



#2015-42

Petersen Paving –Final PUD Amendment

Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	August 5, 2015
<u>Requests:</u>	Final PUD Amendment to allow the addition of 7 overhead doors to the northwest elevation and one overhead door to the northeast elevation, outdoor storage, and to install an 8-foot chain link fence with a barbwire crown around the property.
<u>Location:</u>	362 Industrial Ave
<u>Acreage:</u>	Approximately 5 acres
<u>Zoning:</u>	M PUD- Manufacturing Planned Unit Development
<u>Surrounding Properties:</u>	North: R-2 (Single Family Residential) South: M PUD (Manufacturing Planned Unit Development) East: M PUD (Manufacturing Planned Unit Development) West: R-2 (Single Family Residential)
<u>Staff Contact:</u>	Kathryn Cowlin (815.356.3615)

Background:

- **Existing Use:** The property was formerly occupied by Precision Twist. The subject property was a warehouse for the drill making operations.
- **Previous Approvals:** The original Planned Unit Development was approved in 1967 with the condition that no overhead doors were allowed on the northwest and northeast elevations in order to reduce noise from escaping the property. The development of this property as a PUD ensured the protection of the neighbors due to the close proximity. In 1984 a variation from the front yard setback was approved to reduce the setback to 10 feet. Various building and parking lot alternations were approved in 1991 (Ordinance 3493) which required additional landscaping along the north and west property lines to serve as a buffer to the residential neighbors. Lastly, an ordinance was passed in 2003 approving the addition of a load dock to the office building located at 301 Industrial, which was part of the Precision Twist campus.

Development Analysis:

- **Request:** The petitioner is requesting a final PUD amendment to allow the addition of 7 overhead doors on the northwest elevation, one overhead door on the northeast elevation, outdoor storage, reduce the number of parking spaces and to install an 8-foot chain link fence with a barbwire crown around the property.

- Land Use: The land use map shows the area as Industry. This land use designation is appropriate for the area.
- Zoning: The site is zoned M PUD. This is an appropriate zoning designation for the area.

Fencing

- The proposed chain link fence is 8 feet tall with a barbwire crown.
- The petitioner is requesting to locate the chain-link fence along the property line, which would be on the residential side of the landscape buffer on Park Boulevard and View Street.
- The southern portion of the fence that fronts the Industrial Avenue will screen the outdoor storage area with privacy knit panels.

Parking

- 57 parking spaces will be provided.
- The required parking for office and construction storage usage on the subject property is 30 spaces.

Outdoor Storage

- The proposed outdoor storage would be located at the northwest corner of the property.
- The proposed outdoor storage area is screened by mature evergreen trees.
- The petitioner is proposing to store excess materials outdoors.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Industry, which allows for existing and future manufacturing and commercial recreation uses. The following goals are applicable to this request:

Land Use – Industry

Goal: Support manufacturing uses within the community which contribute to the regional and local economy and Crystal Lake’s live, work, play philosophy.

This can be accomplished with the following supporting actions:

Supporting Action: Expand and attract manufacturing users which provide jobs, services, and products strengthening the City’s economy.

Economic Development – Attract and Retain Businesses

Goal: Establish marketing efforts to attract and retain businesses throughout the City.

This can be accomplished with the following supporting actions:

Supporting Action: Continue to solicit businesses in the City’s strongest growth sectors.

Findings of Fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting an amendment to a Final Planned Unit Development to allow the addition of seven overhead doors to the northwest elevation and one overhead door to the northeast elevation, outdoor storage, reduce the number of parking spaces and to install an 8-foot chain link fence with a barbwire crown at the subject property. A Planned Unit Development is

a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
 Meets *Does not meet*
2. The use will not be detrimental to area property values.
 Meets *Does not meet*
3. The use will comply with the zoning districts regulations.
 Meets *Does not meet*
4. The use will not negatively impact traffic circulation.
 Meets *Does not meet*
5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
 Meets *Does not meet*
6. The use will not negatively impact the environment or be unsightly.
 Meets *Does not meet*
7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
 Meets *Does not meet*
8. The use will meet requirements of all regulating governmental agencies.
 Meets *Does not meet*
9. The use will conform to any conditions approved as part of the issued Special Use Permit.
 Meets *Does not meet*
10. The use will conform to the regulations established for specific special uses, where applicable.
 Meets *Does not meet*

Recommended Conditions:

If a motion is made to recommend approval of the petitioner's request, the following conditions are recommended:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (ACT 362 LLC, received 07/07/15)
 - B. Survey (received 07/07/15)
 - C. Elevations (received 07/07/15)
 - D. Proposed Fence Drawing (received 07/07/15)
2. The fence shall be located inside of the landscape buffer, along the perimeter of the pavement area.
3. The addition of seven overhead doors on the northwest elevation and one overhead door on the northeast elevation is hereby granted, with the condition that all doors shall remain closed until such time as they are used to transfer vehicles/product in and out of the building.
4. The outdoor storage of materials and vehicles shall be limited to the area screened by the landscape buffer.
5. The petitioner shall submit a copy of the signed agreement for the water supply to the fire suppression system (sprinklers) or an alternate water supply source for the fire suppression system will be necessary.
6. The petitioner shall comply with all of the requirements of the Community Development, Fire Rescue, Police and Public Works Departments.



