#2015-11
Waste Management – Special Use Permit
Project Review for Planning and Zoning Commission

Meeting Date:	March 4, 2015
Request:	Special Use Permit to allow outdoor storage of a fuel tank in the front yard.
Location:	1400 S. Virginia Road
Acreage:	11.26 acre site
Existing Zoning:	M Manufacturing
Surrounding Properties:	North: M Manufacturing South: M Manufacturing East: M-1 Manufacturing (Lake in the Hills) West: M Manufacturing
Staff Contact:	Kathryn Cowlin (815.356.3798)

Background:

- Existing Use: This site is currently a waste transfer station. Waste Management is occupying the entire site. Neighboring properties are mineral mining uses.

Development Analysis:

General

- Request: Special Use Permit to allow outdoor storage in the front of the property. Outdoor storage is allowed as a Limited Use in the M zoning district subject to the criteria in 2-400 #8. The petition does not meet the site design criteria, which only allows outdoor storage in the rear of the property. This requires a Special Use Permit.
- Land Use: The land use map shows the area as Industry. This land use designation is appropriate for the current use.
- Zoning: The site is zoned M- Manufacturing.
- Site Layout: City staff worked with the petitioner to locate the fuel storage area in the rear of the property, however the petitioner would like to locate it in the front of the site due to the fact that the piece of machinery that will use the fuel can only move out of the building and onto the ramp located in the front of the building.

- Environmental: The site is not located in an environmentally sensitive area. It is not in the watershed or a well head recharge area.

Comprehensive Land Use Plan 2030 Vision Summary Review:
The Comprehensive Plan designates the subject property as Industry, which allows for existing and future manufacturing uses.

This project meets the following goal:

Land Use - Industry
Goal: Support manufacturing uses within the community which contribute to the regional and local economy and Crystal Lake's live, work, play philosophy.

This can be accomplished with the following supporting action:

Supporting Action: Expand and attract manufacturing users which provide jobs, services, and products strengthening the City's economy.

Findings of Fact:
SPECIAL USE PERMIT
The petitioner has requested a Special Use Permit to allow outdoor storage in the front of the 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 of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.

   ☐ *Meets* ☐ *Does not meet*

2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.

   ☐ *Meets* ☐ *Does not meet*

3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, Building and Fire Codes and all other applicable City Ordinances.

   ☐ *Meets* ☐ *Does not meet*

4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.

☐ *Meets* ☐ *Does not meet*

5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.

   ☐ *Meets* ☐ *Does not meet*

6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.

   ☐ *Meets* ☐ *Does not meet*

7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.

   ☐ *Meets* ☐ *Does not meet*

8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.

   ☐ *Meets* ☐ *Does not meet*

9. That the proposed use shall conform to any stipulations or conditions approved as part of a Special Use Permit issued for such use.

   ☐ *Meets* ☐ *Does not meet*

10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.

    ☐ *Meets* ☐ *Does not meet*

Outdoor sales, service, storage or display. All outdoor sales, service, storage or display must comply with the following standards:

1. General: An on-site circulation pedestrian and vehicle plan, illustrating the location of the sales, service, storage or display area shall be provided.

   ☐ *Meets* ☐ *Does not meet*

2. Site design: Outdoor service or storage areas shall be located at the rear of the property. Special attention must be given to locate outdoor service or storage areas away from adjacent residential properties and at the least obtrusive location for adjacent commercial uses.

   ☐ *Meets* ☐ *Does not meet*

3. Screening: All outside service or storage areas shall be screened from view with solid wooden fencing or opaque landscaping, in accordance with the standards in Section 4-700, Fences, walls and screening. The height of the fencing shall be adequate to conceal the stock, equipment or materials from view of adjacent properties. In cases where the height of materials exceeds 15 feet in height making it difficult to screen with fencing and landscaping, consideration will be given to the type of materials being stored and the impact of the visibility on the adjacent and surrounding property owners.

   ☐ *Meets* ☐ *Does not meet*

4. Other applicable regulations: Written evidence, that applicable standards and requirements for health and safety protection and licensing by jurisdictions other than the City, as well as those required by the City ordinances, have been met shall be provided.

   ☐ *Meets* ☐ *Does not meet*

5. All outdoor sales, service, storage and display must meet the Guidelines for Outdoor Sales, Service, Storage and Display that are included in the Appendix.

   ☐ *Meets* ☐ *Does not meet*

Recommended Conditions:

If a motion to recommend approval of the petitioner's request to approve a Special Use Permit to allow outdoor storage in the front of the property is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Waste Management, received 02/05/15)
   B. Site Plan (revised by staff 02/17/15)
   C. State Fire Marshall Application (Waste Management, received 02/05/15)
2. The outdoor storage of the fuel tank cannot be located in the municipal utility easement.
3. The outdoor storage of the fuel tank cannot be located within 10-feet of the fire hydrant.
4. Board-on-board fencing shall be used to screen the fuel tank from surrounding properties and the right-of-way.
5. The petitioner shall address all of the review comments and requirements of the Public Works, Fire, and Community Development Departments.

City of Crystal Lake
Development Application

Office Use Only
File # 2015 11

RECEIVED
FEB 05 2015
BY:

Project Title: Above ground diesel tank

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: Waste Management Virginia Road Transfer Station
Address: 1400 S. Virginia Road
Crystal Lake, IL 60014
Phone: Facility – 847-658-5157
cell 773-551-2013
Fax:
E-mail: knebel@wm.com

Owner Information (if different)

Name: Kurt Nebel – District Manager
Address:
Phone:
Fax:
E-mail:

Property Information

Project Description: Refer to attachment

Project Address/Location: 1400 S. Virginia Road
Crystal Lake, IL 60014

PIN Number(s): 19-16-400-012

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

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.

Kurt Nebel _____ 2/5/2015

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.

Property Information
City of Crystal Lake Development Application

The Waste Management Virginia Road Transfer Station requests a Special Use Permit to install an above ground 1,000 gallon, double wall, diesel tank on the north side of the building (Figures 1 and 2 of the attached State Fire Marshal application). A solar panel will be installed to provide power for the pump. Bollards and fencing will placed on three sides of the tank (Figure 3) for protection and screening.

The tank installation, electrical requirements, protective barriers, and signage will all meet the requirements for State Fire Marshal approval.

OFFICE OF THE ILLINOIS
STATE FIRE MARSHAL
TECHNICAL SERVICES DIVISION
James R. Thompson Center · 100 West Randolph Street · Suite 4-600 · Chicago, Illinois 60601
PHONE: 312-814-8960 FAX: 312-814-3459 E-MAIL: sfm.techservices@illinois.gov

APPLICATION for DISPENSING ABOVEGROUND STORAGE TANK INSTALLATION

Complete and file with site plans, 8½ x 11" only, to the above address

(1) OWNER OF TANKS - Corporation, partnership, or other business entity: (Must be mailing address):

Name: Avalon Petroleum Company
Street Address: 200 E. Court Street, Suite 720
City: Kankakee State: Illinois Zip: 60901
Contact Person Phone: Raymond Ryan (708) 309-3737
Email Address: rayryan@avalonpetroleum.com

(2) FACILITY - (Name and address where tanks are located):

Name: Virginia Road Transfer Facility
Street Address: 1400 S. Virginia Road
City: Crystal Lake State: Illinois Zip: 60014
County: McHenry
Contact Person Phone: Kurt Nebel (773) 551-2013
Email Address: knebel@wm.com
Fire Department: Crystal Lake Fire Department

(3) PERSON/COMPANY INSTALLING TANK(S): I certify under penalty of law that I have personally examined and am familiar with the information submitted in this and all attached documents, and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that all information submitted is true, accurate and complete.

Company Name: Waste Management of Illinois, Inc. Address: 1400 S. Virginia Road
City: Crystal Lake State: Illinois Zip: 60014
Telephone #: (773) 551-2013 Fax #: NA Email Address: knebel@wm.com
Name of Authorized Representative: Christopher G. Rubak Title or Position: Engineering Manager
Signature: Christopher G. Rubak Date: 4/7/15

(4) DOES THIS FACILITY QUALIFY FOR DISPENSING FROM ABOVEGROUND STORAGE PER SECTION 180.20(a) OF TITLE 41 ILLINOIS ADMINISTRATIVE CODE?

☒ Yes ☐ No

(5) IS THE INSTALLATION BEING MADE FOR NON-RETAIL DISPENSING OF FUEL INTO THE FUEL TANKS OF MOTOR VEHICLES OR PORTABLE CONTAINERS AT FACILITIES NOT OPEN TO THE GENERAL PUBLIC?

