



#2016-55

Teckler Boulevard Self Storage – Preliminary/Final PUD Phase 2 Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	January 18, 2017 and February 1, 2017
<u>Request:</u>	Special Use Permit to allow a Preliminary and Final PUD for multiple buildings on a zoning lot, for mini-warehousing/self-storage and for outside storage.
<u>Location:</u>	Southwest corner of Official Road and Eastgate Alley
<u>Acreage:</u>	5.79 acres total; Phase 2 approximately 2 acres
<u>Existing Zoning:</u>	M and M-PUD Manufacturing
<u>Surrounding Properties:</u>	North: M-PUD Manufacturing South: M Manufacturing East: (Across Main Street) B-2 Highway Commercial West: M Manufacturing
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- Phase 1, the 40,035 SF climate control building and office, the existing warehouse building on Factory Road and the three metal drive-up storage buildings at 2,550 SF, 8,575 SF and 3,825 SF, of the project was approved in 2014 and has been constructed and is currently in operation.
- This request is for Phase 2 of the project, which includes three additional drive-up storage buildings at 3,350 SF, 11,200 SF, and 5,100 SF; the outside storage lot fronting along Factory Road; and a new 18,412 SF climate controlled building on Official Road.

Development Analysis:

Land Use/Zoning

- The site is currently zoned M and M-PUD Manufacturing. This is the appropriate zoning district for mini-warehousing/self-storage.
- The land use map shows the area as Industry. This is an appropriate land use designation for mini-warehousing/self-storage.
- Mini-warehousing/self-storage requires a Special Use Permit in the M zoning district.

Site Layout

- The overall site would have 3 climate controlled buildings, 6 drive-up storage buildings and 1 outside storage lot.
- The new proposed climate controlled building along Official would be 18,412 square feet in size. There is one access off Official Road into the rear of the property where the customer access is located.
- Three new drive-up self-storage buildings are being added, which will mirror what has already been constructed.
- The outside storage lot contains the customer parking and storage parking spaces for trailers, boats and RVs.
- Fire would access the site through the two main drives off Official Road.

Building Elevations

- The drive-up storage buildings are constructed of insulated metal panels, colored “Stucco White” with an “Aged Bronze” accent color.
- The smaller drive-up buildings have “Antique Bronze” panels on the east side facing Main Street. The larger center building would have roll-up doors on the east side.
- The climate controlled building has “Stucco White” panels with the “Antique Bronze” at the corners. The front elevation has several unique architectural design elements including; “Custom Orange” panels, “Patchwood” banded trim across the panels and a large “Rustic Red” front.
- The roof of all buildings is a white standing seam metal roof. Any roof-top mechanical equipment on the buildings would need to be properly screened.

Parking

- Mini-warehousing/self-storage requires 1 space per 4,000 SF up to a total of 20,000 SF + 1 space per 2,000 SF for the remaining square footage + 1 vehicle used in the conduct of business.
- The new climate controlled building would require 4 parking spaces, which have been provided.
- The new drive-up mini storage requires 5 parking spaces. 1 space is up front at the main building entrance and 4 additional spaces have been added in the outside storage lot.

Landscape

- The petitioner has submitted a preliminary landscape plan. It illustrates parkway trees along Official Road spaced about every 40 feet as well as on site landscaping.
- Foundation base landscape is shown where possible around the drive-up mini-storage buildings with the most heavily and detailed landscape areas along Official Road.
- The petitioner has wrapped a variety of trees and shrubs around the east side of the site to better screen the buildings from Main Street along the Eastgate Alley elevations.
- Foundation base landscape is illustrated along the south and west elevations of the new climate controlled building.

Findings of fact:

PRELIMINARY PUD/SPECIAL USE PERMIT

The petitioner is requesting approval of a Preliminary and Final Planned Unit Development to allow multiple buildings on a zoning lot. In addition, the petitioner is requesting a Special Use Permit to allow mini-warehousing/self-storage in the M zoning district and to allow outdoor storage which does not meet the Limited Use Criteria. A Special Use requires separate review because of its potential to impact surrounding properties and the orderly development of the City.

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
 Meets *Does not meet*
2. The use will not be detrimental to area property values.
 Meets *Does not meet*
3. The use will comply with the zoning districts regulations.
 Meets *Does not meet*
4. The use will not negatively impact traffic circulation.
 Meets *Does not meet*
5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
 Meets *Does not meet*
6. The use will not negatively impact the environment or be unsightly.
 Meets *Does not meet*
7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
 Meets *Does not meet*
8. The use will meet requirements of all regulating governmental agencies.
 Meets *Does not meet*
9. The use will conform to any conditions approved as part of the issued Special Use Permit.
 Meets *Does not meet*
10. The use will conform to the regulations established for specific special uses, where applicable.
 Meets *Does not meet*

In addition PUDs must also meet the standards in Section 4-500 C. Development Standards and 4-500 D. 2 Additional standards for Planned Unit Developments Commercial PUDs.

1. Implements the vision and land use policies of the Comprehensive Plan.
 Meets *Does not meet*
2. Shall not result in substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matter of public health, safety and welfare.
 Meets *Does not meet*
3. PUD's must provide transitional uses to blend with adjacent development.
 Meets *Does not meet*
4. PUD phases must be logically sequenced.
 Meets *Does not meet*
5. The density and intensity of a PUD shall be in accordance with the Comprehensive Plan.
 Meets *Does not meet*
6. All dimensional standards shall be listed within the PUD plan if they do not meet the Ordinance minimum standards.
 Meets *Does not meet*
7. The responsible parties for all on-site and other required public improvements shall be established and a utility plan indicating all proposed easements shall be provided.
 Meets *Does not meet*
8. Any private infrastructure shall comply with the city standards.
 Meets *Does not meet*
9. The PUD plan shall establish the responsibility of the applicant/developer.
 Meets *Does not meet*
10. A bond or letter of credit shall be posted to cover required fees or public improvements.
 Meets *Does not meet*

Planned Unit Development Variation

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.

Specific variations as part of the PUD

The petitioner has requested two variations as part of the PUD approval:

- Variation from Section 3-200B Density and Dimensional Standards to allow 74% impervious surface from the permitted 70%, a variation of 4%. The previous site was 87% impervious, so in reality, the impervious surface coverage is being reduced with this development.
- Variation from Section 4-200C to curb and landscape around the customer parking area, which is located in the outside storage lot.

OUTSIDE STORAGE

Outdoor Sales, Service, Storage or Display is a Limited Use and if the petitioner complies with the following standards, it can be approved by staff. If the criteria cannot be, it is a Special Use. The petitioner is proposing outdoor storage for vehicles associated with the self-storage concept with a chain link style fence not solid opaque fence, requiring the Special Use.

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 Not Applicable
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 Not Applicable
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 Article 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 Not Applicable
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 Not Applicable

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* *Not Applicable*

DESIGN CRITERIA

The UDO specifies specific design criteria for new development. There are 6 criteria groups and the site must meet a minimum of 3 of those. Staff has reviewed the proposed development against the standards listed and has made a determination that the project meets 3 of 6 of the criteria. The results are as follows:

1. Building Form and Massing
 Meets *Does not meet* *Not Applicable*
2. Rooflines and Parapets
 Meets *Does not meet* *Not Applicable*
3. Building Materials
 Meets *Does not meet* *Not Applicable*
4. Building Colors
 Meets *Does not meet* *Not Applicable*
5. Entrance Design
 Meets *Does not meet* *Not Applicable*
6. Overall Façade Design
 Meets *Does not meet* *Not Applicable*

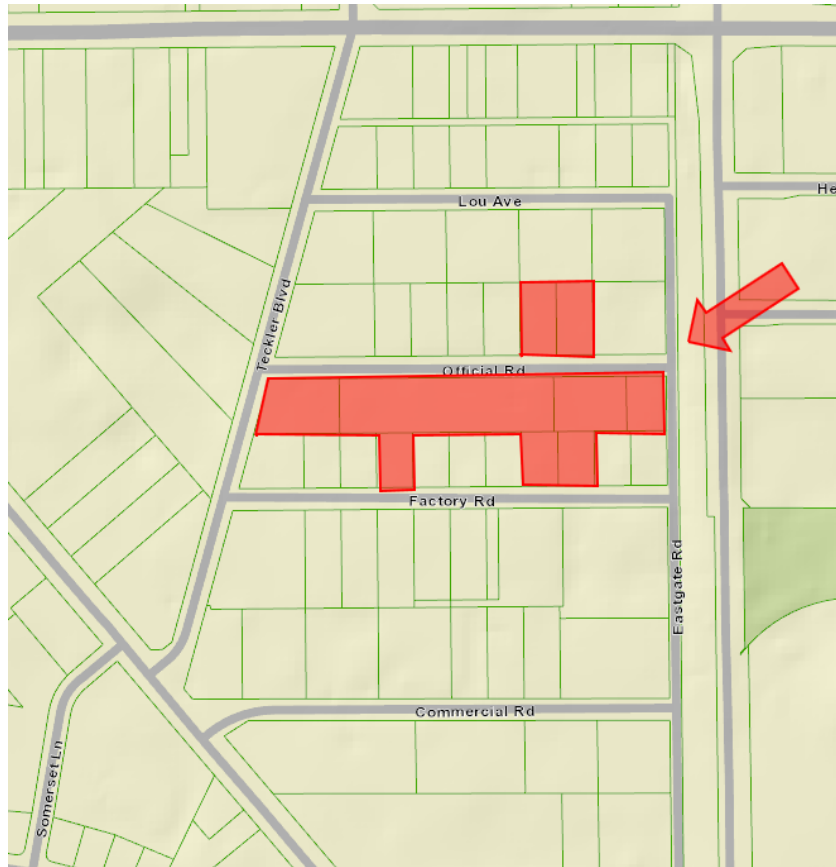
Recommended Conditions:

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 (Teckler Blvd. Development, received 03/03/14)
 - B. Site Plan (J. Condon & Associates, Inc., dated 1/12/17, received 1/12/17)
 - C. Landscape Plan (J. Condon & Associates, Inc., dated 1/11/17, received 1/12/17)
 - D. Architectural Plan Set (Reitan Architects, LLC, dated 12/07/16, received 12/09/16)
 - E. Engineering Plan Set (J. Condon & Associates, Inc., dated 1/12/17, received 1/12/17)
 - F. Engineering Report (J. Condon & Associates, Inc., dated 1/17/17, received 1/12/17)
2. Site and Landscape Plan
- A. Add additional landscape materials along Factory Road to screen the outside storage area. These should be taller evergreens to provide a solid year-round screen.

- B. All ground mounted and roof-top mechanical equipment must be screened.
 - C. Signs shall meet the UDO.
3. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, Police, Public Works Departments and of the City's Stormwater Consultant.

2015-55 Crystal Lake Self Storage



2016-55
Received 12-9-16

CITY OF CRYSTAL LAKE DEVELOPMENT APPLICATION

Please type or print legibly

OFFICE USE ONLY
CASE #

PROJECT TITLE: Crystal Lake Self Storage

ACTION REQUESTED:

- Annexation
- Comprehensive Plan Amendment
- Final PUD
- Final PUD Amendment
- Final Plat of Subdivision

- Preliminary PUD
- Preliminary Plat of Subdivision
- Special Use Permit
- Variation
- Other

Petitioner Information:

NAME: Teckler Blvd Development Site LLC
c/o Brennon Fitzpatrick
 ADDRESS: 95 White Bridge Pike, Suite 501
Nashville, TN 37205
 PHONE: 615-417-8081
 E-MAIL: brennon@fitzpatrickinvestments.com

Owner Information:(if different)

NAME: _____
 ADDRESS: _____

 PHONE: _____
 E-MAIL: _____

Property Information:

Project Description: In 2014 the city approved a preliminary and final pud for a storage facility at the intersection of Official road and Teckler Blvd. Since that time the initial buildings have been constructed. Petitioner is requesting revisions to the drive up storage on his phase two and the addition of a new building on property on the north side of Official road. The north building will be used to construct an additional storage building to go along with the rest of his facility.

Project Address/Location: intersection of Official Road and Teckler Boulevard
 PIN Number(s): 19-08 -228-001/ 002/003/004/008/ 012/013

Development Team:

Developer: Brennon Fitzpatrick of Teckler Blvd Development Site LLC 615-417-8081, brennon@fitzpatrickinvestments.com

Architect: Ed Reitan of Reitan Architects LLC 847-519-1227 ereitan@reitanarchitects.com

Attorney: Joe Gottemoller, Madsen, Sugden & Gottemoller, (815)459-5152, joe@mchenrycountylaw.com

Engineer: Jim Condon of J. Condon & Associates, Inc. (815) 728-0068/ jcondon@jcondoninc.com

Landscape Architect: Michelle Kelly, Upland Design Ltd, (815)254-0091, mkelly@uplanddesign.com

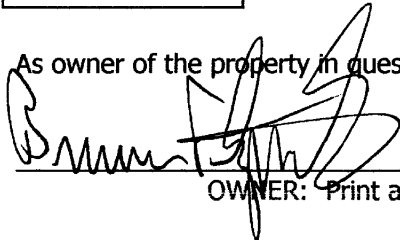
Planner: TBD

Surveyor: Jim Condon of J. Condon & Associates, (815)728-0068; jcondon@jcondoninc.com

Other: _____

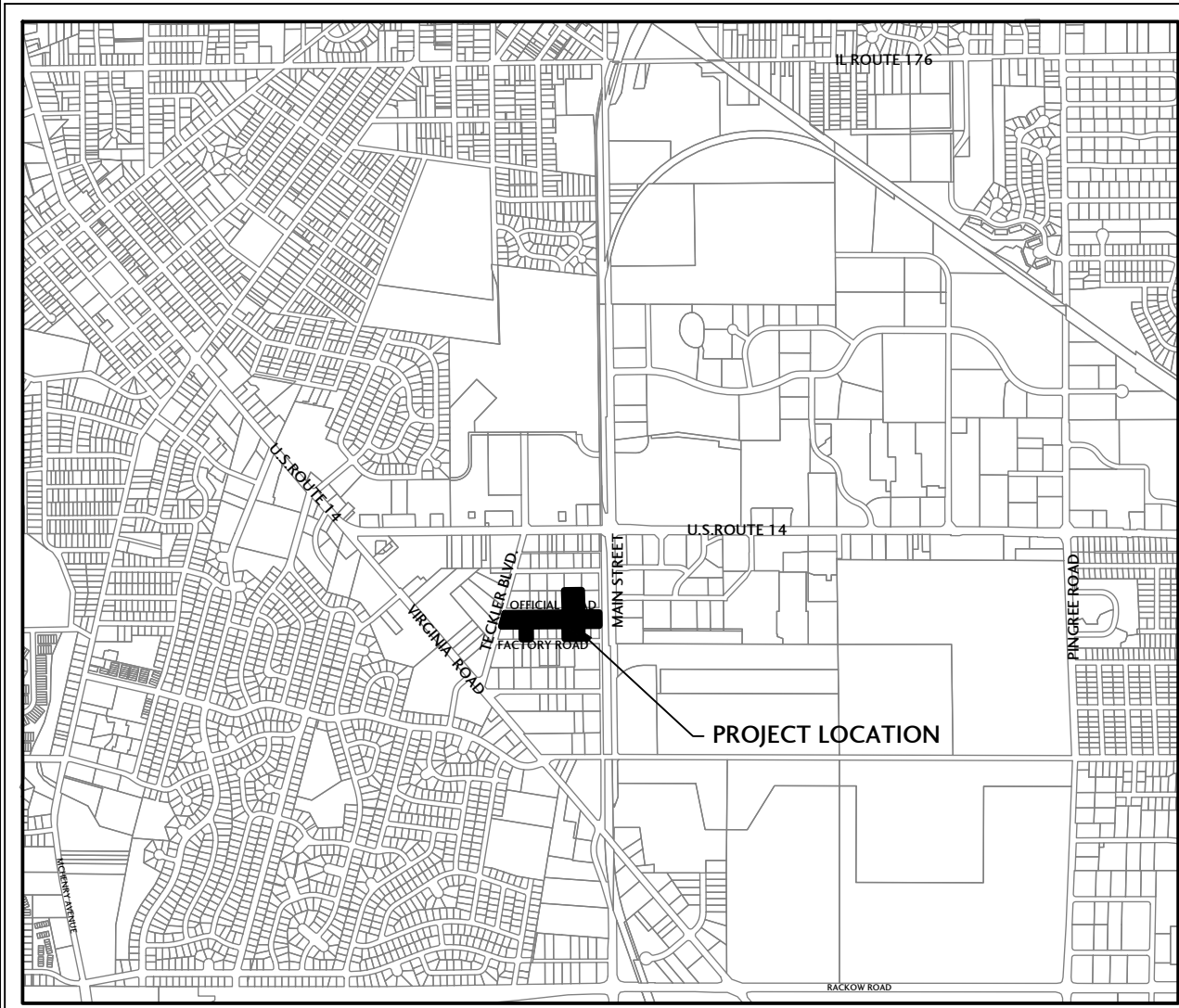
Signatures:

As owner of the property in question, I hereby authorize the seeking of the above requested actions.

