



#2011-60 Shell Oil Special Use Permit Amendment for Signs Project Review for Planning and Zoning Commission

Meeting Date: December 7, 2011

Requests: Special Use Permit Amendment to allow illuminated canopy signage.

Location	681 Terra Cotta	280 N. Route 31	220 W. Virginia Street
Acreage	Approximately 1.1 acres	Approximately 1.4 acres	Approximately 22,244 SF
Zoning	B-2	B-2 PUD	B-2
Surrounding properties	<u>North:</u> B-2 PUD General Commercial <u>South:</u> B-2 General Commercial <u>East:</u> B-2 General Commercial <u>West:</u> B-2 General Commercial	<u>North:</u> B-2 PUD General Commercial <u>South:</u> B-2 General Commercial <u>East:</u> B-2 General Commercial <u>West:</u> B-2 General Commercial	<u>North:</u> B-2 PUD General Commercial <u>South:</u> O PUD Office <u>East:</u> B-2 General Commercial <u>West:</u> B-2 PUD General Commercial

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The request is for three existing Shell Oil gas stations.
- Original approvals allowed for striped signage on the gas station canopy.
- Current request is an amendment to their respective SUPs to allow the canopy signage to be illuminated. This illuminated sign band currently exists and was installed sometime in the past without approvals.

Land Use Analysis:

Zoning

- The sites are zoned B-2 or B-2 PUD. Illuminated signage is permitted for gas station canopies – and it is included in the overall signage calculations.
- Gasoline service stations are permitted 150 square feet of wall signage. These locations have previously requested variations to exceed that amount of signage.
- The original approvals for these locations calculated the gas station canopies as red striping, which may or may not have been counted towards the signage. The striping was changed to an illuminated area sometime within the last several years, no SUP Amendment was filed and no building permit was applied for.

Location	681 Terra Cotta	280 N. Route 31	220 W. Virginia Street
Illuminated sign area	232.2 SF	237.8 SF	104.8 SF

- These Shell Gas Stations have previously come before the City and requested amendments to their signage. The following is an explanation of their previous wall signage requests. There have been different interpretations on what is signage and what isn't throughout the years.

681 Terra Cotta Avenue

Monument ID sign (New, old sign to be removed)	56 SF double sided	56 SF
Canopy, Shell (Existing)	18.42 SF, 2 signs	36.84 SF
Directional Car Wash Entrance (Existing)	3.19 SF	0
Directional Car Wash Exit (Existing)	1.39 SF	0
Directional Car Wash (Existing)	1.77 SF, 8 signs	0
Wall Sign, Formula Finish (Existing, but modified to be general advertising)	16.88 SF	16.88 SF
Wall Sign, Circle K (New)	9 SF, 2 signs	18 SF
Wall Sign, red Stripes (New)	371.31 SF	371.31 SF

The canopy striping for the Shell Gas was existing and not being altered with this 2007 request, so the striping was not calculated in the signage. All of the red striping around the convenience store for Circle K was counted as signage, though "directional" signs were not. The total amount of wall signage approved for this location was 433.03 square feet.

280 N. Route 31

C-Store wall signs "Circle K"	9 SF	9 SF	
C-Store wall sign front (Rt. 176) stripe	70 SF	70 SF	Existing yellow with red square and small text
C-Store wall sign left side logo	0 SF	9 SF	Existing yellow with red square and small text
C-Store wall sign left side stripe	121 SF	0 SF	
C-Store wall sign right side (Rt. 31) logo	0 SF	9 SF	One-half yellow one-half painted white
C-Store wall sign right side stripe	121 SF	0 SF	
C-Store wall sign rear stripe	80 SF	0 SF	No sign, painted white
Car Wash wall sign "Enter"	42 SF	24 SF	Yellow and blue block with small text "Enter"
Car Wash wall sign front stripe	78 SF	0 SF	
Car Wash wall sign "Circle K" logo	11.5 SF	6.5 SF	
Car Wash wall sign left "Car Wash"	69 SF	40 SF	Existing yellow with blue block and small text
Car Wash wall sign left stripe	102 SF	0 SF	
Car Wash wall sign right stripe	161 SF	0 SF	No sign, painted white
Car Wash wall sign rear "Exit"	30 SF	17 SF	White with yellow and blue block and small text
Car Wash wall sign rear "Circle K" logo	11.5 SF	6.5 SF	

