



#2016-56
UDO Text Amendment and Special Use Permit
(Beyond Stables)
Project Review for Planning and Zoning Commission

Meeting Date: February 1, 2017

Requests:

1. UDO Text Amendment to allow an EMC sign as a Special Use in the E, Estate Zoning District.
2. Special Use Permit Amendment to allow an Electronic Message Center (EMC) sign for Beyond Stable Farm.
3. Variation from the allowable sign height of 6 feet to allow 13 feet 2 inches, a variation of 7 feet 2 inches.
4. Variation from the allowable sign area from 6 square feet to allow 80 square feet, a variation of 64 square feet.

Location: 11117 Route 176

Acreage: 65 acres

Existing Zoning: E Estate Residential

Surrounding Properties:

North: RE PUD Residential Estate and O PUD Office
South: Lakewood
East: E Estate Residential
West: Lakewood

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The petitioner has requested an Electronic Message Center (EMC) sign for their property.
- An EMC sign is a use only permitted as a Limited Use in the B-2 zoning district. The petitioner is requesting a UDO Text Amendment to allow an EMC sign as a Special Use in the E, Estate zoning district.
- A UDO Text Amendment would be applicable to **all** other properties zoned E in the City. There are 43 E zoned properties throughout the City. Exhibit A is a map depicting the properties and Exhibit B is a spreadsheet listing the ownership/use of the properties.

UDO Text Amendment:

The following changes would be made to the Unified Development Ordinance.

Article 2-Land Use

Section 2-300 Permitted Uses Table

TABLE 2-300 PERMITTED USES TABLE																	
	F	E	RE	R-1	R-2	R-3A	R-3B	O	B-1	B-2	B-4	M-L	M	W	USE CRITERIA	NAICS	
Service Uses																	
Signs		S								L					2-400 C61		

Findings of fact:

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit to allow an EMC sign on their property. 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*

All electronic message center (EMC) signs, except gasoline electronic pricing signs, must comply with the following standards:

a. Number permitted: One EMC Sign may be incorporated into any freestanding business sign on a property, provided that such freestanding sign would otherwise be permitted within the underlying Zoning District and subject to the following restrictions:

(i) Minimum width: The zoning lot upon which an EMC may be permitted must have a minimum of 200 contiguous lineal feet of frontage that must be located on Route 14 or Route 31.

Meets *Does not meet*

(ii) Minimum area: The zoning lot upon which an EMC may be permitted must have a minimum of two acres of total lot area.

Meets *Does not meet*

(iii) Maximum gross surface area: The maximum gross surface area of the EMC portion of any sign shall not exceed 32 square feet or 40% of the sign's total area; whichever is smaller. The EMC portion must occupy the bottom half of the sign. The maximum gross area of any sign within which an EMC sign is incorporated shall comply with the requirements for maximum gross surface area based on the underlying Zoning District and shall include the surface area of the EMC. The sign must be outside of the required setback and located on the middle third of the property.

Meets *Does not meet*

(iv) Maximum height: The EMC sign, including any sign in which the EMC is incorporated, shall comply with the maximum height permitted for any sign based on the underlying Zoning District to which the property is located.

Meets *Does not meet*

(v) Preexisting nonconforming signs: An EMC sign cannot be incorporated into a preexisting nonconforming sign.

Meets *Does not meet*

(vi) Minimum design standards: The EMC sign shall meet all the following design conditions:

I. The EMC unit must be equipped with both a programmed dimming sequence as well as an additional overriding mechanical photocell that adjusts the brightness of the display to the ambient light at all times of day. Such programming and mechanical equipment shall be set so that the EMC, at night or in overcast conditions, will be no more than 40% of the daytime brightness level;

Meets *Does not meet*

II. All EMCs located on properties adjacent to residential uses must be extinguished from 11:00 p.m. until 7:00 a.m. This restriction shall apply regardless of the location of the EMC on the property;

Meets *Does not meet*

III. The message area of an EMC can be illuminated by white or amber incandescent lamps, LED (light-emitting diode) or magnetic discs;

Meets *Does not meet*

IV. The EMC unit must have the "flash" feature disabled and messages shall have a five-minute "hold" time except for time and temperature messaging which may have a shorter duration, but no less than one minute or separate the sign into two areas - one for the message and the other for the time and temperature;

