#2014-07
City of Crystal Lake - 330 Terra Cotta Ave.
Project Review for Planning and Zoning Commission

Meeting Dates: February 5, 2014

Requests: Variation from the required minimum side yard setback of 15 feet to allow a building addition to the existing Pump Station No. 12, on the west edge of the existing building as close as 9 feet from the property line.

Location: 330 Terra Cotta Ave.

Acreage: 4,500 SF

Existing Zoning: "M" Manufacturing

Surrounding Properties:
North: "M" Manufacturing
South: "M" Manufacturing
East: "M" Manufacturing and "B-2" General Commercial (Erick Street Commons)
West: "M" Manufacturing

Staff Contact: Latika Bhide (815.356.3615)

Background:

- Location: 330 Terra Cotta Ave.
- Zoning: "M" Manufacturing
- Request: Variation from the minimum side yard setback of 15 feet to allow an addition on the west side of the existing pump station to be as close as 9 feet from the property line.





Land Use Analysis:

- The property is located on the north side of Terra Cotta Ave. The property is surrounded by an approximately 9 acres vacant parcel, zoned Manufacturing.
- The equipment at Pump Station 12 is being replaced and will require the expansion of the facility to accommodate the new equipment. An addition, 9' x 16'-4" in dimension, to the building is proposed on the west side. The addition will be as close as 9' to the west property line, thereby requiring a variation from the minimum interior side setback. The structure will meet the combined side setback for the "M" district. Along with the addition to the building, the City will be adding sidewalks and concrete flatwork at the location at this time.

Findings of Fact:

UNIFIED DEVELOPMENT ORDINANCE VARIATION

The granting of a Variation rests upon the applicant proving practical difficulty or hardship caused by the Unified Development Ordinance requirements as they relate to the property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing. Before recommending any Variation, the Planning and Zoning Commission and City Council shall first determine and record its findings that the evidence justifies the conclusions that:

1. 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.
   ☐ True ☐ False

2. Also, that the variation, if granted, will not alter the essential character of the locality.
   ☐ True ☐ False

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:

1. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;
   ☐ True ☐ False

2. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;
   ☐ True ☐ False

3. 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
   ☐ True ☐ False

4. 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.
   ☐ True ☐ False

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 is made to recommend approval of the petitioner's request, the following conditions are suggested:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application, dated 1-22-2014
   B. Site Plan, Baxter and Woodman
2. A variation from the required minimum interior setback of 15 feet to allow 9 feet is hereby granted.
3. The applicant shall meet all the conditions of the Community Development, Fire, Public Works and Police Departments.

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City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Wastewater Treatment Plant No. 2 and No. 3 Improvements

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
- ___ Other

Petitioner Information

Name: City of Crystal Lake
Address: 100 W. Woodstock St.
Crystal Lake, IL 60014
Phone: (815) 356-3700
Fax: _____
E-mail: jhuchel@crystallake.org

Owner Information (if different)

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

Property Information

Project Description: Replacing the existing comminutor with a screen and expanding the existing building 4'-2" to the west

Project Address/Location: 330 Terra Cotta Ave.
Crystal Lake, IL 60014

PIN Number(s): 14-33-181-003

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: Baxter and Woodman Inc. 8678 Ridgefield Rd. Crystal Lake, IL 60012
Phone: (815) 459-1260, Fax: (815) 455-0450, Email: bperz@baxterwoodman.com

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

12/30/13

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.

12/30/13

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.

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISION OF THE CITY OF CRYSTAL LAKE