City of Crystal Lake
Development Application

Office Use Only BY: WLC
File # _____

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Project Title: 362 Industrial

Action Requested

- Annexation
- Comprehensive Plan Amendment
- Conceptual PUD Review
- Final PUD
- Final PUD Amendment
- Final Plat of Subdivision
- Preliminary PUD
- Preliminary Plat of Subdivision
- Rezoning
- Special Use Permit
- Variation
- Other

Petitioner Information

Owner Information (if different)

Name: ACT 362 LLC
 Address: 4218 Carlisle Dr
Prairie Grove, IL 60012
 Phone: 815 378-9564
 Fax: 815 455-3035
 E-mail: Kris@petersenpaving.com

Name: Precision Dormer
 Address: 2511 Technology Drive
Suite 113/114, ELGIN, IL, 60124
 Phone: 847 783-5705
 Fax: 847 783 5760
 E-mail: jerome.andreieff@dormerpramet.com

Property Information

Project Description: PUD Amendment to fence property add
overhead doors, office space, reduce # of parking stalls.
~~Plat of Subdivision~~ not needed per James Richter II

Project Address/Location: 362 Industrial Crystal Lake, IL

PIN Number(s): 14-33-179-002

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: Thomas Diamond, ICE Miller 200 W. Madison St Suite 3500 Chicago IL 60606 312-726-7125 Thomas.diamond@icemiller.com

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: Heritage Land Consultants 815 344 3252 758 Ridgeway Mettensy IL 60050

Other: _____

Signatures

Kristine Peterson 7-2-15
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.

Jessie ANDRIEFF 07/02/2015
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.

PUBLIC NOTICE

**BEFORE THE PLANNING AND
ZONING COMMISSION
OF THE CITY OF CRYSTAL LAKE,
MCHENRY COUNTY, ILLINOIS
IN THE MATTER OF THE APPLICA-
TION OF ACT 362 LLC**

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 of the City of Crystal Lake upon the application of Professional Permits on behalf of ACT 362 LLC for a Final Planned Unit Development Amendment relating to the following described real estate commonly known as 362 Industrial, Crystal Lake, Illinois 60014, PIN: 14-33-179-002

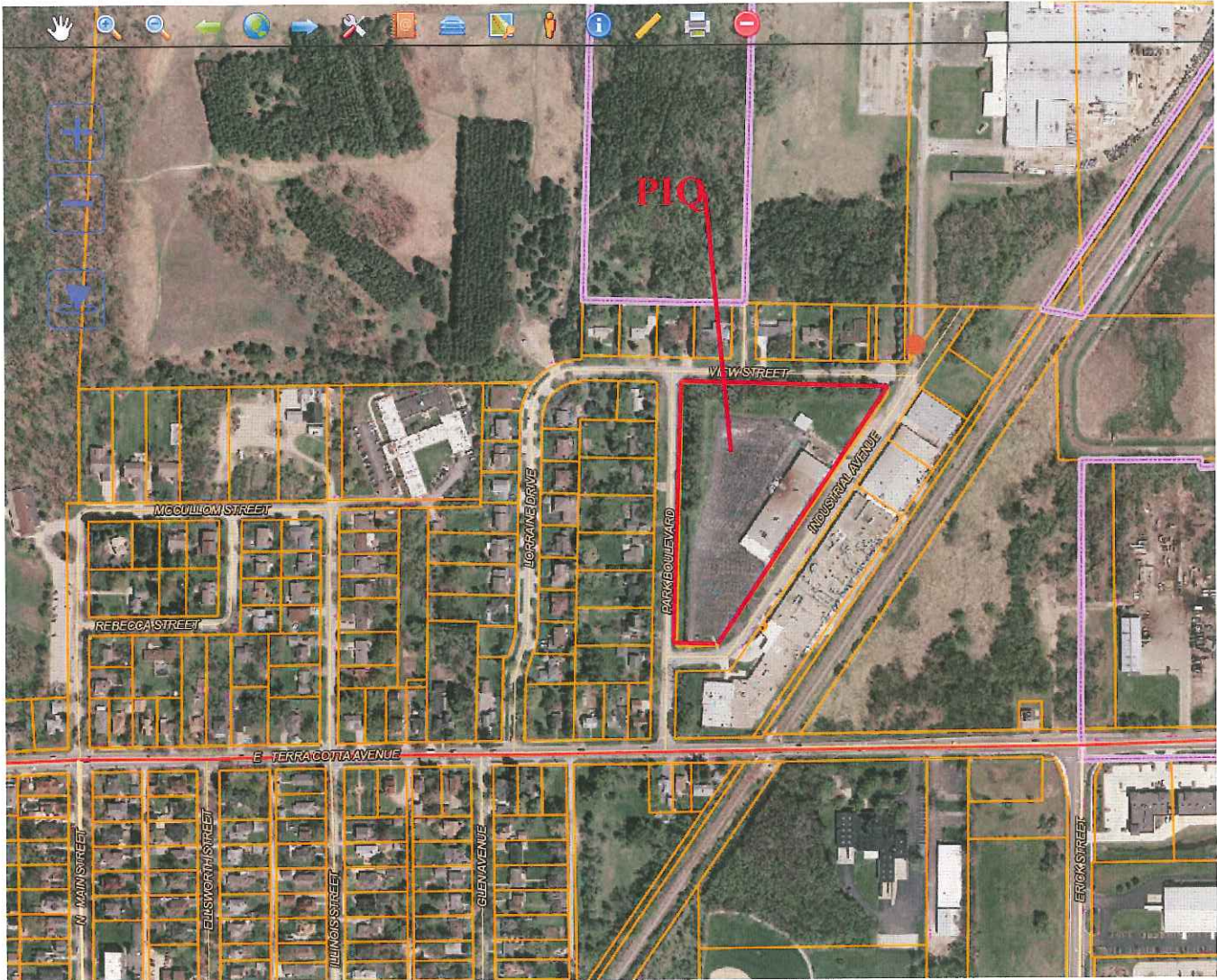
This application is filed for the purpose of seeking a Final Planned Unit Development Amendment pursuant to Article 4-500, Planned Unit Development Standards and Article 9, Administration, of the UDO to allow the addition of overhead doors on the northwest and northeast building elevations, outdoor storage, fence in the property and alter the parking lot layout, as well as any other variations that may be necessary to complete the project as proposed. 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 Wednesday August 5, 2015, 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
July 17, 2015.) NW 7018

