



#2022-225

**Final PUD Amendment and Variation for Twin Ponds Marketplace Pylon Signs
Project Review for Planning and Zoning Commission**

<u>Meeting Date:</u>	November 16, 2022
<u>Zoning Requests:</u>	Final PUD Amendment to the approved pylon signs plan for Twin Ponds Marketplace and a variation to allow the reconfiguration of the copy area of the two existing multi-tenant pylon signs.
<u>Location:</u>	4423-4483 US Route 14
<u>Size:</u>	24 acres
<u>Existing Zoning:</u>	B-2 PUD General Commercial
<u>Surrounding Properties:</u>	North: B-2 PUD General Commercial South: B-2 PUD General Commercial East: B-2 PUD General Commercial and R-3 PUD Multi-Family Residential West: Route 31, E Estate, B-2 PUD General Commercial and McHenry County "R1" Single-Family Residential
<u>Staff Contact:</u>	Katie Rivard (815.356.3612)

Background:

- **Existing Use:** The existing use is the Twin Ponds Marketplace shopping center.
- **Development History:**
 - In 1996, Twin Ponds Marketplace received a Special Use Permit for a Final PUD for a commercial shopping center. The PUD Approval included approved elevations, signage and Tenant Sign Criteria.
 - In 2010, Pep Boys received a Final PUD Amendment for modifications to the approved exterior elevations, wall signage and center signage. This approval allowed Pep Boys to add a sign panel (approximately 30.2 square feet each) to each pylon sign.

Development Analysis:

General:

- Request: Final PUD Amendment to the approved pylon signs plan for Twin Ponds Marketplace and a variation to allow the reconfiguration of the copy area of the two existing multi-tenant pylon signs.
- Land Use: The Comprehensive Land Use map shows the area as Commerce, which is an appropriate land use designation for shopping center.
- Zoning: The site is zoned B-2 PUD General Commercial.

Request Overview:

- Twin Ponds Marketplace has two existing pylon signs. Pylon Sign #1 is located at the northeast corner of the center at the intersection of U.S. Route 14 and Sands Road. Pylon Sign #2 is located at the southwest corner of the center along Route 31.

	Existing Height	Existing Number of Panels	Existing Sign Area (sq. ft.)	Proposed Height	Proposed Number of Panels	Proposed Sign Area (sq. ft.)
Pylon Sign #1	28 feet	5	187.5 sq. ft.	28 feet (no changes)	7	239.5 sq. ft.
Pylon Sign #2	25'-4"	5	187.5 sq. ft.	25'-4" (no changes)	7	239.5 sq. ft.

- The reconfiguration will remove the existing ornamental top of the pylon signs and shift up the existing framed sign cabinet for Home Depot, Ollie's, Office Max and Petsmart.
- Two new tenant panel cabinets will be installed between Petsmart's tenant panel and Dollar Tree's tenant panel.



- The total sign area will increase by 52 square feet per pylon sign.
- The distance from grade to the bottom sign panel (Dollar Tree) is not changing for both signs.

Findings of Fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting approval of a Final PUD Amendment to the approved pylon signs plan for Twin Ponds Marketplace and variations to allow the reconfiguration of the copy area of the two existing multi-tenant pylon signs. 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*

PLANNED UNIT DEVELOPMENT VARIATIONS

The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal.

This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements which may otherwise require individual requests and applications for zoning variations.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore, more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. Although a formal variation request is not required to be made in conjunction with a Planned Unit Development, Staff identifies those aspects of the Planned Unit Development which effectively result in variations from UDO requirements. If the evidence is not found to justify these variations from the UDO that fact shall be reported to the City Council with a recommendation that the variations from the UDO which are proposed as part of the Planned Development be lessened or denied.

The Planned Unit Development Amendment proposed by the Petitioner includes the following variation from the UDO:

- A) Article 4-1000 F Commercial Signs, to allow the two freestanding signs to have an additional 52 square feet of signage for a total of 239.5 square feet per sign.

Comprehensive Land Use Plan 2030 Vision Summary Review:

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

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Krolopp/Harlem Irving Companies, date signed 08/15/2022, received 10/13/2022)
 - B. Site Plan (Harlem Irving Companies, date 08/19/2022, received 10/13/2022)
 - C. Sign Plans (Olympik Signs, dated 11/15/2022, received 10/13/2022)
2. All conditions from the original PUD Ordinance and subsequent Ordinances shall remain valid, as applicable, unless specifically modified by this request.
3. Work with Staff to determine if the existing landscaping around the base of the signs is sufficient or if additional landscaping is needed to meet the requirement to provide one square foot of landscape per square foot of signage.
4. The Petitioner shall address all of the review comments and requirements of the Community Development, Engineering, and Fire Rescue Departments.

PIQ Map
4423-4483 US Route 14





**City of Crystal Lake
Development Application
Ownership Sign-off Acknowledgement Form**

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information

Name: Joseph Krolopp

Address: 4104 N. Harlem Avenue

Norridge, Illinois 60706

Phone: 312 835-7648

E-mail: jkrolopp@harlemirving.com

Project Name & Description: Pylon Sign Refurbish/Update

Project Address/Location: Twin Ponds Marketplace 4447 ROUTE 14, CRYSTAL LAKE, IL 60014

Signature

Owner: Print and Sign name

Date

NOTE: If the property is held in a 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.

Northwest Herald

NORTHWEST HERALD

Publication Name:
Northwest Herald

Publication URL:
www.nwherald.com

Publication City and State:
Crystal Lake, IL

Publication County:
McHenry

Notice Popular Keyword Category:

Notice Keywords:
twin ponds

Notice Authentication Number:
202210311111418658368
213731298

Notice URL:

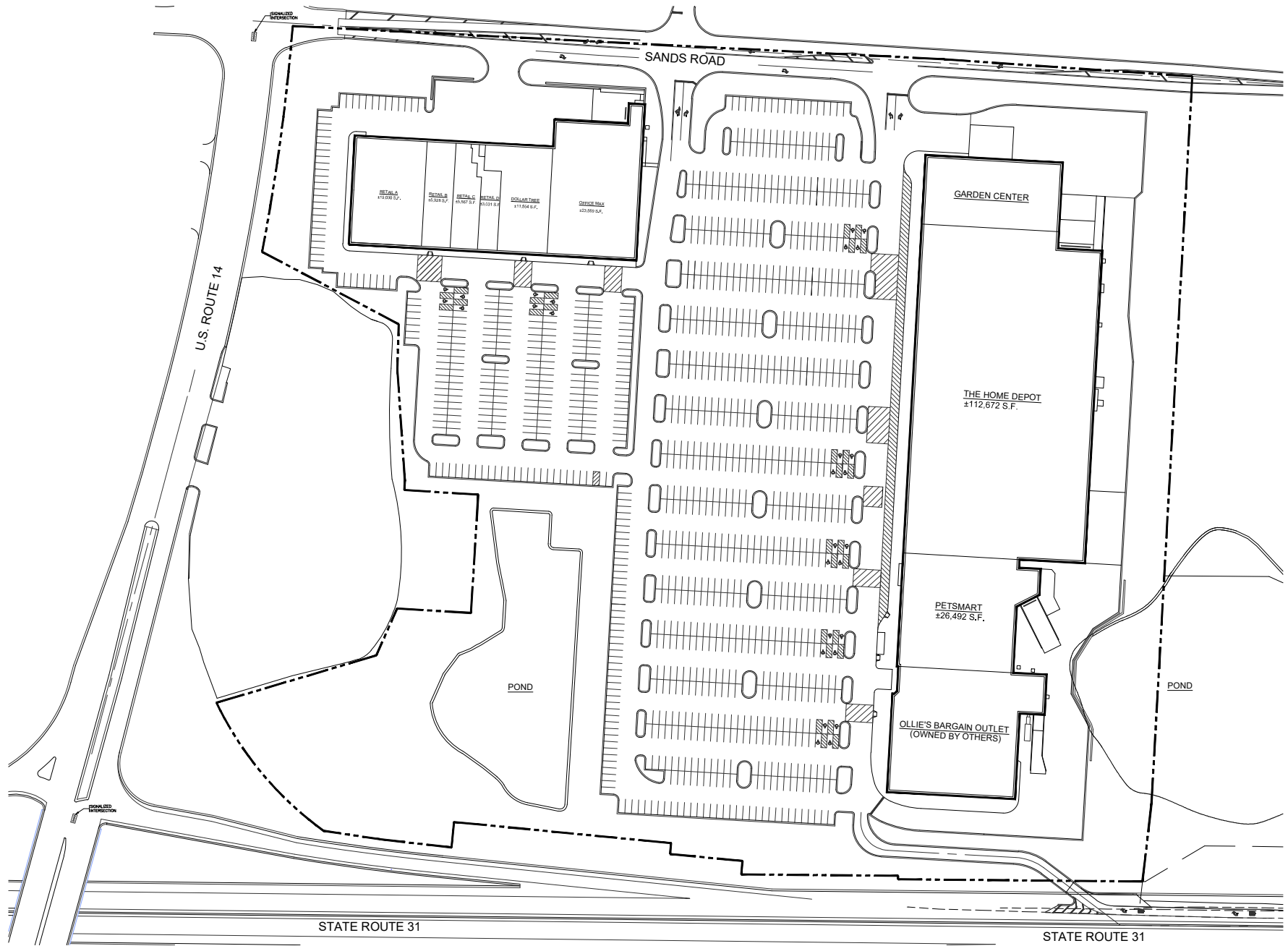
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Notice Publish Date:
Friday, October 28, 2022

Notice Content

PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE PETITION OF Joseph Krolopp, on behalf of Harlem Irving 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 by Joseph Krolopp, representing Harlem Irving, for a Final Planned Unit Development Amendment, relating to the property known as Twin Ponds Marketplace at 4423-4483 US Route 14 in Crystal Lake, Illinois 60014. PINs: 19-10-201-004, 19-10-201-005, 19-10-201-006, 19-10-201-008, and 19-10-201-012. This application is filed for the purpose of seeking an amendment to the approved pylon signs plan for Twin Ponds Marketplace Final Planned Unit Development and variations to allow the reconfiguration of the copy area of the two existing multi-tenant pylon signs and any other changes as presented at the hearing, pursuant to Ordinance No. 3930 and Article 4 and Article 9. 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 for this request will be held at 7:00 p.m. on Wednesday, November 16, 2022, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present. Jeff Greenman, Chairperson Planning and Zoning Commission City of Crystal Lake (Published in the Northwest Herald on October 28, 2022)2028723

[Back](#)



Twin Ponds Marketplace



**4447 US Highway 14
Crystal Lake, IL 60014**

Modify Multi-Tenant Pylon Signs

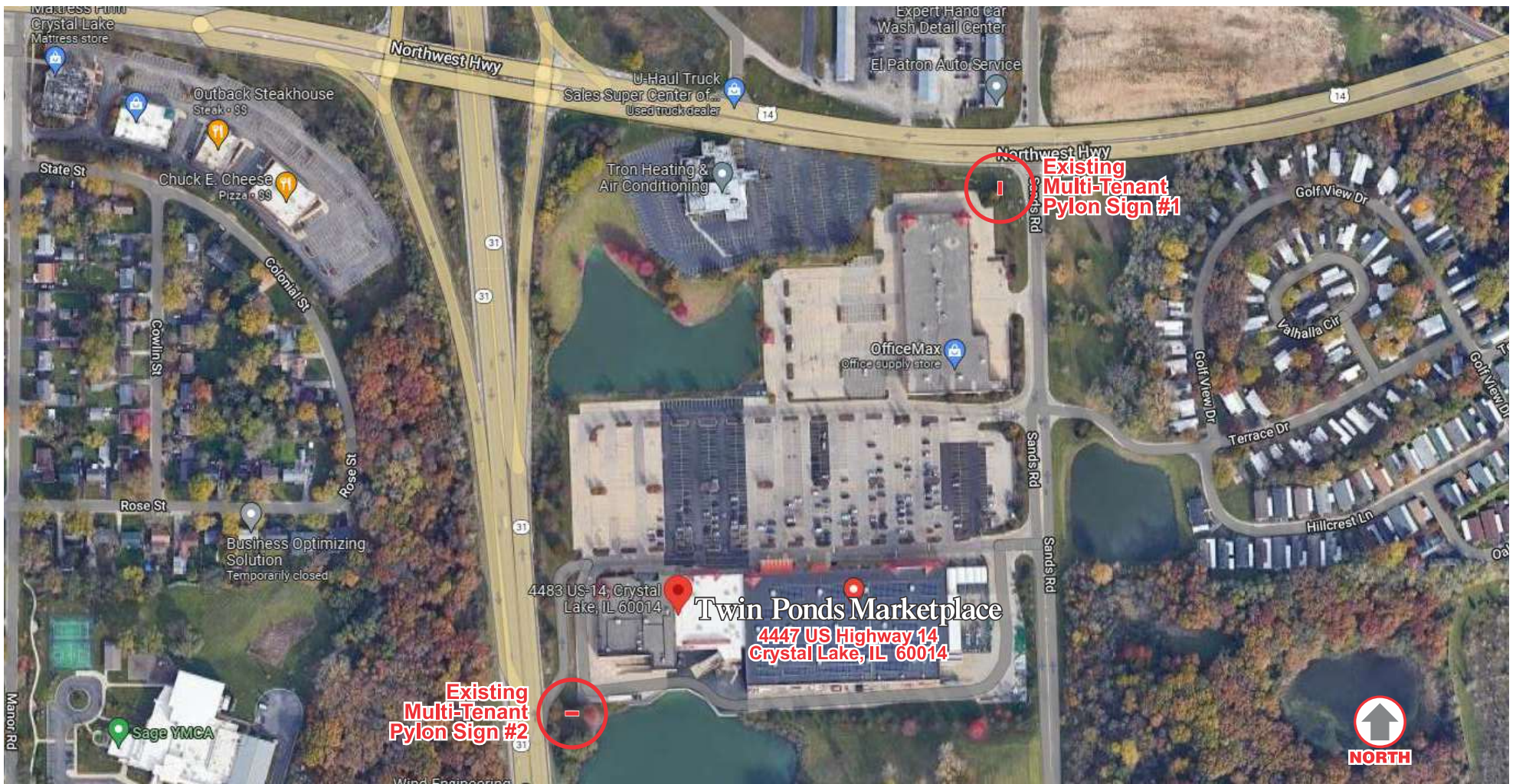


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job#: 21-8929

● 10-06-22



Site Plan -

Twin Ponds Marketplace



4447 US Highway 14
Crystal Lake, IL 60014

drawn by
PAMELA F

job#: 21-8929
11-15-21
rev.# 10-06-22

Comments:

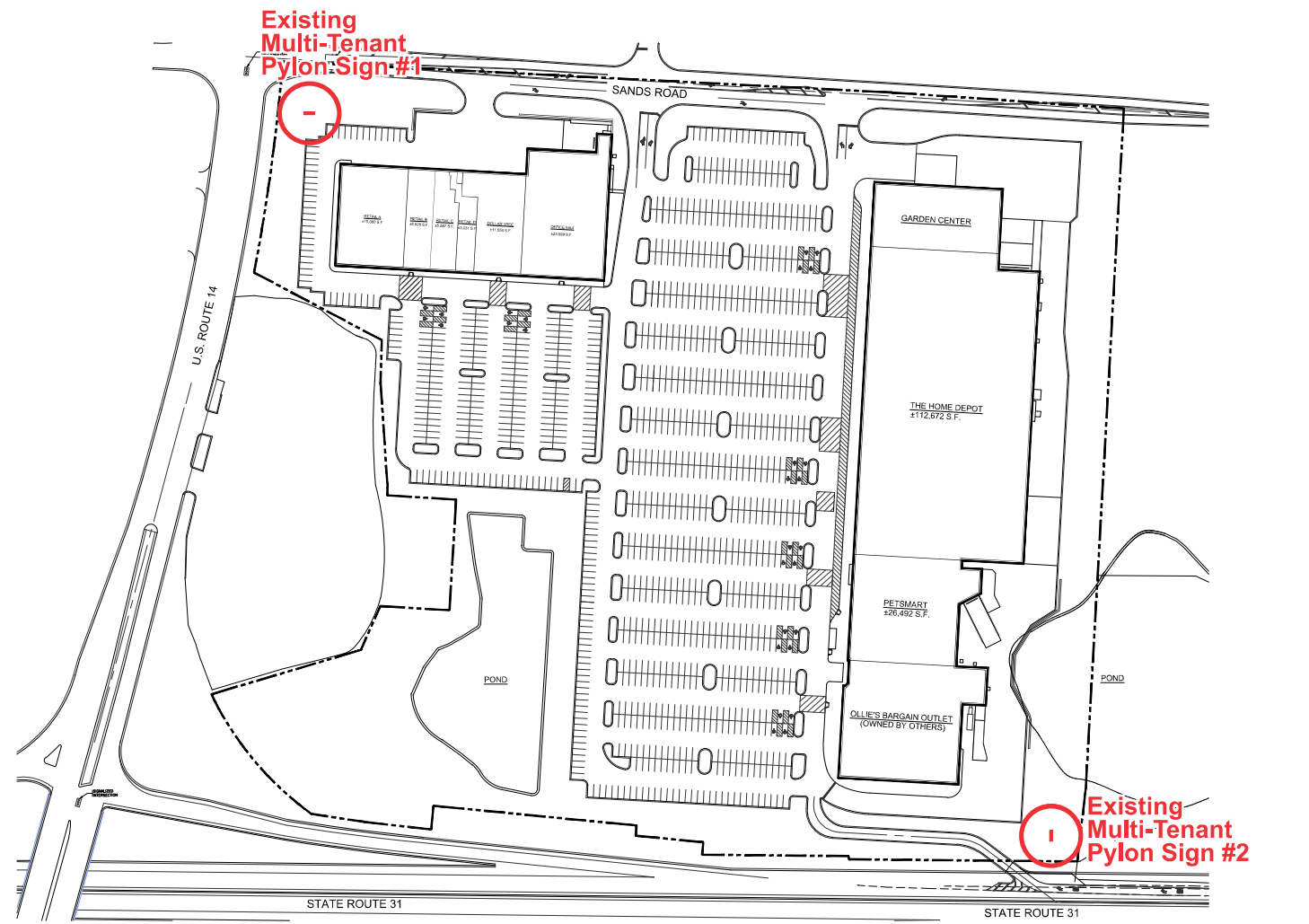
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SITE PLAN

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Site Plan -

Twin Ponds Marketplace



4447 US Highway 14
Crystal Lake, IL 60014

drawn by
PAMELA F

- job#: 21-8929
- 11-15-21
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Comments:

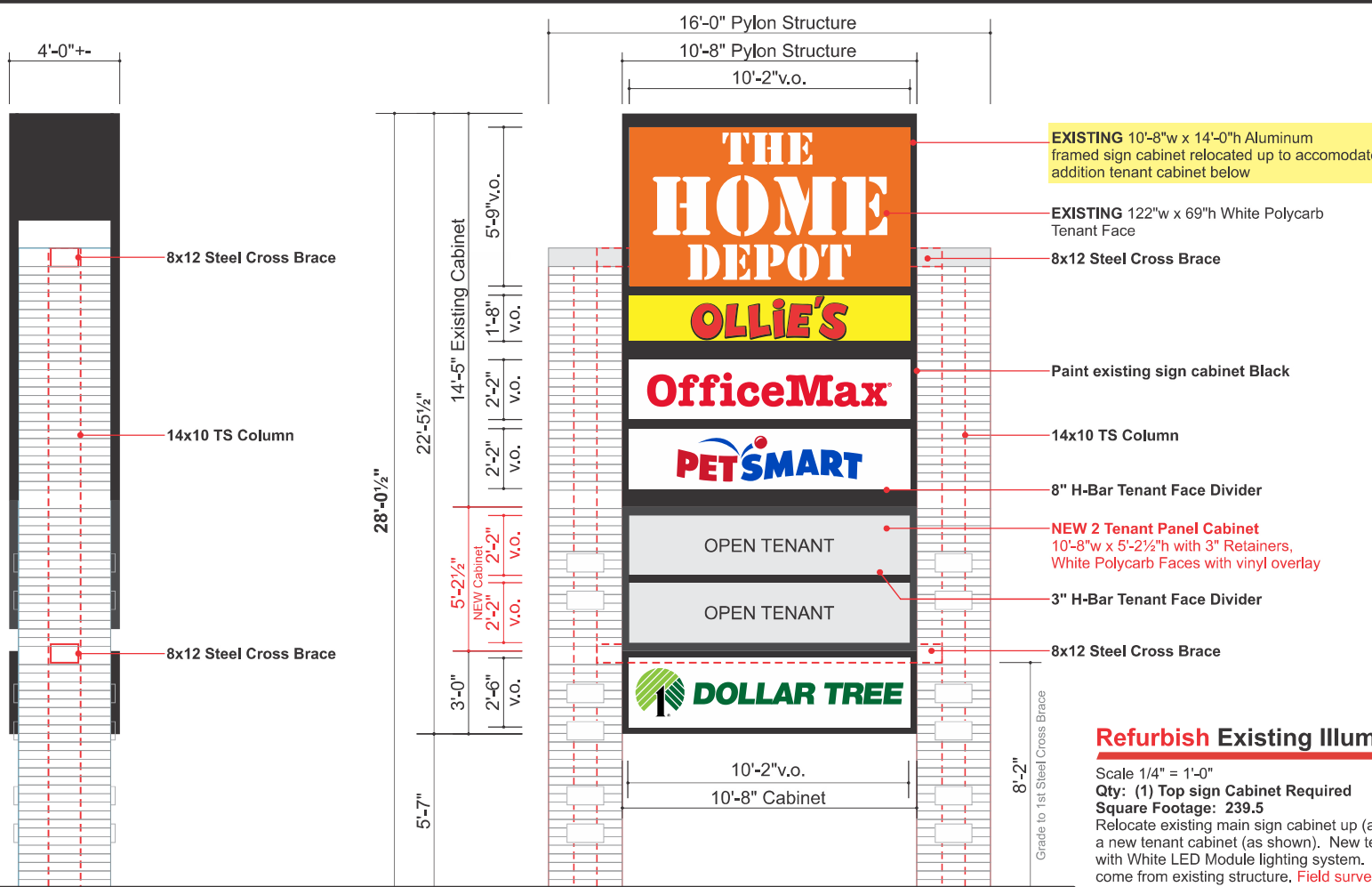


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PUD PLAN

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EXISTING 10'-8"w x 14'-0"h Aluminum framed sign cabinet relocated up to accommodate addition tenant cabinet below

