



**#2010-67**  
**Crystal Lake Fire Rescue Department**  
**Project Review for Planning and Zoning Commission**

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**Meeting Date:** December 1, 2010

**Request:** Special Use Permit to allow outside storage of two sea/land containers with a variation from the requirement to provide a solid six foot screening of either fence, earth berms, or dense evergreen growth around the container. (Article 2-400 Limited and Special Use Criteria).

**Location:** 844 Virginia Road (City of Crystal Lake Water Treatment Plant and Fire Rescue Station #3)

**Acreage:** ≈ 3.64 acres (Total Site Area)

**Zoning:** “RE-1” Residential Estate

**Surrounding Properties:** North: “M-PUD” and “B-2”  
South: “M-PUD”  
East: “B-1PUD” and “M-PUD”  
West: “R-2” (Canterbury Elementary School) and “B-1PUD”

**Staff Contact:** Elizabeth Maxwell 815.356.3615

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**Background:**

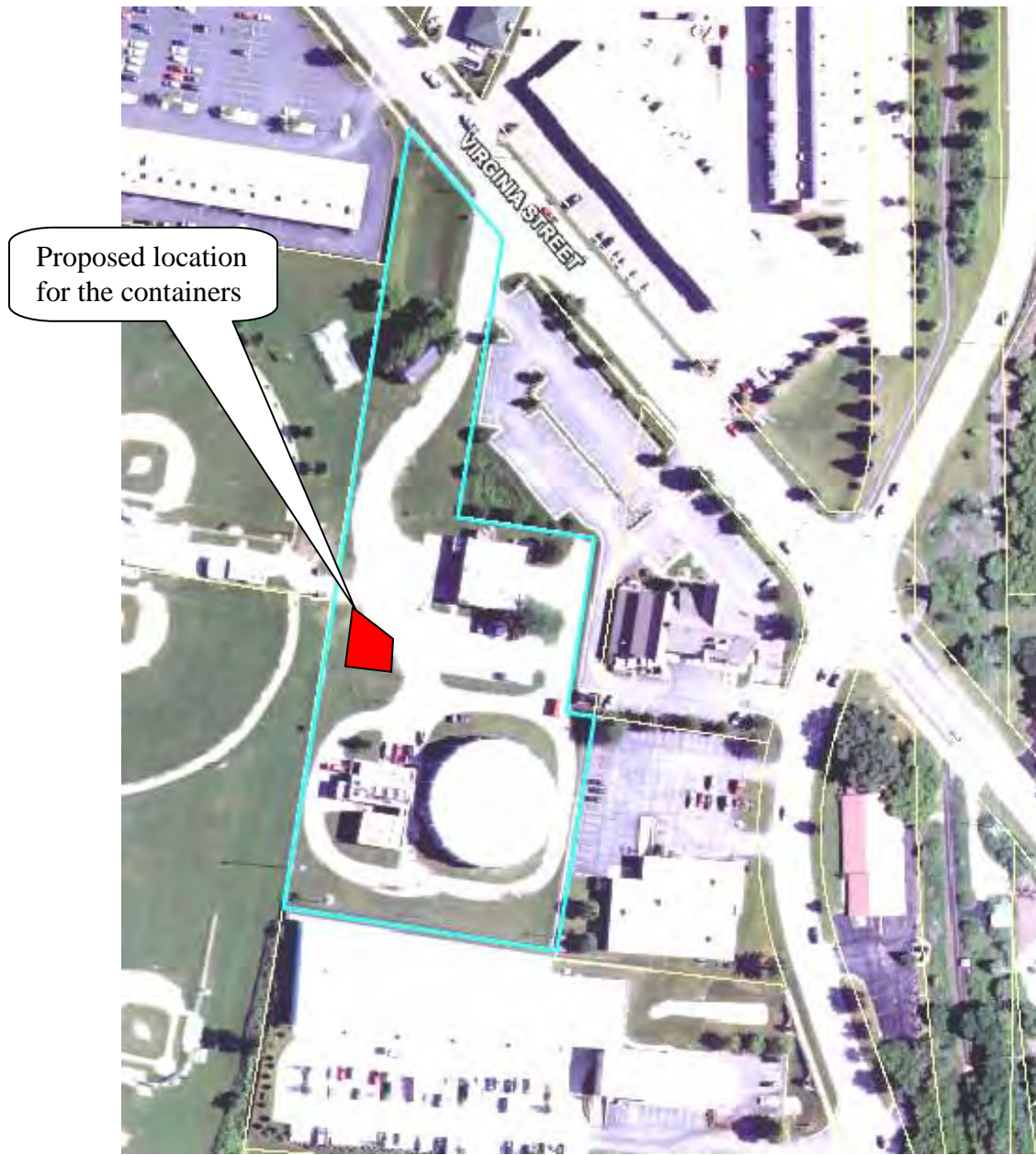
The petitioner received a Special Use Permit in January of 2008 for one sea/land container. The container was located within the fenced area of the wastewater treatment plant site. At the time the Ordinance required any outside storage to acquire a Special Use Permit. The Fire Rescue Department also requested and received a variation from the screening requirement.