CITY OF
Crystal Lake Illinois



From: Frank VADNAIS [mailto:fjvadhais@yahoo.com]

Sent: Thursday, July 30, 2015 8:11 PM

To: Kathryn Cowlin; Kathy Anderlik

Subject: Peterson paving amendments

Subject: Neighborhood response to Final PUD Amendment at 362 Industrial Rd. Crystal Lake, IL 60012

This is a response of comments, concerns and questions from neighbors on Park Blvd. and View Streets to Peterson Paving at 362 Industrial Rd. regarding the proposed Final PUD Amendment.

1. Asking for the addition of overhead doors on the northwest and northeast bldg elevations
2. Outdoor storage
3. Fence in the property
4. Alter the parking lot layout
5. Any other variations that may be necessary to complete the project as proposed.

1. Overhead doors exist currently at three locations on the building:

* SW location

* N location

* E location/street side on Industrial Rd.

Doors are strongly recommended to be facing East, Industrial Rd. side to help with sound/noise pollution. This would definitely have a noise dampening impact on backup alarm systems on vehicles required by OSHA. This would also buffer sound made when repairs are being done on equipment while doors are open.

2. Outdoor storage, above ground, is a concern due to the type of storage currently evident at their Jennings Street location: Hazardous material Storage of Lubricants, Solvents, Fuels and Propane. Has a comprehensive plan been submitted to the city that meets EPA requirements for these materials?

* Please see photos to support statement

3. Proposed Fencing around perimeter of property, as noted on page 5 of Development Application Form.

* Neighbors are strongly opposed to any fencing at any height **outside** the berm area, however, would not be opposed if fencing would be ornamental and on the inside the berm area out of residents sight, and on east side, along Industrial Dr.

* Neighbors are opposed to any/all fencing that is topped with barbed wire.

We feel as if this fence will deface our neighborhood and go against the agreements that were made between the neighbors, the city and Precision Twist pursuant to this property and Precision Twist in 1976.

4. Altering the parking lot layout

5. Any of variations.....statement would appear to be an open card to do what owner desires w/o applying for permission by presenting proposal to Planning Commission and notification of neighbors on Park Blvd. and View Streets prior to any/all work done.

Any and all amendments to building codes should be addressed on an individual basis and go through the proper channels.

Other concerns:

- That the city continue to monitor quality of water and any filtration from Peterson Paving into soil or run off.
- "No truck" sign posted on Park Blvd. just north of Industrial Rd. intersection.
- Sound/Noise concerns: loud speakers, phone ringing, back up vehicle alarms per OSHA requirements, hence doors proposed for East side only. Construction crews tend to begin work at a very early hour. Often before 5 AM. Is the city going to allow a variance to noise regulations and allow them to drive heavy equipment around in the parking lot before 7 AM or after 9 PM?
- Air quality concerns from solvents, asphalt fumes, etc.
- Maintenance of grass perimeter of property currently not being done on a weekly basis with mowing, that would be in conjunction with the neighborhood lawns. Request weekly mowing/maintenance of grass perimeter, professionally groomed.

Current condition of parkway:

The neighborhood would also like to ask the city to replace the yield sign at the intersection of Industrial Road and Park Boulevard with a stop sign. Every one of us who drives through that intersection on a daily basis has repeatedly had to slam on the brakes to avoid drivers who ignore the yield sign.