☒ Yes ☐ No

(6) SITE STATUS – (Check all that apply): ☒ Installing Initial AST ☐ Relocating Existing AST at Site ☐ Replacing Existing AST ☐ Adding Additional AST at Existing AST Site

(7) GENERAL INFORMATION - Fill in the appropriate blanks for the AST system(s) that will be installed. Attach additional sheet(s) if more space is needed.

Tank Number	Capacity in Gallons (Max 2,500 gal)	Product to be Stored	Is the Tank New or Used N/U	Material of Construction of Tank	Material of Construction of Piping	Is an Emergency Vent Provided? Y/N	Is Secondary Containment Provided? Y/N	Is Tank Electrically Grounded? Y/N
1	1,000	Diesel	N	Steel	NA	Y	Y	Y

(8) METHOD OF SECONDARY CONTAINMENT:

☐ Earthen Dike ☒ Double Walled Tank ☐ Steel Catch-Pan
☐ Concrete Dike ☐ Tank Vaulted in Concrete ☐ Other (explain below)

Explanation: _____

(9) WILL MARINA DISPENSERS BE IN DIKED/CONTAINED AREA?

☐ Yes ☐ No ☒ Facility is Not a Marina

(10) IS A NORMAL VENT PIPE PROVIDED WHICH IS A MINIMUM 1¼-INCH IN DIAMETER AND A MINIMUM OF 4 FT ABOVE THE FILL PIPE?

☒ Yes ☐ No

(11) WILL TANK(S) BEAR THE LISTING LABEL OF UL OR ANOTHER NATIONAL TESTING LAB? (Check all that apply)

☒ UL 142, ☐ UL 2080, ☐ UL 2085 ☐ UL 2044 ☐ UL 2045

☐ Other National Testing Lab _____

(12) IF TANK(S) DO NOT BEAR THE LISTING LABEL OF A RECOGNIZED LAB, TO WHAT SPECIFICATIONS ARE THEY CONSTRUCTED?

Explanation: _____

(13) IS THIS A FIRE-RATED TANK?

☐ Yes ☒ No

(14) WILL TANKS BE FABRICATED ON SITE (FIELD ERECTED) OR PRE-FABRICATED AT FACTORY?

☐ Fabricated On Site ☒ Pre-Fabricated at Factory

(15) ARE THE TANKS MARKED TO INCLUDE THE NAME OF THE PRODUCT THEY CONTAIN AND THE WORDS "FLAMMABLE-KEEP FIRE AND FLAME AWAY" IN 4-INCH LETTERS?

☒ Yes ☐ No

(16) WILL PUMPS BE SECURED AND LOCKED DURING ALL PERIODS OF NON-USE?

☒ Yes ☐ No

(17) ARE TANK(S), PUMPS AND PIPING:

(1) At least 30ft. from any adjacent buildings, combustible materials, bulk flammable or combustible liquid storage tanks, and LP-Gas tanks?

☒ Yes ☐ No ☐ No (Fire rated tank is being used)

(2) At least 30 ft. from any property line?

☒ Yes ☐ No ☐ No (Fire rated tank is being used)

(18) WILL ALL VEHICLES BEING FUELED FROM THE TANK(S) BE 30 FT FROM PROPERTY LINES, BUILDINGS AND BULK FLAMMABLE/COMBUSTIBLE LIQUID STORAGE TANKS AND LP-GAS TANKS?

☒ Yes ☐ No

(19) IS COLLISION PROTECTION PROVIDED FOR THE TANK(S)?

☒ Yes ☐ No: Method bollards or concrete barrier

(20) IS ALL ELECTRICAL WIRING WITHIN 30 FT OF THE TANK IN RIGID METAL CONDUIT?

☒ Yes ☐ No

MAKE SURE SITE PLANS IDENTIFY ALL TANKS, PIPING, BUILDINGS AND PROPERTY LINES WITH ALL SEPARATION DISTANCES SHALL BE IDENTIFIED
INSUFFICIENT INFORMATION OR ILLEGIBILITY IS CAUSE FOR RETURN OR DENIAL

