#2015-33 BMO Harris Bank Northwest Hwy – Final PUD Amendment and Variation Project Review for Planning and Zoning Commission

Meeting Date:	July 1, 2015
Requests:	1. Final PUD Amendment to allow changes to the freestanding signage, 2. Variation from Article 4-1000 sign height and area to allow an 11.25-foot tall freestanding sign with an area of 60.90 square feet.
Location:	5545 Northwest Highway
Acreage:	Approximately 1.8 acres
Zoning:	B-2 PUD- General Commercial Planned Unit Development
Surrounding Properties:	North: B-2 PUD- General Commercial Planned Unit Development South: B-2 PUD- General Commercial Planned Unit Development East: M – Manufacturing (Three Oaks Recreation Area Entrance) West: B-2 PUD- General Commercial Planned Unit Development
Staff Contact:	Kathryn Cowlin (815.356.3615)

Background:

- Existing Use: BMO Harris Bank is a financial institution with an existing 6-foot tall and 30 square feet freestanding sign.
- Previous Approvals: The subject property was developed as part of the Crystal Court shopping center. The Final PUD and SUP for Harris Bank (now BMO Harris Bank) was approved in 1991. In 2000, a Final PUD Amendment to allow the addition of a freestanding sign was granted. In 2011, a Final PUD Amendment to allow changes to the copy of the sign was granted. The Final PUD Amendment in 2000 specified color and therefore any change to the sign required a Final PUD Amendment.
- UDO Standards: Financial institutions are classified as an office use per the permitted use table in Section 2-300. Signage for office uses is regulated by Section 4-1000, Table 4-1000 (E)(1).

Development Analysis:

- Request: The petitioner is requesting a Final PUD Amendment to allow changes to the existing freestanding sign. The request would also require a zoning variation from Article

4-1000 Signage to allow an 11.25-foot tall and 60.90 square feet freestanding sign, a height variation of 5.25 feet and area variation of 28.9 square feet.

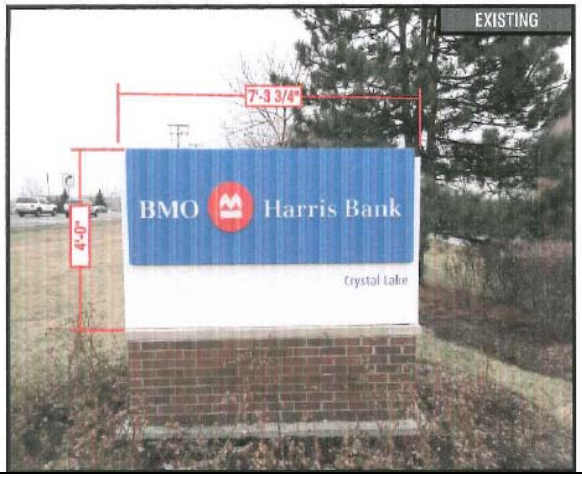
- Land Use: The land use map shows the area as Commerce. This land use designation is appropriate for the area.
- Zoning: The site is zoned B-2 PUD. This is an appropriate zoning designation for the area.

Signage

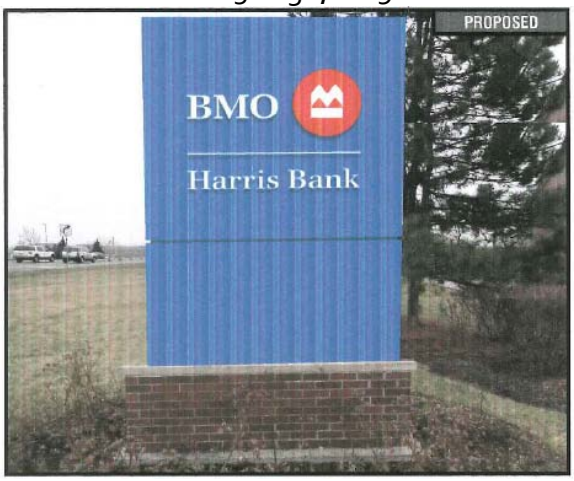
- The petitioner is requesting additional wall signage. The proposed wall signage would increase the total wall signage for the subject property to 31.45 square feet, well below the 150 square feet of wall signage that is allowed per the UDO. Therefore, the wall signage does not require a variation and may be replaced after a sign permit is obtained.
- The request to alter the freestanding sign requires a Final PUD Amendment and sign variation. See below.

Sign	Item	UDO Standard	Proposed Signage	Variation
Freestanding	Height	6 ft	11.25 feet	5.25 ft
	Size (sq ft)	32 sq ft	60.90 sq ft	28.9 sq ft

EXISTING SIGN
6' high, 30 SF



PROPOSED SIGN
11.25' high, 60.90 SF



2030 Comprehensive Land Use Plan Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial 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:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting an amendment to a Final Planned Unit Development to allow changes to the freestanding sign on the subject property. 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*

ZONING ORDINANCE VARIATION

The petitioner is requesting variations from Article 4-1000 Signage height and area to allow a sign height of 11.25 feet and sign area of 60.90 square feet, a variation of 5.25 feet and 28.9 square feet, respectively. 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 is made to recommend approval of the petitioner's request, the following conditions are recommended:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application (Professional Permits, received 05/27/15).
   B. Sign Plans (Icon dated 2/12/15, received 05/27/15)

2. Any future changes to the sign copy on the freestanding sign or wall signage shall comply with the Unified Development Ordinance, and does not require an amendment to the PUD.

3. The freestanding sign shall meet the requirements of the Unified Development Ordinance.

4. The petitioner shall comply with all of the requirements of the Community Development Department.

2015 33

City of Crystal Lake
Development Application

Office Use Only
File # _____

RECEIVED
MAY 27 2015
BY: _____

Project Title: BMO Harris Bank

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: Doug Merritt
Address: 2319 Lincolnway East
Mishawaka, IN 46544
Phone: 574 257 2954
Fax: _____
E-mail: dm@professionalpermits.com

Owner Information (if different)

Name: RJR CL, LLC
Address: 1180 S. Beverly Dr. Suite 700
Los Angeles, CA 90035
Phone: 424 284 7784
Fax: _____
E-mail: _____

Property Information

Project Description: replace monument sign, replace one (1) wall sign

Project Address/Location: 5545 W. Northwest Highway

PIN Number(s): 19-09-126-017

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

Doug Merritt 5.22.15

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.