Car Wash wall sign rear stripe	78 SF	0 SF	
Gas Pumps	27 SF	27 SF	Existing to remain. This <u>does not</u> include the square footage of the television monitors above the gas pumps, which are part of this request.
Canopy red illuminated band and "Shell"	188 SF	188 SF	Existing illuminated red band and "Shell" name along canopy.
Total	1,199 SF	406 SF	

During this 2011 request, the existing illuminated band of signage around the canopy was added as part of their SUP Amendment. At that time, only the area of the actual light fixture was calculated and not actually the illuminated area – this created a total of 188 square feet of illuminated canopy signage. Today we calculate this same area as 237.8 square feet. The total amount of wall signage approved for this location was 406 square feet.

220 E. Virginia Street

Wall Signs

Existing	Proposed	Ordinance
ETD 14.33 s.f. (7'2" x 2')	to remain	ok
Food Mart 12.75 s.f. (8.5' x 1.5') white letters	Food Mart 3.96 s.f. (9.5" x 5') red letters	ok
Advertising sign 21.39 s.f. (3.5' x 6'0)	to be eliminated	--
Canopy pecten 8 s.f. (2 @ 2' x 2') Shell sign 36.84 s.f. (2 @ 9'2" x 2')	keep Shell sign 36.84 s.f. (2 @ 9'2" x 2')	ok
Total wall signs = 93.31 s.f.	Total wall signs = 55.13 s.f.	150 s.f. total per building

Gasoline Pumps

Existing	Proposed	Ordinance
SELF 5.84 s.f. (4@1'9" x 10") Pecten 7.08 s.f.(4@1'4" x 1'4") SHELL 31.11 s.f. (4 @ 5'10" x 1'4") dark grey w/ white letters, red and yellow pecten	Formula Shell pump toppers 16 s.f. (8 @ 2' x 1') Pump skirt (pecten) 2 s.f. (8 @ .5' x .5')	Prohibited
Total signs = 44.03 s.f.	Total signs = 18 s.f.	Not allowed

Around the canopy area only the illuminated “Shell” sign was counted as signage – the striping was not considered signage at that time, in 2000. The illuminated band replaces the red stripe decal. The total wall signage approved was 73.13 square feet, but did not include canopy striping.

Findings of Fact:

SPECIAL USE PERMIT AMENDMENT

Article 2 Section 2-400 B of the Unified Development Ordinance establishes general standards for all Special Uses in Crystal Lake. The criteria are as follows:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.
 Meets *Does not meet*
2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.
 Meets *Does not meet*
3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, Building and Fire Codes and all other applicable City Ordinances.
 Meets *Does not meet*
4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.
 Meets *Does not meet*
5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.
 Meets *Does not meet*
6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.
 Meets *Does not meet*
7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing,

compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.

Meets *Does not meet*

8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.

Meets *Does not meet*

9. That the proposed use shall conform to any stipulations or conditions approved as part of a Special Use Permit issued for such use.

Meets *Does not meet*

10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.

Meets *Does not meet*

Recommended Conditions:

If a motion to recommend approval of the Special Use Permit Amendments is granted, the following conditions are recommended:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (Corporate ID Solutions, received 11/16/11).
 - B. Signage Exhibit for 681 Terra Cotta Avenue (Corporate ID Solutions, dated 11/14/11, received 11/16/11)
 - C. Signage Exhibit for 280 N. Route 31 (Corporate ID Solutions, dated 11/14/11, received 11/16/11)
 - D. Signage Exhibit for 220 W. Virginia Street (Corporate ID Solutions, dated 11/14/11, received 11/16/11)
2. Special Use Permit Amendments are hereby granted for each location to allow the illuminated canopy striping.
3. Future changes to the signage, which meet all requirements of the Unified Development Ordinance and are not increasing the amount of signage, shall not be required to amend the Special Use Permit.
4. The petitioner shall comply with all of the requirements of the Planning and Economic Development and Engineering and Building Departments.

