



#2023-45

Home State Bank Final PUD Amendment and Special Use Permit with Variations Project Review for Planning and Zoning Commission

Meeting Date:

April 5, 2023

Request:

Final Planned Unit Development Amendment and Special Use Permit to allow a second free-standing sign with an Electronic Message Center (EMC) with Variations from:

- A) Article 2 Special Use Criteria that the property contain 200 feet of frontage on either Route 14 or Route 31.
- B) Article 2 Special Use Criteria to allow the sign to exceed the maximum allowed sign height for the use.
- C) Article 4-1000 from the maximum 6-foot height to allow 9 feet.
- D) Article 4-1000 from the maximum 32 square-foot area to allow 60 square feet.

Location:

611 S. Main Street

Acreage:

Approximately 2 acres

Existing Zoning:

B-2 PUD General Commercial

Surrounding Properties:

North: B-2 PUD General Commercial
South: B-2 General Commercial
East: B-2 PUD General Commercial
West: M Manufacturing

Staff Contact:

Elizabeth Maxwell (815.356.3615)

Background:

- Home State Bank owns the subject property and the property to the north. The property to the north contains the drive-through use with the existing sign.
- This existing sign is planned to be relocated to the subject property. This EMC sign was granted variations for height and sign area. The sign is 14 feet in height and 60 square feet and the EMC portion is 20 square feet.
- Office uses are permitted signs up to 6 feet in height and 32 square feet.
- This sign is being added to 611 S. Main, which has an existing free-standing sign.



Development Analysis:

Land Use/Zoning

- The site is zoned B-2 PUD General Commercial. This zoning district does allow EMC signs.
- The land use map shows the area as Commerce. This is an appropriate land use designation for the financial institution and signage.

Sign Proposal:

- Seven (7) new signs will be added to this site. Six (6) of these signs are directional signs, which can be four (4) square feet and three (3) feet in height. The way-finding signs meet these requirements.
- The EMC sign will be relocated to the south end of the property at Main Street and Liberty Road.
- This property does not qualify for an EMC sign as it is not located on Route 14 or Route 31 and therefore requires a variation. The sign is also requires variations for height and sign copy square footage.
- The UDO was adopted in 2009 and prior to that several EMC signs were approved through the sign code and sign variations. After the UDO and EMC regulations, four (4) signs were approved with variations to the location requirement and one (1) was approved with a variation to the zoning district.

User	Zoning	Frontage Length/Lot Size	Location	Size	Color
Express Employment	B-2	< 2 acres	Route 176	22.35 SF	Amber
YMCA	B-2	800 ft	Manor Rd	66 SF	Amber
Mayfair	B-2	300 ft	Main Street	71.6 SF 16 ft high	Amber
MCC	W	1,100 ft	Route 14	150 SF 40 SF EMC	Full Color
Culvers	B-2	310 ft	Pingree Road	10.27 SF	Amber
Beyond Stables	E	1,374 ft/64ac	Route 176	20 SF	Amber

Findings of fact:

ELECTRONIC MESSAGE CENTER SIGNS

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 and requires a variation, as the property is not located on Route 14 or Route 31.

(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

(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

The request does not meet this requirement and requires a variation, as the sign including the base is nine (9) feet in height, which includes the architectural embellishment on top. The maximum allowed for office signs is six (6) feet in height.

(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*

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT AND SPECIAL USE PERMIT

The petitioner is requesting approval of a Final Planned Unit Development Amendment and Special Use Permit to allow a second free-standing sign with an Electronic Message Center (EMC) with Variations from the Article 2 criteria that the property contain 200 feet of frontage on either Route 14 or Route 31 and to allow the sign to exceed the maximum allowed sign height for the use and Variations from Article 4-1000 from the maximum 6-foot height to allow 9 feet and from the maximum 32 square-foot area to allow 60 square feet.

