#2018-160
Water Treatment Plant – Special Use Permit/Variation
Project Review for Planning and Zoning Commission

Meeting Date:	December 5, 2018
Request:	1. Special Use Permit for a water treatment plant. 2. Variation from Article 3-200 to allow 50% impervious surface coverage, a variation of 5%. 3. Variation from Article 4-400 to allow no foundation landscaping. 4. Variation from Article 4-700 to allow no screening of the mechanical equipment.
Location:	530 Edgebrook Drive
Existing Zoning:	RE – Residential Estate
Surrounding Properties:	North: R-1 – Single-Family Residential South: R-1 – Single-Family Residential East: R-1 – Single-Family Residential West: RE – Residential Estate & R-1 – Single-Family Residential
Staff Contact:	Kathryn Cowlin (815.356.3798)

Background:

- Existing Use: The subject property is an existing water treatment plant.
- The subject property is located partially in the Crystal Lake Watershed.
- UDO Requirement: A Special Use Permit is required for City utilities in all zoning districts. Foundation landscaping and screening of rooftop and ground unit utilities are also required.

Development Analysis:

General

- Request: The petitioner is requesting a Special Use Permit for City utilities and variations from the foundation landscaping requirement, mechanical equipment screening requirement and impervious surface coverage.
- Land Use: The Comprehensive Land Use map shows the area as Public & Semi-Public, which is an appropriate land use designation.

- Zoning: The site is zoned RE Residential Estate.

WATER TREATMENT PLANT

- The existing water treatment plant is past its useful life and requires replacement.
- The proposed water treatment plant would be constructed while the existing plant is still operational. Once the new plant is complete, the former plant will be demolished.
- The subject property is located next to South Elementary, Lundahl Middle School, Crystal Lake Park District property and residential lots along Edgebrook Drive.
- City utilities are required to obtain a special use permit. The existing water treatment plant did not obtain a special use permit since it was constructed prior to the UDO adoption.

VARIATIONS

- The RE zoning district allows for 45% impervious surface coverage. The R-1 and R-2 zoning districts allow for 50% impervious surface coverage. A variation is being requested allow for 50% impervious surface coverage to allow for similar coverage as the neighboring properties. The 50% impervious surface coverage allowance would allow for flexibility for possible future site improvements.
- A variation is being requested to allow for no foundation landscaping. The subject property is screened by the wooded areas on the property and neighboring public properties.
- A variation is being requested to allow a rooftop unit and mechanical equipment to not to be screened. The UDO requires the rooftop units be centrally located on the roof and painted to match the building.
    - A parapet wall is being provided to help screen the rooftop unit.
    - Due to the location of equipment with the building, the rooftop units cannot be centrally located.
    - Landscaping on the school and park district properties provides further screening for ground mounted equipment.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Public and Semi-Public. The following goal is applicable to this request:

Goal: Provide area for 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.

This can be accomplished with the following supporting action:

Supporting Action: The City shall support the school districts, library, park district, neighboring municipalities, private service providers and other public and semi-public agencies.

Success Indicator: The number of zoning approvals for public/semi-public projects.

Findings of Fact:

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit to allow a City utility 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 variations from Article 3-200 to allow 50% impervious surface coverage, a variation of 5%, Article 4-400 to allow no foundation landscaping and Article 4-700 to allow no screening of the mechanical equipment.

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 (City of Crystal Lake, dated 11/15/18, received 11/15/18)
   B. Plan set (Baxter & Woodman, dated 11/12/18, received 11/15/18)

2. Comply with the watershed ordinance requirements for the portion of the property that is located within the Watershed.

3. The petitioner shall address all of the review comments and requirements of the Community Development Department and the City's Stormwater Consultant.

