#2024-41
131 N. Main Street – Special Use Permit
Project Review for Planning and Zoning Commission

Meeting Date: April 3, 2024

Request: Special Use Permit to allow three (3) internally illuminated wall signs in the Downtown District.

Location: 131 N. Main Street

Acreage: Approximately 5,000 square feet

Existing Zoning: B-4 Mixed Use Business

Surrounding Properties:
North: B-4 Mixed Use Business
South: B-4 Mixed Use Business
East: R-3A Two-Family Residential
West: B-4 Mixed Use Business

Staff Contact: Katie Rivard (815.356.3612)

Background:

- Existing Use: The subject property is the former La Rosita grocery store in Downtown Crystal Lake. La Rosita has moved to new location; and, a new grocery store and restaurant, Prado's Market, will occupy the space.

Development Analysis:

General

- Request: To permit three (3) internally illuminated wall signs in the Downtown District.
- Zoning: The site is zoned B-4 Mixed Use Business and used as commercial.
- Land Use: The land use map shows the area as Commerce. This land use designation is appropriate for this use.
- The petitioner has requested to install three (3) internally illuminated wall signs in the Downtown District. Externally illuminated signs, such as those with gooseneck lighting, are permitted.
- Corner tenants of multi-tenant buildings are permitted three (3) signs no more than 50 square feet for any one (1) sign or on one (1) façade. The total square footage of the three (3) signs combined is 47 square feet.

- No single sign or all signs on a single façade can exceed a maximum of 70% of the individual tenant suite frontage. The signs combined are 25 feet in length, which is 50% of the of the individual tenant suite frontage.
- There are some existing internally illuminated signs in the Downtown District. However, the UDO was amended 2016 to require a Special Use Permit for internal sign illumination in the Downtown District.
- In 2001, the City adopted the Downtown Design Guidelines. The design guidelines are conceptual only and are not meant to supersede the City's codes and ordinances. The design guidelines recommend external illumination rather than internal illumination in the Downtown.
- Staff recommends the petitioner remove the internal illumation and install gooseneck lighting to be consistent with other properties in the Downtown.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial, service and office uses. The following goal is applicable to this request:

Land Use – Commerce

Goal: 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.

Findings of Fact:

SPECIAL USE PERMIT

Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 of the Unified Development Ordinance establishes standard 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*

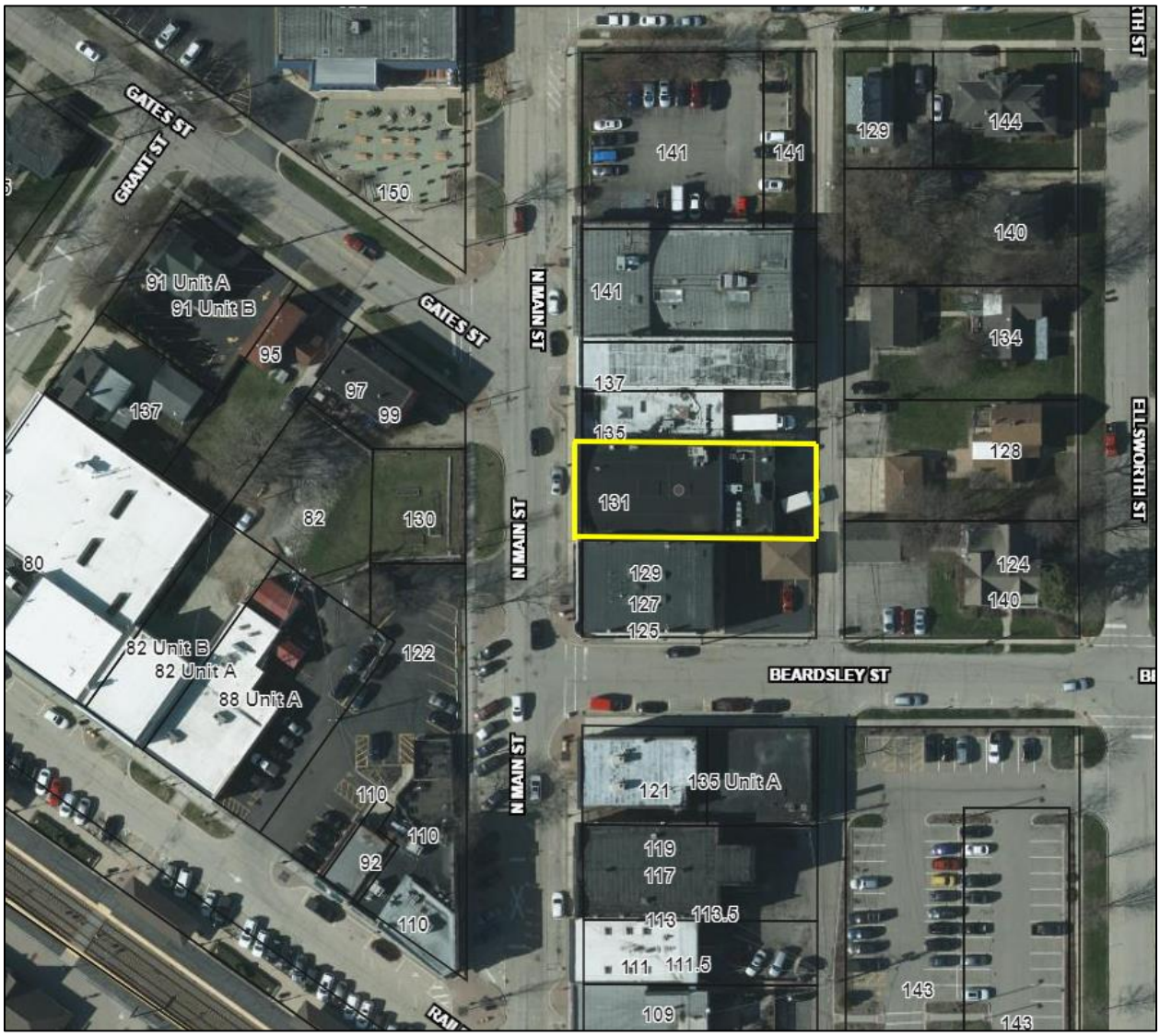
Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, it should be with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Prado, dated 03/08/24, received 03/08/24)
   B. Sign Plans (Prado, received 03/08/24)

2. The petitioner shall address all of the review comments and requirements of Community Development Department.

PIQ Map
131 N. Main Street, Crystal Lake, IL



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: Susana E Prado

Address: 131 N Main St

Crystal Lake, IL 60014

Phone:

E-mail: info@pradosmarket.com

Project Name & Description: Internal illumination sign needs to be installed about main in front of grocery store

Project Address/Location: 131 N Main St Crystal Lake, IL 60014

Signature



Susana E Prado 3/8/2024

Owner: Print and Sign name Date

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

Northwest Herald

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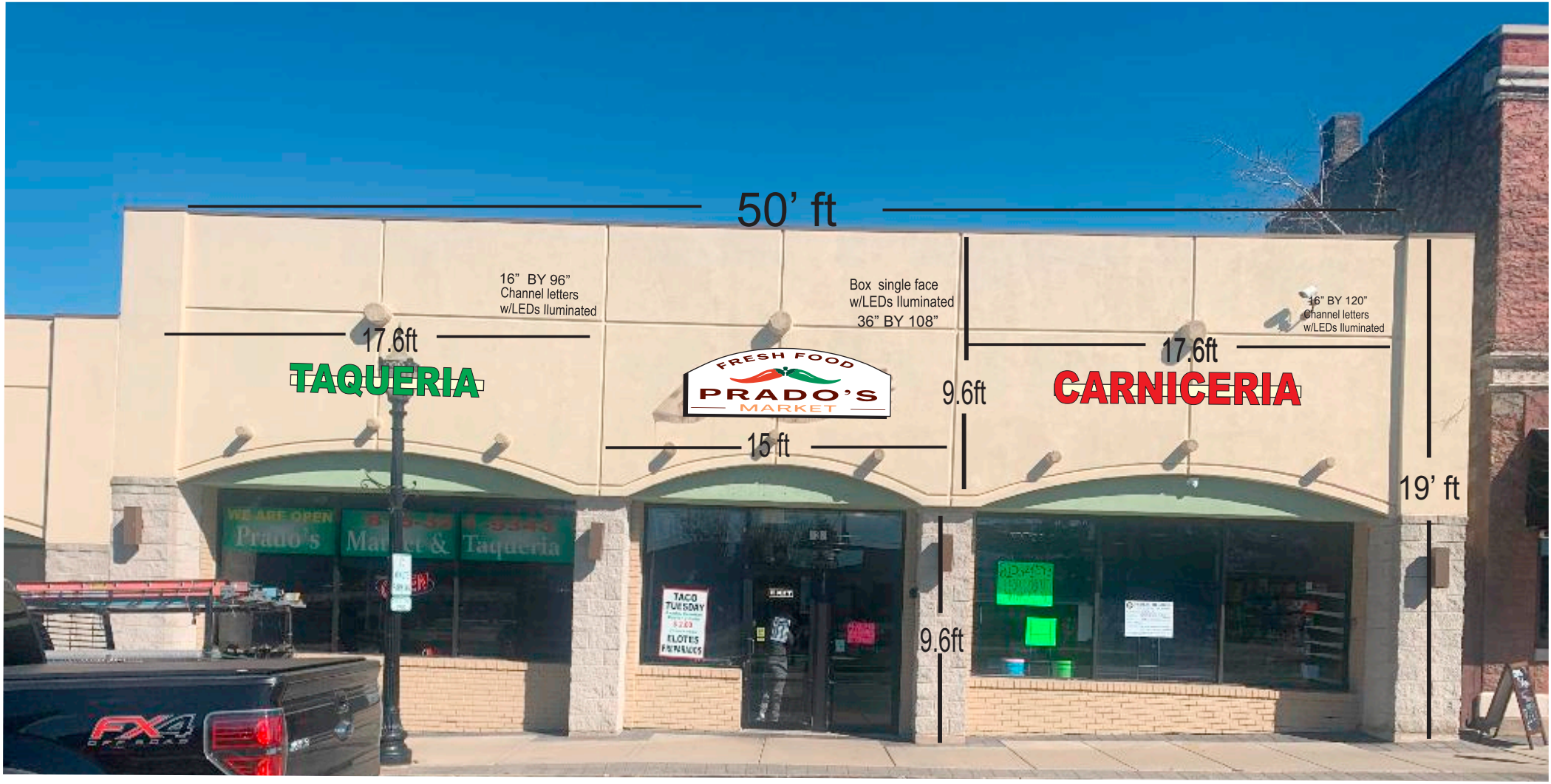
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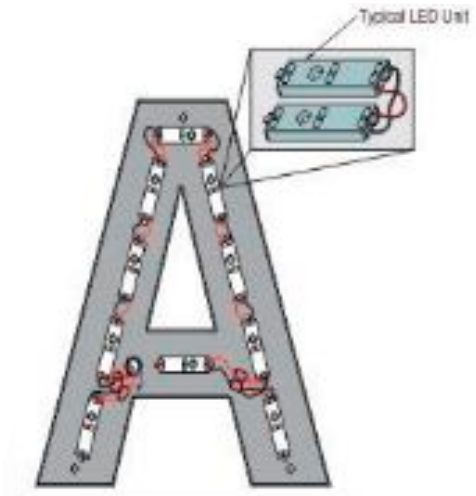
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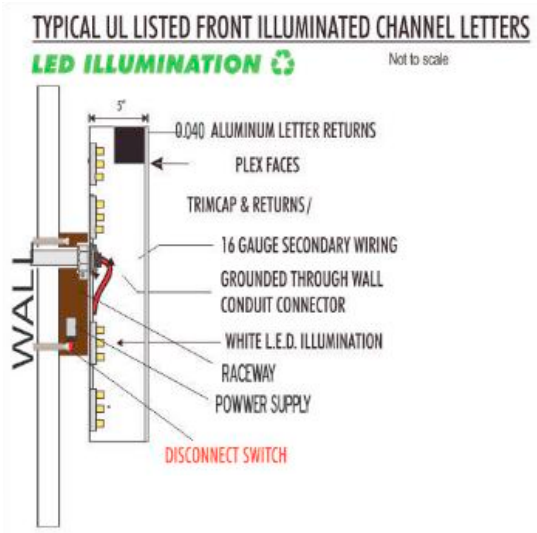
Notice Content

PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE APPLICATION OF Susana E. Prado 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 Susana E. Prado, for Special Use Permit relating to the