#2014-55
Express Employment – Special Use Permit
Project Review for Planning and Zoning Commission

Meeting Date:	January 7, 2015
Request:	Special Use Permit to allow an Electronic Message Center (EMC) sign at 580 E. Terra Cotta.
Location:	580 E. Terra Cotta Avenue (Route 176)
Acreage:	1.16 acre site
Existing Zoning:	B-2 PUD General Commercial
Surrounding Properties:	North: M Manufacturing South: B-2 PUD General Commercial East: B-2 PUD General Commercial West: B-2 PUD General Commercial
Staff Contact:	Elizabeth Maxwell (815.356.3615)

Background:

- Existing Use: This site is currently an inline retail building. Express Employment is occupying the entire building. There is an existing free-standing sign on the property.

Development Analysis:

General

- Request: Special Use Permit to allow an EMC sign. EMC signs are allowed as a Limited Use in the B-2 zoning district subject to the criteria in 2-400 #61. The petition does not meet the location criteria, which only allows them on Route 14 or Route 31. The lot also does not meet the minimum 2 acre lot area. This requires a Special Use Permit.
- Land Use: The land use map shows the area as Commerce. This land use designation is appropriate for an office use.
- Zoning: The site is zoned B-2 PUD General Commercial. Office uses are permitted within this zoning district.

Findings of fact:

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit to allow an EMC in the B-2 General Commercial zoning district on Route 176. 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*

Electronic message center (EMC) signs except gasoline electronic pricing signs. All electronic message center (EMC) signs, except gasoline electronic pricing signs, must comply with the following standards:

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*

The request does not meet this requirement. The lot is only 180 feet wide and it is located on Route 176.

(ii) Minimum area: The zoning lot upon which an EMC may be permitted must have a minimum of two acres of total lot area.

☐ *Meets* ☐ *Does not meet*

The request does not meet this requirement. The lot is only approximately 1.16 acres.

(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*

(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*

(v) Preexisting nonconforming signs: An EMC sign cannot be incorporated into a preexisting nonconforming sign.

☐ *Meets* ☐ *Does not meet*

(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*

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*

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*

IV. The EMC unit must have the "flash" feature disabled and messages shall have a five-minute "hold" time except for time and temperature messaging which may have a shorter duration, but no less than one minute or separate the sign into two areas - one for the message and the other for the time and temperature;

☐ *Meets* ☐ *Does not meet*

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*

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*

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; and

☐ *Meets* ☐ *Does not meet*

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*

(vii) A freestanding sign may have not more than two 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-shaped freestanding EMC signs shall be permitted.

☐ *Meets* ☐ *Does not meet*

(viii) The EMC unit shall otherwise comply with all other provisions of Section 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*

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future retail and service uses.

This project meets the following goal:

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.

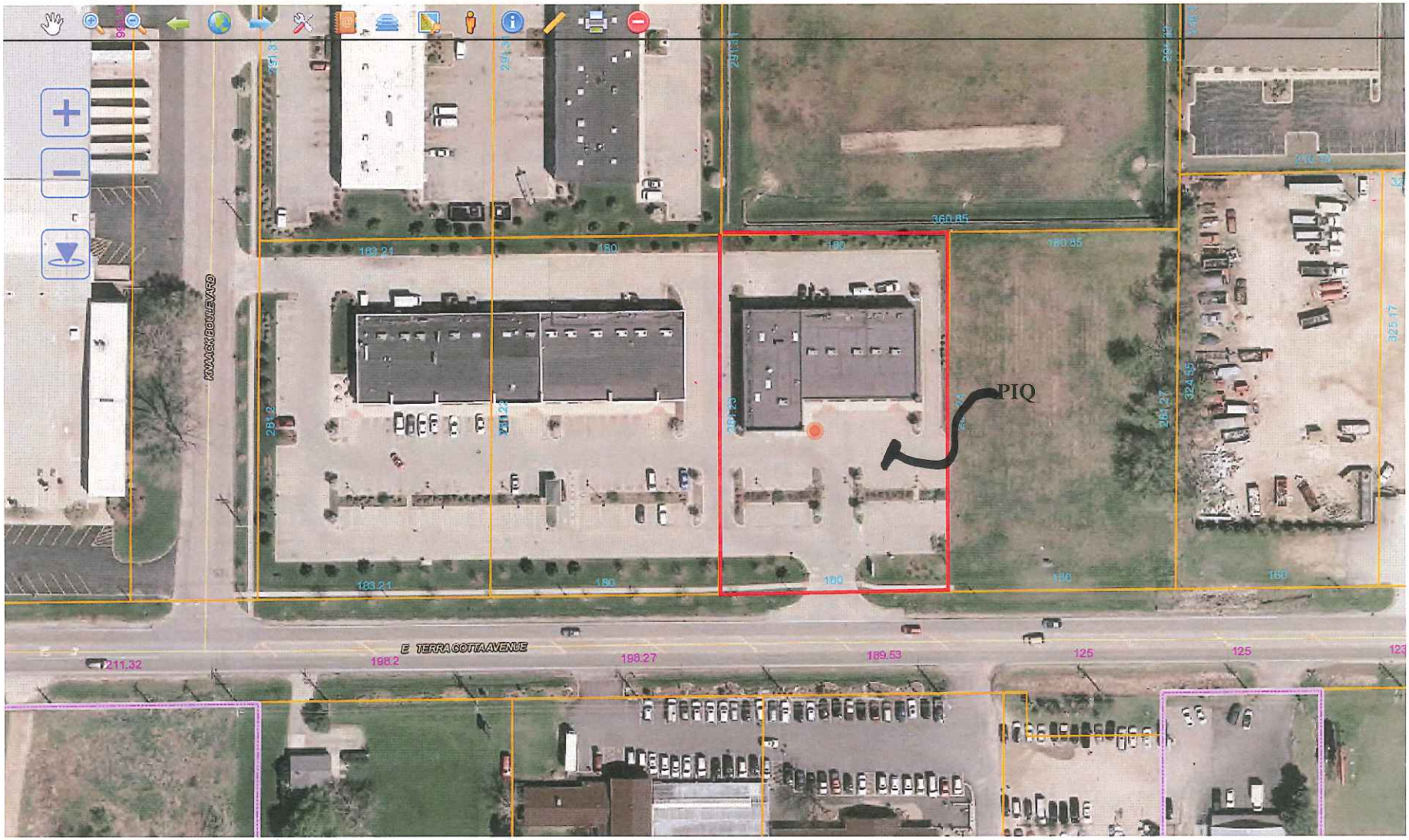
This can be accomplished with the following supporting action:

Supporting Action: Encourage mixed-use developments that allow people to live, work and play in the same area, as well as, support the transfer of goods and services between businesses and limit the number of traffic trips generated.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request to approve a Special Use Permit to allow Automotive Repair, Major is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Greeno, received 11/21/14)
   B. Site Plan (Unnamed, received 11/21/14)
   C. Sign Plans (Hughes Signs, received 12/10/14)
2. A minimum of 1 square-foot of landscape per square-foot of sign area shall be planted alongside the sign. The landscape shall consist of trees, bushes and flowers. Provide a landscape plan for review.
3. The site is missing the required PUD landscape along the front of the property. Work with staff to replace this landscape by June 1, 2015.
4. The sign shall meet the EMC criteria listed in Article 2-400 #61 with the exception of a(i) and a(ii).
5. The petitioner shall address all of the review comments and requirements of the Community Development Department.


KNAACK BOULEVARD
E TERRA COTTA AVENUE
PIQ
360.85
183.21
180
211.32
198.2
198.27
189.53
125
125

2014 55

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: EXPRESS EMPLOYMENT PROFESSIONALS EMC SIGN

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NOV 21 2014
BY:

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: Donald T Greeno
Address: 829D Virginia Rd
Crystal Lake, IL 60014
Phone: 815-788-8556
Fax: 815-788-8603
E-mail: tom.greeno@expresspros.com

Owner Information (if different)

Name: Jer 29:11 LLC - Crystal Lake
Address: 829D Virginia Rd.
Crystal Lake, IL 60014
Phone: 815-788-8556
Fax: 815-788-8603
E-mail: tom.greeno@expresspros.com

Property Information

Project Description: EMC Sign

Project Address/Location: 580 E Terra Cotta Ave

PIN Number(s): 14-33-277-008

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: Hughes & Son Inc, Penny Hughes
PO Box 367 Crystal Lake, IL 60039-0367
815 459 1887 penny.hughessign@sbcglobal.net

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.

Donald T. Greeno _____ 11/20/2014

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)
Hughes Signs, representing,)
Express Employment)

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 on the application by Hughes Signs, on behalf of, Express Employment seeking a Special Use Permit to allow an EMC sign at 580 E. Terra Cotta Avenue, Crystal Lake, Illinois. PIN: 14-33-277-008.

This application is filed for the purpose of seeking a Special Use Permit pursuant to Article 2-400, Article 9-200 D as well as any other variations as necessary to allow an EMC sign on Route 176. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

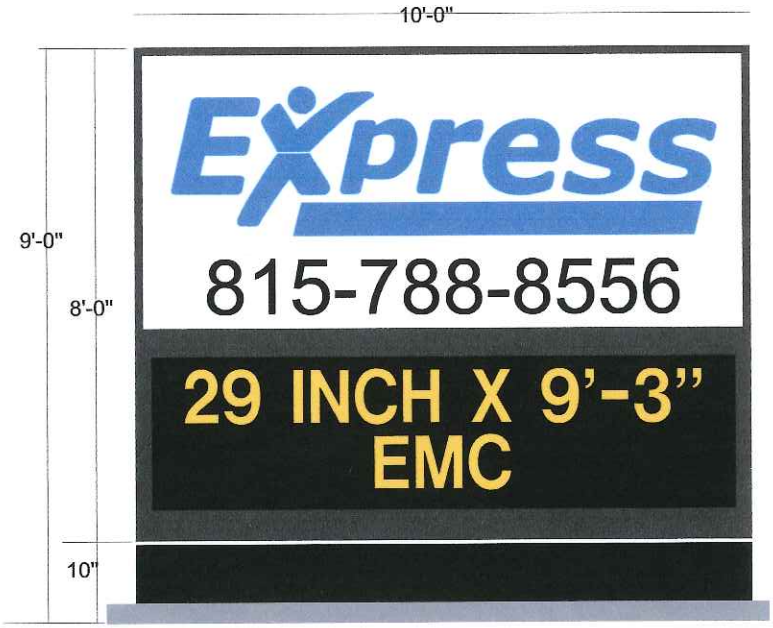
A public hearing before the Planning and Zoning Commission on this request will be held at 7:30 p.m. on Wednesday, January 7, 2015, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake

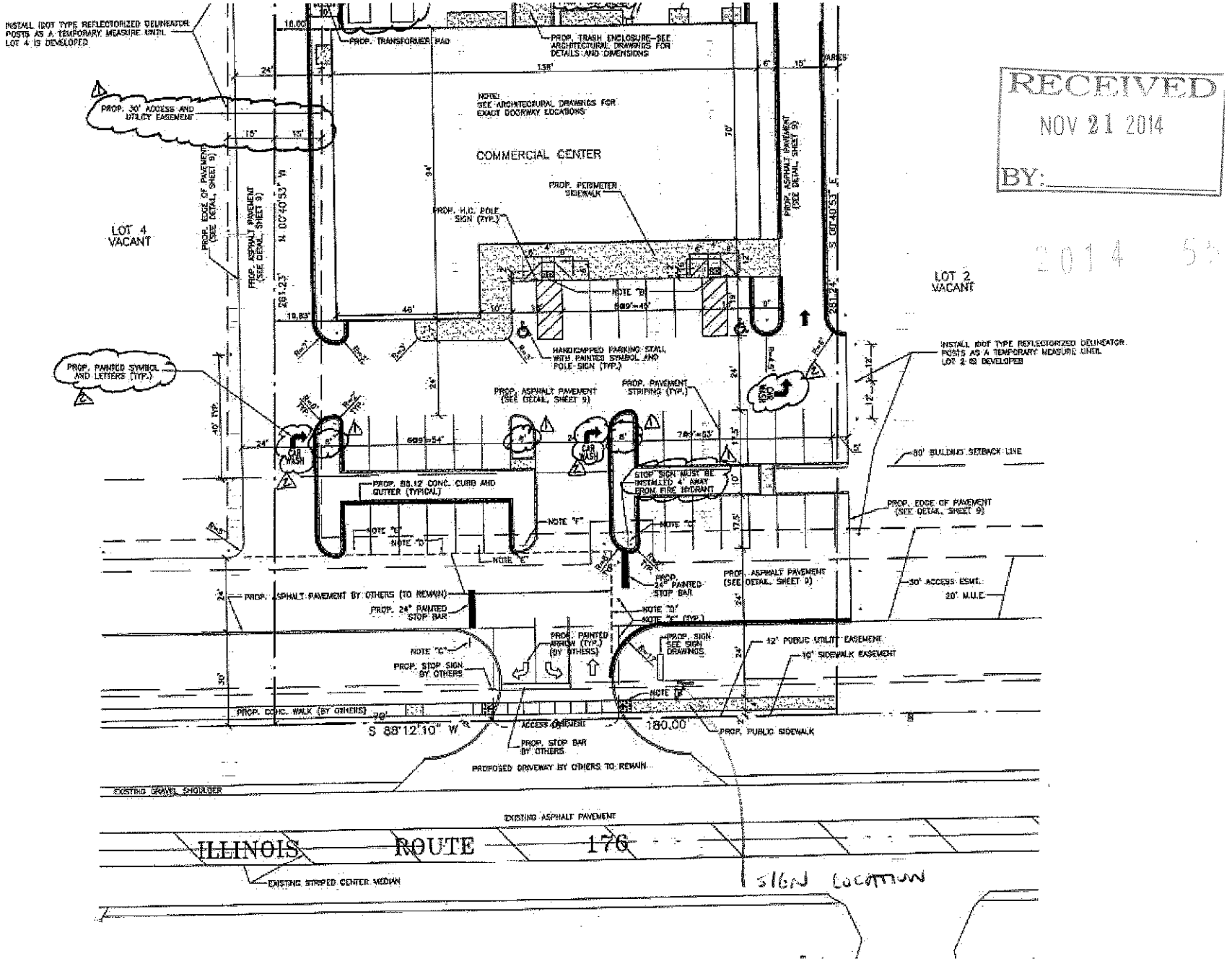
(Published in the Northwest Herald December 23, 2014. #5721)

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NOV 21 2014
BY:



EXISTING SIGN STRUCTURE



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DEC 10 2014
BY:
2014 55



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DEC 10 2014
BY:
2014 55



RETRO FIT EXISTING SIGN STRUCTURE
UTILIZING EXISTING FRAME
OVERALL SIGN 8' X 10', 80 SQ FT
EMC IS 29" X 9'3", 22.4 SQUARE FEET

2014 55

RECEIVED
DEC 10 2014
BY: