#2018-122
851 W. Route 176 – Special Use Permit & Variation
Project Review for Planning and Zoning Commission

Meeting Date: November 7, 2018

Request: Special Use Permit for lighting standards and Variation from Article 4-800 Lighting to allow a 70-foot high light pole.

Location: 851 W. Route 176

Acreage: Approximately 309 acres

Existing Zoning: W Watershed

Surrounding Properties:
North: A-1 McHenry County
South: R-2 Single Family Residential and W Watershed
East: B-2 General Commercial and W Watershed
West: R-2 Single Family Residential and R-1 McHenry County

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- Existing Use: Lippold Park is owned and operated by the Crystal Lake Park District. The park features ball fields, a dog park, concessions, playground, and walking paths.
- Previous Approval: In 2008 the Park District requested a Special Use Permit to illuminate the soccer fields. That approval is attached.

Development Analysis:

General

- Request: Any park site that requires lighting or an accessory structure over 900 square feet is required to obtain a Special Use Permit. The UDO also restricts playing field lighting to a maximum of 50 feet in height, which necessitates the variation. The Park District is relocating two light poles and installing a new pole for this training field.
- Land Use: The land use map shows the area as Parks and Open Space. This land use designation is appropriate for this use.
- Zoning: The site is zoned W Watershed. The proposed lighting improvements will not affect the stormwater on the property and be in compliance with the Watershed requirements.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Parks and Open Space, which allows for existing and future parks and natural areas. The following goal is applicable to this request:

Land Use - Industry

Goal: Preserve, protect and enhance the City's open space and natural resources, through cooperative efforts between the City and the Crystal Lake Park District.

This can be accomplished with the following supporting action:

Supporting Action: Support the Park District in achieving its goals.
Success Indicator: Number of development applications and building permits approved for work in the parks.

Findings of Fact:

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit to allow light poles for playing fields at the subject property. Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 B of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. 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*

ZONING ORDINANCE VARIATION
The petitioner is requesting a variation from Article 4-800 Exterior Lighting Standards to allow the height of a light pole to be 70 feet exceeding the 50-foot maximum height for playing fields.

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.

<u>Standards</u>
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:

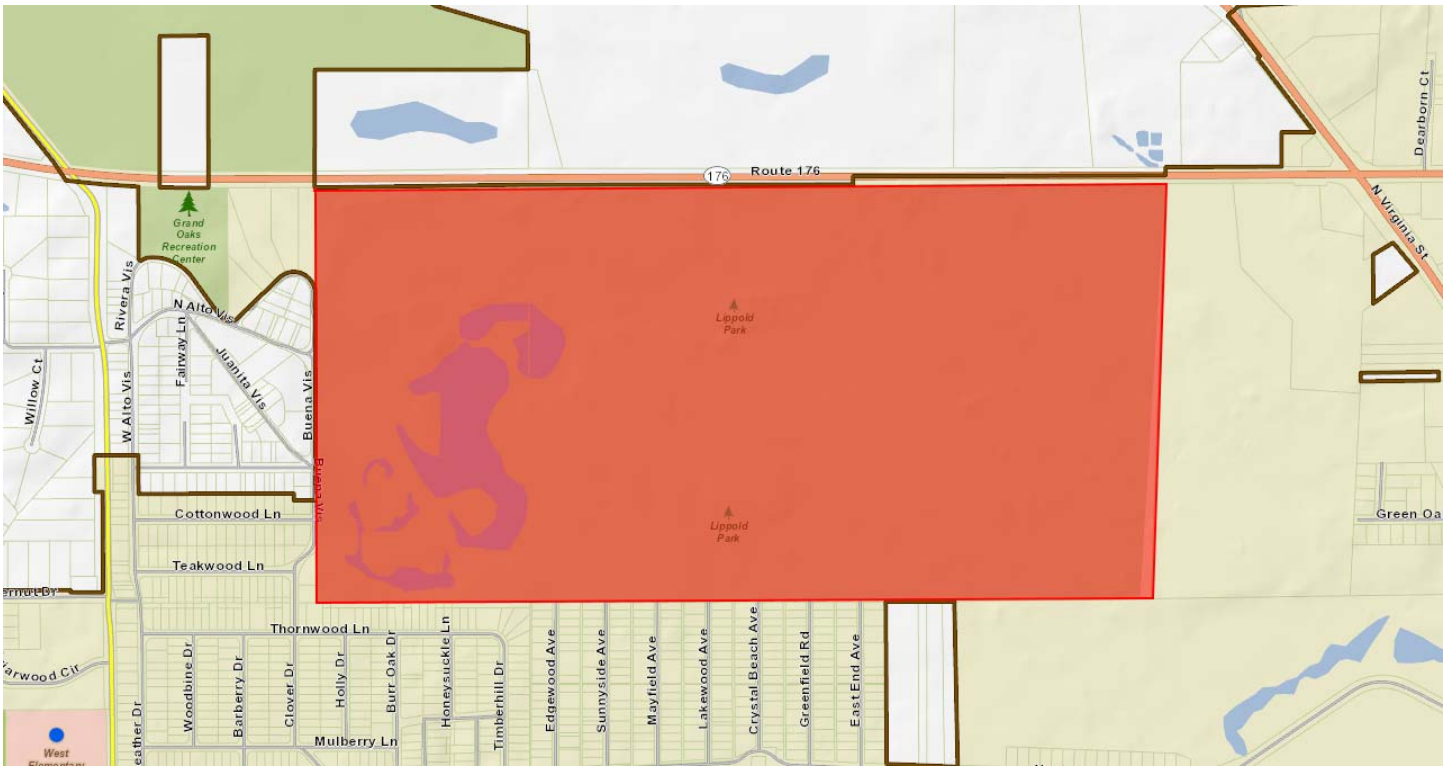
If a motion to recommend approval of the petitioner's request is made, it should be with the following conditions:

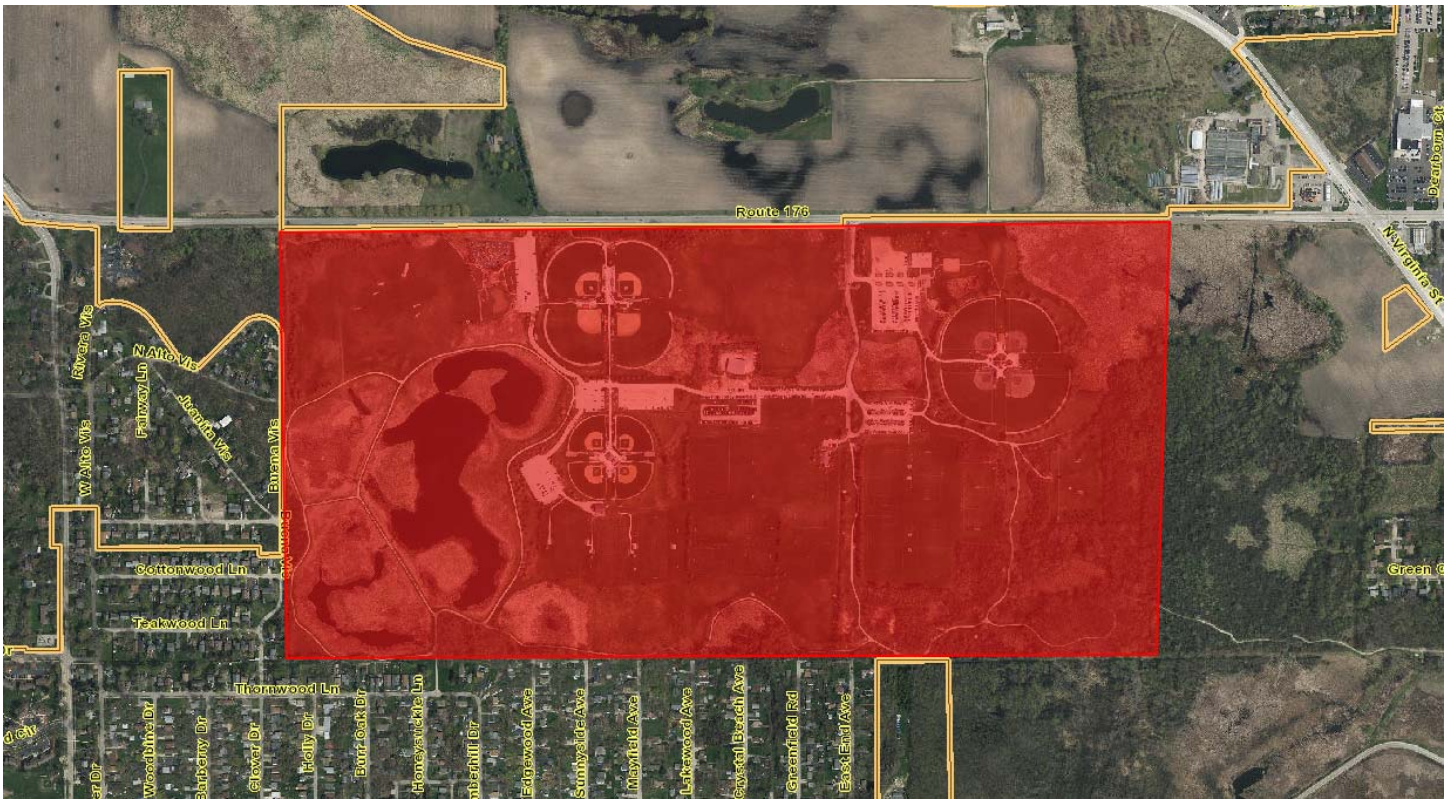
1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Crystal Lake Park District, received 09/28/18)
   B. Plan Set (USL, dated 09/17/08 and Qualite, dated 09/25/18, both received 09/28/18)

2. The playing field lights shall be turned off by 11:00 pm at the latest.

3. The petitioner shall address all of the review comments and requirements of the Community Development Department.

PLN-2018-00122 CRYSTAL LAKE PARK DISTRICT – LIPPOLD PARK – SPECIAL USE PERMIT AMENDMENT





PLN-2018-00122

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BY:

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Alteration to Soccer Field Lighting

Action Requested

- ___ Annexation
- ___ Comprehensive Plan Amendment
- ___ Conceptual PUD Review
- ___ Final PUD
- ___ Final PUD Amendment
- ___ Final Plat of Subdivision
- ___ Preliminary PUD
- ___ Preliminary Plat of Subdivision
- ___ Rezoning
- ___ Special Use Permit
- ___ Variation
- X Other

Petitioner Information

Name: Crystal Lake Park District
Address: 1 E. Crystal Lake Ave
Crystal Lake, IL 60014
Phone: 815-459-0660 x205
Fax: 815-477-5005
E-mail: aviger@crystallakeparks.org

Owner Information (if different)

Name: _____
Address: _____
_____
Phone: _____
Fax: _____
E-mail: _____

Property Information

Project Description: Amendment to Ordinance 6384, a special use permit for soccer field lighting at Lippold Park. Request is to add 2 fixtures to an existing pole and redirect 2 fixtures on the same pole.

Project Address/Location: 851 W. Route 176 (Lippold Park)

PIN Number(s): 14-31-301-001, 14-36-400-002, 14-36-400-001, 13-36-326-001

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: Crystal Lake Soccer Federation
Ken Ryan kenryan@ameritech.net
815-451-7343

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.

Ann Vitger Ann Vitger 9-28-18

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.

Notice Publish Date:
Friday, October 19, 2018

Notice Content

PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE PETITION OF) The Crystal Lake Park District) 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 of the Crystal Lake Park District, for a Special Use Permit Amendment, relating to the following described real estate commonly known as Lippold Park, 851 W. Terra Cotta Avenue Crystal Lake, Illinois 60014, PINs: 14-31-301-001, 14-36-400-002, 14-36-400-001, 13-36-326-001. This application is filed for the purposes of seeking an amendment to a Special Use Permit to construct two new fixtures to an existing 70-foot light pole and redirect two existing fixtures to provide lighting for a soccer field, pursuant to Articles 9 and 10. 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 November 7, 2018, 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 (Published in the Northwest Herald on October 19, 2018) 1593584

Back

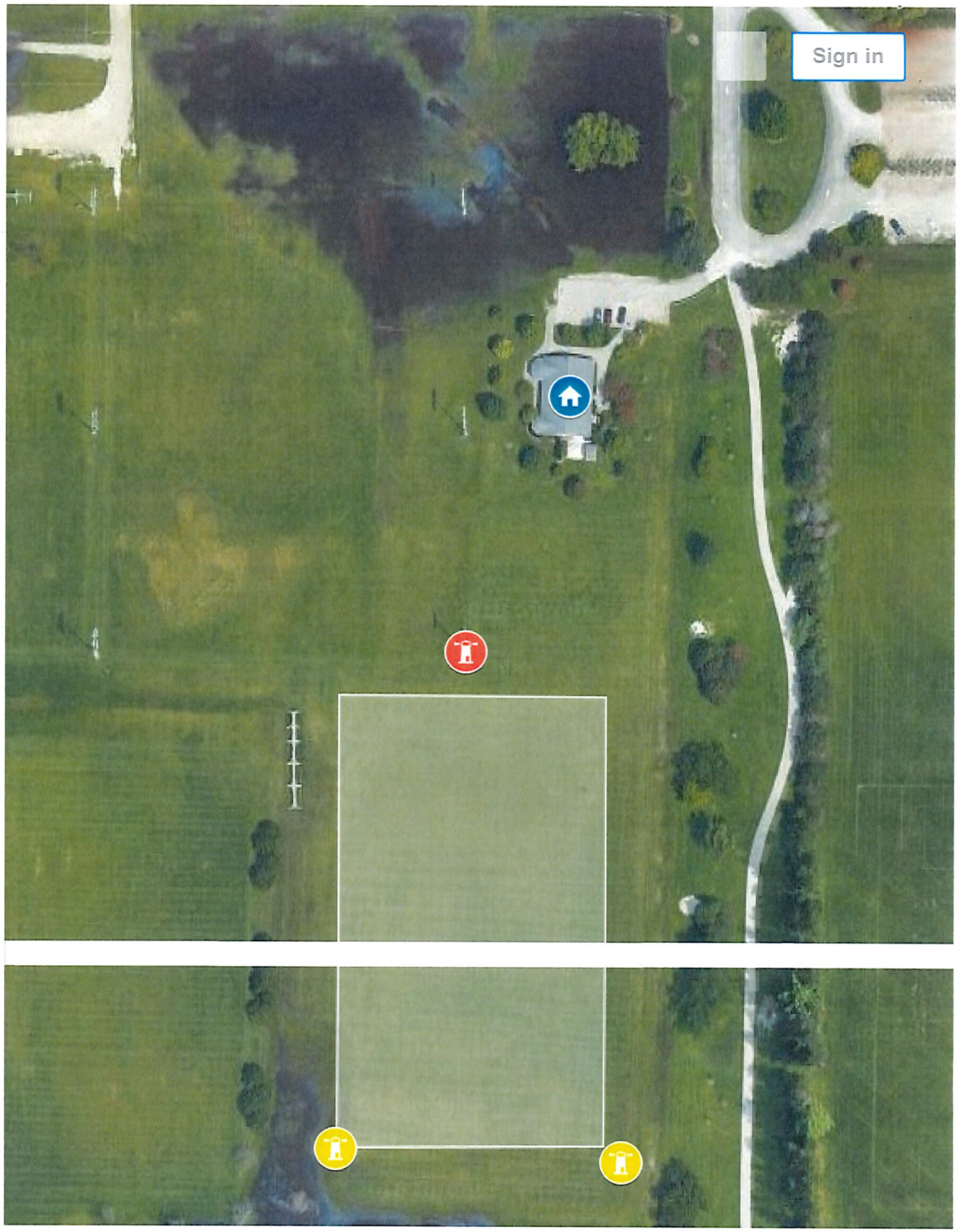
Proposed additional lig...