Meets *Does not meet*

V. The messages displayed on the EMC may only transition from one message to another by either fading or dissolving to black with another message appearing immediately thereafter, without movement or other transition effects between messages;

Meets *Does not meet*

VI. Except as otherwise provided herein, all messages displayed on the EMC must be static and may not reflect movement, flashing, scrolling or changes in shape or size of messages or portions of messages. Streaming and/or live-time video may not be displayed and this function of the EMC must be disabled;

Meets *Does not meet*

VII. The EMC unit must be equipped to override commercial messages for emergency situations such as an "Amber Alert" or other such acute public emergencies, but such override authority for public emergencies shall not exceed 48 total hours within any two week period. The owner of the EMC unit is requested to cooperate with the City of Crystal Lake in order to allow the City to exercise its override authority; and

Meets *Does not meet*

VIII. The EMC sign must be set in a manner that the display will turn dark in case of a malfunction.

Meets *Does not meet*

(vii) A freestanding sign may have not more than two sign faces. Freestanding signs with more than one sign face must be designed to have the sign faces attached back to back to the support structure. No V-shaped freestanding EMC signs shall be permitted.

Meets *Does not meet*

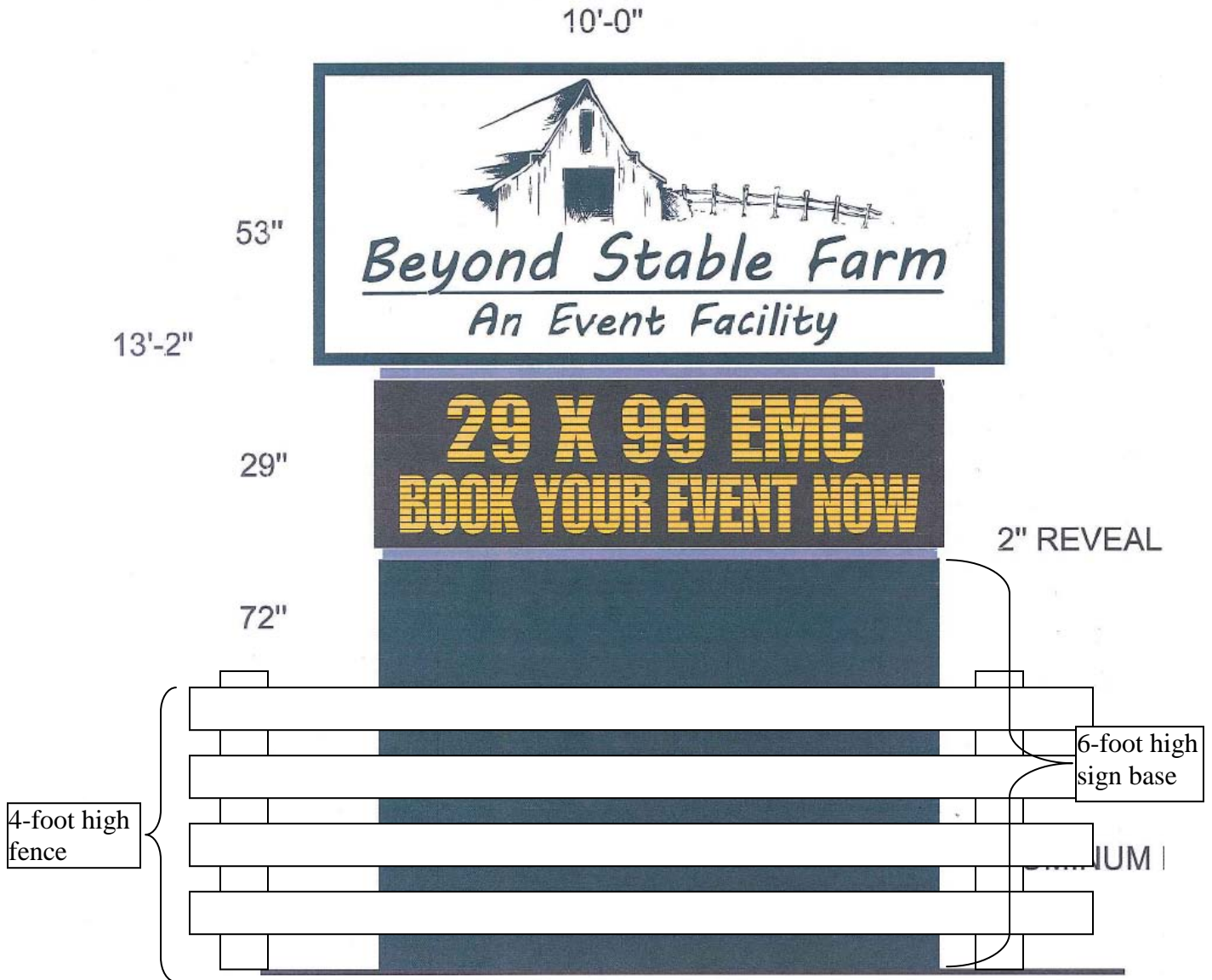
(viii) The EMC unit shall otherwise comply with all other provisions of Section 4-1000 of the Crystal Lake Unified Development Ordinance ("Signs"), including, but not limited to, the prohibition of Off-Premise Signs.

