#2012-90 U-Haul Annexation
Project Review for Planning and Zoning Commission

Meeting Date: August 3, 2016

Request:
1) Rezoning upon annexation to M- Manufacturing Planned Unit Development,
2) Special Use Permit for bulk inside storage, and
3) Special Use Permit for outdoor storage of vehicles.

Location: 4504 Northwest Highway

Acreage: Approximately 8.415 acres

Existing Zoning: B-3 – General Business (McHenry County)

Surrounding Properties:
North: M – Manufacturing
South: B-2 PUD – General Commercial Planned Unit Development
East: M PUD – Manufacturing Planned Unit Development
West: B-2 PUD – General Commercial Planned Unit Development

Staff Contact: Kathryn Cowlin (815.356.3798)

Background:

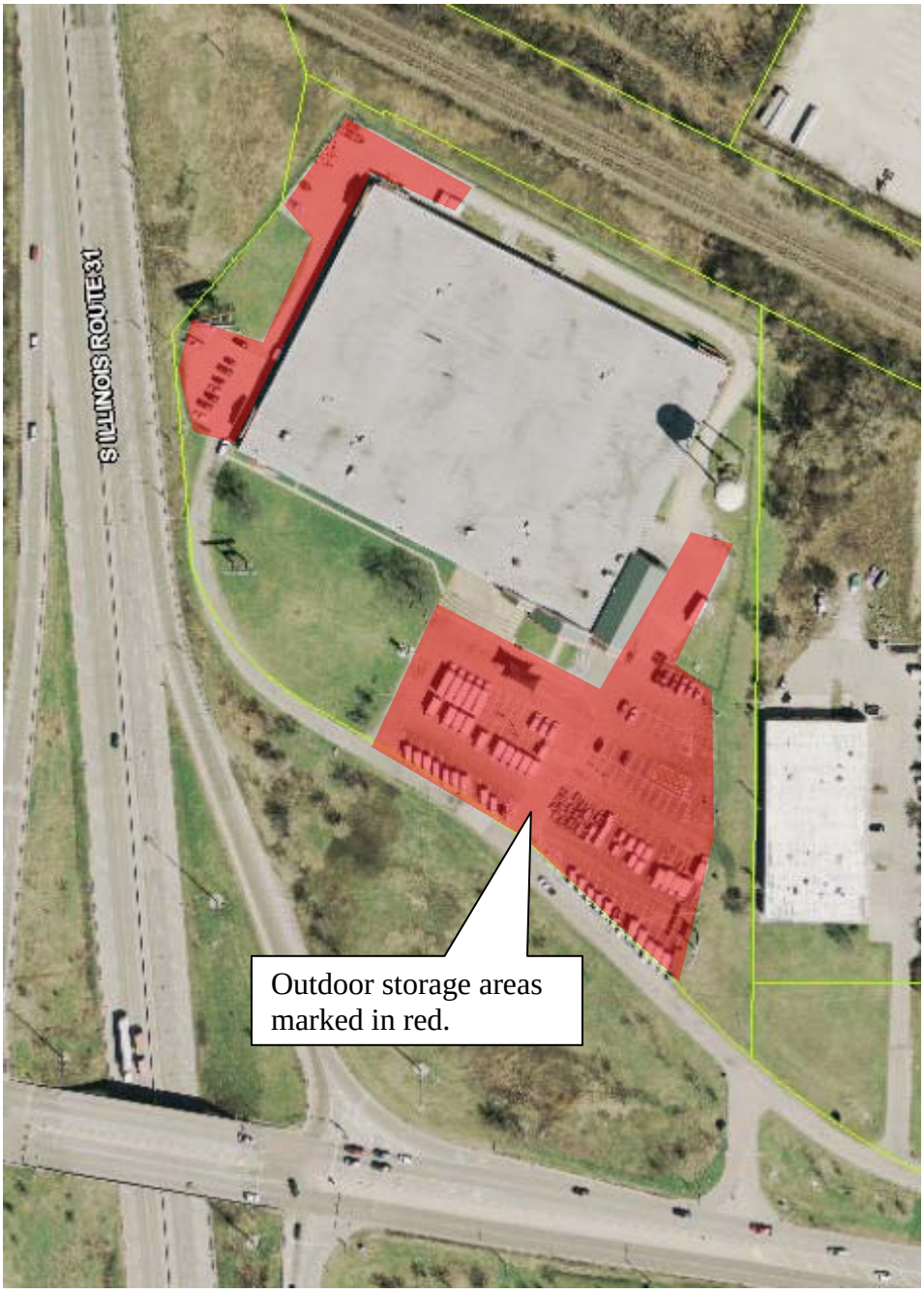
- Existing Use: The property is currently a U-Haul storage and rental facility with its ancillary outdoor storage of vehicles and equipment.
- The existing conditions of the property would be allowed to remain 'as is' upon annexation into the City and allowed to continue for the term of the annexation agreement.
- History: This property is a county island, meaning it is surrounded by the City. City staff contacted the property owner and encouraged them to file an application for annexation.