PUBLIC NOTICE

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

IN THE MATTER OF THE APPLICATION OF

Waste Management

LEGAL NOTICE

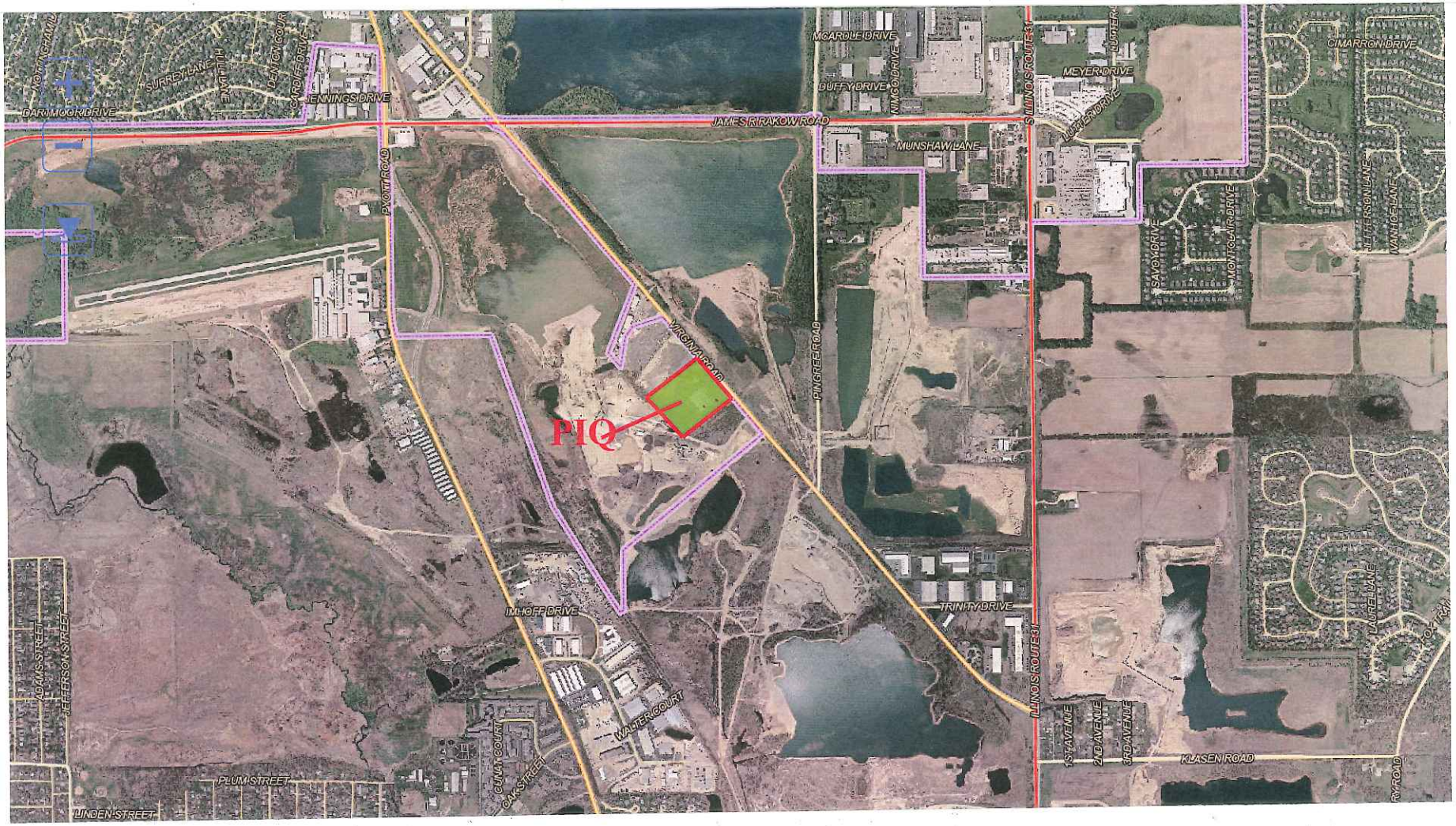
Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission of the City of Crystal Lake upon the application of Waste Management seeking a Special Use Permit to allow outdoor storage of a above ground diesel tank in the front of the property at 1400 S. Virginia Road, Crystal Lake, Illinois. PIN: 19-16-400-012

This application is filed for the purpose of seeking a Special Use Permit pursuant to Article 2-400, Article 9-200 D as well as any other variations as necessary to allow outdoor storage in the front of the property. 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 March 4, 2015, 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 February 11, 2015.) NW 5973