 Brennon Fitzpatrick 12/7/16
OWNER: Print and Sign Name Date

NOTE: If the subject property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter which names all beneficiaries of the trust.

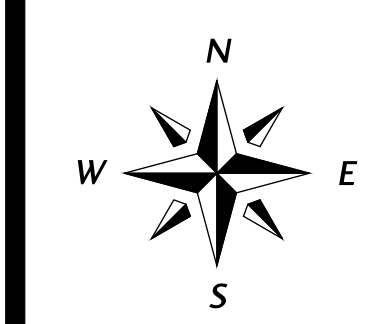
CRYSTAL LAKE SELF STORAGE CRYSTAL LAKE, ILLINOIS AMENDED PRELIMINARY/FINAL PUD



LOCATION MAP

SITE DATA TABLE		
Total Area	5.79 ac	252,320 sf
Proposed Building Area		126,305 sf
Building Coverage		50.00%
Impervious Area	Existing	Proposed
	220,590 sf	187,235 sf
	87%	74% *
* Variance Requested for exceeding allowable 70%		
Setbacks	Required	Proposed
	Front	30
	Side	15
	Rear	20
	29.9 *	10 *
* Variances Previously Approved		
Zoned (M) Manufacturing		

**TECKLER BLVD
DEVELOPMENT**
SITE, LLC
NASHVILLE,
TENNESSEE

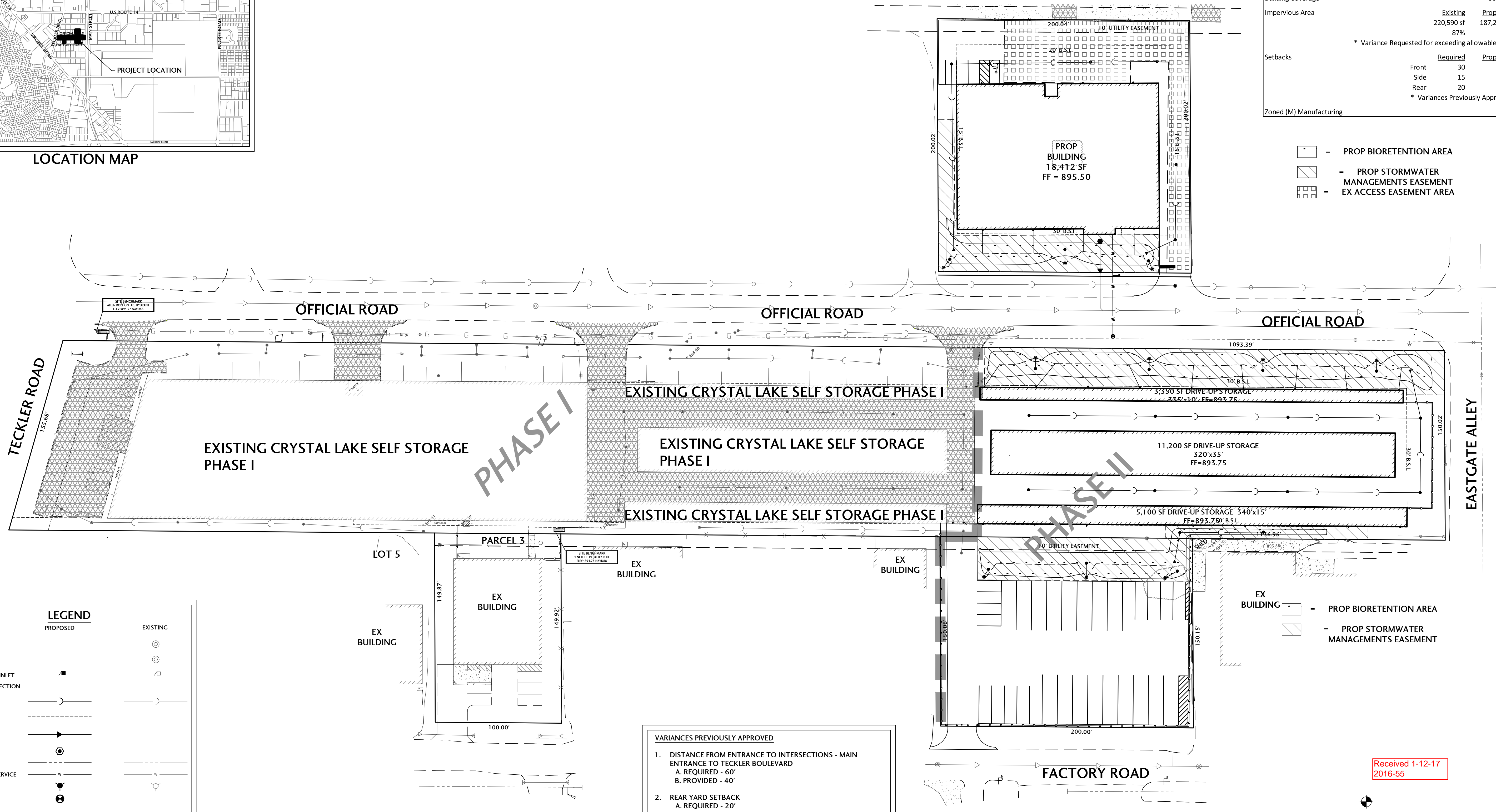


SCALE
1" = 40'
ISSUE DATE
12/8/2016
PROJECT MANAGER
JEC
DESIGNER
MM
QUALITY CONTROL
MAM

CRYSTAL LAKE SELF STORAGE
CRYSTAL LAKE,
ILLINOIS

NO.	DATE	DESCRIPTION
1	1/12/17	PER CITY REVIEW

PROJECT NUMBER
FITZ-16029-3
SHEET TITLE
OVERALL
SITE
PLAN
SHEET NUMBER
1 OF 2



LEGEND	
PROPOSED	EXISTING
STORM MANHOLE	⊙
STORM DRYWELL	⊙
STORM CATCH BASIN/INLET	⊙
FLARED END SECTION	⊙
STORM SEWER	—
STORM SEWER UNDERDRAIN	—
SAN SEWER	—
SAN MH	⊙
WATERMAIN	—
WATERMAIN SERVICE	—
FIRE HYDRANT	⊙
VALVE/VALVULT	⊙
CONTOURS	—
SPOT ELEV.	—
MAILBOX	—
UTILITY POLE	⊙
DOWN GUY	—
FENCE/GATE	—
BENCHMARK	⊙
SIGN POST	—
	= EX CONCRETE
	= EX GRAVEL

- VARIANCES PREVIOUSLY APPROVED
- DISTANCE FROM ENTRANCE TO INTERSECTIONS - MAIN ENTRANCE TO TECKLER BOULEVARD
A. REQUIRED - 60'
B. PROVIDED - 40'
 - REAR YARD SETBACK
A. REQUIRED - 20'
B. PROVIDED - 10'
 - FRONT YARD SETBACK
A. REQUIRED - 30'
B. PROVIDED - 29.9'
 - LOT IMPERVIOUS COVERAGE %
A. MAXIMUM ALLOWABLE - 70%
B. ACTUAL - 74.86%
C. PREVIOUS DEVELOPED SITE - 85%
 - SCREENING
A. REQUIRED - 8' SOLID TALL SCREENING OR LANDSCAPING
B. PROPOSED - NONE
 - EXEMPT FROM THE TREE PRESERVATION ORDINANCE
 - LANDSCAPE ISLAND FOR PARALLEL PARKING SPACES
A. REQUIRED - 1 PER 4 SPACES
B. PROVIDED - 1 PER 5 SPACES

BENCHMARKS
PROJECT BENCHMARK:
ALLEN BOLT ON FIRE HYDRANT AT SOUTHEAST CORNER OF TECKLER BOULEVARD AND OFFICIAL ROAD.
ELEVATION = 895.97 NAVD88
CITY BENCHMARK:
BENCH TIE IN UTILITY POLE
ELEVATION = 894.78 NAVD88

Received 1-12-17
2016-55

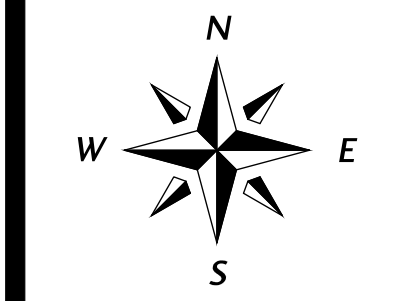
CRYSTAL LAKE SELF STORAGE CRYSTAL LAKE, ILLINOIS AMENDED PRELIMINARY/FINAL PUD



J. CONDON & ASSOCIATES, INC.
CONSULTING ENGINEERS
5415 BUSINESS PARKWAY
RINGWOOD, ILLINOIS 60072
815.728.0068

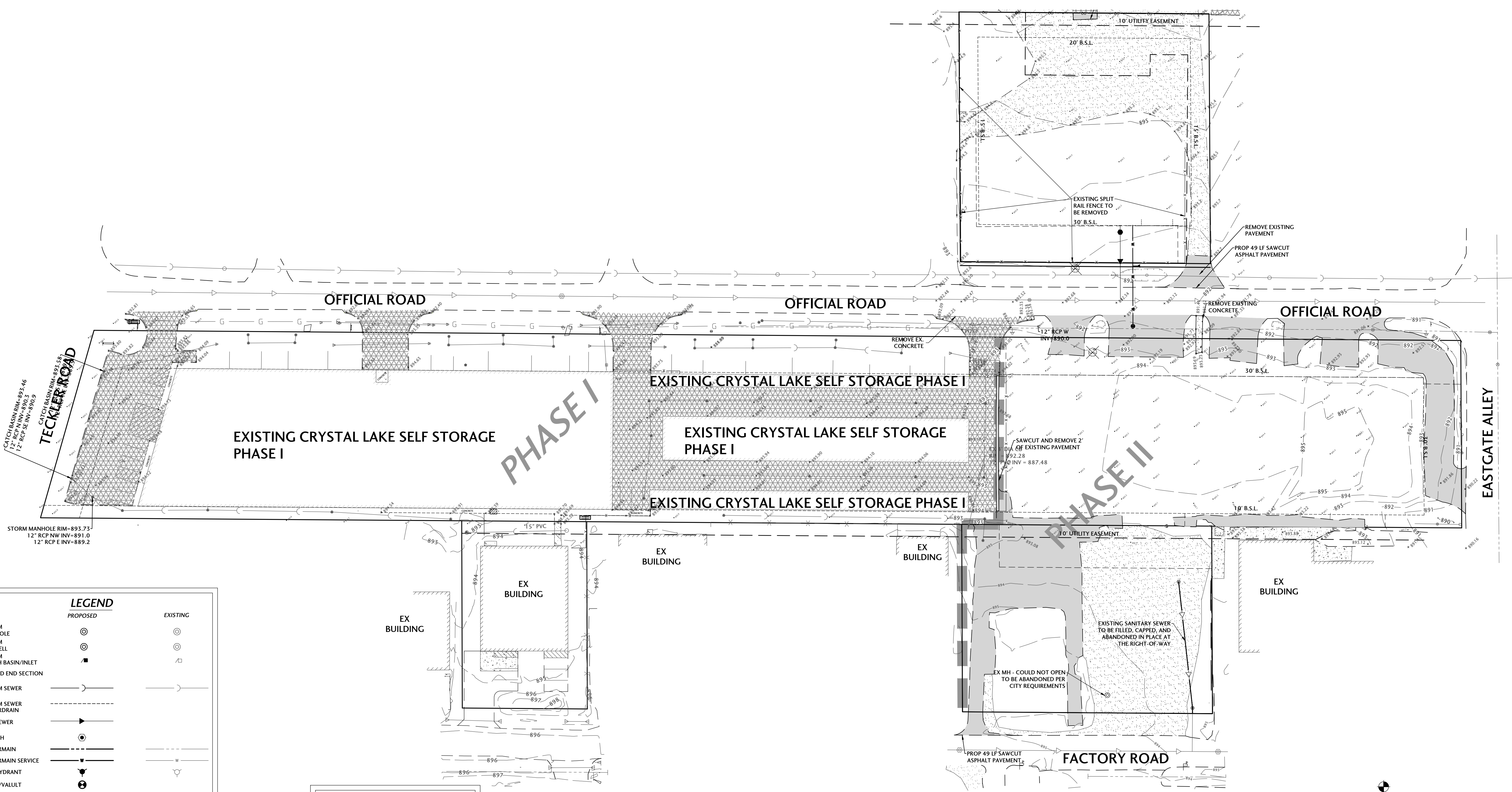
IL DESIGN FIRM # 184-006759

TECKLER BLVD
DEVELOPMENT
SITE, LLC
NASHVILLE,
TENNESSEE



SCALE
1" = 40'
ISSUE DATE
12/8/2016
PROJECT MANAGER
JEC
DESIGNER
MM
QUALITY CONTROL
MAM

CRYSTAL LAKE SELF STORAGE
CRYSTAL LAKE,
ILLINOIS



LEGEND	
PROPOSED	EXISTING
STORM MANHOLE	⊙
STORM DRYWELL	⊙
STORM CATCH BASIN/INLET	⊙
FLARED END SECTION	⊙
STORM SEWER	—
STORM SEWER UNDERDRAIN	- - -
SAN SEWER	—
SAN MH	⊙
WATERMAIN	—
WATERMAIN SERVICE	—
FIRE HYDRANT	⊙
VALVE/VALVUL	⊙
CONTOURS	—
SPOT ELEV.	⊙
MAILBOX	⊙
UTILITY POLE	⊙
DOWN GUY	⊙
FENCE/GATE	⊙
BENCHMARK	⊙
SIGN POST	⊙
EX CONCRETE	
EX GRAVEL	

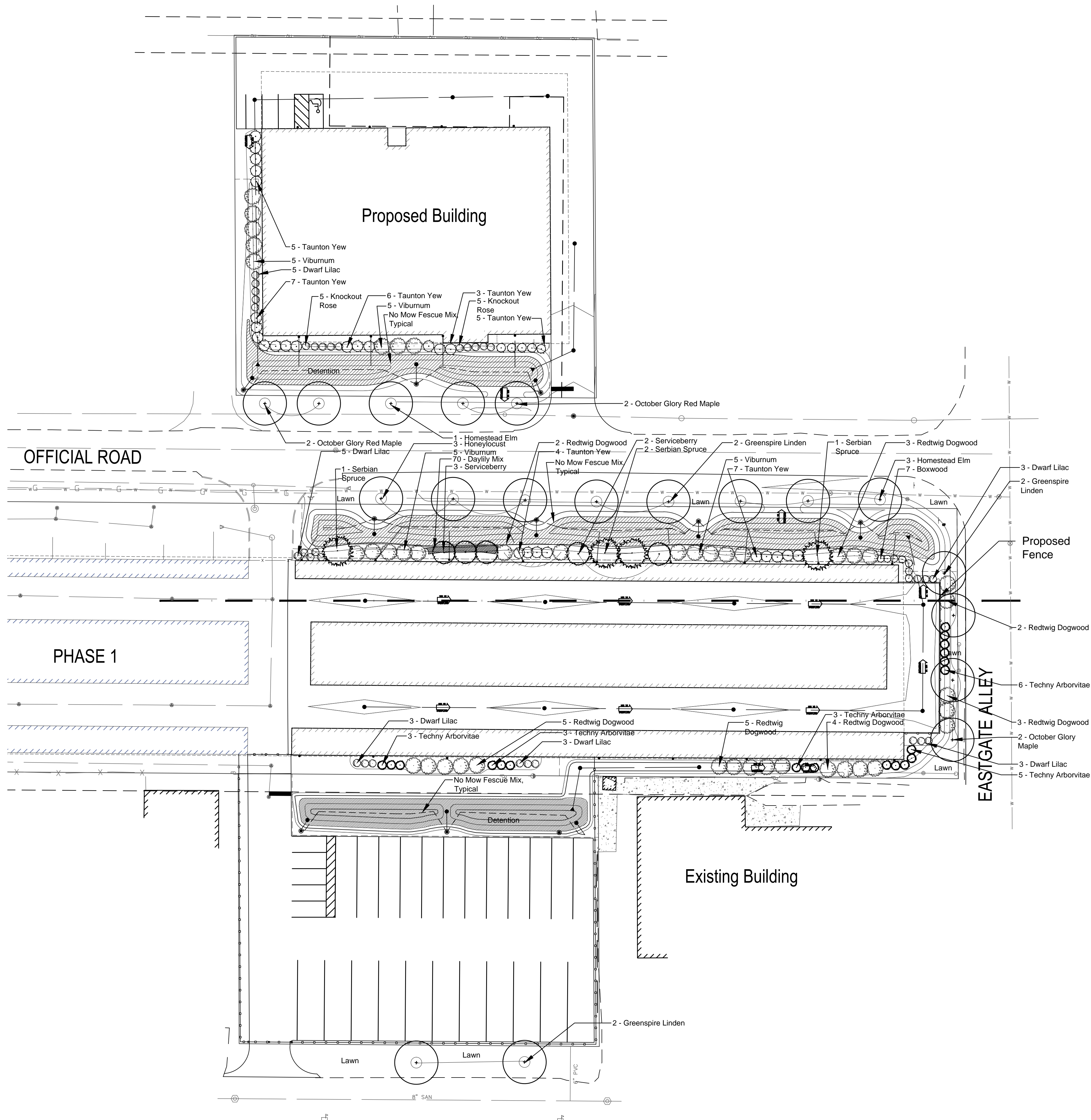
DEMOLITION NOTES:
TBR = TO BE REMOVED
 EX. PAVEMENT TO BE REMOVED

