



Agenda Memo

Crest Hill, IL

Meeting Date: August 14, 2023
Submitter: Ronald J Wiedeman
Department: Engineering
Agenda Item: Digital Sign Easement-Menards Follow up

Summary: As a follow-up to the July 10, 2023 workshop presentation of a sign easement agreement with Menards at the southeast corner of Weber Rd at City Center Blvd staff is bringing you this update.

At the July 10th meeting Council directed staff to work with Menards to get the wording in the agreement presented which references a condition that would not allow any advertising of products directly competitive with a product sold by Menards modified to allow advertising by local business with like products to be able to advertise on our digital signs.

Staff did reach out to Menards and below is the response received:

“[Menards] Management was unwilling to change our standard billboard restriction language. Allowing competitors to advertise their products or contractors who advertised product lines we did sell (like windows, paint, etc.) on signs on our property was a non-starter for them.”

Due to this response, staff began looking for alternate locations that would both satisfy the digital advertising company and the City. Below are two locations that we investigated that have very good site lines and are outside property owned by Menards. The locations are as follows and are shown on the attached exhibit.

1. Southeast corner of Weber Rd and City Center Blvd between Will County R/W and property owned by Menards. This property is owned by Kinder Morgan Pipeline.
2. Northeast corner of Weber Rd and Caton Farm Rd also in property owned by Kinder Morgan pipeline.

In our initial contact with Kinder Morgan, we received a promising initial response that location 2 might be a location that is open due to the pipeline crossing Weber Rd to the north of this location. Kinder Morgan’s land department now needs to follow up with the operations group to confirm that this location would be feasible.

Staff also recommends this location because it is a better location than the Menards location because it will place the sign in front of existing obstacles (i.e. power and traffic signal poles) and does not create any sight distance issues compared to the original Menards location and location 1 discussed above.

We also reached out to BRT Outdoor, LLC and they grade this location very highly. They consider this better than the Menards location and would be interested in moving the sign currently proposed at Menards to this location.

Recommended Council Action: Looking for direction from Council for staff to proceed and continue working with Kinder Morgan on getting an agreement in place for the placement of digital sign at the Northeast corner of Weber Rd and Caton Farm Rd. Based on our attorneys' past dealings with Kinder Morgan, this process will take some time and will most likely result in a license agreement or permit versus a permanent easement.

Financial Impact:

Funding Source: n/a

Budgeted Amount: n/a

Cost Approved to Date: n/a

Attachments:

Location Exhibit.pdf

Lot 1 Weber Rd Easement Exhibit-03.21.2023-With sign Foot Print Location1 rev.pdf

Northeast Corner of Weber and Caton Farm Rd-Location 2.pdf