PIQ
JAMES R RAKOW ROAD
MUNSHAW LANE
MEYER DRIVE
CIMARRON DRIVE
DUFFY DRIVE
MCARDLE DRIVE
JENNINGS DRIVE
DARLMOOR DRIVE
SURREY LANE
PIMGREE ROAD
WRONA ROAD
IMHOFF DRIVE
TRINITY DRIVE
WALTER COURT
PLUM STREET
LINDEN STREET
OAK STREET
ADAMS STREET
JEFFERSON STREET
ILLINOIS ROUTE 31
1ST AVENUE
2ND AVENUE
3RD AVENUE
KLASEN ROAD
LAUREL LANE
SAVOY DRIVE
MONTGOMERY DRIVE
JEFFERSON LANE
WAYNE LANE

B9.12 CURB AND GUTTER (TYP)

FH 2
GR 887.3

R 3.5'

6" PVC

19'

16'

.UMBING PLAN FOR
NSPOUT. CISTERN.
OVERFLOW MANHOLE
ESIGN AND DETAIL

E TO BE PULLED
ITHIN BUILDING
.AN FOR DETAIL

TMENT CONNECTION
FP2.0 FOR DETAIL

)N

DE TRUNCATED DOME
BLE WARNING STRIP

SANITARY STUB
INV 881.50

SMH C

C1

C2

STUB INV 881.07

VV 3
RIM 877.32

HANDICAP
PARKING
SIGN

WM

8" (TYP)

9' (TYP)

6'

8"

C5

19' (TYP)

6'

8'

FH 3
GR 887.4

R 3.5'

14'

32'

39'

30

18'

*1-foot from easement
*30-feet from building

200'

223'

148'

100'-18" RCP

MH 7
RIM 885.60
INV 880.43

85'-12" RCP* @ 0.75%

110'-18" RCP @ 0.8%

8" PVC

MH 8A
RIM 884.50
INV 879.57

4'-18" RCP
@ 1.0%

CB 8
RIM 884.50
INV 879.53

C4

100'-18" RCP* @ 1.08%

MH 10
RIM 884.0
INV 878.40(NW)
INV 874.90(NE)
INV 873.65(SW.SE)

C7
LOWER WM

CB 9
TC 885.25
INV 878.45

VV 3
RIM 886.00

VV 2
RIM 886.25

LP3

5'-24" RCP @ 1.0%

85'-15" RCP @ 0.88%

5'-24" RCP @ 2.0%

MH 11
CDS STRUCTURE
RIM 882.0
INV 873.55(NW.SE)

5'-24" RCP @ 2.0%

MH 12
RIM 880.5
INV 873.45(NW)
INV 861.34(SE)

60'-30" RCP @ 0.4%

CB 12A
RIM 864.5
INV 861.10(SE - 30")
INV 858.50(SE - 4")

LID
3.0
8.5
IPE

INL 2
TC 883.05
INV 878.95

30'-12" RCP @ 1.0%

R 20.5'

LP1

MH 3
TC 884.50
INV 878.65

190'-12" RCP @ 1.58%

LP2

SMH D

8" PVC

C6

C6A

SMH E

MH 4
RIM 885.85
INV 875.65(NW.SW)
INV 880.45(W)
INSTALL FLAP GATE
ON UPSTREAM PIPE

1.0'

20' MUNICIPAL UTILITY

LIMITS

VIRGINIA ROAD (COUNTY HIGHWAY NO. 45)

REFER TO SEPERATE PLANS

FIXTURE COUNT AND DRAINAGE TOTALS
TRANSFER STATION:

FIXTURE	QTY	DFU/EA	DFU/TOTAL
WASH FOUNTAIN	2	6	12
URINAL	2	3	6
WATER CLOSET	3	8	24
SHOWER	2	3	6
SINK	1	2	2
TOTAL:			50 DFU

FIXTURE COUNT AND DRAINAGE TOTALS
TICKET OFFICE:

FIXTURE	QTY	DFU/EA	DFU/TOTAL
LAVATORY	1	2	2
WATER CLOSET	1	8	8
SINK	1	2	2
TOTAL:			12 DFU

ESTIMATED USAGE FOR SEPTIC DESIGN
(9 EMPLOYEES) * (35 GAL/PER/DAY) = 315 GAL/DAY

NOTE:

STORM SEWER DESIGNATED RCP*
SHALL HAVE GASKETED JOINTS
(ASTM-361 OR ASTM-443)