

Petition #/Permit # 2024-035

APPLICATION FOR ZONING PETITION, ADMINISTRATIVE VARIATION OR SITE PLAN REVIEW

<p>OWNER INFORMATION:</p> <p>Name <u>JGA GLA LLC of Jeffrey Arnold</u></p> <p>Address <u>P.O. Box 1490</u></p> <p>City, St, Zip <u>Woodstock, IL 60098</u></p> <p>Daytime Phone <u>815-382-2885</u></p> <p>Email <u>JGA1033@mc.net</u></p>	<p>ATTORNEY or AGENT CONTACT INFORMATION (If Applicable):</p> <p>Name _____</p> <p>Address _____</p> <p>City, St, Zip _____</p> <p>Phone _____</p> <p>Email _____</p>
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<p>APPLICANT (If other than owner):</p> <p>Name <u>Clean Channel Airway LLC</u></p> <p>Address <u>4000 S. Morgan St.</u></p> <p>City, St, Zip <u>Chicago, IL 60609</u></p> <p>Daytime Phone <u>773-843-2020 (Scott Hannion)</u></p> <p>Email <u>SCOTT.HANNION@CLEANCHANNEL.COM</u></p>	<p>TRUSTEE/BENEFICIARY/OFFICERS/DIRECTORS/CONTRACT PURCHASER (please use separate page for additional information):</p> <p>Name _____</p> <p>Address _____</p> <p>City, St, Zip _____</p> <p>Phone _____</p> <p>Email _____</p>
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PARCEL INFORMATION:

Address 500 MAGNET WAY

City Woodstock, IL zip 60098

Parcel/Tax Number 07-36-401-003

Number of Acres 2.36

<p>Applying For: (Check all that apply)</p>	<p><input type="checkbox"/> Reclassification</p> <p><input checked="" type="checkbox"/> Conditional Use & Site Plan Review</p> <p><input type="checkbox"/> Variation, Administrative</p> <p><input type="checkbox"/> Variation, Zoning</p> <p><input type="checkbox"/> Site Plan Review</p> <p><input type="checkbox"/> Text Amendment</p> <p><input type="checkbox"/> Appeal</p>	<p>Current Zoning: <u>P1</u> Requested Zoning: <u>IIC</u></p> <p>CUP Request: <u>Upgrade Parcel Billions TO Digital</u></p> <p>Variation Request:</p> <p>Type:</p> <p>UDO Section(s):</p> <p>Type:</p>
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Please provide additional information on the back of this page.

NARRATIVE: Please use this space to explain your request in detail.


Clean Channel Outdoor would like to request a Conditional Use Permit to upgrade the existing double sided, printed billboards to a billboards that will have one (1) face as digital and one (1) face as a printed sign.

CONSENT

I/We hereby authorize that the aforementioned applicant, attorney, and agent may act and testify on my behalf as my agent in the matter of this zoning application regarding the property listed above that is the subject of this application.

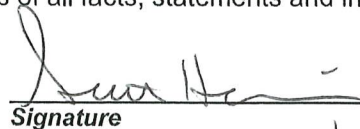
VERIFICATION

I/We hereby verify and attest to the truth and correctness of all facts, statements and information presented herein.



Owner's Signature
JEFFREY E. ARNOLD

Print Name



Signature
SCOTT HAMILTON

Print Name

SUBSCRIBED and SWORN to before me
this 8th day of March, 2024.



NOTARY PUBLIC



MCHENRY COUNTY PLANNING AND DEVELOPMENT
 2200 N. SEMINARY AVENUE, WOODSTOCK, IL 60098
 815-334-4560

Office Use Only
Petition #/Permit # _____

CORPORATE DISCLOSURE

Applications shall be brought in the name of the record title owner or the owner(s) of the beneficial interest through authorized agents. If application is made by a corporation or partnership for any zoning map amendment, variation, or conditional use permit, the application and notice shall identify the names and addresses of all officers and directors and all shareholders/stockholders owning an interest in excess of seven and one-half percent (7.5%)

If an owner, officer, director, shareholder/stockholder is another legal entity and not an individual, we require the same information (name, title, address) for that entity.

