



#2012-75 Space Management Annexation Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	September 7, 2016
<u>Request:</u>	<ol style="list-style-type: none">1) Rezoning upon annexation to M-L PUD Manufacturing Limited Planned Unit Development,2) Special Use Permit for mini warehouse self storage,3) Special Use Permit for two wireless communication towers,4) Special Use Permit for outdoor storage of materials, equipment and vehicles,5) Variation from the Article 3-200 M-L zoning district bulk standards for the maximum impervious surface coverage to allow 95%, and6) Variation from Article 4-700 to allow an 8-foot tall chain link fence with a barbwire crown.
<u>Location:</u>	6905 Cog Circle
<u>Acreage:</u>	Approximately 2.85 acres
<u>Existing Zoning:</u>	B-3 General Business (McHenry County)
<u>Requested Zoning:</u>	M-L PUD Manufacturing Limited Planned Unit Development
<u>Surrounding Properties:</u>	North: R3 & E1 – Multifamily and Estate (McHenry County) South: B-2 PUD – General Commercial Planned Unit Development East: M PUD – Manufacturing Planned Unit Development West: B-2 PUD – General Commercial Planned Unit Development
<u>Staff Contact:</u>	Kathryn Cowlin (815.356.3798)

Background:

- **Existing Use:** The property is currently occupied by multiple tenants and mini warehousing. The tenants include offices with storage, warehousing distribution heating and cooling, a surveying company and an artist studio.
- The existing conditions of the property would be allowed to remain ‘as is’ upon annexation into the City and allowed to continue for the term of the annexation agreement.

- **History:** This property is a county island, meaning it is surrounded by the City. City staff contacted the property owner and encouraged them to file an application for annexation.

Development Analysis:

- **Request:** To zone the property M-L PUD upon annexation, a variation from the maximum impervious surface coverage from 65% to allow 95%, a variation to allow the existing 8-foot chain link fence with a barbwire crown to remain, and Special Use Permits for A: mini warehouse self storage; B: two wireless communication towers; and C: the existing outdoor storage of materials, vehicles and equipment.
- **Land Use:** The land use map shows the property as Commerce. No Comprehensive Land Use Plan Map Amendment is necessary at this time.
- **Zoning:** The property is currently zoned B-3 – General Business in McHenry County. The property will be rezoned to M-L PUD – Manufacturing Limited Planned Unit Development, which is appropriate for the existing businesses.
- **Freestanding sign:** There is an existing freestanding pole sign that is visible from Route 31. It has been the City’s standard to accept freestanding pole signs on properties that are annexing as legal non-conforming structures.
- The billboard on the site will be addressed via the annexation agreement.

Findings of Fact:

REZONING

- The property is currently zoned B-3 – General Business in McHenry County. Property annexed into the City of Crystal Lake comes in as E- Estate zoning.
- The property would be rezoned to the City's M-L PUD – Manufacturing Limited Planned Unit Development zoning district upon annexation.

Criteria for Rezoning

- (a) The existing uses and zoning of nearby property.
 Meets *Does not meet*
- (b) The extent to which property values are diminished by a particular zoning classification or restriction.
 Meets *Does not meet*
- (c) The extent to which the destruction of property value of a petitioner property owner promotes the health, safety, morals or general welfare of the public.
 Meets *Does not meet*
- (d) The relative gain to the public as opposed to the hardship imposed on a petitioning property owner.
 Meets *Does not meet*
- (e) The suitability of the subject property for its zoned purposes.

Meets *Does not meet*

(f) The length of time the property has been vacant as zoned, considered in the context of land development in the area.

Meets *Does not meet*

(g) The Comprehensive Plan designation and the current applicability of that designation.

Meets *Does not meet*

(h) The evidence or lack of evidence, of community need for the use proposed.

Meets *Does not meet*

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*

Self storage, mini warehouses. Self-storage and mini-warehouse uses must comply with the following standards:

1. General: No business activity other than the rental of storage units shall be conducted on the premises. The storage of hazardous, toxic or explosive substances, including, but not limited to, hazardous waste, industrial solid waste, medical waste, municipal solid waste, septage, or used oil is prohibited.

