



#2016-36

**Sunset Logistics trucking – Final PUD Amendment
Project Review for Planning and Zoning Commission**

<u>Meeting Date:</u>	August 17, 2016
<u>Request:</u>	Final PUD Amendment for a truck maintenance facility.
<u>Location:</u>	1451 S. Virginia Road
<u>Acreage:</u>	Overall site 158 acres, Sunset Logistics 8 acres
<u>Existing Zoning:</u>	M PUD Manufacturing
<u>Surrounding Properties:</u>	North: M Manufacturing South: Lake in the Hills East: Lake in the Hills West: M PUD Manufacturing
<u>Staff Contact:</u>	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:
 - 2016: Special Use Permit granted for a mining operation.
 - 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 that 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, PINs: 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 Article 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 islands around the parking lot and foundation base landscape and Article 4-700 Fences, Walls and Screening from the requirement to screen mechanical equipment; as well as any other variations as necessary to approve the plans as presented. 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, August 17, 2016, 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
on August 2, 2016) 1212367



City of Crystal Lake Development Application

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

Project Title: Sunset Logistics Terminal and Manufacturing

Action Requested

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Preliminary PUD |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Final PUD | <input type="checkbox"/> Special Use Permit |
| <input checked="" type="checkbox"/> Final PUD Amendment | <input type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Name: Jemco Properties
Address: 8 Prosper Ct.
Lake In The Hills, IL 60156
Phone: 847-658-4342
Fax: 847-658-5210
E-mail: t.kelecious@go.sunset.com

Owner Information (if different)

Name: Jemco Properties
Address: 8 Prosper Ct.
Lake In the Hills, IL 60156
Phone: 847-658-4342
Fax: 847-658-5210
E-mail: t.kelecious@go.sunset.com

Property Information

Project Description: New headquarters for Sunset Logistics/Consolidated materials and associated companies. Facility to be our main office, maintenance facility, and recycling operations.

Project Address/Location: 1350 S. Virginia Rd. Crystal Lake.
Located approximately 3000 ft South West of Rakow and Virginia Rd.

PIN Number(s): 19-16-100-023; 19-16-100-024; 19-16-400-018; 19-21-200-005

Development Team

Please include address, phone, fax and e-mail

Developer: Jemco Properties; 8 prosper Ct. Lake In The Hills, IL 60014

Architect: Jabe Garcia; Ideal Design, Inc.; 20960 Frankfort Sq, Frankfort, IL 60423

Attorney: _____

Engineer: Haeger Engineering; 100 E State Pkwy Schaumburg, IL 60173


Landscape Architect: _____

Planner: _____

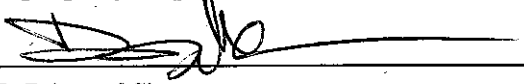
Surveyor: Haeger Engineering; 100 E State Pkwy Schaumburg, IL 60173

Other: _____

Signatures

 8-8-16
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.

 8-8-16
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.



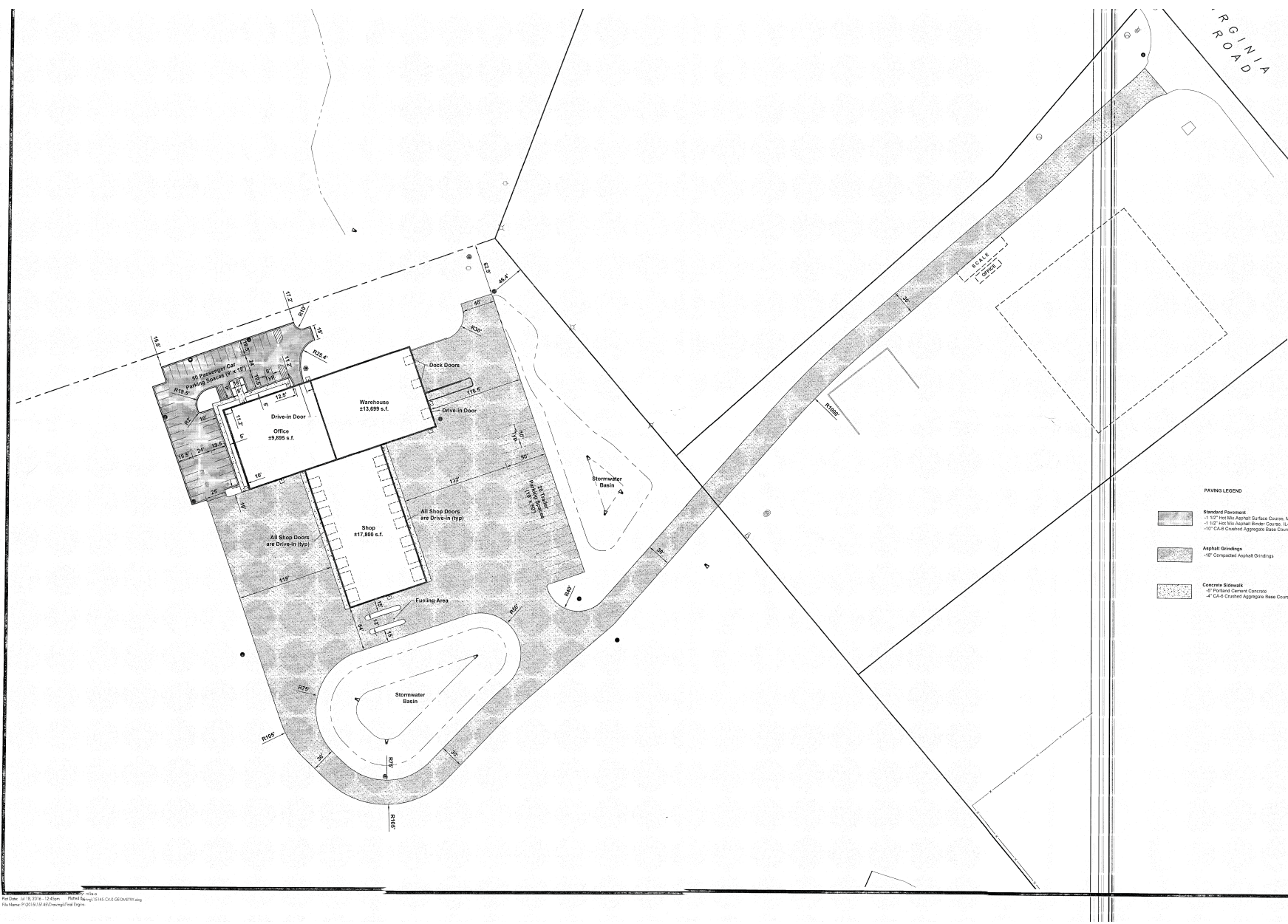
Scale 1" = 300'

No.	Date	Revision

HAEGER ENGINEERING
 consulting engineers
 land surveyors
 1001 North
 Illinois Professional College
 No. 134-00152
 www.haegerengineering.com

EXISTING CONDITIONS
PROJECT VICINITY PLAN
SUNSET LOGISTICS LLC
TRUCK MAINTENANCE FACILITY
 CRYSTAL LAKE, ILLINOIS

Project Manager: M.L.A.
 Engineer: M.L.A.
 Date: 7/18/2016
 Project No.: 15-145
 Sheet: 2



VIRGINIA ROAD

- PAVING LEGEND**
- Standard Pavement
 - 1" 1/2" Hot Mix Asphalt Surface Course, Max D. 500
 - 1" 1/2" Hot Mix Asphalt Binder Course, 10-18, 100
 - 10" C&G Crushed Aggregate Base Course
 - Asphalt Grindings
 - 18" Compacted Asphalt Grindings
 - Concrete Sidewalk
 - 6" Portland Cement Concrete
 - 4" C&G Crushed Aggregate Base Course



HAEGER ENGINEERING
 CONSULTING ENGINEERS
 134 N. Park Grove Road, Schaumburg, IL 60193 • Tel: 815.396.6600 Fax: 815.396.6608
 Illinois Professional Design Registration No. 184-030129
 www.haegerengineering.com

GEOMETRY / PAVING / STRIPING / SIGNAGE PLAN
SUNSET LOGISTICS LLC
TRUCK MAINTENANCE FACILITY
 CRYSTAL LAKE, ILLINOIS

Project Manager: A.L.A.
 Engineer: A.L.A.
 Date: 7.18.2016
 Project No: 15-143
 Sheet: **C4.0**

Plot Date: 07/18/2016 12:45pm Plot Path: \\SHE-C4-000\HEMT.dwg
 File Name: P2019131457.dwg / Plot Date:

DATE:

EXP. DATE:

REVISIONS

REV. # DATE: REV. PER:

DATE:
07-12-16

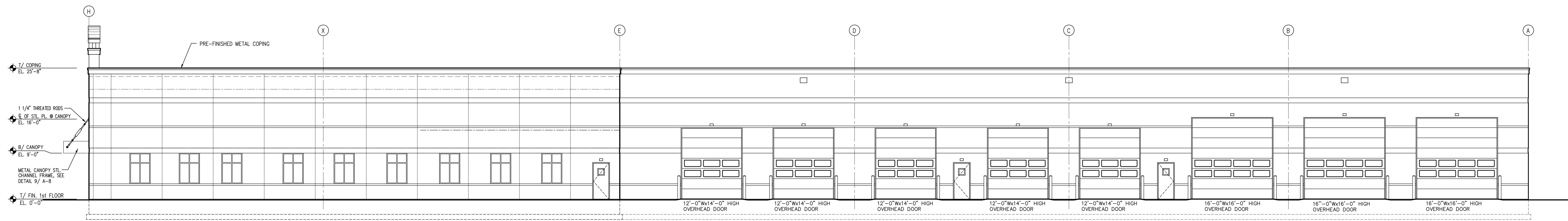
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PREVIOUS NO.

PROJECT NO.
15105

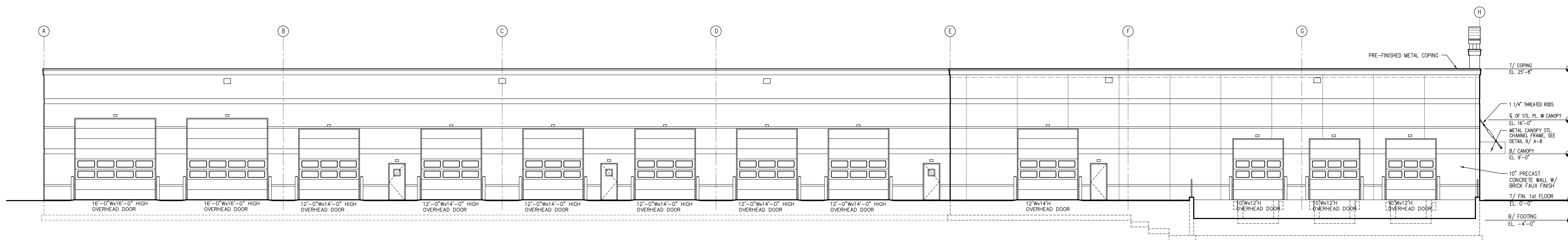
SHEET NUMBER

A-1



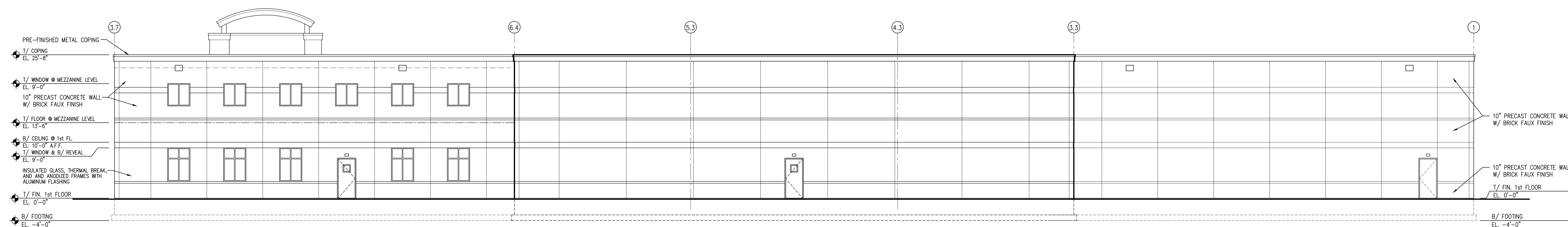
WEST ELEVATION

1/8" = 1'-0"