EXISTING 122"w x 69"h White Polycarb Tenant Face

8x12 Steel Cross Brace

Paint existing sign cabinet Black

14x10 TS Column

8" H-Bar Tenant Face Divider

NEW 2 Tenant Panel Cabinet 10'-8"w x 5'-2½"h with 3" Retainers, White Polycarb Faces with vinyl overlay

3" H-Bar Tenant Face Divider

8x12 Steel Cross Brace

R: 238
G: 113
B: 037

Refurbish Existing Illuminated Pylon #1 -

Scale 1/4" = 1'-0"
Qty: (1) Top sign Cabinet Required
Square Footage: 239.5
Relocate existing main sign cabinet up (as shown) to accommodate an a new tenant cabinet (as shown). New tenant sign to illuminate with White LED Module lighting system. Electrical service to come from existing structure. Field survey required prior to fabrication of cut sizes/v.o. prior to fabrication. Drawing for concept purposes only.

Side View

Front View

Twin Ponds Marketplace



4447 US Highway 14
Crystal Lake, IL 60014

drawn by PAMELA F
job#: 21-8929
11-15-21
rev.# 10-06-22

account representative ROBERT WHITEHEAD
client



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Comments:

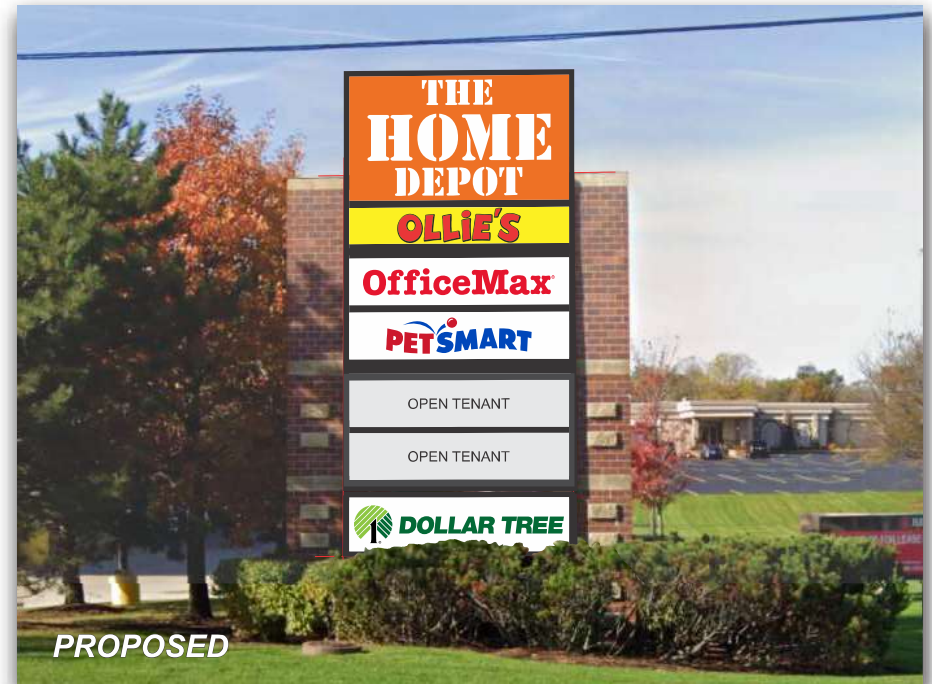
SIGN LAYOUT



EXISTING

Pylon #1 East Sign Elevation - Before

Existing Square Footage 187.5



PROPOSED

Pylon #1 East Sign Elevation - AFTER

Twin Ponds Marketplace



HARLEM IRVING
COMPANIES
4447 US Highway 14
Crystal Lake, IL 60014

OLYMPIK
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Twin Ponds Marketplace



HARLEM IRVING
COMPANIES

4447 US Highway 14
Crystal Lake, IL 60014

drawn by

PAMELA F

• job#: 21-8929

• 11-15-21

• rev.# 10-06-22

Comments:

SIGN CONCEPT

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SIGNS**

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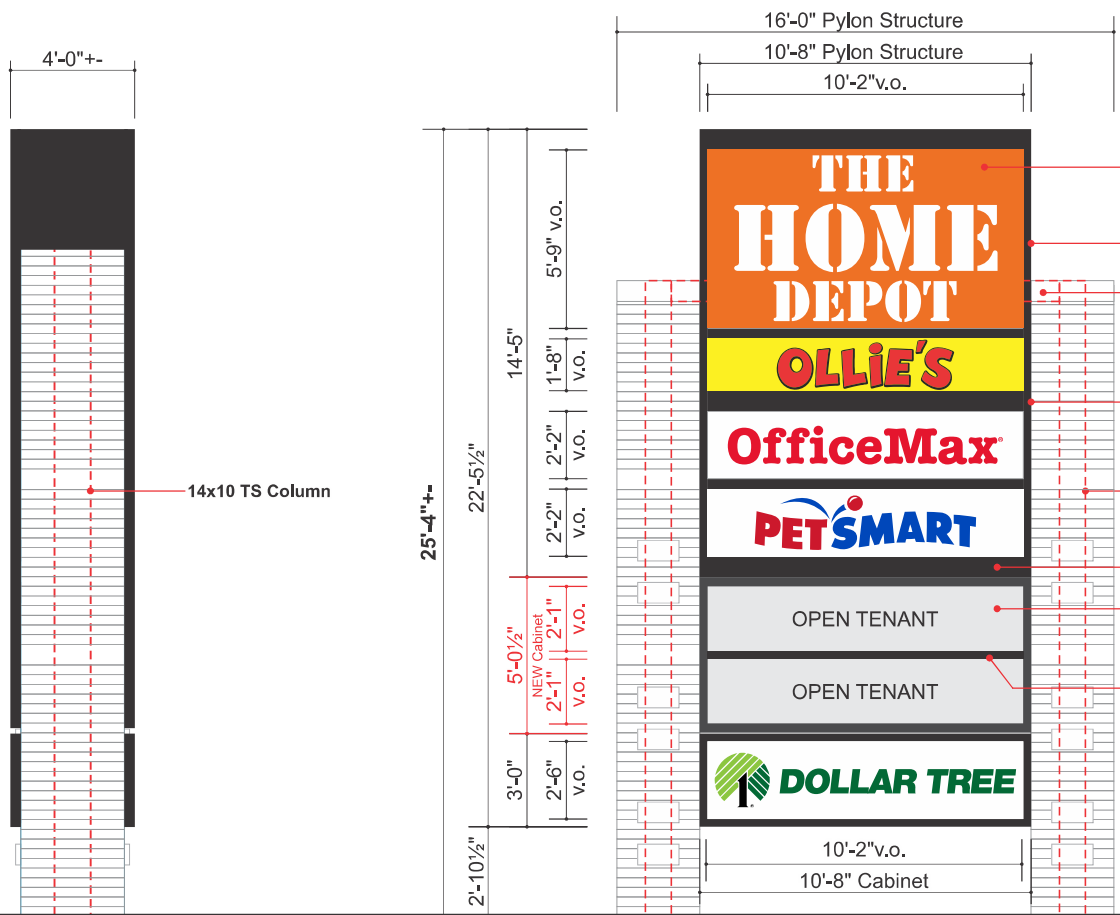
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Paint existing sign cabinet Black

14x10 TS Column

8" H-Bar Tenant Face Divider

NEW 2 Tenant Panel Cabinet
10'-8" w x 5'-0 1/2" h with 3" Retainers,
White Polycarb Faces with vinyl overlay

3" H-Bar Tenant Face Divider

R: 238
G: 113
B: 037

Refurbish Existing Illuminated Pylon #2 -

Scale 1/4" = 1'-0"
Qty: (1) Top sign Cabinet Required
Square Footage: 239.5
Relocate existing main sign cabinet up (as shown) to accommodate an a new tenant cabinet (as shown). New tenant sign to illuminate with White LED Module lighting system. Electrical service to come from existing structure. Field survey required prior to fabrication of cut sizes/v.o. prior to fabrication. Drawing for concept purposes only.

Side View

Front View

Twin Ponds Marketplace



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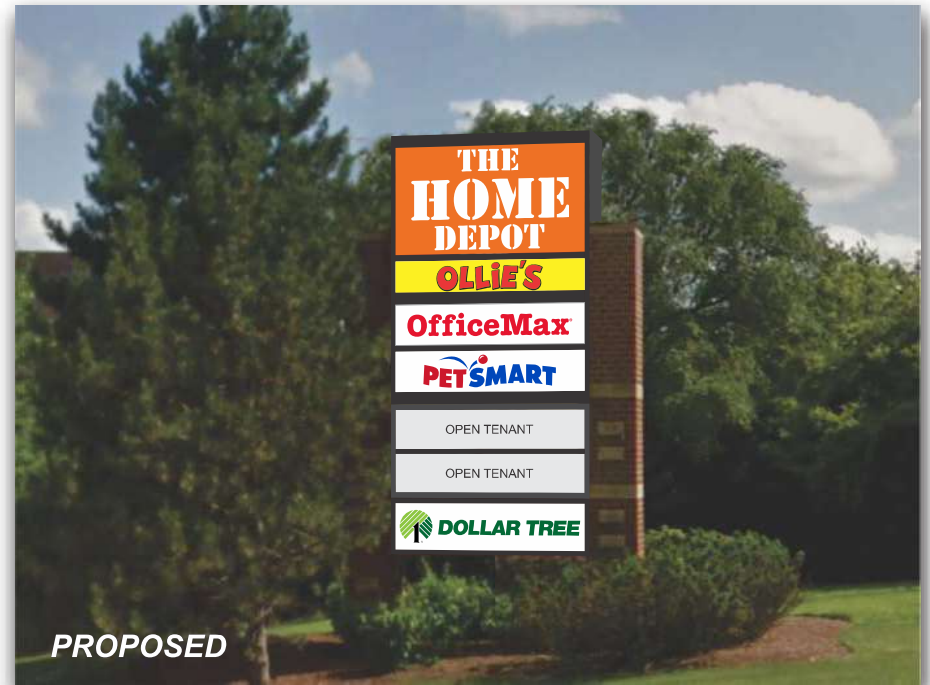
SIGN LAYOUT



EXISTING

Pylon #2 North Sign Elevation - Before

Existing Square Footage 187.5



PROPOSED

Pylon #2 North Sign Elevation - AFTER

Twin Ponds Marketplace



4447 US Highway 14
Crystal Lake, IL 60014



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Lombard, IL 60148

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Comments:

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ORDINANCE NO. 3930
FILE NO. 440

AN ORDINANCE GRANTING A SPECIAL USE PERMIT
AT TWIN PONDS MARKETPLACE

WHEREAS, pursuant to the terms of a Petition (File #96-39) before the Crystal Lake Zoning Board of Appeals, the Petitioner has requested the issuance of a Special Use Permit for a Final PUD for Twin Ponds Marketplace located south of Route 14, east of Route 31 and west of Sands Road; and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Special Use Permit be issued as requested in said Petition.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

Section 1: That a Special Use Permit be issued for a Final PUD for the property legally described as follows:

PARCEL 1: That part of the West half of the Southwest Quarter of the Northeast Quarter and that part of the Southeast Quarter of the Northwest Quarter of Section 10, described as follows: Beginning at the intersection of the old Easterly right of way line of State Route 31 with the North line of the Southeast Quarter of the Northwest Quarter of said Section 10; thence Easterly along the North line of the Southeast Quarter of the Northwest Quarter and along the North line of the West Half of the Southwest Quarter of the Northeast Quarter of said Section 10, a distance of 176.0 feet; thence Southerly along a line that forms an angle of 91 degrees 35 minutes 10 seconds to the right with the prolongation of the last described course, a distance of 374.04 feet; thence Westerly along a line that forms an angle of 90 degrees 08 minutes 50 seconds to the right with a prolongation of the last described course, a distance of 137.7 feet to a point on the old Easterly right of way line of State Route 31, that is 370.8 feet Southeasterly of (measured along said old Easterly right of way line) the place of beginning; thence Northwesterly along said old Easterly right of way line, a distance of 370.8 feet to the place of beginning, (excepting therefrom that part taken for State Route 31), all in Township 43 North, Range 8 East of the Third Principal Meridian, in McHenry County, Illinois (19-10-200-005).

PARCEL 2: That part of the West Half of the Northeast Quarter and the East Half of the Northwest Quarter of Section 10, all in Township 43 North, Range 8 East of the Third Principal Meridian, described as follows: Beginning at a point on the center line of Sands Road, said point also being the Northeast corner of Crystal Lake Holiday Inn Subdivision, being a subdivision of part of the Southeast Quarter of the Northwest Quarter and the Southwest Quarter of the Northeast Quarter of Section 10, Township 43 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded May 11, 1988 as Document No. 88R13369 in McHenry County, Illinois; thence North 3 degrees 57 minutes 02 seconds East along the said centerline of Sands Road, 341.58 feet to a jog in the said road centerline (said jog being on the South line of the North Half of the Northeast

Quarter of said Section 10); thence North 3 degrees 01 minutes 47 seconds East along said centerline, 896.92 feet to a point on the South right of way line of U.S. Route 14; thence Westerly along said South right of way line, being along a curve having a radius of 2,919.80 feet as said curve is convexed to the South for an arc distance of 314.98 feet, said curve also having a chord bearing of North 82 degrees 16 minutes 48 seconds West and a chord distance of 314.83 feet; thence South 27 degrees 59 minutes 01 seconds West, 212.54 feet; thence North 88 degrees 12 minutes 07 seconds West, 62.13 feet; thence South 86 degrees 08 minutes 58 seconds West, 154.04 feet; thence North 86 degrees 32 minutes 57 seconds West 12.33 feet; thence South 3 degrees 27 minutes 07 seconds West, 102.00 feet; thence North 86 degrees 32 minutes 57 seconds West, 163.05 feet; thence North 3 degrees 27 minutes 03 seconds East, 102.00 feet; thence North 66 degrees 04 minutes 35 seconds West, 70.39 feet; thence North 16 degrees 30 minutes 52 West 229.38 feet to a point on the Southeast right of way line of the State Route 31 ramp; thence Southwesterly along the said Southeast right of way line of said ramp being along a curve convexed to the Northwest, having a radius of 469.80 feet for an arc distance of 338.87 feet, said curve also having a chord bearing of South 43 degrees 32 minutes 06 seconds West and a chord distance of 331.57 feet to a point on the East right of way line of State Route 31; thence South 0 degrees 32 minutes 17 seconds West along said East right of way line, 280.92 feet to a point of curvature; thence South along the said East right of way line along a curve to the right having a radius of 1,004.50 feet for an arc distance of 190.80 feet, said curve also having a chord bearing of South 06 degrees 00 minutes 46 seconds West and a chord distance of 190.51 feet to a point of reverse curvature; thence South along said East right of way line along a curve to the left having a radius of 1,004.50 feet and arc distance of 190.80 feet, said curve also having a chord bearing of South 06 degrees 00 minutes 46 seconds West and a chord distance of 190.51 feet to a point on the said South line of the Northeast Quarter of the Northwest Quarter of said Section 10, said line being the North line of lands described in Document No. 918225 in McHenry County, Illinois; thence South 84 degrees 55 minutes 07 seconds East along said North line of said lands described in Document No. 918225, 92.05 feet to a point being on the West line of the Northeast Quarter of said Section 10; thence South 85 degrees 01 minutes 47 seconds East along the South line of the North half of said Northeast Quarter, said line being also the North line of lands described in Document No. 918225 in McHenry County, Illinois, 82.55 feet; thence South 06 degrees 30 minutes 55 seconds West along the East line of lands described in said Document No. 918225, 372.47 feet to a point on the North line of said Crystal Lake Holiday Subdivision; thence South 86 degrees 47 minutes 06 seconds East along said North line, 1,001.73 feet to the place of beginning, in McHenry County, Illinois (19-10-200-004 & 19-10-200-024).

located south of Route 14, east of Route 31 and west of Sands Road in Crystal Lake, Illinois.

