



**#2012-63**

## **Shell/Circle K Special Use Permit Amendment for Signs Project Review for Planning and Zoning Commission**

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<b><u>Meeting Date:</u></b>	August 20, 2012
<b><u>Requests:</u></b>	Special Use Permit Amendment to allow an electronic message center sign.
<b><u>Location:</u></b>	220 W. Virginia Street
<b><u>Acreage:</u></b>	Approximately 17,262 square feet
<b><u>Zoning:</u></b>	B-2 General Commercial
<b><u>Surrounding Properties:</u></b>	North B-2 PUD General Commercial South O PUD Office East B-2 General Commercial West B-2 PUD General Commercial
<b><u>Staff Contact:</u></b>	Elizabeth Maxwell (815.356.3615)

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### **Background:**

- Existing Shell Oil Circle K Convenience Store gas station.
- Two amendments to the SUP were approved, the first in 2000 and the second in 2011 to allow changes to the exterior elevations for signage.
- The current request is an amendment to the SUP to allow the manual message center sign to be converted to an electronic message center (EMC)
- EMC signs are permitted for gas stations as part of their Special Use Permit.

### **Land Use Analysis:**

- The site is zoned B-2 General Commercial and is located along Route 14/Virginia Street at Keith Avenue.
- Electronic Message Center signs are permitted through the gas station's Special Use approval. Since this gas station already has a Special Use Permit, they are requesting an amendment to their SUP to allow the EMC sign.
- The existing sign is a free-standing pole sign, 14 feet 9 inches in height. The sign copy area is 66.4 square feet.
- Signs along Route 14 are permitted to be 9' in height and 80 square feet. This sign is considered an existing non-conforming sign.
- The request will change the copy panel to allow for a Circle K logo and red EMC for the gas price portion of the sign.
- The new sign copy area will be slightly smaller at 65.8 square feet.



Existing Sign

**Findings of Fact:**

**SPECIAL USE PERMIT**

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*

Additionally, Section 2-400 C of the UDO, establishes specific criteria for consideration before the issuance of a Special Use Permit for Electronic Message Center signs.

- 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*                       *Not Applicable*

- (ii) Minimum Area: The zoning lot upon which an EMC may be permitted must have a minimum of 2 acres of total lot area.

*Meets*                       *Does not meet*                       *Not Applicable*

- (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*                       *Not Applicable*

- (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*                       *Not Applicable*

- (v) Pre-existing nonconforming signs: An EMC sign cannot be incorporated into a pre-existing non-conforming sign.

*Meets*                       *Does not meet*                       *Not Applicable*

- (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*                       *Not Applicable*

- 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*                       *Not Applicable*

- 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*                       *Not Applicable*

A condition of approval has been added to have amber lighting to meet this requirement.

- IV. The EMC unit must have the “flash” feature disabled and messages shall have a 5-minute “hold” time except for time and temperature messaging which may have a shorter duration, but no less than 1 minute or separate the sign into two areas – one for the message and the other for the time and temperature.

*Meets*                       *Does not meet*                       *Not Applicable*

- 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*                       *Not Applicable*

- 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*                       *Not Applicable*

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.

*Meets*             *Does not meet*             *Not Applicable*

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*             *Not Applicable*

(vii) A free-standing sign may have not more than 2 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-shape freestanding EMC signs shall be permitted.

*Meets*             *Does not meet*             *Not Applicable*

(viii) The EMC unit shall otherwise comply with all other provisions of Article 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*             *Not Applicable*

**Comprehensive Land Use Plan 2020 Vision Summary Review:**

The Comprehensive Land Use Plan designates the property in question as Commerce. Commerce represents existing retail and service commercial areas and indicates areas for future commercial uses. Within the Commerce/Office/Industry Land Use section of the Comprehensive Plan, the following goal, objective and policy is applicable to this request:

Land Use

**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 Special Use Permit Amendment 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 08/02/12).

- B. Signage Exhibit (Corporate ID Solutions, dated 07/13/12, received 08/02/12).
- C. Alta Survey (William & Works, dated 11/03/09, received 08/02/12).

2. A Special Use Permit Amendment is hereby granted to allow the EMC sign.
3. Future changes to the signage, which meet all requirements of the Unified Development Ordinance, shall not be required to amend the Special Use Permit.
4. To meet the ordinance requirement, the EMC lighting shall be amber in color.
5. The petitioner shall comply with all of the requirements of the Planning and Economic Development and Engineering and Building Departments.

**Athena - Public Property Search Viewer** Search By: Parcel | Subdivision | Address  
McHenry County, Illinois

Enter Parcel (ex. 08-32-201-004) Search Map

Layers Results City-Zoom Print Questions or Comments? Email [gis@co.mchenry.il.us](mailto:gis@co.mchenry.il.us) | Sources

Street  
2005 Aerial  
2008 Aerial  
2005 Aerial

0 46 92 184 276 368 Feet





**City of Crystal Lake  
Development Application**

Office Use Only  
File # \_\_\_\_\_

Project Title: CIRCLE K / SHELL 220 W. VIRGINIA

**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 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**

Name: CIS/ALONA FOOTE  
Address: 5563 N. ELSTON  
CHICAGO, IL 60630  
Phone: 773 743 9600  
Fax: 773 743 9606  
E-mail: afoste@corporatoicd

**Owner Information (if different)**

Name: CIRCLE K  
Address: 4080 JONATHAN MOORE  
PIKE COLUMBUS, IN  
Phone: 812-378-1772  
Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**Property Information**

Project Description: REFACE OF EXISTING SIGN STRUCTURE TO  
INCLUDE CIRCLE K, SHELL, POLAR POP AND LED  
PRICER

Project Address/Location: 220 W VIRGINIA CRYSTAL LAKE, IL

PIN Number(s): 19-05-334-024

**Development Team**

Please include address, phone, fax and e-mail

Developer: \_\_\_\_\_

Architect: \_\_\_\_\_

Attorney: \_\_\_\_\_

Engineer: \_\_\_\_\_

Landscape Architect: \_\_\_\_\_

Planner: \_\_\_\_\_

Surveyor: \_\_\_\_\_

Other: Sign Installer & Corporate ID Solutions / Aurora Foote  
5563 N. ELSTON, Chicago, IL 60630 773-763-  
9600

**Signatures**

*Aurora Foote* 8/1/12  
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 ATTACHED AUTHORIZATION  
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.



## LETTER OF AUTHORIZATION

July 7, 2012

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  
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

  
Authorized Agent

**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 location commonly known as Shell Gas Station 220 West Virginia Street, Crystal Lake, Illinois 60014, PIN:

19-05-334-024.