Meets *Does not meet*

ZONING VARIATION

The petitioner is requesting a variation from the maximum sign height and square footage. The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

<u>UDO Requirement</u>	<u>Owner's Proposal</u>	<u>How to Amend the Sign to Comply</u>
16 square feet	80 square feet	Reduce sign size by 64 square feet
6 feet high	13 feet 2 inches high	Reduce sign height by 7 feet 2 inches
No EMC	EMC	Install manual changeable copy sign



Standards

When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

- a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.
 Meets *Does not meet*

- b. Also, that the variation, if granted, will not alter the essential character of the locality.
 Meets *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

- a. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;
 Meets *Does not meet*

- b. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;
 Meets *Does not meet*

- c. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;
or
 Meets *Does not meet*

- d. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.
 Meets *Does not meet*

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request for a Text Amendment, a Special Use Permit and Variations to allow an Electronic Message Center Sign is made, the following conditions are recommended:

- 1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Weiler, received 12/13/16)

B. Sign Plans (Hughes Signs, received 01/05/17)

C. Site Plan (HR Green, dated 04/22/15, received 12/13/16)

2. The sign shall have a decorative base that blends with the rural style architecture.
3. Reduce the height of the sign base so it does not to exceed 4 feet in height.
4. The sign shall not be illuminated between the hours of 11:00 p.m. and 7:00 am.
5. The petitioner shall address all of the review comments and requirements of the Community Development Department.