Frank and Diane Vadrnais

340 View St.

Bob Sedlak

350 View St.

Penelope Pahios

330 View St.

Cindy Marquardt

310 View St.

Tom and Beverly Campbell

300 View St.

Jeanette Mosier

360 Park Blvd.

Ed and Kathy Anderlik

348 Park Blvd.

Sid & Christine Sabatka

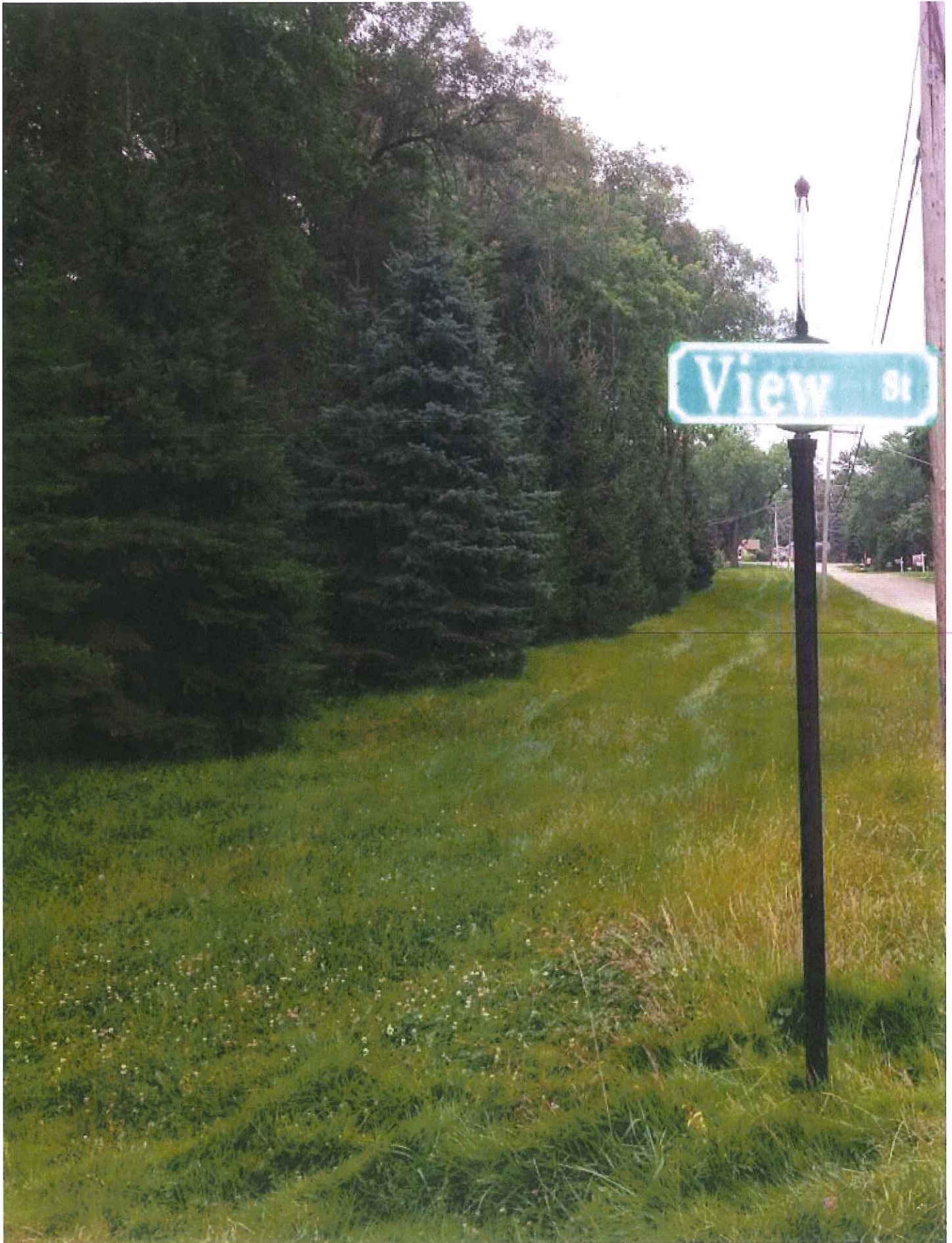
328 Park Blvd.

Frank Vadrnais

From: Ed Anderlik [mailto:eander348@sbcglobal.net]
Sent: Friday, July 31, 2015 9:52 AM
To: Kathryn Cowlin
Cc: Vadnais Frank & Diane
Subject: Re: Peterson paving amendments

Katie,
Hope these photos come through.

These first two photos reveal lack of parkway maintenance on Park Blvd & View Streets





Existing Peterson Property showing outdoor storage of solvents, fuel, etc







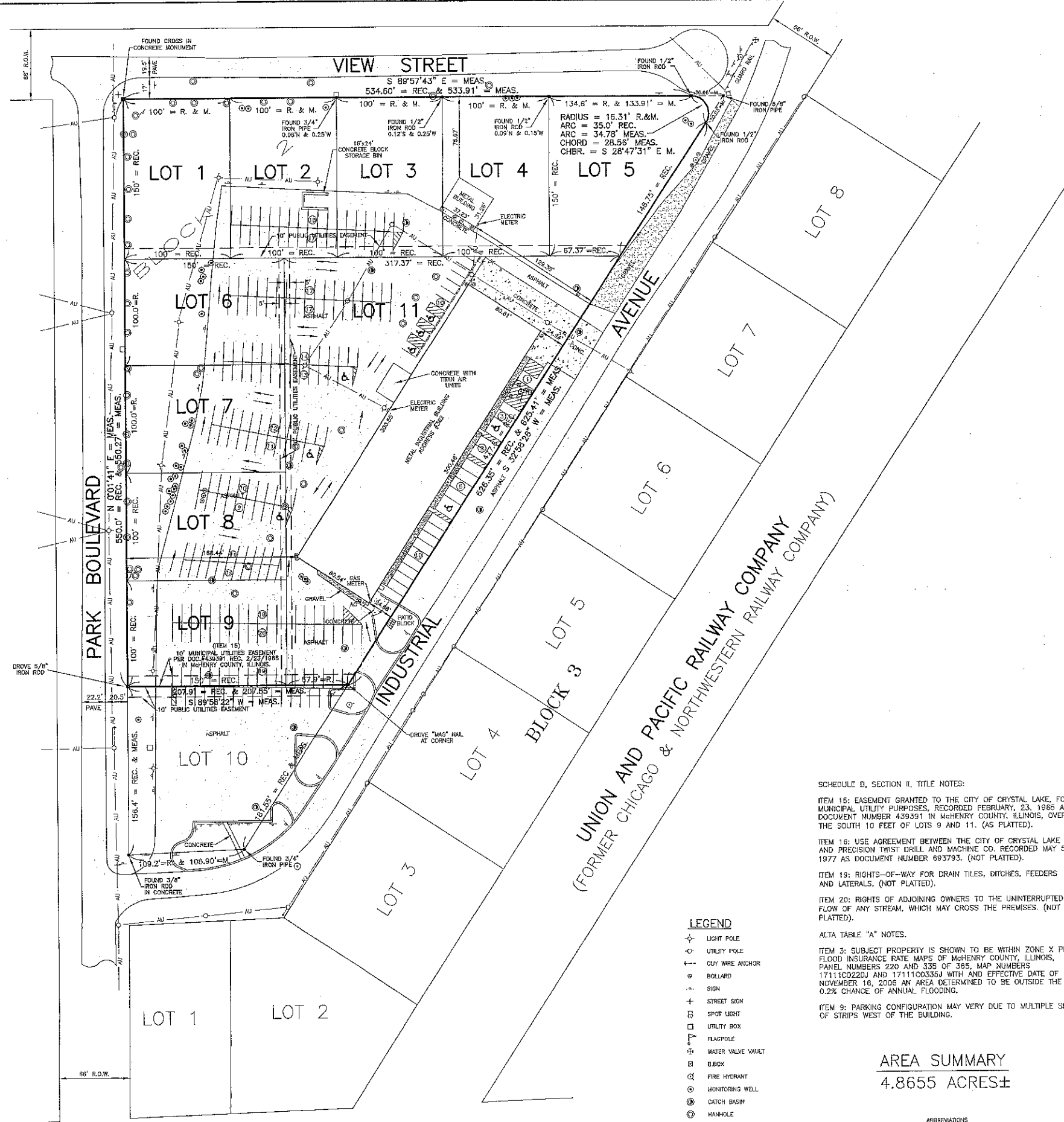
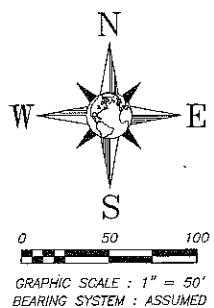
Current Bldg at 326 Industrial Ave. showing existing overhead East & N Doors.