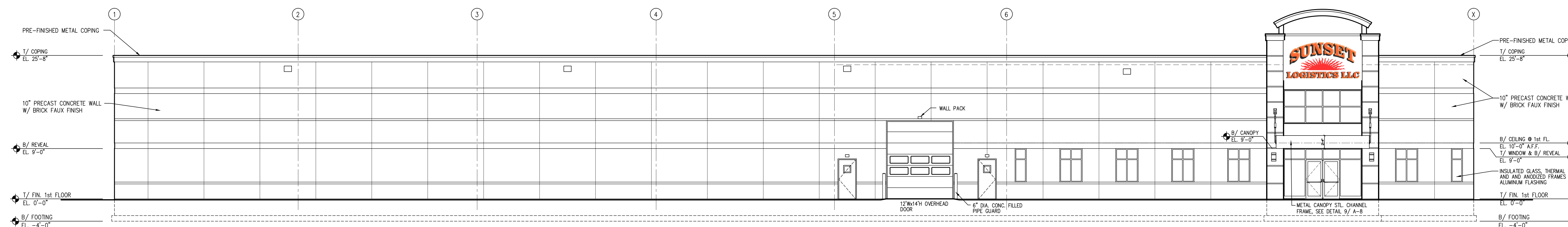
EAST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"

DATE:

EXP. DATE:

REVISIONS

REV # DATE REV. PER.

DATE:
07-12-16

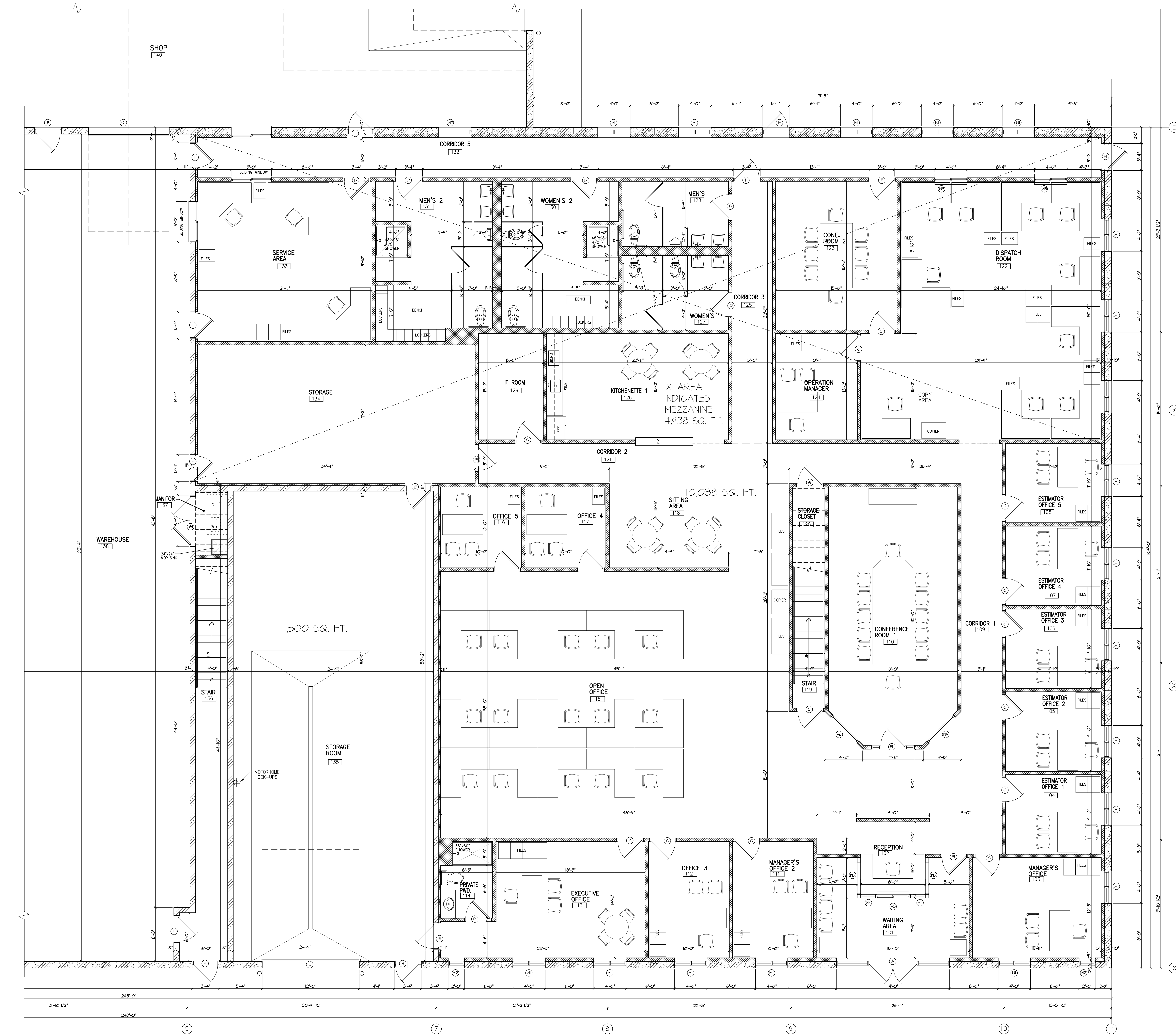
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PREVIOUS NO.

