



#2020-112
410 Knaack Boulevard – Com Ed – Variation
Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	July 15, 2020
<u>Request:</u>	Variation from Article 4 Fences, Walls and Screening to allow a 12-foot high fence, a variation of 4 feet above the 8-foot maximum height permitted in the manufacturing zoning district.
<u>Location:</u>	410 Knaack Boulevard
<u>Acreage:</u>	Approximately 15 acres
<u>Existing Zoning:</u>	M Manufacturing
<u>Surrounding Properties:</u>	North: M Manufacturing South: M Manufacturing East: M Manufacturing West: M Manufacturing
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- The property is the Commonwealth Edison Sub-Station. There is an existing fence around the property, which needs to be removed and updated.
- The new fence would be 12 feet in height, 11 feet with 1 foot of stretched barb wire on top and the support posts would reach up to 18 feet in height.
- The Unified Development Ordinance allows a maximum height of 8 feet for fences in manufacturing zoning districts.

Development Analysis:

General

- **Zoning:** The site is zoned M Manufacturing. This property is used for a public utility.
- **Land Use:** The land use map shows the area as Public/Semi-Public. This land use designation is appropriate for this use.

Project Analysis:

SITE PLAN

- The fence is located over 100 feet from the property line at the intersection of Knaack Boulevard and Beechcraft Lane and 20 feet from the rear property line backing to the railroad tracks.
- The fence will keep people safe by restricting entry to the sub-station.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Public/Semi-Public, which allows for existing and future Private Utilities. The following goal is applicable to this request:

Community Facilities – Public Facilities

Goal: Support the specific needs and goals of public facilities to ensure cooperation between public and city facilities for the health, safety, and needs of the community.

Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting a Variation from Article 4 Fences, walls and screening to allow the construction of a 12-foot fence.

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.

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*

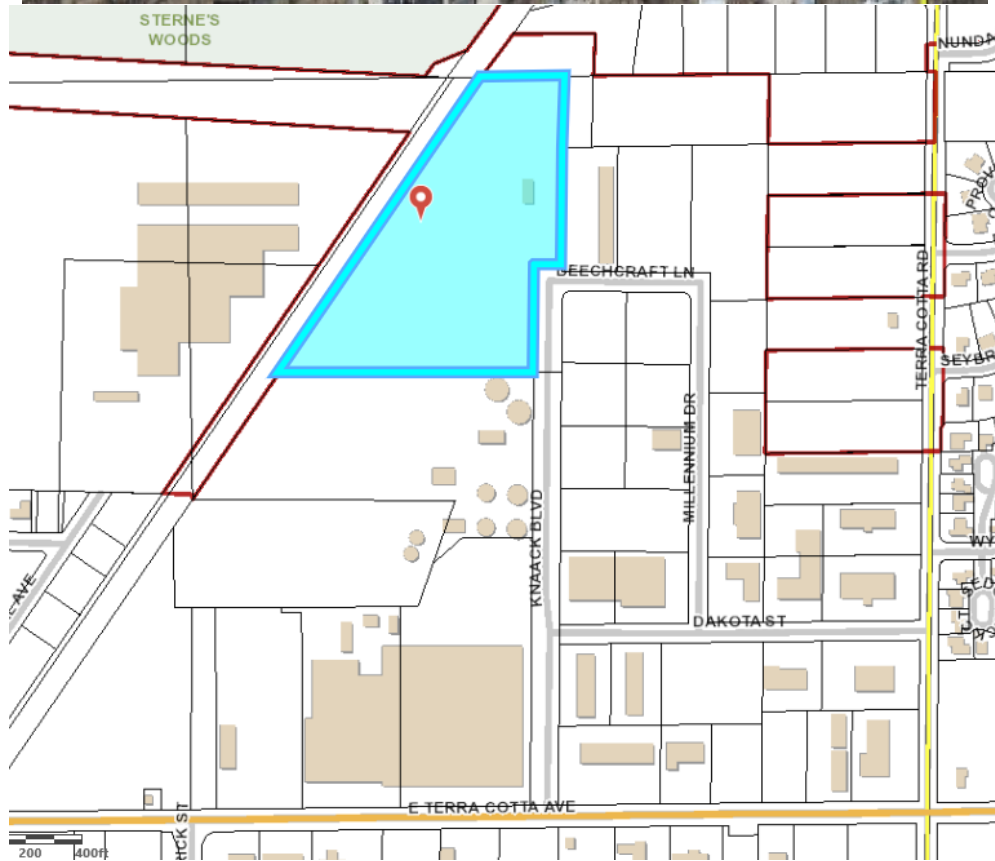
Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Site Plan (Burns McDonnell, dated 04/17/20, received 06/25/20)
 - B. Fence Detail (Guardiar, dated 04/06/20, received 06/25/20)
2. The petitioner shall address all of the review comments and requirements of Community Development Department.