NO.	DATE	DESCRIPTION
1	1/12/17	PER CITY REVIEW

PROJECT NUMBER
FITZ-16029-3

SHEET TITLE
EX. CONDITIONS
AND DEMOLITION
PLAN

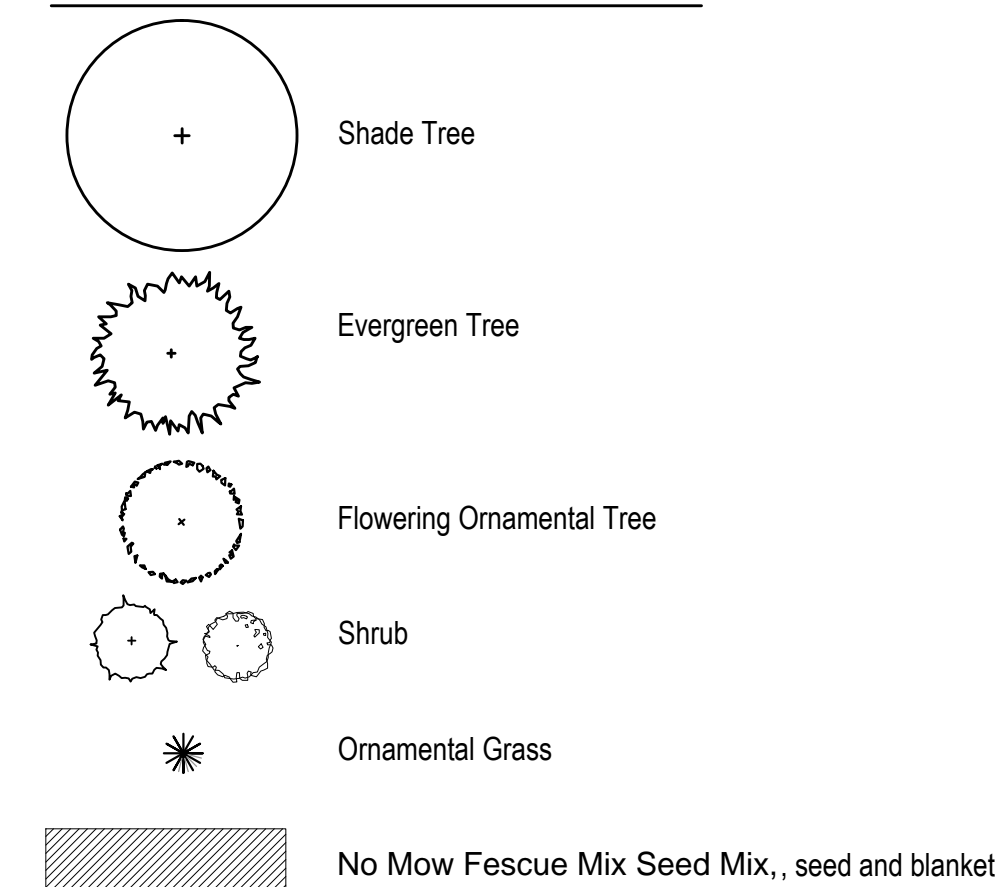
SHEET NUMBER
2 OF 2



GENERAL NOTES: LANDSCAPE

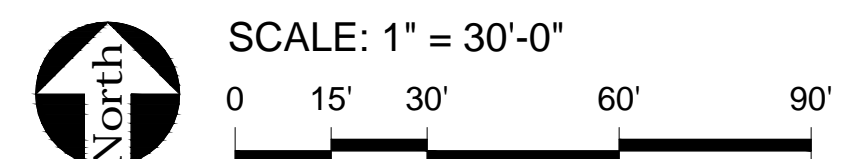
- Notes indicated on grading plans shall pertain to landscape plans. Final grade of planting beds shall be as per grading plan.
- The landscape contractor shall be responsible for making themselves familiar with all underground utilities and structures.
- All existing plant material and trees shall be saved and protected unless otherwise noted. Contractor to protect new and existing trees and landscaping from damage and shall restore all areas disturbed as a result of construction.
- Plant material shall be supplied from Northern Illinois nursery stock, shall be dug the planting season it is installed, and shall conform to the American Association of Nurseryman's standards.
- Do not willfully proceed with plantings as designed when it is obvious that obstructions and/or grade differences exist that may not have been known during the design process. Such conditions shall be immediately brought to the attention of the Owner's Representative.
- Plants shall be in healthy, vigorous condition, free of dead or broken branches, frost cracks, broken branches, or damage of any kind. Plants shall have a full, even, well developed branching and dense, fibrous, and vigorous root system.
- Plant locations shall be flagged in field with Owner's Rep. Final location of all plant material shall be subject to approval of the Owner's Representative prior to digging any holes. The landscape contractor is responsible for providing Owner's Representative with 48 hour minimum advance notice prior to planting.
- Plant material shall be size and type specified. Substitution of plant material shall be on a case by case basis and approved in writing. In no case shall plant material be smaller than indicated in the plans.
- Planting and seeding shall be under favorable weather conditions, and shall begin after April 1 and complete by June 15, or shall begin after Sept. 1 and complete by Dec. 1.
- Plants shall be watered on the day they are planted and maintained with watering until final acceptance of the project.
- Apply a pre-emergent as per manufacturer's specification prior to installing mulch. Beds and tree rings (6' diameter) shall have 3" of hardwood shredded mulch applied and a 4" deep spade edge at lawn. Trees that are not located in beds, shall have a tree ring. All weeds and their root system shall be removed prior to mulching. Mulch shall not touch bark of tree trunks.
- Landscape plant material shall be guaranteed for 12 months from final acceptance. Any plant 1/3 dead or more shall be replaced under the guarantee.
- Contractor to prepare landscape beds by roto-tilling 2" of Mushroom Compost into new beds.
- Shade trees shall have a clear trunk free of branching to a minimum height of 8'-0". Overall tree height shall be between 12'-14' and no more than 16' in height. Trees shall be balled and burlapped.
- Lawn Seeding shall be under favorable weather conditions, and shall follow dates in specification. Turf mixes shall be installed and lawn established at all disturbed areas.
- Contractor shall restore all areas disturbed as a result of construction.

LANDSCAPE LEGEND



Plant List

QTY	SIZE	BOTANICAL NAME	COMMON NAME	NOTES
SHADE TREES				
6	2.5" cal.	Acer rubrum 'October Glory'	October Glory Red Maple	B&B
3	2.5" cal.	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	B&B
4	2.5" cal.	Tilia cordata 'Greenspire'	Greenspire Linden	B&B
4	2.5" cal.	Ulmus 'Homestead'	Homestead Elm	B&B
11	Total			
EVERGREEN TREE				
4	6' ht.	Picea omorika	Serbian Spruce	B&B
20	5' ht.	Thuja 'Techny'	Techny Arborvitae	B&B
4	Total			
ORNAMENTAL TREES				
5	6' ht.	Amelanchier x grandiflora 'Autumn Applesauce'	Autumn Applesauce Serviceberry	B&B
5	Total			
EVERGREEN SHRUBS				
7	24" x 24"	Buxus 'Green Mound'	Green Mound Boxwood	B&B or Pot
36	24" x 24"	Taxus x media 'Tauntonii'	Taunton Yew	B&B or Pot
43	Total			
DECIDUOUS SHRUBS				
24	#5 cont.	Cornus sericea 'Cardinal'	Cardinal Redtwig Dogwood	B&B or Pot
10	#5 cont.	Rosa 'Radikopink'	Knock Out Pink Double Rose	Pot
22	#5 cont.	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	B&B or Pot
20	#5 cont.	Viburnum prunifolium	Blackhaw Viburnum	B&B or Pot
76	Total			
PERENNIALS & GROUNDCOVERS				
19	1 gal.	Hemerocallis 'Pardon Me'	Pardon Me Daylily	50% Mix
19	1 gal.	Hemerocallis 'Going Bananas'	Going Bananas Daylily	50% Mix



Received 1-12-17
2016-55

**TECKLER BLVD
DEVELOPMENT
SITE, LLC
NASHVILLE,
TENNESSEE**

SCALE
ISSUE DATE 12/5/2016
PROJECT MANAGER JEC
DESIGNER MM
QUALITY CONTROL MAM

**CRYSTAL LAKE
SELF STORAGE**

CRYSTAL LAKE,
ILLINOIS

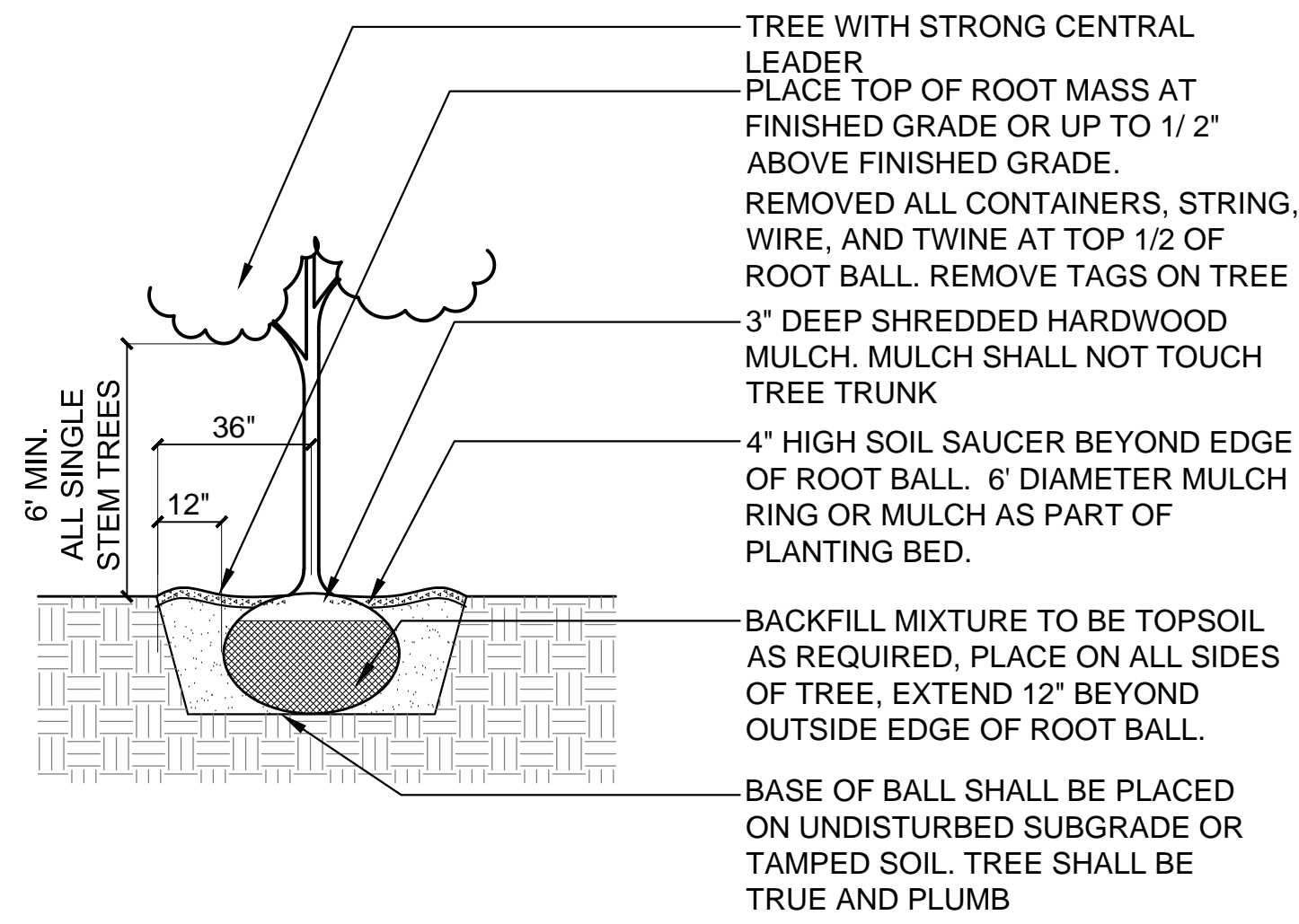
NO.	DATE	DESCRIPTION	ISSUED FOR REVIEW
			12/2/16