Existing West overhead door.



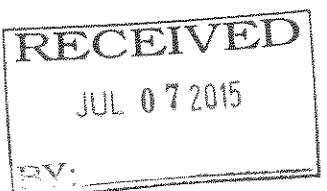
ALTA/ACSM LAND TITLE SURVEY



LEGAL DESCRIPTION:

LOTS 1 THROUGH 9, INCLUSIVE, AND LOT 11 IN THE RE-SUBDIVISION OF BLOCK 2 IN STERN'S ADDITION TO CRYSTAL LAKE, A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 25, 1959 AS DOCUMENT NUMBER 362922 IN BOOK 14 OF PLATS, PAGE 42 IN McHENRY COUNTY, ILLINOIS.

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SCHEDULE B, SECTION II, TITLE NOTES:

- ITEM 15: EASEMENT GRANTED TO THE CITY OF CRYSTAL LAKE, FOR MUNICIPAL UTILITY PURPOSES, RECORDED FEBRUARY, 23, 1965 AS DOCUMENT NUMBER 439391 IN McHENRY COUNTY, ILLINOIS, OVER THE SOUTH 10 FEET OF LOTS 9 AND 11. (AS PLATTED).
 - ITEM 16: USE AGREEMENT BETWEEN THE CITY OF CRYSTAL LAKE AND PRECISION TWIST DRILL AND MACHINE CO. RECORDED MAY 5, 1977 AS DOCUMENT NUMBER 693793. (NOT PLATTED).
 - ITEM 19: RIGHTS-OF-WAY FOR DRAIN TILES, DITCHES, FEEDERS AND LATERALS. (NOT PLATTED).
 - ITEM 20: RIGHTS OF ADJOINING OWNERS TO THE UNINTERRUPTED FLOW OF ANY STREAM, WHICH MAY CROSS THE PREMISES. (NOT PLATTED).
- ALTA TABLE "A" NOTES.
- ITEM 3: SUBJECT PROPERTY IS SHOWN TO BE WITHIN ZONE X PER FLOOD INSURANCE RATE MAPS OF McHENRY COUNTY, ILLINOIS, PANEL NUMBERS 220 AND 335 OF 395, MAP NUMBERS 17111C0220 AND 17111C0335 WITH AN EFFECTIVE DATE OF NOVEMBER 16, 2006 AN AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE OF ANNUAL FLOODING.
 - ITEM 9: PARKING CONFIGURATION MAY VARY DUE TO MULTIPLE SETS OF STRIPS WEST OF THE BUILDING.

LEGEND

- ⊕ LIGHT POLE
- ⊙ UTILITY POLE
- ⊕ CITY WIRE ANCHOR
- ⊙ BOLLARD
- ⊕ SIGN
- ⊕ STREET SIGN
- ⊙ SPOT LIGHT
- ⊕ UTILITY BOX
- ⊕ FLAGPOLE
- ⊕ WIKER VALVE VAULT
- ⊕ B.BOX
- ⊕ FIRE HYDRANT
- ⊕ MONITORING WELL
- ⊕ CATCH BASIN
- ⊕ MAN-HOLE
- ⊕ YARD DRAIN
- ⊕ SANITARY MANHOLE
- AU- AERIAL UTILITIES
- ▭ STOP BLOCK

AREA SUMMARY
4.8655 ACRES±

ABBREVIATIONS

- = R. = DISTANCE ON RECORDED PLAT OF SUBDIVISION
- = REC. = DISTANCE ON RECORDED PLAT OF SUBDIVISION
- = M. = MEASURED OR CALCULATED DISTANCE
- = MEAS. = MEASURED OR CALCULATED DISTANCE
- = RAD. = RADIUS
- = CH. = CHORD LENGTH
- = ARC = ARC LENGTH
- = CONC. = CONCRETE
- = P.O.B. = POINT OF BEGINNING
- = P.O.C. = POINT OF COMMENCEMENT

P.L.N. #14-33-179-002
INDICATES IRON STAKE
(UNLESS NOTED OTHERWISE)

REFER TO COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 1546239MC, WITH AN ISSUE DATE OF MARCH 12, 2015 FOR ITEMS RELATED TO THIS SURVEY.