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*

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 proposed by the Petitioner includes the following variation from the UDO:

- A) Article 2 Special Use Criteria that the property contain 200 feet of frontage on either Route 14 or Route 31.
- B) Article 2 Special Use Criteria to allow the sign to exceed the maximum allowed sign height for the use.
- C) Article 4-1000 from the maximum 6-foot height to allow 9 feet.
- D) Article 4-1000 from the maximum 32 square-foot area to allow 60 square feet.

The variations are requested to allow for this sign to be relocated from the adjacent property to this site.

Comprehensive Land Use Plan 2030 Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future homes. The following goals are 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 Lane 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 (Home State Bank, received 03/13/23)
 - B. Plans (Hughes Signs, undated, received 03/13/23)
2. Add additional landscape ground cover in this area to fill in missing or dying landscape and around the base of the sign.
3. The EMC portion of the sign shall not appear to move, flash, scroll, or use other animation. The message must change instantly and only every 5 minutes.
4. The petitioner must address all of the review comments and requirements of the Community Development Department.

PIQ Map
611 S. Main Street



**City of Crystal Lake
Development Application**

Office Use Only
File # _____

Project Title: RELOCATION OF EXISTING SIGN WITH EMC

Action Requested

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Preliminary PUD |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Final PUD | <input type="checkbox"/> Special Use Permit |
| <input checked="" type="checkbox"/> Final PUD Amendment | <input type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Owner Information (if different)

Name: Home State Bank NA.
Address: 40 Grant St.
Crystal Lake, IL 60014
Phone: 815-459-2000
Fax: _____
E-mail: BBerg@homestbkc.com

Name: _____
Address: _____
Phone: _____
Fax: _____
E-mail: _____

Property Information

Project Description: RELOCATION OF EXISTING SIGN WITH EMC
to 611 MAIN

Project Address/Location: 611 S. Main St.

PIN Number(s): 19-09-106-027

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: Penny Hughes 335 N. Bayview Ln McHenry IL
815 482-1211 penny.hughes@signaturemail.com

Signatures

Brett Berg BRETT J BERG - Director of Marketing 3/10/23
PETITIONER: Print and Sign name (if different from owner) Date OBO - HOME STATE BANK

As owner of the property in question, I hereby authorize the seeking of the above requested action.

BRETT J BERG Brett Berg VP-Director of Marketing 3-10-23
OWNER: Print and Sign name Date OBO - Home State Bank

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
Home State Bank N. A.

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 Brett Berg, representing Home State Bank N. A., for a Planned Unit Development Amendment and Special Use Permit, relating to the property at 611 S. Main Street in Crystal Lake, Illinois 60014. PIN: 19-09-106-027.


This application is filed for the purpose of seeking a Planned Unit Development Amendment and Special Use Permit to allow a second free-standing sign with an Electronic Message Center (EMC) with Variations from the Article 2 criteria that the property contain 200 feet of frontage on either Route 14 or Route 31 and to allow the sign to exceed the maximum allowed sign height for the use and Variations from Article 4-1000 from the maximum 6-foot height to allow 9 feet and from the maximum 32 square-foot area to allow 60 square feet, pursuant to Article 2, 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 April 5, 2023, 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 March 17, 2023) 2063365



 **PUBLIC HEARING**
CITY OF CRYSTAL LAKE, ILLINOIS
PETITIONER: *Home State Bank*
REQUEST: *PUD and SJP EIR 5101*
DATE: *APRIL 5, 2023*
TIME: 7:00 p.m.
LOCATION: 100 WEST WOODSTOCK STREET
CITY HALL COUNCIL CHAMBERS
PLEASE DIRECT INQUIRIES TO THE PLANNING & ECONOMIC
DEVELOPMENT DEPARTMENT AT 815.336.2617

STATE OF ILLINOIS

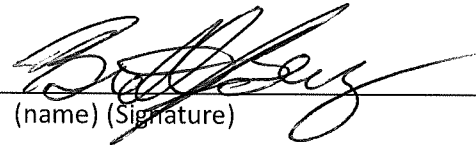
COUNTY OF MCHENRY

IN THE MATTER OF THE APPLICATION OF
(NAME);

