

#2016-36 Sunset Logistics trucking – Final PUD Amendment Project Review for Planning and Zoning Commission

Meeting Date: August 17, 2016

Request: Final PUD Amendment for a truck maintenance facility.

Location: 1451 S. Virginia Road

Acreage: Overall site 158 acres, Sunset Logistics 8 acres

Existing Zoning: M PUD Manufacturing

Surrounding Properties: North: M Manufacturing

South: Lake in the Hills East: Lake in the Hills

West: M PUD Manufacturing

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- Sunset Logistics, which is operated by Jemco Properties LLC, has purchased the former Curran Materials gravel mine. The property has a Planned Unit Development zoning requiring any future improvements to apply for a Planned Unit Development amendment.
- Previous Approvals for the overall site:
 - o 2016: Special Use Permit granted for a mining operation.
 - o 2014: Administrative Subdivision to shift a lot line creating a lot for sale.

Development Analysis:

General

- Request: Final Planned Unit Development Amendment to allow a truck maintenance facility on a portion of the property.
- Land Use: The land use map shows the area as Industry. This land use designation allows other low-intensity residential style uses like a nursing home.
- Zoning: The site is zoned M PUD Manufacturing. The truck maintenance facility is an appropriate use in this zoning district.

Site Plan

• Access to this site is via Virginia Road through a neighboring property.

- The main portion of the site is for vehicle storage and maintenance. This outside area is constructed of asphalt millings and is not considered a parking lot, so no landscape islands are required.
- The main parking lot, for the employees, around the building has some landscape islands, but does not meet the requirements. A variation has been requested.
- Due to the use and the location, no landscape is planned around the building or site including the outside storage and loading docks.

Parking

- Parking is based on the use of the building. The requirement for an industrial use is 1 per 2 employees. There are 15 employees in the office and 5 employees in the shop area.
- This results in a need of 9 parking spaces.
- The site illustrates 50 parking spaces. The additional parking allows for hiring of additional employees, customers and truck drivers.

Findings of fact:

Planned Unit Development Amendment

The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. If the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation request be lessened or denied.

The UDO does not adequately plan for a use of this type. The truck maintenance facility will be located in the former gravel mine. A portion of this is currently being filled with clean construction debris. The view of this facility will be minimal as it sits lower than the adjacent roadway.

Specific variations as part of the PUD

The petitioner is asking for two variations as part of the PUD:

- 1. Section 4-200 C 3 and C 8 from the requirements to pave and curb the driveway and storage area to allow asphalt millings.
- 2. Section 4-400 E from the requirements to install parking lot islands; provide landscape screening around the perimeter of the parking lot, outside loading docks, and outside storage; and to install foundation base landscape around the building.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Industry. The truck maintenance facility is an appropriate use within this category. The following goals are applicable to this request:

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.

Success Indicator: The number of new manufacturing company occupancies.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

- 1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Jemco Properties, received 08/08/16)
 - B. Building Plans (Ideal Designs, dated 07/12/16, received 07/19/16)
 - C. Engineering Plans (Haeger Engineering, dated 07/18/16, received 07/19/16)
 - D. Grading Plans (Haeger Engineering, dated 07/21/16, received 07/22/16)
 - E. Stormwater Management Report (Haeger Engineering, dated 07/18/16, received 07/19/16)
 - F. Pollution Prevention Plan (Haeger Engineering, dated 07/18/16, received 07/19/16)
- 2. The access drive is considered a private driveway and has not been constructed to City standards. In the future, if the driveway needs to be converted to a roadway, the millings would need to be removed and the roadway would need to be constructed to City standards including curbing, fire hydrants, lighting, road thickness, sidewalk, etc. To utilize this as a private driveway, the petitioner shall provide an access easement agreement from the property owners on which the driveway passes through and a MUE for the water main.
- 3. Provide a landscape plan for review and approval.
- 4. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments as well as the City's stormwater consultant.

PUBLIC NOTICE

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

IN THE MATTER OF THE PETITION OF Jemco Properties LLC

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois Ital a public hearing will be held before the Planning and Zoning Commission upon the application by Jemco Properties LLC, for a Final Planned Unit Development Amendment and Variations, relating to the property commonly known as 1451 Virginia Road in Crystal Lake, Illinois 60014. Plns: 19-16-100-023 and 19-16-400-018. This application is filed for the purpose of seeking a Final Planned Unit Development pursuant to Adicle 9-200 E. with Variations from Article 4-200 Off-Street Parking and Loading and Article 4-400 Landscaping and Screening from the requirements to provide perimeter landscape and landscape is and screening from the requirements to provide perimeter landscape and landscape and Article 4-700 Fences, Walls and Screening from the requirement to screen mechanical equipment; as well as any other variations as presented. Plans for this project can be viewed at the Crystal Lake Community Development Department ally Holl.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday August 17, 2016, at the Crystal Lake City Holl, 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 August 2, 2016) 1212367



City of Crystal Lake Development Application

	2016-36	
Office Use	Received 8/8/16	
File#		

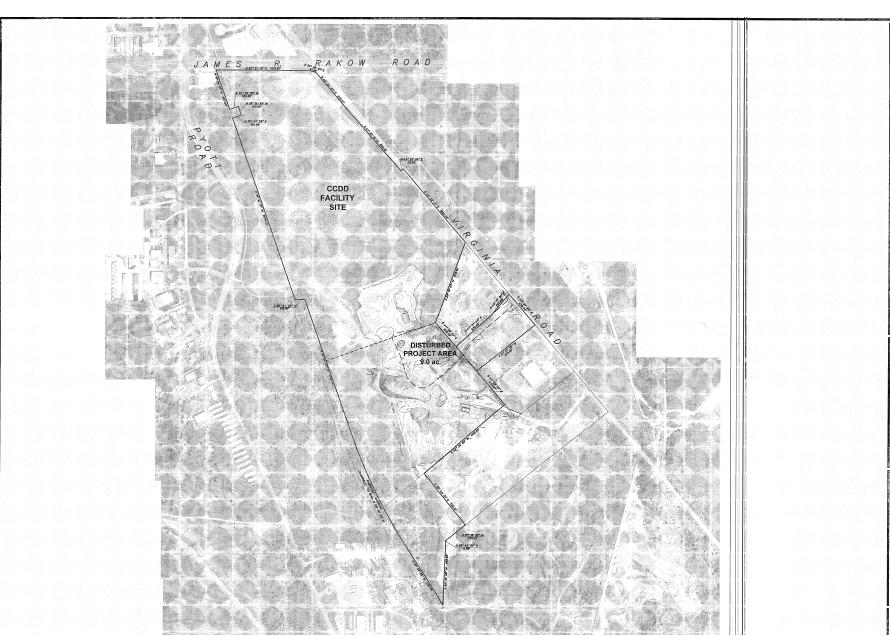
Project Title: Sunset Logistics Te	expinal and Manufacturing
Action Requested	į.
Annexation	Preliminary PUD
Comprehensive Plan Amendment	Preliminary Plat of Subdivision
Conceptual PUD Review	Rezoning
Final PUD	Special Use Permit
Final PUD Amendment	Variation
Final Plat of Subdivision	Other
Petitioner Information	Owner Information (if different)
Name: Jenco Properties	Name: Jemo Properties
Address: 8 Prosper Ct.	Address: 8 Prosper Ct
Lalle In The Hills, IL 60186	Lalle In the Hills, IL GOISE
Phone: 847-658-4342	Phone: 847-658-4342
Fax: 847-658-5210	Fax: 847-658-5210
E-mail: + Kelacius @ 80 Sunset.com	E-mail: t Kelecius @ go sunset.com
Property Information	
Project Description: New headquester	s for Sunet Logistics / Constidated
Materials and associated compa	nies. Facility to be our main office,
maintrance facility, and toc	yeling specifican
Project Address/Location:/350	Virginia Rd. Crysk/ Loka.
Located approximately 3,000 +	It South West of Rakow and
Virginia Rd.	
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Development Team

Please include address, phone, fax and e-mail

Developer: Jenco Properties; 8 posper Ct. Lake In The Hills IC 600	14
Architect: Jahr Garcia; Ideal De signs Inc., 20960 Frankfort Sq. Frankfort	(IL 423
Attorney:	
Engineer: Hagar Engineering; 100 E State PKWY Schaumburg, IL 6	0173
Landscape Architect:	
Planner:	
Surveyor: Haegar Engineering; 100 E State PKwy Schaumburg IIL 60	173
Other:	
Signatures 8-16	
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.	
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.

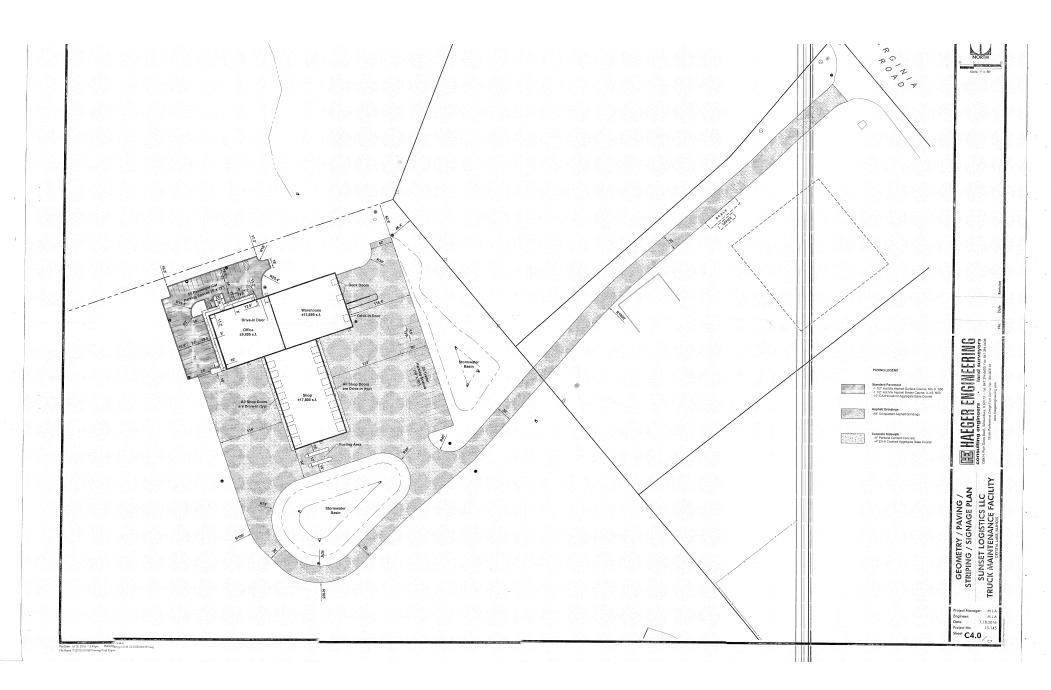


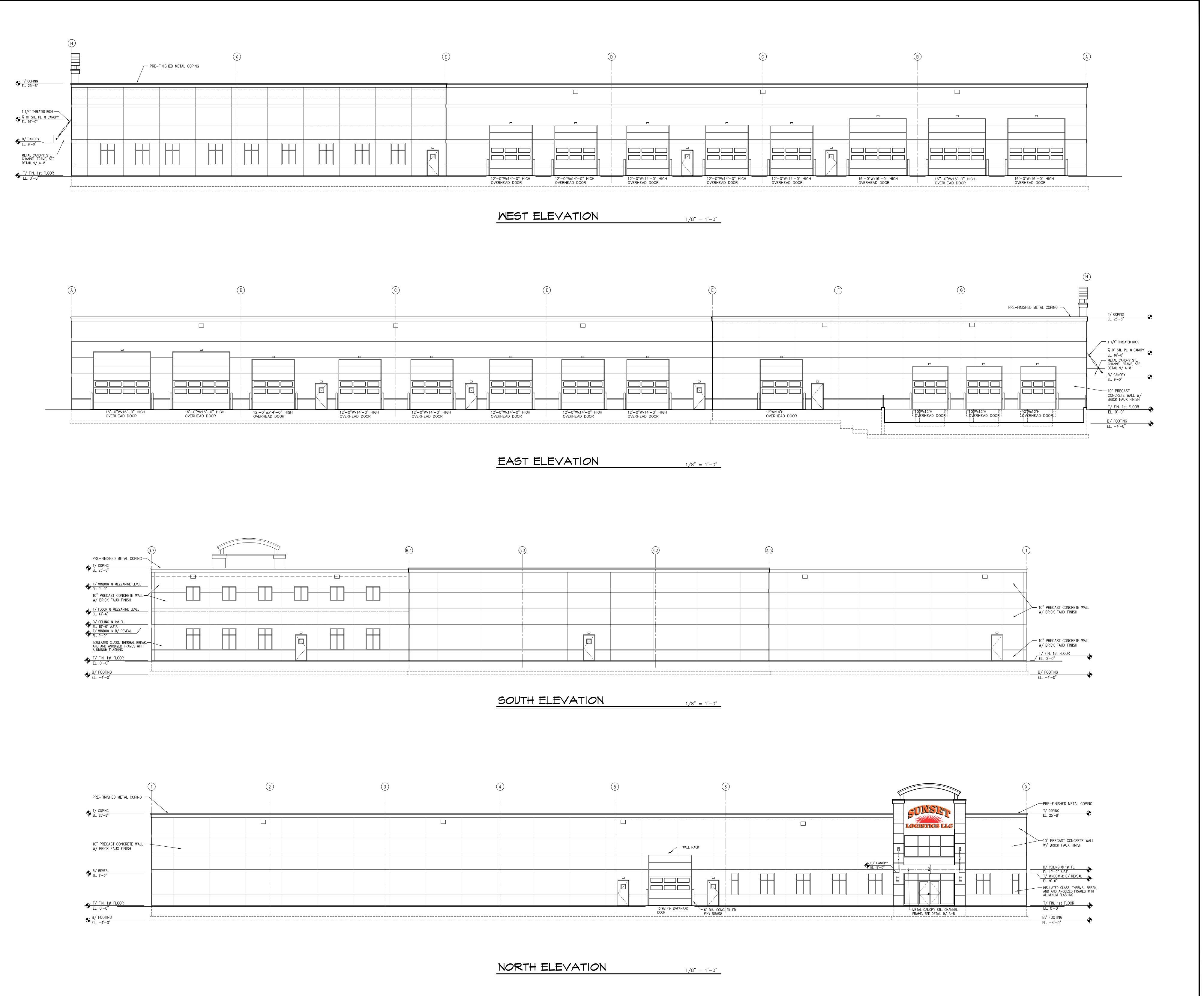




EXISTING CONDITIONS
PROJECT VICINITY PLAN
SUNSET LOGISTICS LLC
TRUCK MAINTENANCE FACILITY
COMMUNE FACILITY

oject Manager: M.L.A. Igineer: M.L.A. atle: 7.18.2016 oject No. 15-145





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NOSET LOGISTICS, LLC CORPORATE OFFICES

DATE:

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REVISIONS

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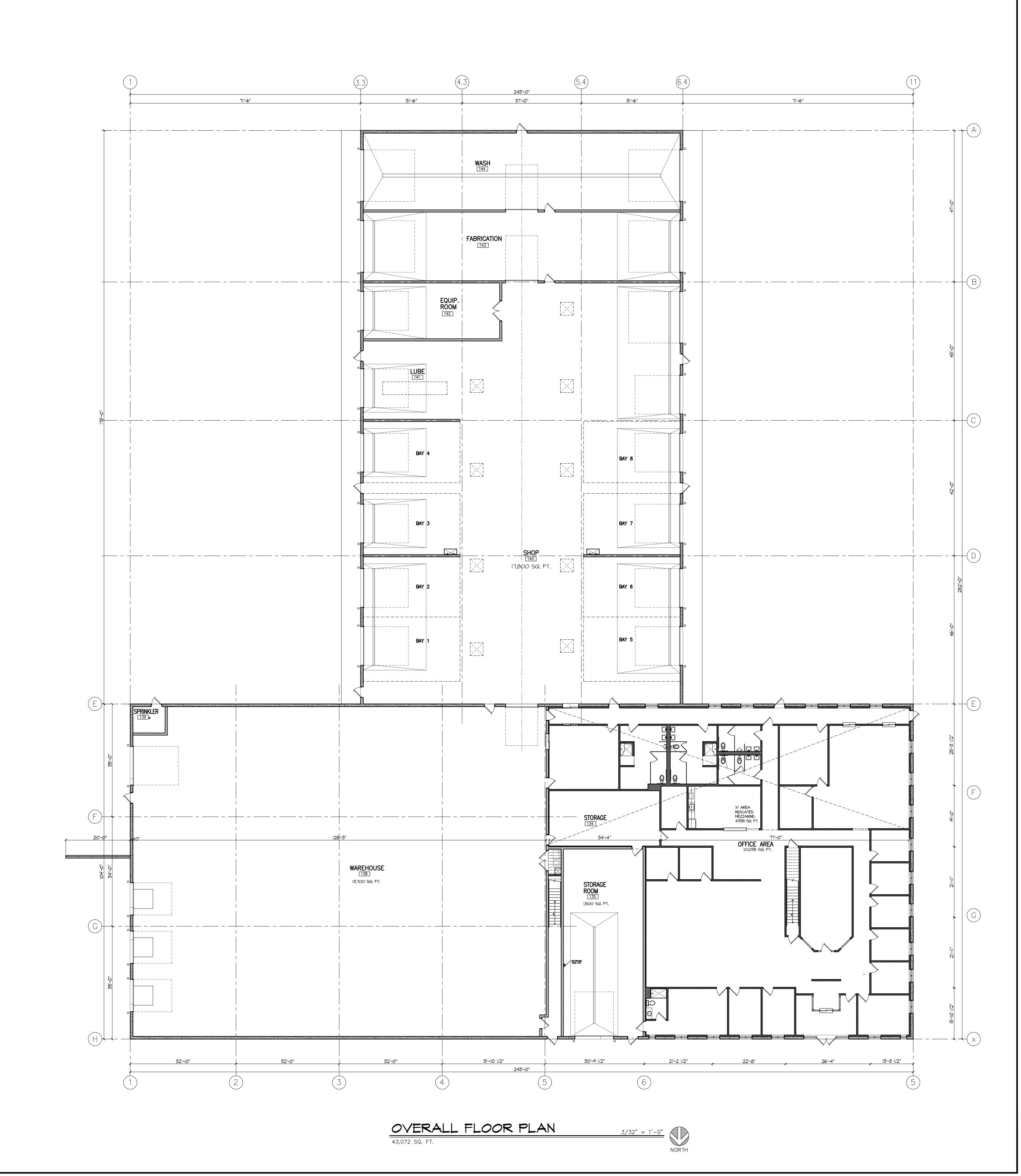
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07-12-16

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PREVIOUS NO.



CONSTRUCTION GENERAL NOTES

SHALL NOT BE CAUSE FOR ANY ADDITIONAL

ALL DIMENSIONS SHALL BE VERIFIED. WRITTEN

ORDINANCES, REGULATIONS, ETC.

WITHOUT THE OWNER'S APPROVAL.

NOTED OTHERWISE.

COMPENSATION.

ALL CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND MATERIALS IN THE FIELD, AND REVIEW ALL PROPOSED NEW CONSTRUCTION PRIOR TO SUBMITTING BIDS AND STARTING CONSTRUCTION OR DEMOLITION. NOTIFY OWNER IN WRITING OF ANY DISCREPANCIES. FAILURE TO MEET THIS REQUIREMENT

DIMENSIONS, AND/OR LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE. DO NOT SCALE THE DRAWINGS.

ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE

MANNER. ALL MATERIALS AND EQUIPMENT SHALL BE USED AND INSTALLED IN STRICT ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES,

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST AND ACQUISITION OF ALL NECESSARY BUILDING

PERMITS. PERMITS SHALL BE POSTED ON THE JOBSITE AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.

ALL CONTRACTORS SHALL FURNISH AND INSTALL ALL NEW MATERIALS, FIXTURES, EQUIPMENT, ETC. AS INDICATED AND/OR SPECIFIED, AND AS REQUIRED TO COMPLETE THE WORK, WHETHER SPECIFICALLY CALLED

INDICATED ON THE DRAWINGS SHALL BE DETERMINED BY

FOR OR NOT. ANY DETAILS NOT SPECIFICALLY

ALL MATERIALS SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS. THESE

CONFLICTING DETAIL DRAWINGS FOUND WITHIN.

THE CONTRACTOR OR SUPPLIED BY THE OWNER.

). APPROPRIATE CONTRACTORS SHALL SUBMIT (I)

REPRODUCIBLE COPY AND (4) COPIES OF SHOP DRAWINGS OF ALL NEW CONSTRUCTION (DOORS, DOOR FRAMES, CASEWORK, EQUIPMENT CUTS, HARDWARE SCHEDULE, MECHANICAL/ELECTRICAL/AND PLUMBING ITEMS, SAMPLES OF ALL FINISHES, ETC.) TO THE OWNER/ARCHITECT FOR FINAL REVIEW PRIOR TO ANY PURCHASE, FABRICATION, OR INSTALLATION. THE GENERAL CONTRACTOR SHALL REVIEW THE SHOP DRAWINGS PRIOR TO SUBMITTING THEM TO THE OWNER/ARCHITECT FOR REVIEW. THE SHOP DRAWINGS SHALL INDICATE ALL DIMENSIONS, MATERIALS, AND DETAILS OF FABRICATION, CONSTRUCTION, CONNECTIONS, AND INSTALLATION FOR PROPER FIT AND COORDINATION

WITH RESPECT TO RELATED OR ADJACENT WORK.

INFORMATION, AND DETAILS.

CONNECTION WITH THIS WORK.

ASTM-E84.

ALREADY INDICATED ON THE DRAWINGS.

SEE PLUMBING, FIRE PROTECTION, ELECTRICAL, AND

ROOM FINISH DRAWINGS FOR COORDINATION, ADDITIONAL

PROVISIONS FOR, AND LOCATIONS OF, FIRE EXTINGUISHERS, FIRE HOSES, SMOKE DETECTORS, SECURITY SYSTEMS,

4. ALL REQUIRED FIRESTOPPING SHALL BE INSTALLED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.

. ALL FINISHES SHALL BE CLASS I, APPROVED BY A RECOGNIZED THIRD PARTY TESTING AGENCY.

. THERMAL AND SOUND INSULATING MATERIALS IN EXPOSED OR CONCEALED INSTALLATIONS SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS, AND A SMOKE DEVELOPED RATINGS

OF 450 OR LESS WHEN TESTED IN ACCORDANCE WITH

. ALL ANGLES WALL ARE INDICATED AT 45^ UNLESS NOTED

18. NO ALTERATION TO WORK OR SUBSTITUTION OF MATERIALS

CORRECTED AND/OR REPLACED BY THE APPROPRIATE

20. ALL CONTRACTORS SHALL BE RESPONSIBLE TO RESTORE OR REPLACE ALL DAMAGED OR REMOVED WORK (EXISTING OR NEW) TO THE SAME CONDITION AS ORIGINAL AT THEIR

I. IF THE DAMAGE IS NOT REPAIRED, THE OWNER SHALL HAVE
THE RIGHT TO HAVE THE DAMAGE REPAIRED, AND SHALL HOLD
LIABLE THE PARTY FOUND RESPONSIBLE FOR THE DAMAGE,
WHETHER DIRECT OR INDIRECT. THE OWNER RETAINS THE
RIGHT TO COLLECT DAMAGES IN ANY LEGAL MANNER.

22. ALL CONTRACTORS SHALL COORDINATE HOURS OF WORK, REMOVAL, AND DELIVERY OF MATERIALS WITH THE GENERAL

23. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE SITE CLEAN AT ALL TIMES, AND DISPOSING OF DEBRIS PER BUILDING REQUIREMENTS.

24. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND LEAVE THE BUILDING AND SITE CLEAN UPON COMPLETION OF WORK.

25. ALL WORK MUST MEET THE OWNER'S APPROVAL BEFORE FINAL

¹ 26. ALL WORK SHALL BE GUARANTEED FOR NOT LESS THAN ONE YEAR.

27. THE COMPLETED PROJECT SHALL BE TURNED OVER TO THE OWNER IN COMPLETE OPERATING CONDITION, REGARDLESS OF THE DRAWINGS, REFERENCE NOTES, OR SPECIFICATIONS,

28. THE OWNER SHALL HAVE CONTROL OF ALL OPERATIONS AND SHALL ACCEPT OR REJECT THE SCHEDULE AND PERFORMANCE

29. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL PROVIDE AS-BUILTS (ELECTRICAL, PLUMBING, FIRE

PROTECTION, ETC.) AND OPERATING MANUALS FOR ALL EQUIPMENT AND SYSTEMS INSTALLED.

WHICH MAY NOT COVER EVERY DETAIL.

WILL BE ACCEPTED UNLESS APPROVED BY OWNER IN

19. ALL DEFECTIVE OR INFERIOR MATERIALS, SLOPPY WORKMANSHIP, AND OTHER DEFICIENCIES SHALL BE

CONTRACTORS AT THEIR EXPENSE.

PAYMENT IS MADE.

OF THE CONTRACTOR.

TEMPERATURE CONTROLS, EMERGENCY SYSTEMS, ETC. SHALL BE MADE JOINTLY BETWEEN THE OWNER, CONTRACTOR, AND THE AUTHORITY HAVING JURISDICTION, IF THE EQUIPMENT IS NOT

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN

RECOMMENDATIONS SHALL TAKE PRECEDENCE OVER

ALL CONTRACTORS SHALL BE RESPONSIBLE FOR THE UNLOADING, STORAGE, INSPECTION, AND LOSS OR DAMAGE OF MATERIALS AFTER RECEIPT, WHETHER PURCHASED BY

ALL CONTRACTORS ARE RESPONSIBLE FOR COORDINATING THEIR WORK WITH OTHER TRADES. WORK SHALL BE PROPERLY SEQUENCED TO AVOID DELAYS OR CONFLICTS WITH THE INTERCONNECTED WORK OF OTHERS.

THE CONTRACTOR AND SHALL NOT BE EXECUTED

THE CONTRACTOR SHALL SUBMIT TO THE OWNER, FOR APPROVAL, A LIST OF MATERIALS, FIXTURES, AND EQUIPMENT, INCLUDING TYPE AND QUALITY TO BE USED IN THE CONSTRUCTION OF THIS WORK. COLORS AND FINISHES SHALL BE SELECTED BY THE OWNER, UNLESS

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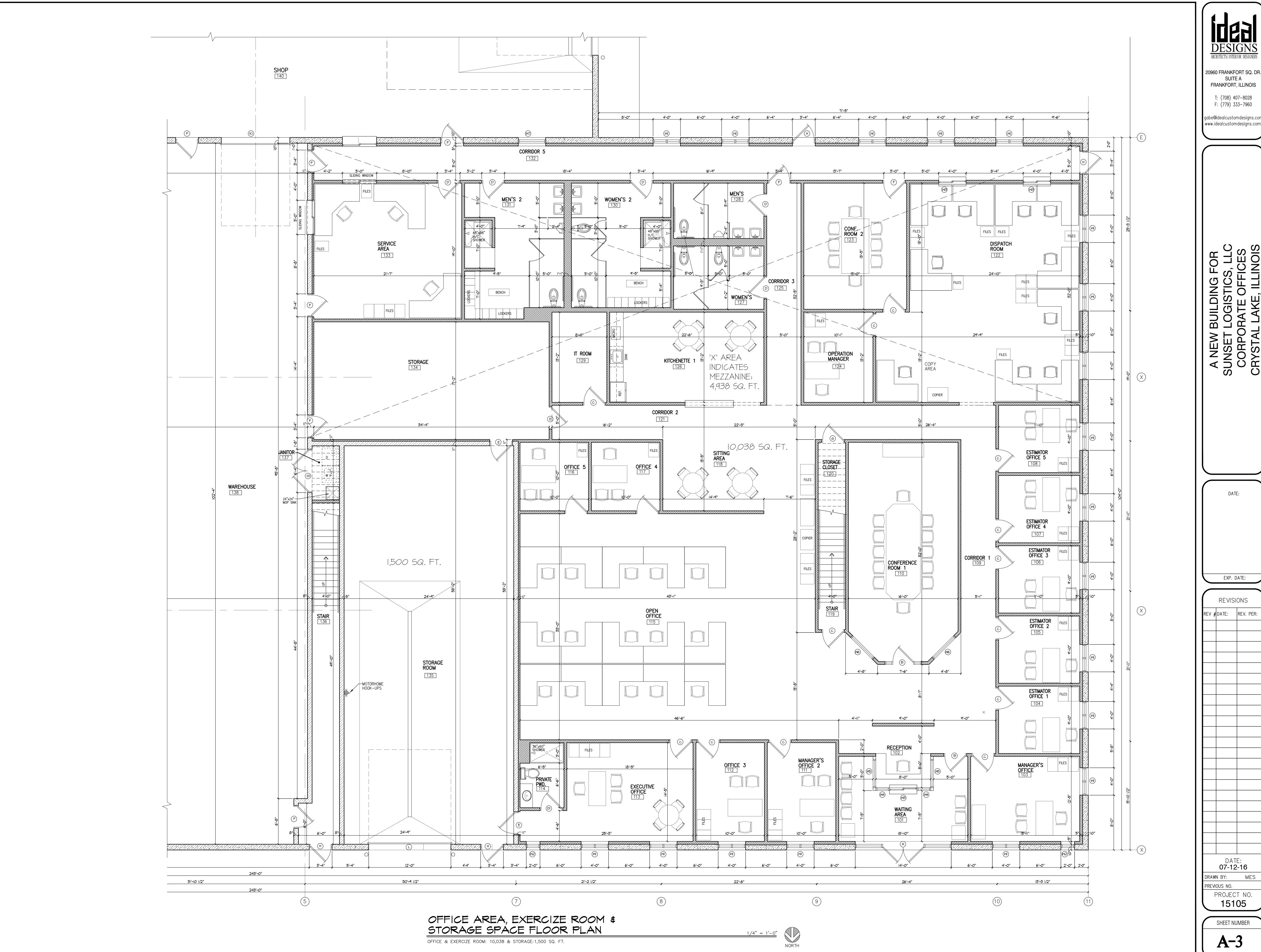
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