Exhibit A
Map of Estate Zoning Properties

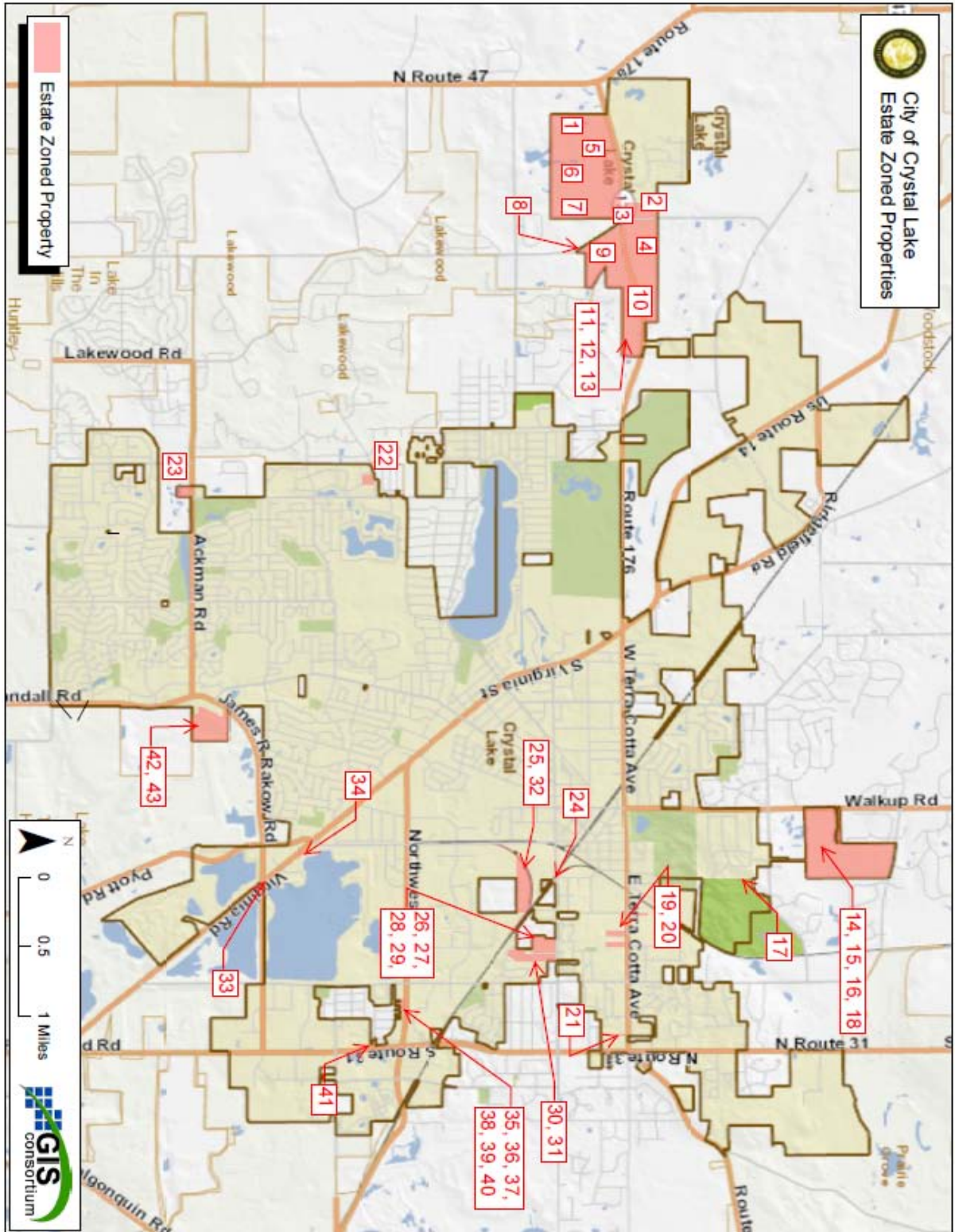