**City of Crystal Lake
Development Application**

Office Use Only
File # 602011

Project Title: _____

Action Requested

NOV 16 2011

- | | |
|---|--|
| <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 checked="" type="checkbox"/> Special Use Permit |
| <input 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)

Corporate Identification Solutions
Name: AUNA Foote

Name: Circle K

Address: 5563 N Elston
Chicago, IL 60631

Address: 4080 Jonathan Moore
Pike, Columbus, IN 47201

Phone: 773 7103 9100

Phone: 812-378-1772

Fax: 773 7103 9100

Fax: _____

E-mail: _____

E-mail: _____

afoote@corporatid/solutions.com

Property Information

Project Description: Requesting an SUP Amendment for
existing signage at (3) different street
locations

Project Address/Location: 280 N IL RT. 31, Crystal Lake, IL
220 W. VIRGINIA, Crystal Lake, IL
1081 TERRA COTTA, Crystal Lake, IL

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: Contractor: Corporate 100 Solutions / Auna Foote

Signatures

Auna Foote Auna Foote 11/15/11
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.

see letters provided
OWNER: Print and Sign name Date

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

PUBLIC NOTICE

**BEFORE THE PLANNING AND
ZONING COMMISSION
OF THE CITY OF CRYSTAL LAKE,
MCHENRY COUNTY, ILLINOIS**

**IN THE MATTER OF THE PETITION
OF Circle K**

LEGAL NOTICE

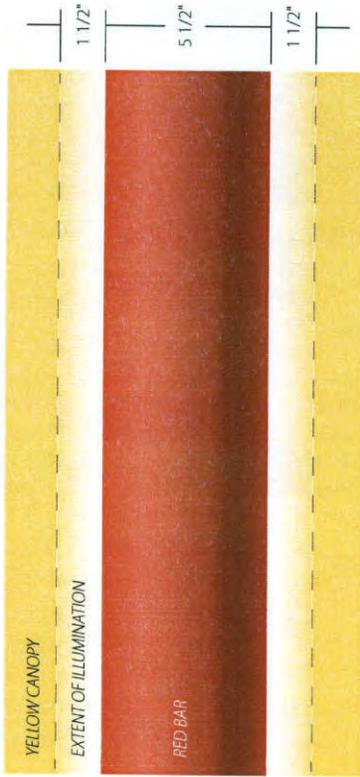
Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission of the City of Crystal Lake upon the application of Corporate Identification Solutions, on behalf of Circle K, for approval of a Special Use Permit Amendment relating to the following described real estate locations commonly known as Shell Gas Station 280 North Route 31, Shell Gas Station 220 West Virginia Street, and Shell Gas Station 681 Terra Cotta Avenue, Crystal Lake, Illinois 60014, PIN: 14-34-177-022, 19-05-334-024, and 14-31-401-020.

This application is filed for the purposes of seeking Special Use Permit Amendments for each location to allow illuminated signage around the gas pump canopies, pursuant to Article 2 Section 2-300, Article 4-1000, and Article 9-200. This illumination exists, but was done without SUP Amendments. Plans for this project can be viewed at the City of Crystal Lake Community Development Department at City Hall.

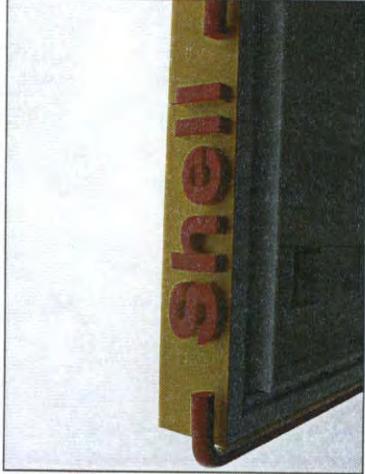
A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday December 7, 2011, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald
November 21, 2011)

RECEIVED
 NOV 16 2011
 BY:



CANOPY DIMS:
 LENGTH-32'-0"
 WIDTH-136'-0"
 HEIGHT- 30"



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
 Circle K
 SITE NUMBER
 6725

LOCATION
 Crystal Lake, IL
 ACCOUNT REP
 Ben DeHayes

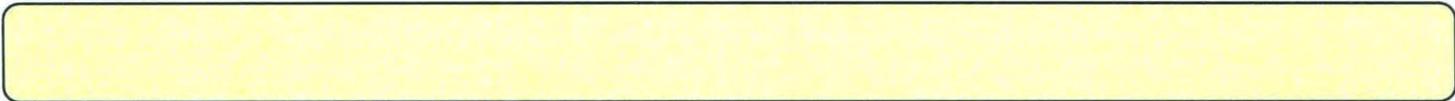
DRAWN BY
 MT
 DATE
 11/14/11

REVISION
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CORPORATE ID SOLUTIONS
 5563 N Elston Ave.
 Chicago, IL 60630
 P: 773-763-9600 | F: 773-763-9606
 www.CorporateID3olutions.com