27 views

SHARE

Untitled layer

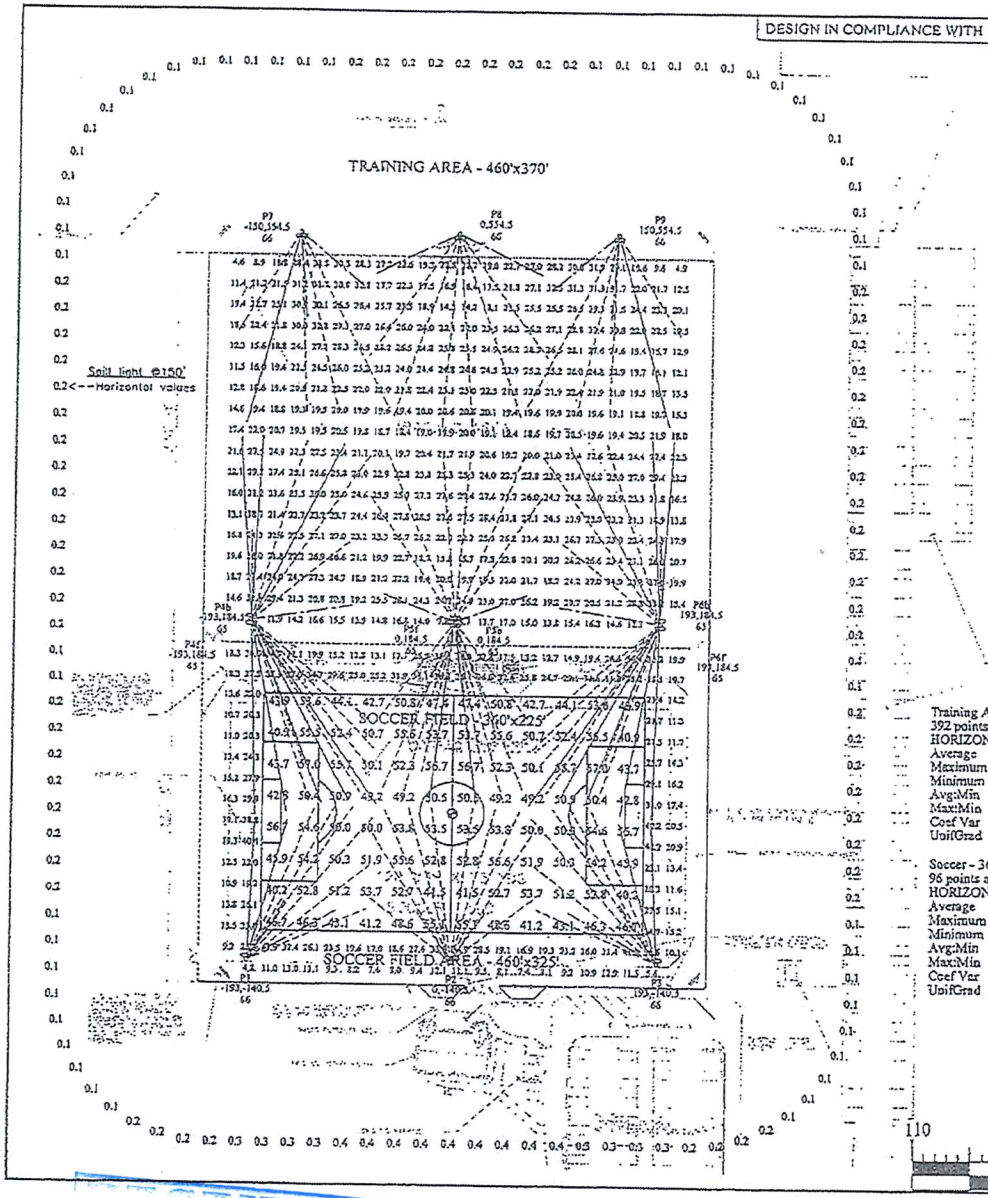
- CLSF Soccer House
- Light Pole #1
- Portable Light Tower #1 - Pointing toward t...
- Portable Light Tower #2 - Pointing toward t...
- Area to be illuminated



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LOCATION

DESIGN IN COMPLIANCE WITH IESNA RP-6-01



Pole	x-loc	y-loc	height	CE-NS	CE-MS	CE-WS	Total	kw
P1	-193	-140.5	66ft	2	6	2	10	16.3
P2	0	-140.5	66ft		10	2	12	19.5
P3	193	-140.5	66ft	2	6	2	10	16.3
P4b	-193	184.5	65ft	3	3	2	8	13.0
P4f	-193	184.5	65ft	5	6	1	12	19.5
P5b	0	184.5	65ft		6	2	8	13.0
P5f	0	184.5	65ft	2	8	2	12	19.5
P6b	193	184.5	65ft	3	3	2	8	13.0
P6f	193	184.5	65ft	5	6	1	12	19.5
P7	-150	554.5	66ft	1	4	2	7	11.4
P8	0	554.5	66ft		6	2	8	13.0
P9	150	554.5	66ft	1	4	2	7	11.4
Total				24	68	22	114	185.3

Spill @ 150'
132 points at z=3, sp 25ft
HORIZONTAL FOOTCANDLES

Average	0.2
Maximum	0.4
Minimum	0.1
Avg:Min	1.79
Max:Min	4.00
Coef Var	0.47

Area surrounding Soccer Field
134 points at z=3, sp 20ft by 20ft
HORIZONTAL FOOTCANDLES

Average	22.6
Maximum	42.2
Minimum	4.8
Avg:Min	4.58
Max:Min	8.79
Coef Var	0.44
UnifGrad	6.17

Training Area - 460'x370'
392 points at z=3, sp 20ft by 20ft
HORIZONTAL FOOTCANDLES

Average	22.4
Maximum	33.2
Minimum	4.6
Avg:Min	4.87
Max:Min	7.22
Coef Var	0.21
UnifGrad	3.26

Soccer - 360'x225'
96 points at z=3, sp 30ft by 30ft
HORIZONTAL FOOTCANDLES

Average	50.0
Maximum	57.0
Minimum	40.2
Avg:Min	1.24
Max:Min	1.42
Coef Var	0.09
UnifGrad	1.36

CE-NS
Narrow w/Louver
Watts per luminaire = 1625
Candela file name: CE-NS.ies
Number luminaires used = 24
kw these luminaires = 39.0

CE-MS
Medium w/Louver
Watts per luminaire = 1625
Candela file name: CE-MS.ies
Number luminaires used = 68
kw these luminaires = 110.5

CE-WS
Wide w/Louver
Watts per luminaire = 1625
Candela file name: CE-WS.ies
Number luminaires used = 22
kw these luminaires = 35.8

NOTE:
ALL POLE LOCATIONS ARE REFERENCED FROM ORIGIN (0,0) AT CENTER OF SOCCER FIELD

EACH AREA IS CALC'D & SWITCHED SEPARATELY.

