



Agenda Memo

Crest Hill, IL

Meeting Date:	April 1, 2024
Submitter:	Ronald Mentzer, Interim Community and Economic Development Director
Department:	Community Development
Agenda Item:	Lucky Brothers 2 Inc./ Shell Gas Station Sign Ordinance Variation Requests

Land Use Summary

	Land Use	Comp Plan	Zoning
Subject Parcel:	Commercial	Local Commercial	B3
North:	Commercial/Public	Local Commercial/ Stateville	Uninc./M1
South:	Manufacturing	Light Industrial	M2
East:	Public Sewer Plant.	Heavy Industrial	M2
West:	Vacant	Multifamily	M2

Project Summary

The owner of the 3.15-acre property at the southwest corner of Caton Farm Road and Illinois Rt. 53/Broadway Street (the "Subject Property"), Shamir Mahani (the "Applicant"), is currently constructing a new Shell Gas station on the Subject Property. Karen Dodge of Municipal Resolutions has submitted a Sign Ordinance variation application on behalf of Mr. Mahani that, if approved by the City Council, would allow for a new pylon sign to be installed at the northeast corner of the Subject Property as reflected in attached **Exhibits A and B**. As proposed, the new pylon sign would be larger in area and taller in height than what is allowed under the City's Sign Ordinance. Specifics of the requested sign ordinance variations include:

- **Sign Ht.:** 15 feet allowed / 26 feet requested
- **Sign Area:** 70 sf. allowed / approximately 110 sf. requested (not including Rt. 66 emblem)

Analysis

In consideration of the request, the key points to consider include:

- The Applicant has stated the requested increased sign height and area will “allow semi-truck drivers to recognize that diesel fuel is available. The sooner we can notify the driver, the sooner they can react and turn into the lot.”
- Under the provisions of the Sign Ordinance, the Applicant would be permitted to install one 15-foot tall, 70 sf. (inclusive of a 20 sq. ft. electronic message board element) ground sign along Broadway Street and one along Caton Farm Road. The Applicant is proposing to install a single 26-foot tall, 110+/- sf. pylon sign adjacent to the southwest corner of Broadway Street and Caton Farm Road.
- The Applicant’s proposed 26-foot tall pylon sign provides 6+ feet of open space between the bottom of the lowest sign panel and the ground below.
- For comparison purposes, the monument signs installed in the recently completed Gas N Wash project at the northwest corner of Weber Road and Division Street comply with the City’s 15-foot height restriction and the primary monument sign is slightly smaller in area than what is being proposed by the applicant in this case (See **Exhibit C**). The Gas n Wash site is larger than 5.825 acres where the property/site involved in this case is 3.15 acres. The Gas n Wash monument signs have attractive decorative base where the proposed pylon sign in this case does not.
- Section 15.12.275 (B) (1) of the City Code states the City Council shall grant a variation to the Sign Code only when it shall have been determined, and recorded in writing, that all of the following standards are complied with:
 1. *That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;*
 2. *That the plight of the owner is due to unique circumstances; and*
 3. *That the variation, if granted, will not alter the essential character of the locality.*
- The additional supplemental variation review standards contained in Section 15.12.275 (B)(2) of the Sign Ordinance are attached for your consideration as **Exhibit D**.

Staff Assessment

Based on staff’s review of the information submitted by the Applicant and contained in this report, staff does not feel the variations requested in this case are warranted. Community Development Department staff feels the Applicant should be directed to comply with the City’s monument sign height requirements and reduce the sign to less than 100 sf. in area which would still require the approval of a variation for increased sign area if it exceeds 70 sf. Staff recommends the City’s approval of any sign ordinance variation(s) in this case be conditioned upon:

1. The Applicant constructing a masonry base for the proposed ground sign.
2. The Applicant installing decorative landscaping around the base of the proposed sign.
3. A restriction that would prohibit the installation of a second ground/monument sign on the Subject Property

Recommended City Council Action

Conduct the required public hearing and either (i) direct the Applicant to revise the design of the proposed sign **or** (ii) direct the City attorney to prepare an ordinance to approve the Applicants requested Sign Ordinance variations.

Financial Impact: Not applicable for this case.

Funding Source:

Budgeted Amount:

Cost:

Attachments: Exhibits A-D.