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SIGNATURE _____ DATE _____



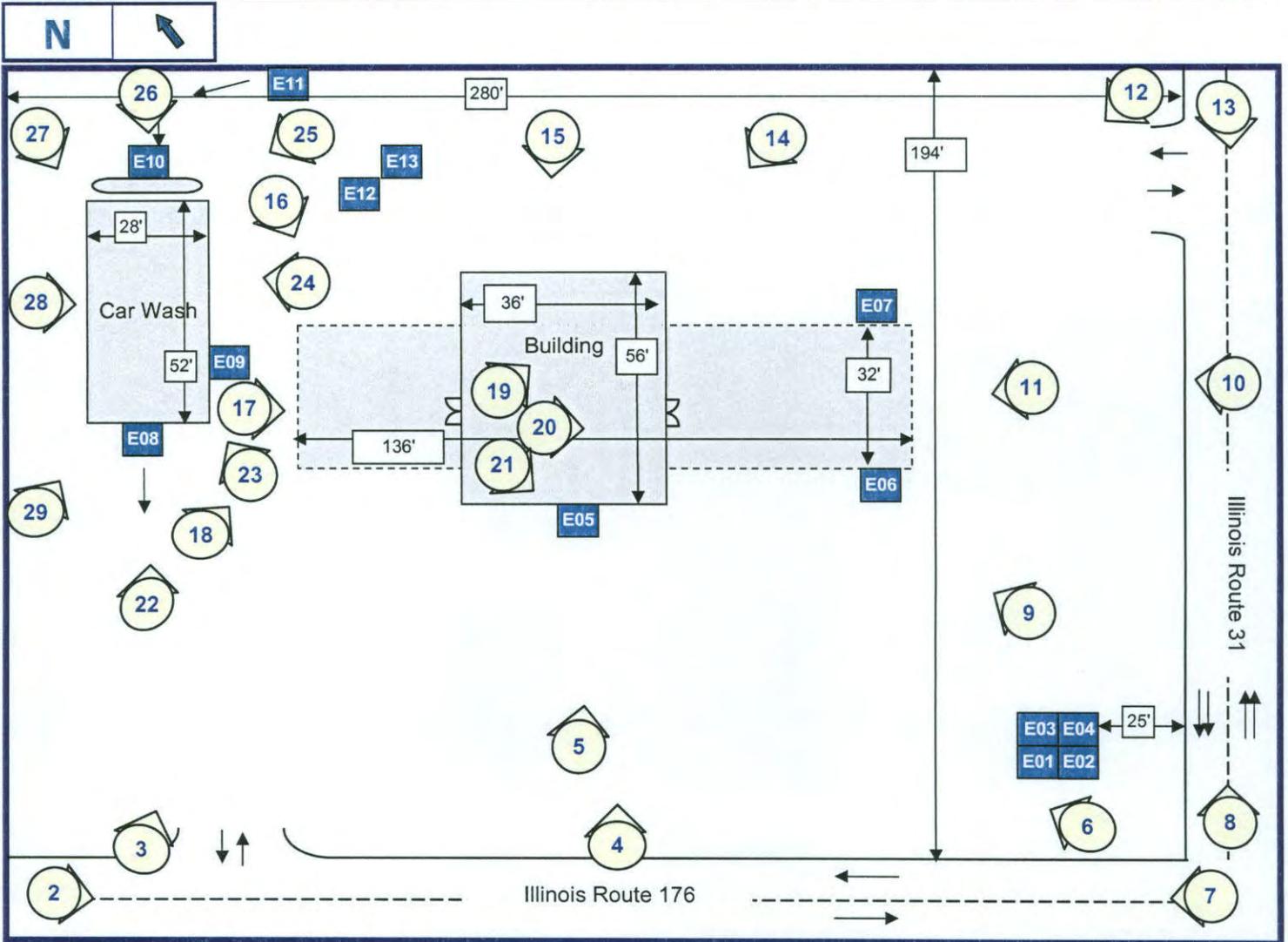
Location Map



Surveyor Name / Phone:	CIS 773-763-9600	Site Number	280 N Illinois Route 31 Crystal Lake, IL 60012
Survey Date	11/19/09	6725	



