



## #2013-28 Gas Depot - Final PUD Amendment Project Review for Planning and Zoning Commission

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<b><u>Meeting Dates:</u></b>	July 17, 2013
<b><u>Requests:</u></b>	Final PUD Amendment to allow changes to the freestanding sign, modifying the existing sign to be 15 feet tall and 112 square feet in area.
<b><u>Location:</u></b>	4410 Northwest Highway
<b><u>Acreage:</u></b>	≈ 5.3 acres
<b><u>Existing Zoning:</u></b>	“B-2 PUD” General Commercial Planned Unit Development
<b><u>Surrounding Properties:</u></b>	North: “M” Manufacturing South: “B-2 PUD” General Commercial PUD (Twin Ponds Marketplace) East: “B-2 PUD” General Commercial PUD and “M” Manufacturing West: “M PUD” Manufacturing PUD
<b><u>Staff Contact:</u></b>	Latika V. Bhide 815.356.3615

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### **Background:**

**Location:** 4410 Northwest Highway

**Zoning:** “B-2 PUD” General Commercial PUD

**Previous approvals:** Annexation, variations, special use (1987), Annexation Agreement Extension (1997), Sign Variation for (wall signage) Gas Depot (2012)

**Request:** Final PUD Amendment to allow changes to the freestanding sign to modify the existing sign to be 15 feet tall and 112 square feet in area.

### **Land Use Analysis:**

**History:** The property was annexed into the City in 1987. At that time, all existing signage on-site was accepted as-is into the City.

***Note: The petitioner has already altered the sign by removing the tenant panel portion (the top 21 feet of the sign) as well as the electronic message panel. The staff report references to the ‘existing’ sign allude to the sign prior to the alteration.***

**Details:** The existing freestanding sign at this location is 38 feet in height and approximately 242 square feet in area. The existing sign comprises of tenant panels (≈ 168 SF), the Gas Depot sign (≈ 44 SF, including the Gasoline Electronic Pricing [GEP] signs) and an Electronic Message Center (≈ 30 SF). The original annexation agreement expired in 1997 and was extended for a

further period of 10 years (until 2007) at that time. The annexation agreement required that signs be brought into compliance at the end of that period.

**Request:** The petitioner is requesting a Final PUD Amendment to allow changes to the freestanding sign, modifying the existing sign to be 15 feet tall and 112 square feet in area. The sign will remain in its current location. As stated previously, the petitioner has already removed the ‘tenant panel’ portion of the sign. The Gas Depot portion of the sign remains and will be dropped a further 2 feet to be 15-foot tall. The existing poles will remain and will be painted to match the building color. A tenant panel portion will be added between the poles. This will effectively convert the current pylon sign to a monument sign. No electronic message center will be added to the proposed sign.



**UDO Requirements:** Per the UDO, properties in the “B-2” district are permitted to be 80 square feet in area and 9 feet in height. GEP signs are permitted via approval of a Limited Use for gasoline stations. Even though the proposed sign does not meet the area and height requirements of the Ordinance, it should be noted that this sign is much closer in dimensions to the Ordinance requirements than the existing sign.

**Findings of fact:**

**FINAL PLANNED UNIT DEVELOPMENT AMENDMENT**

The petitioner is requesting a Final Planned Unit Development approval for the petition as presented for the subject property. A Planned Unit Development is a Special Use and 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*