Meets *Does not meet*

2. Site layout: Buildings shall be situated such that the doorways or access points are facing away from the yards abutting street rights-of-way.

Meets *Does not meet*

3. Screening: An eight feet tall solid screen consisting of a solid wooden fence in accordance with the provisions of Section 4-700, Fences, walls and screening, or opaque landscaping along the perimeters of the property in accordance with the provisions of Section 4-400, Landscaping and screening standards, shall be provided.

Meets *Does not meet*

4. Landscaping: Landscaping shall be provided within a minimum five-foot-wide landscape beds along the foundations of the ends of the storage buildings, in accordance with the provisions of Section 4-400, Landscaping and screening standards.

Meets *Does not meet*

5. Security: Security lighting shall be provided to safely illuminate all areas of the facility. The use of photocell units and motion sensors is encouraged as a means of saving energy. If overnight security personnel will be staying at the facility, provide details regarding the location of the proposed residence. Appropriate utilities to serve the unit shall be provided. No more than one overnight unit shall be provided per facility.

Meets *Does not meet*

Meets *Does not meet*

Radio transmission towers, wireless communication facilities. All radio transmission towers and wireless communication facilities must comply with the following standards:

1. Towers shall be designed to meet the wind loading requirements specified in the American National Standards Institute TIA-222-F Report, as amended.

Meets *Does not meet*

2. The owner/applicant shall provide documentation to the City demonstrating that the structural integrity of the towers and antenna will continue to comply with state and federal standards, local building codes, and the applicable standards for towers published by the American National Standards Institute (ANSI), as amended. If, upon inspection, it is determined a tower fails to comply with such standards and constitutes a danger to persons or property, the owner shall be notified that he/she has 30 days to bring the tower into compliance. Failure to bring the tower into compliance within 30 days shall constitute grounds for the removal of the tower at the owner's expense.

Meets *Does not meet*

3. Freestanding wireless communication or radio transmission towers shall not exceed 200 feet in height as measured from the tower base to the highest point of the tower and any attached receiving or transmitting device.

Meets *Does not meet*

4. Franchises and licenses: The operator shall provide documentation to the City to demonstrate that all franchises and licenses required by law for the construction and/or operation of a tower or antenna have been obtained.

Meets *Does not meet*

5. Towers shall either maintain a galvanized steel finish or, subject to any applicable standards of the FAA, be painted a neutral color (i.e., light grey) to reduce visual

obtrusiveness or painted in a sky-tone above the top of surrounding trees and in an earth-tone below the treetop level.

Meets *Does not meet*

6. At a tower site, the design of buildings and related structures shall, to the maximum extent practicable, use materials, colors and architectural styles, that blend into the natural setting and surrounding buildings.

Meets *Does not meet*

7. Storage: No outside storage shall be allowed on any facility site.

Meets *Does not meet*

8. Lighting: Towers shall not be artificially lighted, unless required by the FAA or other applicable authority.

Meets *Does not meet*

9. A single sign measuring no more than two square feet in size shall be located on or near the tower, and shall identify the tower owner, the street address of the tower, the owner's identification code for the tower, and a twenty-four-hour emergency contact telephone number.

Meets *Does not meet*

10. No commercial advertising shall be allowed on the tower or its related facilities.

Meets *Does not meet*

11. Single lot: Towers, guy anchors, equipment buildings, and any other appurtenances related to the tower shall be considered as being located on one zoning lot.

Meets *Does not meet*

12. Setbacks: Wireless communications facilities shall comply with the following setback standards. Self supporting and monopole towers shall be setback from all property lines by a distance of 110% of the height of the tower.

Meets *Does not meet*

13. Equipment buildings associated with a wireless communication facility shall meet the minimum setback requirements for the zoning district where located.