AFFIDAVIT


(Name), being first duly sworn on oath deposes and states as follows:

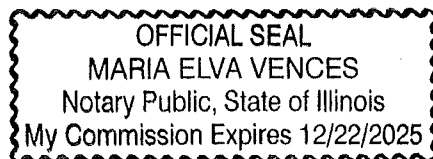
- A. That a copy of the legal notice, concerning the hearing date for the above mentioned Petitioner, was sent to each of the persons named on the attached list by regular mail notifying them of the hearing before the Planning and Zoning Commission on April 5, 2023, at 7:00 p.m., at the City of Crystal Lake City Hall, 100 West Woodstock Street in Crystal Lake, Illinois. Said notice was mailed to each of the below mentioned persons by regular mail on March 16, 2023
- B. That the posting requirements of the Zoning Ordinance have been complied with by placing the customary public notice sign on the subject property on March 16, 2023


(name) (Signature)

Subscribed and Sworn to me before

This 15 day of March, 2023


Notary Public

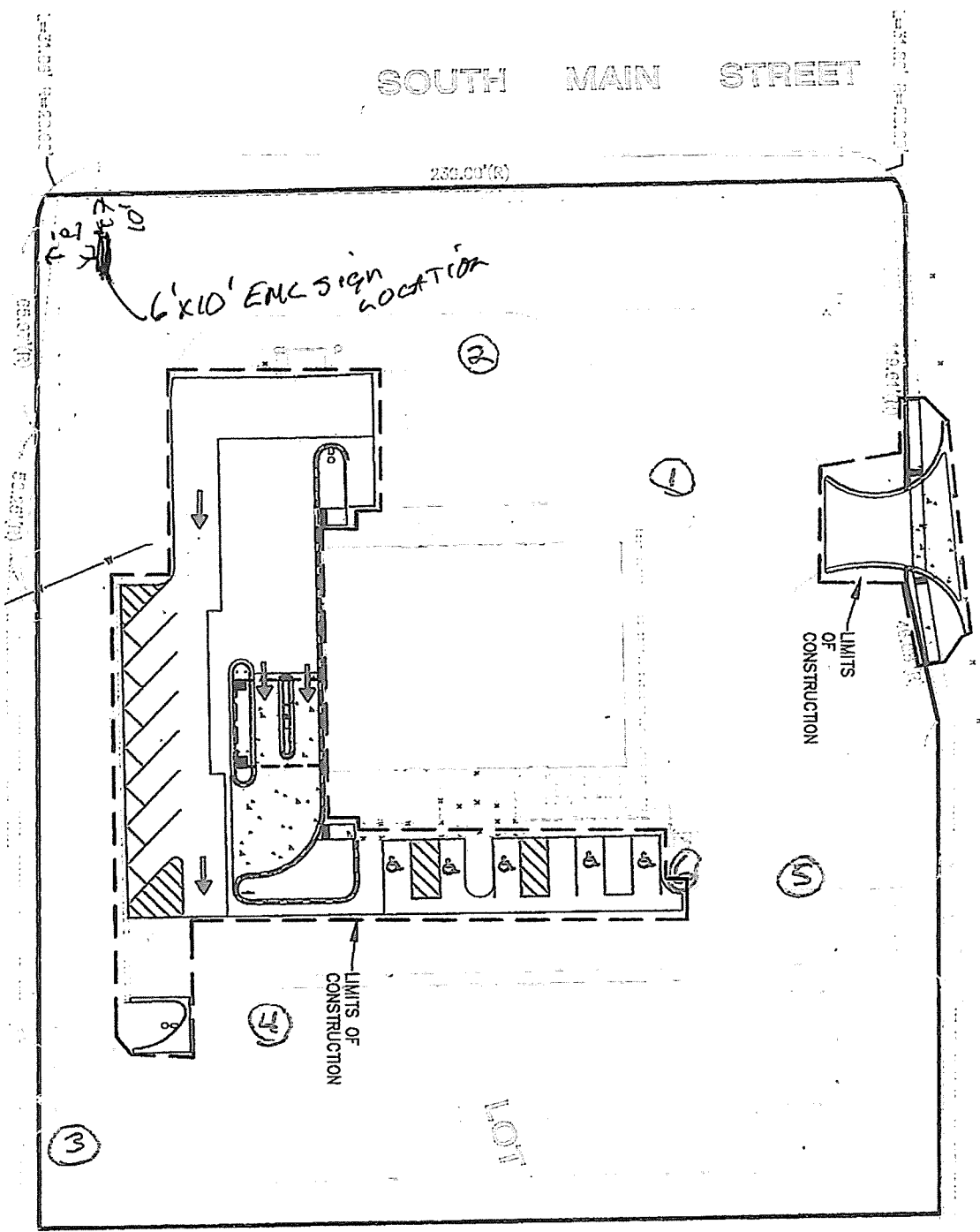


SOUTH MAIN STREET

238.00'(R)

10'
10'
10'