PROJECT NO.
15105

SHEET NUMBER

A-3



**OFFICE AREA, EXERCISE ROOM &
STORAGE SPACE FLOOR PLAN**

OFFICE & EXERCISE ROOM: 10,038 & STORAGE: 1,500 SQ. FT.

1/4" = 1'-0"



NORTH

DATE:

EXP. DATE:

REVISIONS

REV # DATE REV. PER:

DATE:
07-12-16

DRAWN BY: MES

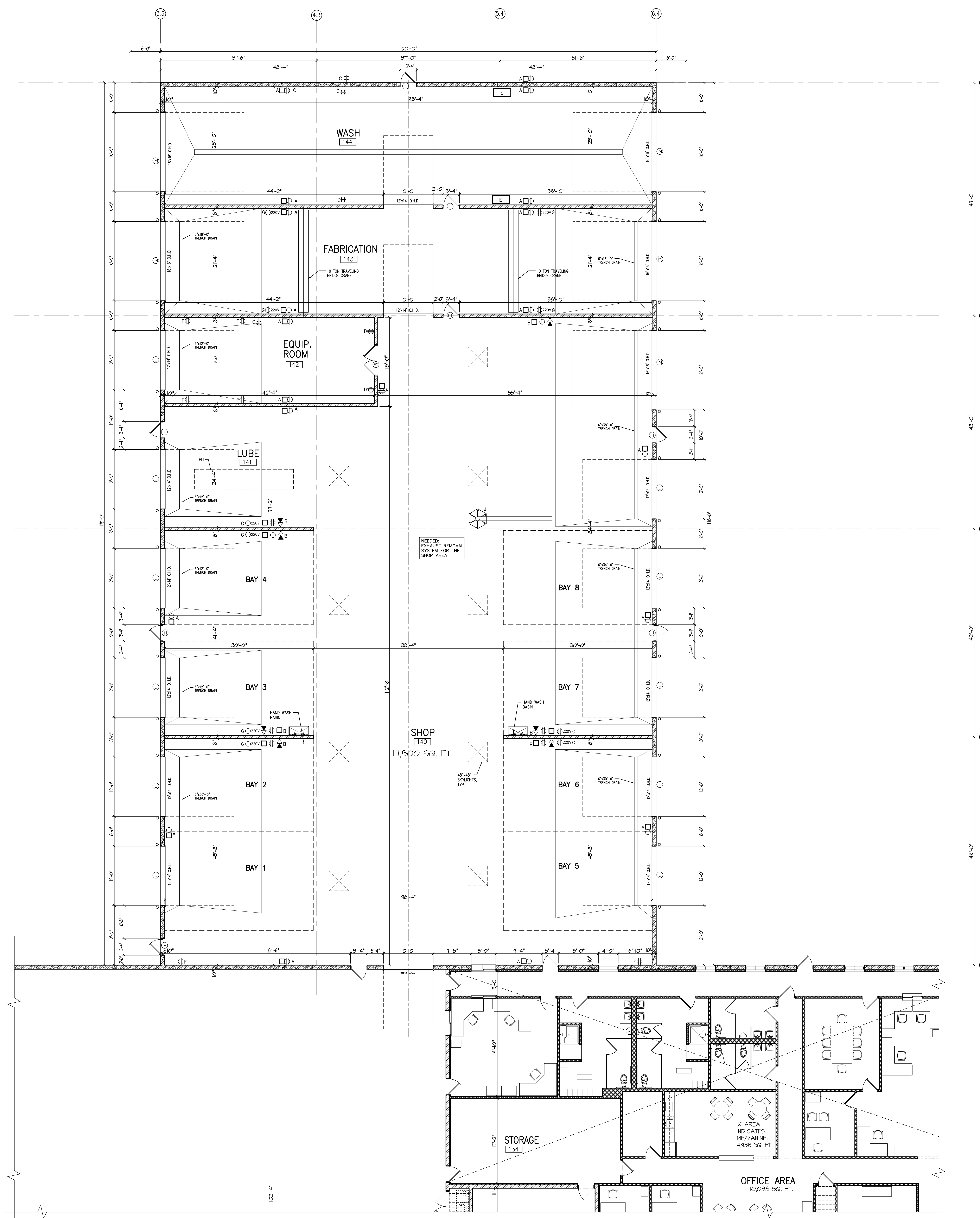
PREVIOUS NO.

PROJECT NO.
15105

SHEET NUMBER

A-4

EQUIPMENT SCHEDULE		
MARK	SYMBOL	DESCRIPTION
A		AIR & POWER
B		AIR, POWER & DATA
C		HOT-COLD FROST PROOF HOSE BIBB
D		3 PHASE
E		HOTSY PRESSURE WASHER
F		POWER
G		60 AMP 220V
H		POWER & DATA
J		3 TON JIB HOIST



SHOP AREA FLOOR PLAN
17,800 SQ. FT.

1/8" = 1'-0"



NORTH

DATE:

EXP. DATE:

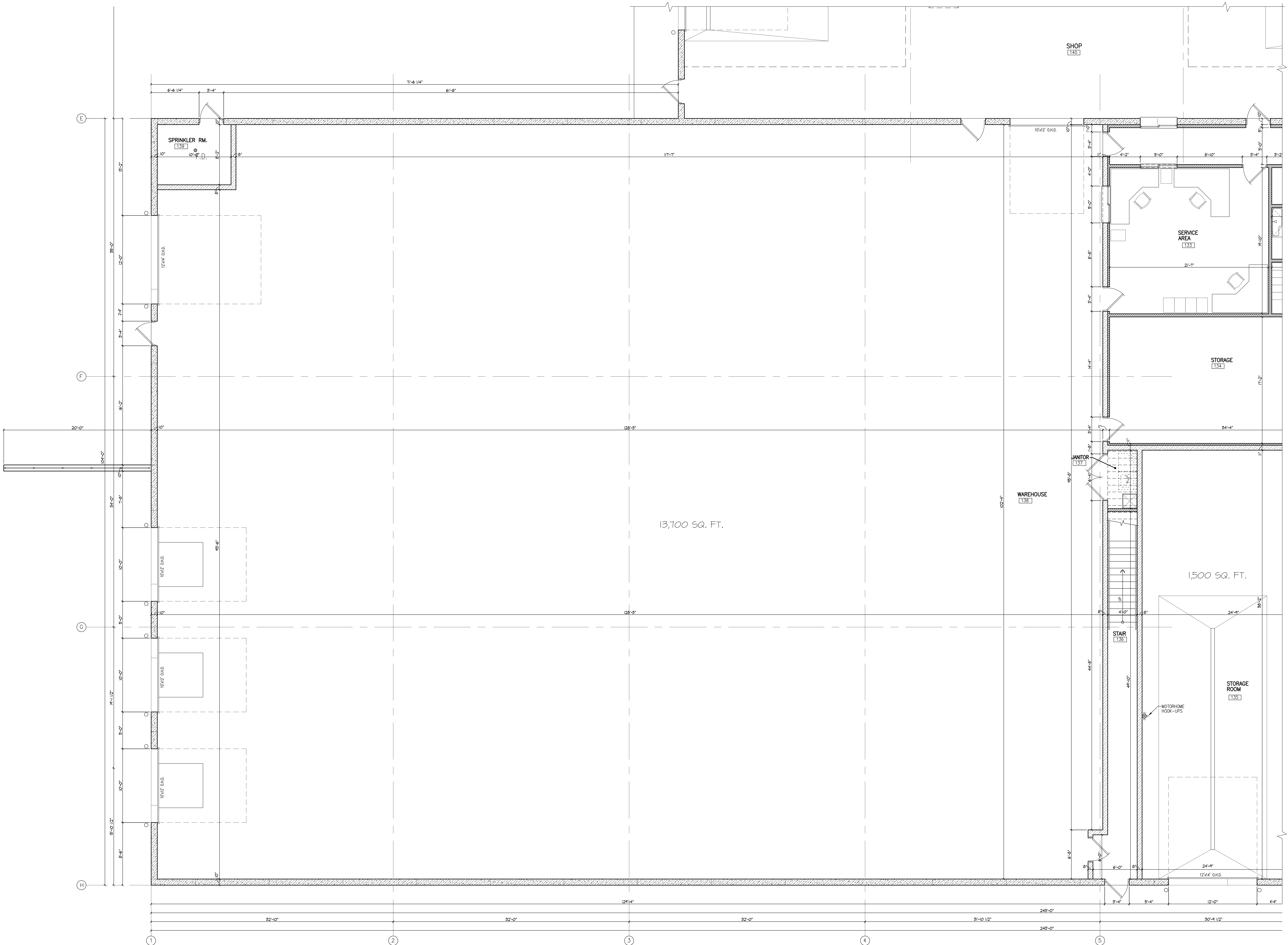
REVISIONS

REV	DATE	REV. PER.