BOUNDARY SURVEYS ARE BASED UPON THE RECORDED SUBDIVISION PLAT IN CASES OF REGULAR SUBDIVISION LOTS. SECONDARY SURVEYS OF PROPERTIES NOT A PART OF A REGULAR SUBDIVISION ARE BASED UPON TITLE INFORMATION PROVIDED BY THE PARTY REQUESTING THE SURVEY. BOUNDARY SURVEY PLATS REFLECT INFORMATION DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK AND DOES NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE PROPERTY, EASEMENTS, SCHEMATIC BUILDING ORDINANCES, ZONING, AND OTHER ENCUMBRANCES THAT MAY EXIST. CONSULT A TITLE ATTORNEY IF YOU WISH TO DISCOVER ALL THE LEGAL ENCUMBRANCES THAT MAY BE ATTACHED TO ANY PROPERTY.

REFER TO DEED OR GUARANTEE POLICY AND LOCAL ORDINANCES FOR BUILDING LINES AND EASEMENTS NOT SHOWN HEREON. COMPARE YOUR DESCRIPTION AND POINTS WITH THIS PLAT AND AT ONCE REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.

BUILDING DIMENSIONS SHALL NOT BE USED TO DETERMINE LOT LINE LOCATIONS.

HLC SURVEYING IS A SERVICE OF HERITAGE LAND CONSULTANTS, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY.

ILLINOIS PROFESSIONAL LAND SURVEY AND PROFESSIONAL ENGINEERING DESIGN FIRM CORPORATION LICENSE NO. 164,074,935 EXPIRES 1/04/2017

State of Illinois
S.S.
County of McHenry
To: COMMONWEALTH LAND 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 2011 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 8, 9, 11a of Table A thereof. Field work was completed on May 13th, 2015.

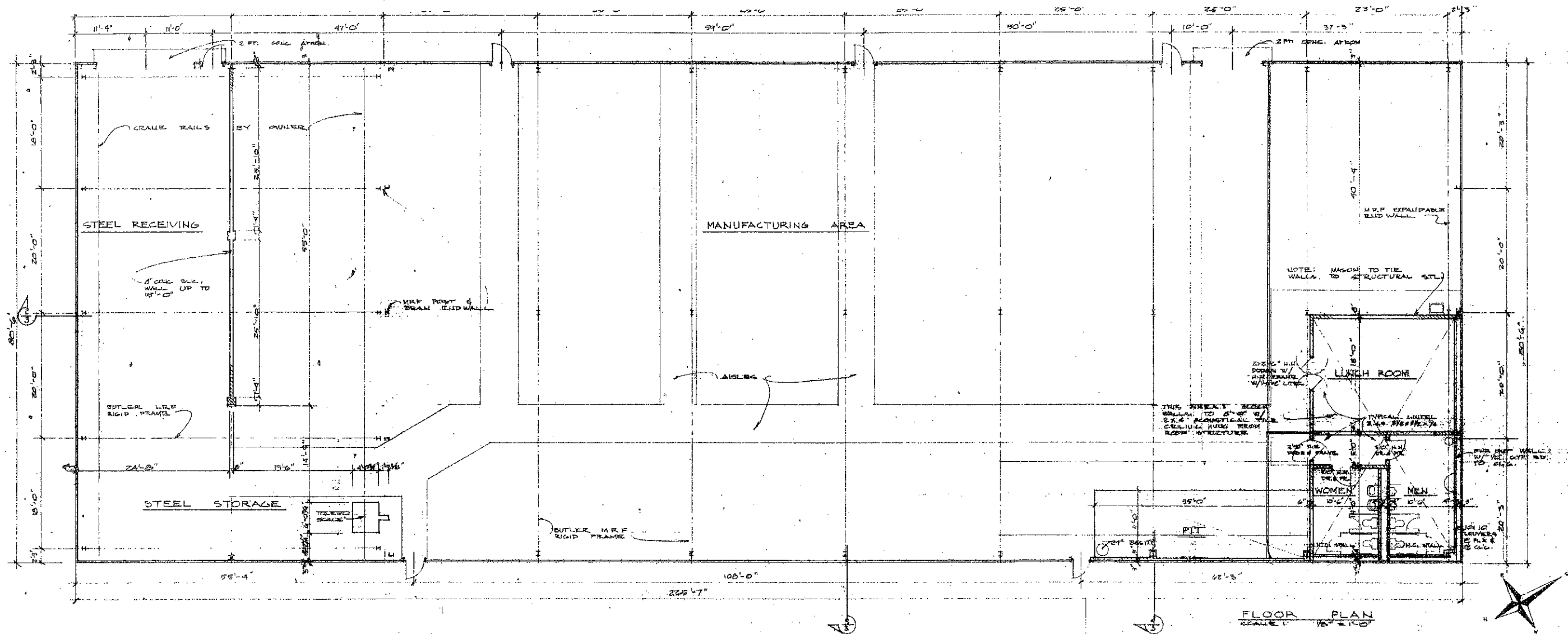
Dated this 18th day of May, 2015 at McHenry, Illinois.
Mark T. Bernhardt
Mark T. Bernhardt
Illinois Professional Land Surveyor No. 35-3028
License renewal date: 11-30-2016