Site Plan



Surveyor Name / Phone:	CIS 773-763-9600	Site Number	280 N Illinois Route 31 Crystal Lake, IL 60012
Survey Date	11/19/09	6725	



LETTER OF AUTHORIZATION

November 10, 2011

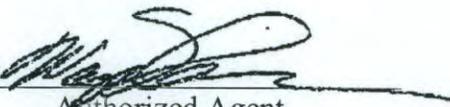
TO WHOM IT MAY CONCERN,

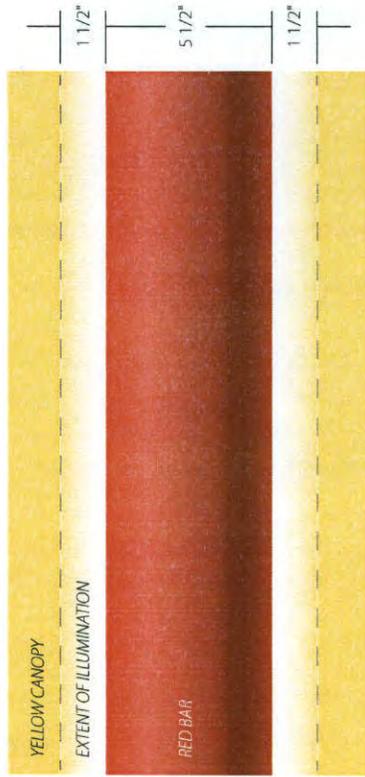
This letter authorizes Corporate Identification Solutions, Inc. to install signs at the following location as detailed in the site drawings enclosed.

Circle K
280 N IL Rt. 31
Crystal Lake, IL

Corporate Identification Solutions, Inc. is authorized to secure permits and variances required by the local governing body.

Circle K

By 
Authorized Agent



CANOPY DIMS:
 LENGTH- 28'-0"
 WIDTH- 46'-0"
 HEIGHT- 30"



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
 Circle K
SITE NUMBER
 6738

