



#2017-12 Thorton's Gas Station – Conceptual PUD Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	May 17, 2017
<u>Request:</u>	Conceptual review for Thorton's Gas Station
<u>Location:</u>	201 S. Virginia Road
<u>Acreage:</u>	Approximately 6 acres
<u>Zoning:</u>	M Manufacturing
<u>Surrounding Properties:</u>	North: M PUD Manufacturing South: M PUD Manufacturing East: M Manufacturing West: B-2 PUD General Commercial
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- The site is located at the northwest corner of Rakow and Virginia Roads.
- In 2015, a Final PUD and then Final PUD Amendment was approved for mini-storage on this site, with the corner remaining vacant. The developer would propose the gas station development take the entire site.
- The petitioner is requesting a Conceptual review for a gas station with a convenience store, truck fueling station, and car wash on this site.

Development Analysis:

Land Use/Zoning

- The site is currently zoned M Manufacturing. Gas stations are allowed as a Special Use and car washes are a permitted use within this zoning district.
- The petitioner would request a rezoning to M PUD and the Special Use Permit.
- The current land use is Industry. This would allow for a variety of manufacturing, office and service uses.
- The site is not within the City's wellhead protection area. All water from this site would drain south towards the CCDD facility.

Site Layout

- The petitioner is working with McDOT to locate access points along Rakow Road and Virginia Road. Rakow Road would be a right in/right-out only.
- Due to the left-turn lane from Virginia Road to Rakow Road, the left-turn lane for trucks into this site would need to be to the Dartmoor Road access.
- Staff is recommending reducing the impervious surface coverage and changing the layout so it is easier for the customer to navigate.

Building Elevations

- The convenience store building is constructed of brick with a stone base. The center entrance is marked with a large red rectangle filled in with decorative metal. Black metal awnings are over the windows and doors.
- The car wash building is designed with red awnings and red roof. The building is constructed of block with brick columns and accents.
- The gas canopy would **not** have the peaked roof. It has a black canopy with white top cap. The columns are brick with stone base.
- Staff has suggested that all buildings on the site match with the same architectural details and colors.

Landscape

- No landscape plan has been provided. The site is required to provide foundation base landscape around the buildings, parking lot islands and perimeter landscape.

Parking

- The convenience store and fuel pumps require 20 parking spaces. The site is designed with 73 parking spaces. Staff is recommending reducing the parking to approximately 40 spaces.

Planning and Zoning Commission Discussion:

The following comments are for discussion and consideration in future submittals:

1. Would the criteria for a special use permit for a gasoline service station with truck fueling be met?
2. Staff is recommending eliminating impervious coverage to improve site circulation and overall aesthetics of the site. Please provide any further comments.
3. The proposed gas station canopy does not meet the UDO design standard and the buildings are not cohesive in their design. Staff is recommending changes to carry over consistent

architectural details and for the canopy to meet the UDO requirement. Any further comments on architecture?

Some examples of peaked roof canopies are:



2017-12 BLUESTONE RETAIL DEVELOPMENT – 201 VIRGINIA ST



City of Crystal Lake Development Application

Received 5-2-17
2017-12

Office Use Only
File # _____

Project Title: Bluestone Retail Development

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

Petitioner Information

Name: Bluestone Single Tenant Properties, LLC
Address: 410 N. Michigan Avenue, Suite 850
Chicago, IL 60611
Phone: 312-878-4851
Fax: _____
E-mail: mike@bluestonestp.com

Owner Information (if different)

Name: 201 VCL LLC & Harvard Division Investments LLC
Address: 2519 Fielding Drive
Glenview, IL 60026
Phone: 847-867-7200
Fax: _____
E-mail: stevenschwartz1@gmail.com

Property Information

Project Description: Redevelopment of the northwest quadrant of Virginia Road and Rakow Road, including a convenience store and fuel center (including a commercial fueling component) on the hard corner and a car wash on the western portion of the development.
Ultimately we will be seeking a zoning change and special use to support these uses for the project.

