



#2023-42

**Special Use Permit Amendment and Variation for Willow Creek Community Church Freestanding Sign
Project Review for Planning and Zoning Commission**

Meeting Date: July 19, 2023 (Referred back to PZC by City Council on May 16, 2023)

Zoning Requests: Special Use Permit Amendment and Variation to allow a new freestanding sign that exceeds the square footage requirement.

Location: 100 S. Main Street

Size: Approximately 25 acres / 193,000 square-foot building

Existing Zoning: M Manufacturing

Surrounding Properties:

North: M Manufacturing and B-4 Mixed-Use Business
South: M PUD Manufacturing and E Estate
East: M Manufacturing, McHenry County "A1" Agriculture and "R1" Single-Family Residential, and Metra Union Pacific Northwest (UP-NW) Train Line
West: B-4 Mixed Use Business and R-3B PUD Multi-Family Residential

Staff Contact: Katie Rivard (815.356.3612)

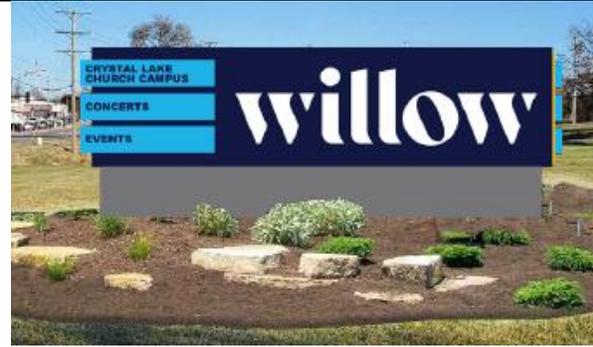
Background:

- On May 16, 2023, City Council referred this petition back to PZC to reduce the sign area to 36 square feet.
- The sign area has been reduced to 34.33 square feet.
- The height of the sign will be increased from 7.5 feet to 8 feet. Religious establishments are allowed one sign up to 8 feet in height. The overall height includes an 18-inch high landscaping berm, which was reduced from 30 inches.

Existing Sign vs. Revised Sign Request:

<u>EXISTING</u>	<u>REVISED REQUEST</u>
	
<p style="text-align: center;">35.5 square feet 6.25 feet tall</p>	<p style="text-align: center;">34.33 square feet 8 feet tall</p>

Initial Sign Request vs. Revised Sign Request:

<u>INITIAL REQUEST</u>	<u>REVISED REQUEST</u>
	
<p style="text-align: center;">49.8 square feet 7.5 feet tall</p>	<p style="text-align: center;">34.33 square feet 8 feet tall</p>

- Existing Use: The existing use is the Willow Creek Community Church.
- Development History:
 - In 2016, Willow Creek Community Church received a Special Use Permit to allow their operation as a religious establishment at the subject property.

Development Analysis:

General:

- Request: Special Use Permit Amendment and variation to allow a new freestanding sign that exceeds the square footage requirement.

- **Land Use:** The Comprehensive Land Use map shows the area as Mixed-Use. A religious establishment use fits within the live, work, play goals for Mixed-Use.
- **Zoning:** The site is zoned M Manufacturing. Religious establishments are allowed per Special Use Permit.

Request Overview:

- Willow Creek has an existing freestanding sign located near their Main Street entrance. Willow Creek is seeking to replace the existing sign with a new, larger freestanding sign to display their new logo and updated information.

<u>EXISTING</u>	<u>INITIAL REQUEST</u>
	
<p style="text-align: center;">35.5 square feet 6.25 feet tall</p>	<p style="text-align: center;">49.8 square feet 7.5 feet tall</p>

- ~~The proposed freestanding sign is approximately 49.8 square feet in sign area and 7.5 feet in height. The overall height includes the 30-inch high berm.~~ **Note: this was the initial request for the proposed freestanding sign.**
- Per the UDO, the height of a sign shall be measured from normal grade at the base of the sign to the highest point of the sign support structure, sign embellishment or sign copy, whichever is highest.
- Religious establishments are allowed one freestanding sign up to 32 square feet in sign area and 8 feet in height. Per Special Use Permit Ordinance #7212, Condition #2 requires that all signage meet the requirements of the UDO.
- All permanent freestanding signs are required to have one square foot of landscape area per one square foot of sign area around the base of the sign. At least 50% of the landscape area must be a mix of small deciduous trees, medium evergreen trees, ornamental trees and shrubs. The remaining area shall consist of annual and perennial flowers and ground cover.