Development Analysis:

General

- Request: To zone the property M-Manufacturing PUD upon annexation and a Special Use Permit for the existing bulk inside storage and outdoor storage of vehicles and equipment.
- Land Use: The land use map shows the property as Commerce. No Comprehensive Land Use Plan Map Amendment is necessary at this time.

- Zoning: The property is currently zoned B-3 – General Business in McHenry County. The property will be rezoned to M- Manufacturing PUD, which is appropriate for the existing bulk inside storage and truck and equipment rental business. The billboard on the site will be addressed via the annexation agreement.
- The outdoor storage area is visible from Route 14 and Route 31.



Findings of Fact:

REZONING

- The property is currently zoned B-3 –General Business in McHenry County. Property annexed into the City of Crystal Lake comes in as E- Estate zoning unless rezoned to the appropriate zoning district.
- The property would be rezoned to the City's M- Manufacturing PUD zoning district upon annexation.

Criteria for Rezoning

(a) The existing uses and zoning of nearby property.

☐ *Meets* ☐ *Does not meet*

(b) The extent to which property values are diminished by a particular zoning classification or restriction.

☐ *Meets* ☐ *Does not meet*

(c) The extent to which the destruction of property value of a petitioner property owner promotes the health, safety, morals or general welfare of the public.

☐ *Meets* ☐ *Does not meet*

(d) The relative gain to the public as opposed to the hardship imposed on a petitioning property owner.

☐ *Meets* ☐ *Does not meet*

(e) The suitability of the subject property for its zoned purposes.

☐ *Meets* ☐ *Does not meet*

(f) The length of time the property has been vacant as zoned, considered in the context of land development in the area.

☐ *Meets* ☐ *Does not meet*

(g) The Comprehensive Plan designation and the current applicability of that designation.

☐ *Meets* ☐ *Does not meet*

(h) The evidence or lack of evidence, of community need for the use proposed.

☐ *Meets* ☐ *Does not meet*

SPECIAL USE PERMIT

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*

Outdoor sales, service, storage or display. All outdoor sales, service, storage or display must comply with the following standards:

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 Section 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*

5. All outdoor sales, service, storage and display must meet the Guidelines for Outdoor Sales, Service, Storage and Display that are included in the Appendix.

☐ *Meets* ☐ *Does not meet*

Recommended Conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Petition to Annex (U-Haul, received 07/13/16)

2. The outdoor storage should only be on an approved surface, the parking of vehicles on the grass is prohibited.

3. The petitioner shall comply with the requirements of the Community Development Department.

PETITION

TO THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE,
MCHENRY COUNTY, ILLINOIS

The undersigned Petitioners hereby respectfully petition to annex to the City of Crystal Lake, McHenry County, Illinois, the territory described in Exhibit "A" which is attached hereto and made a part hereof, and states as follows:

1. That the undersigned are all of the owners of record of the territory herein described in Exhibit "A".
2. The territory herein described in Exhibit "A" is contiguous to the City of Crystal Lake; is located in McHenry County, Illinois; and is not within the corporate limits of any other municipality.
3. That the undersigned represents fifty-one percent (51%) of all the electors of record of the territory herein described in Exhibit "A".
4. That the undersigned represents one hundred percent (100%) of all of the owners of record of this property.

WHEREFORE, Petitioners respectfully request the corporate authorities of the City of Crystal Lake, McHenry County, Illinois, to annex the territory herein described in Exhibit "A" to said City in accordance with the provisions of this Petition and pursuant to the terms of a proposed annexation agreement, and in accordance with the law in such case made and provided.

DATED this 13th of July, 2016.

Name of Owner	Signature	Address

STATE OF ILLINOIS)
) SS
COUNTY OF MCHENRY)

I, Ivy Schwoch (U-Haul), being sworn on oath depose and say that I have the authority to sign this attestation, that I am familiar with the matters therein and that the matters stated therein are true in substance and in fact.

Signed: _____ (U-Haul)

Subscribed and sworn to before me
this 13th day of July 2016.