Project Address/Location: Northwest quadrant of Virginia Road and Rakow Road

PIN Number(s): 19-09-352-013, -004, -008, -007, -011

Development Team

Please include address, phone, fax and e-mail

Developer: Bluestone Single Tenant Properties, LLC, 410 N. Michigan Ave., Suite 850, Chicago, IL 60611
312-878-4851; mike@bluestonestp.com

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures



May 2, 2017

PETITIONER: Print and Sign name (if different from owner)

Date

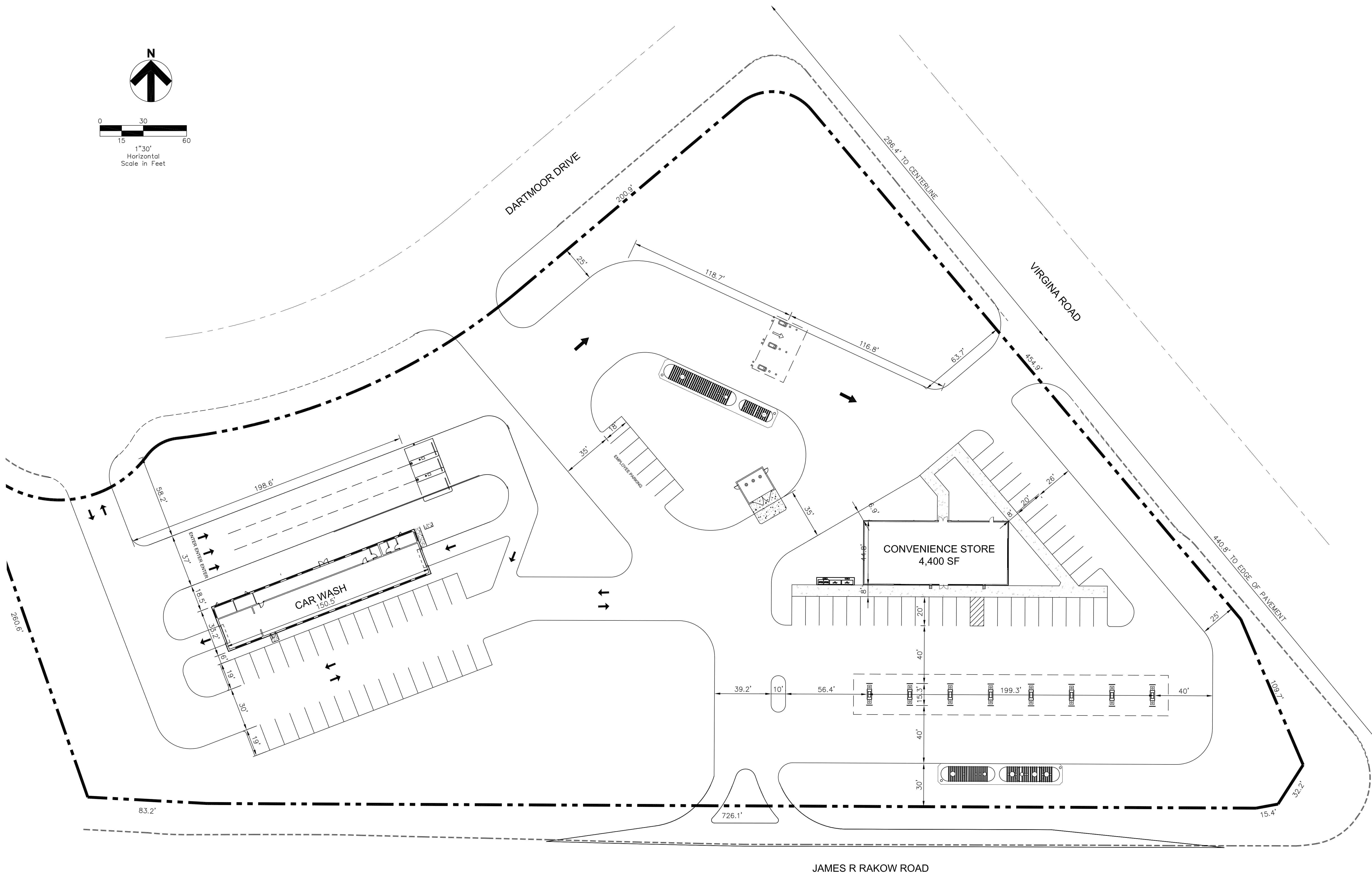
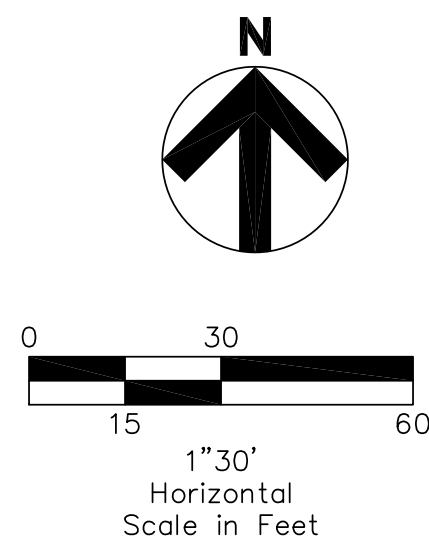
As owner of the property in question, I hereby authorize the seeking of the above requested action.