Commonwealth Edison Fence Variation
410 Knaack Boulevard



SHAW MEDIA
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815)459-4040

ORDER CONFIRMATION (CONTINUED)

Salesperson: BARBARA BEHRENS

Printed at 06/25/20 12:14 by bbeh-sm

Acct #: 10101175

Ad #: 1792192

Status: New

**PUBLIC NOTICE
BEFORE THE PLANNING
AND ZONING COMMISSION
OF THE CITY OF CRYSTAL
LAKE, MCHENRY COUNTY,
ILLINOIS**

IN THE MATTER OF THE
PETITION OF
Exelon Corporation (ComEd)
LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Commonwealth Edison, an Exelon Corporation, for a Variation relating to the following described real estate commonly known as 410 Knaack Boulevard, Crystal Lake, Illinois 60014, PINs: 14-33-202-005.

This application is filed for the purposes of seeking a Variation to allow a 12-foot high fence around the site; pursuant to Article 4 and Article 9 of the Unified Development Ordinance. Plans for this project are available for viewing upon request.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday July 15, 2020, via at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Jeff Greenman, Chairperson
Planning and Zoning
Commission
City of Crystal Lake

(Published in the Northwest
Herald June 30, 2020)
1792192

STATE OF ILLINOIS

COUNTY OF MCHENRY

IN THE MATTER OF THE APPLICATION OF
ComEd;

AFFIDAVIT

David Cook, on behalf of Com Ed, being first duly sworn on oath deposes and states as follows:

- A. That a copy of the legal notice, concerning the hearing date for the above mentioned Petitioner, was sent to each of the persons named on the attached list by regular mail notifying them of the hearing before the Planning and Zoning Commission on July 15, 2020, at 7:30 p.m., at the City of Crystal Lake City Hall, 100 West Woodstock Street in Crystal Lake, Illinois. Said notice was mailed to each of the below mentioned persons by regular mail on 6/29/20

- B. That the posting requirements of the Zoning Ordinance have been complied with by placing the customary public notice sign on the subject property on 6/29/20