(Authorized) Doug Merritt 5.22.15

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 APPLICATION OF
Professional Permits on behalf of BMO Harris Bank

LEGAL NOTICE

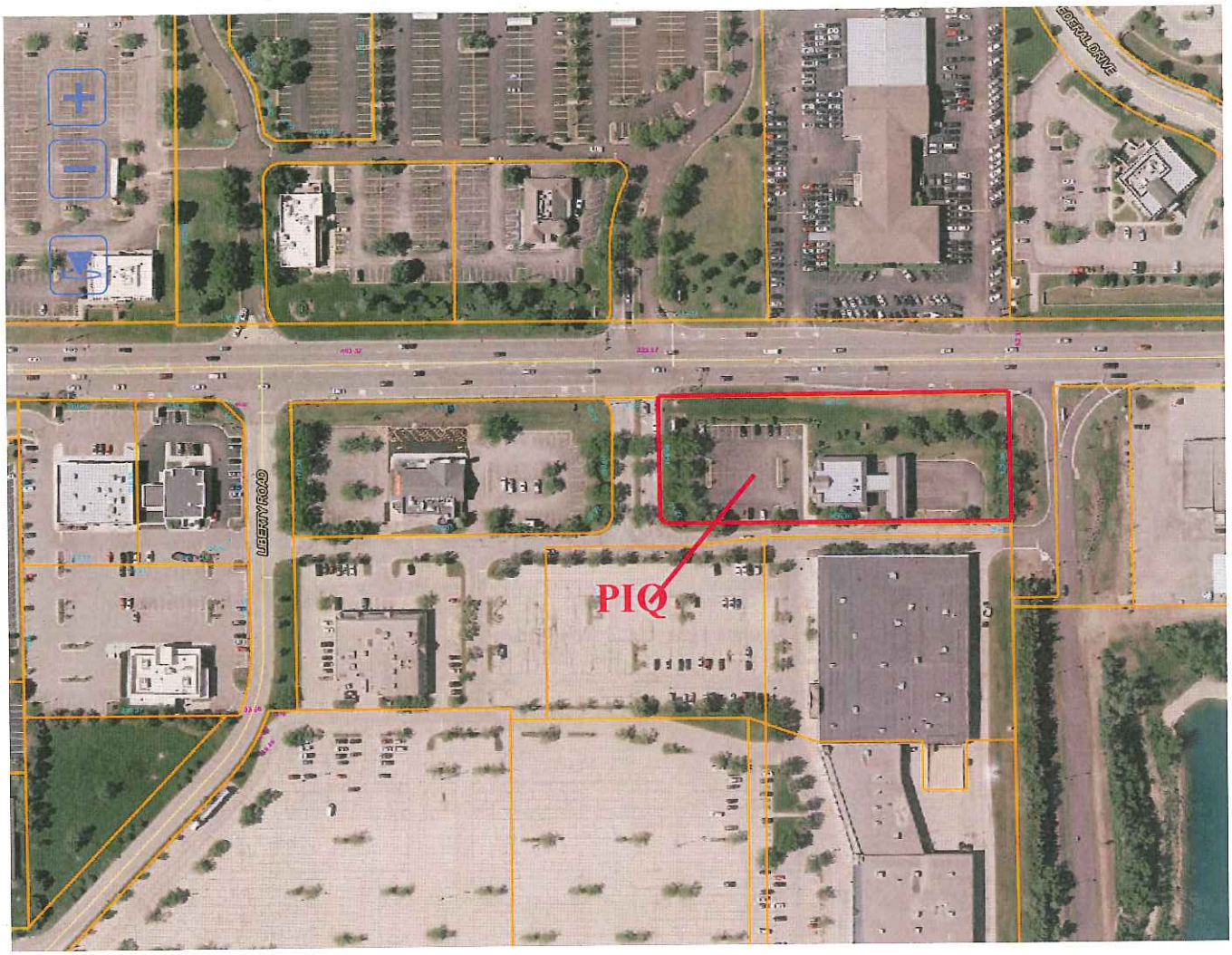
Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission of the City of Crystal Lake upon the application of Professional Permits on behalf of BMO Harris Bank for a Final Planned Unit Development Amendment and variations relating to the following described real estate commonly known as 5545 W. Northwest Hwy, Crystal Lake, Illinois 60014, PIN: 19-09-126-017

This application is filed for the purpose of seeking a Final Planned Unit Development Amendment pursuant to Article 4-500, Planned Unit Development Standards and Article 9, Administration, of the UDO to allow changes to the approved monument sign and a variation from Article 4-1000, Office Signs, Table 4-1000 (E)(1) sign height and area, as well as any other variations that may be necessary to complete the project as proposed. 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 1, 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

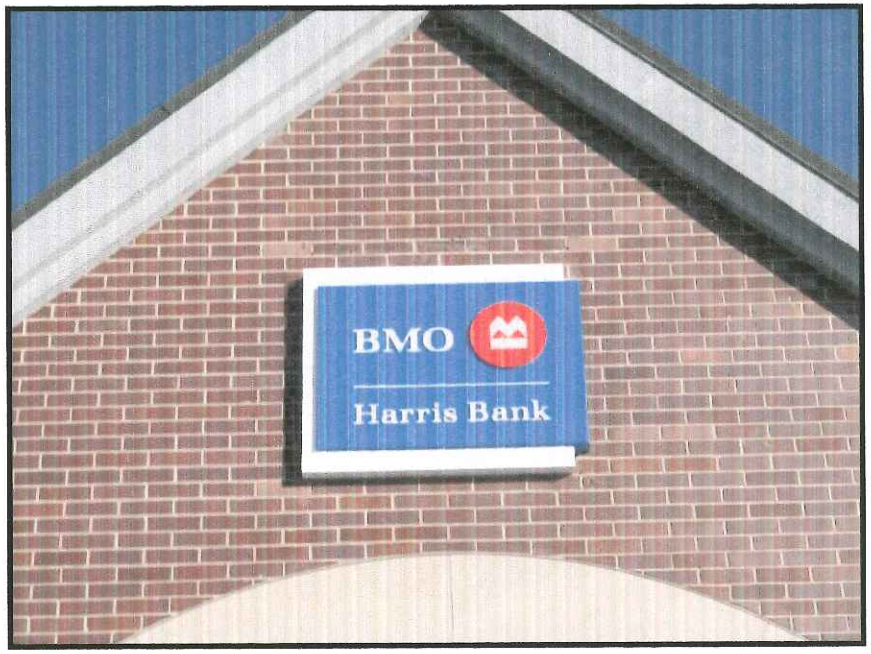
(Published in the Northwest Herald June 16, 2015.) NW 6776


LIBERTY ROAD
PIQ

BMO Harris Bank

RECEIVED
MAY 27 2015
BY:

2015 33



Loc#: 4670

5545 W. Northwest Highway
Crystal Lake, IL 60014

ICON

We Brand Your
Places & Spaces



Drawing prepared by:

ICON

SITE PLAN

Location:
5545 W. Northwest Highway
Crystal Lake, IL 60014

Proj #:
784

Loc #:
4670

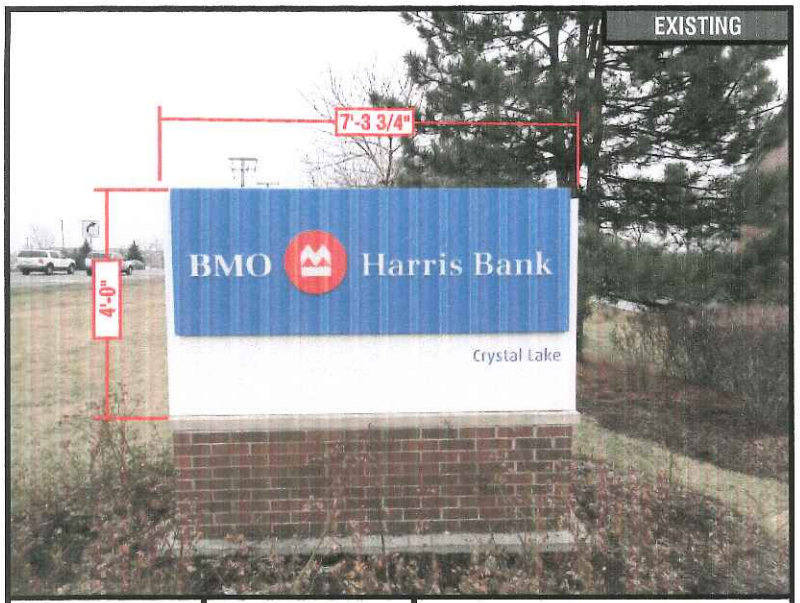
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Drawing prepared for:

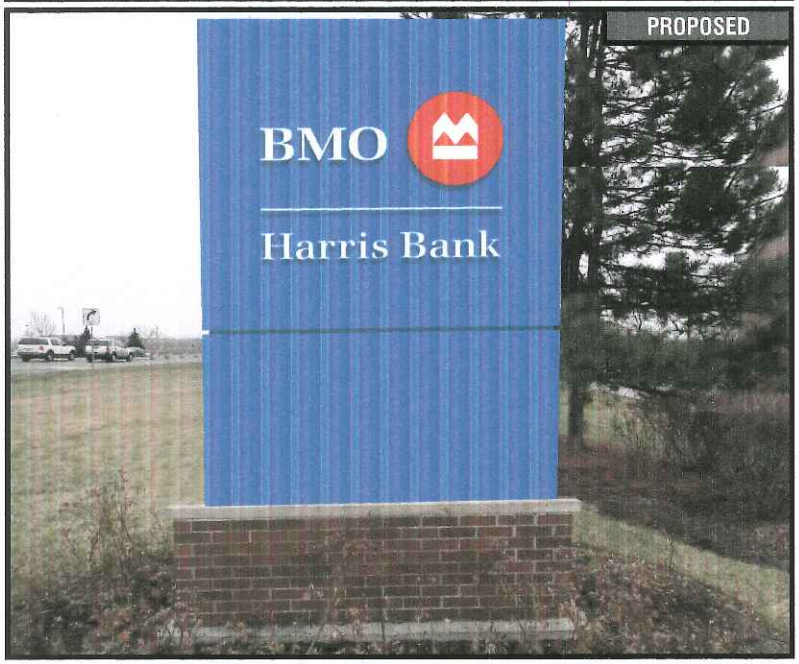
BMO Harris Bank

Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:	Drawings are the exclusive property of ICON,. Any unauthorized use or duplication is not permitted.				
Original	194636	11/14/14	KM	BV						
Rev 1	199151	12/11/14	KM	BV	Revise sign 2 per request	Rev #:	Req#:	Date:	Req. By:	Drawn By:
Rev 2	204468	02/12/15	BD	JF	Revised per request	Rev 7	000000	00/00/00	XXX	XXX
Rev 3	000000	00/00/00	XXX	XXX		Rev 8	000000	00/00/00	XXX	XXX
Rev 4	000000	00/00/00	XXX	XXX		Rev 9	000000	00/00/00	XXX	XXX
Rev 5	000000	00/00/00	XXX	XXX		Rev 10	000000	00/00/00	XXX	XXX
Rev 6	000000	00/00/00	XXX	XXX						

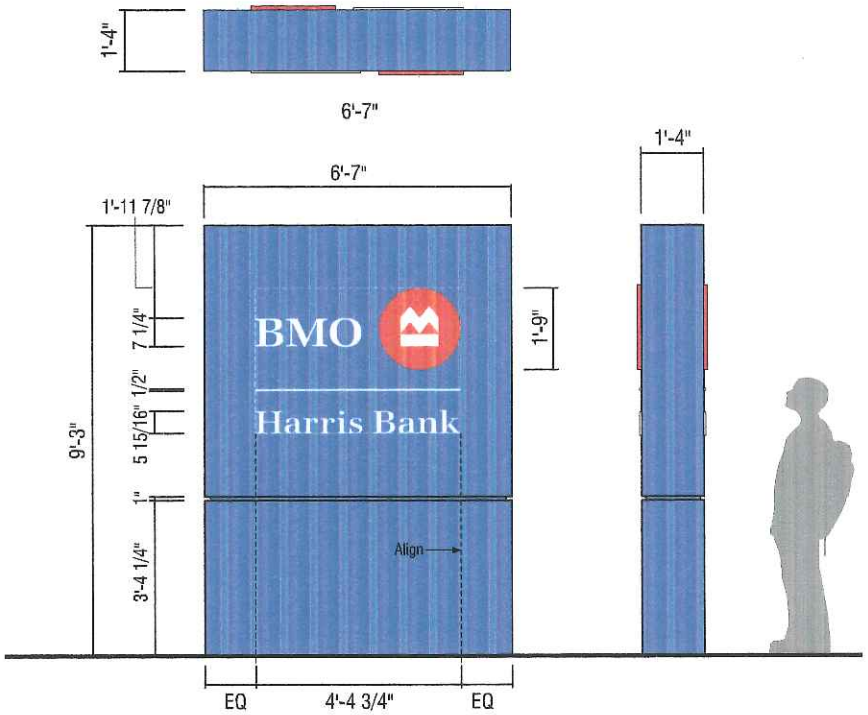
SIGN 1



ILLUMINATED MONUMENT	HEIGHT:	WIDTH:	OVERALL HEIGHT:	AVAILABLE WIDTH:
	4'-0"	7'-3 3/4"	0'-0"	N/A



NOTE:
SET BACK FROM STREET IS 53'-6"
USE EXISTING ELECTRICAL PRESENT.
EXISTING LANDSCAPING IS ADEQUATE



CUSTOM D.F. ILLUMINATED MONUMENT SIGN (35.0 SQ. FT.)

Qty. 1 Scale 1/4"=1'-0"

Drawing prepared by:

ICON

RECOMMENDATIONS

Location:
5545 W. Northwest Highway
Crystal Lake, IL 60014

Proj #:
784

Loc #:
4670

File Path:
Active\BANKS\H\Harris Bank_784\Locations\784_4670_Crystal Lake_IL.cdr

Drawing prepared for:

BMO Harris Bank

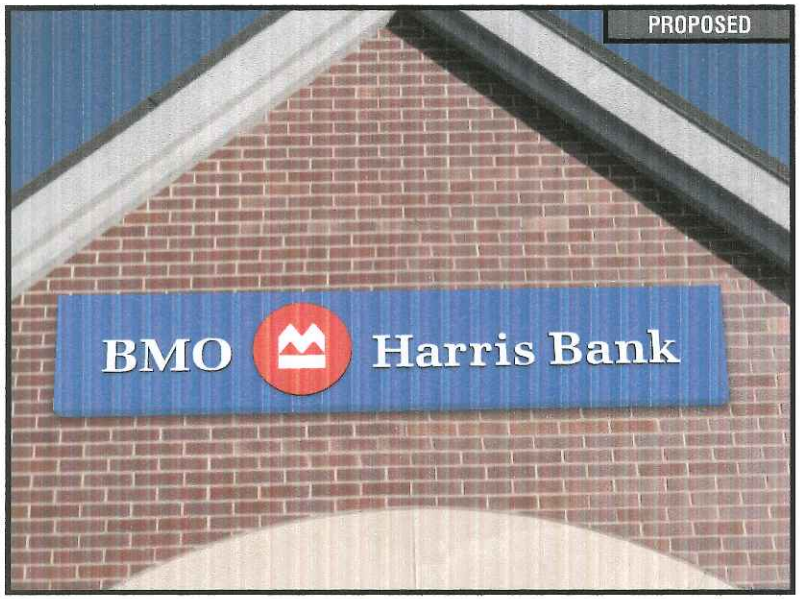
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Rev 4	000000	00/00/00	XXX	XXX	
Rev 5	000000	00/00/00	XXX	XXX	
Rev 6	000000	00/00/00	XXX	XXX	
Rev 7	000000	00/00/00	XXX	XXX	
Rev 8	000000	00/00/00	XXX	XXX	
Rev 9	000000	00/00/00	XXX	XXX	
Rev 10	000000	00/00/00	XXX	XXX	