Ryan C Swanson RYAN C SWANSON (AGENT ON BEHALF OF STEVEN SCHWARTZ) 5-2-17

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.



PROJECT NAME
**BLUESTONE
DEVELOPMENT**

LOCATION
**CRYSTAL LAKE
ILLINOIS**

SHEET TITLE
**CONCEPTUAL
SITE PLAN**

REVISIONS

BLUESTONE SINGLE TENANT PROPERTIES, LLC
410 N. MICHIGAN AVENUE, SUITE 850
CHICAGO, IL 60611
312-519-7100

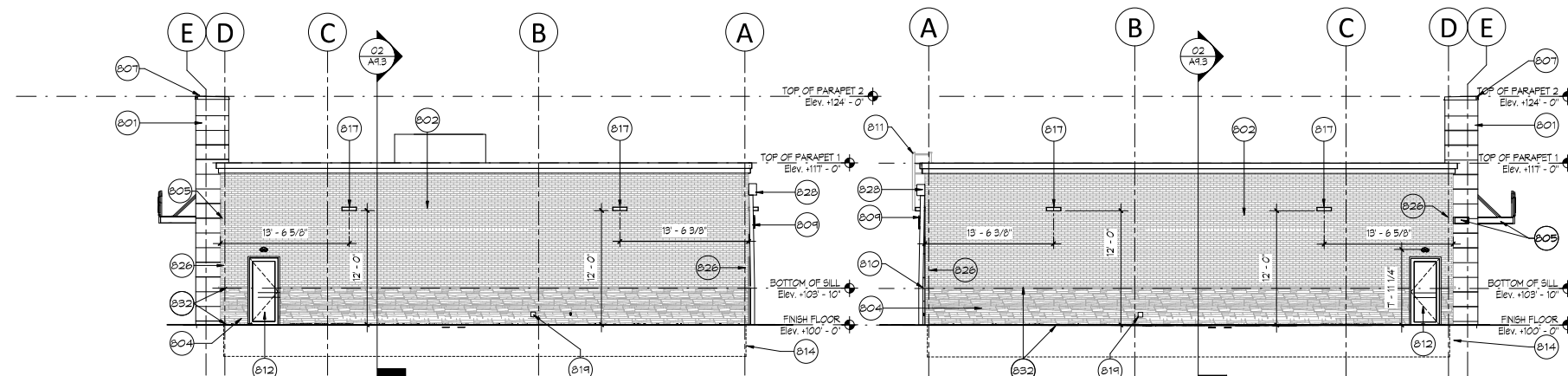


DRAWN BY MJM

DATE: April 14, 2017
PROJECT NO.:
2017-CL
SCALE: AS SHOWN

Received 5-2-17
2017-12

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04 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