Meets *Does not meet*

14. Separation: If an applicant proposes a new wireless communications tower or radio transmission tower within 1,200 feet of an existing tower, the applicant shall submit a statement indicating the reasons why the existing tower(s) was inadequate or unavailable.

The Zoning Administrator shall allow the owner of such existing tower an opportunity to comment prior to making a decision.

Meets *Does not meet*

15. Collocation: New wireless communication or radio transmission towers shall provide evidence that the tower is structurally designed to support at least three additional users, and provide a written statement that the owner of the tower is willing to permit other user(s) to attach communication facilities, on a commercially reasonable basis, which do not interfere with the primary purpose of the tower. The site plan shall indicate a location for at least one equipment building in addition to that proposed for use by the applicant. A tower which is modified or reconstructed to accommodate the collocation of an additional antenna shall be of the same tower type as the existing tower, unless a monopole is determined more appropriate at the specific location. If an existing tower is increased in height or reconstructed to accommodate the collocation of additional antenna it shall meet the height restrictions outlined within this section of the Ordinance.

Meets *Does not meet*

16. Landscaping: Unless existing vegetation provides a buffer strip, all property lines along roadways or visible to existing abutting or nearby buildings (within 1/4 mile radius), for all facilities shall be landscaped as follows:

- a. With six-foot to eight-foot evergreen shrubs planted in an alternate pattern, five feet on center and within 15 feet of the site boundary; or
- b. With at least one row of deciduous trees, not less than 2 1/2 inch to three inches caliper measured three feet above grade, and spaced not more than 30 feet apart and within 25 feet of the site boundary; or
- c. With at least one row of evergreen trees at least four to five feet in height when planted, and spaced not more than 15 feet apart within 40 feet of the site boundary.
- d. In lieu of the foregoing, the Planning and Zoning Commission may determine that the existing vegetation must be supplemented to meet an equivalent means of achieving the desired goal of minimizing the visual impact.

Meets *Does not meet*

17. Security fencing: Towers, guy anchor supports, and ground-based equipment buildings shall be enclosed by security fencing not less than eight feet in height and equipped with an appropriate anti-climbing device.

Meets *Does not meet*

18. Radiation reporting: It shall be demonstrated that the proposed tower, antenna, and supporting equipment complies with FCC nonionizing radiation requirements for individual and combined facilities.

Meets *Does not meet.*

19. Interference: No wireless communications tower, antenna, or supporting equipment shall interfere with equipment operated by the City of Crystal Lake.

Meets *Does not meet*

Outdoor sales, service, storage or display. All outdoor sales, service, storage or display must comply with the following standards:

1. General: An on-site circulation pedestrian and vehicle plan, illustrating the location of the sales, service, storage or display area shall be provided.

Meets *Does not meet*

2. Site design: Outdoor service or storage areas shall be located at the rear of the property. Special attention must be given to locate outdoor service or storage areas away from adjacent residential properties and at the least obtrusive location for adjacent commercial uses.

Meets *Does not meet*

3. Screening: All outside service or storage areas shall be screened from view with solid wooden fencing or opaque landscaping, in accordance with the standards in Section 4-700, Fences, walls and screening. The height of the fencing shall be adequate to conceal the stock, equipment or materials from view of adjacent properties. In cases where the height of materials exceeds 15 feet in height making it difficult to screen with fencing and landscaping, consideration will be given to the type of materials being stored and the impact of the visibility on the adjacent and surrounding property owners.

Meets *Does not meet*

Meets requirement, the outdoor storage area is screened with a chain link fence and buildings.

4. Other applicable regulations: Written evidence, that applicable standards and requirements for health and safety protection and licensing by jurisdictions other than the City, as well as those required by the City ordinances, have been met shall be provided.