Name of Entity: JGAGLA LLC			
Name	Title (officers, directors, shareholders/stockholders)	Address (address, city, state, zip)	Percent of ownership interest
Jeffrey Arnold	MANAGER	1118 BERITSON LANE WOODSTOCK, IL 60098	100%

Please attach additional information, if needed.

*Extracted from Title 16: Unified Development Ordinance §16.16.020 §§ A1-4 (2014).

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Name of Entity: <i>Clean Channel Outcrop LLC</i>			
Name	Title (officers, directors, shareholders/stockholders)	Address (address, city, state, zip)	Percent of ownership interest
	<i>See Attached Documents</i>		

Please attach additional information, if needed.

*Extracted from Title 16: Unified Development Ordinance §16.16.020 §§ A1-4 (2014).

CLEAR CHANNEL OUTDOOR, LLC

ASSISTANT SECRETARY'S CERTIFICATE

March 1, 2024

The undersigned, Salvador Llach, being the Assistant Secretary of Clear Channel Outdoor, LLC, a Delaware limited liability company (the "Company"), in his capacity as an officer of the Company and not individually, hereby certifies as follows that:

1. I am the duly elected and qualified Senior Vice President-Legal, Deputy General Counsel and Assistant Secretary of the Company.
2. Clear Channel Outdoor Holdings, Inc., a Delaware corporation, having its principal address at 4830 North Loop 1604 W, Suite 111, San Antonio, TX 78249, is the sole member of the Company and owns 100% of all the issued and outstanding membership interest of the Company.
3. The individuals listed on the attached Exhibit A are duly elected and qualified to serve as directors and officers, as applicable, of the Company, in the capacities set forth opposite their names and the address and ownership information set forth opposite their names is true and accurate.

IN WITNESS WHEREOF, the undersigned has signed this Assistant Secretary's Certificate as of the date first written above.

CLEAR CHANNEL OUTDOOR, LLC

By: 

Name: Salvador Llach

Title: Assistant Secretary

EXHIBIT A

***Officers of Clear Channel Outdoor, LLC with Management Responsibilities Over
Clear Channel's Operations in Illinois***

<u>Name</u>	<u>Title</u>	<u>Address</u>	<u>Percent of Ownership Interest</u>
Chris Pezzello	Vice President and Branch President – Chicago	205 S. Michigan Avenue Chicago, IL 60601	0%
Diane Veres	Vice President and Regional President – Southwest and Branch President - Phoenix	2325 Camelback Rd. Suite 400 Phoenix, AZ 85016	0%

Directors of Clear Channel Outdoor, LLC

<u>Name</u>	<u>Title</u>	<u>Address</u>	<u>Percent of Ownership Interest</u>
David Sailer	Director	200 Park Avenue, Suite 701 New York, NY 10166	0%
Lynn A. Feldman	Director	200 Park Avenue, Suite 701 New York, NY 10166	0%

CONSENT TO ON-SITE INSPECTION

I/We are the owners of record of the real estate which is the subject of this application. Owners of the described real estate do hereby freely and voluntarily consent to inspection of the site of the parcel in question for purposes of determining the appropriateness of the pending proposed zoning petition by the Zoning Enforcement Officer and/or designated representative, McHenry County Zoning Board of Appeals or where applicable, the McHenry County Hearing Officer, and hereby release such persons from any liability based in whole or in part on the inspection of the parcel in question. That in exchange for the above actions by the Applicant(s), McHenry County agrees that the Zoning Enforcement Officer and/or designated representative, member of the Zoning Board of Appeals or, if applicable, the McHenry County Hearing Officer, will inspect the parcel in question prior to considering the evidence presented upon the above application. In the case of Conditional Use applications, if approved by the McHenry County Board, the Zoning Enforcement Officer and/or designated representative may inspect the property periodically to ensure compliance with the adopting ordinance and any conditions therein.

ACCEPTANCE OF FEES FOR TRANSCRIPTION SERVICES

I/We, the applicant(s), verify that I/we are aware of the use of a transcription service utilized by McHenry County to prepare a record of public hearings. Applicant(s) agree to directly reimburse the Department of Planning and Development for all incurred transcript fees and associated costs for hearings before the McHenry County Zoning Board of Appeals or where applicable, the McHenry County Hearing Officer unless determined otherwise by McHenry County. The applicant(s) further recognizes failure to fully reimburse the County prior to the scheduled County Board Date will grant McHenry County the unconditional right to withhold the application from McHenry County Board action. Applicant(s) further understand that transcripts shall be retained by McHenry County as part of the permanent zoning application file.