Findings of Fact:

SPECIAL USE PERMIT AMENDMENT

The petitioner is requesting approval of an amendment to a Special Use Permit to allow a new freestanding sign that exceeds the square footage requirements. A Special Use requires separate review because of the 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.
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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 VARIATIONS

The petitioner is requesting a variation from Article 4 to allow a freestanding sign that exceeds the square footage requirement.

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*

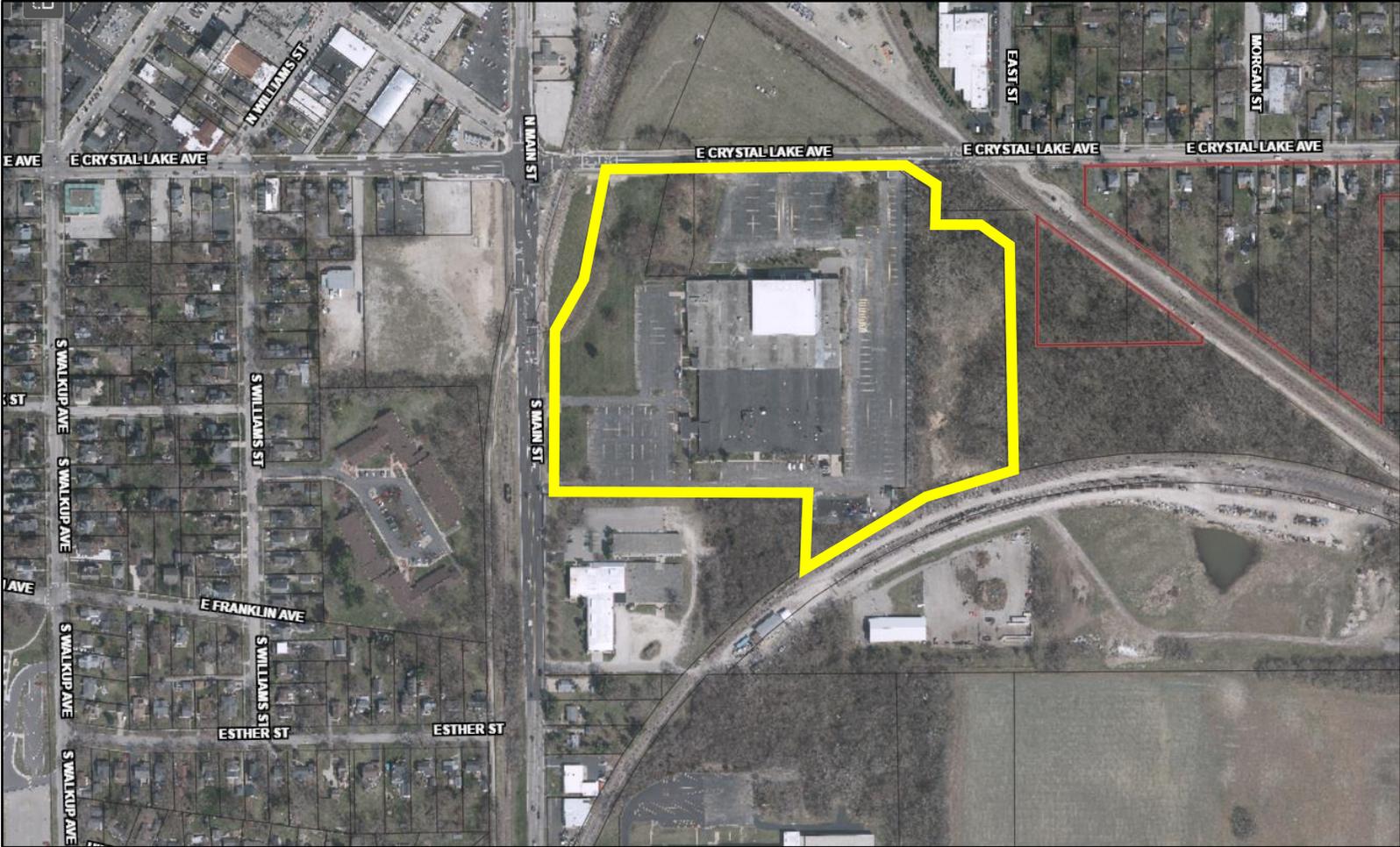
Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

Recommended Conditions:

If a motion 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 (Crystal Lake Main Street, LLC, date signed 03/07/2023, received 03/10/2023)
 - B. Sign Plans (IC Signs & Graphics, dated 06/21/2023, received 07/10/2023)
2. The Petitioner shall provide landscaping around the base of the sign as required by Section 4-400 of the Unified Development Ordinance.
3. All conditions from the original PUD Ordinance and subsequent Ordinances shall remain valid, as applicable, unless specifically modified by this request.
4. The Petitioner shall address all of the review comments and requirements of the Community Development.