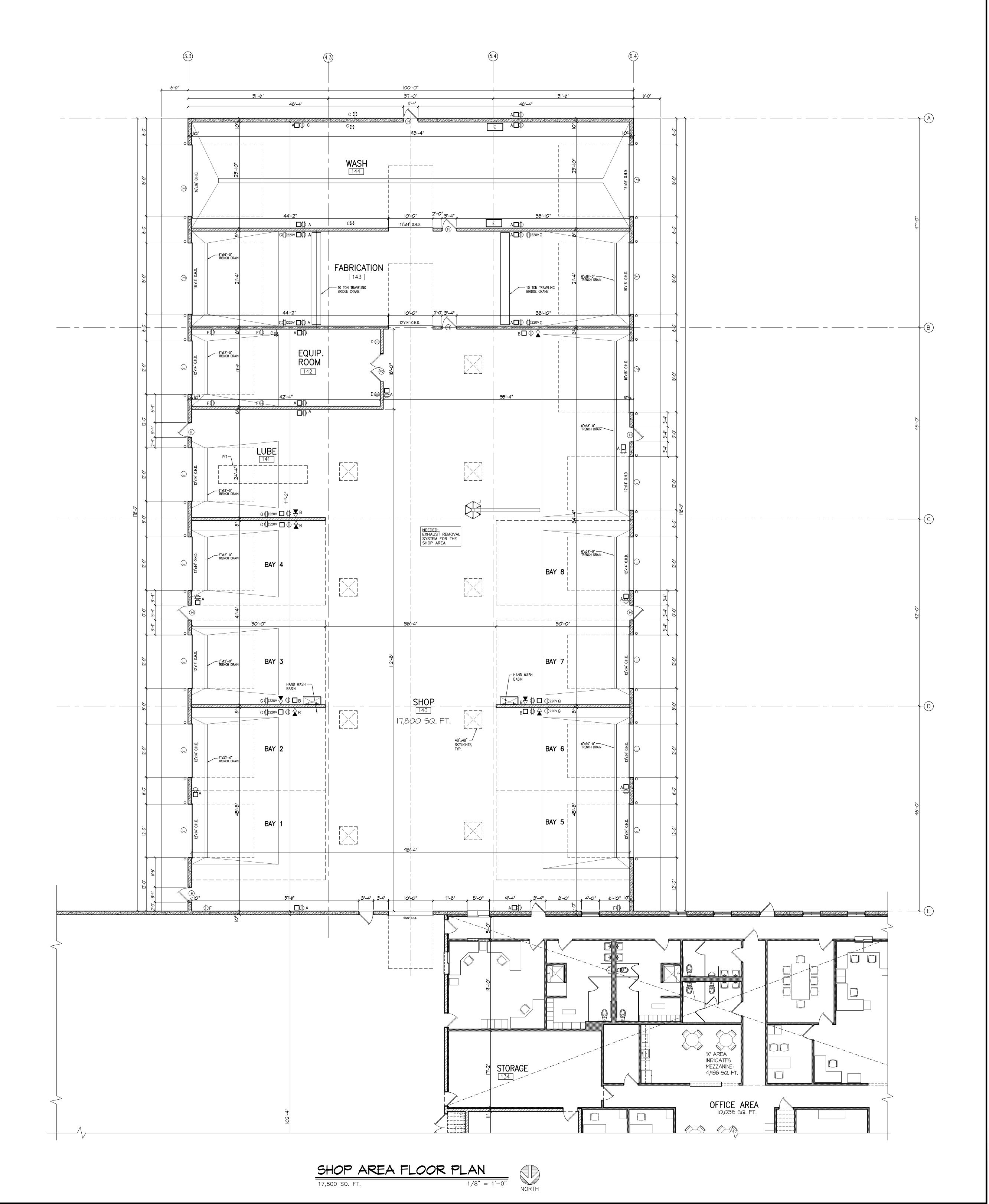
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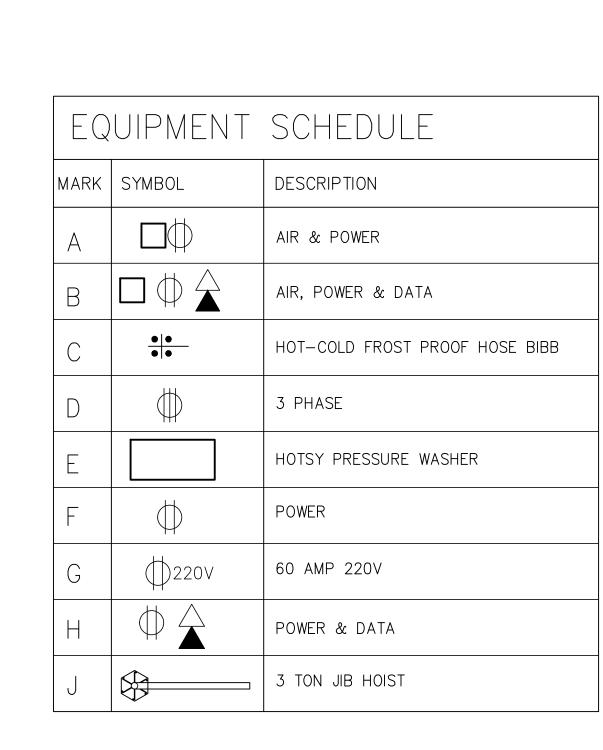