PLN-2018-00160 City of Crystal Lake – 530 Edgebrook Drive





City of Crystal Lake
Development Application

Office Use Only
File # PLN-2018-00160

Project Title: City of Crystal Lake Water Treatment Plant 2

RECEIVED
NOV 15 2018
BY:

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
- X Special Use Permit
- X Variation
- ___ Other

Petitioner Information

Name: City of CL PW Dept.
Address: 100 W. Woodstock St.
Crystal Lake, IL 60014
Phone: 815-356-3614
Fax: 815-356-3797
E-mail: mmagnuson@crystallake.org

Owner Information (if different)

Name: City of Crystal Lake
Address: 100 Woodstock St.
Crystal Lake, IL 60014
Phone: 815-459-2020
Fax: 815-459-3780
E-mail: gmayerhofer@crystallake.org

Property Information

Project Description: Reconstruction of Water Treatment Plant 2 on existing site to consist of new water treatment plant building, generator and appurtenances.

Project Address/Location: 530 Edgebrook Drive

PIN Number(s): 19-06-454-002

Development Team

Please include address, phone, fax and e-mail

Developer: City of Crystal Lake

Architect: _____

Attorney: _____

Engineer: Baxter & Woodman, Inc.

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

Michael P. Magnuson, Director of Public Works 11/14/2018

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.

Gary Mayerhofer, City Manager 11/15/18

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.

Northwest Herald

NORTHWEST HERALD

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Northwest Herald

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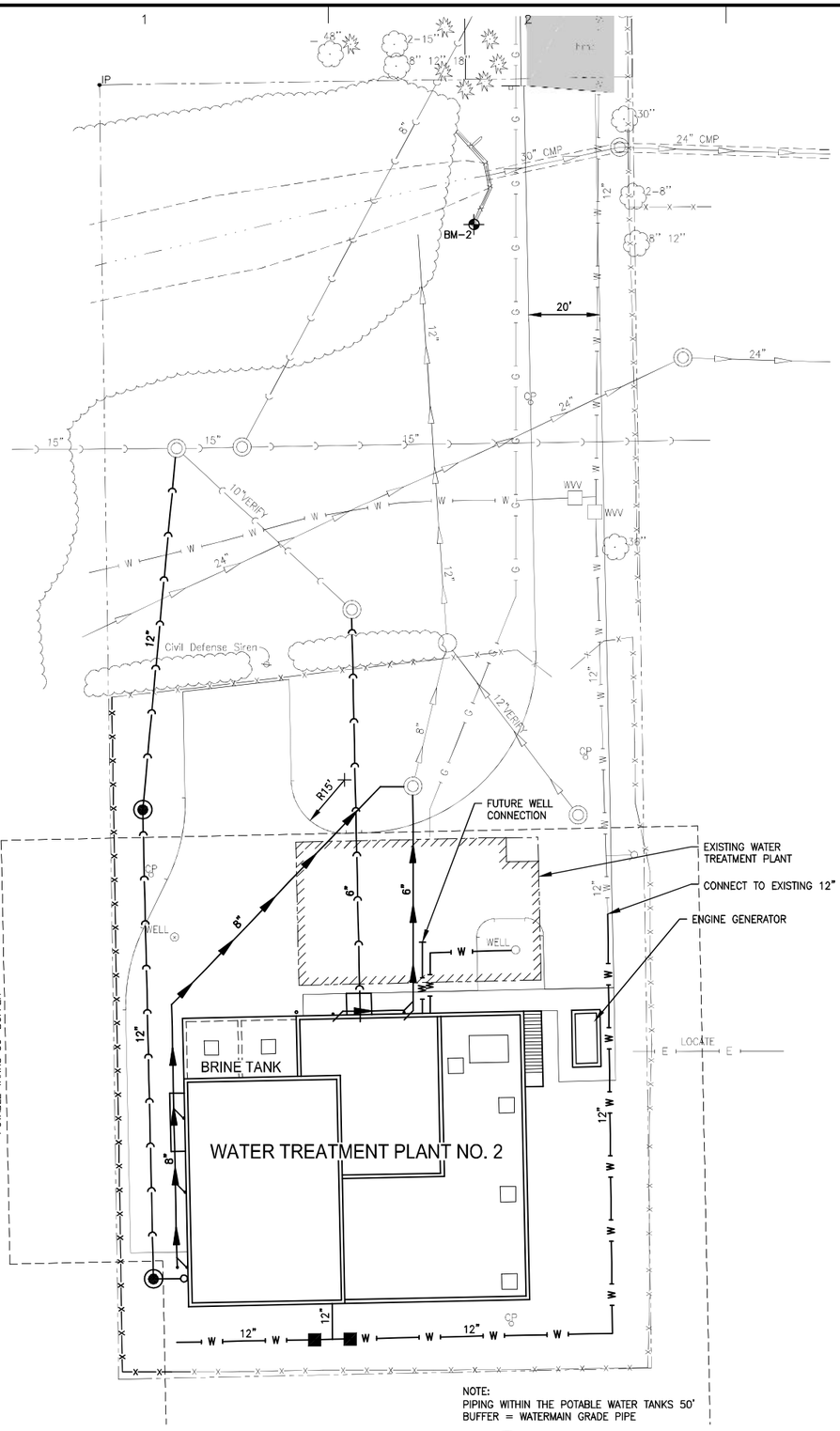
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Notice Publish Date:
Tuesday, November 20, 2018