PIQ Map
100 S. Main Street





**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: Crystal Lake Main Street, LLC

Address: 67 Algonquin Rd, South Barrington, IL 60010

Phone: 847-765-5000

E-mail: matt.sundstedt@willowcreek.org

Project Name & Description: Installation of new sign on property.
New signage is needed to display our new logo and
updated information.

Project Address/Location: 100 S. Main Street, Crystal Lake, IL 60012

Signature *Matt Sundstedt*

Matt Sundstedt

Owner: Print and Sign name

3/7/2023

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:

willow creek

Notice Authentication Number:

202304170923115738409

213731298

Notice URL:

[Back](#)

Notice Publish Date:

Friday, April 14, 2023

Notice Content

PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE APPLICATION OF Willow Creek Community Church 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 upon the application by Willow Creek Community Church (Crystal Lake Main Street, LLC, owner), for Special Use Permit Amendment relating to the property at 100 S. Main Street, Crystal Lake, Illinois 60014, PIN: 19-04-101-017. This application is filed for the purpose of seeking an amendment to an approved Special Use Permit to allow a new freestanding sign and any other changes or variations as presented at the hearing, pursuant to Article 4 and Article 9. 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 on the request will be held at 7:00 p.m. on Wednesday, May 3, 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 April 14, 2023) 2070422

[Back](#)

Client Signature Approval _____

Client Print Name _____

Date _____



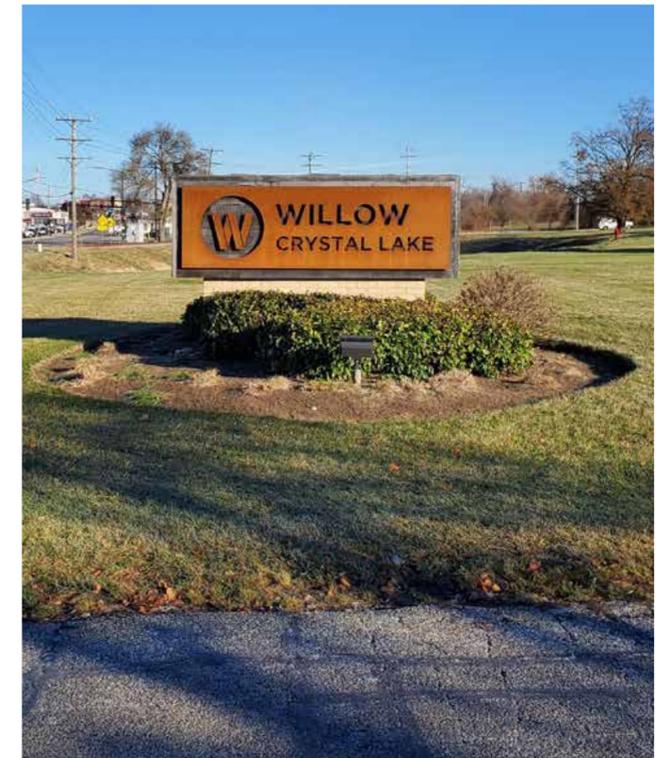
Artwork is APPROVED
Proceed with order



Make Changes
& send NEW Proof



Make Changes
& Proceed with order



Current sign is:
10ft W x 3.5ft H



Example Lit / Build Style

"creek, crystal lake"



"Community church"

Willow = Example Lighting Style



Per Code Allowed 35 sq ft
matching old sign



417 Sheridan Rd.
Highwood, IL 60040
O: 708-669-7177 C: 630-313-0286
E: Cory@icsignsinc.com
W: www.icsignsinc.com



Colors depicted on this drawing are printed simulations to assist in visualizing the design. They do not accurately reflect the actual colors specified.