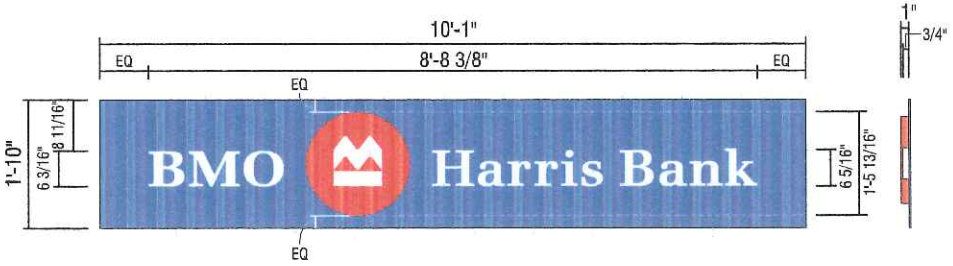
Drawings are the exclusive property of ICON,. Any unauthorized use or duplication is not permitted.

SIGN 2



ILLUMINATED WALL SIGN	HEIGHT:	WIDTH:	AVAILABLE HEIGHT:	AVAILABLE WIDTH:
	3'-0"	3'-6 3/8"	6'-0"	8'-0"





BLUE BACKER PANEL WITH WHITE LO PRO LETTERS WITH BLUE RETURNS

Qty: 1 Scale 3/8"=1'-0"

Note: Letter stroke increased for Lo Pro Requirements.

Drawing prepared by:

ICON

RECOMMENDATIONS

Location:
5545 W. Northwest Highway
Crystal Lake, IL 60014

Proj #:
784

Loc #:
4670

File Path:
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Drawing prepared for:

BMO Harris Bank

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Rev 3	000000	00/00/00	XXX	XXX	
Rev 4	000000	00/00/00	XXX	XXX	
Rev 5	000000	00/00/00	XXX	XXX	
Rev 6	000000	00/00/00	XXX	XXX	
Rev 7	000000	00/00/00	XXX	XXX	
Rev 8	000000	00/00/00	XXX	XXX	
Rev 9	000000	00/00/00	XXX	XXX	
Rev 10	000000	00/00/00	XXX	XXX	

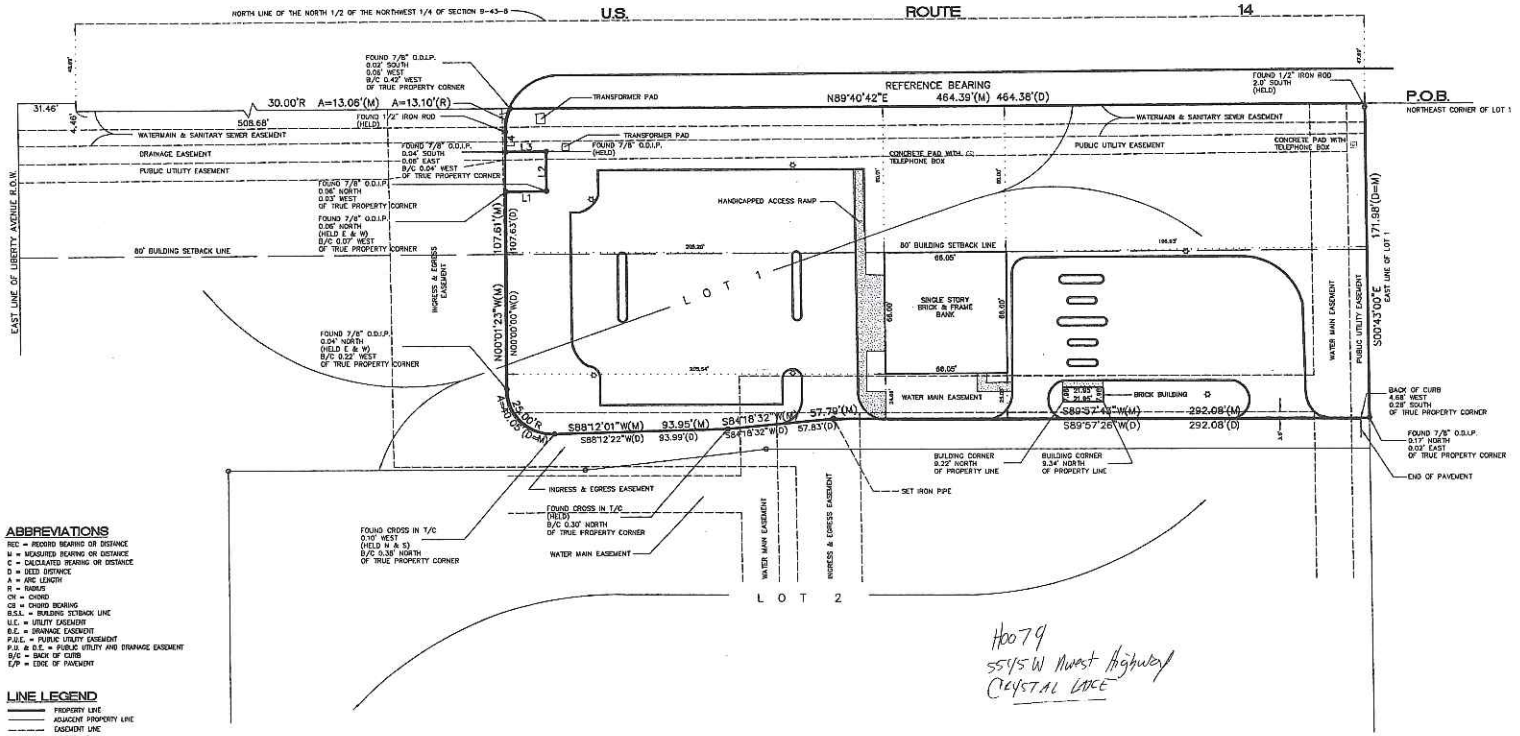
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BOUNDARY SURVEY

PROPERTY DESCRIPTION

THAT PART OF LOT 1 IN CRYSTAL COURT SUBDIVISION, BEING A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED MAY 25, 1989 AS DOCUMENT NO. 89R016170, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1; THENCE SOUTH 0 DEGREES 44 MINUTES 04 SECONDS EAST 171.98 FEET ALONG THE EAST LINE OF SAID LOT 1; THENCE SOUTH 89 DEGREES 57 MINUTES 26 SECONDS WEST 292.08 FEET; THENCE SOUTH 84 DEGREES 20 MINUTES 53 SECONDS WEST 57.83 FEET; THENCE SOUTH 88 DEGREES 12 MINUTES 22 SECONDS WEST 93.99 FEET TO A POINT OF CURVE; THENCE NORTHWESTERLY ON A CURVE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 25 FEET, AN ARC DISTANCE OF 40.05 FEET, AND A CHORD BEARING OF NORTH 45 DEGREES 53 MINUTES 49 SECONDS WEST TO A POINT OF TANGENT BEING THE EAST LINE OF AN EXISTING INGRESS-EGRESS EASEMENT; THENCE NORTH 0 DEGREES EAST 107.63 FEET ALONG SAID EASEMENT; THENCE NORTH 89 DEGREES 40 MINUTES 42 SECONDS EAST 22 FEET; THENCE NORTH 0 DEGREES WEST 22 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 42 SECONDS WEST 22 FEET TO SAID EASEMENT; THENCE NORTH 0 DEGREES WEST 11 FEET TO A POINT OF CURVE; THENCE NORTH ON A CURVE CONVEX TO THE WEST HAVING A RADIUS OF 30 FEET, AN ARC DISTANCE OF 13 FEET, AND A CHORD BEARING OF NORTH 12 DEGREES 24 MINUTES 56 SECONDS EAST TO THE NORTH LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 40 MINUTES 42 SECONDS EAST 464.38 FEET ALONG SAID NORTH LINE TO THE PLACE OF BEGINNING, ALL IN MCHENRY COUNTY, ILLINOIS.



