



#PLN-2023-198
4504 E. Terra Cotta Avenue – Rezoning,
Comprehensive Land Use Plan Map Amendment,
Preliminary PUD and Special Use Permit
Project Review for Planning and Zoning Commission

Date: April 17, 2024

Request:

1. Comprehensive Land Use Plan Map Amendment from Commerce to Industry
2. Rezoning upon Annexation from E Estate Residential to M-L PUD Manufacturing Limited PUD
3. Preliminary Planned Unit Development
4. Special Use Permit to allow a self-storage facility

Location: 4504 E. Terra Cotta Avenue

Acreage: Approximately 6.41 acres

Zoning: B-2 PUD General Commercial

Surrounding Properties:

North: B-2 PUD General Commercial
South: City Limits – B1-V Neighborhood Business, R1 Single-Family Residential and R1-V Single-Family Residential
East: City Limits – R1 Single-Family Residential
West: B-2 PUD General Commercial Planned Unit Development

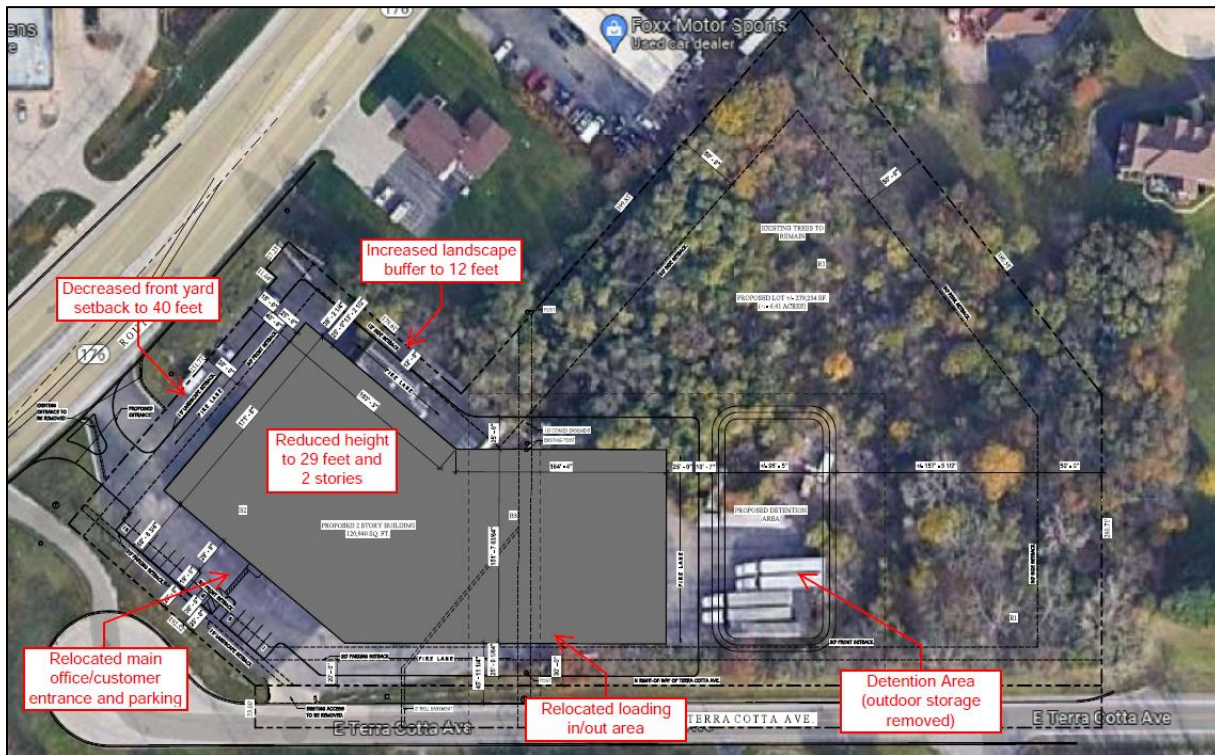
Staff Contact: Katie Rivard (815.356.3612)

Background:

- At the PZC hearing on January 3, 2024, PZC recommended denial (3-3) of the proposed petition. There were concerns with the Comprehensive Land Use Plan Map Amendment change from Commerce to Industry, and if this was an appropriate use at this location. It was noted the subject property is an entry point to Crystal Lake. There was also concerns with three (3) stories.
- At the City Council meeting on January 16, 2024, City Council referred the petition back to PZC. The City Council asked the petitioners to consider a two (2) story building while

preserving the trees for the residential neighbors. They were supportive of the land use, but thought the building was too tall.

- A brief summary of the changes:
 - Reduced building height from 42 feet and three (3) stories to 29 feet and two (2) stories.
 - Increased the landscape buffer from 7.5 feet to 12 feet.
 - Increased the building square footage and number of storage units.
 - Removed the outdoor storage area.
 - Relocated the main office/customer entrance and parking to the southwest side of the building.
 - Relocated the loading in/out area to the south side of the building.
 - Removed overhead doors from the front of the building facing Route 176.
 - Enhanced the architecture with three (3) additional higher panels (includes masonry) and a flat projecting awning over the main office/customer entrance.
 - Vertical bands on the southeast and northeast elevations have been removed due to overhead doors but replaced with horizontal bands.