DATE: 07-12-16
DRAWN BY: MES
PREVIOUS NO.:
PROJECT NO. 15105

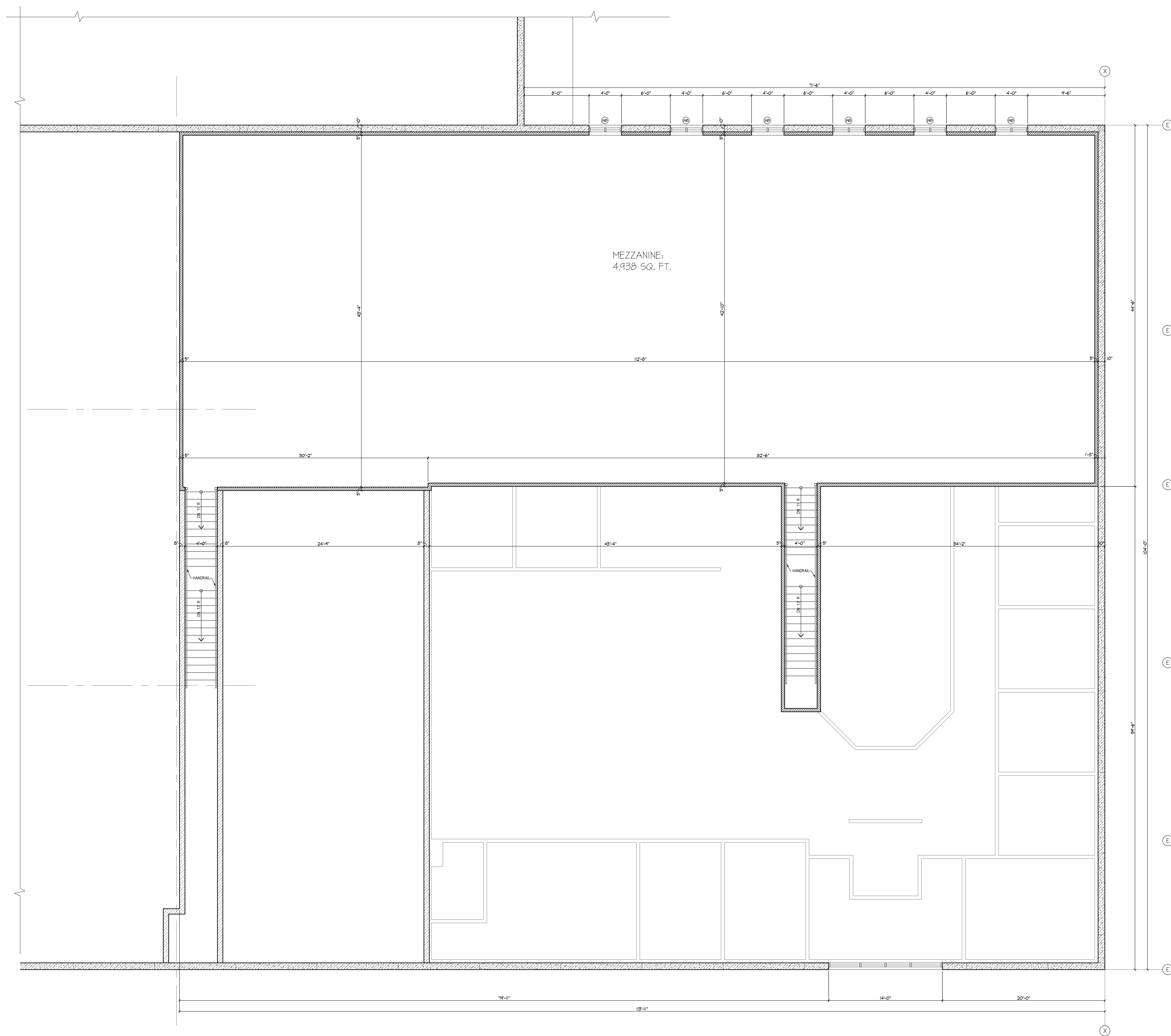
SHEET NUMBER

A-5



WAREHOUSE FLOOR PLAN
13,700 SQ. FT.

1/4" = 1'-0"
NORTH



A NEW BUILDING FOR
 SUNSET LOGISTICS, LLC
 CORPORATE OFFICES
 CRYSTAL LAKE, ILLINOIS

DATE:
 EXP. DATE:

REVISIONS
 REV. # DATE REV. PER.

REV. #	DATE	REV. PER.

DATE: 07-12-16
 DRAWN BY: MES
 PREVIOUS NO.
 PROJECT NO. 15105



Stormwater Summary:
 Required Detention Volume: 3.41 ac-ft
 Provided Detention Volume: 3.62 ac-ft
 100-year High Water Elev: 857.72



Scale: 1" = 40'

HAELGER ENGINEERING
 CONSULTING ENGINEERS
 1204 N. First Street, Suite 200, St. Louis, MO 63102
 Tel: 314.241.4600 Fax: 314.276.4608
 www.haelger-engineering.com

GRADING PLAN
SUNSET LOGISTICS LLC
TRUCK MAINTENANCE FACILITY
 CRYSTAL LAKE, ILLINOIS

Project Manager: M.L.A.
 Engineer: M.L.A.
 Date: 7/18/2016
 Project No: 15-145
 Sheet: **C6.0**