The Fire Rescue Department needs a second container at this location. They are requesting a new location for both containers outside the fenced area. The containers are used for storage of equipment used by the Crystal Lake, McHenry County and Lake County Specialized Response Team for Technical Rescue in High Angle, Below Grade, Trench Collapse, Confined Space, Dive, and Hazardous Materials rescues. The Unified Development Ordinance allows outside storage as a Limited Use with specific criteria. Since the Fire Rescue Department is not providing the screening as part of the criteria, they need to request the Special Use Permit.

**Land Use Analysis:**

The subject property is zoned “RE-1” Residential Estate, with the City’s Water Treatment Plant and Fire Station # 3 already located on site. The surrounding properties are zoned for Manufacturing or Business uses and Canterbury Elementary School is located to the immediate

west of the petition site. The containers would be located straight off the main entrance drive adjacent to the access to the Canterbury School ball fields (as indicated on the illustration below). The containers are located up front because the Fire Rescue Department shares this equipment with multiple jurisdictions and they want the equipment area to be accessed quickly.



**Findings of Fact:**

Limited and Special Use Criteria

Outdoor storage is allowed as a Limited Use. The specific criteria are listed below:

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 Article 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*
  
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*

Limited uses are reviewed by staff. If any of the standards cannot be met, the use shall be reviewed as a special use, in accordance with the procedure and standards set forth in Article 9, Administration. Since the above criteria cannot be met, the request is for a Special Use Permit. Special Uses have specific criteria which need to be met. 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*

**Comprehensive Land Use Plan 2020 Vision Summary Review:**

The Comprehensive Plan designates the subject property as Public / Semi-Public, which is defined as: “representing the location of current and future commercial uses.” Within the Public / Semi-Public section of the Comprehensive Plan, the following goal and objectives are related to the petitioner’s requests:

**Goal:** Provide high quality public and semi-public facilities, such as schools, libraries, municipal facilities and private service providers throughout the city to support the diverse and evolving needs of people in the city.

**Objective #1:** Maintain a high level of cooperation between the city and the school districts, library, park district, neighboring municipalities, private service providers and other public and semi-public agencies.

- The City and other public and semi-public organizations should maintain a process for selecting the most appropriate sites for future facilities.

**Recommended Conditions:**

If a motion to recommend approval of the Special Use Permit is made, the following are recommended as conditions of approval:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
  - A. Application (Crystal Lake Fire Rescue Department, received 10/26/10)
  - B. Aerial plan (received 10/26/10)
2. A Special Use Permit is granted to allow two sea/land containers on site with no requirement for the six foot screening of fence, earth berms, or dense evergreen growth around the containers.
3. Prior to placement, a Julie Locate should be called for the location to ensure that the containers are not placed over any utilities that might need maintenance, repair or replacement.
4. The containers shall be located so they do not block any access drives, parking or utility access. Any changes to grades may require adjustment to manholes in the area.
5. The petitioner shall comply with all of the requirements of the Planning and Economic Development, Engineering and Building, and Public Works Departments.