LOCATION
 Crystal Lake, IL
ACCOUNT REP
 Ben DeHayes

DRAWN BY
 MT
DATE
 11/14/11

REVISION
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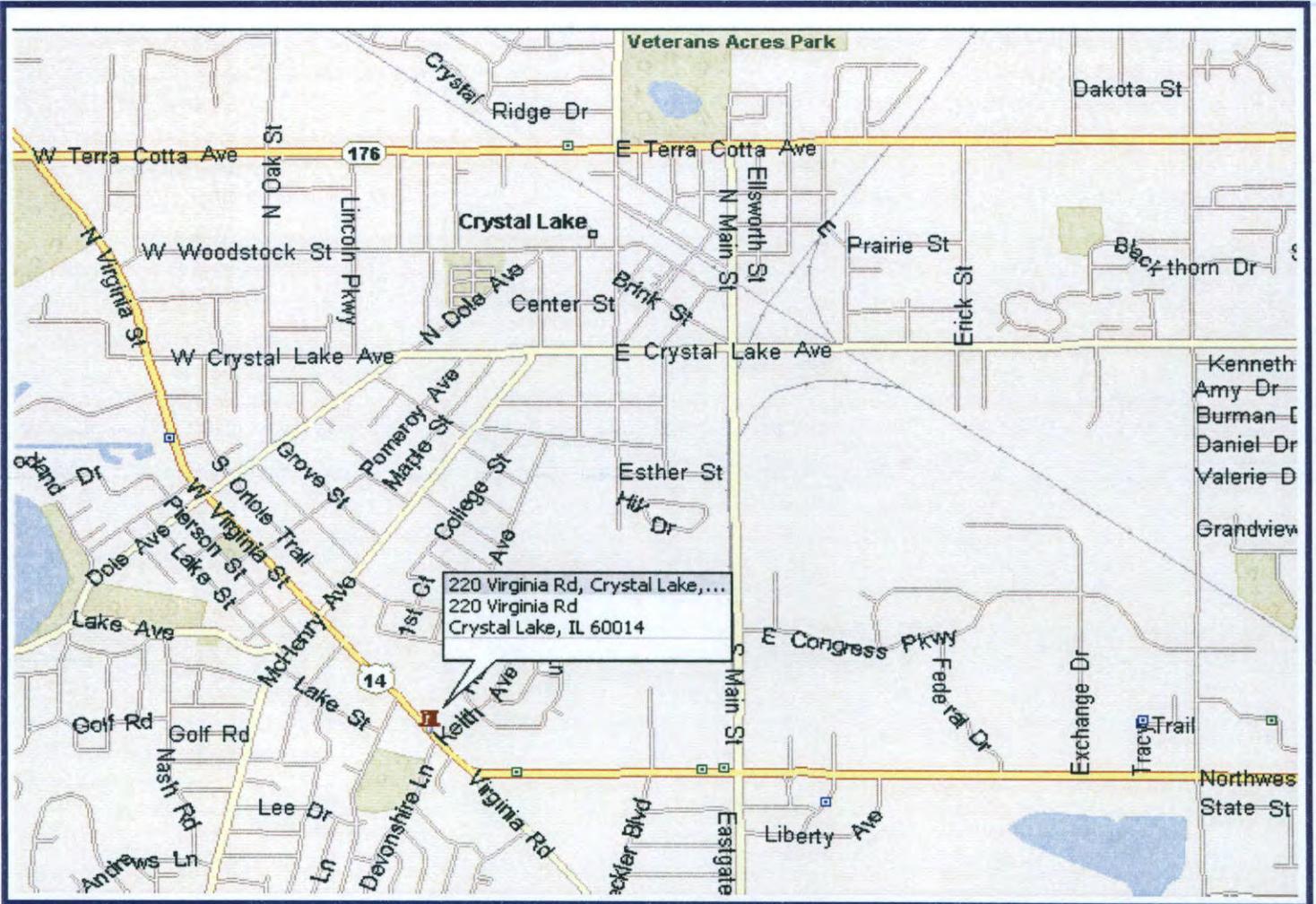
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 Chicago, IL 60630
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DATE _____