Meets *Does not meet*

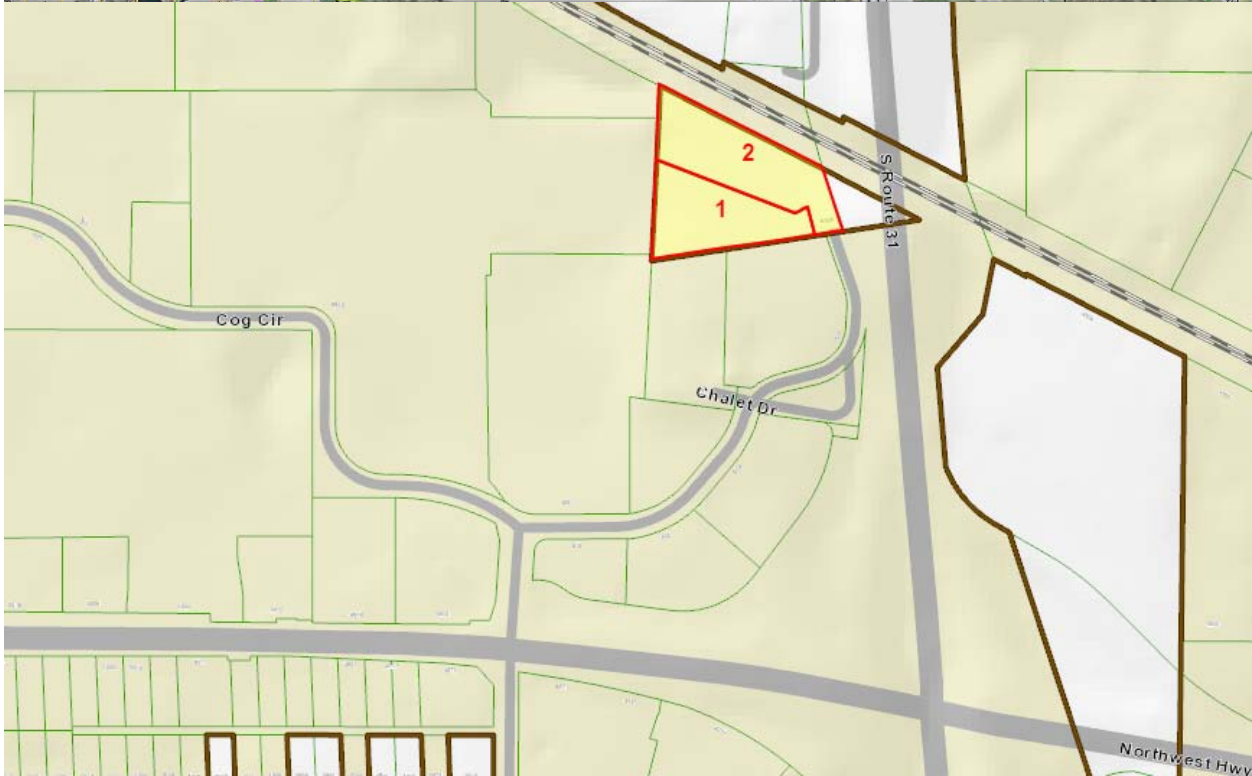
5. All outdoor sales, service, storage and display must meet the Guidelines for Outdoor Sales, Service, Storage and Display that are included in the Appendix.

Recommended Conditions:

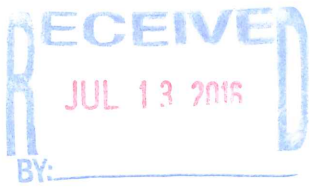
1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Petition to Annex (Dunn and Stany, received 07/13/16)
2. The outdoor storage should only be on an approved surface, the parking of vehicles on the grass is prohibited.

3. The petitioner shall comply with the requirements of the Community Development Department.

Space Management PIQ



JULY 2016



PETITION

TO THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE,
MCHENRY COUNTY, ILLINOIS

The undersigned Petitioners hereby respectfully petition to annex to the City of Crystal Lake, McHenry County, Illinois, the territory described in Exhibit "A" which is attached hereto and made a part hereof, and states as follows:

1. That the undersigned are all of the owners of record of the territory herein described in Exhibit "A".
2. The territory herein described in Exhibit "A" is contiguous to the City of Crystal Lake; is located in McHenry County, Illinois; and is not within the corporate limits of any other municipality.
3. That the undersigned represents fifty-one percent (51%) of all the electors of record of the territory herein described in Exhibit "A".
4. That the undersigned represents one hundred percent (100%) of all of the owners of record of this property.