# City of Crystal Lake Development Application

Office Use Only  
File # 672010

Project Title: \_\_\_\_\_

**RECEIVED**  
OCT 26 2010  
BY: \_\_\_\_\_

### Action Requested

- |   |  |
|---|--|
| <input type="checkbox"/> Annexation                   | <input type="checkbox"/> Preliminary PUD                           |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision           |
| <input type="checkbox"/> Conceptual PUD Review        | <input type="checkbox"/> Rezoning                                  |
| <input type="checkbox"/> Final PUD                    | <input checked="" type="checkbox"/> Special Use Permit (amendment) |
| <input type="checkbox"/> Final PUD Amendment          | <input checked="" type="checkbox"/> Variation (screening)          |
| <input type="checkbox"/> Final Plat of Subdivision    | <input type="checkbox"/> Other                                     |

### Petitioner Information

*Paul Norbert*  
Name: CRYSTAL LAKE FIRE RESCUE  
Address: 100 W Woodstock St.  
CRYSTAL LAKE, IL 60014  
Phone: (815) 356-3632  
Fax: (815) 477-2568  
E-mail: pnorbert@crystalake.org

### Owner Information (if different)

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

### Property Information

Project Description: STORAGE OF SECOND SEA/LAND CONTAINER AT  
877 Virginia Rd (Water Treatment Plant). Containers are used  
for emergency specialized rescue for Crystal Lake and  
Lake/McHenry Fire Departments. Both containers are requested  
to be moved to new location on site. (see attached)  
Project Address/Location: \_\_\_\_\_

877 Virginia Rd. (Water Treatment Plant 3)

PIN Number(s): 19-08-429-012

**Development Team**

Please include address, phone, fax and e-mail

Developer: \_\_\_\_\_

Architect: \_\_\_\_\_

Attorney: \_\_\_\_\_

Engineer: \_\_\_\_\_

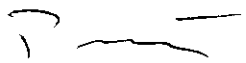

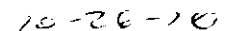
Landscape Architect: \_\_\_\_\_

Planner: \_\_\_\_\_

Surveyor: \_\_\_\_\_

Other: \_\_\_\_\_

**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.

\_\_\_\_\_  
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 Crystal Lake Fire Rescue Depart-  
ment

**LEGAL NOTICE**

Notice is hereby given in compli-  
ance 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 of the City

of Crystal Lake upon the applica-  
tion of the Crystal Lake Fire Rescue  
Department, relating to property lo-  
cated at 844 Virginia Road, and  
identified by parcel number: 19-  
08-429-012.

The application has been filed by  
the petitioner for the purposes of  
seeking a Special Use Permit  
Amendment for outside storage of a  
sea/land container used for emer-  
gency specialized rescue, and a  
variation from the screening re-  
quirement pursuant to Article 2-  
400; as well as any other Zoning  
Variations that may be required to  
accommodate the abovementioned  
requests.

