



#2022-92 U Haul Final PUD Amendment Project Review for Planning and Zoning Commission

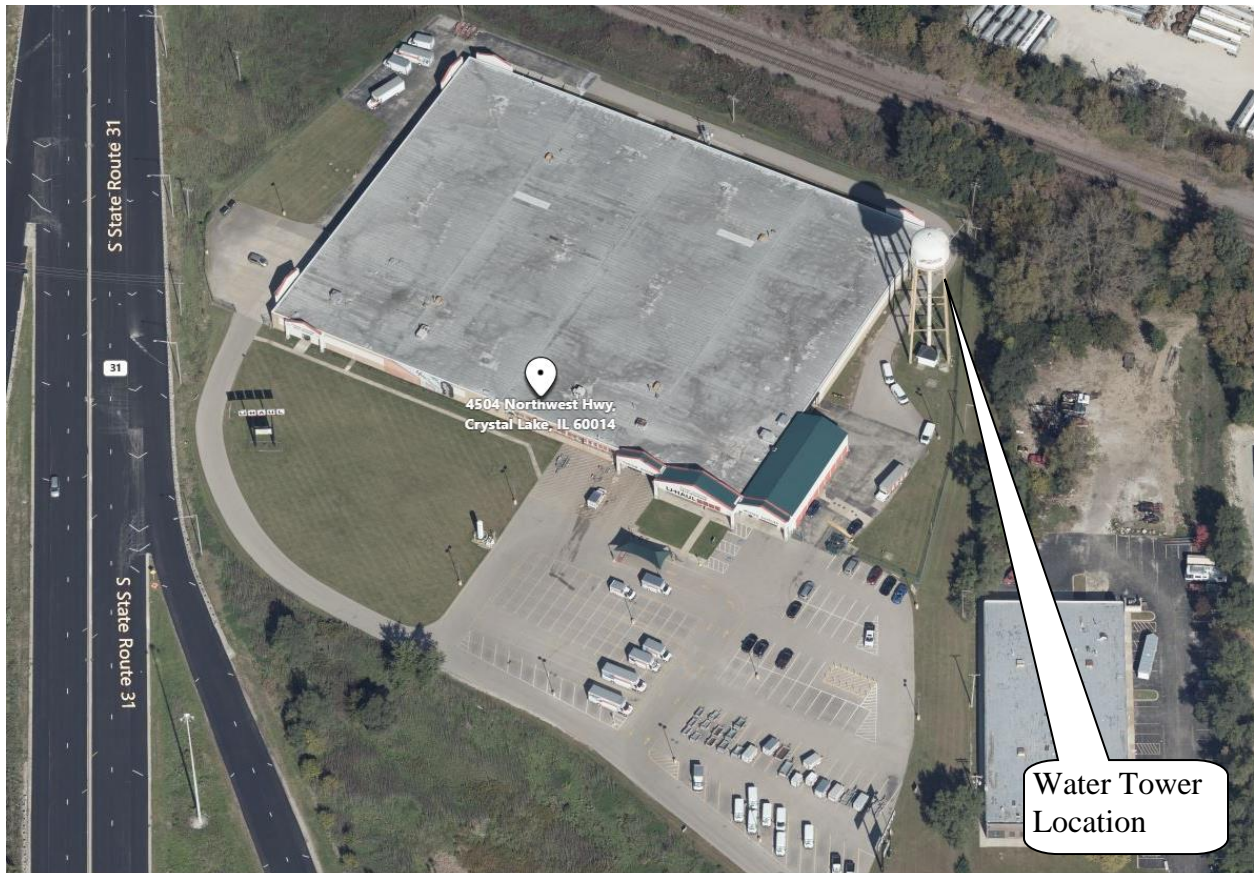
<u>Meeting Date:</u>	May 18, 2022
<u>Request:</u>	Final PUD Amendment to allow signage on the water tower.
<u>Location:</u>	4504 Northwest Highway
<u>Acreage:</u>	Approximately 8.2 acres
<u>Zoning:</u>	M PUD Manufacturing
<u>Surrounding Properties:</u>	North: M Manufacturing South: B-2 PUD General Commercial East: M PUD Manufacturing West: B-2 PUD General Commercial
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- **Previous Approvals:**
 - The property was annexed in 2016 and zoned M PUD. They received a Special Use Permit for Bulk Inside Storage and Outside Storage.
- **Existing Use:** U Haul operates the facility for inside and outside storage. The water tower is a private water tower.

Development Analysis:

- **Request:** To allow the water tower to be painted with signage. Each sign would be 130 square feet for a total of 260 square feet.
- This request is unique because this is a private water tower in the city limits. There are no other properties that would qualify for this type of variation.
- **Land Use:** The land use map shows the area as Commerce. This land use designation is appropriate for service and storage.
- **Zoning:** The site is zoned M Manufacturing. The zoning district is appropriate for the storage use.



Planned Unit Development Variation

The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, in the form of relief from compliance with conventional zoning ordinance site and design therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often requirements.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. If the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation request be lessened or denied.

U Haul is requesting a variation from Article 4-1000 Commercial Signs to allow signage at 260 square feet on the water tower.

Signs can be evaluated based on certain for the hardship:

- A. The proposed variation will not serve merely as a convenience, but alleviate some demonstrable and unusual hardship.

- B. The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The proposed variation will not by itself, or with other signs, contribute to the creation of a visual distraction which may lead to personal injury or a substantial reduction in the value of the property.
- C. The proposed variation is in harmony with the intent, purpose and objectives of the Ordinance.

Findings of Fact:

Final Planned Unit Development Amendment

The petitioner is requesting approval of an amendment to a Final Planned Unit Development to allow signage on the water tower (130 square feet each sign face, 260 square feet total). 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*

Comprehensive Land Use Plan 2020 Vision Summary Review:

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

Land Use – Commerce

Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services and jobs to the city as well as the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Land Use Plan and Economic Development Strategic Plan.

This can be accomplished with the following supporting actions:

Supporting Action: Promote, retain and attract businesses that provide a diverse tax base.

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 (Jeff Jones, received 04/25/22).
 - B. Sign Plan (U Haul, undated, received 04/25/22)
2. Ordinances 7269, 7270 and 7271 approving the Annexation and Zoning are still valid except as modified by this request.
3. The sign is only valid for the current user. The size of the sign cannot be increased without another variation.
4. The petitioner shall comply with all of the requirements of the Community Development Department.

PIQ Map
4504 Northwest Highway





**City of Crystal Lake
Development Application
Ownership Sign-off Acknowledgement Form**

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information

Name: Jeff Jones (U-haul)
Address: 4504 W. Northwest Hwy.
Crystal Lake, IL 60014
Phone: (224) 402-0042
E-mail: jeff-jones@uhaul.com

Project Name & Description: _____
Record Number BLD-2022-00878

Project Address/Location: 4504 W. Northwest Hwy.

Signature _____

Jeff Jones 4-25-2022
Owner: Print and Sign name Date

NOTE: If the property is held in a 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
UHAUL Moving Partners Inc.

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 Jeff Jones, representing UHAUL Moving Partners Inc. for a Final Planned Unit Development Amendment, relating to the property at 4504 Northwest Highway in Crystal Lake, Illinois 60014.
PIN: 19-03-451-001.

This application is filed for the purpose of seeking an amendment to an approved Final Planned Unit Development to allow changes to the signage with a variation from height and square footage allowing a sign on a water tower at 130 square feet and any other changes as presented at the hearing, pursuant to Article 4 and Article 9. 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 for this request will be held at 7:00 p.m. on Wednesday May 18, 2022, 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

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6'-6" X 20'