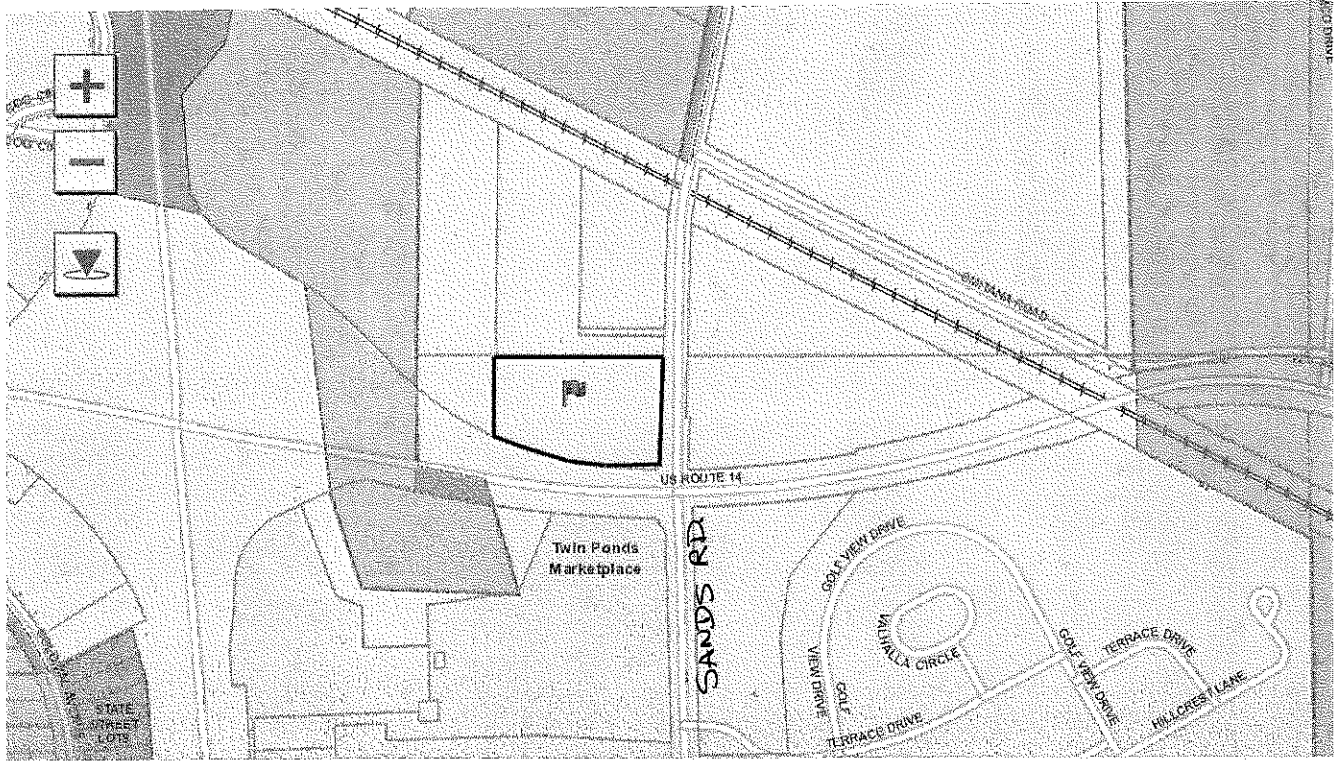
10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.

*Meets*                       *Does not meet*

**Recommended Conditions:**

If a motion to recommend approval of the petitioner's request is made, the following are recommended as conditions of approval:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Development Application, received 06-07-2013
  - B. Sign Details, Signs by Tektronax, received 06-06-2013
2. Landscaping must be planted around the base of the sign. The landscaping shall be located in an area radiating from the base of the sign. Submit a landscape plan for staff approval.
3. The sign shall meet all of the other requirements in the UDO, as applicable.
4. The petitioner shall address all of the review comments and requirements of the Engineering & Building, Fire Rescue, Police, Public Works, and Planning & Economic Development Departments.