SECTION II: Said Special Use is issued with the following conditions:

1. Approved plans:

- A. Landscape Plan - Smith Engineering, 5-7-96, last revised 7-9-96.
- B. Pylon Signs - Warman Olsen Warman, 5-17-96
- C. Elevations (main building) - Warman Olsen Warman, 7-9-96
- D. Elevations (multi-tenant building) - Warman Olsen Warman, 5-6-96

- E. Overall Plan (on-site) - Smith Engineering, 7-10-96
- F. Site Plan - Smith Engineering, 7-10-96
- G. Utility Plan - Smith Engineering, 7-10-96
- H. Grading & Storm Sewer Layout Plan - Smith Engineering, 7-10-96

- 2. Post Letter of Credit for Route 14/Sands Road improvement costs in excess of Special Service Area authorization.
- 3. Overlay landscape plan on utilities plan noting conflicts with no plantation zones.
- 4. The sign band on the specialty building shall consist of a 5 foot dryvit band accommodating signs 4 feet in height and 100-150 square feet.
- 5. The developer shall comply with all technical requirements of the Building, Engineering, Fire and Planning Departments.
- 6. No truck traffic will be allowed from the shopping center property on Sands Road to the south to Three Oaks Road.

Section III: That the City Clerk be and is hereby directed to amend the official zoning map of the City of Crystal Lake and all pertinent records of the City of Crystal Lake to show the issuance of a Special Use Permit in accordance with the provisions of this Ordinance, as provided by law.

Section IV: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.


AYES: 2

NAYS: 1

ABSENT: 2

PASSED this 6th day of August, 1996.

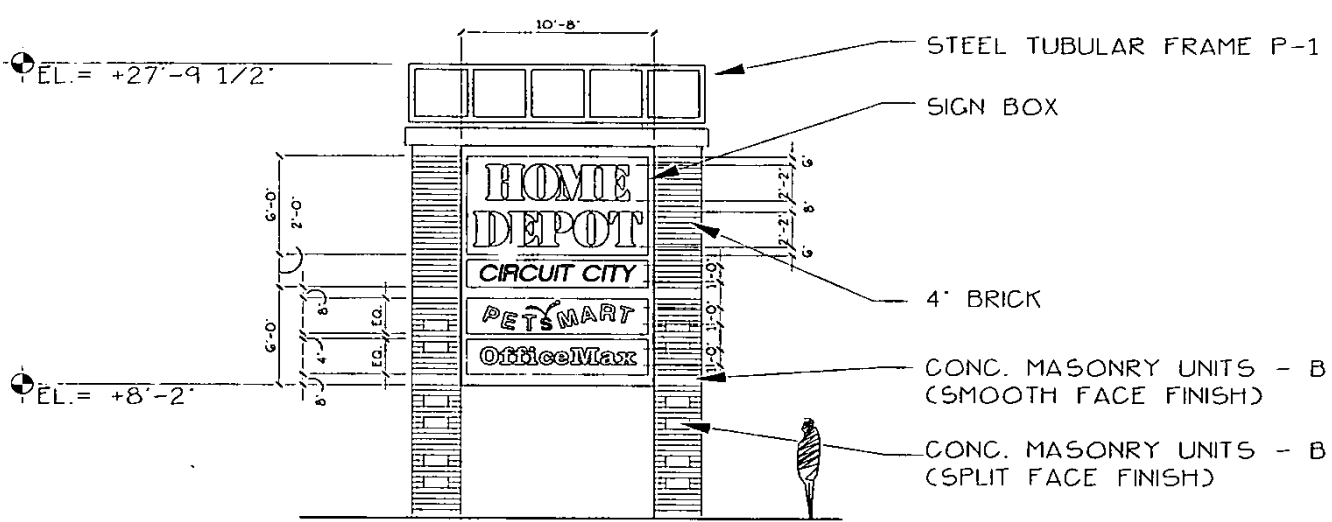
APPROVED by me this 6th day of August, 1996.


MAYOR

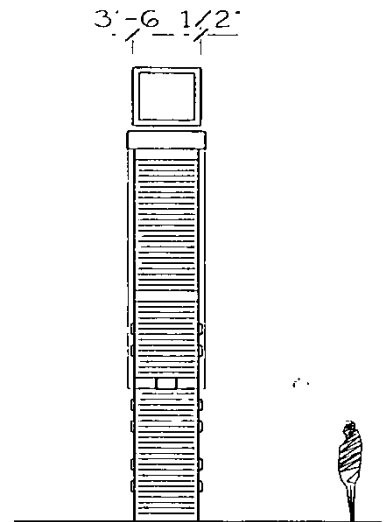
ATTEST:


CITY CLERK *Pr. Tem*

Published in pamphlet form by the authority of the Mayor and City Council of the City of Crystal Lake.



SITE IDENTIFIER (QUANTITY=2)
FRONT ELEVATION



SITE IDENTIFIER
END ELEVATION

SITE IDENTIFIER SIGNAGE			
ALLOWABLE S.F.	_____	50 S.F.	
		per side	
			HOME DEPOT _____ 43 S.F.
			CIRCUIT CITY _____ 10 S.F.
			PETSMART _____ 10 S.F.
			OFFICE MAX _____ 10 S.F.
			PROPOSED TOTAL: 73 S.F.
			per side

**TWIN PONDS MARKETPLACE
CRYSTAL LAKE ILLINOIS
TENANT SIGNAGE SPECIFICATIONS**