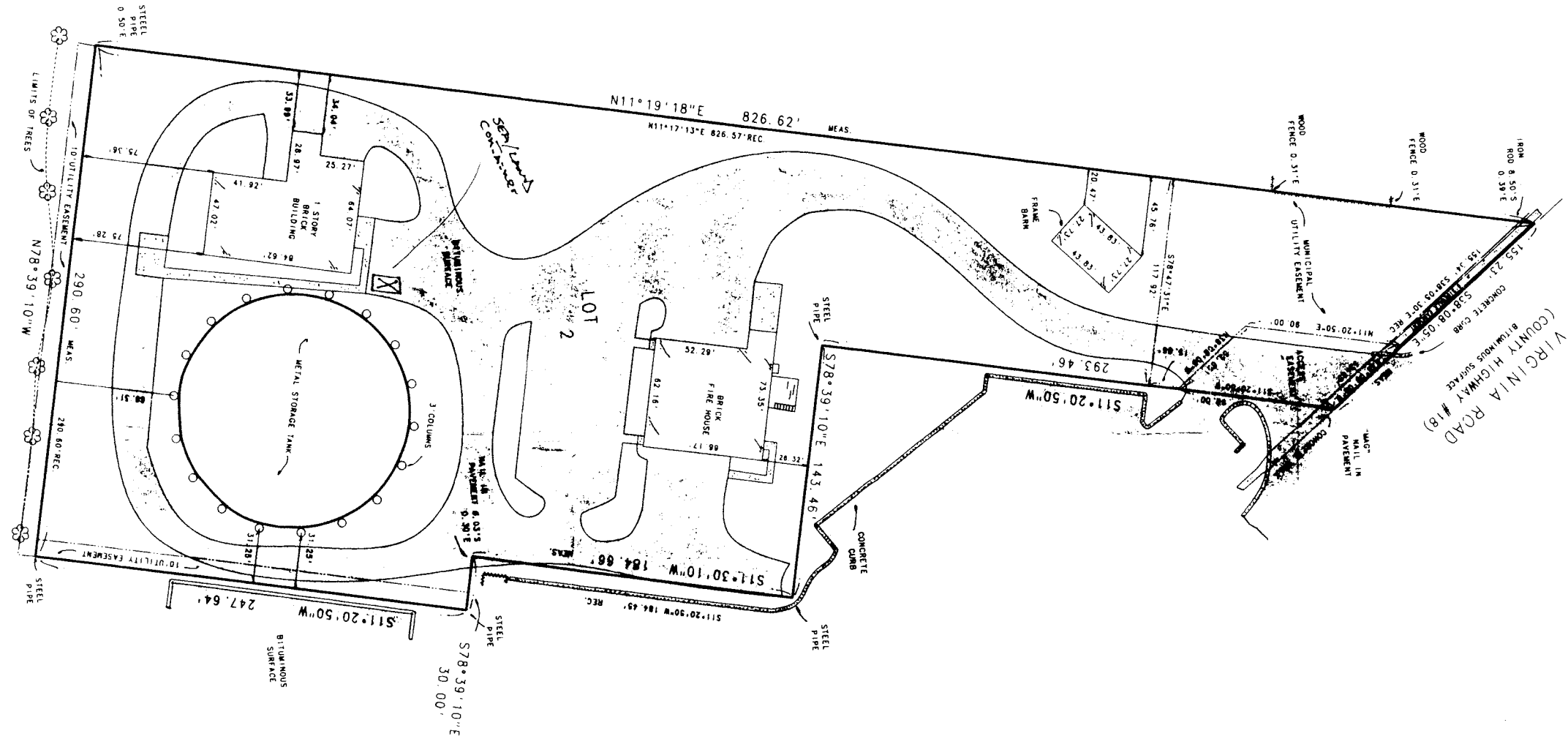
A public hearing before the Plan-  
ning and Zoning Commission, on  
this request will be held at 7:30  
p.m. on Wednesday December 1,  
2010, at the Crystal Lake City Hall,  
100 West Woodstock Street, at  
which time and place any person  
determining to be heard may be  
present.

Thomas Hayden, Chair  
Planning and Zoning Commission  
City of Crystal Lake  
(Published in the Northwest Herald  
November 13, 2010)



# PLAT OF SURVEY

LOT 2 OF SARILLO'S RESUBDIVISION, A RESUBDIVISION OF PART OF LOT 14 OF THE ASSESSOR'S PLAT RECORDED OCTOBER 6, 1858 IN BOOK 22 OF DEEDS, PAGE 1, IN MCHENRY COUNTY, ILLINOIS, AND RECORDED APRIL 17, 2000 AS DOCUMENT NO. 2000R0018924 IN MCHENRY COUNTY, ILLINOIS.



STATE OF ILLINOIS) 11TH DAY OF NOVEMBER 2003  
 COUNTY OF DEKALB)

I, RANDALL R. SCHAFF, ILLINOIS PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION ALL DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF

*Randall R. Schaff*  
 RANDALL R. SCHAFF 35-428  
 ILLINOIS PROFESSIONAL LAND SURVEYOR  
 VOID WITHOUT SURVEYORS EMBOSSED SEAL

THIS PLAT IS CERTIFIED TO: CITY OF CRYSTAL LAKE

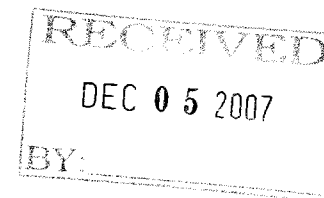
THIS PLAT IS NON-TRANSFERABLE ONLY PRINTS WITH THE SURVEYORS EMBOSSED SEAL ARE LEGAL, OFFICIAL COPIES THIS PLAT IS VALID ONLY TO THOSE PARTIES NAMED ABOVE AND TO BE USED IN A REAL ESTATE TRANSACTION ONLY. A TITLE COMMITMENT WAS NOT FURNISHED TO THE SURVEYOR, THERE MAY BE EASEMENTS, BUILDING LINES OR OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT. NO EXTRAPOLATIONS SHOULD BE MADE FROM THE INFORMATION SHOWN WITHOUT PERMISSION FROM THE CERTIFYING LAND SURVEYOR. THERE MAY EXIST DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL. THIS PLAT DOES NOT IMPLY OWNERSHIP. COMPARE LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY AT ONCE. NO DISTANCE SHOULD BE ASSUMED BY SCALING.