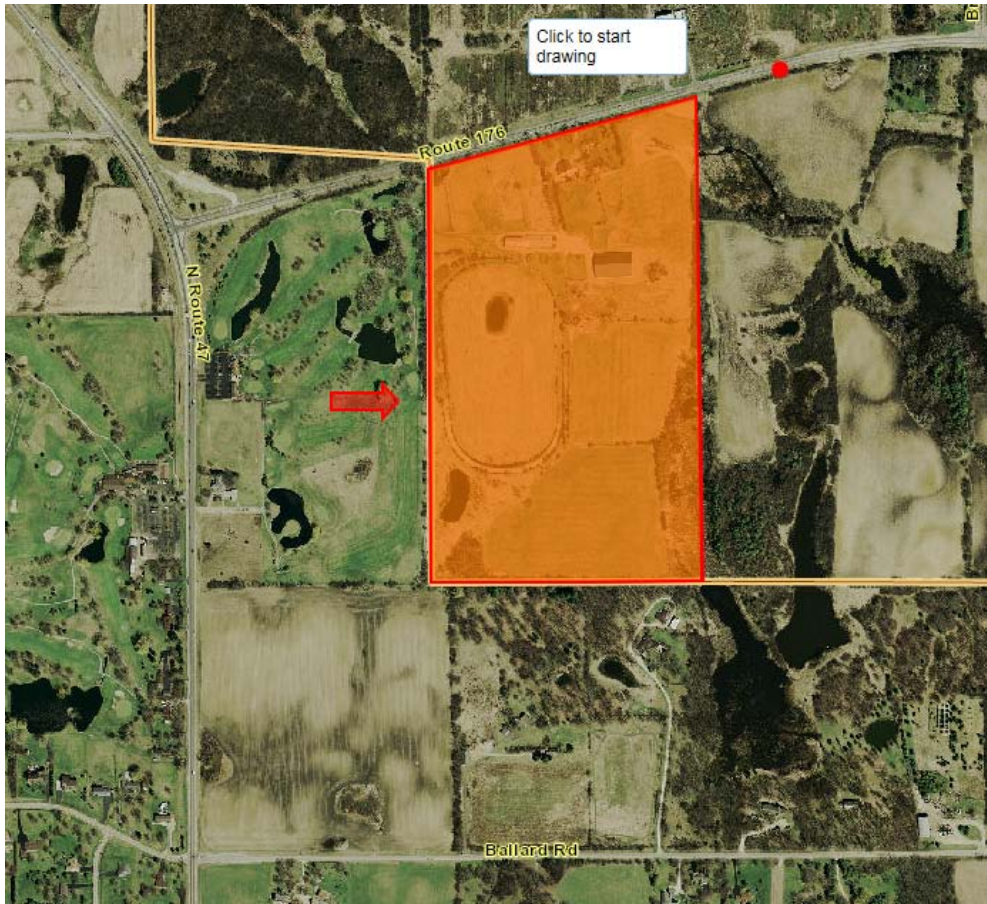
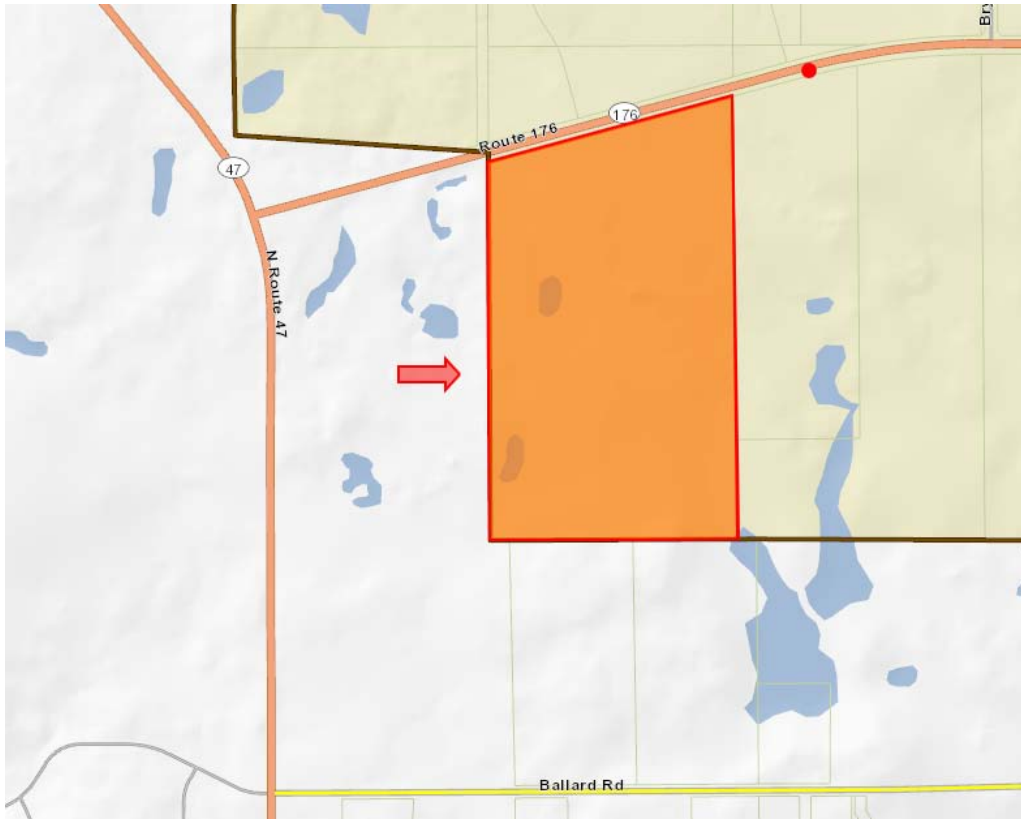