PROJECT NUMBER
FITZ-16029-3

SHEET TITLE
**Landscape
Plan**

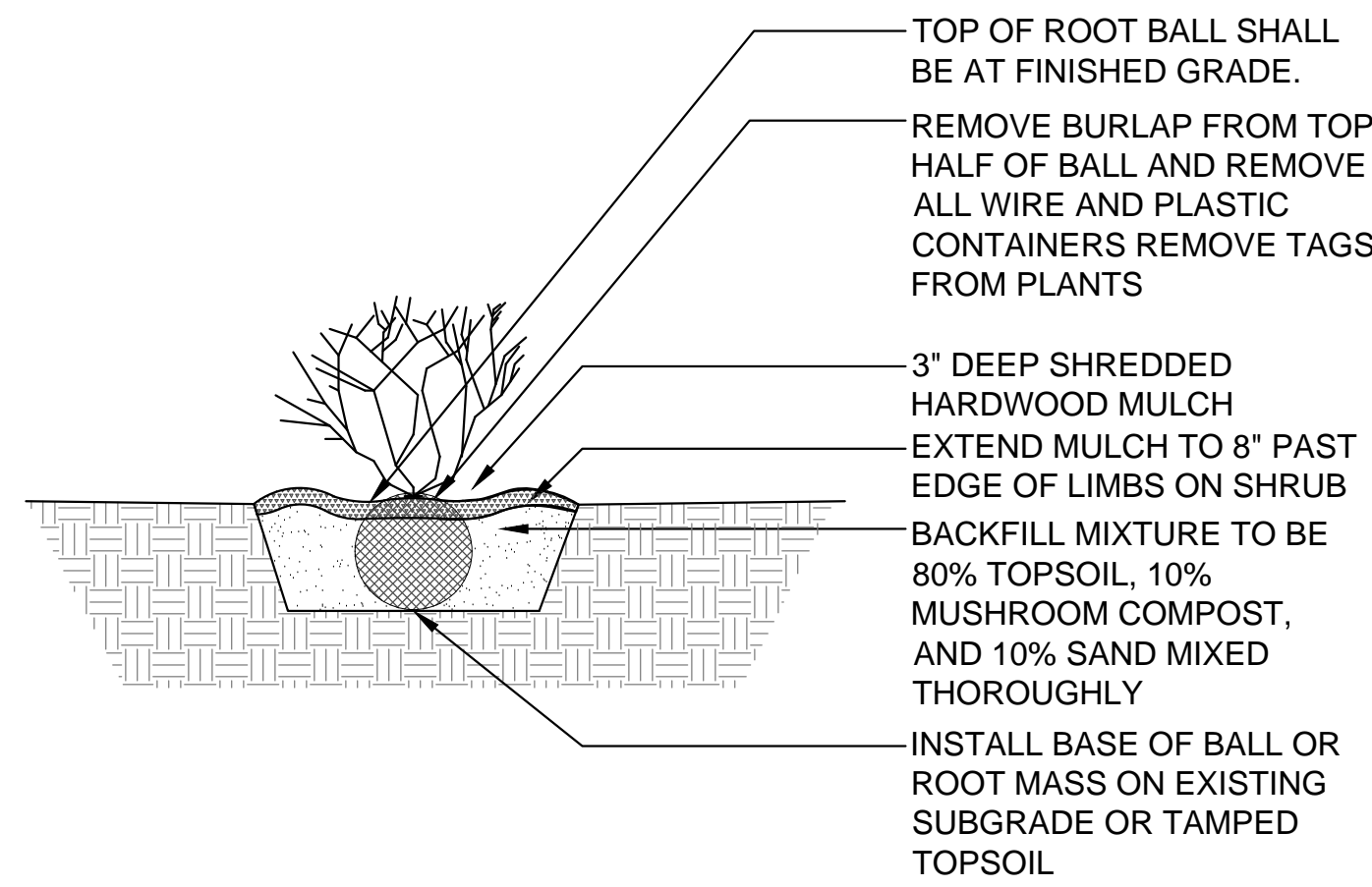
SHEET NUMBER

L100



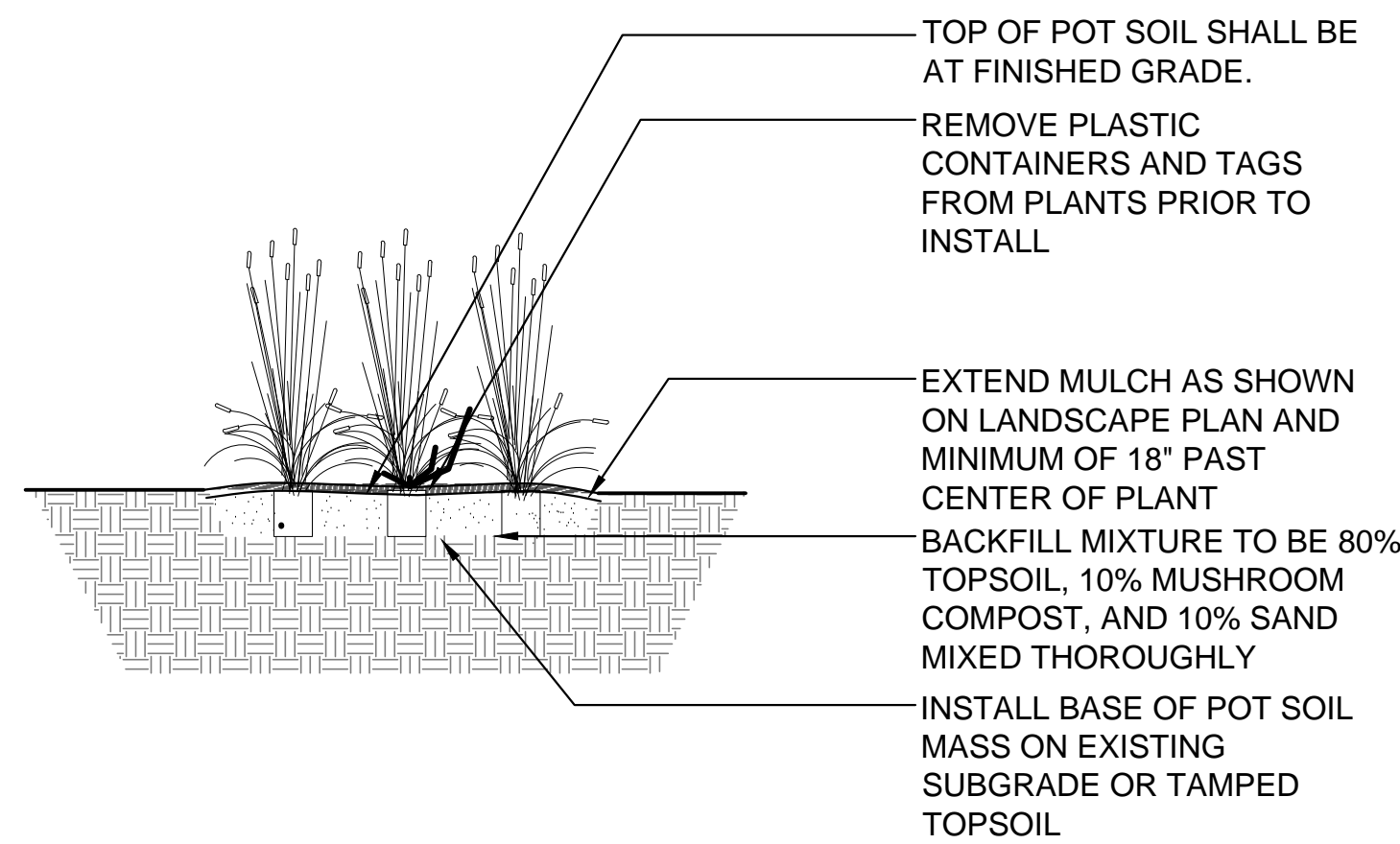
1 Tree Installation

SCALE: N.T.S. d-plant-tree_12



2 Shrub Installation

SCALE: N.T.S. d-plant-shrub_12



3 Perennial & Ornamental Grass Installation

SCALE: 1" = 1'-0" d-perennials

Requirement Chart

A. Parkway Landscaping						
Location	Distance	Requirement	Shade Trees	Orn. Tree	Evergreen Trees	Shrubs
North Official Rd - Required	199-	1 shade tree per 40'	5	0	0	0
Proposed	drives=174'		5	0	0	0
Location	Distance	Requirement	Shade Trees	Orn. Tree	Evergreen Trees	Shrubs
South -Official Rd Required	366'	1 shade tree per 40'	10	0	0	0
Proposed			10	0	0	0
Location	Distance	Requirement	Shade Trees	Orn. Tree	Evergreen Trees	Shrubs
Eastgate Alley Required	150'	1 shade tree per 40'	4	0	0	0
Proposed			4	0	0	0
B1. Parking Lot Landscaping Interior Landscaping						
Location	Parking Spaces	Requirement	Shade Trees	Orn. Tree	Evergreen Trees	Shrubs
Parking Lot - North	5 Spaces	None Required				
Parking Lot - South	23 Spaces	None Required				
B3. Parking Lot Landscaping - Perimeter Landscaping (not adjacent to ROW)						
Location	Distance	Requirement	Shade Trees	Orn. Tree	Evergreen Trees	Shrubs
Parking Lot North	200	None Required	0	0	0	0
Proposed			0	0	0	0
C. Foundation Landscaping						
Location	Size	Requirement	Shade Trees	Orn. Tree	Evergreen Trees	Shrubs
All Buildings - Provided	Building	5' Width bed all sides of buildings	1	1	5	92



CONDON & ASSOCIATES, INC.
CONSULTING ENGINEERS
2415 BUSINESS PARKWAY
RINGWOOD, ILLINOIS 60072
815.728.0088
IL DESIGN FIRM # 184-006759

TECKLER BLVD
DEVELOPMENT
SITE, LLC
NASHVILLE,
TENNESSEE

SCALE

ISSUE DATE

12/5/2016

PROJECT MANAGER

JEC

DESIGNER

MM

QUALITY CONTROL

MAM

CRYSTAL LAKE
SELF STORAGE

CRYSTAL LAKE,
ILLINOIS

DESCRIPTION

ISSUED FOR REVIEW

DATE
12/2/16

NO.

PROJECT NUMBER

FITZ-16029-3

SHEET TITLE

Details

SHEET NUMBER

L101

DATE	NOVEMBER 17, 2016
REVISIONS	01/03/17 01/17/17
	11/28/16
	12/01/16
	12/05/16
	12/06/16
	12/07/16

PROPOSED SELF-STORAGE FACILITY BUILDINGS
Crystal Lake Self Storage
 S.E. CORNER OF:
 TECKLER BOULEVARD & OFFICIAL ROAD
 CRYSTAL LAKE, ILLINOIS

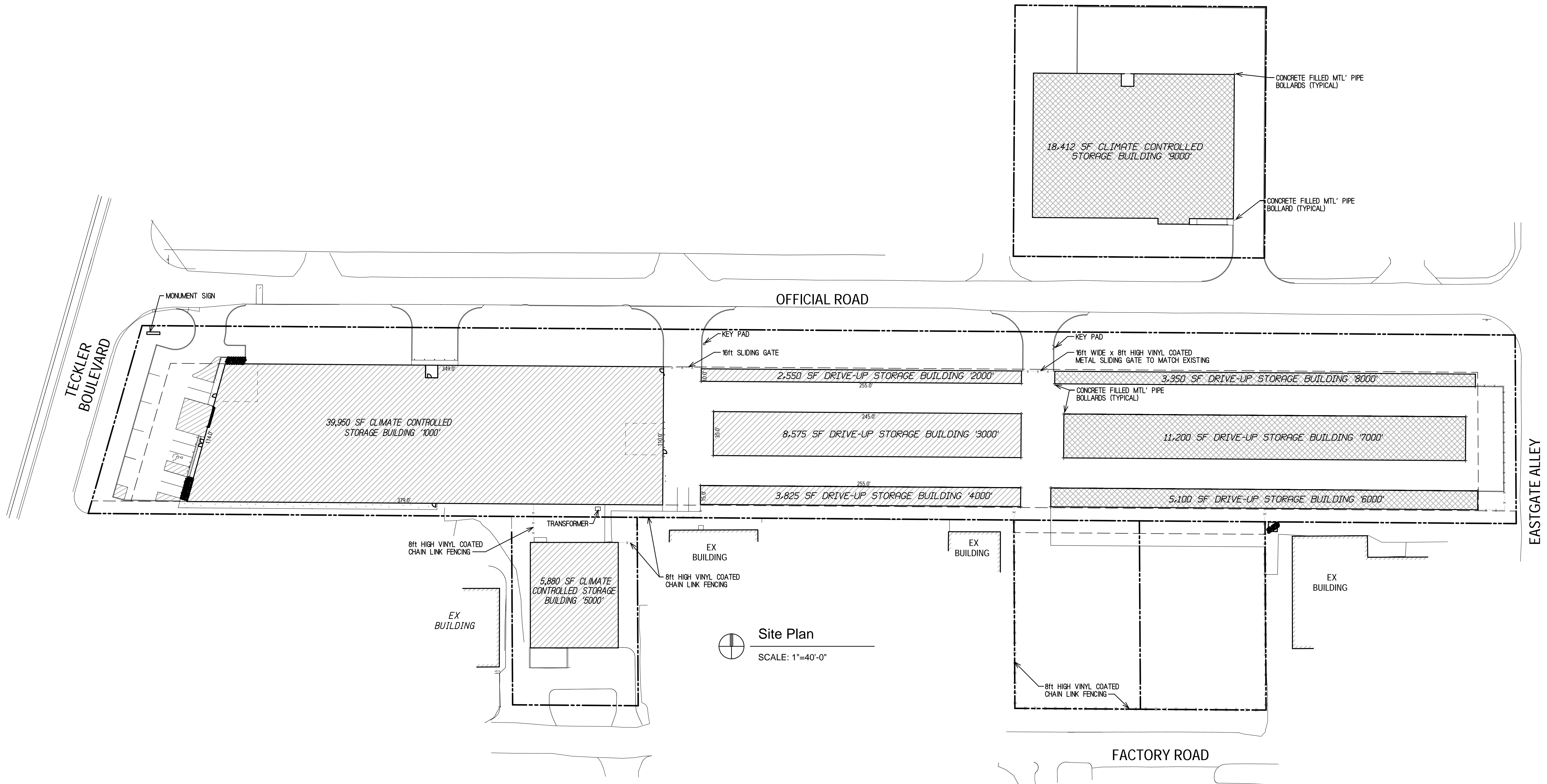
Reitan Architects, LLC.
 1325 Wiley Road - Suite 166 - Schaumburg, Illinois 60173
 PH. 847-519-1227 - FAX 847-519-0347
 Assumed Name No. 984-004083

I, THE UNDERSIGNED, A PROFESSIONAL ARCHITECT, DO HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO ALL CITY AND SUBDIVISION ORDINANCES OF THE CITY OF CRYSTAL LAKE, ILLINOIS.

SHEET NAME
 SITE PLAN

SHEET
SK1
 OF 8

PROJECT NO.
 1661

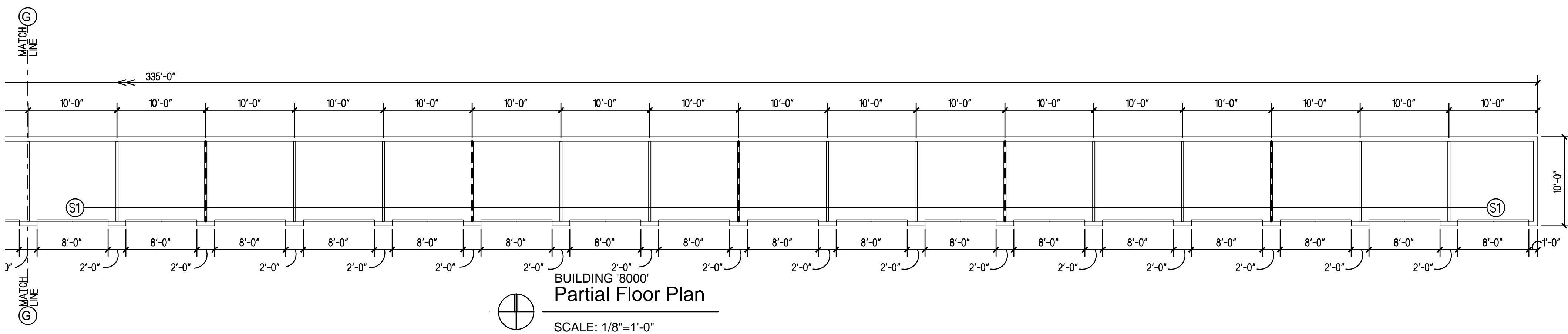
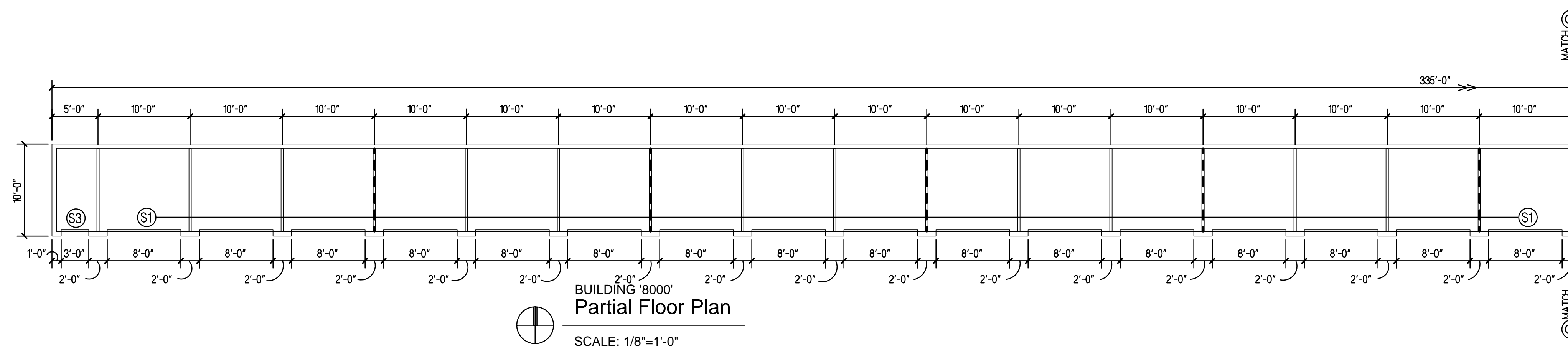
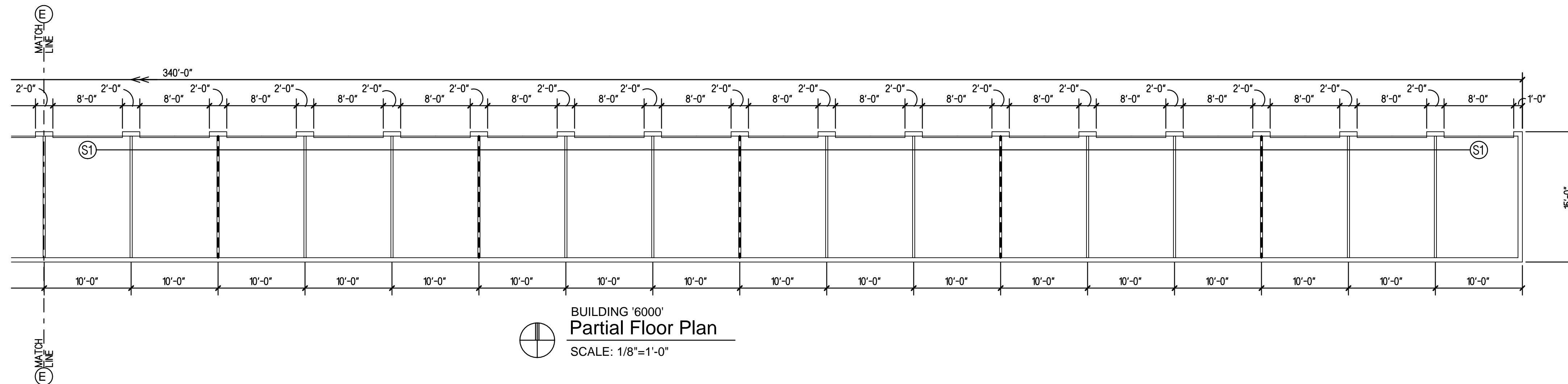
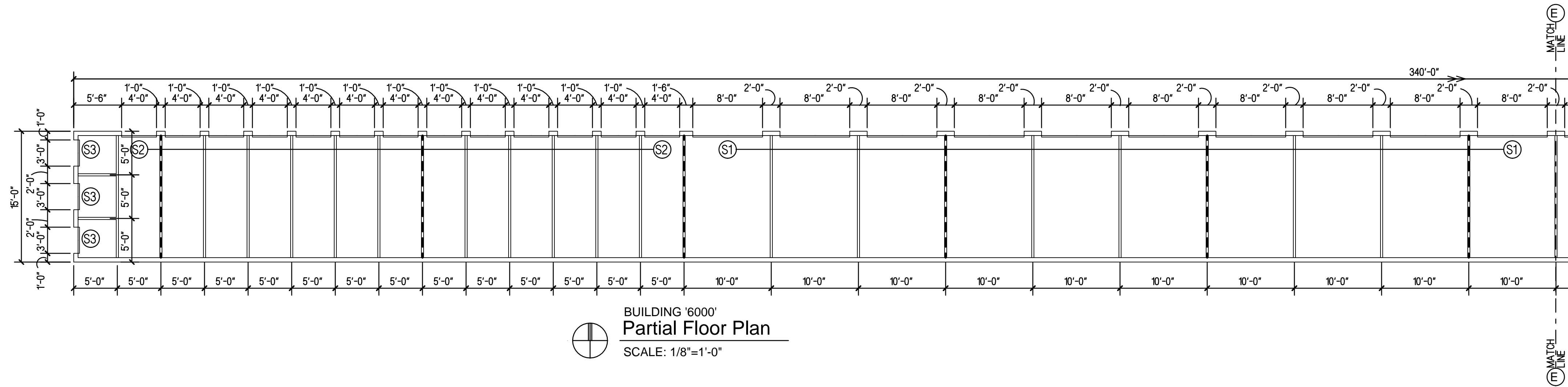