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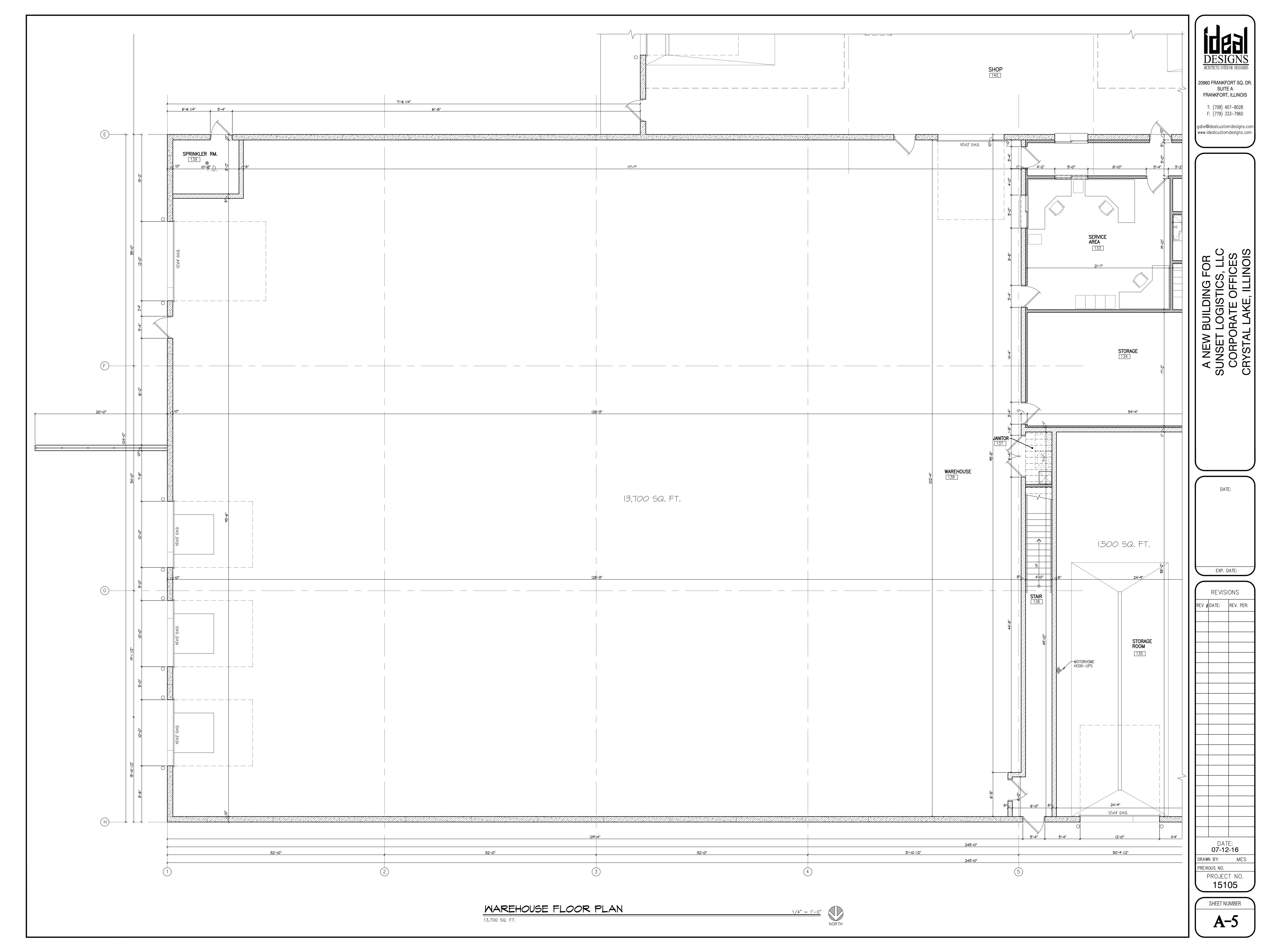
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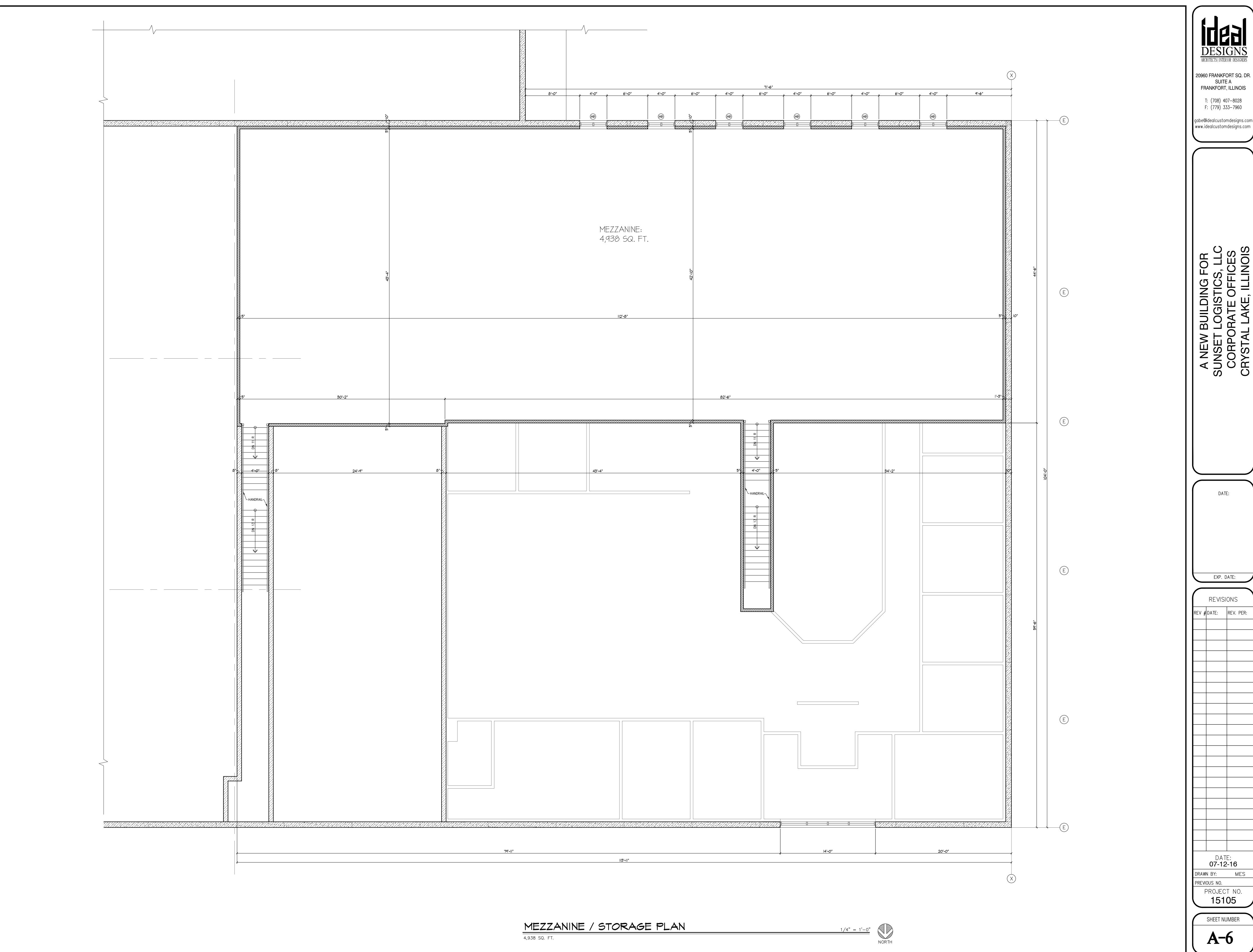
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