Exhibit B
Spreadsheet of Property Ownership

	PIN	Acreage	Address	Property Description
1	13-33-400-008	65.90	11117 ROUTE 176	subject property
2	13-34-100-006	16.20		vacant land at 176 and Mt. Tabor
3	13-34-100-007	0.77	270 ROUTE 176	vacant land at 176 and Mt. Tabor
4	13-34-200-006	73.10	2101 ROUTE 176	vacant land at 176 and Mt. Tabor
5	13-34-300-002	28.90		vacant land south of 176
6	13-34-300-003	47.03	10718 BALLARD RD	vacant land south of 176
7	13-34-300-004	78.64	10709 ROUTE 176	vacant land south of 176
8	13-34-400-004	0.85		vacant land at Haligus Road
9	13-34-400-011	54.83		vacant land at Haligus and 176
10	13-35-151-001	36.84	1880 ROUTE 176	vacant land at 176
11	13-35-177-002	10.59	1800 ROUTE 176	vacant land south of 176
12	13-35-177-003	5.95	1800 ROUTE 176	vacant land south of 176
13	13-35-177-004	5.92	1800 ROUTE 176	vacant land south of 176
14	14-21-300-007	56.27	6000 DVORAK DR	Prairie Ridge High School
15	14-28-100-013	2.95		Prairie Ridge High School
16	14-28-100-014	36.73		Prairie Ridge High School
17	14-28-100-018	0.62		Parcel from Hillside to Prairie Ridge
18	14-29-226-006	37.08		Parcel from Hillside to Prairie Ridge
19	14-33-401-003	3.75	439LT E TERRA COTTA AVE	West of southwest corner of 176 and Knaack
20	14-33-401-005	3.82	495LT E TERRA COTTA AVE	southwest corner of 176 and Knaack
21	14-34-326-057	0.60	845LT E TERRA COTTA AVE	Route 176 west of Burger King
22	18-12-176-004	3.96	8701 BARD RD	City of Crystal Lake water facility
23	18-13-300-041	4.53		
24	19-04-126-001	0.18		City of Crystal Lake
25	19-04-128-001	19.37	410 S MAIN ST	City of Crystal Lake
26	19-04-202-010	2.95		Hannah Beardsley School
27	19-04-202-024	4.27	515 E CRYSTAL LAKE AVE	Hannah Beardsley School
28	19-04-202-027	0.91		Hannah Beardsley School
29	19-04-203-005	0.38		Vacant land Oak Hollow and Railroad
30	19-04-226-020	2.42		Hannah Beardsley School
31	19-04-226-026	12.67	575 E CRYSTAL LAKE AVE	E-Free Church
32	19-04-502-002	6.55		Railroad spur
33	19-09-300-004	0.38	7810 VIRGINIA RD	Business along Virginia Road
34	19-09-300-014	0.50	124LT VIRGINIA RD	Business along Virginia Road
35	19-10-101-012	0.25		Shultz property car sales on Route 14
36	19-10-101-013	0.25		Shultz property car sales on Route 14

37	19-10-101-014	0.25		Shultz property car sales on Route 14
38	19-10-101-015	0.24	4901 NORTHWEST HWY	Shultz property car sales on Route 14
39	19-10-101-041	0.50	4911 NORTHWEST HWY	Siegel property on Route 14
40	19-10-101-050	0.24		Shultz property car sales on Route 14
41	19-10-128-021	0.59		Vacant land Colonial and Route 31
42	19-17-100-017	13.13		vacant land off Randall behind crossroads
43	19-17-101-001	20.88		vacant land off Randall behind crossroads

2016-56 Beyond Stables – 11117 IL Route 176



City of Crystal Lake Development Application

Office Use Only
File # _____

Project Title: BEYOND STABLE FARM

RECEIVED
DEC 13 2016
BY: _____

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 UDO AMENDMENT

Petitioner Information

Name: _____

Address: _____

Phone: _____

Fax: _____

E-mail: _____

Owner Information (if different)

Name: Amy Weiler

Address: 2910 Oakridge Rd.
Crystal Lake

Phone: 815-245-3292

Fax: _____

E-mail: aweiler8@aol.com

Property Information

Project Description: UDO Amendment to allow Electronic Message Center (EMC)
sign in 'E' Estate District as a Special Use Permit; Special Use Permit
for EMC sign; and Variation to allow free-standing EMC sign 80 sq. ft.
and 9 ft in height.

