#2022-18
City of Crystal Lake
Planning and Zoning Commission Public Hearing

Meeting Date: March 2, 2022

Suggested Motion: Make a motion to recommend amending the Unified Development Ordinance to remove the restriction on the number and location of Electric Vehicle Charging Stations.

Staff Contact: Elizabeth Maxwell, 815-356-3605

Background:

- The City added language for Electric Vehicle Charging Stations in 2016 to allow for vehicle charging stations.
- As technology improves and the ownership of electric vehicles increases, the City is looking to remove some of the restrictions on number and location to make it easier for these to be installed.
- The Illinois House of Representatives is also considering legislation that would require new and renovated multi-family or nonresidential properties have the ability to "electric vehicle capable or ready". The proposed UDO Amendment would not conflict with the proposed legislation.

Proposed Amendment:

- The proposed text amendment would remove the restrictions on Electric Vehicle Charging Stations, with the exception of advertising signage, to accommodate more charging stations.
- Below are the proposed change to the Land Use Table and Limited Use criteria see strikethrough language below.

ARTICLE 2-300

P = Permitted Use L = Limited Use Permit S = Special Use Permit

		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
Parking	Electric Vehicle Charging Stations	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	2-400C-69

ARTICLE 2-400 C

69. Charging stations are permitted to utilize existing parking spaces without affecting a property's ability to meet parking requirements. Electric vehicle charging stations shall comply with the following criteria:

[Added 3-1-2016 by Ord. No. 7200]

~~a. A maximum of two charging stations per property are permitted.~~

~~b. Charging stations shall not be located in front or side yards abutting a street.~~

~~c. Charging stations cannot block access to handicapped accessible spaces.~~

d. Each charging station is permitted a maximum of one square foot of signage.

Staff believes criterion C can be removed as they are not allowed to block accessible spaces per State law

Recommendation:

Make a motion to recommend

(i) That charging stations remain as a Limited Use,

(ii) Removal of the limitation to only allow 2 stations, the exclusion from front and side yards abutting a street, and from blocking accessible spaces, and

(iii) Leave the criterion that each charging station be limited to one square foot of signage.

City of Crystal Lake
Development Application
Ownership Sign-off Acknowledgement Form

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information

Name: City of Crystal Lake

Address: 100 W Woodstock Street

Crystal Lake

Phone: 815-459-2020

E-mail: planning @crystallake.org

Project Name & Description: UDO Text Amendment for electric vehicle charging stations

Project Address/Location:

Signature

Gary J. Mayerhofer 2/16/2022

Owner: Print and Sign name Date

NOTE: If the property is held in a 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
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 changes to Article 2-400 69 for Electric Vehicle Charging Stations.

A public hearing before the Planning and Zoning Commission on this request will be held at 7:00 p.m. on Wednesday, March 2, 2022, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present. Jeff Greenman, Chairperson Planning and Zoning Commission City of Crystal Lake

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Proposed Legislation - Electric Vehicle Charging Act

HB3125 is under review by the Illinois House and would require new or renovated residential or nonresidential buildings that have parking spaces to be "electric vehicle capable or ready". This proposal would apply to new or renovated multi-family residential or commercial buildings. The legislation does not apply to single-family residential. The intent of the Act is to provide access to electric charging stations for residents of multi-unit dwellings since the majority of vehicle charging occurs at a residence. If approved, the Act would be effective immediately.

Definitions:

"Electric vehicle capable" means having an installed electrical panel capacity with a dedicated branch circuit and a continuous raceway from the panel to the future electric vehicle parking space.

"Electric vehicle ready" means a parking space that is designed and constructed to include a fully-wired circuit with a 208-volt to 250-volt, rated no more than 50-ampere electric vehicle charging receptacle outlet or termination point, including the conduit, wiring, and electrical service capacity necessary to serve that receptacle, to allow for future electric vehicle supply equipment.

"New" means any newly constructed building and associated newly constructed parking facility.

"Renovated" means altered or added where electrical service capacity is increased.

Applicability:

This Act applies to new or renovated residential or nonresidential buildings that have parking spaces and are constructed or renovated after the effective date of this Act.

Residential requirements:

A new or renovated residential building shall have:

- 100% of its total parking spaces electric vehicle ready, if there are one to 6 parking spaces.
- 100% of its total parking spaces electric vehicle capable, of which at least 20% shall be electric vehicle ready, if there are 6 to 23 parking spaces.
- 100% of its total parking spaces electric vehicle capable, if there are 24 or more parking spaces, of which at least 5 spots shall be EV Ready.
- If there are 24 or more parking spaces, a new or renovated residential building shall provide at least one parking space with electric vehicle supply equipment installed, and for each additional parking space with electric vehicle supply equipment installed, the electric vehicle ready requirement is decreased by 2%.

Nonresidential requirements.

A new or renovated nonresidential building shall have:

- 20% of its total parking spaces electric vehicle ready.