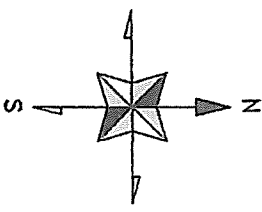
6'x10' ENCL sign location



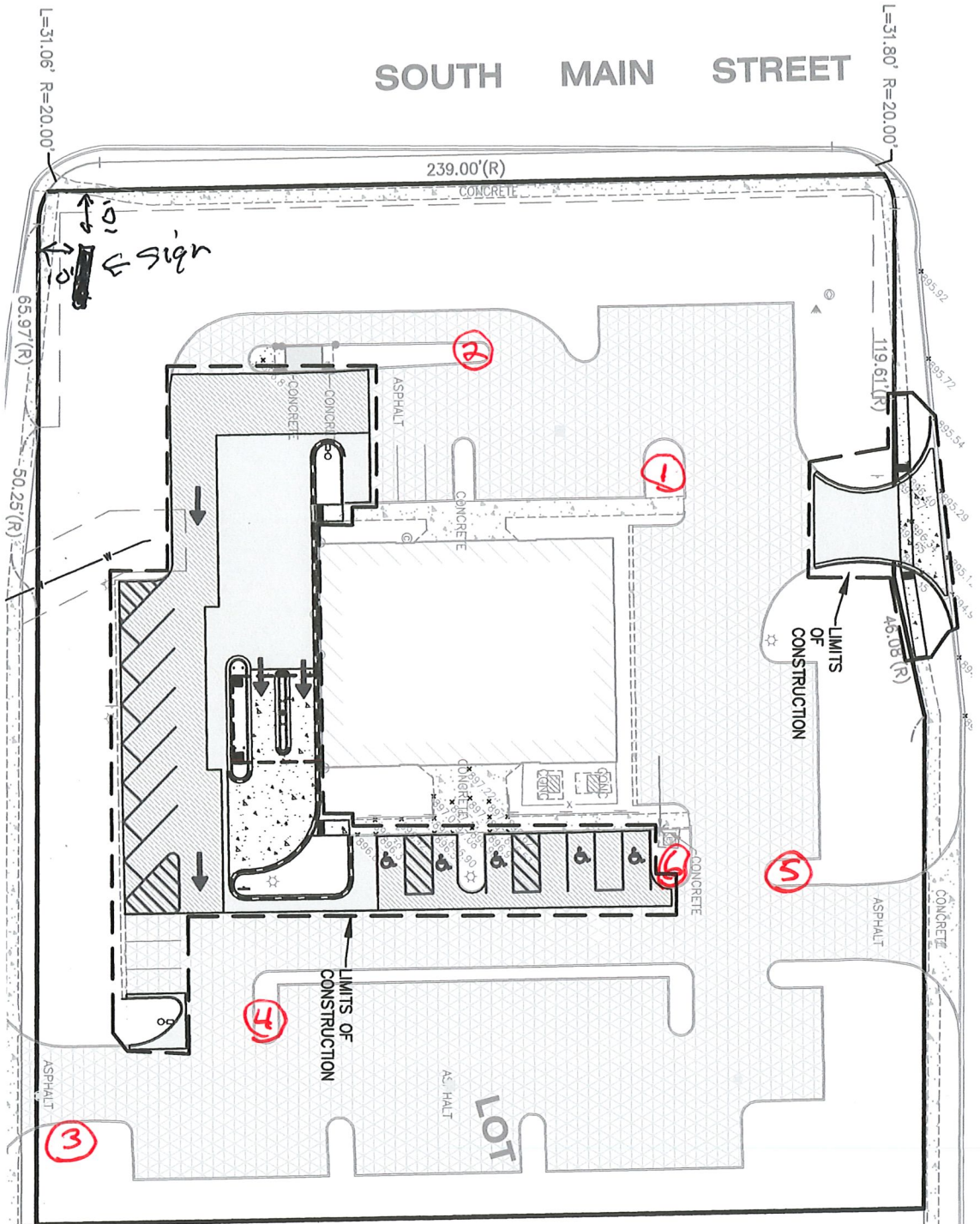
LIMITS OF CONSTRUCTION

LIMITS OF CONSTRUCTION

LOT



SOUTH MAIN STREET



L=31.06' R=20.00'

L=31.80' R=20.00'

239.00'(R)

119.61'(R)