Notice Content

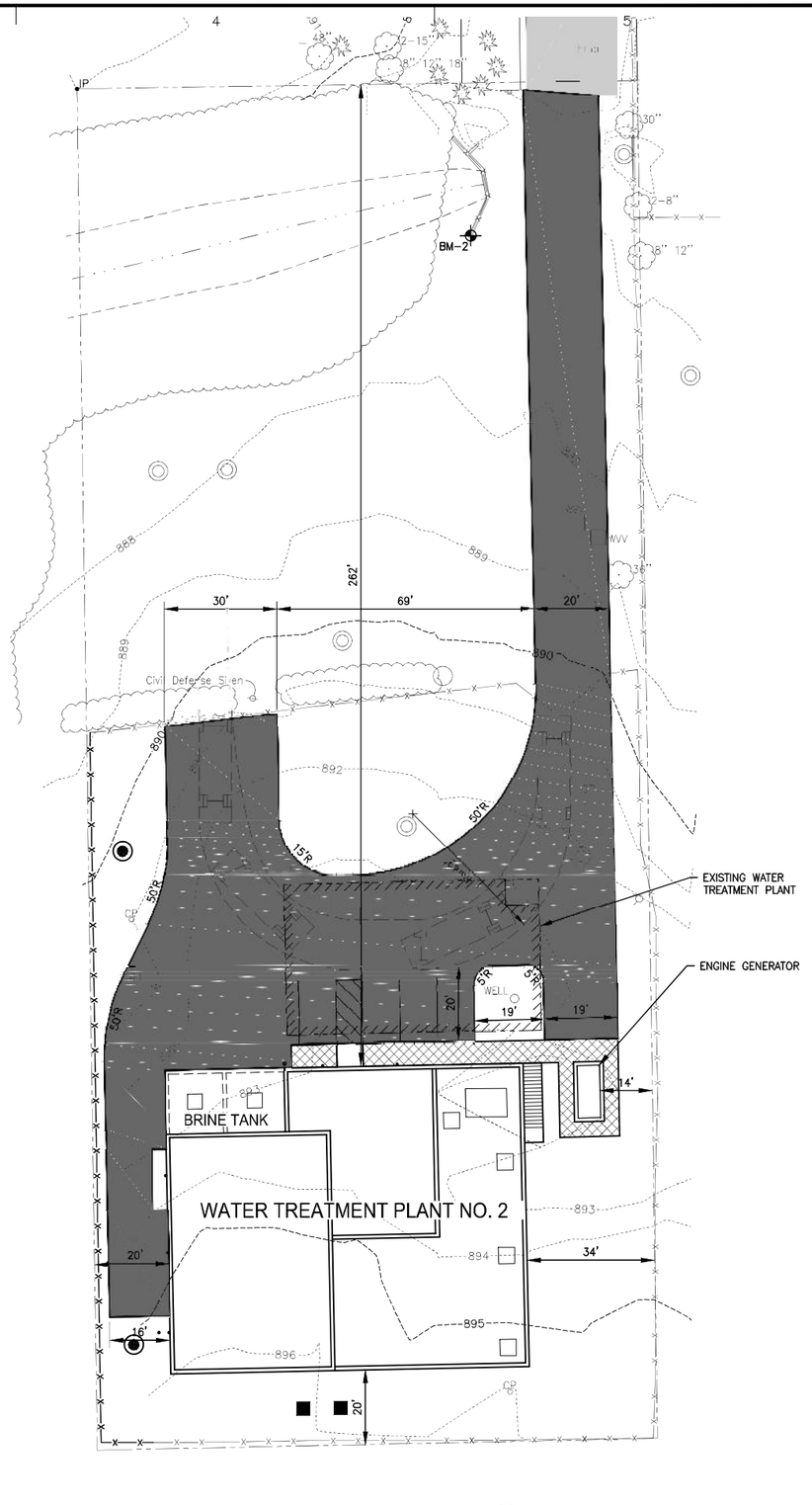
PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE APPLICATION OF) The City of Crystal Lake) LEGAL NOTICE Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission upon the application of the City of Crystal Lake, seeking a Special Use Permit and variations located at 530 Edgebrook Dr., Crystal Lake, Illinois. PIN 19-06-454-002. This application is filed for the purpose of seeking a Special Use Permit for a water treatment plant, a variation from the 40% impervious surface coverage requirement, a variation from the rooftop screening requirement and a variation from the foundation landscaping standards to allow no landscaping pursuant to Article 3-200 Dimensional Standards, 4-400 Landscaping and screening, 4-700 Fences, walls and screening and Article 9-200 to allow the demo and construction of a water treatment plant, as well as any other variations as necessary to complete the project as proposed. 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 7:30 p.m. on Wednesday, December 5, 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 November 20, 2018)1605863

