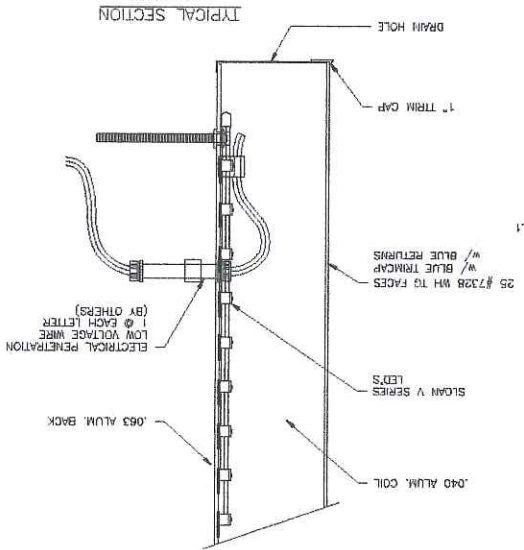
1. ALL WALL MOUNTING HARDWARE, ELECTRICAL CONNECTORS & CONDUIT (HARD OR FLEX) SUPPLIED BY OTHERS

Canopy CITGO Channel Letters Sign Specifications

SECTION 2 / CANOPY/ISLAND IMAGE STANDARDS



SECTION B-B
SCALE: N.T.S.



NOTE: Use 3/8" diameter bolts as listed.
Wedge bolts in concrete or brick.
Toggle bolts in concrete block or panel walls.
TEK screws in metal stud walls.
Log bolts in wood stud walls.
All thread bolts with blocking in ACM facade.

INSTALLATION NOTES

1. ALL WALL MOUNTING HARDWARE, ELECTRICAL CONNECTORS & CONDUIT (HARD OR FLEX) SUPPLIED BY OTHERS

ELECTRICAL:
TOTAL AMPS ... T.B.D. AMPS
CIRCUITS ... (1) 20 AMPS CIRCUITS
VOLTS ... 120
COLOR SPECIFICATIONS:
RETURNS - TO BE BLUE
TRIM CAP - BLUE
FACE-PLEASE REFER TO COLOR RENDERING
FOR COLOR AND GRAPHIC SPECS

SIGN SPECIFICATIONS:

- 1 - V SERIES WHITE LAID OUT (3) MODULES PER FOOT, 4" ON CENTER FOR BOTH STD & FACE
 - 2 - EACH MODULAR 60 POWER SUPPLY CAN RUN UP TO 90 V SERIES WHITE MODULES
 - 3 - LAYOUT BASED ON 5" CAN DEPTH 3" CAN WITH FORMED FACE
- ESTIMATED PRODUCT B.O.M. PER SIGN:
104 EACH V SERIES WHITE MODULES - 35FT
2 MODULAR 60 POWER SUPPLIES 120VDC @ 1.0 AMPS 60WATTS
1 100FT ROLL OF JACKED CABLE
- SIGN SIZE:
COPY BOX AREA ... 13.1934 SQ FT
ACTUAL SIZE ... 21" CITGO CHANNEL LETTERS
APPROXIMATE WEIGHT ... TOTAL - T.B.D.LB.
DESIGNED WIND LOAD ... T.B.D.MPH (3-SEC. GUST EXPOSURE 0)
COMPLIANT W/ NATIONAL BUILDING CODES & STANDARDS
(IBC, UBC, BOCA, MISC. ASCE7, ACI & ALUM. DSGN. MANUAL)



**BUILDING SPECS:
60' X 29' X 32" HIGH FASCIA**



- Install vinyl graphics to building only on the NE & NW sides
- Install 12" high non-illuminated "QUIK MART" letters (6.5 sq. ft.) to NW fascia

EXISTING PUMPS (4 TOTAL)



**Pump valance graphics=
16 sq. ft. each x 4 sides=
64 sq. ft. of pump valance
graphics**

**Pump skirt graphics=
6.8 sq. ft. per side x 8 sides=
54.4 sq. ft. of pump skirt
graphics**

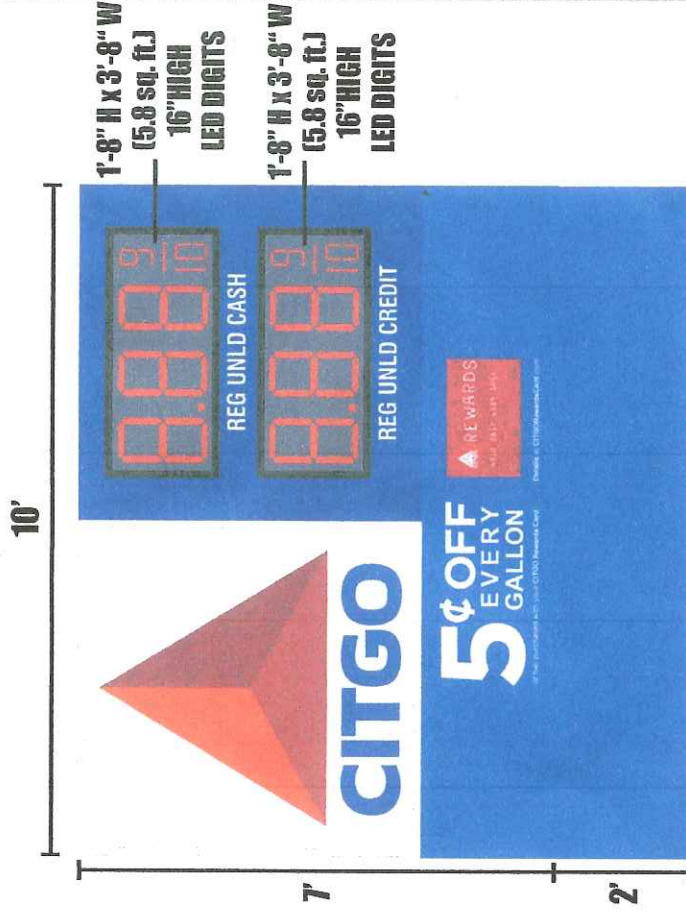


- Existing pumps will remain, but new CITGO graphics/decals will be installed.
- New CITGO valances (tops) will also be installed with CITGO graphics
- Total sq. ft. of graphics on pumps (skirts & valances)= 118.5 sq. ft.

EXISTING



- 5' x 10' sign (50 sq. ft.)
- 14.5 feet high
- Pole/base setback: Virginia Street= 9.6 ft. Dole Avenue= 14 ft.
- Edge of sign setback (closest to the street): Virginia Street= 6 ft. & Dole Avenue= 13 ft.



- 7 x 10' sign (70 sq. ft.)
- 2 x 10' aluminum base/skirt
- 9 feet high w/ skirt
- Same setback as existing sign
- Installed on existing base
- Hooking up to existing electric already at sign location. Running additional power will not be necessary.