This design is the exclusive property of IC Signs & Graphics Inc., and is the result of the original and creative work of its employees. This drawing is submitted to the respective customer for the sole purpose of consideration of whether or not to purchase this design, or a sign manufactured to this design from IC Signs & Graphics Inc. Distribution, use of, or exhibition of this drawing to anyone outside customers organization, in order to secure quotation, design work, or purchase of a sign either to this design or similar to this design, is expressly forbidden. In the event that such distribution, use or exhibition occurs, IC Signs & Graphics Inc. is to be compensated \$1,000.00 for time, effort and creative service entailed in creating these plans, as well as any and all legal fees and expenses to enforce its rights.

Job Name: Willow CL		Contact: Matt	
Location: Crystal Lake IL			
Date: 6-21-23	Manufacturer: IC Signs & Graphics Inc.		Sales Person: CLH
Design By: CLH			Drawing #: VER 4 per code



willow
CREEK
COMMUNITY CHURCH
CRYSTAL LAKE



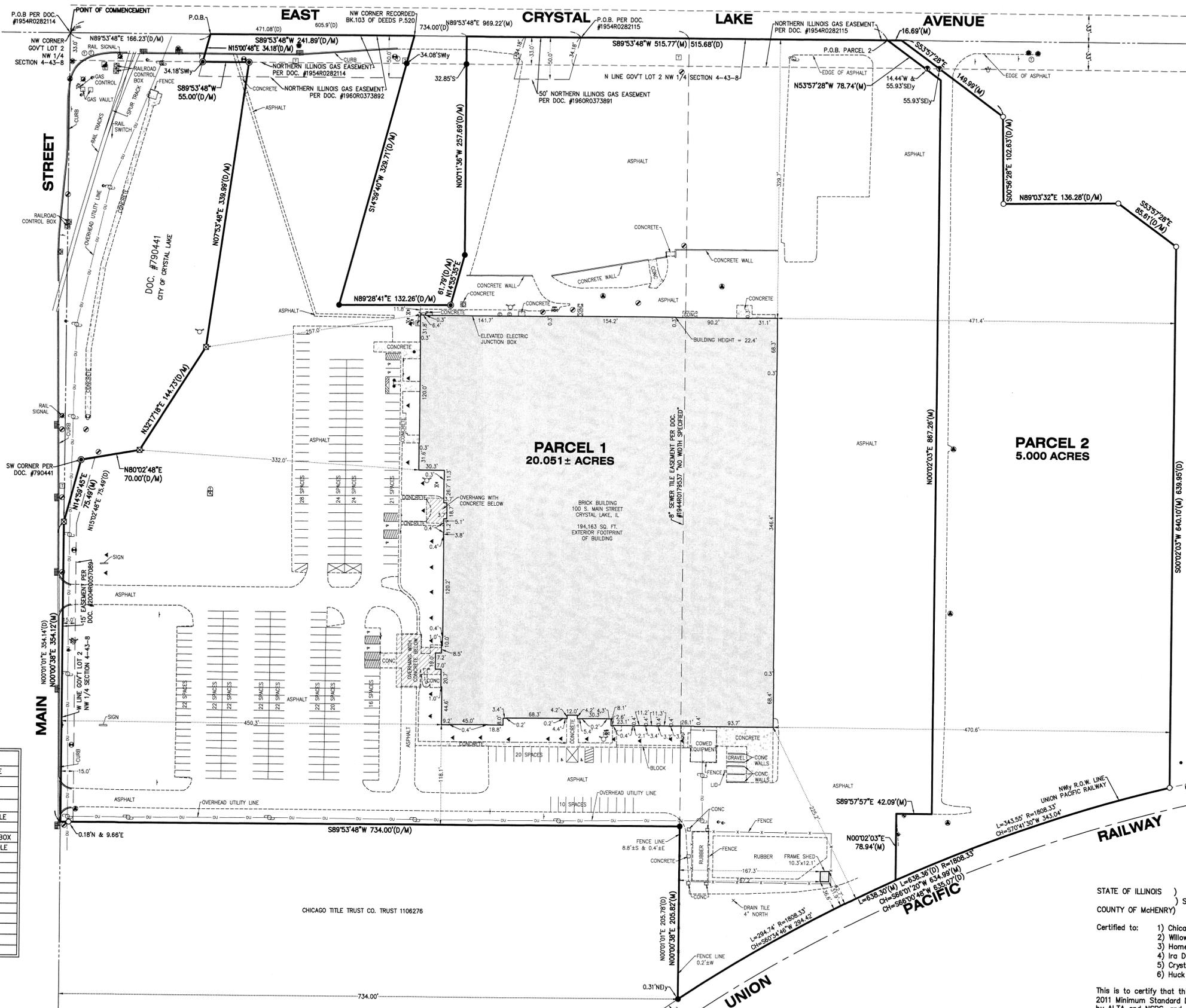


ALTA/ACSM LAND TITLE SURVEY

- SURVEYOR'S NOTES**
- The legal description and utility easements shown herein have been provided by Chicago Title Insurance Company, Commitment policy #15NW7117194NS Revision #3 dated May 23, 2016 and policy #15NW7117194NS Revision #1. The title information shown herein is exclusively that provided to the Surveyor by the Title Insurer or the client. The Surveyor does not warrant the exact location of the Utility Easements shown herein, but does state that they are located as accurately as possible from the information provided.
 - Based on Flood Insurance Rate Map, Panel No. 1711100327J, dated November 16, 2006, the subject property lies within Zone "X", areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
 - Distances are marked in feet and decimal places thereof, no dimension shall be assumed by scale measurement hereon. Distances and/or bearings shown with a "D" in parentheses (D) are record or deed values, not field measured.
 - Compare this plat, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
 - The location of the property lines shown on the face of this plat are based on the legal description contained in the title commitment and shown herein. This information has been furnished by the client and compared to record deeds to check for gaps and/or overlaps. However, this survey may not reflect historical matters of title and ownership that have not been disclosed by the title commitment.
 - Only the improvements which were visible from above ground at time of survey and through a normal search and walk through of the site are shown on this survey. Lawn sprinkler systems, if any, are not shown on this survey.