This application is filed for the purposes of seeking a Special Use Permit Amendment to allow an electronic message center sign, pursuant to Article 2 Section 2-300 and 2-400.13, Article 4 Section 4-1000, and Article 9 Section 9-200. 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 Monday August 20, 2012, 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  
August 4, 2012)



1 TITLE DESCRIPTION

LOT 1 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 124.53 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 1; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 7.73 FEET; THENCE EASTERLY, PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 112.89 FEET; THENCE EASTERLY, A DISTANCE OF 21.33 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 1, THAT IS 22.0 FEET NORTHERLY OF THE SOUTHEASTERLY CORNER OF SAID LOT 1 (AS MEASURED ALONG THE EASTERLY LINE); THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 1; A DISTANCE OF 22.0 FEET TO THE SOUTHERLY CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING) IN COLBY CENTER SUBDIVISION BEING A SUBDIVISION OF PART OF SECTION 5, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN AND A RE-SUBDIVISION OF LOT 67 IN THE FIRST ADDITION TO COLBY'S HOME ESTATES, A SUBDIVISION OF PART OF SECTION 5 TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORD OCTOBER 9, 1970 AS DOCUMENT 531552 IN MCHENRY COUNTY ILLINOIS.

20 AS SURVEYED DESCRIPTION

That part of Lot 1, Colby Center Subdivision, part of Section 5, Town 43 North, Range 8 East, of the Third Principal Meridian, being a re-subdivision of Lot 67 in the First Addition to Colby's Home Estates, City of Crystal Lake, McHenry County, Illinois, recorded as Document #531552, McHenry County Records, described as: Commencing at the Southwesterly corner of said Lot 1; thence North 24° 45' 06" East 7.73 feet along the westerly line of said Lot 1 to a point on the northerly right-of-way line of Virginia Street (IL Rt. 14) for the PLACE OF BEGINNING OF THIS DESCRIPTION; thence North 24° 45' 06" East 107.27 feet along the westerly line of Lot 1 to the Northwest corner thereof; thence South 50° 10' 16" East 177.47 feet to the Northeast corner of Lot 1, said point being on the westerly right-of-way line of Kleith Avenue; thence South 50° 28' 06" West 113.00 feet along said line; thence North 84° 51' 22" West 21.33 feet to a point on the northerly right-of-way line of Virginia Street (IL Rt. 14); thence North 40° 09' 54" West 112.89 feet along said line to the place of beginning

3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE "B":

- 1. EASEMENT FOR PUBLIC UTILITIES, AND THE EASEMENT PROVISIONS AND GRANTEES AS SET FORTH ON THE PLAT OF SUBDIVISION, OVER THE FOLLOWING: WESTERLY 5 FEET (AFFECTS THE NORTHWESTERLY 5 FEET OF THE SUBJECT PROPERTY AS SHOWN.)
2. EASEMENT FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND, WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH THE RIGHT TO OVERHANG AERIAL SERVICE WIRES AND THE RIGHT OF ACCESS TO SUCH WIRES, AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AS SHOWN ON THE PLAT OF SUBDIVISION AND THE PROVISION CONTAINED THEREIN (AFFECTS THE NORTHWESTERLY 5 FEET OF THE SUBJECT PROPERTY AS SHOWN.)
3. PUBLIC UTILITIES EASEMENTS AS SHOWN ON THE PLAT OF SUBDIVISION. (AFFECTS THE NORTHWESTERLY 5 FEET OF THE SUBJECT PROPERTY AS SHOWN.)

4 SURVEYOR CERTIFICATION

To: RDK Ventures LLC, Mac's Convenience Stores LLC, Baker & Daniels LLP, Equilon Enterprises LLC and its Counsel, and Chicago Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1 (except in states that require record monument platting), 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a) (location of utilities per visible, above-ground, on-site observation), 13, 14, 19 (a) (to the extent possible, graphically depict on survey drawing the zoning setback lines), 19(b) (observable evidence of earth moving work, building construction or building additions within recent months), and 19(d) (observable evidence of site use as a solid waste dump, sump or sanitary landfill) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Illinois, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: 12/17/09
Randy J. Kolghouse
Registration No. 2986
Expires November 30, 2010

2 TITLE INFORMATION

The Title Description and the Schedule B items hereon are from Chicago Title Insurance Company Commitment No. 1401 008426118 D1, dated October 2, 2009.

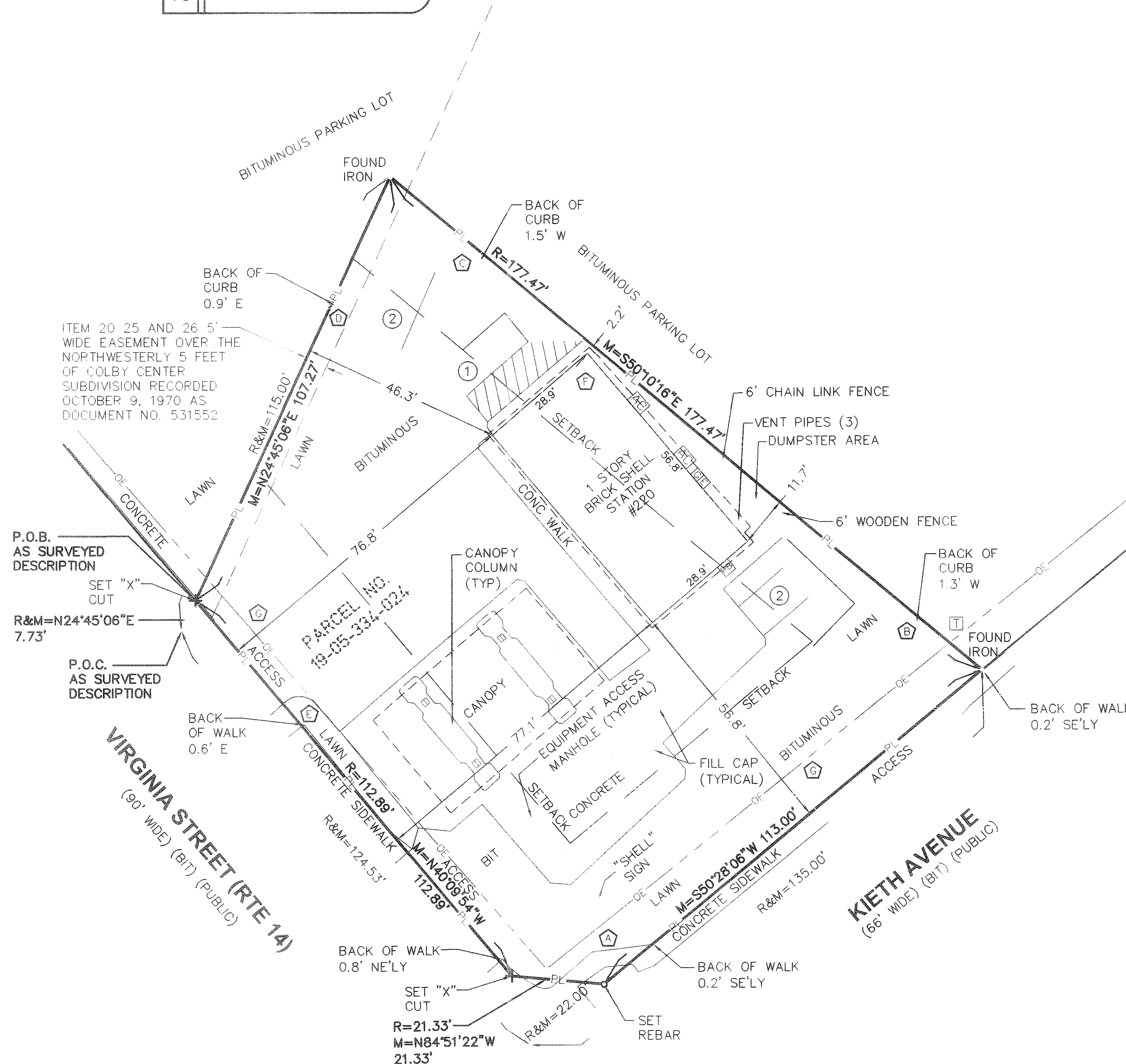
5 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (UNSHADED) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17111C0327J WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 16, 2006 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THIS FEDERAL EMERGENCY MANAGEMENT AGENCY, ZONE X (UNSHADED) DENOTES AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN.