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NOTE:
PIPING WITHIN THE POTABLE WATER TANKS 50' BUFFER = WATERMAIN GRADE PIPE

PIPING PLAN
SCALE: 1" = 20'



GRADING PLAN
SCALE: 1" = 20'

NOT FOR BIDDING

BAXTER & WOODMAN Consulting Engineers

CONSULTANTS

MILESTONE

PRELIMINARY DESIGN

REVISIONS

NO.	DATE	DESCRIPTION

* - REFER TO EQUIPMENT MANUFACTURER'S SHOP DRAWING

3" 2" 1" 0 .5" 1"

PLAN SHEET DESIGNATION

COVER
G - GENERAL
H - HAZARDOUS MATERIALS
C - CIVIL
L - LANDSCAPE
S - STRUCTURAL
A - ARCHITECTURAL
I - INSTRUMENTATION
Q - EQUIPMENT
F - FIRE PROTECTION
P - PLUMBING
M - MECHANICAL
E - ELECTRICAL
T - TELECOMMUNICATIONS
R - RESOURCE

PROJECT NO:	171348
SCALE:	AS NOTED
DATE:	
DESIGNED BY:	EPB
DRAWN BY:	RGE
CHECKED BY:	GDG

CLIENT

CITY OF CRYSTAL LAKE, ILLINOIS

WATER SYSTEM IMPROVEMENTS

WATER TREATMENT PLAN NO. 2

SHEET TITLE

SITE PLANS

PLN-2018-00160
Received 11-14-18

C-2

I:\CRYSTAL LAKE\CRYLC\171348-WTP NO.2\CAD\DWGS\CURRENT\171348APLN-C3D.DWG C-2 SITE PLANS
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PERSPECTIVE VIEW