 - Manholes, inlets and other utility rims or grates shown herein are from field location of such, and only represent such utility improvements which are visible from above ground survey at the time of survey through a normal search and walk through of the site. The labeling of these manholes (sanitary, water, etc) are based solely on the stamped markings on the rim. No underground observations have been made to verify the actual use or existence of underground utilities.
 - Surface indications of utilities on the surveyed parcel have been shown. Underground and offsite observations have not been made to determine the extent of utilities serving or existing on the property, public and/or private records have not been searched to provide additional information. Overhead wires and poles (if any) have been shown, however their function and dimensions have not been shown.
 - This survey may not reflect all utilities or improvements, if such items are hidden by landscaping, or are covered by such items as dumpsters or trailers or when the site was covered with snow. At the time of survey, the site was not covered by snow.
 - Other than visible observations noted herein, this survey makes no statement regarding the actual presence or absence of any service or utility line. Controlled underground exploratory effort together with "JULIE" markings is recommended to determine the full extent of underground service and utility lines. Contact JULIE at 1-800-892-0123.
 - Restrictions that may be found in local buildings and/or zoning codes have not been shown. Height and bulk restrictions (if any) have not been shown. Only those setback restrictions shown on the recorded subdivision plat or in the title commitment have been shown.
 - The surveyed property is Zoned M based on the Village of Crystal Lake, Illinois website. Plotable restrictions from said Zoning District have not been shown. (Pertains to Table A, item 6).
 - There is a total of 295 striped parking spaces for cars, including 8 of which are marked handicapped and 0 of which are for motorcycles. (Pertains to Table A, item 9).
 - The title commitment referenced in note #1 does not indicate any recorded dedication for Crystal Lake Avenue. The location of the center of the road is only an opinion and is based on a 66' right-of-way using the centerline as traveled. Net areas were calculated using this information and removing any area located within the prescriptive right-of-ways.
 - The right-of-way of Main Street could not be determined from documentation provided by client, research of county records or contact with Village of Crystal Lake and is therefore not shown on the annexed plat.