DCOOK

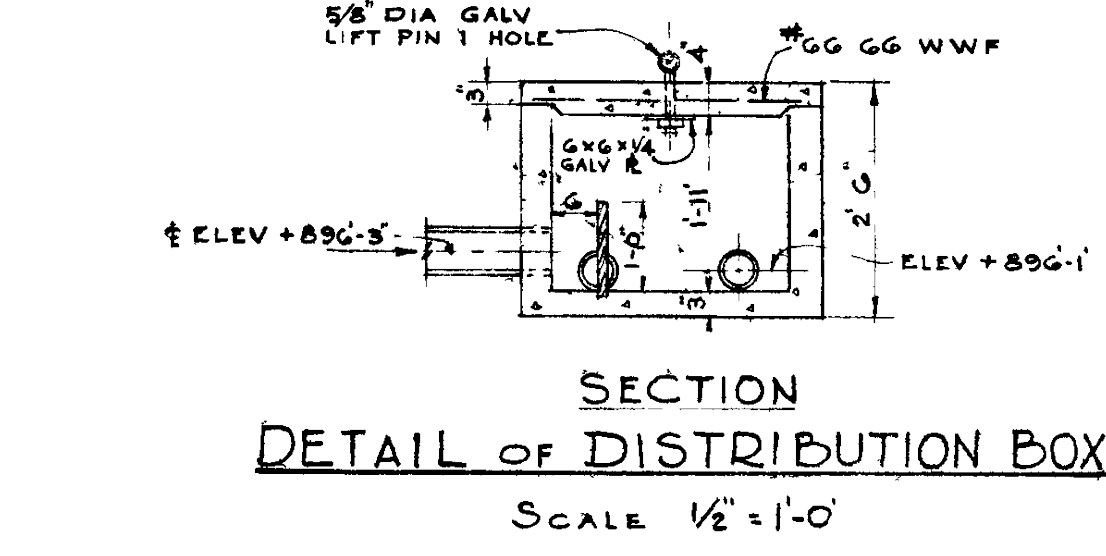
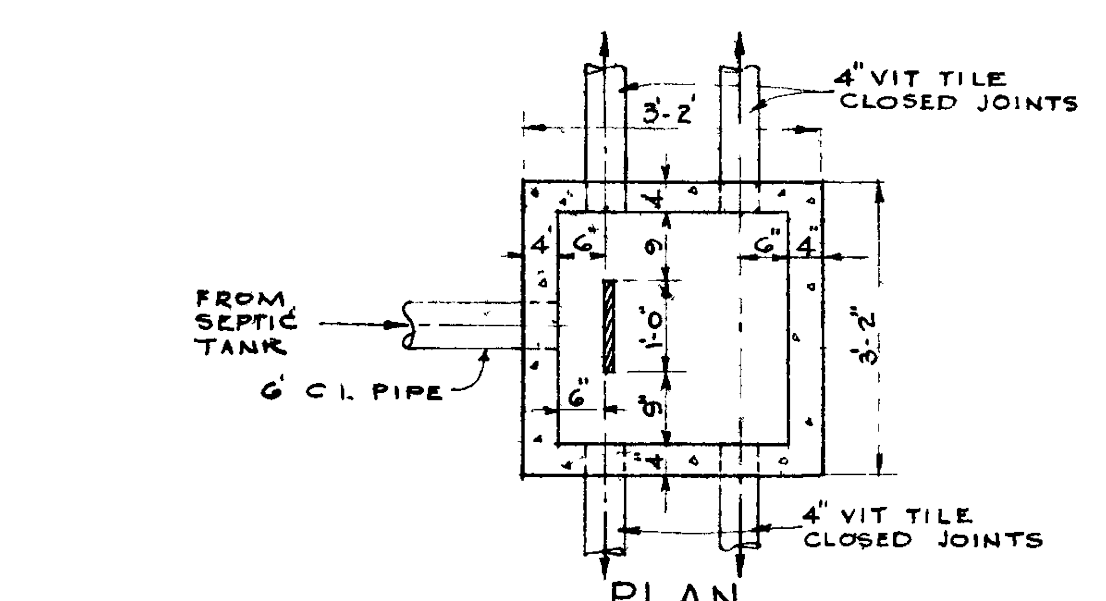
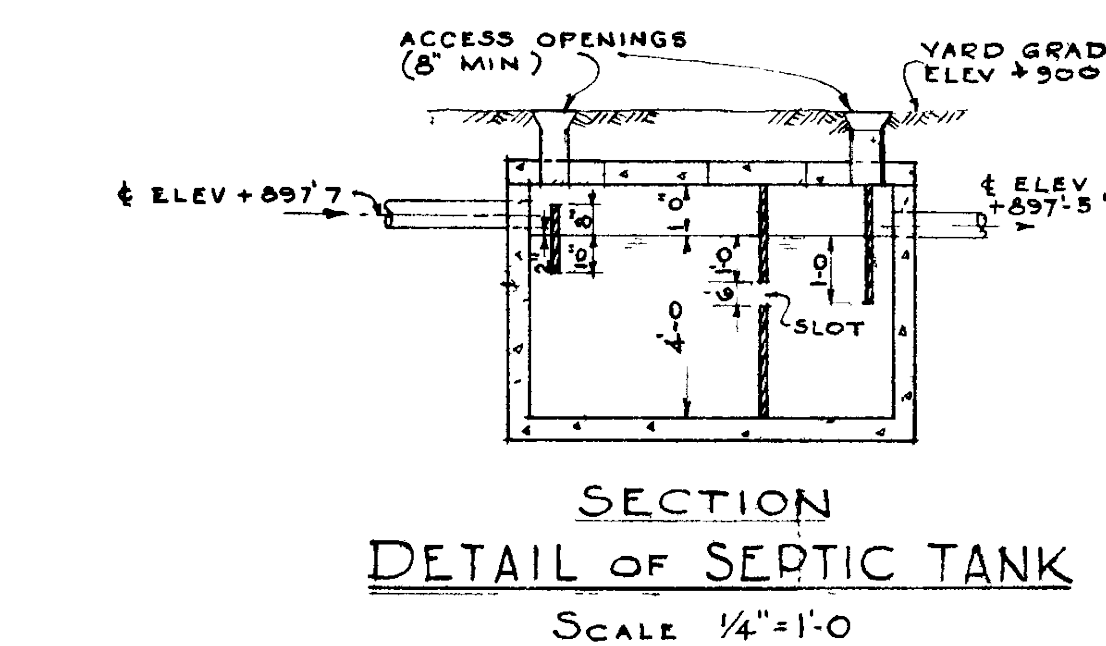