LEGEND

- FOUND IRON STAKE UNLESS OTHERWISE NOTED (HELD LOCATION)
- SET IRON PIPE
- INLET
- CURB INLET
- MANHOLE
- STORM MANHOLE
- SANITARY MANHOLE
- VALVE VAULT
- FIRE HYDRANT
- FLARED END SECTION
- ELECTRICAL POWER POLE
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- OHW OVERHEAD ELECTRIC WIRES
- TRANSFORMER PAD
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- CABLE TELEVISION PEDESTAL
- COMMONWEALTH EDISON MANHOLE
- R/BOX
- SIGN
- BOLLARD POLE
- LIGHT POLE
- MAILBOX
- GAS MARKER
- ELECTRIC MARKER
- TELEPHONE MARKER
- SAN SANITARY SEWER
- STM STORM SEWER
- W WATER MAIN
- G GAS MAIN
- E ELECTRIC LINE
- T TELEPHONE LINE
- TREE W/ DIAMETER
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- GRAVEL SURFACE
- WOOD FENCE
- CHAIN LINK FENCE
- METAL GUARDRAIL

ABBREVIATIONS

REC = RECORD BEARING OR DISTANCE
M = MEASURED BEARING OR DISTANCE
C = CALCULATED BEARING OR DISTANCE
D = DEED DISTANCE
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
B/C = BACK OF CURB
E/P = EDGE OF PAVEMENT

LINE LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- EXISTING CONTOUR

LINE TABLE

LINE	LENGTH	BEARING
L1	22.00'(M)	N89°39'19"E(M)
	22.00'(D)	N89°40'42"E(D)
L2	22.00'(M)	N00°01'23"W(M)
	22.00'(D)	N00°00'00"W(D)
L3	22.00'(M)	S89°38'19"W(M)
	22.00'(D)	S89°40'42"W(D)
L4	11.00'(M)	N00°01'23"W(M)
	11.00'(D)	N00°00'00"W(D)

* NOTE: WATERMAIN AND SANITARY SEWER EASEMENT BY DOCUMENT No. 944597, No. 945208 & No. 944700
* NOTE: ALL OTHER EASEMENTS SHOWN ARE PER CRYSTAL COURT FINAL PLAT OF SUBDIVISION, DOCUMENT No. 89R-16170

H0079
5545 W Newt Highway
Crystal Lake

CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER THE DIRECTION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR, AND THAT THIS PLAT IS CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

BY: _____ DATE: 2/20/00

MICHAEL E. FILIPSKI
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2866

BY	DATE	REVISIONS

Prepared For: BAILEY, BORLACK, NADELHOFFER & CARROLL
135 S. LaSALLE STREET SUITE 3950
CHICAGO, ILLINOIS 60603

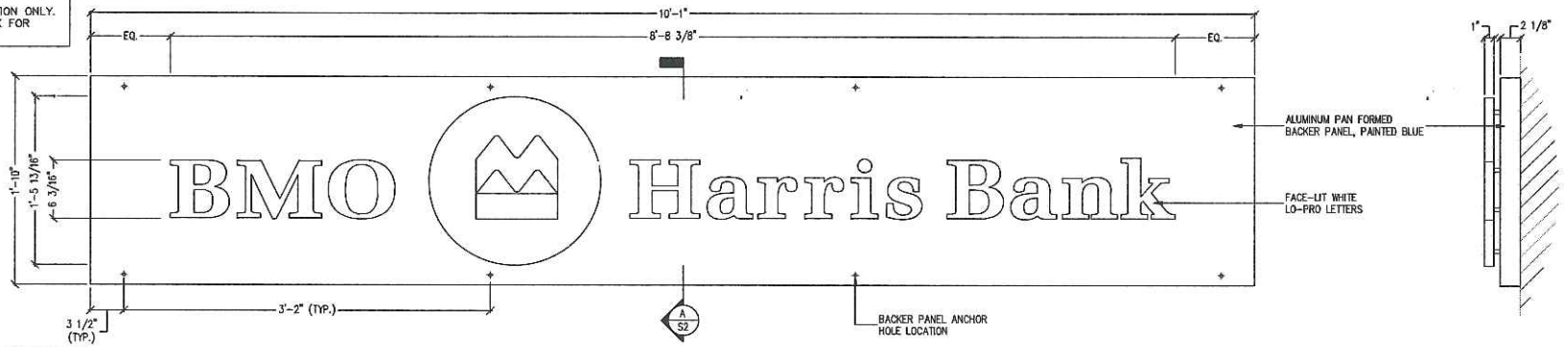
Project: HARRIS BANK - BARRINGTON
5545 NORTHWEST HIGHWAY
CRYSTAL LAKE, ILLINOIS

Prepared By: COMPASS
Land Surveying and Mapping
1600 Shore Road, Suite E, Naperville, IL 60563
630/961-9880 FAX: 630/961-5071

DATE: 2-25-00
SCALE: 1" = 30'
DRAWN BY: SCT CHECKED BY: SK
PARTY CHIEF: RS BOOK/153 PAGES 59
PROJECT NO: 8219

1 OF 1

NOTE: VINYL LAYOUT SHOWN FOR GRAPHICAL REPRESENTATION ONLY. SEE ARTWORK FOR PRODUCTION.



ELEVATION

LETTER STROKE INCREASED

SCALE: 1"=1'-0"

COPY	B	M	O	logo	H	a	r	r	i	s	B	a	n	k	TOTAL
RIBBON LENGTH PER LETTER	46.02"	60.18"	35.40"	323.91"	51.33"	28.32"	21.24"	21.24"	17.70"	23.01"	44.25"	28.32"	31.86"	37.17"	64.16 ft. (ESTIMATE)
ADVANCE 60W 12VDC POWER SUPPLY	1 (11.8 FEET of LEDs)			1 (35.4 FEET of LEDs)				combine w/ BMO letters (17.0 FEET of LEDs)							2
AMP LOAD	0.6			0.6				combine w/ BMO letters							1.20 AMPS
CIRCUIT	1-20 AMP CIRCUIT														1-20 AMP CIRCUIT

NOTE: 60 WATT, 12V POWER SUPPLY CAN RUN UP TO 37'-0" OF LEDs. 37.0 FT= 251 COUPONS

DETAIL: LED CHART

SCALE: N.T.S.

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 SIGN.