LEGEND	
• BOLLARD	● SANITARY MANHOLE
⊙ CATCH BASIN	⊙ SET IRON BAR
○ CLEAN OUT	⊙ SIGN
⊙ CURB INLET	⊙ STORM MANHOLE
⊙ DOWN GUY	⊙ TELEPHONE MANHOLE
⊙ ELECTRIC METER	⊙ TELEPHONE RISER
⊙ ELECTRIC OUTLET	⊙ TRAFFIC CONTROL BOX
⊙ ELECTRIC RISER	⊙ TRAFFIC SIGNAL POLE
⊙ FIRE CONNECTION	⊙ TRANSFORMER
⊙ FIRE HYDRANT	⊙ TV RISER
⊙ FLARED END SECTION	⊙ UTILITY POLE
⊙ FOUND IRON BAR	⊙ VALVE VAULT
⊙ FOUND IRON PIPE	⊙ WATER SHUT-OFF
⊙ FOUND MONUMENT	⊙ WATER VALVE
⊙ FOUND RR SPIKE	⊙ YARD LIGHT
⊙ GAS VALVE	(D) DEED
⊙ MANHOLE	(R) RECORD
⊙ MONITORING WELL	(M) MEASURE

CLIENT: ZUKOWSKI, RODGERS, FLOOD & McARDLE
 DRAWN BY: MCM CHECKED BY: WJV
 SCALE: 1"=60' SEC. 4 T. 43 R. 8 E.
 BASIS OF BEARING: ASSUMED
 P.I.N.: 19-04-101-002, 019-04-101-016
 JOB NO.: 150407 I.D. ALT
 FIELDWORK COMP.: 7-8-15 BK. PG.
 ALL DISTANCES SHOWN ARE METRIC
 PARTS THEREOF CORRECTED TO 68° F.



PARCEL 1:
 That part of Government Lot 2 of the Northwest Quarter of Section 4, Township 43 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence North 89 degrees 53 minutes 48 seconds East, 166.23 feet along the North line of said Northwest Quarter to a Place of Beginning; thence continuing North 89 degrees 53 minutes 48 seconds East, 241.89 feet along said North line to the Northwest corner of lands described in Book 103 of Deeds, page 520, as monumented and as recorded in McHenry County, Illinois; thence South 14 degrees 59 minutes 40 seconds West, 329.71 feet along the West line of said lands to the Southwest corner of said lands; thence North 89 degrees 28 minutes 41 seconds East, 132.26 feet along the South line of said lands to the Southeast corner of said lands; thence North 14 degrees 55 minutes 35 seconds East, 61.79 feet along the East line of said lands; thence North 0 degrees 11 minutes 36 seconds West, 257.69 feet to a point on said North line of the Northwest Quarter; thence North 89 degrees 53 minutes 48 seconds East, 515.68 feet along said North line; thence South 53 degrees 57 minutes 28 seconds East, 149.99 feet; thence South 0 degrees 56 minutes 28 seconds East, 102.63 feet; thence North 89 degrees 03 minutes 32 seconds East, 136.28 feet; thence South 53 degrees 57 minutes 28 seconds East, 639.95 feet to the Point of Intersection with the Northwesterly right-of-way line of the Union Pacific Railway "Y" Connection Spur Line; thence Southwesterly along said Northwesterly right-of-way line, being along a non-tangential curve, having a radius of 1808.33 feet as said curve is convex to the Northwest, for an arc distance of 638.36 feet (said curve having a chord bearing of South 66 degrees 00 minutes 48 seconds West and a chord distance of 635.07 feet) to a Point of Intersection with the East line of the West 734.00 feet; thence North 00 degrees 01 minutes 01 seconds East, 205.78 feet along said East line of the West 734.00 feet; thence South 89 degrees 53 minutes 48 seconds West, 734.00 feet to a point on the West line of said Northwest Quarter; thence North 0 degrees 01 minutes 01 seconds East, 354.14 feet along said West line; thence North 15 degrees 02 minutes 48 seconds East, 75.49 feet to the Southwest corner of lands described in Document Number 790441, as recorded February 22, 1980 in McHenry County, Illinois; thence North 80 degrees 02 minutes 48 seconds East, 70.00 feet along the South line of said lands to the Southeast corner of said lands; thence North 32 degrees 17 minutes 18 seconds East, 144.73 feet along the Easterly line of said lands; thence North 7 degrees 53 minutes 48 seconds East, 339.99 feet along said Easterly line to the Northeast corner of said lands; thence South 89 degrees 53 minutes 48 seconds West, 55.00 feet along the North line of said lands; thence North 15 degrees 02 minutes 48 seconds East, 34.18 feet to the Place of Beginning, (excepting therefrom that part being described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence North 89 degrees 53 minutes 48 seconds East, 969.22 feet along the North line of said Northwest Quarter to the Place of Beginning; thence continuing North 89 deg 53 min 48 seconds East along said North line, 16.69 feet; thence South 53 degrees 57 minutes 28 seconds East, 149.99 feet; thence South 0 degrees 56 minutes 28 seconds East, 102.63 feet; thence North 89 degrees 03 minutes 32 seconds East, 136.28 feet; thence South 53 degrees 57 minutes 28 seconds East, 639.95 feet to the Point of Intersection with the Northwesterly right-of-way line of the Union Pacific Railway "Y" Connection Spur Line; thence Southwesterly along said Northwesterly right-of-way line, being along a non-tangential curve, having a radius of 1808.33 feet as said curve is convex to the Northwest, for an arc distance of 343.55 feet (said curve having a chord bearing of South 70 degrees 41 minutes 30 seconds West and a chord distance of 343.04 feet); thence North 00 degrees 02 minutes 03 seconds East, 78.94 feet; thence South 89 degrees 57 minutes 57 seconds East, 42.09 feet; thence North 00 degrees 02 minutes 03 seconds East, 867.26 feet; thence North 53 degrees 57 minutes 28 seconds West, 78.74 feet to the Place of Beginning) in McHenry County, Illinois.