WHEREFORE, Petitioners respectfully request the corporate authorities of the City of Crystal Lake, McHenry County, Illinois, to annex the territory herein described in Exhibit "A" to said City in accordance with the provisions of this Petition and pursuant to the terms of a proposed annexation agreement, and in accordance with the law in such case made and provided.

DATED this 13 of July, 2016.

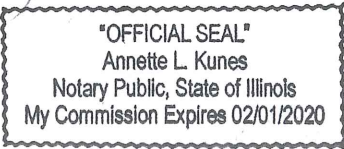
Name of Owner	Signature	Address
DALE DUNN	<i>[Signature]</i>	4 DAUPHINE CT CANY, IL 60013
PATRICIA DUNN	<i>[Signature]</i>	4 DAUPHINE CT, CANY, IL 60013
SELMA STANY	<i>[Signature]</i>	11184 ALGONQUIN RD HUNTLEY 60142
STATE OF ILLINOIS)	11184 ALGONQUIN RD HUNTLEY IL 60142

) SS
COUNTY OF MCHENRY)

I, _____, being sworn on oath depose and say that I have the authority to sign this attestation, that I am familiar with the matters therein and that the matters stated therein are true in substance and in fact.

Signed *Annette L. Kunes*
Subscribed and sworn to before me

this 13 day of July 2016



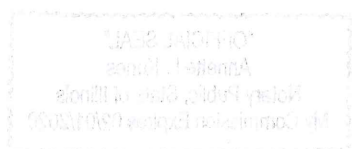
Notary

My Commission expires:

Exhibit A

Lots 4 and 5 of C.O.G. Subdivision, being a Subdivision of part of the Southwest Quarter of Section 3, Township 43 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded December 23, 1977 as document no. 718831, in McHenry County, Illinois. Also, being that part of Cog Circle as vacated per document no. 2002R0087620 lying adjacent to lots 4 & 5 of C.O.G. Subdivision, all being part of the Southwest Quarter of Section 3, Township 43 North, Range 8 East of the Third Principal Meridian, in McHenry County, Illinois.

Commonly known as 6905 COG Circle, Crystal Lake, Illinois 60014 (PINs [19-03-378-008](#) & [19-03-378-009](#))



PUBLIC NOTICE

**BEFORE THE PLANNING
AND ZONING COMMISSION
OF THE CITY OF CRYSTAL LAKE,
MCHEMRY COUNTY, ILLINOIS**

IN THE MATTER OF THE
APPLICATION OF
Home State Bank, as Trustee of
Trust No. 8027

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 of the Home State Bank, as Trustee of Trust No. 8027 for the following described real estate commonly known as 6905 Cog Circle, Crystal Lake, Illinois 60014, PIN: 19-03-378-008 and 19-03-378-009.

The petitioner seeks a classification of M-L PUD Manufacturing Limited Planned Unit Development zoning district upon annexation to allow the mini warehouse, outdoor storage, heating and cooling business, surveying company and artist studio uses to continue. A Special Use Permit for two wireless communication towers, a Special Use Permit for mini warehouse self storage, a Special Use Permit for outdoor storage pursuant to Article 2-400, a variation from Article 2-400 for outdoor storage without screening, a variation from Article 4-700 to allow an 8-foot chain link fence with barbed wire crown, a variation from Article 3-200 maximum impervious surface coverage from the permitted 65% to allow 95% and any variation as necessary to approve the plans as presented. This request will allow the existing operations to continue upon the annexation of the property into the City of Crystal Lake. 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 September 7, 2016 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

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on August 23, 2016) 1218030