Project Address/Location: 11129 IL Rt. 176

PIN Number(s): 13-33-400-008

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: Hughes Signs 305 Dearborn Ct Crystal Lake, IL
60014

Signatures

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.

Amy R. Weiter Amy R. Weiter 11/16/16
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 PETITION
OF
Amy Weiler

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 on the application by Amy Weiler with Beyond Stable Farm LLC, for the purposes of seeking a UDO Text Amendment and Special Use Permit at 11117 IL Route 176, Crystal Lake, Illinois. PIN: 13-33-400-008.

This application is filed for the purpose of seeking a UDO Text Amendment to Article 2 Land Use to allow Electronic Message Center sign as a Special Use in the E Estate zoning district, a Special Use Permit for an Electronic Message Center sign per Article 9-200 D and a Variance from Article 4-1000.1 from the requirement for a free-standing sign to be 16 square feet and 6 feet in height, to allow 80 square feet and 13 feet 2 inches in height, as well as any other variations as may be necessary to allow

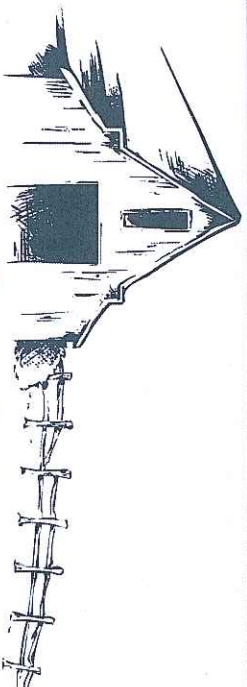
the petition as presented. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission on this request will be held at 7:30 p.m. on Wednesday, February 1, 2017, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person desiring to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald
on January 9, 2017) 1257217

10'-0"



Beyond Stable Farm
An Event Facility

53"

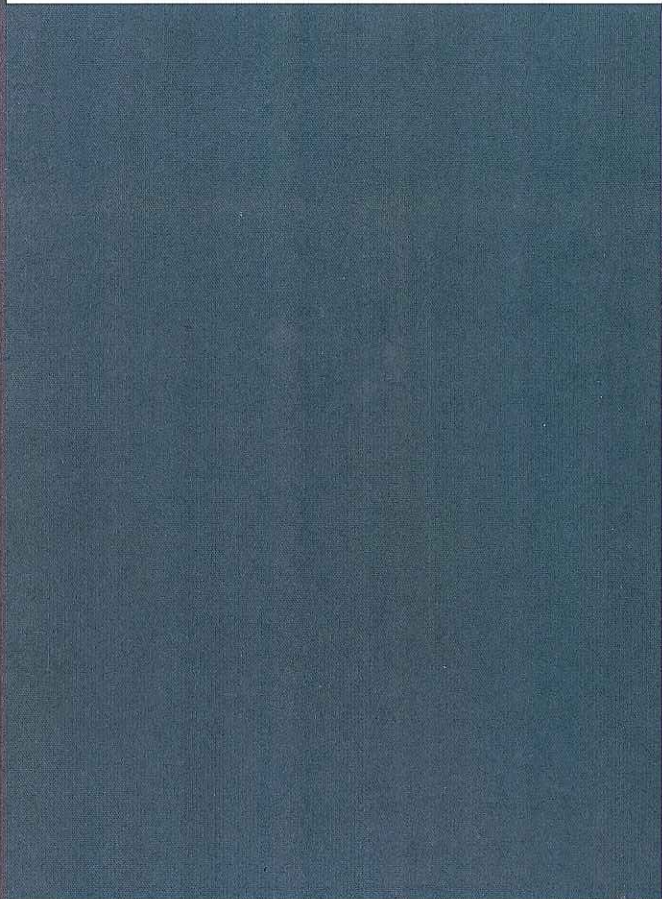
13'-2"

29"

20 X 99 EMOG
BOOK YOUR EVENT NOW!

2" REVEAL

72"



ALUMINUM POLE COVER


Beyond Stable Farm
An Event Facility

29 X 99 EMC
BOOK YOUR EVENT NOW

