



#2018-168

City of Crystal Lake

Planning and Zoning Commission Public Hearing

Meeting Date:	August 19, 2020
Request:	Amending Articles 2, 4, 5, 9, and 10 and Appendix sections A-400, A-600 and A-1600 to make comprehensive changes to the Unified Development Ordinance.
Staff Contact:	Elizabeth Maxwell, 815-356-3605

Background:

- The City Council approved the Unified Development Ordinance (UDO) on April 21, 2009. The UDO combined and updated the City's various land development ordinances into one unified document. The UDO is intended to be a dynamic document that will be updated periodically to ensure that the City's development regulations keep pace with modern development trends and emerging development regulatory practices, promote continued high-quality development, maintain the character and charm of Crystal Lake neighborhoods and offer greater protection for natural resources.
- This is the annual review of the UDO to make necessary changes to improve the City's practices.
- Detailed redline changes are attached with this report. Below is a summary of the major changes.

The following is the proposed amendments to the various UDO sections.

Article 2 Land Use

- Modifications to the Land Use Table adding and removing uses and changing approval process status (Permitted, Limited, Special)

The major changes are:

- Group Dwelling (group homes eliminated), Nursing Care (removed from some districts), Age Restricted Living (reclassified from continuing care retirement), Family Care (definition expanded and broken down to two categories), and Recovery Home (new use added).
- Industrial Uses changed to Light Industrial and Heavy Industrial with a few specific categories remaining.
- Changes to the specific criteria for uses.
- Modifications to the outdoor seating criteria to allow more flexibility for restaurants.
- Changes to the Gas Station criteria removing canopy striping or illumination as signage.
- Added back in Temporary Uses for Farming and Model Homes.

Article 4 Development and Design Standards

- Updating standards for roadway design.
- Reorganized the accessory structure section to be clear on the setback of various structures in the front, side, yard abutting a street and rear of lakefront and non-lake front homes.
- Other minor clean up items.

Article 5 Subdivision

- Minor text addition to clarify the definition of a parkway.

Article 9 Administration

- Clarified the language on the Planning and Zoning Commission recommendation that a super majority of the PZC members that vote no forces the super majority vote before the City Council.
- Eliminate the need for an introductory meeting for a Planned Unit Development.
- Created an Administrative Approval process for Special Use Permits expanding on the Administrative Variation approval process.

Article 10 Definitions

- Corrected definitions to correspond to changes in land use categories.
- Amended definitions for Family, Family Care and added Recovery Home and Age Restricted Living.

Appendix A-400 Access Management Manual

- Cleaning up and clarifying some of the requirements.

Appendix A-600 Standard Details

- Cleaning up the text.

Appendix A-1600 Easements

- Modification to the language for easements and maintenance responsibility.

Recommendation:

Motion to recommend approval of the proposed changes to the Unified Development Ordinance, as discussed.