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

NOT FOR BIDDING

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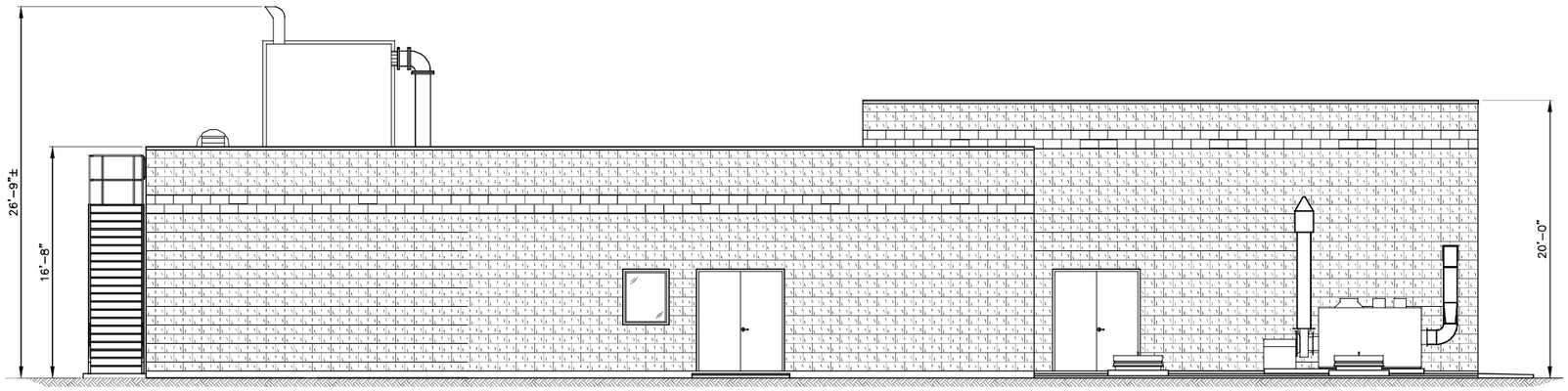
WATER TREATMENT PLAN NO. 2

SHEET TITLE

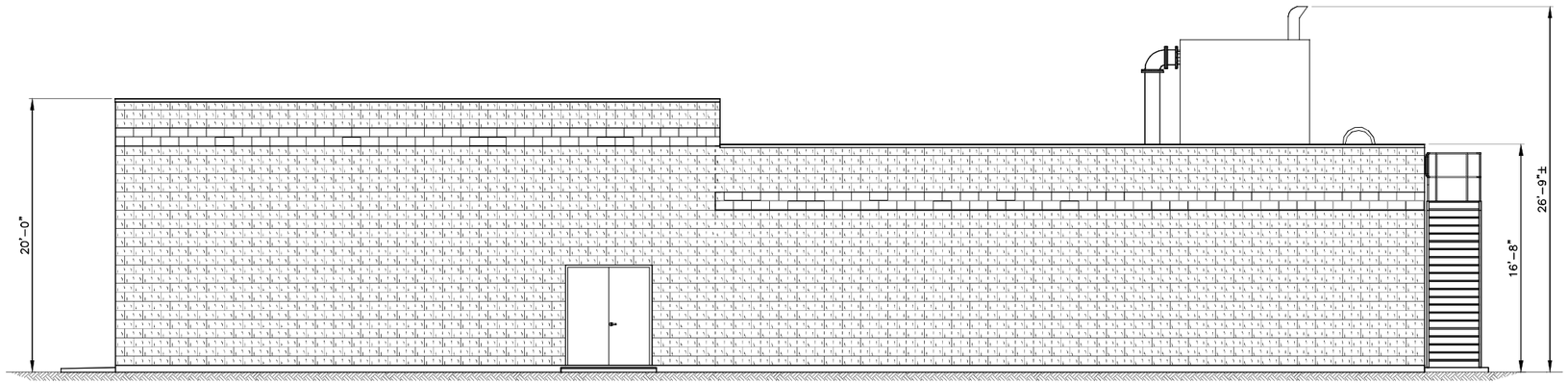
RENDERINGS

A-1

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NORTH ELEVATION
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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1" .5" 0 1" 2" 3"