property at 131 N. Main Street, Crystal Lake, Illinois 60014, PIN: 14-33-309-008. This application is filed for the purpose of seeking a Special Use Permit to allow three (3) internally illuminated wall signs in the Downtown District, and any other changes or variations as presented at the hearing, pursuant to Appendix A-1300, Article 4 and Article 9 of the Unified Development Ordinance. 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, April 3, 2024, 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 Northwest Herald March 16, 2024) 2151000

Back


50’ ft
16” BY 96”
Channel letters
w/LEDs Iluminated
17.6ft
TAQUERIA
Box single face
w/LEDs Iluminated
36” BY 108”
FRESH FOOD
PRADO’S
MARKET
15 ft
9.6ft
16” BY 120”
Channel letters
w/LEDs Iluminated
17.6ft
CARNICERIA
19’ ft
9.6ft
WE ARE OPEN
Prado’s
Taqueria
TACO TUESDAY
FX4


Typical LED Unit


TYPICAL UL LISTED FRONT ILLUMINATED CHANNEL LETTERS
LED ILLUMINATION
Not to scale
5”
.040 ALUMINUM LETTER RETURNS
PLEX FACES
TRIMCAP & RETURNS /
16 GAUGE SECONDARY WIRING
GROUNDED THROUGH WALL
CONDUIT CONNECTOR
WHITE L.E.D. ILLUMINATION
RACEWAY
POWWER SUPPLY
DISCONNECT SWITCH
WALL