Site Plan
 SCALE: 1"=40'-0"

Received 1-12-17
 2016-55

REVISIONS

11/28/16	
12/06/16	
12/07/16	



PROPOSED SELF-STORAGE FACILITY BUILDINGS
Crystal Lake Self Storage
 S.E. CORNER OF:
 TECKLER BOULEVARD & OFFICIAL ROAD
 CRYSTAL LAKE, ILLINOIS

Reitan Architects, LLC.
 1325 Willey Road - Suite 166 - Schaumburg, Illinois 60173
 PH. 847-519-1227 - FAX 847-519-0347
 Assumed Name No. 984-004083

I, THE ARCHITECT, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY AND STATE ORDINANCES OF THE CITY OF CRYSTAL LAKE, ILLINOIS.

SHEET NAME
 BUILDINGS
 '6000' & '8000'
 FLOOR PLANS

SHEET
SK2
 OF 8
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PROJECT NO.
 1661

REVISIONS	11/28/16
	12/01/16
	12/05/16
	12/07/16

PROPOSED SELF-STORAGE FACILITY BUILDINGS
Crystal Lake Self Storage
 S.E. CORNER OF:
 TECKLER BOULEVARD & OFFICIAL ROAD
 CRYSTAL LAKE, ILLINOIS

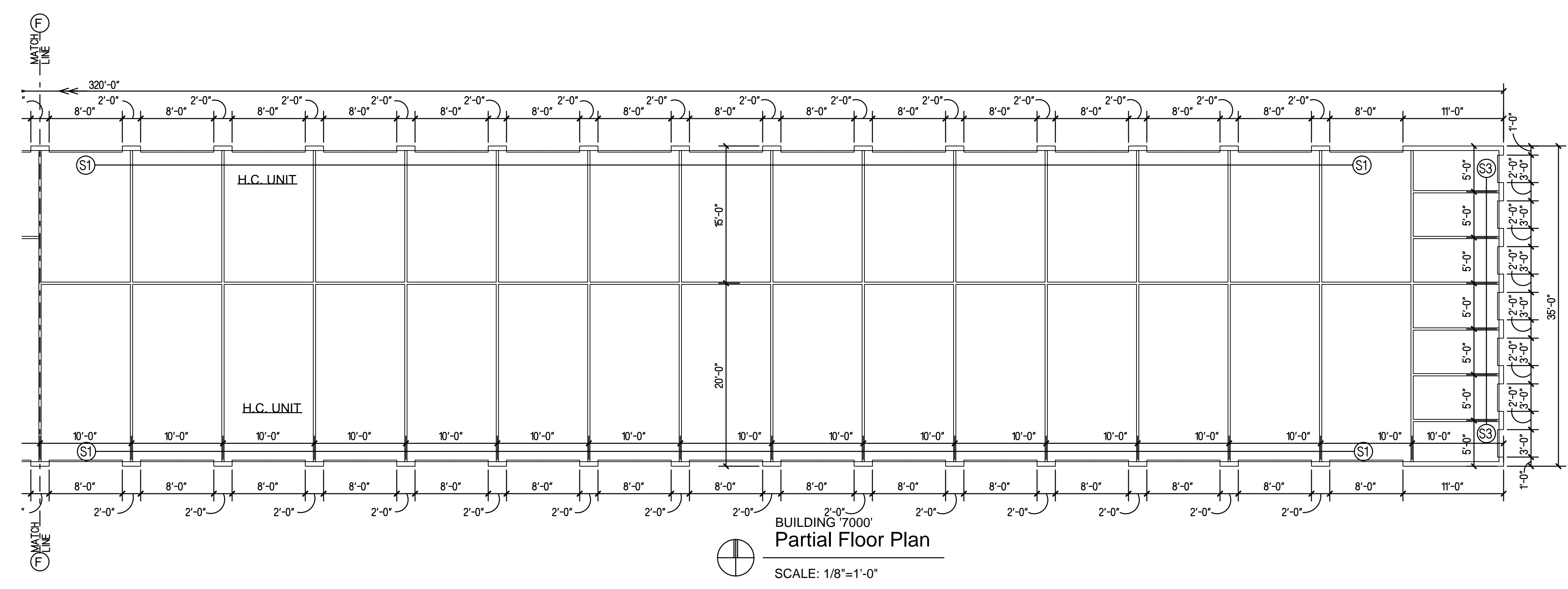
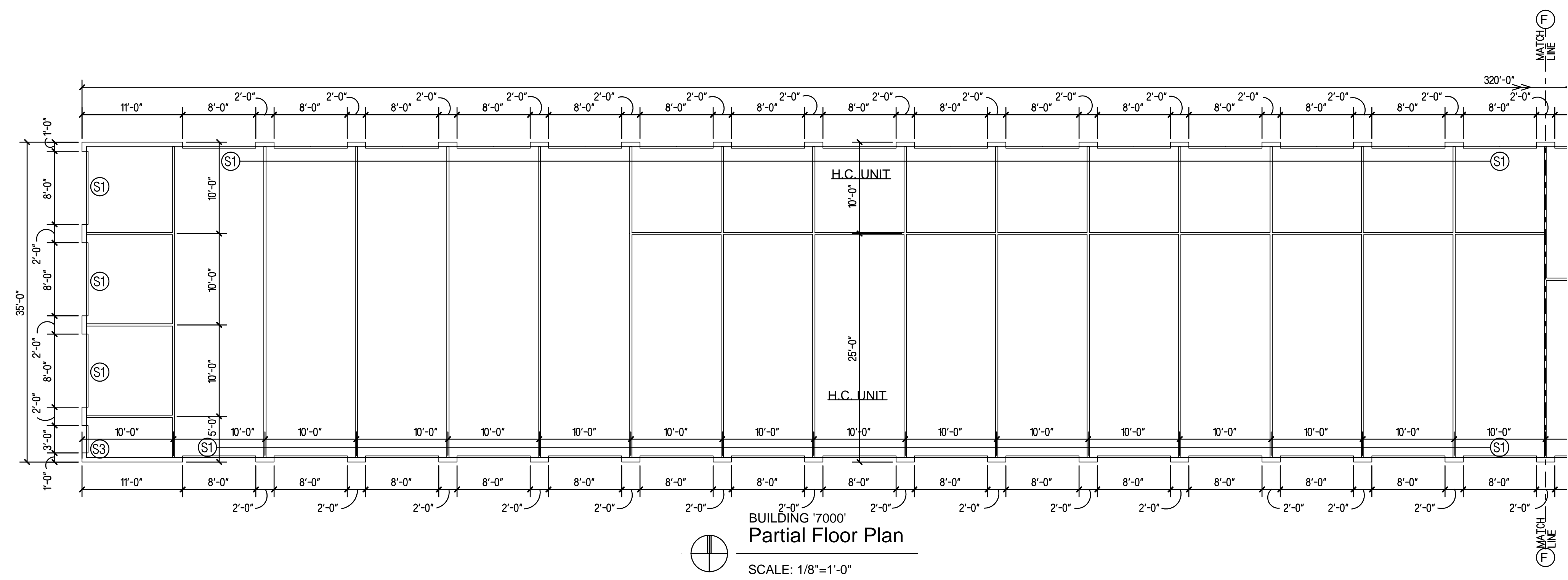
Reitan Architects, LLC.
 1325 Willey Road - Suite 166 - Schaumburg, Illinois 60173
 PH. 847-519-1227 - FAX 847-519-0347
 Assumed Name No. 984-004083

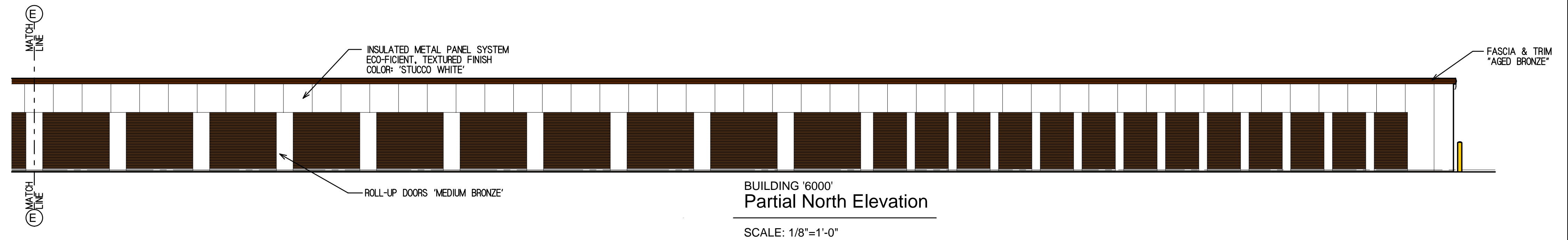
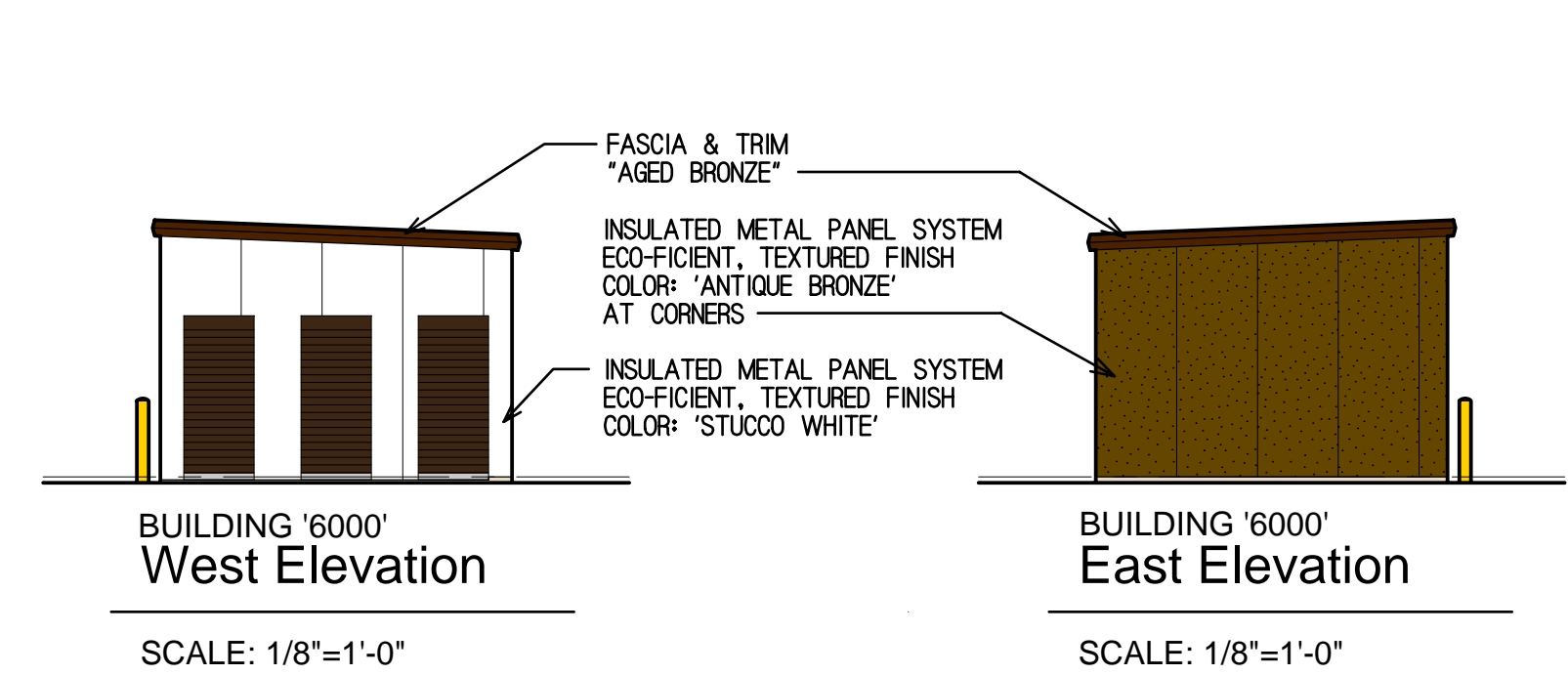
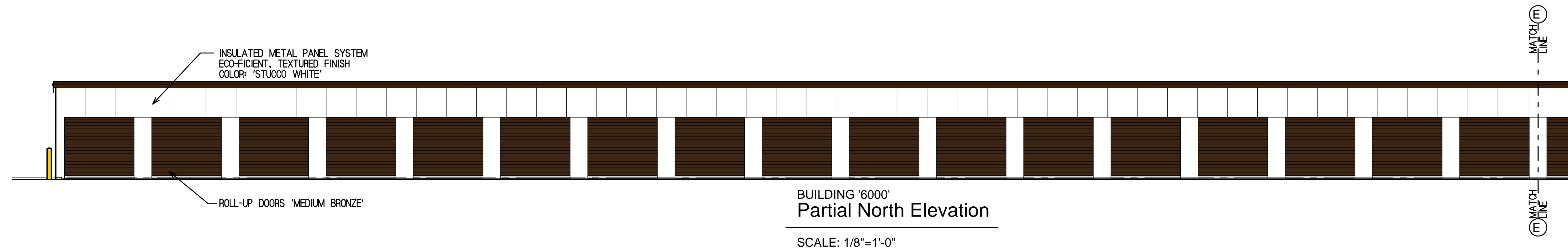
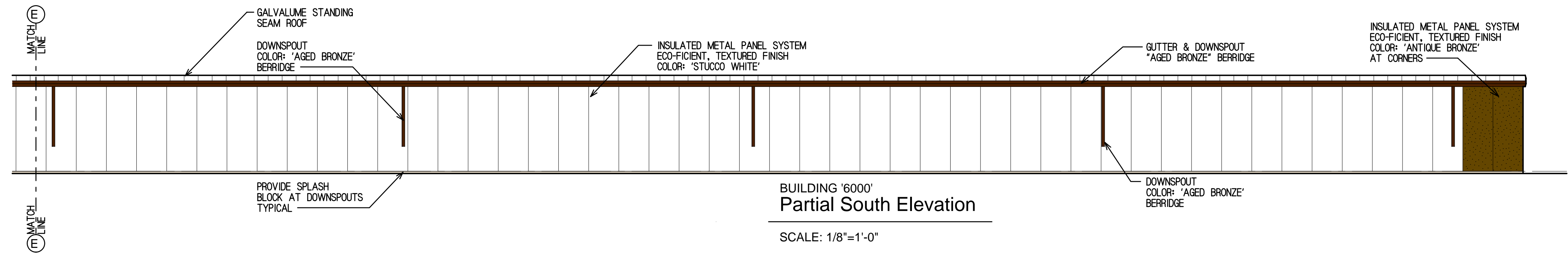
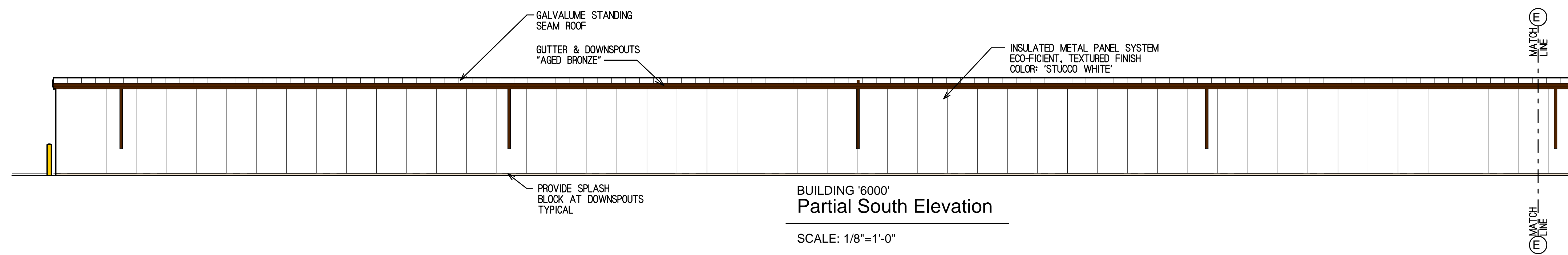
THESE PLANS ARE PREPARED UNDER MY PROFESSIONAL RESPONSIBILITY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY AND STATE REQUIREMENTS OF THE CITY OF CRYSTAL LAKE, ILL.