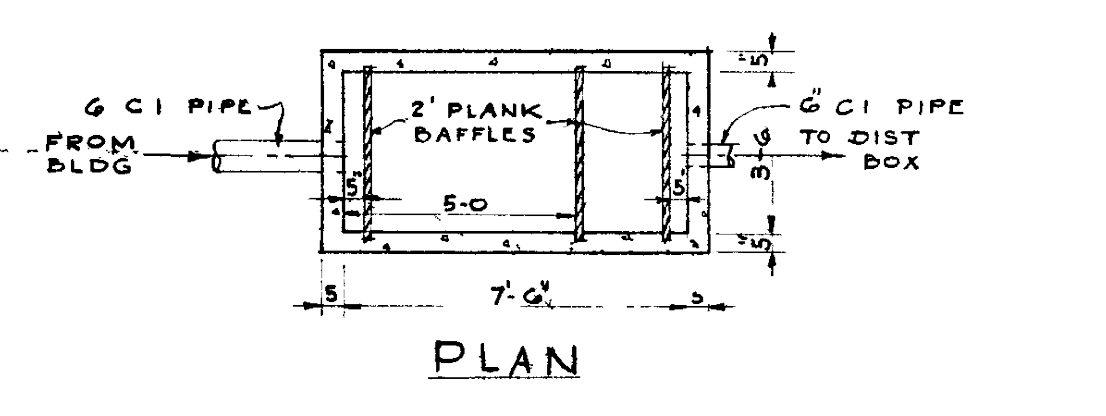
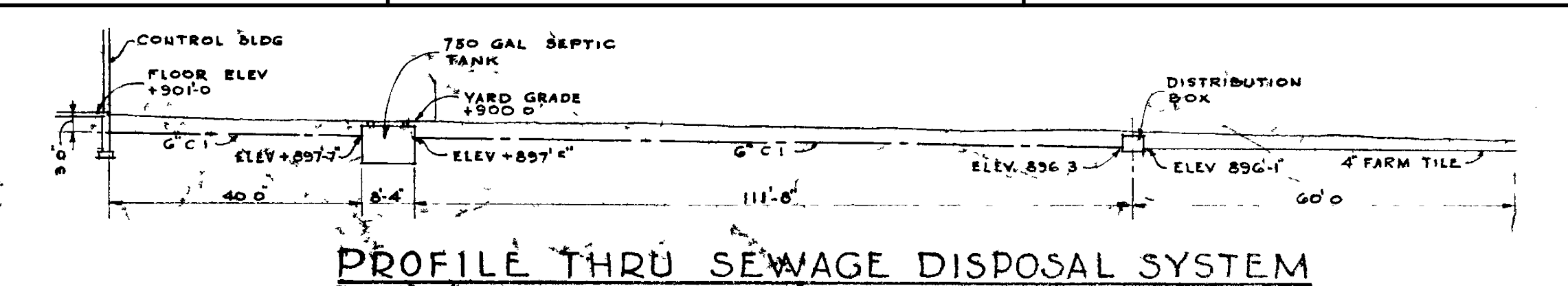
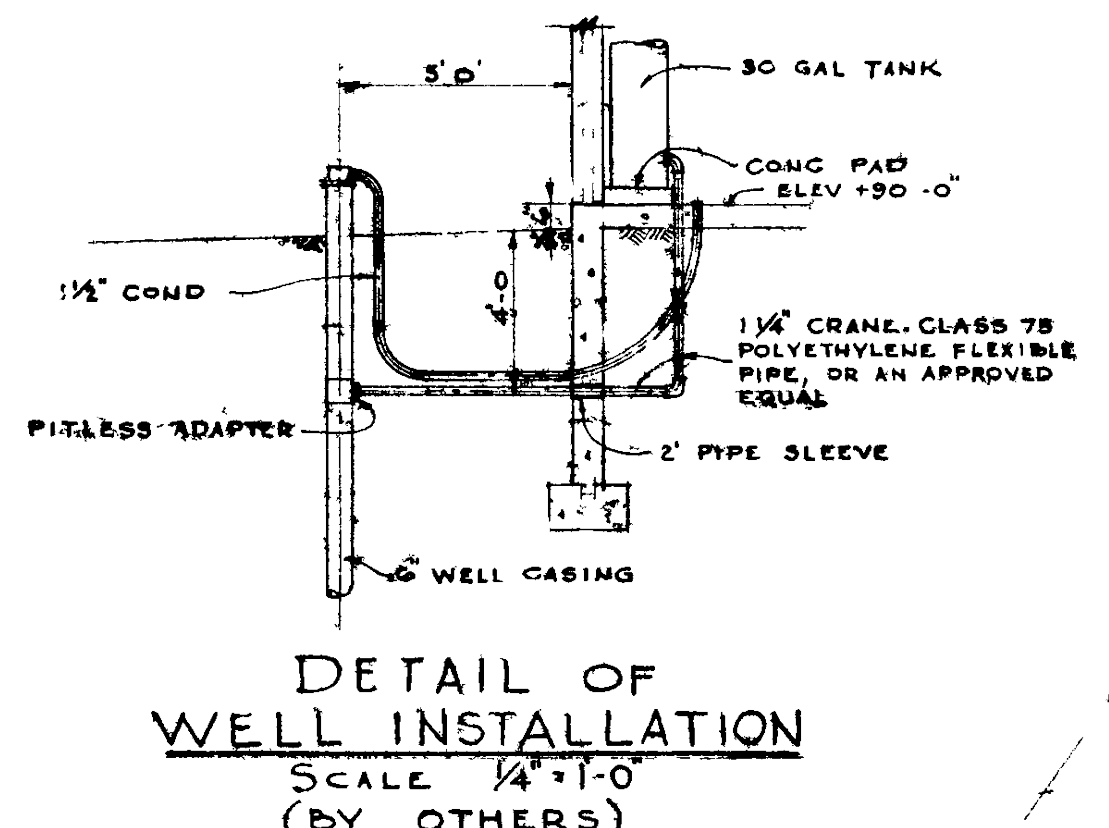