PARCEL 2:
 Part of Government Lot 2 of the Northwest Quarter of Section 4, Township 43 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the Northwest corner of said Northwest Quarter; thence North 89 degrees 53 minutes 48 seconds East, 969.22 feet along the North line of said Northwest Quarter to the Place of Beginning; thence continuing North 89 degrees 53 minutes 48 seconds East along said North line, 16.69 feet; thence South 53 degrees 57 minutes 28 seconds East, 149.99 feet; thence South 0 degrees 56 minutes 28 seconds East, 102.63 feet; thence North 89 degrees 03 minutes 32 seconds East, 136.28 feet; thence South 53 degrees 57 minutes 28 seconds East, 639.95 feet to the Point of Intersection with the Northwesterly right-of-way line of the Union Pacific Railway "Y" Connection Spur Line; thence Southwesterly along said Northwesterly right-of-way line, being along a non-tangential curve, having a radius of 1808.33 feet as said curve is convex to the Northwest, for an arc distance of 343.55 feet (said curve having a chord bearing of South 70 degrees 41 minutes 30 seconds West and a chord distance of 343.04 feet); thence North 00 degrees 02 minutes 03 seconds East, 78.94 feet; thence South 89 degrees 57 minutes 57 seconds East, 42.09 feet; thence North 00 degrees 02 minutes 03 seconds East, 867.26 feet; thence North 53 degrees 57 minutes 28 seconds West, 78.74 feet to the Place of Beginning, in McHenry County, Illinois.

STATE OF ILLINOIS)
) S.S.
 COUNTY OF McHENRY)

- Certified to:
- Chicago Title Insurance Company
 - Willow Creek Community Church Inc.
 - Home State Bank
 - Ira D. Leavitt, Ltd
 - Crystal Lake Main Street, LLC
 - Huck Bouma, P.C.

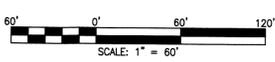
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6, 7a, 7b, 7c, 8, 9, 11a, 13, 14 & 16 of Table A thereof. The field work was completed on July 8th, 2015.

Dated this 17th day of July, A.D., 2015.
 VANDERSTAPPEN SURVEYING & ENGINEERING, INC.
 Design Firm No. 184-002792



WILLIAM J. VANDERSTAPPEN (seal)
 PROFESSIONAL LAND SURVEYOR

- REVISED: 6-8-16 Legal description & boundary change - SES
 REVISED: 5-24-16 Per email request 5-24-16, updated title and certifications - SES
 REVISED: 4-29-16 Legal description & boundary change - SES
 REVISED: 8-17-15 Add additional area information, Zoning definition note #12 and add note #15 MCM





#2023-42

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Project Review for Planning and Zoning Commission**

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<u>Zoning Requests:</u>	Special Use Permit Amendment and Variation to allow a new freestanding sign that exceeds the square footage requirement.
<u>Location:</u>	100 S. Main Street
<u>Size:</u>	Approximately 25 acres / 193,000 square-foot building
<u>Existing Zoning:</u>	M Manufacturing
<u>Surrounding Properties:</u>	North: M Manufacturing and B-4 Mixed-Use Business South: M PUD Manufacturing and E Estate East: M Manufacturing, McHenry County "A1" Agriculture and "R1" Single-Family Residential, and Metra Union Pacific Northwest (UP-NW) Train Line West: B-4 Mixed Use Business and R-3B PUD Multi-Family Residential
<u>Staff Contact:</u>	Katie Rivard (815.356.3612)

Background:

- **Existing Use:** The existing use is the Willow Creek Community Church.
- **Development History:**
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ZONING ORDINANCE VARIATIONS

The petitioner is requesting a variation from Article 4 to allow a freestanding sign that exceeds the square footage requirement.