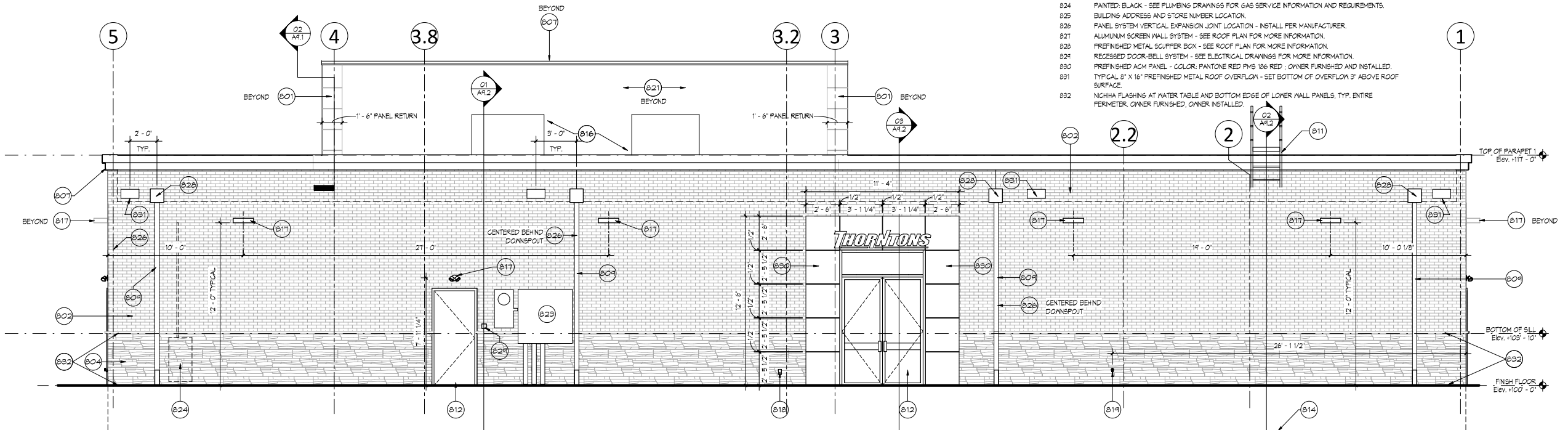
03 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