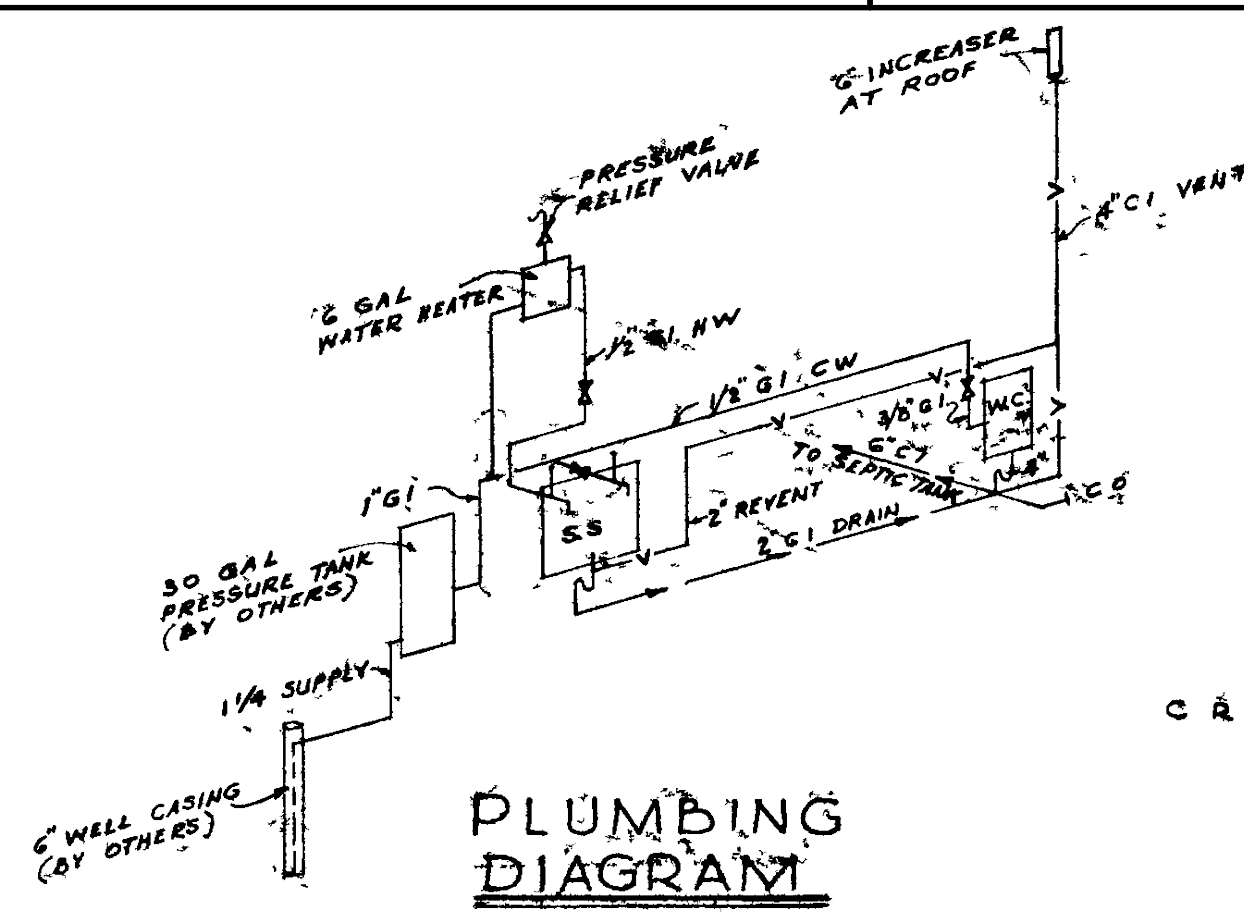
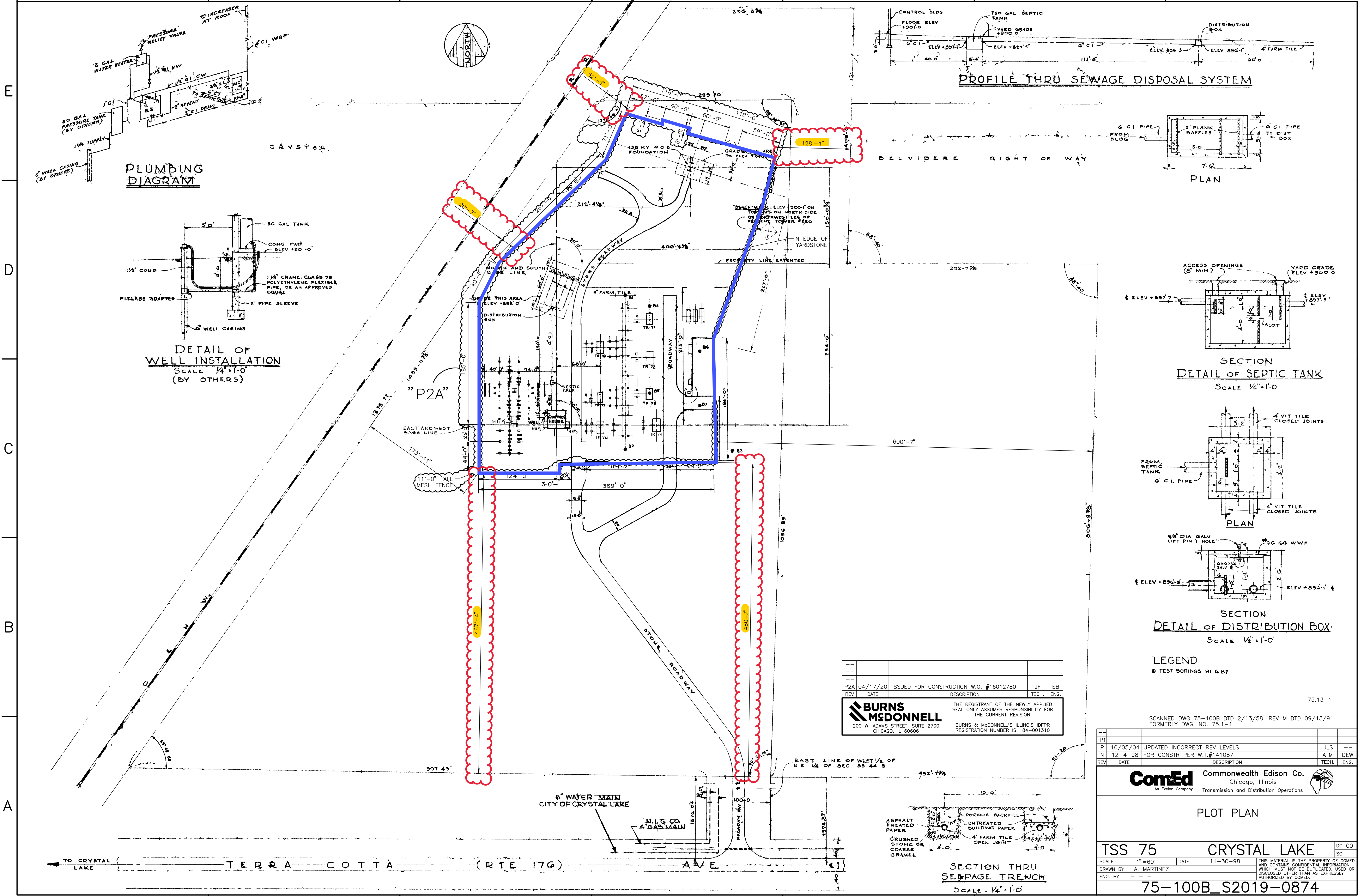
David Cook (Your Signature)