THIS SIGN TO BEAR THIS MARK

Underwriters Laboratories Inc. ELECTRIC SIGN

AREA/WEIGHT	
SIGN SQUARE FOOTAGE:	18.5 sq. ft.
ESTIMATED SIGN WEIGHT:	000 Lb.

USE WHITE SILICONE TO CONCEAL LIGHT LEAKS

TOLERANCE: ± 1/16" ON ALL DIMENSIONS

ELECTRICAL			
LEDs	64.16 ft.	PRINCIPAL LIGHT TAPE SERIES LED ITEM #PL-LT1-PW1-N WHITE (6500K)	
POWER SUPPLY	2	ADVANCE 60W 12V LED POWER SUPPLY	
AMPS	1.2	AMPS	
V.A.	120	VOLTS	WATTS: 144
CIRCUITS	(1) 20-AMP CIRCUIT		

DESIGN LOADS:
115 MPH WIND LOAD
RISK CATEGORY II, EXPOSURE C.
2012 INTERNATIONAL BUILDING CODE, ASCE 7-10

REF. DWG.
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ICON

1418 ELMHURST RD.
ELK GROVE VILLAGE
ILLINOIS 60007

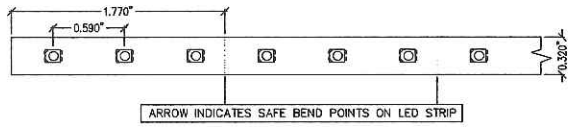
SIGN ID: -

TITLE: **6 3/16" FACE-LIT WHITE LO PRO LETTERSET W/ 17 13/16" LOGO ON 1'-10" X 10'-1" BACKER PANEL**

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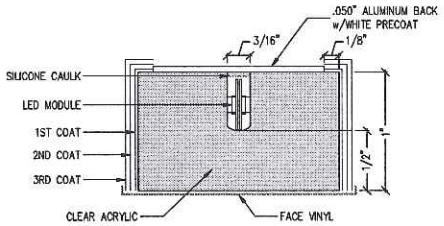
LOCATION:	CRYSTAL LAKE, IL	BMO	
LOCATION No.:	91		
REQUEST No.:	204405		
DRAWN BY:	MARISSA SCOTT	CHECKED BY:	CLAY SPANJER
DATE DRAWN:	02/27/2015	DATE CHECKED:	02/27/2015
DRAWING SCALE:	AS NOTED	FILE: **BM00244A**	SHEET: **1/2**

R:\ACCOUNTS\BBMO Harris Bank\LO-PRO\BM00244A 6 19" LETTERSET_17 8125" LOGO ON 1'-10" X 10'-1" B_G.dwg, 3/2/2015 1 44 00 PM, mscott



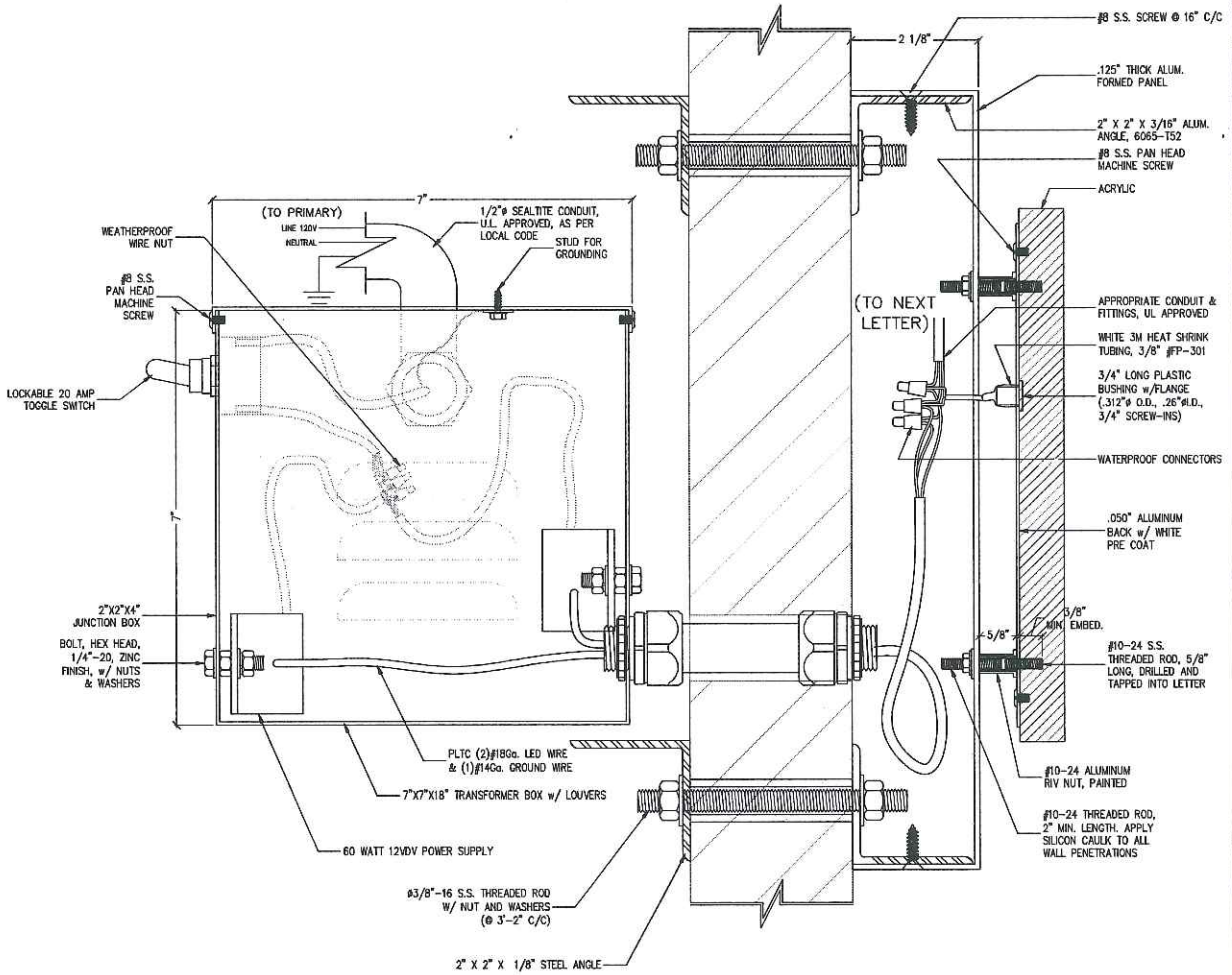
(2) DETAIL: PRINCIPAL WHITE LED COUPON

SCALE: FULL



(3) DETAIL: TYPICAL FACE LIT SECTION

SCALE: FULL



(A/S1) SECTION

SCALE: 6"=1'-0"

REF. DWG.	ICON	1418 ELMHURST RD. ELK GROVE VILLAGE ILLINOIS 60007	TITLE: 6 3/16" FACE-LIT WHITE LO PRO LETTERSET W/ 17 13/16" LOGO ON 1'-10" X 10'-1" BACKER PANEL	LOCATION:	CRYSTAL LAKE, IL
-				LOCATION No.:	91
-				REQUEST No.:	204405
-				DRAWN BY:	MARISSA SCOTT
-				DATE DRAWN:	02/27/2015
-		SIGN ID: -		DRAWING SCALE:	AS NOTED

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BMO			
CHECKED BY:	CLAY SPANJER		
DATE CHECKED:	02/27/2015		
FILE: BM00244A	SHEET: 2/2		

R:\ACCOUNTS\BBMO Harris Bank\LO-PRO\BM00244A 6.19" LETTERSET_17.8125" LOGO ON 1'-10" X 10'-1" B_G.dwg, 3/2/2015 1:29:53 PM, mscott

WEIGHT
ESTIMATED SIGN WEIGHT: 500 Lb.