46.08'(R)

526.00'(R)

50.25'(R)

507.09'(R)

3

7

1

5

LOT

Sign



3

120"

72"



84" overall

24"

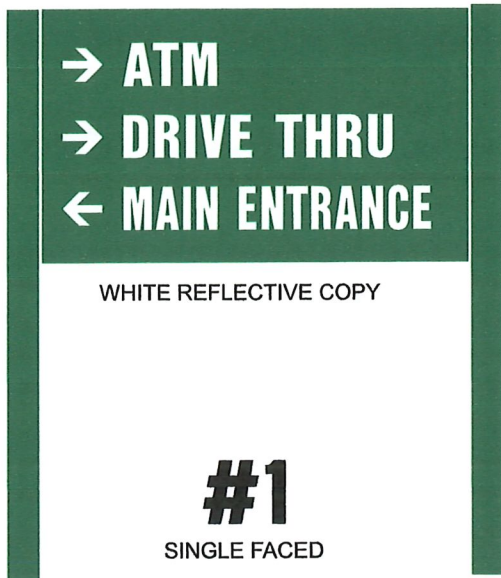
96"

6" sch 40 pipe
through sign

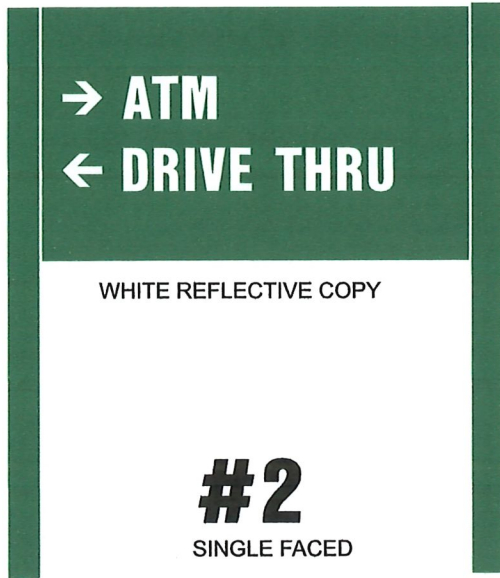
48"

96"

16" X 27"