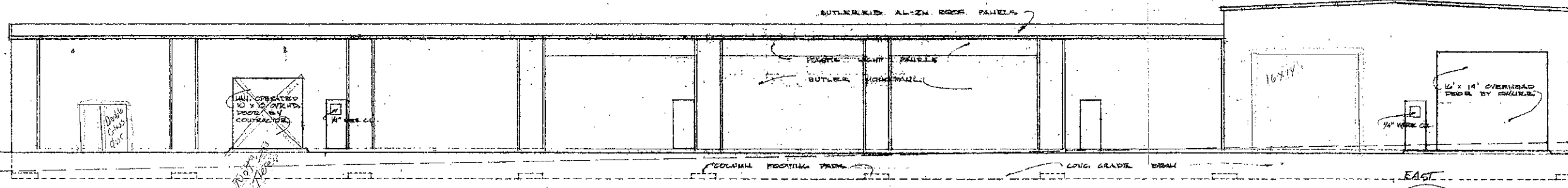
TERRA COTTA AVENUE
ILLINOIS STATE ROUTE #176

ALTA/ACSM LAND TITLE SURVEY	
SCALE: 1" = 50'	REVISIONS
DATE: 5-18-2015	ORIGINAL ALTA SURVEY ISSUED 4-27-2015
DATE OF FIELD WORK: 5-13-2015	REV. 5-18-2015 ADDED PARKING SPACES
DWG: 125218	FILE NO. 1208421A
DSCR: 03280	PAC. NO. 08280P
PREPARED FOR: ROTH & MELEI, LTD	PROPERTY ADDRESS: 362 INDUSTRIAL AVENUE CRYSTAL LAKE, ILLINOIS
DRAWN BY: TYA	CHECKED BY: MTB
	JOB NO. 2015-084 ALTA

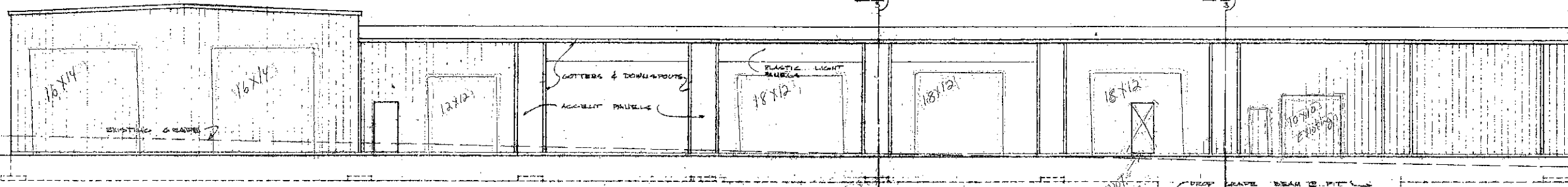




FLOOR PLAN
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

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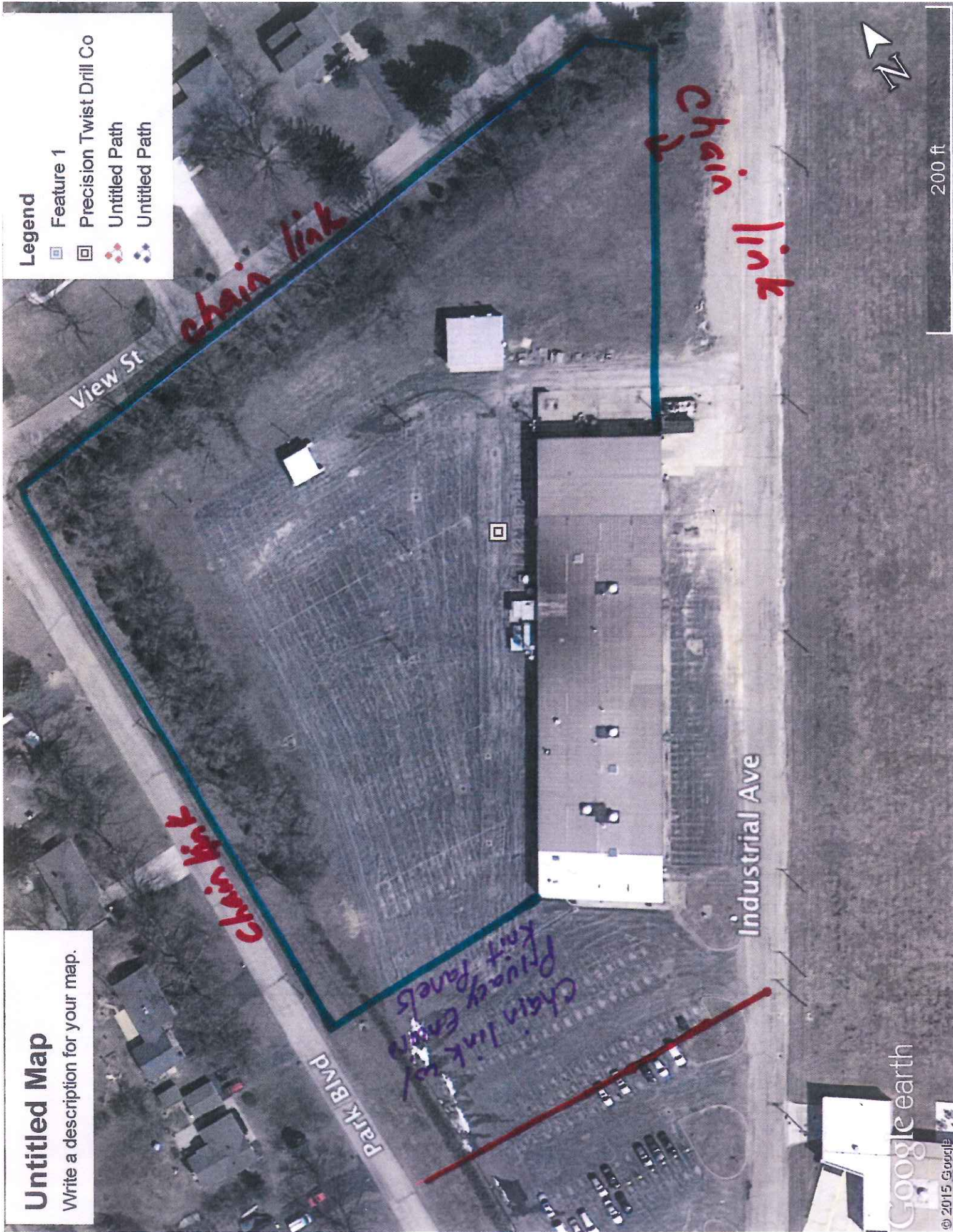
RECEIVED
JUL 07 2015
BY:

Untitled Map

Write a description for your map.

Legend

- Feature 1
- Precision Twist Drill Co
- Untitled Path
- Untitled Path



Chain link

Chain link

Chain link w/
ply panels
Chain link w/
ply panels

View St

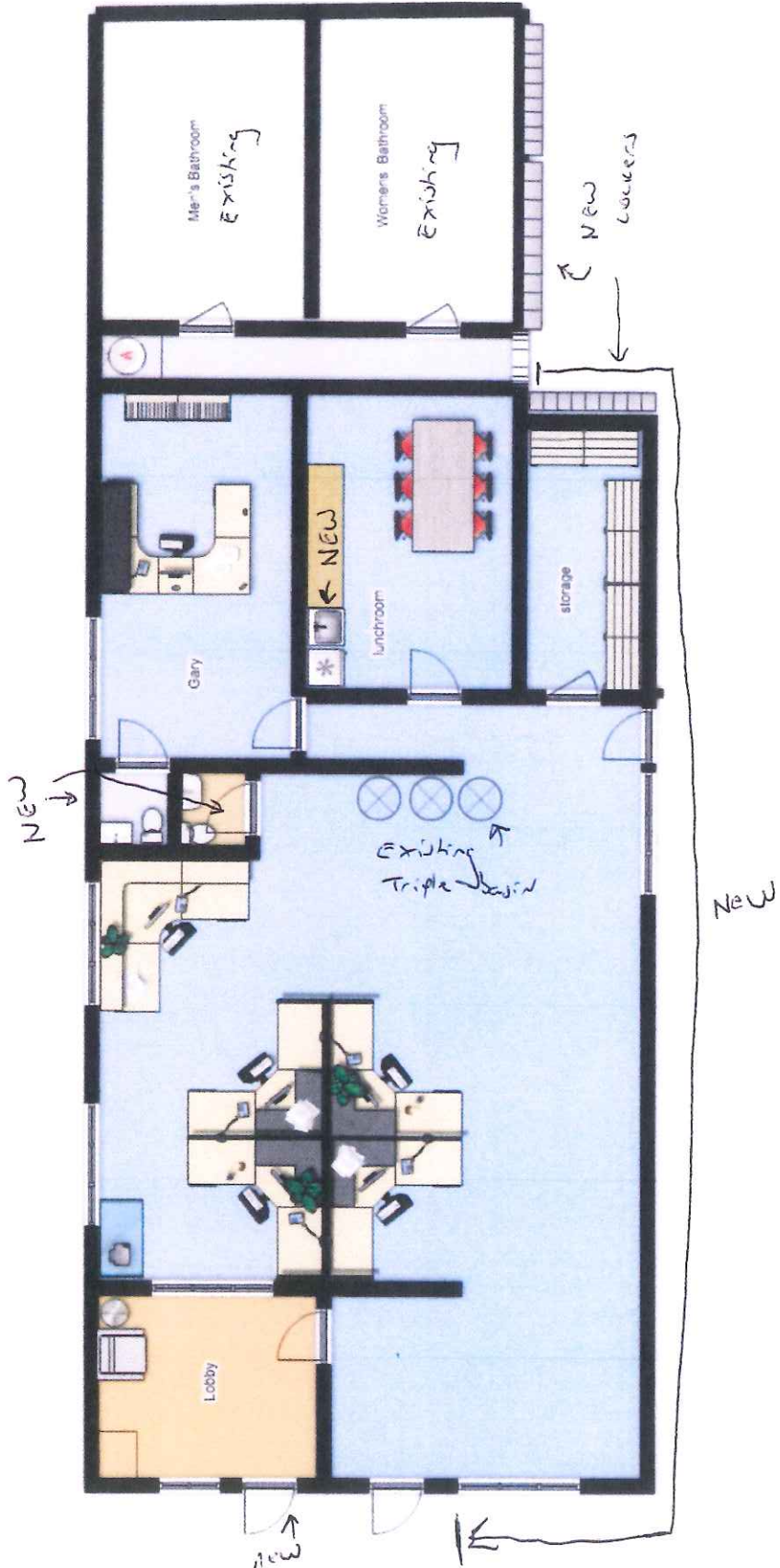
Park Blvd

Industrial Ave

200 ft

Google earth

© 2015 Google



0ft 24ft 48ft

16
11x11
12x12