SHEET NAME
 BUILDING '7000'
 FLOOR PLAN

SHEET
SK3
 OF 8
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PROJECT NO.
 1661





DATE	NOVEMBER 17, 2016
REVISIONS	11/28/16 12/07/16

PROPOSED SELF-STORAGE FACILITY BUILDINGS
Crystal Lake Self Storage
 S.E. CORNER OF:
 TECKLER BOULEVARD & OFFICIAL ROAD
 CRYSTAL LAKE, ILLINOIS

Reitan Architects, LLC.
 1325 Willey Road - Suite 166 - Schaumburg, Illinois 60173
 PH. 847-519-1227 - FAX 847-519-0347
 Assumed Name No. 84-004083

I, THE ARCHITECT, HEREBY CERTIFY THAT THESE PLANS, SPECIFICATIONS AND CONTRACT DOCUMENTS ARE THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO ALL CITY AND SUBDIVISION ORDINANCES OF THE CITY OF CRYSTAL LAKE, ILLINOIS.

SHEET NAME
BUILDING 6000
EXTERIOR
ELEVATIONS

SHEET
SK4
 OF 8
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PROJECT NO.
 1661

DATE	NOVEMBER 17, 2016
REVISIONS	11/28/16
	12/01/16
	12/05/16
	12/07/16

PROPOSED SELF-STORAGE FACILITY BUILDINGS
Crystal Lake Self Storage
 S.E. CORNER OF:
 TECKLER BOULEVARD & OFFICIAL ROAD
 CRYSTAL LAKE, ILLINOIS

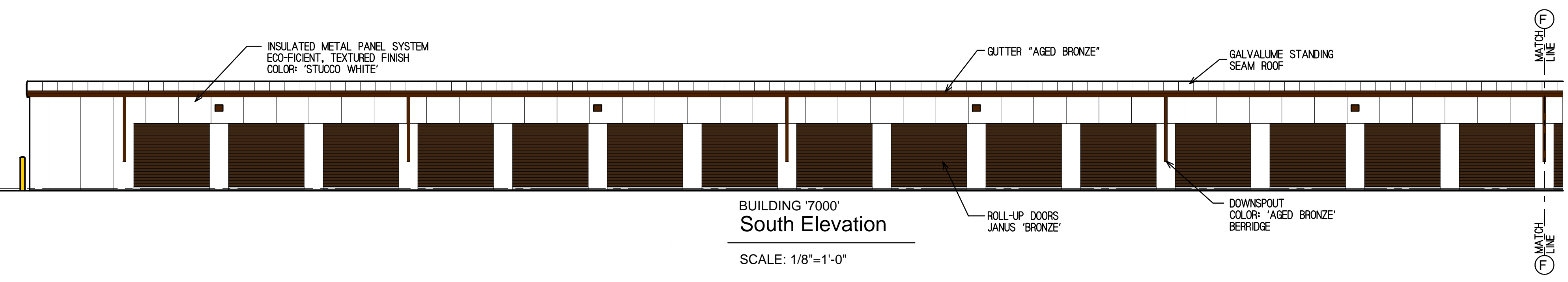
Reitan Architects, LLC.
 1325 Wiley Road - Suite 166 - Schaumburg, Illinois 60173
 PH. 847-519-1227 - FAX 847-519-0347
 Assumed Name No. 84-004083

THESE PLANS ARE PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO ALL CITY AND SUBDIVISION ORDINANCES OF THE CITY OF CRYSTAL LAKE, ILL.

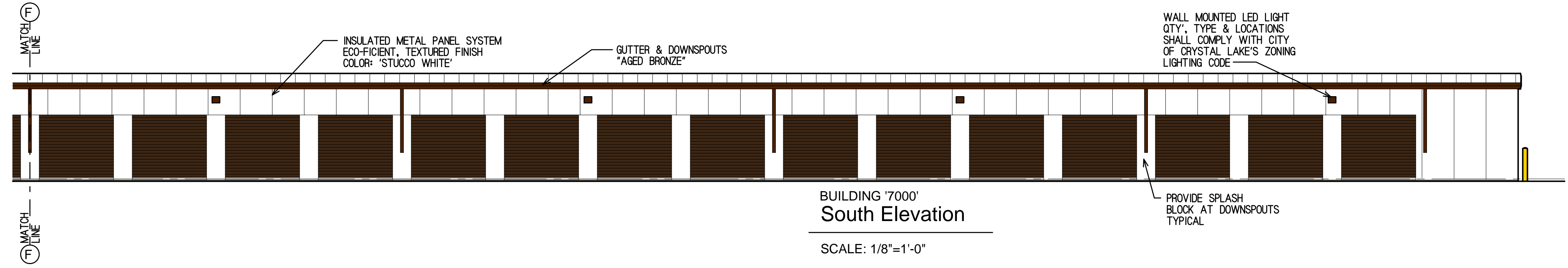
SHEET NAME
 BUILDING 7000
 EXTERIOR
 ELEVATIONS

SHEET
SK5
 OF 8
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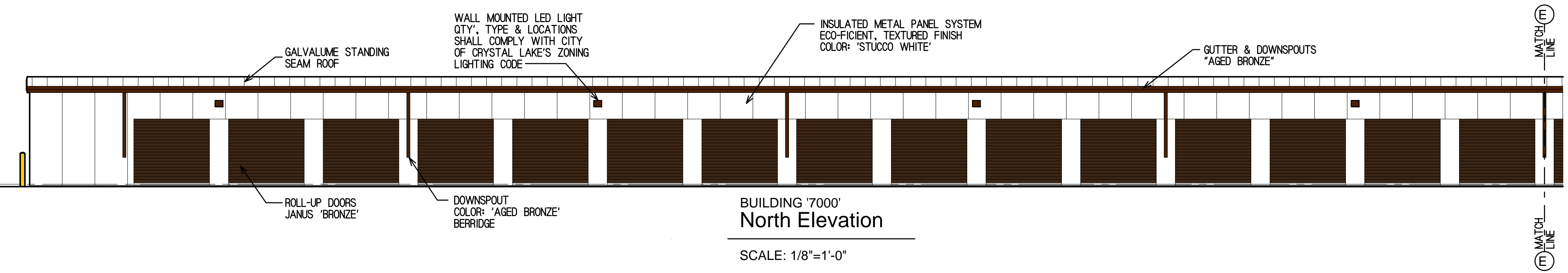
PROJECT NO.
 1661



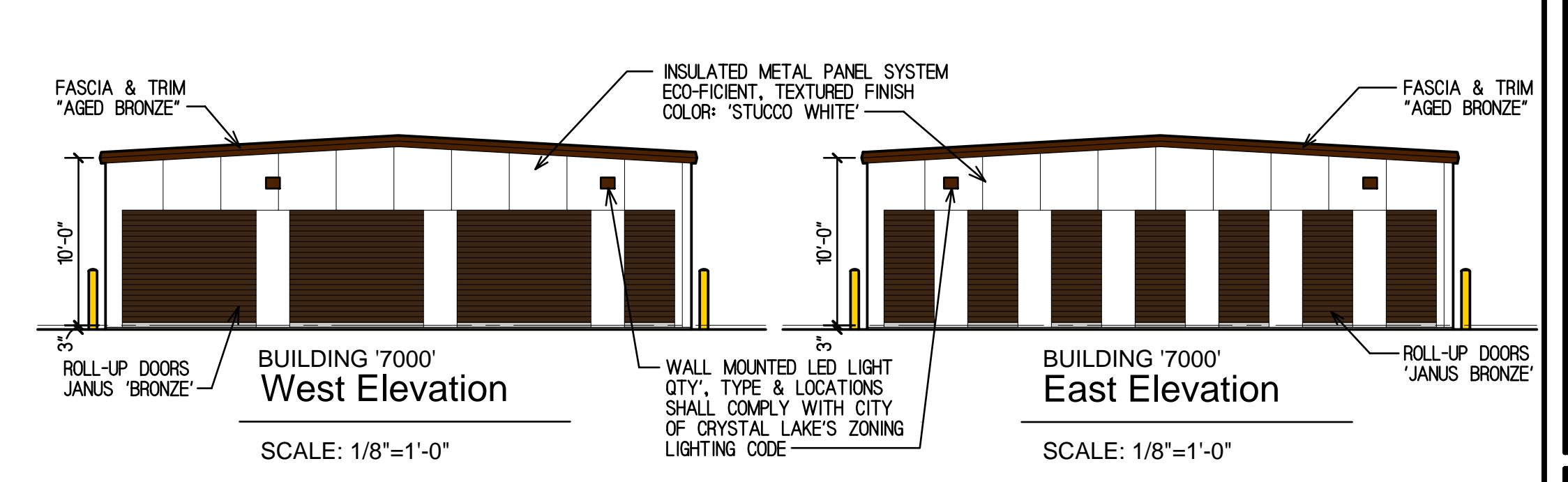
BUILDING '7000'
 South Elevation
 SCALE: 1/8"=1'-0"



BUILDING '7000'
 South Elevation
 SCALE: 1/8"=1'-0"

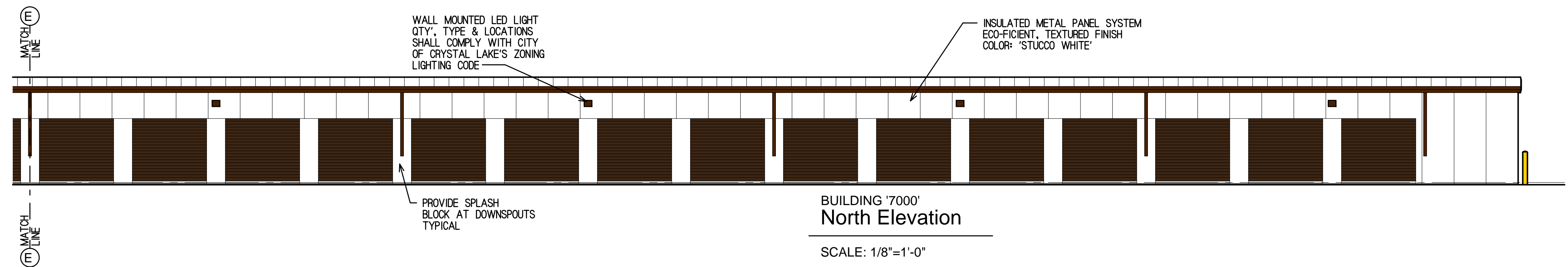


BUILDING '7000'
 North Elevation
 SCALE: 1/8"=1'-0"