Calculated light levels are based on specific information that has been supplied to us. Any differences in the luminaire installation, lighted area geometry and any obstructions in the lighted area may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will affect results.
Ref: IES LM-61-1986
Identifying Operating Factors for HID Luminaires

NORTH

110 0 110 220

UNIVERSAL SPORTS LIGHTING
LIGHTING DESIGN DEPT.
2277 OLD ROUTE 66
P.O. BOX 486
ATLANTA, IL 61723
PHONE: (217) 648-5201
FAX: (217) 648-5209
e-mail: eng@uslnet.com
www.uslnet.com

LIPPOLD PARK
CRYSTAL LAKE, ILLINOIS

50 AVERAGE FOOTCANDLES - SOCCER FIELD
20 AVERAGE FOOTCANDLES - TRAINING AREA
9 POLE/114 FIXTURE DESIGN
SOCCER FIELD - 6 POLE/68 FIXTURES/110.5 KW
TRAINING AREA - 6 POLE/46 FIXTURES/74.8 KW
1500 WATT METAL HALIDE FIXTURES
AVERAGE HORIZONTAL FOOTCANDLES
MAXIMUM KILOWATT CONSUMPTION = 185.3 KW

Sheet No.	Designer	Date/Time of Design	Drawing Number	Rev.
1 of 1	CCL/RAS	9/17/08 8:40 A.M.	USL8763-03B	04

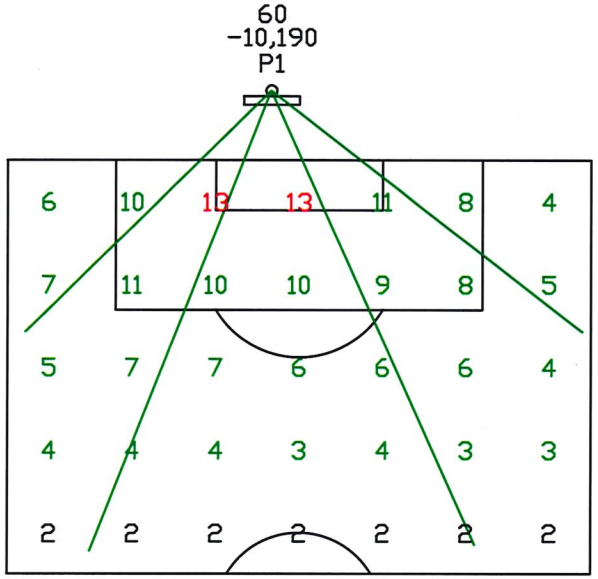
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EXISTING

CONTINUOUS LIGHT LEVEL

Pole	x-loc	y-loc	height	Wide	kw
P1	-10	190	60ft	4	6.5
Total				4	6.5

Wide
Universal Series 1500W



Soccer
35 points at z=3, sp 30ft by 30ft
HORIZONTAL FOOTCANDLES

Average	6
Maximum	13
Minimum	2
Avg:Min	2.93
Max:Min	6.50
Coef Var	0.56
UnifGrad	2.00

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THIS INFORMATION IS CONFIDENTIAL AND PROPRIETARY TO QUALITE SPORTS LIGHTING, LLC AND IS NOT TO BE REVEALED OR DISTRIBUTED TO OTHERS WITHOUT THE PERMISSION OF QUALITE SPORTS LIGHTING, LLC OR USED IN ANY MANNER DETRIMENTAL TO THE INTEREST OF QUALITE SPORTS LIGHTING, LLC

GUARANTEED FOR THE RATED LIFE OF THE LAMP WITHIN +/-10% OF LIGHT LEVEL INDICATED. BASED ON PROPER INSTALLATION, VOLTAGE +/-3%, POLE PLACEMENT AND MOUNTING HEIGHT WITHIN 3 FEET OF SPECIFIED LOCATION AND HEIGHT. POLES TO COMPLY WITH CURRENT AASHTO STANDARDS

INDIVIDUAL POINTS MAY VARY FROM PREDICTIONS. UNIFORMITIES GUARANTEED TO MEET THE IESNA'S RECOMMENDATIONS (UNLESS SHOWN HIGHER DUE TO DESIGN CRITERIA).