Subscribed and Sworn to me before
This 6th day of July, 2020

[Signature]

Notary Public





LEGEND
 ● TEST BORINGS BIT & BT

REV	DATE	DESCRIPTION	TECH.	ENG.
P2A	04/17/20	ISSUED FOR CONSTRUCTION W.O. #16012780	JF	EB

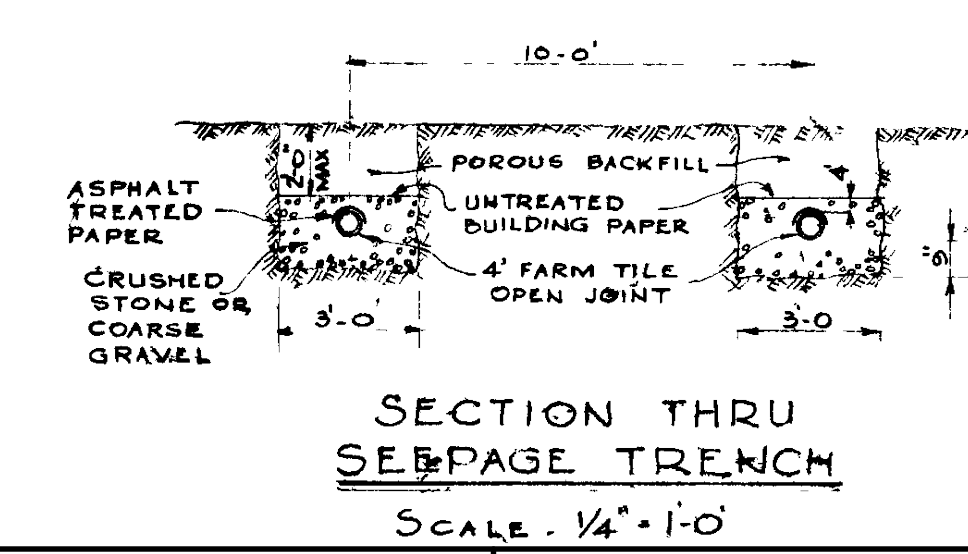
BURNS MCDONNELL
 200 W. ADAMS STREET, SUITE 2700
 CHICAGO, IL 60606