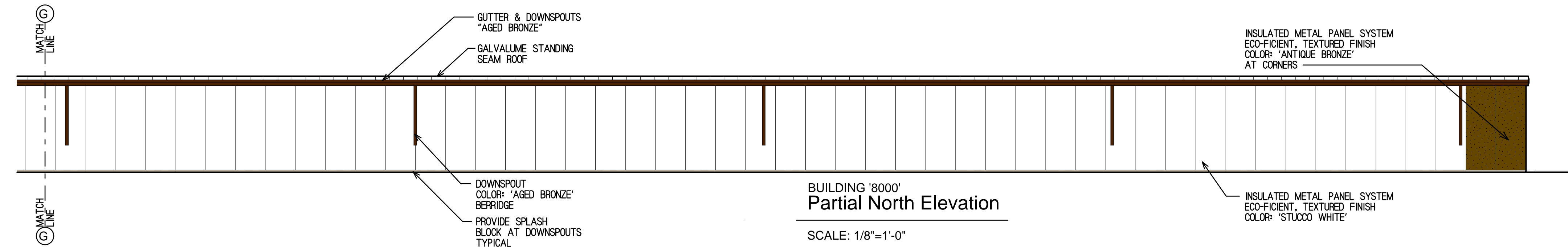
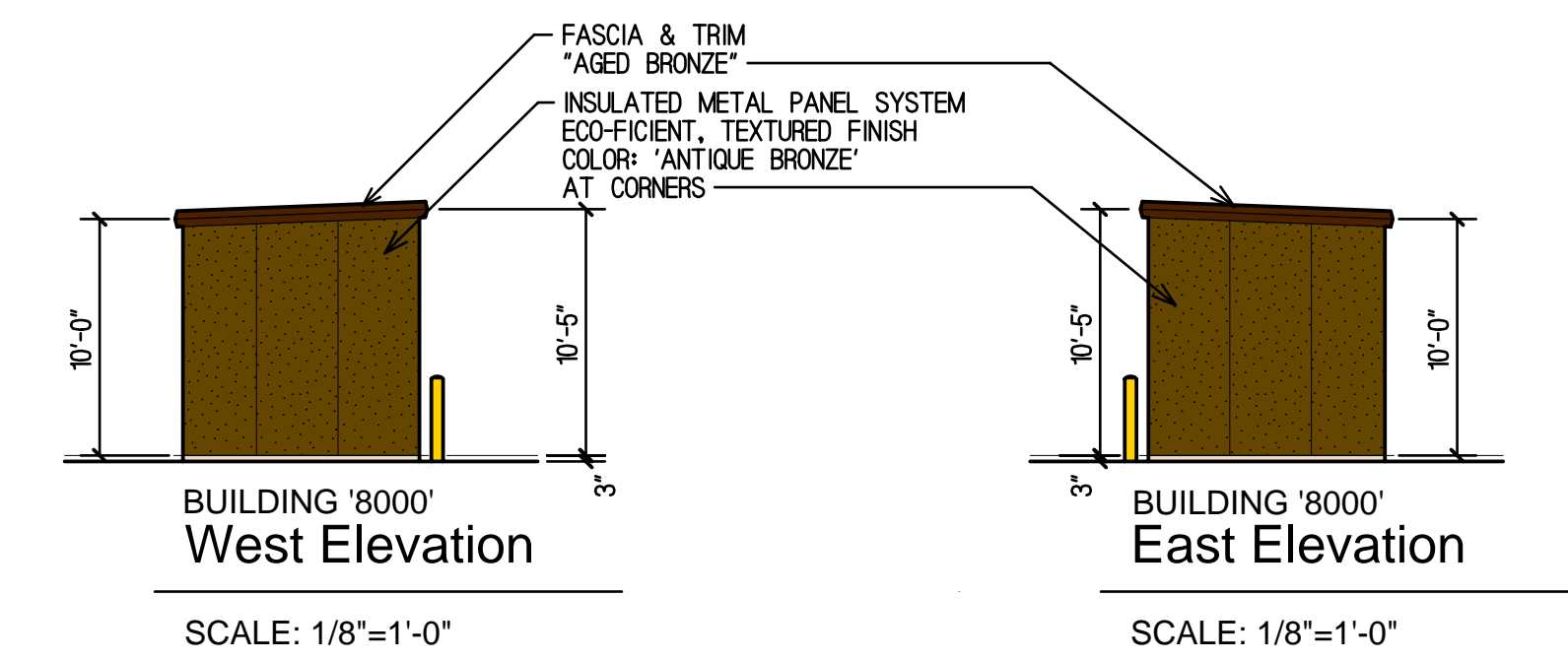
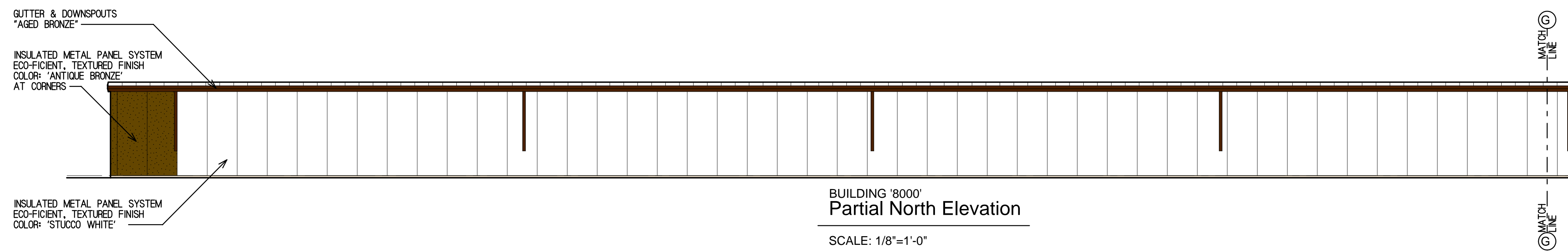
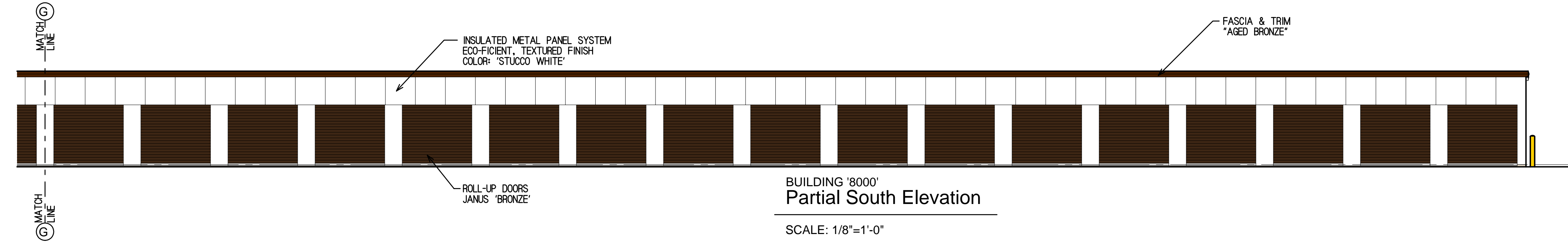
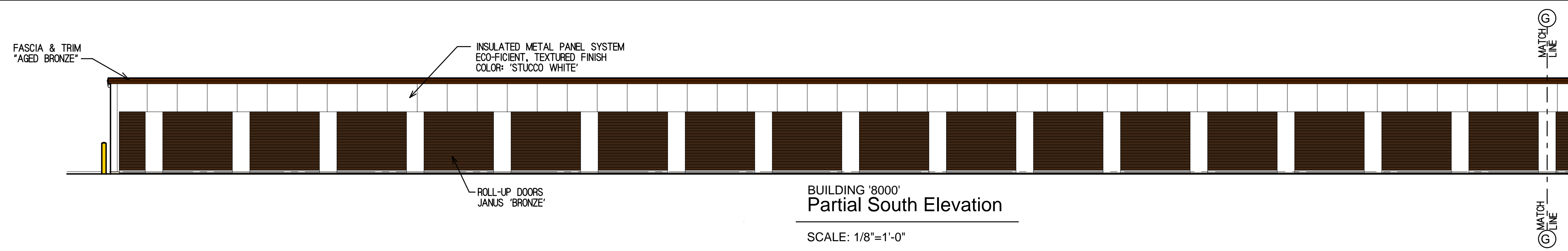


BUILDING '7000'
 West Elevation
 SCALE: 1/8"=1'-0"

BUILDING '7000'
 East Elevation
 SCALE: 1/8"=1'-0"



BUILDING '7000'
 North Elevation
 SCALE: 1/8"=1'-0"



DATE	NOVEMBER 17, 2016
REVISIONS	11/28/16
	12/05/16
	12/07/16

PROPOSED SELF-STORAGE FACILITY BUILDINGS
Crystal Lake Self Storage
 S.E. CORNER OF:
 TECKLER BOULEVARD & OFFICIAL ROAD
 CRYSTAL LAKE, ILLINOIS

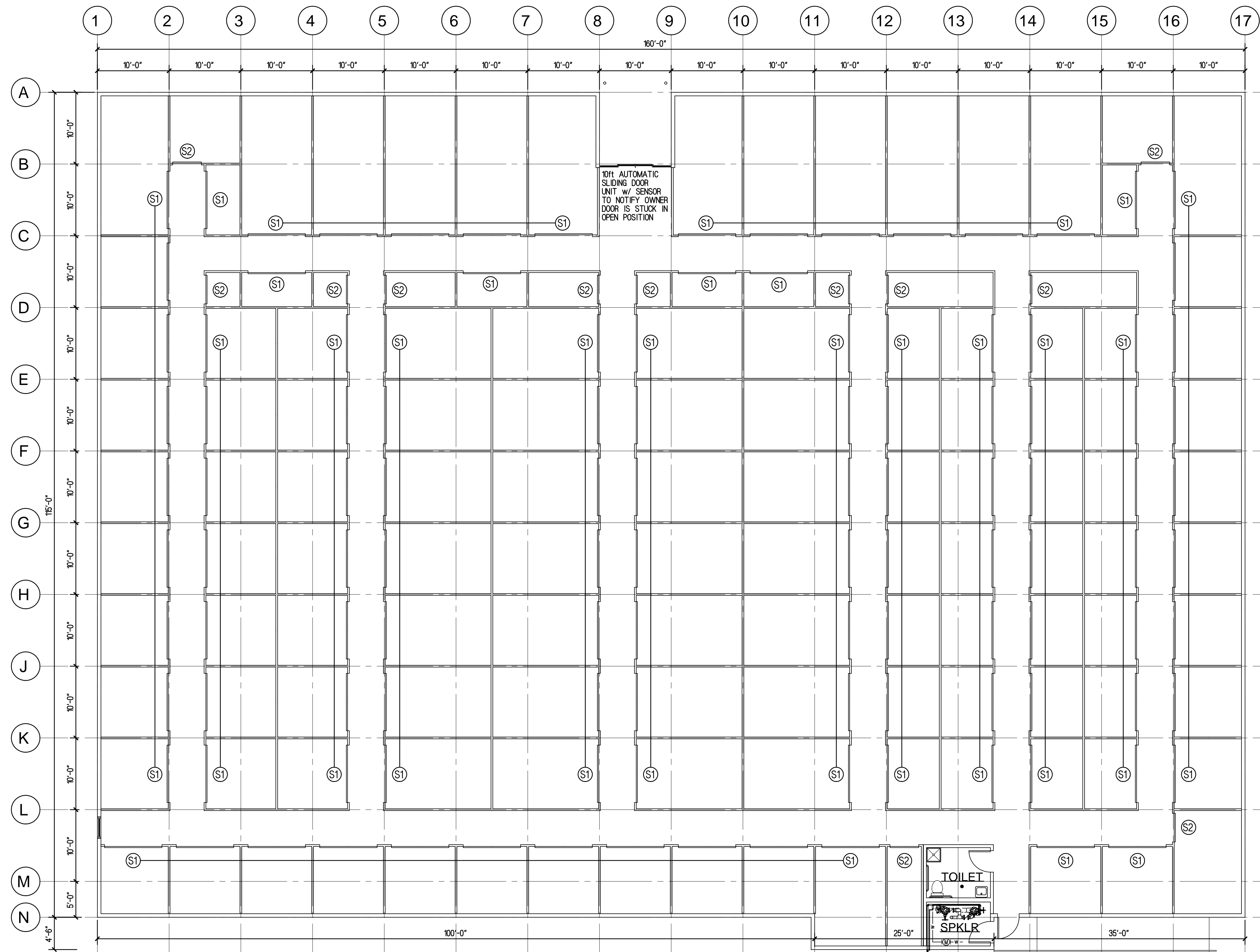
Reitan Architects, LLC.
 1325 Willey Road - Suite 166 - Schaumburg, Illinois 60173
 PH. 847-519-1227 - FAX 847-519-0347
 Assumed Name No. 84-004083

THESE PLANS TO CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO ALL CITY AND ORDINANCES OF THE CITY OF CRYSTAL LAKE, IL.

SHEET NAME
 BUILDING 8000
 EXTERIOR
 ELEVATIONS

SHEET
SK6
 OF 8
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PROJECT NO.
 1661




BUILDING '9000'
Floor Plan
 SCALE: 1/8"=1'-0"

DATE	NOVEMBER 17, 2016
REVISIONS	01/17/17
	11/28/16
	12/05/16
	12/08/16
	12/07/16
	01/03/17

PROPOSED SELF-STORAGE FACILITY BUILDINGS
Crystal Lake Self Storage
 S.E. CORNER OF:
 TECKLER BOULEVARD & OFFICIAL ROAD
 CRYSTAL LAKE, ILLINOIS

Reitan Architects, LLC.
 1325 Willey Road - Suite 166 - Schaumburg, Illinois 60173
 PH. 847-519-1227 - FAX 847-519-0347
 Assumed Name No. 184-004083

I, THE ARCHITECT, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY TO ALL CITY AND SUBDIVISION ORDINANCES OF THE CITY OF CRYSTAL LAKE, ILL.

SHEET NAME
BUILDING '9000'
FLOOR PLAN

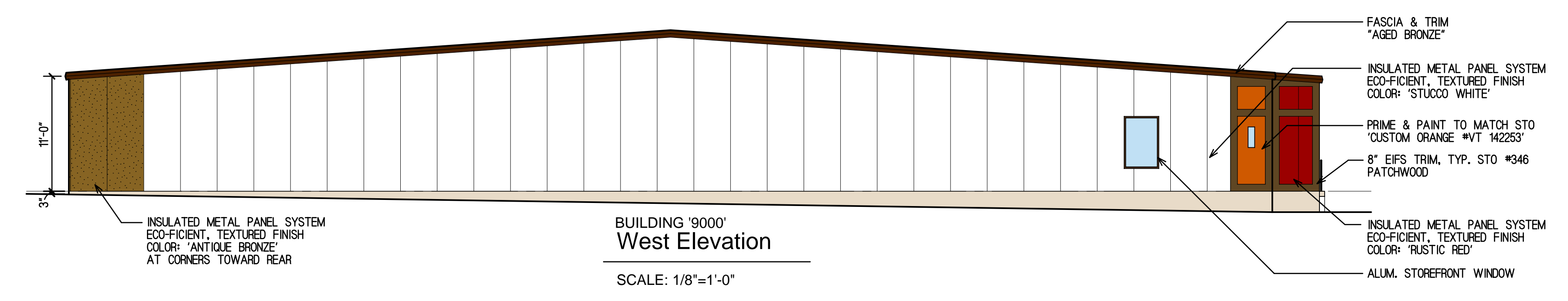
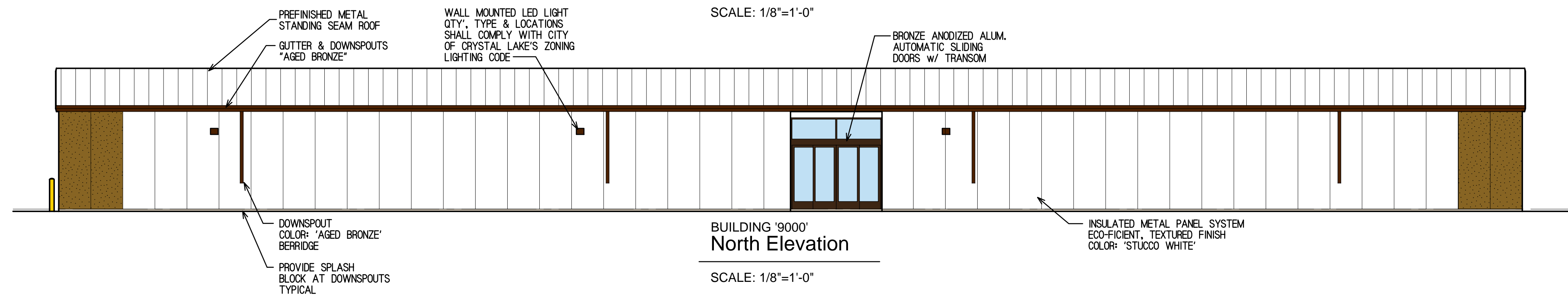
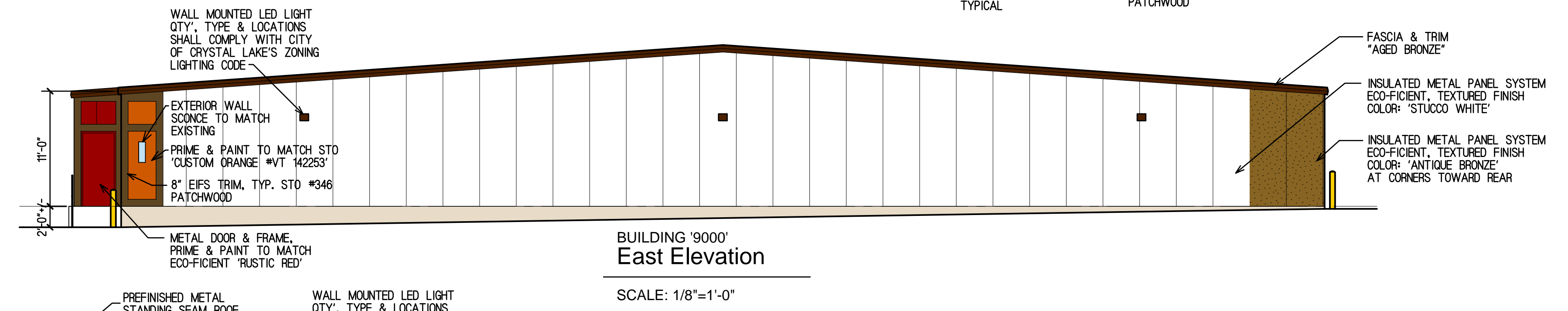
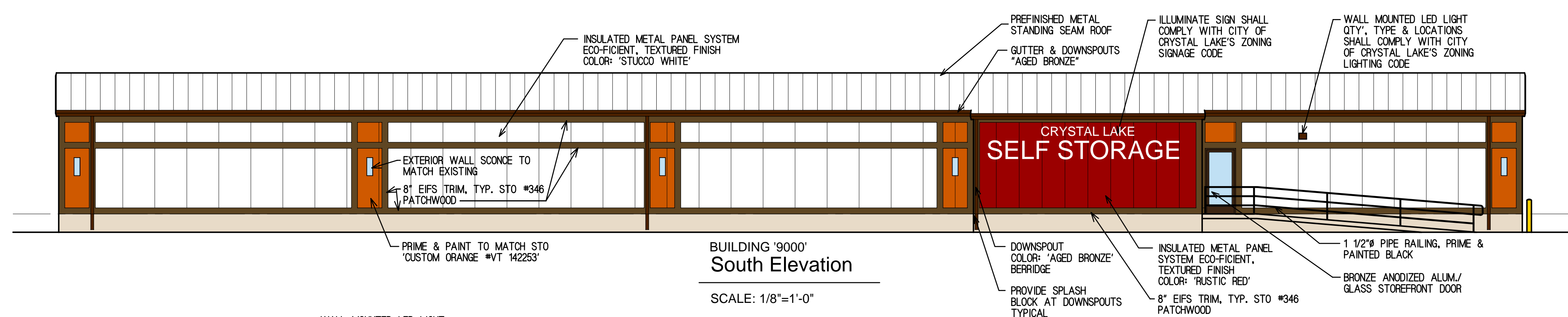
SHEET
SK7
 OF 8
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PROJECT NO.
 1661