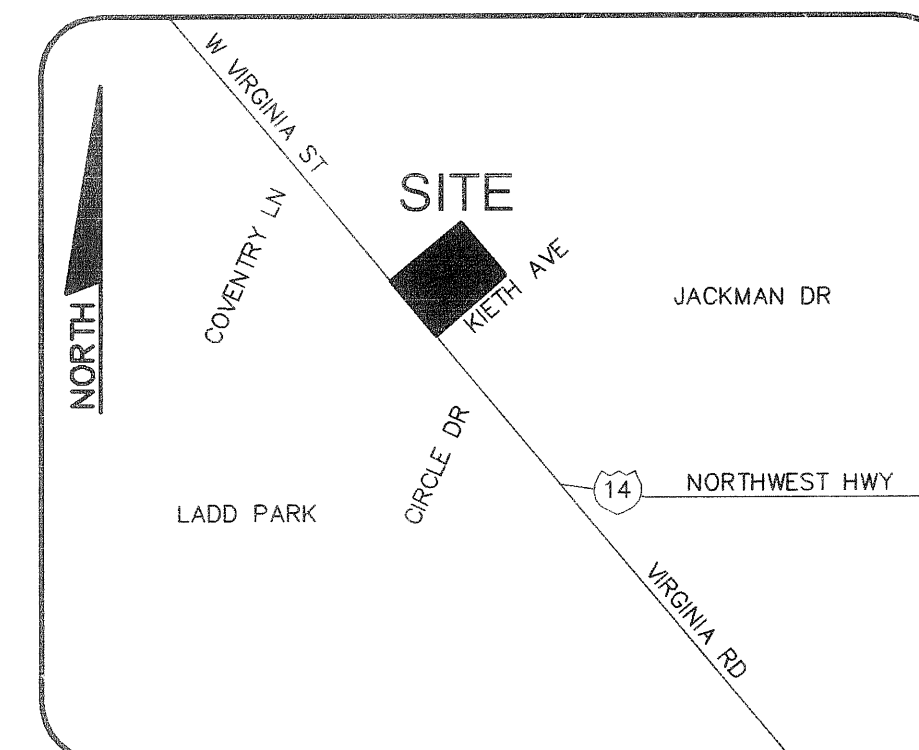
6 CEMETERY

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

19 SURVEY DRAWING

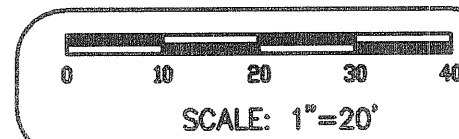


16 VICINITY MAP



NOT TO SCALE

17 SCALE



10 BASIS OF BEARING

BEARINGS ARE BASED ON IDOT PLAT OF HIGHWAY NUMBER 917701, RECORDED ON SEPTEMBER 13, 1985, USING A BEARING OF NORTH 40°09'54" WEST FOR THE CENTERLINE OF U.S. ROUTE 14 (VIRGINIA STREET).

11 SURVEYOR'S NOTES

- 1. No observable evidence of earth moving work, building construction or building additions within recent months.
2. No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
3. No observable evidence of site use as a solid waste dump, sump or sanitary landfill.
4. Property has physical access to Kleith Avenue and Virginia Street (Route 14).
5. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
6. The Property surveyed and shown hereon is the same property as described in the referenced title commitment.
7. The Property surveyed and shown hereon is the same property as described in the As-Surveyed description.

9 LEGEND



ALTA/ACSM Land Title Survey

18 CLIENT INFORMATION BOX

Table with client information including: This Work Coordinated By: First American Professional Land Services, 621 24th Avenue S.W. Norman, Oklahoma 73069, (405) 701-1111, www.FirstAmPLS.com. Includes fields for Drawn By, Surveyor Ref No, Aprvd By, Field Date, Scale, Date, Revision, and Client Ref No.

Table with project information including: Prepared For: Client Ref. No: 136998, Project Address: 220 W. VIRGINIA, Project Location: CRYSTAL LAKE, IL, Project Name: SHELL CHICAGO, Job Number: 09-05-034 :108

12 PARKING INFORMATION

4 STANDARD SPACES
1 HANDICAPPED SPACES
5 TOTAL SPACES

13 LAND AREA

17,282 SQUARE FEET
(0.40 ACRES)±

14 BUILDING AREA

1,637 SQUARE FEET

15 BUILDING HEIGHT

HEIGHT: 15.7'
CANOPY HT: 17.2'

7 POSSIBLE ENCROACHMENTS

- A - SIDEWALK ENCROACHES TO THE NORTH OF SOUTH PROPERTY BY OVER 7.0±
B - NEIGHBORING PARCEL CURB ENCROACHES ON THE EAST PROPERTY LINE, 1.3±
C - NEIGHBORING PARCEL CURB ENCROACHES ON THE EAST PROPERTY LINE, 1.3±
D - NEIGHBORING PARCEL CURB ENCROACHES ON THE NORTH PROPERTY LINE, 0.9±
E - SIDEWALK ENCROACHES ON THE WEST PROPERTY LINE, 0.6±
F - BUILDING ENCROACHES OVER CURRENT REAR SETBACK LINE, 16.3±
G - AERIAL UTILITY LINE CROSSES THE SOUTHEASTERLY & SOUTHWESTERLY SIDES OF SUBJECT PROPERTY. NO EASEMENTS PROVIDED. (9.5'±)

8 ZONING INFORMATION

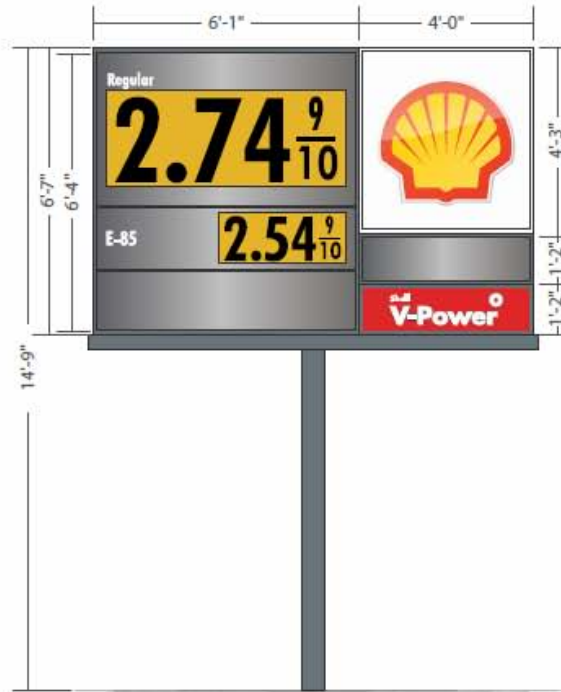
SITE RESTRICTIONS:
ZONED: B-2: HIGHWAY SERVICE DISTRICT
CITY OF CRYSTAL LAKE ZONING
(815)454-2020
SETBACKS:
FRONT - 30'
SIDE - N/A
REAR - 20'
HEIGHT - 25' (2 STORIES)
BULK - 50% LOT COVERAGE
ZONE - HIGHWAY SERVICE DISTRICT
PARKING REQUIREMENT:
4 SPACES PER 1,000 SQ. FT.

Surveyor Title Block for Williams & Works, engineers, planners, surveyors, a tradition of service. 616.224.1500 phone, 616.224.1501 facsimile, 549 Ottawa Ave NW, Grand Rapids, MI 49503

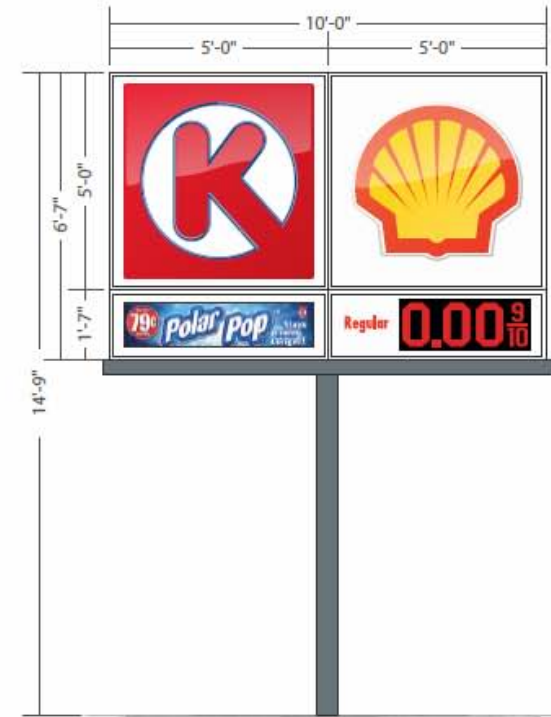
This survey coordinated, but not performed, by First American Professional Land Services, L.P. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

This survey coordinated, but not performed, by First American Professional Land Services, L.P. Survey obtained from and certified to by a land surveyor licensed in the state property is located.





EXISTING SIGN: 66.4 SF



PROPOSED SIGN: 65.8 SF

- New Shell Cabinets/Faces
- New Circle K Cabinets/Faces
- New Polar Pop Cabinets/Faces
- New LED pricer Cabinets/Faces



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER  
Circle K

SITE NUMBER  
6738

LOCATION  
Crystal Lake, IL

ACCOUNT REP  
Ben DeHayes

DRAWN BY  
MH

DATE  
07-13-2012

REVISION  
00

SCALE  
1/4"=1'

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

CUSTOMER ACCEPTANCE

THIS DRAWING IS THE PROPERTY OF CORPORATE IDENTIFICATION SOLUTIONS, INC., CHICAGO, ILLINOIS, AND CONTAINS PROPRIETARY AND CONFIDENTIAL INFORMATION. THIS DRAWING IS TRANSFERRED TO THE CUSTOMER AND SUPPLIERS OF CORPORATE IDENTIFICATION SOLUTIONS, INC. BY WAY OF LOAN. THIS DRAWING MAY NOT BE COPIED OR REPRODUCED, IN WHOLE OR IN PART, NOR MAY IT OR THE INFORMATION IT CONTAINS BE DISCLOSED OR TRANSFERRED TO ANY OTHER PARTY OR PERSONS WITHOUT THE PRIOR WRITTEN CONSENT OF CORPORATE IDENTIFICATION SOLUTIONS, INC.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Mrs. Granell moved to approve the Zoning Variation from Section 4.4-2 to permit a 100-foot lot width instead of the required 150 feet and a Special Use Permit for Outdoor Display, Sales and Storage for a plant nursery and is exempt from the 6-foot screening requirement for the Barn Nursery property at the southwest corner of Rakow Road and Route 31 with the following conditions:

1. The Outside Display, Storage and Sales area is limited to the 6.2 acres indicated on the plat of survey (Mrochek, dated 5/27/98) for living plant materials and mulch only and the materials and uses indicated on the site plan submitted 6-21-00.
2. A site plan should be submitted illustrating the area to be used and what materials are to be stored.
3. The petitioner shall address all the review comments of the Building and Planning Departments.
4. The variation is granted as long as the property is used as described. If the property is ever to be used as manufacturing then the Barn Nursery must provide a property from the east to make it a conforming parcel.

Mr. Ehlert seconded the motion. On roll call, all members voted aye. Motion passed.

Mr. Hayden suggested that the next petitions for Shell all be discussed at the same time since they had the same request. The Board agreed.

**2000-16 SHELL OIL - 4811 NORTHWEST HWY. - PUBLIC HEARING**

This petition was continued from the June 7, 2000 Zoning Board of Appeals meeting. Special Use Permit Amendment to allow for exterior changes to the principal structure, canopy, gasoline pumps and signage.

**2000-17 SHELL OIL - 220 E. VIRGINIA ST. - PUBLIC HEARING**

This petition was continued from the June 7, 2000 Zoning Board of Appeals meeting. Special Use Permit Amendment to allow for exterior changes to the principal structure, canopy, gasoline pumps and signage.

**2000-18 SHELL OIL - 681 W. TERRA COTTA AVE. - PUBLIC HEARING**

This petition was continued from the June 7, 2000 Zoning Board of Appeals meeting. Special Use Permit Amendment to allow for exterior changes to the principal structure, canopy, gasoline pumps and signage.

**2000-19 SHELL OIL - 280 N. ROUTE 31 - PUBLIC HEARING**

This petition was continued from the June 7, 2000 Zoning Board of Appeals meeting.

Special Use Permit Amendment to allow for exterior changes to the principal structure, canopy, gasoline pumps and signage.

Mr. Hayden said the fees have been paid, the signs have been posted and the surrounding property owners have been notified. He said the notices of publication for the legal notices are in the file.

Ron Ambrose and Peter Balmes, both architects, were present to represent the petition. Mr. Ambrose said they are trying to eliminate signs and trying to re-image their stations. They want all of their stations to look the same. Mr. Ambrose said they will use the same paint scheme for all of the buildings. There will only be one sign on the building which will say "Food Mart." He said the logo will be removed and the letters on the canopy will go from white to red.

Mr. Ambrose said the car wash on Routes 31 & 176 is a stand alone building and will have columns in bright silver. Mrs. Granell asked if the columns would match anything. Mr. Ambrose said the columns will match the base of the building which is also silver.

Mr. Richter said he handed out copies of photos he took of the sites in St. Charles and Aurora.

Mr. Ambrose said they can meet the square footage requirements but is confused with the sight triangle, etc. Ms. Rentzsch asked if the signs will be a monument sign. Mr. Ambrose said no they prefer the single pole. Ms. Rentzsch said it doesn't matter where the single pole sign is located, the 8-foot minimum clearance is a requirement.

Mr. Hayden asked if they would need to amend their annexation agreement for the property at 4811 Northwest Hwy. Ms. Rentzsch said yes.

Mr. Ehlert said he likes what they are doing with the buildings but the signs on the pumps are not allowed. Mr. Ambrose said that is not a problem.

Mrs. Granell asked about the additional existing sign on Route 31 for the Wendy's, Lube Pro and Shell. She said that third sign is not allowed. Mr. Ambrose said that sign was granted as part of the PUD. Ms. Rentzsch said that sign was granted but only for Wendy's and Lube Pro. Mr. Ambrose said they are not making any changes to the existing sign for Wendy's and Lube Pro.

Mrs. Granell asked about the sign dimensions for the sign on the car wash, "Soft Cloth." Mr. Ambrose said the letters are 12 inches high and 8 feet long. Ms. Rentzsch said that is allowed under the Sign Ordinance.

Mrs. Granell asked about additional landscaping. Mr. Ambrose said that Shell is landscape happy and they will work with Staff. He is concerned with the station at 4811 Northwest Highway because it is a small lot. Mr. Nering said there is not much room there.

Mrs. Granell said she would prefer that the signs meet the Sign Ordinance. Ms. Ferrentino and Mr. Nering agreed. Mr. Ambrose said there is no problem with the square footage but the height is a problem. Ms. Ferrentino said they are asking merchants who have been in town for



years to change their signs to meet the Sign Ordinance.

Mr. Hayden requested that the landscaping they use will be all living plant material and not plastic flowers, etc. stuck in the ground. Mr. Ambrose agreed.

Mr. Hayden said he does not care for the color scheme. He said these stations are the nicest looking in town and now they will look like McDonald's. He also would like to have the signs meet the ordinance.

Mr. Ehlert said the Shell stations in Europe are this color scheme. Mr. Hayden suggested the petitioner have color elevations at the Council meeting. He feels it will be helpful.

There was no one in the public who wished to speak on this petition. The public hearing was closed at this time.

Mr. Ehlert moved to approve a Special Use Permit Amendment to allow for exterior changes to the principal structure, canopy, gasoline pumps and signage for Shell Oil at 4811 Northwest Highway with the following conditions:

1. Plans approved by City Council, with changes reflecting staff and advisory board recommendations:

Sheet SP-1

1. Identify the center lines in order to accurately determine the sight triangle.
2. Provide a landscaping plan with additional landscaping (which abides by the Zoning Ordinance) in the areas surrounding the parking lot which only have grass in them.
3. Relocate the new sign so it is at least 10' from the property line and out of the sight line triangle.

Sheet A1

1. Provide measurements for the "Food Mart" lettering

Sheet FS-1

1. Show color on the existing canopy
2. Remove all proposed advertisements from the gasoline pumps.
3. Alter the proposed "Main ID" freestanding sign to conform in its entirety with the Sign Ordinance.
4. Provide full dimensions for both the existing and proposed gasoline pumps.
5. Provide full dimensions for the gasoline pump canopy.
6. DELETED.

2. The petitioner shall address all comments of the Building, Engineering and Planning Departments.

Mrs. Granell seconded the motion. On roll call, all members voted aye. Motion passed.

Mr. Ehlert moved to delete from Condition #1 Sheet FS-1 #6. Mrs. Granell seconded the motion. On roll call, all members voted aye. Motion passed.

Mr. Ehlert moved to approve a Special Use Permit Amendment to allow for exterior changes to the principal structure, canopy, gasoline pumps and signage for Shell Oil at 220 E. Virginia Street with the following conditions:

1. Plans approved by City Council, with changes reflecting staff and advisory board recommendations:

A. Plan set (Warren Johnson Architects, received 05/05/00)

Sheet SP-1

1. Identify the center lines in order to accurately determine the sight triangle.
2. Show the plan to scale.
3. Provide a landscaping plan with additional landscaping (which abides by the Zoning Ordinance) in the areas surrounding the parking lot which only have grass in them.

Sheet A1

1. Provide measurements for the "Food Mart" lettering
2. List all existing colors in changes descriptions

Sheet FS-1

1. Remove the proposed advertisements from the gasoline pumps.
2. Alter the proposed "Main ID" freestanding sign to conform in its entirety with the Sign Ordinance.
3. Provide full dimensions for both the existing and proposed gasoline pumps.
4. Provide full dimensions for the gasoline pump canopy.
5. DELETED.

2. The petitioner shall address all comments of the Building, Engineering and Planning Departments.

Mrs. Granell seconded the motion. On roll call, all members voted aye. Motion passed.

Mr. Ehlert moved to approve a Special Use Permit Amendment to allow for exterior changes to the principal structure, canopy, gasoline pumps and signage for Shell Oil at 681 W. Terra Cotta Avenue with the following conditions:

1. Plans approved by City Council, with changes reflecting staff and advisory board recommendations:

A. Plan set (Warren Johnson Architects, received 05/05/00)

Sheet SP-1

1. Identify the center lines in order to accurately determine the sight triangle.
2. Show plan to scale.
3. Insure that the proposed freestanding sign is outside of the sight line triangle.

Sheet A1

1. List existing colors in all descriptions.

Sheet FS-1

1. Show color on the existing canopy
2. Show all measurements for the canopy and its descriptions

Sheet FS-2

1. Remove all proposed advertisements from the gasoline pumps.
  2. DELETED.
  3. Provide full dimensions for both the existing and proposed gasoline pumps.
  4. The left side of the plan is cut-off. Provide accurate plans illustrating the project in its entirety.
  5. Show the south elevation, it has been left off.
  6. Illustrate sign number 9, the instructional building sign.
2. The petitioner shall address all comments of the Building, Engineering and Planning Departments.

Mrs. Granell seconded the motion. On roll call, all members voted aye. Motion passed.

Mr. Ehler moved to approve a Special Use Permit Amendment to allow for exterior changes to the principal structure, canopy, gasoline pumps and signage for Shell Oil at 280 N. Route 31 with the following conditions:

1. Plans approved by City Council, with changes reflecting staff and advisory board recommendations:

Plan set (Warren Johnson Architects, received 05/05/00)

Sheet SP-1

1. Identify the center lines in order to accurately determine the sight triangle.
2. Provide a landscaping plan with additional landscaping (which abides by the Zoning Ordinance) in the areas surrounding the parking lot which only have grass in them.
3. Insure that the proposed freestanding sign is outside of the sight line triangle.

Sheet A1

1. Provide all existing colors for the building, especially the masonry panels.
2. Provide the height and other measurements for the entire principal building.

Sheet A2

1. Provide color identifications for the following items:
  - A. Overhead doors
  - B. Dual menu services kiosk
  - C. Internally illuminated wait/go kiosk
  - D. The 8-inch strip between the vinyl decal accent band and the yellow ACM metal light wall.
2. Provide dimensions for the Soft Cloth Car Wash sign.

Sheet FS-1

1. Provide a to scale site plan
2. Provide all colors on the proposed car wash elevations

Sheet FS-2

1. Eliminate sign #7, the ID sign
2. Remove all proposed advertisements from the gasoline pumps.
3. Provide full dimensions for both the existing and proposed gasoline pumps.
4. Provide full dimensions for the gasoline pump canopy.
5. DELETED.

2. The petitioner shall address all comments of the Building, Engineering and Planning Departments.

Mrs. Granell seconded the motion. On roll call, all members voted aye. Motion passed.

REPORT FROM PLANNING

Ms. Rentzsch stated that at the City Council meeting the evening prior, Mrs. Granell was reappointed to the Zoning Board of Appeals.

- 2000-11 85 Brink Street Bar & Grille
- 2000-12 Crystal Lake Park Dist - American Little League
- 2000-13 Crystal Lake Park Dist - CL Raiders
- 2000-15 Regional Sports Center - Ridgefield Rd. - Rezone, SUP, Plat of Sub, Pre/F PUD
- 2000-20 Schneider - 1306 Hunters Trail - Variation
- 2000-21 Franks Nursery & Crafts - 5701 Northwest Highway - Special Use Permit Amendment

COMMENTS FROM THE BOARD

Mr. Ehlert asked about clarification for the attendance requirements that was in their packets. He is concerned that if a member does not make the 75% of the meetings they will be kicked off. He said there is no exception regarding valid reason with the 75%. Mr. Ehlert said that because of the number of meetings that have been canceled already this year, his travel with his position and his vacations he will not make the 75% of the meetings. Mr. Hayden feels that if there is a valid reason that is not a problem. Ms. Ferrentino felt that it was directed mostly at other boards and commissions whose members don't show up or call. Mr. Hayden feels that a canceled meeting because of lack of petitions is not their fault and should not be counted into the 75%. Ms. Rentzsch explained the intent of the resolution.

Mr. Hayden said they could establish their own rules. Ms. Rentzsch said she would have to check on that. Mrs. Granell said if the intent of the resolution is what Staff stated, there is no reason for additional rules.

Mr. Hayden asked if the Board should ask the City Council if they should look into building heights. Ms. Rentzsch said staff could research the question and get back to the Board regarding the findings, and then decide if they want to ask the City Council about it. The Board agreed.

The meeting was adjourned at 9:15 p.m.

Ms. Winters responded by stating they are primarily a restaurant and, as such, believed the availability of beer and wine was justified as an accommodation to the 25% of the customers that are adult. She pointed out that youngsters are not allowed in the restaurant without a guardian or parent, all alcoholic beverages are served in clear glasses, no one is given more than one drink at a time, and ID's were required.

There was a consensus among the Council that beer and wine sales should be allowed. Mayor Shepley asked for assurance that the employees have BASSET training so they could responsibly carry out the City and State laws regarding liquor sales. Ms. Winters said most of the restaurants require that training for the Manager and Assistant Managers, but in this instance she would make sure all cashiers will be trained.

Councilman Thorsen moved to adopt an ordinance to be published in pamphlet form by the authority of the Mayor and City Council increasing the number of Class "14" liquor licenses from the currently permitted 2 licenses to 3 licenses. Councilwoman Ferguson seconded the motion. On roll call, all present voted aye. Motion carried.

Councilwoman Ferguson moved to approve a request from Chuck E. Cheese for the issuance of Mechanical Amusement and Audio-Visual Device licenses. Councilman Christensen seconded the motion. On roll call, all present voted aye. Motion carried.

The Council considered proposed Special Use Permit Amendments for Shell Oil in order to allow for exterior changes to the principal structure, canopy, gasoline pumps and signage for the Shell stations at 280 N. Route 31, 681 W. Terra Cotta Ave., 220 W. Virginia St., and 4811 Northwest Highway.

Ron Ambrose of Warren Architects presented the Council with color renderings depicting the proposed changes. The Planning Director confirmed all four Special Use Permits were basically for the same improvements, with some added work to be done on the car wash at the new station on Route 31.

Councilwoman Ferguson moved to approve the recommendations of the Zoning Board of Appeals; the requested Special Use Permit Amendments, and to adopt ordinances to be published in pamphlet form by the authority of the Mayor and City Council authorizing the issuance of the Special Use Permit Amendment for the four Shell Oil stations. Councilman Thorsen seconded the motion. On roll call, all present voted aye. Motion passed.

**SPECIAL USE  
PERMIT  
AMENDMENTS  
FOR SHELL OIL**

Shell

ORDINANCE NO. 5283  
FILE NO. 440

AN ORDINANCE GRANTING AN AMENDMENT  
TO THE SPECIAL USE PERMIT FOR 220 W. VIRGINIA STREET

WHEREAS, pursuant to the terms of the Petition (File #2000-17) before the Crystal Lake Zoning Board of Appeals, the Petitioner has requested an Amendment to the Special Use Permit to allow for exterior changes to the principal structure, canopy, gasoline pumps and signage; and

WHEREAS, the required hearings were held on the petition of the property owners in the manner and the form required by the Zoning Ordinance of the City of Crystal Lake and the statutes of the State of Illinois; and

WHEREAS, it is in the best interests of the City of Crystal Lake that the Amendment to the Special Use Permit be granted 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 I: That a Special Use Permit be granted to allow for exterior changes to the principal structure, canopy, gasoline pumps and signage for the property legally described as follows:

That part of the Southwest Quarter of Section 5, Township 43 North, Range 8 East of the Third Principal Meridian, described as follows: Beginning at the intersection of the northerly line of Virginia Street (U.S. Route 14) with the Westerly line of Keith Avenue as platted in Colby's Home Estates, a Subdivision of part of said Section 5, according to the Plat thereof recorded in the Recorder's Office of McHenry County, Illinois as Document No. 29+1238; thence Northwesterly along the Northerly line of Virginia Street (U.S. Route 14), a distance of 124.53 feet to the Westerly line extended Southerly of the First Addition to Colby's Home Estates; thence Northerly along said Westerly line extended Southerly, a distance of 115.0 feet; thence Southeasterly a distance of 177.45 feet to a point in the Westerly line of Keith Avenue, that is 135.0 feet Northerly (Measured along said Westerly line), of the place of beginning; thence Southerly along said Westerly line, a distance of 135.0 feet to the place of beginning; less than part dedicated for public street and described as: Beginning at the above described point of beginning; thence Westerly along the Southerly line of the premises, a distance of 124.53 feet to the Southwesterly corner of the premises; thence Northerly along the Westerly line the premises, a distance of 7.52 feet; thence Easterly parallel with the Southerly line of the premises, a distance of 112.77 feet; thence Easterly, a distance of 21.33 feet to the point on the Easterly line of the premises, that is 21.81 feet Northerly of the Southeasterly corner of said premises (as measured along said Easterly line); thence Southerly along said Easterly line of the premises, a distance of 21.81 feet to the Southwesterly corner of the premises and the place of beginning, and being situated in Crystal Lake, McHenry County, Illinois.

The property is located 220 W. Virginia Street, Crystal Lake, Illinois.

SECTION II: That the Special Use Permit be granted with the following conditions:

1. Plans approved by City Council, with changes reflecting staff and advisory board recommendations:

A. Plan set (Warren Johnson Architects, received 05/05/00)

Sheet SP-1

1. Identify the center lines in order to accurately determine the sight triangle.
2. Show the plan to scale.
3. Provide a landscaping plan with additional landscaping (which abides by the Zoning Ordinance) in the areas surrounding the parking lot which only have grass in them.

Sheet A1

1. Provide measurements for the "Food Mart" lettering
2. List all existing colors in changes descriptions

Sheet FS-1

1. Remove the proposed advertisements from the gasoline pumps.
2. Alter the proposed "Main ID" freestanding sign to conform in its entirety with the Sign Ordinance.
3. Provide full dimensions for both the existing and proposed gasoline pumps.
4. Provide full dimensions for the gasoline pump canopy.
5. DELETED.

2. The petitioner shall address all comments of the Building, Engineering and Planning Departments.

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 granting of Variations 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: 6

NAYS: 0

ABSTENTIONS: 0

ABSENT: 1

PASSED this 18th day of July, 2000.

APPROVED by me this 18th day of July, 2000.

  
\_\_\_\_\_  
MAYOR

ATTESTED:

  
\_\_\_\_\_  
CITY CLERK Pro Tempore

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





**CRYSTAL LAKE PLANNING AND ZONING COMMISSION  
WEDNESDAY, DECEMBER 7, 2011  
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Acting Chairman Greenman at 7:30 p.m. On roll call, members Esposito, Gavle, Goss, Lembke, Skluzacek, and Greenman were present. Members Batastini, Jouron, and Hayden were absent.

Michelle Rentzsch, Director of Planning and Economic Development, Latika Bhide and Elizabeth Maxwell, both Planners, were present from Staff.

Mr. Greenman said tonight's meeting has a very full agenda and asked that if anyone wished to speak on a petition to please sign in on the sheets in the rear of the Council Chambers. He added that the petitioners did not need to sign in. Mr. Greenman stated that this meeting is being televised now as well as being recorded for future playback on the City's cable station.

**2011-60 SHELL GAS STATIONS - 220 E. Virginia St.; 681 W. Terra Cotta Ave.; 280 N. Route 31**  
– PUBLIC HEARING

SUP Amendment for canopy lighting.

Mr. Greenman stated that the sign has been posted. He said the surrounding property owners have been notified and the Certificate of Publication is in the file. Mr. Greenman waived the reading of the legal notice without objection.

Auna Foote with Corporate Identification Solutions was present to represent the petition. Ms. Foote said previously when they came forward with sign revisions the lighting was not considered signage.

Mr. Greenman asked if there were any concerns or questions with the staff report. Ms. Foote said the lighting has been on the canopies for several years and when it was installed it was not considered signage.

There was no one in the public who wished to comment on this petition. The public portion was closed at this time.

Ms. Maxwell stated that this is more a housekeeping petition. She said depending on when it was originally presented some were considered signage and some not.

Mr. Esposito said when they looked at a recent petition he thought that if it were like the Shell's lighting it would not be a problem. Mr. Gavle stated that Shell does a nice job with the lighting. Ms. Lembke said she is ok with the request.



Mr. Goss said he has no problem with the stripes but does have a problem with the lighting. There was no approval for it. He said they have not allowed others to do it.

Mr. Greenman agreed with Mr. Goss. There were several that were denied the lighting and approved the stripes. He is not convinced that if this were a new request that it would be approved. The lights do make the stripe signage. Mr. Goss said the Shell at COG Circle and Route 14 does not have the lighting. Mr. Greenman added that recently there was another gas station requesting the lighting and they showed the Commission photos of the Shell stations having lighting. Ms. Bhide said that was Mobil and the Council approved the EMC sign and not the lighting. Mr. Goss said the down lighting at gas stations is very bright and this only adds to it. Mr. Esposito said gas stations have always been lit up at night. Mr. Gavle said when he goes by the one on Route 31 and Route 176 he doesn't find it offensive.

Mr. Esposito moved to approve the Special Use Permit Amendments to allow illuminated canopy signage for the Shell/Circle K stations at 220 E. Virginia St., 681 W. Terra Cotta Ave., and 280 N. Route 31 with the following conditions:

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.