DESIGN LOADS:
90 mph, EXPOSURE B.
2009 INTERNATIONAL BUILDING CODE
ASCE 7-05

ELECTRICAL

LAMPS	(6) F60T8/DL/865/HO/RDC/CC	
BALLAST	(1) 848-46	
AMPS	3.17	
V.A.	120 VOLTS	WATTS 380
CIRCUITS	1-20 AMP	

NOTE: SIGN IS TO BE WIRED WITH 14 GAGE STRANDED 1,000 WIRE THHN PER DIAGRAM ON BALLAST. ELECTRICAL LEADS TO BE 14 GAGE SOLID 600 V WIRE THHN. SIGN MUST BE GROUNDED WITH 14 GAGE SOLID 600 V GREEN WIRE THHN.

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 SIGN.

THIS SIGN TO BEAR THIS MARK

Underwriters Laboratories Inc. LISTED ELECTRIC SIGN

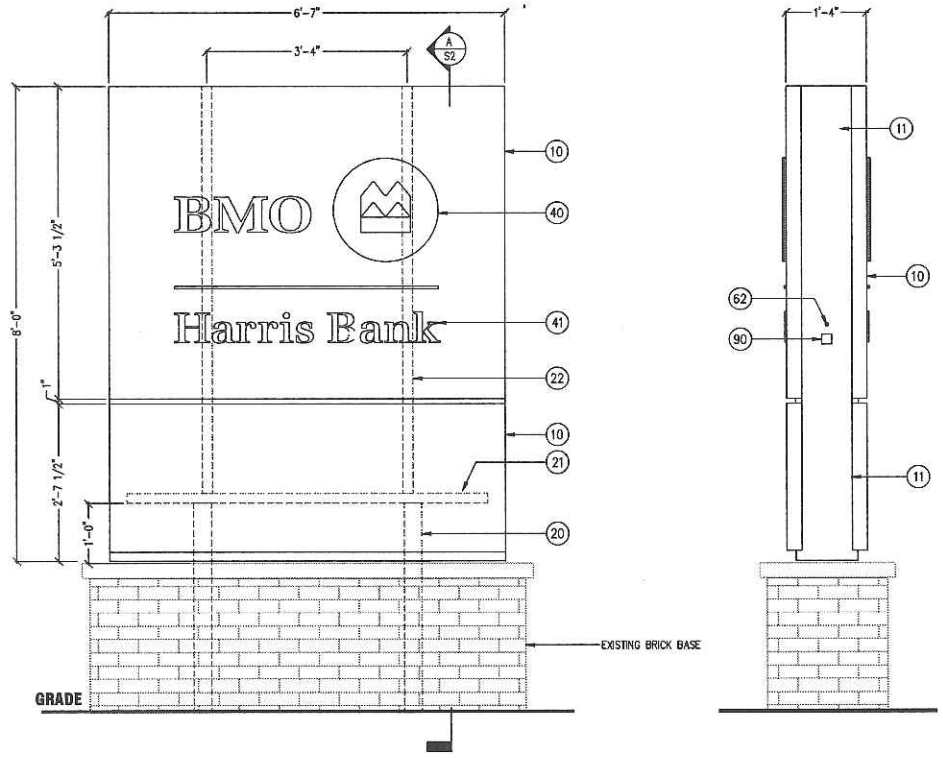
SIGN INTERIOR TO BE PAINTED FLAT WHITE FOR MAXIMUM REFLECTIVITY

USE WHITE SILICONE TO CONCEAL LIGHT LEAKS

TOLERANCE: ± 1/16" ON ALL DIMENSIONS

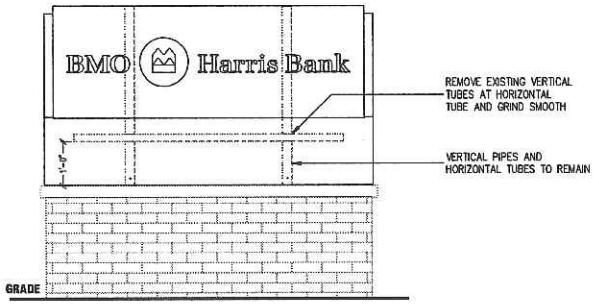
BILL OF MATERIALS

NO.	QTY.	DESCRIPTION	SPEC.
1	AS REQ'D	2" X 2" X 3/16" ALUMINUM ANGLE	6061-T6
2	AS REQ'D	1-3/4" X 1" X 1/8" ALUMINUM CHANNEL	6063-T52
3	AS REQ'D	ICON EXTRUSION_ EXA478600_ 4" BALLAST BOX w/ .050" COVER	
4	AS REQ'D	ICON EXTRUSION_ EXA477900_ 2" LAMP BAR w/ .050" COVER	
10	AS REQ'D	.125" THICK ALUMINUM SHEET, PAN FORMED FACES	3003-H14
11	AS REQ'D	.125" THICK ALUMINUM SHEET	3003-H14
12	AS REQ'D	.050" THICK ALUMINUM SHEET	3003-H14
20	2	3" SCHEDULE 40 STEEL PIPE	EXISTING
21	2	4" X 2" X 1/4" STEEL TUBE	EXISTING
22	2	2" X 2" X 1/4" STEEL TUBE, 6'-10 3/8" LG	A500 Gr.B
23	AS REQ'D	1-1/2" X 1-1/2" X 3/16" STEEL ANGLE	A36
40	AS REQ'D	1" THICK CLEAR ACRYLIC, STEP ROUTED PUSH THRU LOGO	–
41	AS REQ'D	3/4" THICK CLEAR ACRYLIC, STEP ROUTED PUSH THRU COPY	–
60	6	F60T8/DL/865/HO/RDC/CC FLORESCENT LAMP (VOLTARC)	–
61	1	ESB 848-46 BALLAST	–
62	1	ELECTRICAL DISCONNECT SWITCH	–
70	4	BOLT, HEX HEAD, 3/8"-16, ZINC FINISH, w/ NUT & WASHER	A307
71	4	BOLT, CARRIAGE HEAD, 3/8"-16, ZINC FINISH, w/ NUT & WASHER	A307
72	AS REQ'D	SELF DRILLING SCREW, #10 x 3/4" HEX HEAD, UNSLOTTED	S.S.
73	AS REQ'D	SELF DRILLING SCREW, #8 x 3/4" FLAT HEAD, PHILLIPS @ 16" O.C.	S.S.
75	AS REQ'D	1/4"-20 ALUMINUM WELD STUD	–
90	AS REQ'D	UNION, ICON, AND U.L LABEL LOCATION	–



ELEVATIONS

SCALE: 3/8"=1'-0"



EXISTING MONUMENT

SCALE: 3/8"=1'-0"

REF. DWG.
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–
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ICON