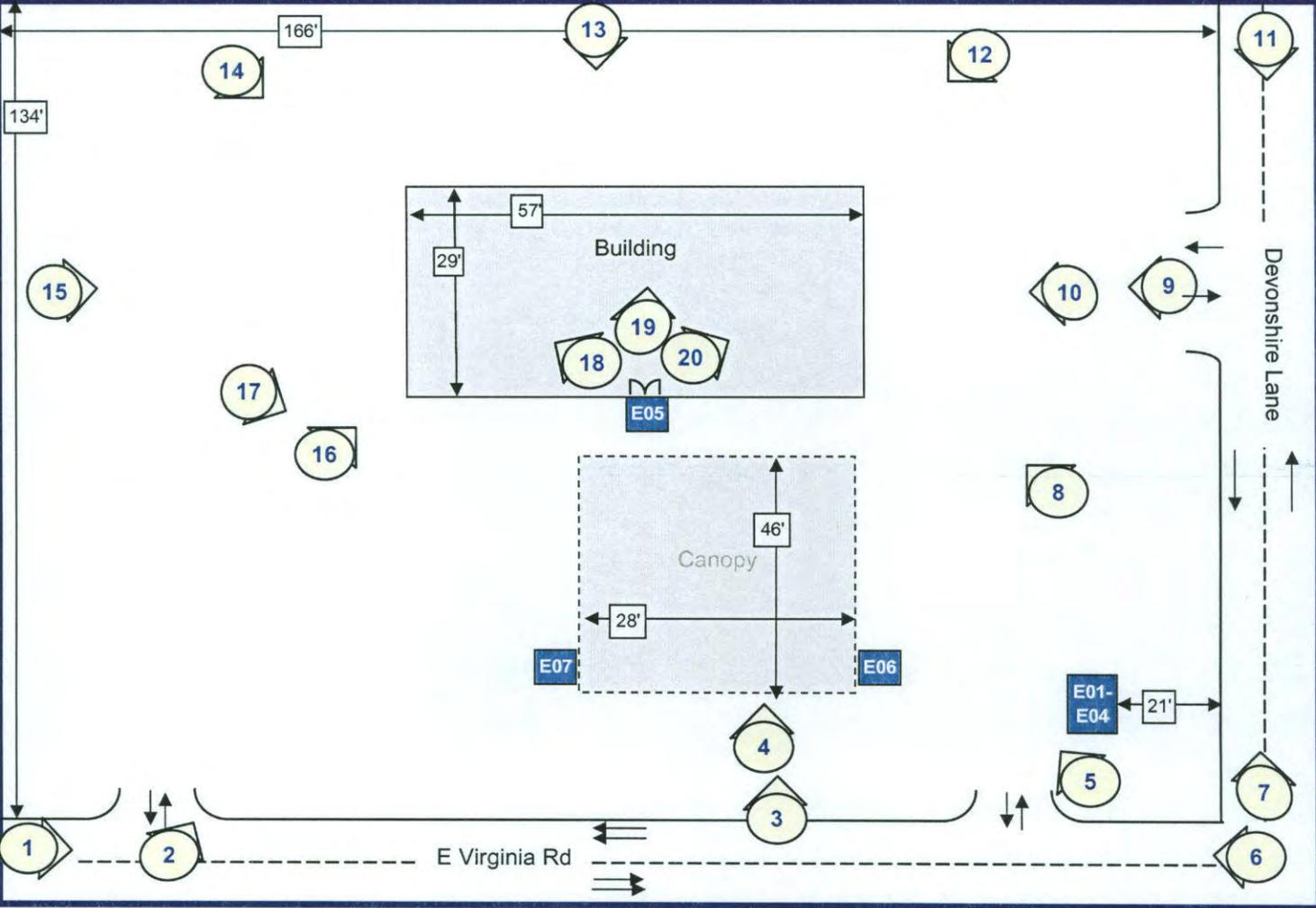
Location Map



Surveyor Name / Phone:	CIS 773-763-9600	Site Number	220 E Virginia Rd Crystal Lake, IL 60014
Survey Date	11/19/09	6738	



Site Plan



Surveyor Name / Phone:	CIS 773-763-9600	Site Number	220 E Virginia Rd Crystal Lake, IL 60014
Survey Date	11/19/09	6738	



LETTER OF AUTHORIZATION

November 10, 2011

TO WHOM IT MAY CONCERN,

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Circle K
220 W Virginia
Crystal Lake, IL

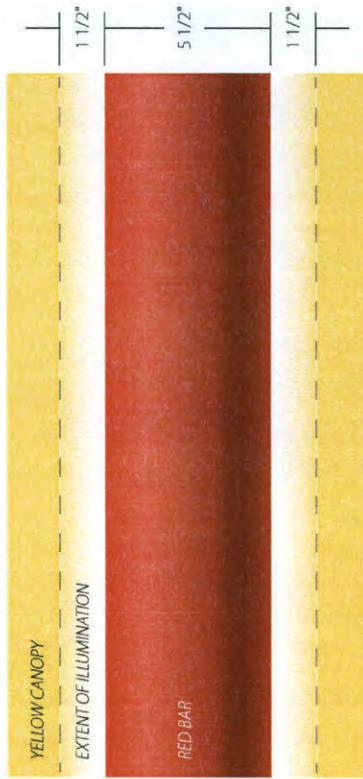
Corporate Identification Solutions, Inc. is authorized to secure permits and variances required by the local governing body.

Circle K

By

A handwritten signature in black ink, appearing to be 'M. J. Moore', written over a horizontal line.

Authorized Agent



CANOPY DIMS:
 LENGTH- 76'-0"
 WIDTH- 88'-0"
 HEIGHT- 30"



