#2019-83
City of Crystal Lake
Project Review for Planning and Zoning Commission

Meeting Date: June 5, 2019

Zoning Requests: Text Amendment to the provisions of the Unified Development Ordinance Article 2 for Stealth Designed Wireless Communication Antenna and

Staff Contacts: Kathryn Cowlin, 815-356-3798

Background:

- When the City Council adopted the Unified Development Ordinance (UDO) in 2009, it was intended to be a dynamic document that would be updated periodically. Accordingly, reviews were completed at 6 months and 1 year after the adoption of the Ordinance. Additional text amendments were also approved by the City Council based on Planning and Zoning Commission and staff recommendations.
- The proposed text amendments would address issues observed by staff based on their day-to-day application of the UDO.
- Additions to the Ordinance are depicted as **bolded.** Provisions to be deleted are marked with a ~~strikethrough.~~

Discussion:

The amendments to the UDO are attached to this report and are in Articles 2. The changes are as follows:

Article 2

- Allow Stealth Design Wireless Communication Antennas as a Special Use. This will allow for a public hearing and give neighboring property owners an opportunity to voice any concerns.
- Clarification of the standards for the Stealth Design Wireless Communication Antennas.

Recommendation:

If PZC motions to approve these changes, the following changes to the UDO are recommended.

ARTICLE 2
Land Use

SECTION 2-300. Permitted Uses Table.

The permitted, limited, special, temporary and prohibited uses within each zoning district are listed in Table 2-300.

For the convenience of the reader, cross-references to applicable limited and special use criteria are listed in the second-last column of Table 2-300. However, the failure to include a crossreference does not indicate that other regulations listed elsewhere in this Ordinance do not apply. The last column references the 2007 NAICS code for the Use Type.

		F	E	RE	R-1	R-2	R-3A	R-3B	R-O	O	B-1	B-2	B-4	M-L	M	W	Use Criteria	NAICS
Transportation	Airport, Heliport	S												S	S		2-400C-47	—
	Bus Terminal											S	S	S	S			—
	Railroad Passenger Terminal												S	S	S			—
	Freight Terminal (Air, Motor, Cargo)														S			—
	Taxi and Limousine Service											P	P	P	P			4853
Utilities																		
Utilities	Environmental Monitoring Stations														P			—
	Gas or electric power generation facility														P			—
	City Utilities (including but not limited to sewer treatment plants, water supply related facilities, water treatment and purification facilities)	S	S	S	S	S	S	S	S	S	S	S	S	S	S			—

	F	E	RE	R-1	R-2	R-3A	R-3B	R-O	O	B-1	B-2	B-4	M-L	M	W	Use Criteria	NAICS
Radio Transmission Towers		S											S	S		2-400C-48	—
Wireless Communication Towers		S											S	S		2-400C-48	—
Stealth-Designed Wireless Communication Antennas **[Added 12-11-2017 by Ord. No. 7419]**	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	2-400C-71	
Small Wireless Facility **[Added 12-11-2017 by Ord. No. 7419]**										P	P	P	P	P			
Commercial Overnight Delivery Box									S	S	S	S	S	S			—
Landfill and Transfer Station														S		2-400C-49	
Recycling Collection Center	S													S			—
Recycling Drop-off Point	S										S	S		S			—

SECTION 2-400. Limited and special use criteria.

71. Stealth-designed wireless communication antennas. All stealth-designed wireless communication antennas must comply with the following standards: **[Added 12-11-2017 by Ord. No. 7419]**

a. Purpose and intent: The purpose of this subsection is to establish general standards for the siting of stealth-designed wireless communication antennas.

The intent is to:

(i) Encourage users of antennas to configure them in a way that minimizes the adverse visual impact of the antennas through careful design, siting, landscape screening, and innovative camouflaging techniques.

(ii) Enhance the ability of the providers of telecommunications services to provide such services to the community quickly, effectively, and efficiently.

(iii) Avoid potential visual effects to adjacent properties through engineering and careful siting of antenna structures.

b. Applicability.

(i) Unless specified elsewhere in this Ordinance, all stealth wireless communication antennas in the City shall be subject to these standards.

(ii) Stealth wireless communication antennas shall comply with the standards in this subsection as accessory uses.

c. Exemptions: The following shall be exempt from the standards of this subsection (but shall be required to comply with other relevant standards in this Ordinance):

(i) A tower used by a public agency exclusively for police, fire, medical emergency services, E911 or other public emergency communications.

(ii) Receive-only "dish" antennas with a diameter of 39 inches or less located in a residential district and 80 inches or less located in nonresidential districts, subject to the accessory use standards in this Ordinance.

(iii) Antennas legally operated by FCC-licensed amateur radio operators.

d. Standards for stealth-designed wireless communication antennas: Stealth designed wireless communication antennas, an accessory use, shall comply with the following standards:

(i) Wireless telecommunications antennas must be enclosed, camouflaged, screened, obscured or otherwise not readily apparent to a casual observer.

(ii) Antennas must be located on or in structures already permitted within the zoning district in which they are located, such as steeples, water towers, crosses, streetlights, monuments and parapet walls. The antennas must be designed to blend into the structure.

(iii) The antenna must not increase the height of the structure to which it is mounted.

(iv) All ground mounted equipment associated with the stealth-designed wireless communication antennas must be fully screened with a solid board-on-board fence or with six-foot to eight-foot evergreen shrubs planted in an alternate pattern, five feet on center.

(v) All ground mounted equipment associated with the stealth-designed wireless communication antennas must meet the required setbacks for accessory structures as outlined in this ordinance.

PUBLIC NOTICE

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

IN THE MATTER OF THE PETITION OF
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 for the purposes of seeking UDO Text Amendments to make various changes to the language of Article 2 in regards to Stealth Designed Wireless Communications Antenna and Article 4-1000 signs.

A public hearing before the Planning and Zoning Commission on this request will be held at 7:30 p.m. on Wednesday, June 5, 2019, 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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