THE REGISTRANT OF THE NEWLY APPLIED SEAL ONLY ASSUMES RESPONSIBILITY FOR THE CURRENT REVISION.
 BURNS & MCDONNELL'S ILLINOIS IDPFR REGISTRATION NUMBER IS 184-001310

REV	DATE	DESCRIPTION	TECH.	ENG.
P1	10/05/04	UPDATED INCORRECT REV LEVELS	JLS	--
N	12-4-98	FOR CONSTR PER W.T.#141087	ATM	DEW

ComEd Commonwealth Edison Co.
 Chicago, Illinois
 An Exelon Company Transmission and Distribution Operations

TSS 75		CRYSTAL LAKE	DC 00
SCALE	1"=60'	DATE	11-30-98
DRAWN BY	A. MARTINEZ	THIS MATERIAL IS THE PROPERTY OF COMED AND CONTAINS CONFIDENTIAL INFORMATION WHICH MUST NOT BE DUPLICATED, USED OR DISCLOSED OTHER THAN AS EXPRESSLY AUTHORIZED BY COMED.	
75-100B_S2019-0874			



TO CRYSTAL LAKE ← TERRA-COTTA (RTE 176) AVE

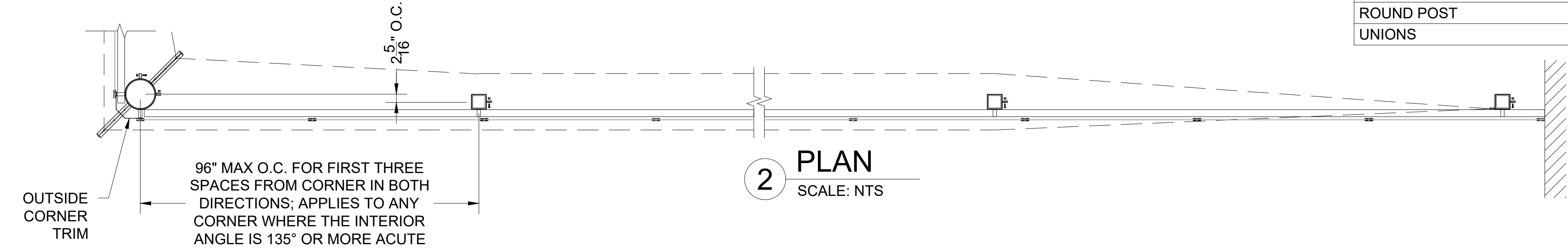
6" WATER MAIN CITY OF CRYSTAL LAKE
 18 1/2" G.A. 4" GAS MAIN
 100'-0" ROADWAY

75.13-1
 SCANNED DWG 75-100B DTD 2/13/58, REV M DTD 09/13/91 FORMERLY DWG. NO. 75.1-1

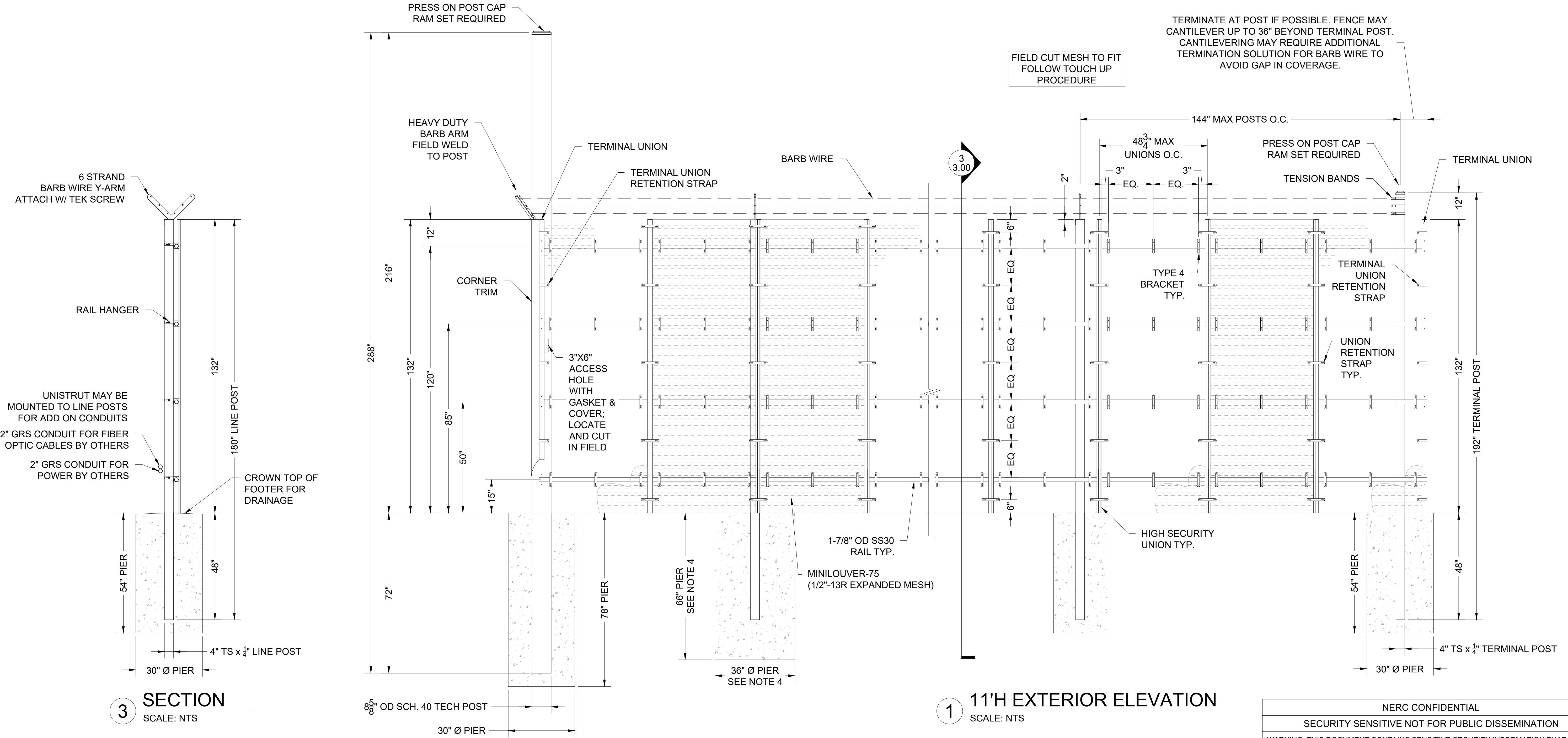
NOTES:

1. FIELD CUT MINI LOUVER-75 MESH TO FIT. FOLLOW TOUCH UP PROCEDURE.
2. MESH SHALL NOT BE STAIR-STEPPED MORE THAN 1".
3. ALL CONCRETE TO BE MINIMUM 3,000 PSI AFTER 28 DAYS.
4. LARGER PIER SIZE APPLIES TO FIRST THREE LINE POST PIERS FROM CORNER
5. FOR FENCE ACROSS SLOPE (PERPENDICULAR TO GRADE), ADDITIONAL PIER DEPTH & POST EMBEDMENT DEPTH IS REQUIRED:
ALONG <10° SLOPE, EMBED POSTS AN ADDITIONAL 12"
ALONG >=10° SLOPE, EMBED POSTS AN ADDITIONAL 18"

MATERIAL DESCRIPTION	MATERIAL TYPE
HARDWARE	A36
SQUARE POST	A500-GR B
ROUND POST	SCH 40
UNIONS	AL6063 T-5



2 PLAN
SCALE: NTS



1 11'H EXTERIOR ELEVATION
SCALE: NTS

3 SECTION
SCALE: NTS

Guardiar
 Main: 972.878.7000 Fax: 214.887.4552
 3309 S. 145 ENNIS, TX 75119
 www.Guardiar.com

REV	DATE	DESCRIPTION	BY
R1	6-APR-20	UPDATED PER MARKUPS	DCR

TYPICAL ELEVATION

MATERIAL SPECIFICATIONS
 A36 STEEL ALL PLATE ANGLE & CHANNEL
 U.S. GALV. ALL GALV WIRE
 U.S. GALV. ALL GALV WIRE
 U.S. GALV. ALL GALV WIRE
 ZINC COATING HEIGHT 0.0025 FT

FINISH
 HOT DIPPED GALVANIZED

PROJECT	EXELON COMED
CUSTOMER	HSI 15477
QUOTE#	...
DATE	14-FEB-20
DRAFTER	DGR
REVIEWER	

NERC CONFIDENTIAL
 SECURITY SENSITIVE NOT FOR PUBLIC DISSEMINATION

WARNING: THIS DOCUMENT CONTAINS SENSITIVE SECURITY INFORMATION THAT IS CONTROLLED UNDER THE PROVISIONS OF 49 CFR PART 1520. NO PART OF THIS DOCUMENT MAY BE RELEASED WITHOUT THE WRITTEN PERMISSION OF THE UNDER SECRETARY OF TRANSPORTATION FOR SECURITY, WASHINGTON, DC, 20590. UNAUTHORIZED RELEASE MAY RESULT IN CIVIL PENALTY OR OTHER ACTION. FOR US GOVERNMENT AGENCIES, PUBLIC AVAILABILITY IS GOVERNED BY 5 U.S.C.552. - DO NOT REPRODUCE

GUARDIAR RESERVES THE RIGHT TO CHANGE DRAWINGS AT ANY TIME WITHOUT NOTICE. CONTACT YOUR SALES SUPPORT FOR THE MOST UP TO DATE COPY.