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER
Circle-K

SITE NUMBER
6720

LOCATION
Crystal Lake, IL

ACCOUNT REP
Ben-DeHayes

DRAWN BY
MT

DATE
11/14/11

REVISION
00

SCALE
NTS

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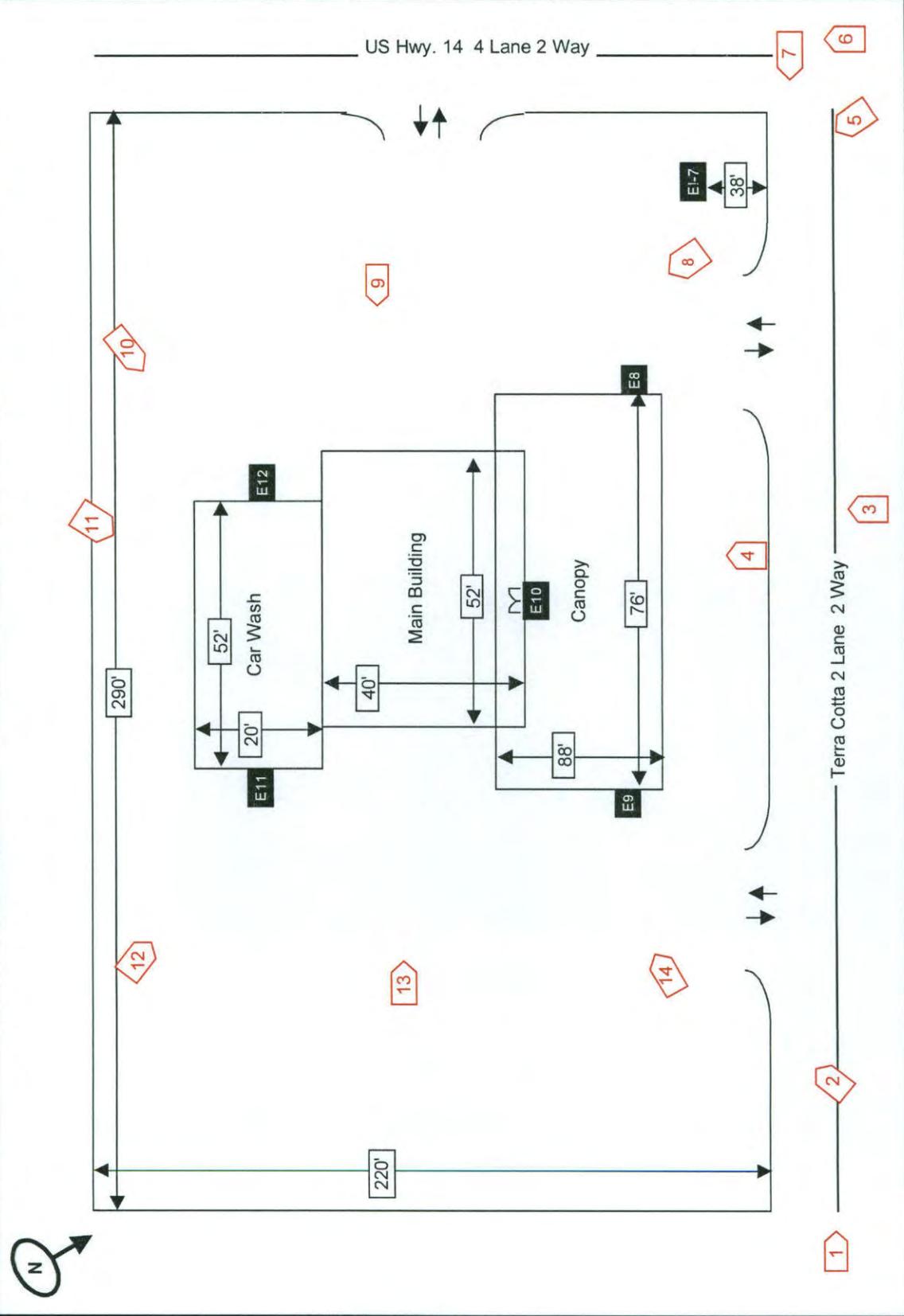
DATE _____

CORPORATE IDENTIFICATION SOLUTIONS

Plot Plan

Site #:	136999		
Name:	Shell Phase 2		
Address:	681 Terra Cotta	St. IL	Zip: N/A
City:	Crystal Lake		
Surveyor Name:	Ron Cooper		
Survey Date:	07/29/06		

Note: E2, E3, E4, E5, E6, & E7 are panels within E1 pylon.





LETTER OF AUTHORIZATION

November 10, 2011

TO WHOM IT MAY CONCERN,

This letter authorizes Corporate Identification Solutions, Inc. to install signs at the following location as detailed in the site drawings enclosed.

Circle K
681 Terra Cotta
Crystal Lake, IL

Corporate Identification Solutions, Inc. is authorized to secure permits and variances required by the local governing body.

Circle K

By

A handwritten signature in black ink, appearing to be 'M. J. ...', written over a horizontal line.

Authorized Agent