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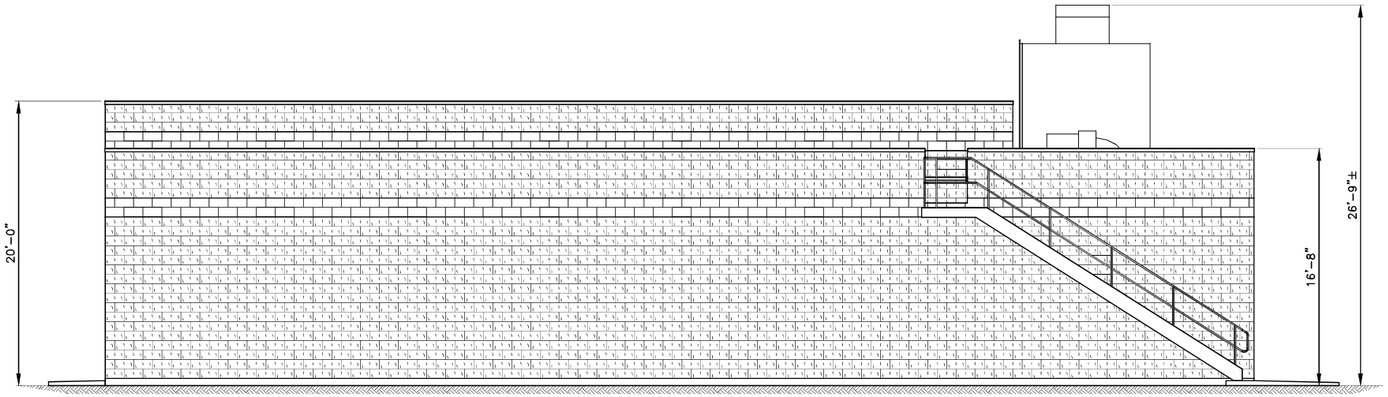
WATER SYSTEM IMPROVEMENTS

WATER TREATMENT PLAN NO. 2

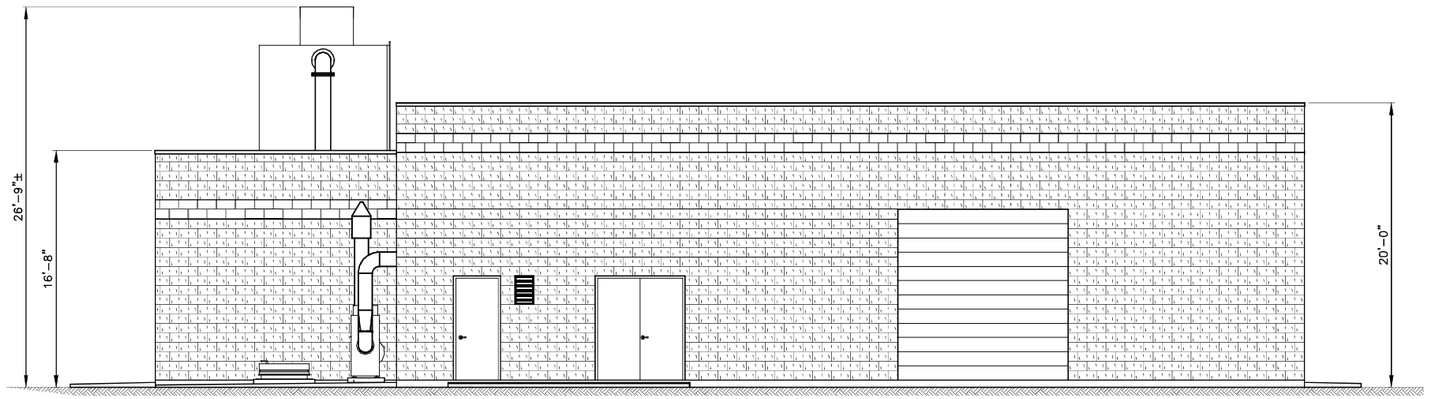
SHEET TITLE

EXTERIOR ELEVATIONS

M-3



EAST ELEVATION
SCALE: 3/16" = 1'-0"



WEST ELEVATION
SCALE: 3/16" = 1'-0"

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CLIENT

CITY OF CRYSTAL LAKE, ILLINOIS

WATER SYSTEM IMPROVEMENTS

WATER TREATMENT PLAN NO. 2

SHEET TITLE

EXTERIOR ELEVATIONS

M-4

I:\CRYSTAL LAKE\CRYLC\171348-WTP NO.2\CAD\DWGS\CURRENT\WATER TREATMENT PLANT NO 2\SHEETS\MECHANICAL\M- EXTERIOR ELEVATIONS.DWG M-4 EXTERIOR ELEVATIONS
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