REVISIONS	DATE	BY
01/17/17		
11/28/16		
12/05/16		
12/06/16		
12/07/16		
01/03/17		

PROPOSED SELF-STORAGE FACILITY BUILDINGS
Crystal Lake Self Storage
 S.E. CORNER OF:
 TECKLER BOULEVARD & OFFICIAL ROAD
 CRYSTAL LAKE, ILLINOIS

Reitan Architects, LLC.
 1325 Willey Road - Suite 166 - Schaumburg, Illinois 60173
 PH. 847-519-1227 - FAX 847-519-0347
 Assumed Name No. 984-004083



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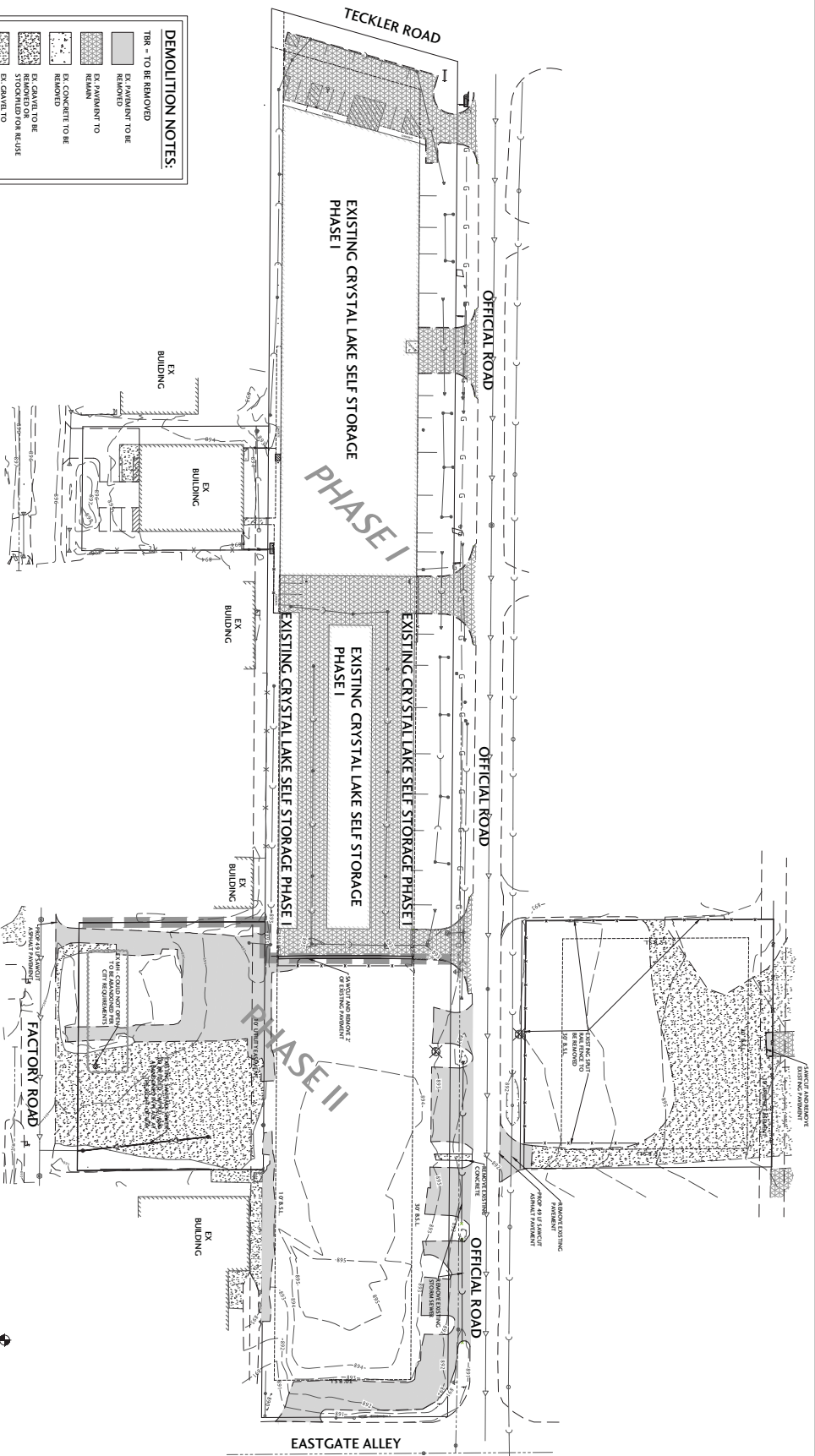
SHEET NAME
 BUILDING 9000
 EXTERIOR
 ELEVATIONS


SHEET
SK8
 OF 8
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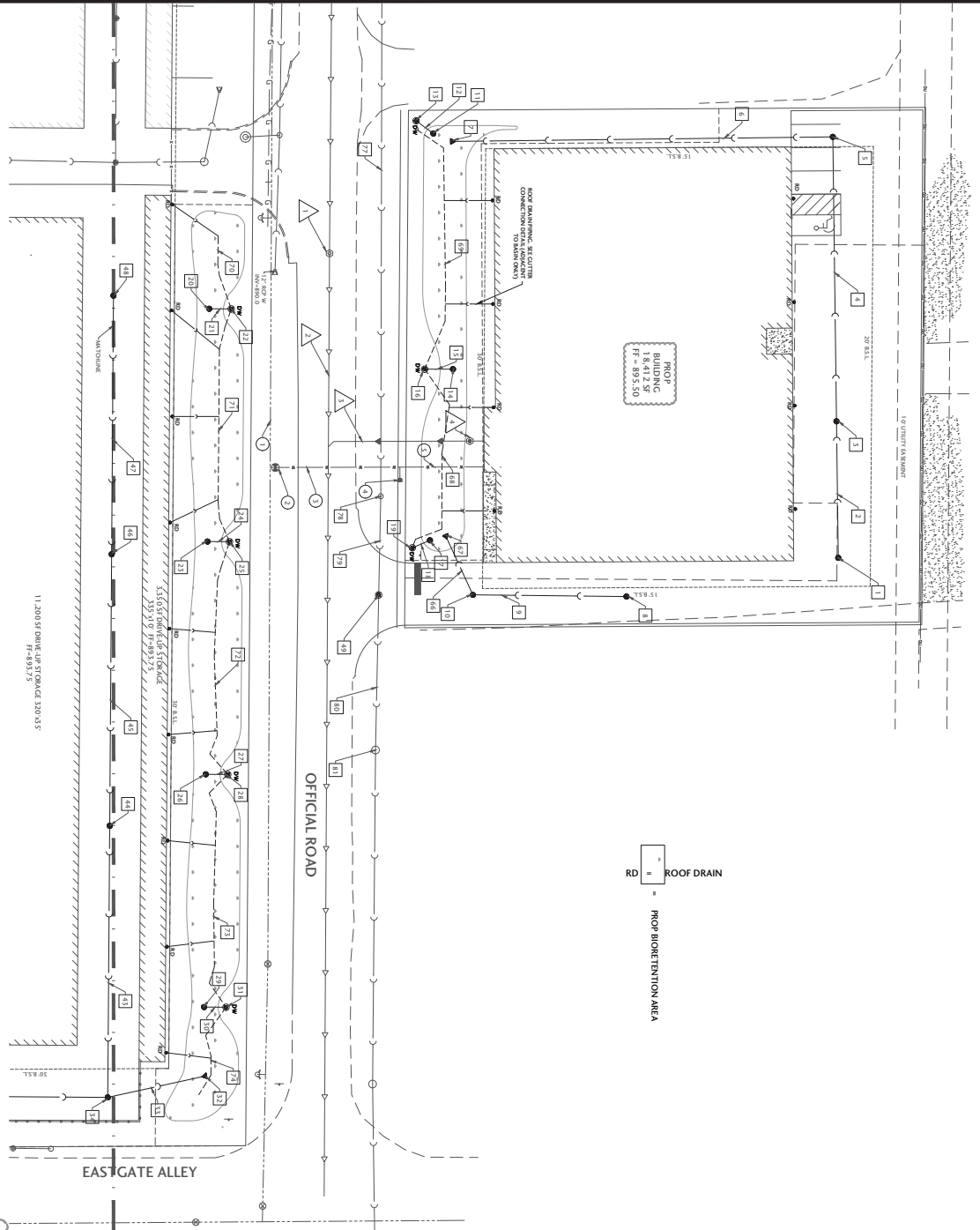
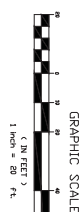
PROJECT NO.
 1661

DEMOLITION NOTES:

[Pattern]	EX. PAVEMENT TO BE REMOVED
[Pattern]	EX. PAVEMENT TO BE REMAIN
[Pattern]	EX. CONCRETE TO BE REMOVED
[Pattern]	EX. CONCRETE TO BE REMAIN
[Pattern]	EX. GRAVEL TO BE STOCKPILED FOR RE-USE
[Pattern]	EX. GRAVEL TO REMAIN



 <p>TECKLER BLVD DEVELOPMENT SITE, LLC NASHVILLE, TENNESSEE</p>	<p>NO. DATE DESCRIPTION</p> <p>1 1/12/17 PER CITY REVIEW</p>
	<p>CRYSTAL LAKE SELF STORAGE BUILDINGS</p>
<p>PROJECT CODES: 1712.1002.3</p> <p>SHEET TITLE: EX. CONDITIONS AND DEMOLITION PLAN</p> <p>SHEET NUMBER: C2</p>	<p>SCALE: 1" = 40'</p> <p>DATE: 1/12/17</p> <p>PROJECT LEADER: E.C.</p> <p>DESIGNER: M.M.</p> <p>QUALITY CONTROL: M.M.</p>



11,200 SF DRIVE UP STORAGE 300.95' PF = 893.75

- | | |
|---|--|
| <p>EXISTING CONDITIONS</p> <ul style="list-style-type: none"> 1. EX. 8" WATERMAIN 2. IN OP. 8" X 8" PRESSURE CONNECTION IN WALL 3. IN OP. 8" X 8" WATERMAIN 4. IN OP. 8" X 8" SERVICE ENTRANCE 5. IN OP. 8" WATER SERVICE | <p>PROPOSED CONDITIONS</p> <ul style="list-style-type: none"> 1. EX. 8" WATERMAIN 2. EX. 8" X 8" SERVICE ENTRANCE 3. EX. 8" X 8" WATERMAIN 4. IN OP. 8" X 8" SERVICE ENTRANCE 5. IN OP. 8" WATER SERVICE |
|---|--|

NO.	DATE	DESCRIPTION
1	1/12/17	PER CITY REVIEW
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CONSON & ASSOCIATES, INC.
 1000 PINEAPPLE BLVD
 SUITE 100
 NASHVILLE, TN 37203
 (615) 259-8888

TECKER BLVD
 DEVELOPMENT
 SITE, LLC
 NASHVILLE
 TENNESSEE



SCALE
 1" = 20'

DESIGNED BY
 CHECKED BY
 EIC
 DATE
 1/12/17

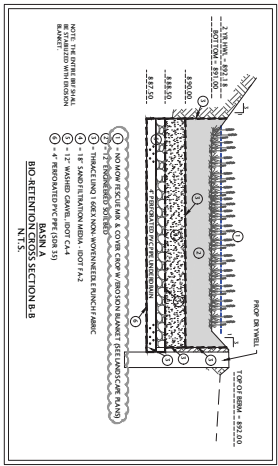
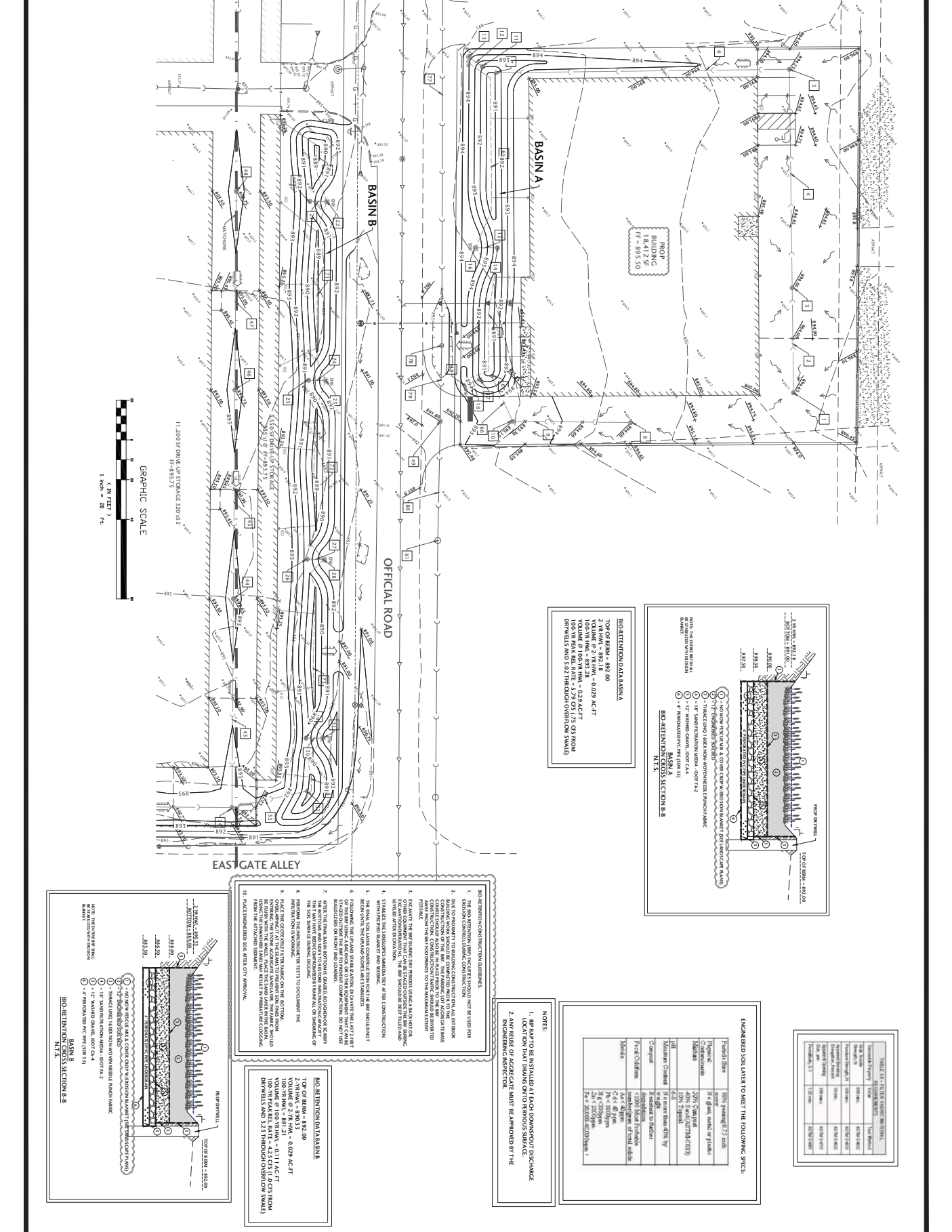
QUALITY CONTROL
 MAM

CRYSTAL LAKE
 SELF STORAGE
 CRYSTAL LAKE
 ILLINOIS

PROJECT NUMBER
 1712-10023-3

SHEET TITLE
 NORTH
 UTILITY
 PLAN

SHEET NUMBER
 C5



BIORETENTION DATA BASIN A
 TOP OF BERM - 892.00
 2.3% RMW - 892.18
 VOLUME @ 100% RMW - 0.029 AC-FT
 VOLUME @ 100% RMW - 0.239 AC-FT
 1.2\"/>

ENGINEERED SOIL LAYERS TO MEET THE FOLLOWING PERCS:

Perch Size	Perch Rate	Perch Depth	Perch Spacing
1/2\"/>			
3/4\"/>			
1\"/>			
1 1/2\"/>			
2\"/>			
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