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 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 (Crystal Lake Main Street, LLC, date signed 03/07/2023, received 03/10/2023)
 - B. Sign Plans (IC Signs & Graphics, dated 02/08/2023, received 03/10/2023)

- 2. The Petitioner shall provide landscaping around the base of the sign as required by Section 4-400 of the Unified Development Ordinance.

- 3. All conditions from the original PUD Ordinance and subsequent Ordinances shall remain valid, as applicable, unless specifically modified by this request.

- 4. The Petitioner shall address all of the review comments and requirements of the Community Development.

14. 100 S. Main Street, Crystal Lake Main Street LLC (Willow Creek Community Church) – Special Use Permit Amendment and Variation to allow a new freestanding sign that exceeds the square footage requirement

Community Development Director Kathryn Cowlin provided the Mayor and City Council with an overview of the petitioner's request, explaining the Planning and Zoning Commission (PZC) denied the request with a 4-1 vote, which would require a super majority vote of the City Council to overturn because there are only six members currently on the PZC.

Nicole Burt, of Willow Creek Church, explained the request, reviewing the existing signage and how the requested sign will help identify the church, due to the building design and size of the property.

Mayor Haleblian asked if there was anyone in the public that wanted to comment on this request. No one wished to speak.

Mayor Haleblian asked the City Council if they have questions or concerns.

Councilman Philpot recused himself from this agenda item.

Councilwoman Brady said that when the Church received the Special Use Permit, and it agreed to follow the Unified Development Ordinance. Ms. Cowlin said the existing sign made use of the Oak Industries signage.

Councilwoman Brady said she understands that the sign is important, but is looking to compromise, as she is not sure the City Council will approve the request as presented.

Ms. Burt said all Willow campuses are currently changing their signs to the new designs.

Mr. Cory Hock, with IC Signs and Graphics, said the advertising space for Willow in the flag space and "Willow" area is only 21 square feet. He said he has looked at other churches that are now trying to also incorporate other elements.

Councilwoman Brady discussed the size of several church signs in the community. She asked staff if a sign is allowed on Crystal Lake Avenue. Ms. Cowlin said one freestanding sign per property is allowed.

Councilwoman Montford asked what the sign copy area is considered and what is the base. Ms. Cowlin said that is considered the base of the sign.

Councilwoman Montford said she is looking for ways to bring the sign closer to compliance.

Councilman Hubbard said he is not in favor of approving the larger sign as presented.

Councilwoman Smith asked the petitioner what the hardship is for the variation.

Ms. Burt said the hardship is wanting to communicate well.

Councilwoman Smith said she owns a business on Crystal Lake Avenue, and needed to be creative with her signage. She said there are so many things offered at the Church and that the services speak for themselves.

Mayor Haleblan said the Church is a great neighbor, but less is more. He said he feels that the design should be taken back to the drawing board, and use the existing sign. He would have to say no to the request.

Mr. Hock presented another design to the City Council that has been used at another location.

Councilwoman Brady suggested continuing this item so the petitioner would not have to start over.

Ms. Cowlin said the item can be referred back to the PZC with a new design, instead of denying the request.

Councilwoman Brady made a motion to refer the request back to the Planning and Zoning Commission reducing size of the sign to 36 square feet, similar to the new design presented tonight. Councilman Hubbard seconded the motion. On roll call, all present voted yes with Councilman Philpot abstaining. Motion passed.

Council Inquiries and Requests

None.

Adjourn

There being no further business, Councilwoman Brady moved to adjourn the meeting at 7:34 p.m. Councilman Hubbard seconded the motion. On voice vote, all present voted yes. Motion passed.

APPROVED



Mayor

ATTEST



City Clerk

All ordinances are adopted in pamphlet form by the authority of the Mayor and City Council.