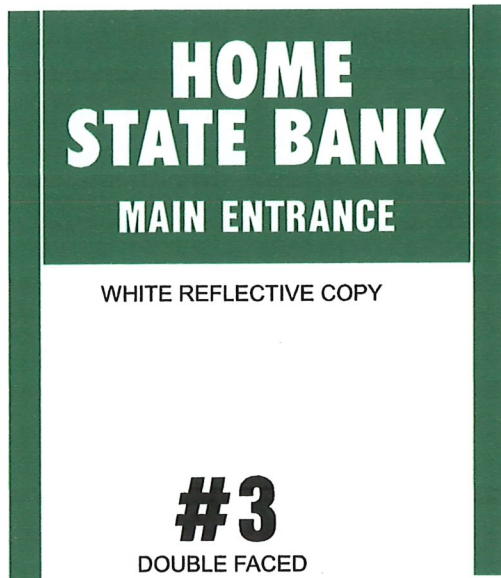


16" X 27"

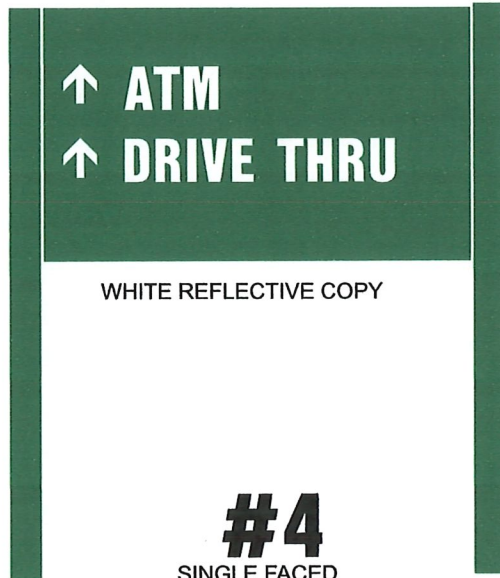


36" HIGH

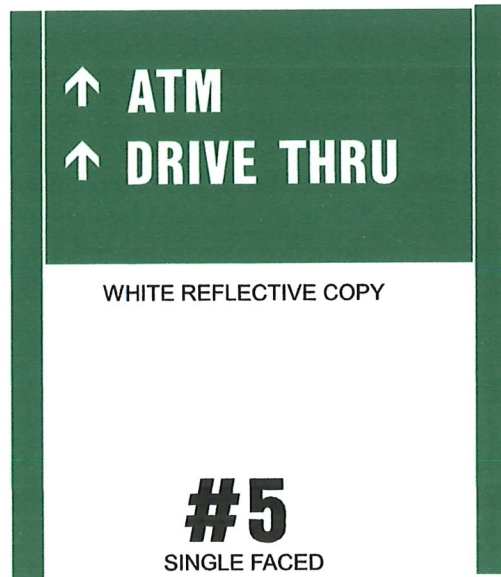
16" X 27"



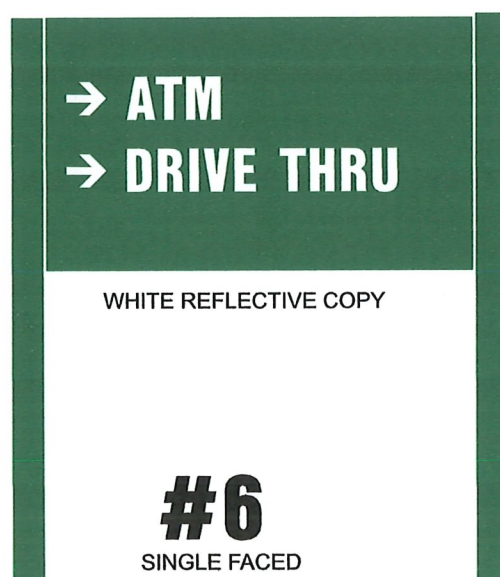
16" X 27"



16" X 27"



16" X 27"



36" HIGH