_____
Notary

"OFFICIAL SEAL"
PAULETTE L. DEBELING
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 05/12/18

RECEIVED
JUL 13 2016

My Commission expires: _____

Exhibit A

Parcel 1:

All that part of Sections 3 and 10, Township 43 North, Range 8 East of the Third Principal Meridian, lying Easterly of the Easterly Right of Way line of State Route 31, Southerly of the Southerly right of way line of the Chicago and North Western Railroad, Westerly of the center line of Sands Road, Northerly of the Northerly right of way line of U.S. Route 14 and Easterly of the Easterly right of way line of the ramp connecting State Route 31 with U.S. Route 14 (Except the East 660 feet, as measured at right angles to the east line thereof; also excepting that part conveyed to State of Illinois for State Route 31, by warranty deed from Dodge Incorporated, recorded September 2, 1970, as document number 529742; also excepting that part taken by the State of Illinois, Department of Transportation, in final judgment order filed July 21, 1998 in McHenry County Circuit Court as case no. 97-ED-10), in McHenry County, Illinois.

Except that part of the Southeast Quarter of Section 3, Township 43 North, Range 8 East of the Third Principal Meridian described as follows: commencing at the intersection of the Easterly right-of-way line of F.A.P. Route 336 (Illinois State Route 31) as dedicated and shown on document number 531554 recorded October 9, 1970 in McHenry County, Illinois and the Southwesterly right-of-way line of the Chicago & Northwestern Railway company; thence south 05 degrees 48 minutes 54 seconds west, 136.59 feet (bearings assumed for description purposes only) along said easterly right-of-way; thence south 14 degrees 10 minutes 37 seconds west, 135.67 feet to the point of beginning, thence south 04 degrees 45 minutes 53 seconds west, 157.58 feet; thence south 02 degrees 21 minutes 38 seconds west, 40.31 feet; thence south 85 degrees 14 minutes 07 seconds west, 7.00 feet; thence south 02 degrees 21 minutes 38 seconds east, 66.60 feet to the easterly right-of-way line of said F.A.P. 336; thence north 03 degrees 46 minutes 10 seconds west, 232.50 feet along said easterly right-of-way; thence north 14 degrees 10 minutes 37 seconds east, 33.46 feet along said easterly right-of-way to the point of beginning; and also;

Except any and all right of access, ingress or egress over, under or across the following described line: beginning at a point in the southeast quarter of Section 3, Township 43 North, Range 8 East of the Third Principal meridian, said point being at the intersection of the easterly right-of-way line of F.A.P. Route 336 (Illinois State Route 31) as dedicated and shown on document number 531554 recorded October 9, 1970, and the southwesterly right-of-way line of the Chicago and Northwestern Railway company; thence south 05 degrees 48 minutes 54 seconds west, 136.59 feet (bearings assumed for description purposes only) along said easterly right-of-way; thence south 14 degrees 10 minutes 37 seconds west, 135.67 feet along said easterly right-of-way; thence south 04 degrees 45 minutes 53 seconds west, 157.58 feet; thence south 02 degrees 21 minutes 38 seconds west, 40.31 feet; thence south 85 degrees 14 minutes 07 seconds west, 7.00 feet; thence south 02 degrees 16 minutes 05 seconds east, 66.60 feet; thence south 03 degrees 46 minutes 10 seconds east, 7.49 feet along the easterly right-of-way line as shown on document no. 531554; thence southeasterly 217.80 feet along the right-of-way line as dedicated and shown by document no. 26667, recorded June 19, 1953, being on a curve to the left, having a radius of 252.30 feet, the chord of said curve bears south 39 degrees 31 minutes 00 seconds east 211.10 feet; thence south

64 degrees 16 minutes 16 seconds east, 73.13 feet along said right-of-way; thence southeasterly, 110.06 feet along said right-of-way being on a curve to the right having a radius of 350.33 feet, the chord of said curve bears south 55 degrees 16 minutes 12 seconds east, 109.61 feet; thence south 46 degrees 16 minutes 12 seconds east, 349.92 feet along said right-of-way to the terminus of access control, all in McHenry County, Illinois.

An 8.4-acre parcel commonly known as 4504 Northwest Highway, Crystal Lake, Illinois 60014 (PIN 19-03-451-001)

PUBLIC NOTICE

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

IN THE MATTER OF THE APPLICATION OF
U-Haul Moving Partners Inc

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 upon the application of the U-Haul Moving Partners Inc. for the following described real estate commonly known as 4504 Northwest Highway, Crystal Lake, Illinois 60014, PIN: 19-03-451-001.

The petitioner seeks a classification of M- Manufacturing zoning district upon annexation to allow the indoor storage and truck rental use to continue, a Special Use Permit for outdoor storage, and a Special Use Permit for bulk inside storage pursuant to Article 2-400, and any variation as necessary to approve the plans as presented. This request will allow the existing facility and operations to continue upon the annexation of the property into the City of Crystal Lake. Plans for this project can be viewed at the City of Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday August 3, 2016 at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

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

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COG CIRCLE
CHALET DRIVE
ILLINOIS ROUTE 31
PIQ