1418 ELMHURST RD.
ELK GROVE VILLAGE
ILLINOIS 60007

SIGN ID: -

TITLE: 8'-0" X 6'-7" D/F ILLUMINATED RETROFIT MONUMENT WITH PUSH THRU COPY

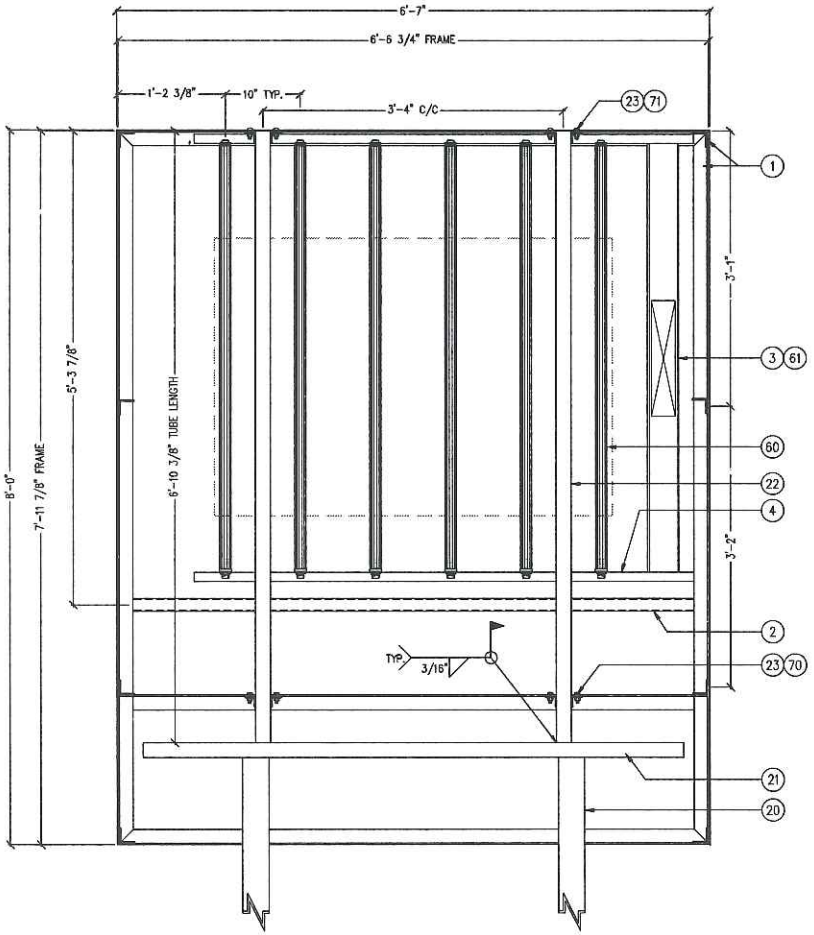
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LOCATION:	CRYSTAL LAKE, IL
LOCATION No.:	91
REQUEST No.:	204401
DRAWN BY:	JUSTIN JUOZAPAITIS
DATE DRAWN:	03/03/2015
DRAWING SCALE:	AS NOTED

BMO

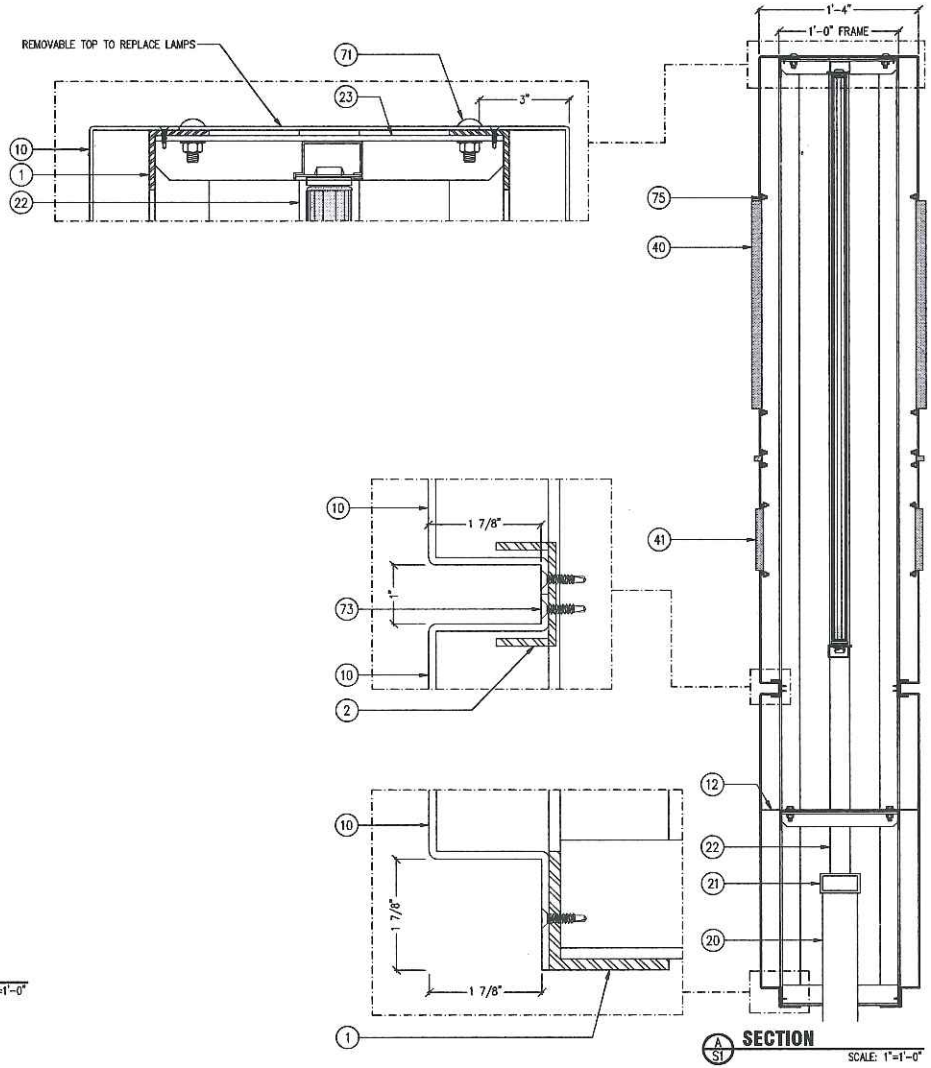
CHECKED BY:	CLAY SPANJER
DATE CHECKED:	03/03/2015
FILE: BMO0245A	SHEET: 1/2

R:\ACCOUNTS\B\BMO Harris Bank\Monuments\Custom\BMO0245A - 8'0" X 6'7" DF ILLUM MONUMENT RETROFIT.dwg, 3/4/2015 1:29:37 PM, jjuoza



FRAME / LAMP LAYOUT

SCALE: 3/4"=1'-0"



SECTION

SCALE: 1"=1'-0"

REF. DWG.	1418 ELMHURST RD. ELK GROVE VILLAGE ILLINOIS 60007	TITLE: 8'-0" X 6'-7" D/F ILLUMINATED RETROFIT MONUMENT WITH PUSH THRU COPY	LOCATION:	CRYSTAL LAKE, IL	BMO
			LOCATION No.:	91	
			REQUEST No.:	204401	
			DRAWN BY:	JUSTIN JUOZAPAITIS	CHECKED BY: CLAY SPANJER
			DATE DRAWN:	03/03/2015	DATE CHECKED: 03/03/2015
	SIGN ID: -		DRAWING SCALE:	AS NOTED	FILE: BM00245A SHEET: 2/2

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