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SCALE 1" = 40'

PERMANENT INDEX NUMBER:

SURVEY NUMBER: D3-46778X/FILE



TYLER OAKS  
 PROFESSIONAL LAND SURVEYING  
 P.O. BOX 446 SYCAMORE ILLINOIS 60178  
 TEL. 815. 895. 0096 FAX. 815. 895. 0066



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION  
WEDNESDAY, JANUARY 2, 2008  
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Chair Hayden at 7:30 p.m. On roll call, members Collins, Esposito, Greenman, Jouron, Schofield, Skluzacek, and Hayden were present. Mr. Batastini was absent.

Michelle Rentzsch, Director of Planning and Economic Development, and Elizabeth Zeller, Planner, were present from Staff.

Mr. Hayden asked the people in attendance to rise to say the Pledge of Allegiance. He led those in attendance in the Pledge.

Mr. Hayden stated that this meeting is being televised now as well as being recorded for future playback on the City's cable station. He stated that there are a number of items on the agenda and asked that those in attendance, who wished to speak on any of the petitions, please sign in on the sheets provided for each petition.

Mr. Hayden said he would like to wish everyone a very Happy New Year on behalf of the Planning and Zoning Commission members.

**2007-112 CRYSTAL LAKE FIRE DEPARTMENT – 844 Virginia Road – PUBLIC HEARING**

Special Use Permit, Variation for outdoor storage of a container.

Mr. Hayden stated that the sign has been posted. He said the surrounding property owners have been notified and the Certificate of Publication is in the file. Mr. Hayden waived the reading of the legal notice with no objection.

Paul DeRaedt, Deputy Fire Chief, was present to represent the petition. Deputy Chief DeRaedt said the trailer they wish to store holds specialty equipment that will be shared by Lake and McHenry County. He said because of the height of the trailer on the transporting vehicle it is too tall to store in the fire station. The treatment plant location is a fenced and secure area.

There was no one in the public who wished to speak on this petition. The public hearing was closed at this time.

Mr. Skluzacek asked about the size of the trailer. Deputy Chief DeRaedt said it is 19 feet long by 8.5 feet wide and 8.5 feet tall. Mr. Skluzacek asked if the trailer is metal and what color it is. Deputy Chief DeRaedt said it is metal and it will be red in color.

Mr. Skluzacek moved to approve a Special Use Permit to allow outside storage of one sea/land container; and a Zoning Ordinance Variation from Section 6.5-9 from the requirement to provide a solid six foot screening of either fence, earth berms, or dense evergreen growth around the container for the Crystal Lake Fire Department at 844 Virginia Road with the following conditions:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:

- A. Application (received 12/05/07)
- B. Plat of Survey/ Site Plan (received 12/05/07)

2. A Zoning Variation from Section 6.5-9, from the requirement to provide a solid six foot screening of either fence, earth berms, or dense evergreen growth around the container, is hereby granted.

3. The petitioner shall comply with all of the requirements of the Planning, Engineering and Building, Public Works, Fire/Rescue and Police Departments.

Mr. Greenman seconded the motion. On roll call, all members voted aye. Motion passed.

Mr. Hayden said the Police Chief sometimes comes to their meetings but since the Fire Rescue Department doesn't need to be at these meetings he wanted to take the opportunity to thank them for the great job they do for the City. Deputy Chief DeRaedt thanked Mr. Hayden and said he would pass that on to the department.