ZONING APPLICATION INTERPRETATION

I/We understand that the McHenry County Department of Planning and Development Staff will review and evaluate this application per the text of the McHenry County Unified Development Ordinance, the Official Zoning Maps, and any relevant documentation provided by the applicant and otherwise available to the Department, and consult with other staff to create a Legal Notice and staff report.

ACCEPTANCE OF FEES FOR NOTIFICATION

I/We, the applicant(s), authorize the McHenry County Department of Planning and Development Staff to produce the Legal Notice of Public Hearing to be published and mailed per the requirements of Chapter 16.16 (Zoning Application Process) of the McHenry County Code of Ordinances. I/We agree to reimburse the County for the cost of certified mailing and publication to the newspaper, prior to a vote by the McHenry County Board, in order to meet the notification requirements for a public hearing by Illinois State Statute.

[Handwritten Signature]
Owner's Signature

Jeffrey C Arnold
Print Name

[Handwritten Signature]
Signature

Scott Harrison
Print Name

SUBSCRIBED and SWORN to before me
this 8th day of March, 20 24.

Edward N. Bluemel II
NOTARY PUBLIC



Approval Standards for Conditional Use

(McHenry County Unified Development Ordinance §16.20.040E)

This form must be completed for requests for conditional use. Yes and No answers are insufficient, please provide a minimum one or two sentence explanation.

1. Please describe how the conditional use meets all applicable standards of UDO §16.56 (Use Standards) and §16.60 (Site Development Standards)?

Due to the fact that our conditional use does not require the erection of a building or other new structure, infrastructure, utility services, etc., many of the standards laid out in 16.56 & 16.60 do not apply. A couple standards with which our new digital screen will need to comply pertain to setbacks and lighting regulations. The upgrade to the existing sign will comply with all standards that have been approved prior or previously set forth by the village. The sign will continue to comply with the setback requirements for the Village. The lighting of the new digital sign will be in strict compliance with the regulations outlined by the Outdoor Advertising Association of America (OAAA).

2. Is the conditional use compatible with the existing or planned future development of the area?

Given the sign structure has been in place on this suite for over 25 years, it is compatible with the existing development in the area currently.

As Clear Channel Outdoor is unaware of the specific future development plans of the area surrounding the site in question, it is difficult to comment on the conditional use's impact on future development plans.

3. Is the conditional use detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the area?

Neither the existence nor the location of the conditional use will be detrimental to or endanger the public in any way.

4. Will the conditional use be injurious to the use and enjoyment of other property in the area?

As the property is zoned Light Industrial, the conditional use poses no threats to either the use or enjoyment of other property in the area.

5. Will the conditional use substantially diminish and impair property value in the area?

The upgrade to the sign will not have any negative impact on the properties in the area nor diminish their value in any way.

6. Are adequate utilities, access roads, drainage, and other necessary facilities provided?

Utilities and access roads currently exist, which are required for the existing and future conditional use. Those are the only required facilities for the conditional use.

7. Has conditional use operation been designed to provide ingress and egress to minimize traffic congestion and hazard on the public streets?

As the conditional use will not entail the construction of a new structure, there will be no increased traffic flow and no need to address ingress and egress at the site. There is easy access for Clear Channel Outdoor personnel and other agencies to conduct routine maintenance of the sign structure and local utilities via Magnet Way, which has a seldom-used cul-de-sac that ends near the sign structure.

8. Will the conditional use conform to the applicable standards of the underlying zoning district?

Approval of the conditional use will allow Clear Channel Outdoor to be in compliance with all zoning district guidelines.

9. Will the conditional use be reasonably in the interest of the public welfare?

The conditional use will allow the sign to inform the public in many ways. This information will come in the form of broadcasted State or Local Emergencies (ie. amber alerts, missing persons, severe weather, etc.), as well as national and local advertisements.

10. Will there be adequate measures taken to provide protection to groundwater recharge and groundwater quality?

Clear Channel Outdoor's conditional use plan does not affect groundwater conditions in any way.