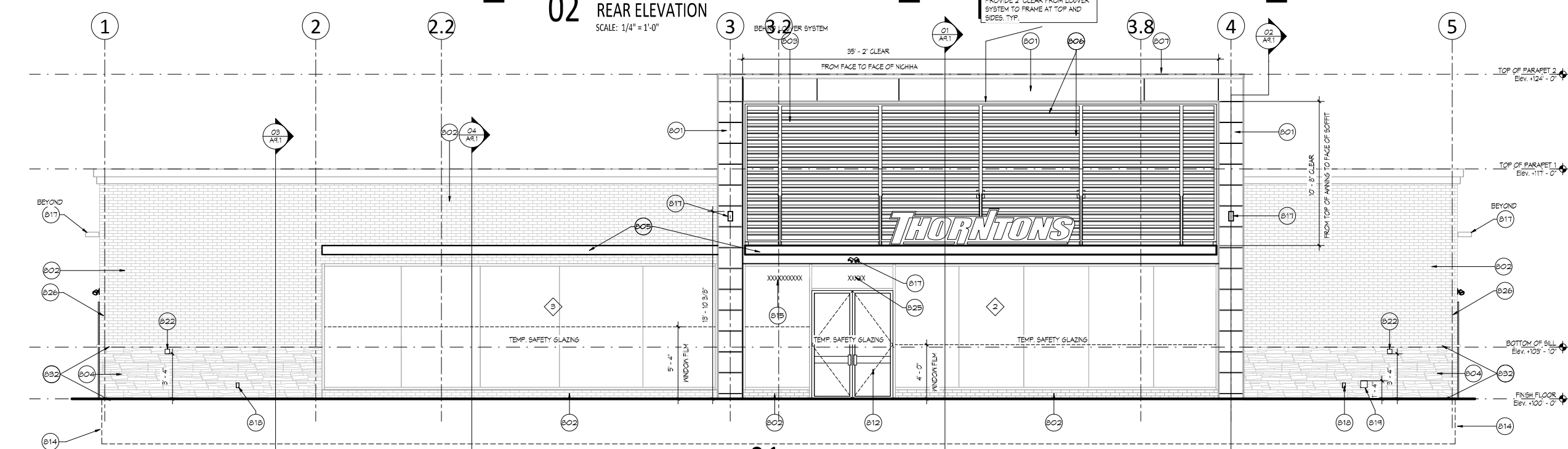
- 801 NICHHA PANEL SYSTEM - STYLE: ILLUMINATION SERIES COLOR: PANTONE RED PMS 186 RED ; OWNER FURNISHED, CONTRACTOR INSTALLED.
- 802 NICHHA PANEL SYSTEM - STYLE: PLYMOUTH BRICK COLOR: GRIMSON ; OWNER FURNISHED, CONTRACTOR INSTALLED.
- 803 NICHHA PANEL SYSTEM - STYLE: ILLUMINATION SERIES COLOR: BENJAMIN MOORE DEEP SPACE 2125-20 ; OWNER FURNISHED, CONTRACTOR INSTALLED.
- 804 NICHHA SYNTHETIC STONE SYSTEM - STYLE: KURASTONE DESERT ; OWNER FURNISHED, CONTRACTOR INSTALLED.
- 805 ARCHITECTURAL CANOPY AND LOUVER SYSTEM - COLOR: BLACK ; OWNER FURNISHED AND INSTALLED. GC TO PROVIDE BLOCKING AS REQUIRED.
- 806 ARCHITECTURAL CANOPY AND LOUVER SYSTEM - COLOR: PANTONE 8600C FENSTER ; OWNER FURNISHED AND INSTALLED. GC TO PROVIDE BLOCKING AS REQUIRED.
- 807 PREFINISHED METAL GUTTERS - COLOR: BLACK ; CONTRACTOR FURNISHED, CONTRACTOR INSTALLED.
- 808 PREFINISHED SEAMLESS METAL GUTTER SYSTEM - COLOR: BLACK ; CONTRACTOR FURNISHED, CONTRACTOR INSTALLED.
- 809 PREFINISHED SEAMLESS METAL DOWNSPOUT SYSTEM. SUPPLY MATCHING RECEIVING BOOT FOR TRANSITION TO UNDERGROUND STORM DRAINAGE - COLOR: BLACK ; CONTRACTOR FURNISHED, CONTRACTOR INSTALLED.
- 810 NICHHA SILL-CHISELED SYSTEM - COLOR: MATCH KURASTONE ; OWNER FURNISHED, CONTRACTOR INSTALLED.
- 811 ROOF ACCESS LADDER SYSTEM - PAINTED: BLACK ; CONTRACTOR FURNISHED, CONTRACTOR INSTALLED.
- 812 SCHEDULED DOOR AND FRAME - SEE A14.1 SHEET FOR MORE INFORMATION.
- 814 LINE OF FOUNDATION BELOW - SEE STRUCTURAL DRAWINGS FOR MORE INFORMATION.
- 815 ALCOHOL LICENSE NUMBER ; OWNER FURNISHED, OWNER INSTALLED.
- 816 LINE OF ROOF TOP MECHANICAL EQUIPMENT BEYOND - SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.
- 817 EXTERIOR LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- 818 ELECTRIC POWER OUTLET - SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- 819 FREEZELESS WALL HYDRANT ASSEMBLY - SEE PLUMBING DRAWINGS FOR MORE INFORMATION.
- 821 MEMBRANE ROOFING SYSTEM.
- 822 VERIFY FINAL LOCATION OF EMERGENCY GAS SHUT OFF WITH FUEL SYSTEM VENDOR - MOUNTING HEIGHT TO BE 3'-4" ABOVE FINISH GRADE. NO EXPOSED CONDUITS SHALL BE PERMITTED.
- 823 ELECTRIC SERVICE EQUIPMENT, PAINTED: BLACK - SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- 824 PAINTED: BLACK - SEE PLUMBING DRAWINGS FOR GAS SERVICE INFORMATION AND REQUIREMENTS.
- 825 BUILDING ADDRESS AND STORE NUMBER LOCATION.
- 826 PANEL SYSTEM VERTICAL EXPANSION JOINT LOCATION - INSTALL PER MANUFACTURER.
- 827 ALUMINUM SCREEN WALL SYSTEM - SEE ROOF PLAN FOR MORE INFORMATION.
- 828 PREFINISHED METAL SCUPPER BOX - SEE ROOF PLAN FOR MORE INFORMATION.
- 829 RECESSED DOOR-BELL SYSTEM - SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- 830 PREFINISHED ACM PANEL - COLOR: PANTONE RED PMS 186 RED ; OWNER FURNISHED AND INSTALLED.
- 831 TYPICAL 6' X 16' PREFINISHED METAL ROOF OVERFLOW - SET BOTTOM OF OVERFLOW 3' ABOVE ROOF SURFACE.
- 832 NICHHA FLASHING AT WATER TABLE AND BOTTOM EDGE OF LOUVER WALL PANELS, TYP. ENTIRE PERIMETER. OWNER FURNISHED, OWNER INSTALLED.