Mr. Gavle seconded the motion. On roll call, members Esposito, Gavle, Lembke, and Skluzacek voted aye. Members Goss and Greenman voted no. Motion passed.

### City Council Reports

None.

### Consent Agenda

Councilwoman Brady Mueller moved to approve a Consent Agenda consisting of Items 10, 11, 14, 15 and 16. Councilman Thorsen seconded the motion. Councilwoman Schofield asked that Item 11 be removed from the Consent Agenda. Councilwoman Brady Mueller restated the motion and removed Item 11 from the Consent Agenda. Councilman Thorsen seconded. On roll call, all voted yes. Motion passed.

*10. Approved a request from Knights of Columbus Council #3880 for two Class 16 Temporary Liquor Licenses.*

*14. Adopted an Ordinance for traffic control at various uncontrolled intersections.*

*15. Adopted an Ordinance for traffic control at various intersections in the Mistwood Subdivision.*

*16. Approved the Grant of Easement of City property to the Illinois Department of Transportation and adopted a Resolution authorizing the City Manager to execute documents to grant the easement for City property to the Illinois Department of Transportation for the U.S. Route 14 improvement. Councilwoman Schofield asked how the area would be protected since it is in the watershed. Mr. Morimoto stated that all standard measures would be taken to protect the watershed and noted that the limits of construction would be within the easement and encroachment would be very minimal.*

### **11. Shell Gas Stations, 681 Terra Cotta, 280 N. Route 31, and 220 W. Virginia Street – Special Use Permit Amendments to allow illuminated wall signage around the canopy.**

Auna Foote of Corporate Identification Systems was present and stated that when Shell had previously received approval for Special Use Permit amendments, some stations had installed illuminated canopy striping and she had been advised by the City's Planning Department that Special Use Permit amendments would be needed to bring those signs into compliance. She stated that this had occurred prior to Circle K taking over Shell, and she did not know why this had occurred.

Councilwoman Schofield stated that she could not support this petition since it would be setting a precedent for "forgiveness" instead of approval, and noted that the Council had recently denied a similar request from Mobil. Mayor Shepley stated that he believed Shell's actions predated the adoption of the Unified Development Ordinance, and asked Director of Planning and Economic Development Michelle Rentzsch to clarify. Ms. Rentzsch agreed, stating that when the UDO was adopted, lighted canopies had been included as signage, but it had not been prior to that time. Councilwoman Schofield asked how this differed from the Mobil request. Ms. Rentzsch stated that Mobil had been requesting an entire new look and it had been denied. Councilwoman Schofield asked how the canopies differed from illuminated canopies, and Ms. Rentzsch stated that under the UDO, both were considered signage. Councilman Thorsen recalled that some of

the Shell Stations had been annexed "as is". Councilwoman Schofield withdrew her objection to the request.

Councilwoman Brady Mueller moved to approve the Planning and Zoning Commission's recommendation and adopt an Ordinance granting Special Use Permit Amendments allowing the illuminated wall signage around the canopies for 681 Terra Cotta Avenue, 280 N. Route 31 and 220 W. Virginia Street for Shell Gas/Circle K Convenience Stations. Councilwoman Ferguson seconded the motion. On roll call, all voted yes, except Councilman Hopkins abstained. Motion passed.

**12. Bid award and resolution authorizing execution of a purchase agreement for the purchase and delivery of clear southern rock salt.**

Councilwoman Brady Mueller moved to award the bid for the purchase and delivery of Clear Southern Rock Salt to the lowest responsive and responsible bidder, North American Salt Company, and to adopt a Resolution authorizing the City Manager to execute an 11-month purchase agreement with North American Salt Company for Clear Southern Rock Salt in the amount not to exceed \$87.23 per ton. Councilman Hopkins seconded the motion. On roll call, all voted yes. Motion passed.

**13. Bid award and resolution authorizing execution of a service agreement for sanitary sewer lining services.**

Councilwoman Brady Mueller moved to award the bid for sanitary sewer lining services to the lowest responsive and responsible bidder, Pipevision Products, Inc., and to adopt a Resolution authorizing the City Manager to execute a service agreement with Pipevision Products, Inc. in the amount of \$51.66 per foot of sewer lined. Councilman Hopkins seconded the motion. On roll call, all voted yes. Motion passed.

**Council Inquiries and Requests**

None.

**Adjournment**

There being no further business, Councilman Hopkins moved to adjourn the meeting at 8:50 p.m. Councilman Thorsen seconded the motion. On voice vote, all voted yes. Motion passed.

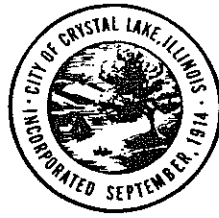
APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

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



AN ORDINANCE GRANTING AMENDMENTS TO SPECIAL USE PERMITS  
AT 681 TERRA COTTA AVENUE, 280 N. ROUTE 31, AND 220 W. VIRGINIA STREET

WHEREAS, pursuant to the terms of a Petition (File #2011-60) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested the issuance of Amendments to the Special Use Permits to allow illuminated canopy signage for the properties located at 681 Terra Cotta Avenue, 280 N. Route 31, and 220 W. Virginia Street, Crystal Lake, Illinois; and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Special Use Permits 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 I: That Amendments to the Special Use Permits be issued to allow illuminated canopy signage for the properties commonly known as 681 Terra Cotta Avenue, 280 N. Route 31, and 220 W. Virginia Street, Crystal Lake, Illinois.

Section II: Said Amendments to the Special Uses are issued with the following conditions:

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.

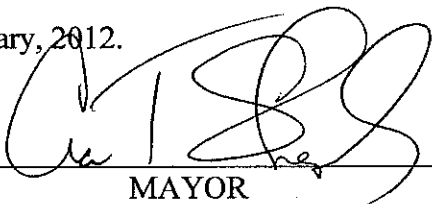
3. Future changes to the signage, which meet all requirements of the Unified Development Ordinance and are not increasing the amount of signage, shall not be required to amend the Special Use Permit.

4. The petitioner shall comply with all of the requirements of the Planning and Economic Development and Engineering and Building Departments.

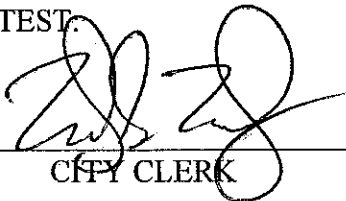
Section III: That the City Clerk be and is hereby directed to amend the official zoning map of the City of Crystal Lake and all pertinent records of the City of Crystal Lake to show the issuance of a Special Use Permit in accordance with the provisions of this Ordinance, as provided by law.

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

DATED at Crystal Lake, Illinois, this 3rd day of January, 2012.

  
\_\_\_\_\_  
MAYOR

ATTEST

  
\_\_\_\_\_  
CITY CLERK

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