*Permit to allow a temporary sales trailer, pursuant to staff recommendations.*

*13e. Approved the Planning and Zoning Commission recommendations and adopted an ordinance granting a Special Use Permit for outdoor seating at Chipotle Mexican Grill, 5006 Northwest Highway.*

*13f. Approved the Planning and Zoning Commission recommendations and adopted an ordinance granting a Special Use Permit for outdoor automobile storage at Brilliance Honda, 100 S. Main Street.*

*13g. Approved the Planning and Zoning Commission recommendations and adopted an ordinance granting a Special Use Permit and zoning variation for outdoor trailer storage at Accenting Images, 975 Nimco Drive, Unit G.*

→ *13h. Approved the Planning and Zoning Commission recommendations and adopted an ordinance granting a Special Use Permit and zoning variation for outdoor storage at 844 Virginia Road (Water Treatment Plant and Fire Rescue Station 3).*

*13j. Adopted the Abatement Ordinance for the 2007 Multi-Project General Obligation Bond Issue.*

*13k. Adopted the Abatement Ordinance for the 1998 Multi-Project General Obligation Bond Issue.*

*13m. Adopted a Resolution authorizing execution of a parking lot lease agreement amendment with the Downtown Crystal Lake Organization to change the designation of public parking and ordinance amending the City Code to allow free parking to begin at 4:00 p.m.*

*13n. Adopted a Resolution authorizing the appointment of Eric T. Helm, Assistant to the City Manager, to represent the City of Crystal Lake on the Board of Directors of the Intergovernmental Risk Management Agency (IRMA), and appointing Mark Nannini, Director of Finance, as the alternate delegate.*

*15. Approved the Planning and Zoning Commission recommendations and adopted an ordinance granting a Special Use Permit for My Father's Preschool, Prince of Peace Church, 975 McHenry Avenue. Councilwoman Ferguson noted that the room with two exits was to be used for classes of more than 10 students.*

*26. Appointed and confirmed the following individuals as members of the Crystal Lake Ad Hoc Clean Air Counts Advisory Committee: Pat Dieckhoff, Steven Fuller, Linda Gaska, Kimberly Hankins, Elizabeth Puchmelter, Lehn Shepherd, and Pauline Walker.*

**Ashton Pointe Subdivision, west of Pingree Road and north of UPRR – Final Planned Unit Development Amendment to allow a “ranch” plan home option as part of the approved single-family residences.**



AN ORDINANCE GRANTING A SPECIAL USE PERMIT  
AND VARIATION  
AT 844 VIRGINIA ROAD

WHEREAS, pursuant to the terms of a Petition (File #2007-112) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested the issuance of a Special Use Permit to allow outside storage of one sea/land container; and Variation (Section 6.5-9) from the requirement to provide a solid six foot screening of either fence, earth berms, or dense evergreen growth around the container for the property located at 844 Virginia Road; and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Special Use Permit be issued as requested in said Petition.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

Section I: That a Special Use Permit be issued to allow outside storage of one sea/land container; and Variation (Section 6.5-9) from the requirement to provide a solid six foot screening of either fence, earth berms, or dense evergreen growth around the container for the property commonly known as 844 Virginia Road, Crystal Lake, Illinois.

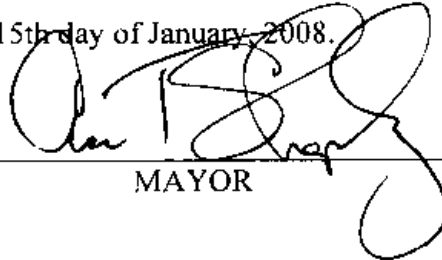
Section II: Said Special Use is issued with the following conditions:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
  - A. Application (received 12/05/07)
  - B. Plat of Survey/ Site Plan (received 12/05/07)
2. A Zoning Variation from Section 6.5-9, from the requirement to provide a solid six foot screening of either fence, earth berms, or dense evergreen growth around the container, is hereby granted.
3. The petitioner shall comply with all of the requirements of the Planning, Engineering and Building, Public Works, Fire/Rescue and Police Departments.

Section III: That the City Clerk be and is hereby directed to amend the official zoning map of the City of Crystal Lake and all pertinent records of the City of Crystal Lake to show the issuance of a Special Use Permit in accordance with the provisions of this Ordinance, as provided by law.

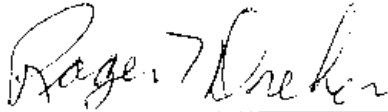
Section IV: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

DATED at Crystal Lake, Illinois, this 15th day of January 2008.



MAYOR

ATTEST:



CITY CLERK

Published in pamphlet form by the authority of the Mayor and City Council of the City of Crystal Lake.