QUALITE SPORTS LIGHTING, LLC
215 W. MECHANIC ST.
HILLSDALE, MI 49242
PHONE:517/439-1581
FAX:517/439-1194
800/933-9741
WWW.QUALITE.COM

REVISED (LAST DATE)	QL-19607D2		
LIPPOLD PARK			
CRYSTAL LAKE, IL			
TWS	SCALE=1	09-25-18	1 OF 1

PROPOSED

City of Crystal Lake

Mayor
Aaron T. Shepley
City Clerk
Roger T. Dreher
City Manager
Gary J. Mayerhofer

100 W. Municipal Complex
P.O. Box 597
Crystal Lake, IL 60039-0597
(815) 459-2020

City Council
Ellen Brady Mueller
Ralph M. Dawson
Cathy A. Ferguson
David Goss
Brett Hopkins
Jeffrey T. Thorsen

July 17, 2008

Ann Viger
Park Planner
Crystal Lake Park District
1 E. Crystal Lake Ave.
Crystal Lake, IL 60014

Dear Ms. Viger:

This letter will serve as formal notification that at the July 1, 2008 regular City Council meeting, the Mayor and City Council of the City of Crystal Lake reviewed your request for a Special Use Permit for lighting standards; and Zoning variation (Section 4.4-11) to allow 70-foot high light poles for Crystal Lake Park District/Soccer Federation at Lippold Park (951 W. Terra Cotta Avenue).

The Council adopted a motion: (1) approving the Planning and Zoning Commission recommendations; (2) approving the Special Use Permit and variation; and (3) adopting an ordinance granting the Special Use Permit and variation. A copy of the relevant ordinance is enclosed.

Should you have any questions or concerns regarding this matter, please feel free to contact us.

Very truly yours,

Michelle Rentzsch
Director of Planning and Economic Development

MR/shd

Enclosure

Cc: Gary Mayerhofer, City Manager
Victor Ramirez, Engineering & Building Director
Rick Paulson, Building Commissioner

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ORDINANCE NO. 6384
FILE NO. 440

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND VARIATION AT 951 W. TERRA COTTA AVENUE

WHEREAS, pursuant to the terms of a Petition (File #2008-31) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested the issuance of a Special Use Permit for lighting standards; and a Zoning variation from Section 4.4-11 to allow 70-foot high light poles for the property located at 951 W. Terra Cotta Avenue; 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 for lighting standards; and a Zoning variation from Section 4.4-11 to allow 70-foot high light poles for the property commonly known as 951 W. Terra Cotta Avenue, Crystal Lake, Illinois.

Section II: Said Special Use and Variation are issued with the following conditions:

1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application (Crystal Lake Park District, received 05/20/08).
   B. Park Master Plan (Crystal Lake Park District dated 05/08, received 05/20/08).
   C. Lighting cut sheets (Midwest Underground Technology, dated 05/16/08, received 05/20/08).
   D. Lighting photometrics (USL, dated 05/05/08, received 05/20/08).

2. A Variation from Sections 6.3-3 and 4.4-11 to allow light poles in excess of 35 feet in height, not to exceed 70 feet, is hereby granted.

3. Be advised that a public water main is located in the general area of the soccer club house. Work with staff to avoid any utility conflicts.

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SEP 28 2018

4. These soccer field lights shall be turned off by 11:00 p.m. at the latest.

5. Recommend that a geotechnical engineer review the installation specifications in respect to structural support in the existing soil conditions.

6. The petitioner shall address all of the review comments of Engineering and Building, Fire/Rescue, Police, Utilities, and Planning 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 1st day of July, 2008.

MAYOR

ATTEST:

CITY CLERK

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