EXTERIOR ELEVATION NOTES

- A. CONSTRUCTION AND INSTALLATIONS SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL ORDINANCES, CODES, ETC.
- B. ALL STOREFRONT DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION. SIGNAGE VENDOR SHALL VERIFY ALL FIELD DIMENSION PRIOR TO FABRICATION.
- C. CONTRACTOR SHALL CONFIRM AND PROVIDE ALL QUANTITIES OF NICHHA PANEL SYSTEMS PRIOR TO, AND THROUGH COMPLETION OF CONSTRUCTION.
- D. FLASHING REQUIRED FOR ALL NICHHA PANEL SYSTEM TRANSITIONS, TERMINATIONS, AND WATERIGHT CONSTRUCTION SHALL BE PROVIDED BY CONTRACTOR (SHALL PROVIDED POST CONSTRUCTION CLEANING OF ALL LOUVER, AWNING, AND FIBER CEMENT PANEL SYSTEMS AT POST-CONSTRUCTION).
- E. WHERE APPLICABLE, EXPOSED CONCRETE FOUNDATIONS SHALL NOT BE ACCEPTABLE. CONTRACTOR SHALL PROVIDE FIBER CEMENT PANEL SYSTEM AS REQUIRED FOR COMPLETE COVERAGE.
- F. ALUMINUM CANOPIES, LOUVER SYSTEMS, AND ROOFTOP EQUIPMENT SCREENS (WHERE APPLICABLE) SHALL BE FURNISHED AND INSTALLED BY OWNER. GC TO PROVIDE BLOCKING AND ATTACHMENT ANCHORS AS REQUIRED.
- G. CONTRACTOR SHALL PROVIDE POST CONSTRUCTION CLEANING OF ALL EXTERIOR ELEMENTS AND SURFACES.
- H. ACM PANEL SHALL BE FURNISHED AND INSTALLED BY OWNER. VENDOR INFORMATION AS FOLLOWS:
ALLEN INDUSTRIES, INC.
4100 SHERATON COURT
GREENSBORO, NC 27410
CONTACT : MEGAN PYRTLE
PHONE : 336.615.8688
FAX : 336.294.4333
EMAIL : MEGAN.PYRTLE@ALLENINDUSTRIES.COM



02 REAR ELEVATION
SCALE: 1/4" = 1'-0"



01 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



TEG Architects LLC
903 Spring Street
Jeffersonville, IN
812-282-3700
812-283-4383
www.teg123.com
Architecture
Planning
Engineering
Interiors
Jeffersonville
Louisville
Shrewport



Crystal Lake, IL

Exterior Elevations -
Rear Elevation A

Received 5-2-17
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