IN THE MATTER OF THE APPLICATION OF City of Crystal Lake

LEGAL NOTICE

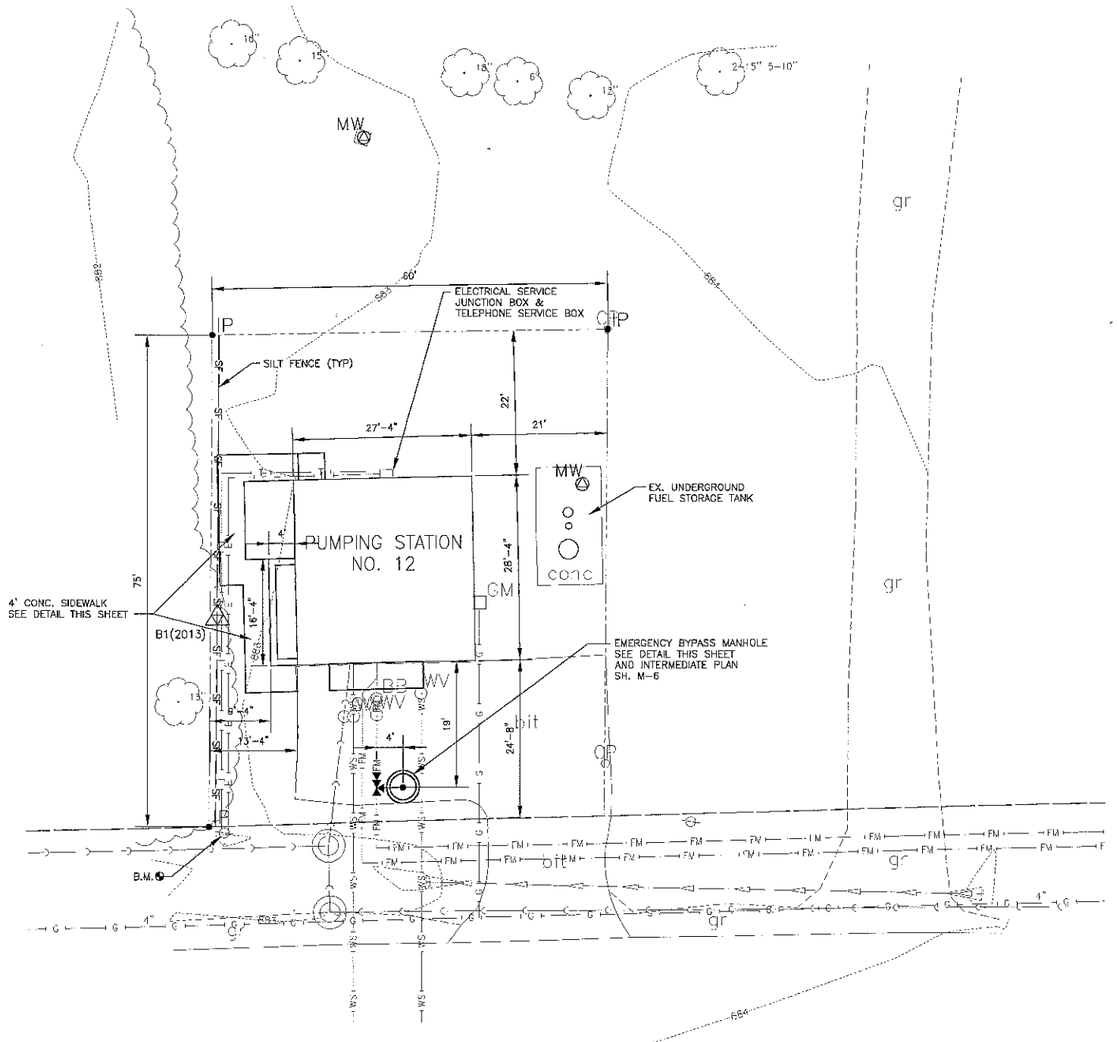
Notice is hereby given in compliance with the Zoning Ordinance of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission of the City of Crystal Lake upon the application of the City of Crystal Lake relating to the property located at. 330 Terra Cotta Ave. Crystal Lake, IL 60014, PIN: 14-33-181-003

This application is filed for the purpose of allowing a building addition to the existing Pump Station No. 12, on the west edge of the existing building as close as 9' from the property line, requiring a variation from the minimum required interior side setback, pursuant to the requirements of Articles 3 and 9 of the Crystal Lake Zoning Ordinance, as well as any other variation required to allow the project as presented.

A public hearing before the Planning and Zoning Commission on the request will be held at 7:30 p.m. on February 5, 2014, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Thomas Hayden, Chair
Planning and Zoning Commission
City of Crystal Lake

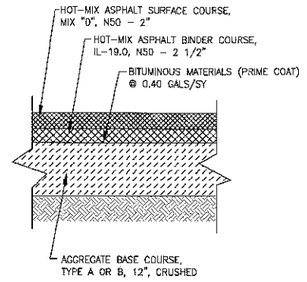
(Published in the Northwest Herald January 21, 2014. #A2545)



NOTE:

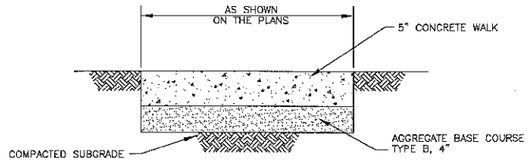
LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE. CONTRACTOR IS RESPONSIBLE TO CONTACT JULIE FOR UTILITY LOCATION PRIOR TO WORK.

SITE PLAN
SCALE: 1" = 10'



TYPICAL COMMERCIAL DRIVEWAY PAVEMENT SECTION

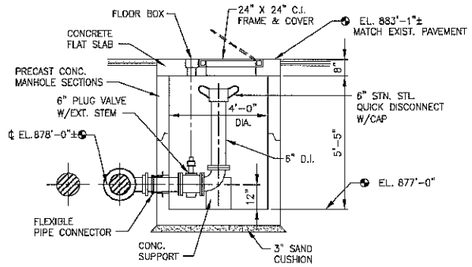
NO SCALE



NOTE: PROVIDE FIBER 3/4" EXPANSION JOINTS WHERE NEW SIDEWALK MEETS EXISTING AND AT 50' O.C. MAX. AND PROVIDE CONTROL JOINTS AT 5' O.C.

PORTLAND CEMENT CONCRETE (P.C.C.) SIDEWALK, 5-INCH

NO SCALE



EMERGENCY BYPASS MANHOLE
SCALE: 3/8" = 1'-0"

2014 07

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JAN 22 2014
BY:

NOT FOR BIDDING

BAXTER & WOODMAN Consulting Engineers

CONSULTANTS

REVISIONS

NO.	DATE	DESCRIPTION

* – REFER TO EQUIPMENT MANUFACTURER'S SHOP DRAWING

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:	130621.42
SCALE:	AS NOTED
DRAWING DATE:	
DESIGNED BY:	JWM
DRAWN BY:	SLE
CHECKED BY:	CFF

CLIENT

CITY OF CRYSTAL LAKE, ILLINOIS

WASTEWATER TREATMENT PLANT NO. 2 AND NO. 3 IMPROVEMENTS

SHEET TITLE

WWTP NO. 3
RAW SEWAGE PUMPING STATION
SITE PLAN

C-1

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Plotted: 01/10/14 By: GUYSLE
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