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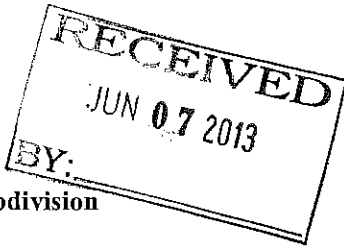
City of Crystal Lake  
Development Application

Office Use Only  
File # \_\_\_\_\_

Project Title: PYLON SIGN RECONSTRUCTION

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: EXCEL SIGN

Address: 117SWEILER Rd  
ARLINGTON HEIGHTS IL 60005

Phone: 847-709-2000

Fax: \_\_\_\_\_

E-mail: leotek@comcast.net

Owner Information (if different)

FORWARD CAPITAL  
Name: CRYSTAL LAKE LLC

Address: 2241 W. HOWARD AVE  
CHICAGO IL 60645

Phone: 773-338-2222

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

Property Information

Proposed:

Project Description: Remodeling of an existing pylon sign.  
Overall heights of sign will be reduced from 38' to 15'  
New sign cabinet will be manufactured to insert in  
to existing structure. 11 tenants including a gas station  
in total will use new proposed sign.

Project Address/Location: 4410 NORTHWEST Hwy  
CRYSTAL LAKE, IL 60014

PIN Number(s): \_\_\_\_\_

**Development Team**

Please include address, phone, fax and e-mail

Developer: \_\_\_\_\_

Architect: \_\_\_\_\_

Attorney: \_\_\_\_\_

Engineer: \_\_\_\_\_

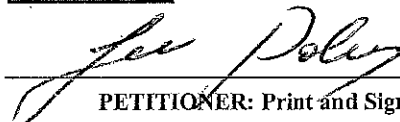
Landscape Architect: \_\_\_\_\_

Planner: \_\_\_\_\_

Surveyor: \_\_\_\_\_

Other: \_\_\_\_\_

**Signatures**

 LEO PALEV - Exec Sign 06/07/13  
\_\_\_\_\_  
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.

 JOYCE KUSCH 06/07/13  
\_\_\_\_\_  
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.

**BEFORE THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS**

IN THE MATTER OF THE PETITION OF            )  
EXCEL SIGN ON BEHALF OF                    )  
FORWARD CAPITAL CRYSTAL LAKE LLC        )

**LEGAL NOTICE**

Notice is hereby given in compliance 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 Excel Sign on behalf of Forward Capital Crystal Lake LLC, for a Planned Unit Development Amendment, relating to the following described real estate commonly known as 4410 Northwest Highway, Crystal Lake, Illinois 60014. PINs: 19-10-200-042 and 19-03-451-007.

This application is filed for the purpose of seeking an amendment to a Planned Unit Development approval, to allow changes to the freestanding signage to modify the existing sign to be 15 feet tall and 112 square feet in area; as well as any other variations necessary to approve the plans as presented, pursuant to Article 4-500 Planned Unit Development Standards and Article 9, Administration of the UDO. 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 July 17, 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

(TO BE PUBLISHED IN THE NORTHWEST HERALD ON OR BEFORE JULY 2, 2013)





Existing Pylon sign

APPROVAL:  
 Property landlord  
 John Argianas  
 Forward Capital - Crystal Lake LLC  
 2241 W. Howard, Chicago, IL 60645  
 Office: 773-338-2222

DATE 06/05/13  
 SIGNATURE \_\_\_\_\_

\_\_\_\_\_

PROPOSED MONUMENT SIGN  
 USING EXISTING FOUNDATION AND POLES

RECEIVED  
 JUN 06 2013



Elevation

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

FONTS: BIBLE SCRIPT		FONTS: COMPUTER GENERATED COLORS ARE NOT A TRUE MATCH TO ANY PMS, VINYL OR PAINT	
SIGNS by TEKTRONAX www.signsbytekonmax.com	* THIS SIGN MUST BE UL LISTED © Copyright Tektronax Inc., 224-305-1943 leotek@comcast.net	Customer Forward Capital - Crystal Lake LLC	Customer approval:
		Project Pylon in Crystal Lake	Date 04/15/13
		Address 4410 Northwest Hwy., Crystal Lake IL	Date revised 06/05/13
		Scale	Sales contact Leo P.