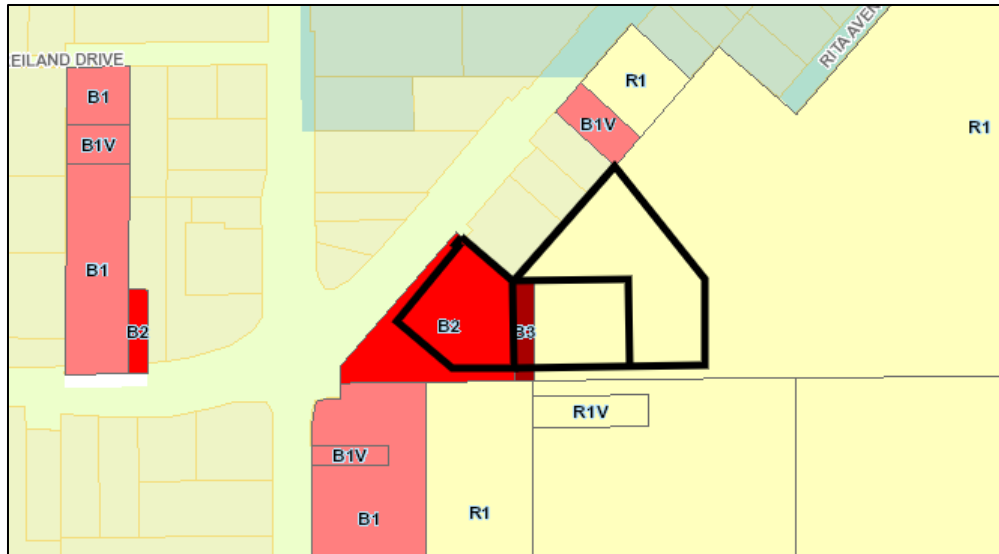


- The subject property is the former Crystal Bowl bowling alley located at the northeast intersection of Route 31 and Route 176 in unincorporated McHenry County. A portion of the parking lot is used for truck-driving training, and the eastern portion of the property is undeveloped. There is also a freestanding billboard sign at the far northwestern corner.
- The McHenry County Board denied a request for this property to reclassify the parcels to B-3 General Commercial. The B-3 zoning district allows self-storage facilities as permitted uses.

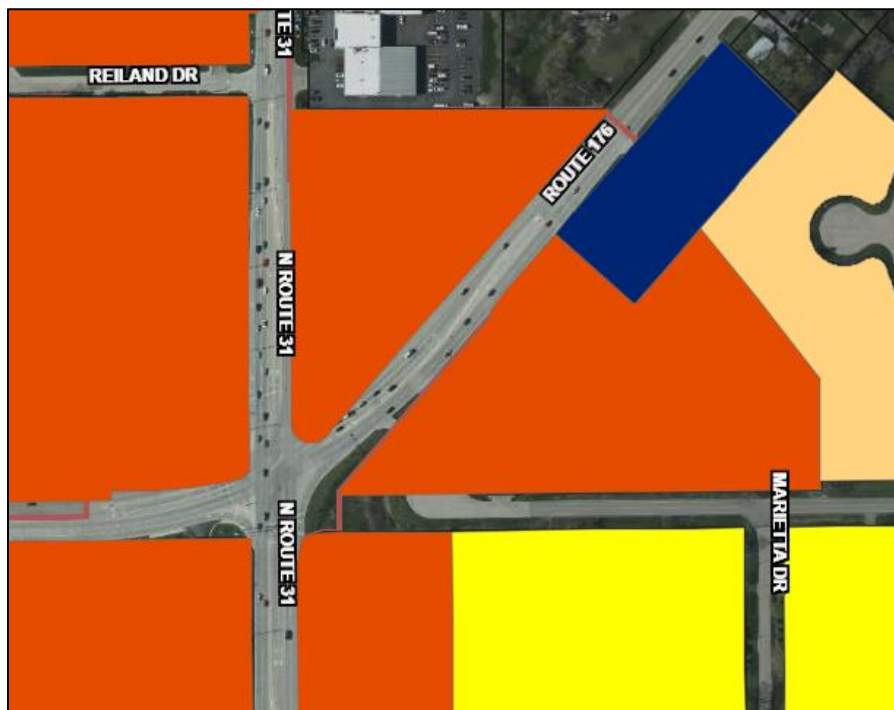
Development Analysis:

LAND USE/ZONING

- The site is currently three (3) parcels each zoned a different zoning district. The zoning districts are B2 – Neighborhood Business, B3 – General Business and R1 – Single-Family Residential.



- The current Comprehensive Plan land use designation is Commerce. The appropriate land use designation for a self-storage facility is Industry.



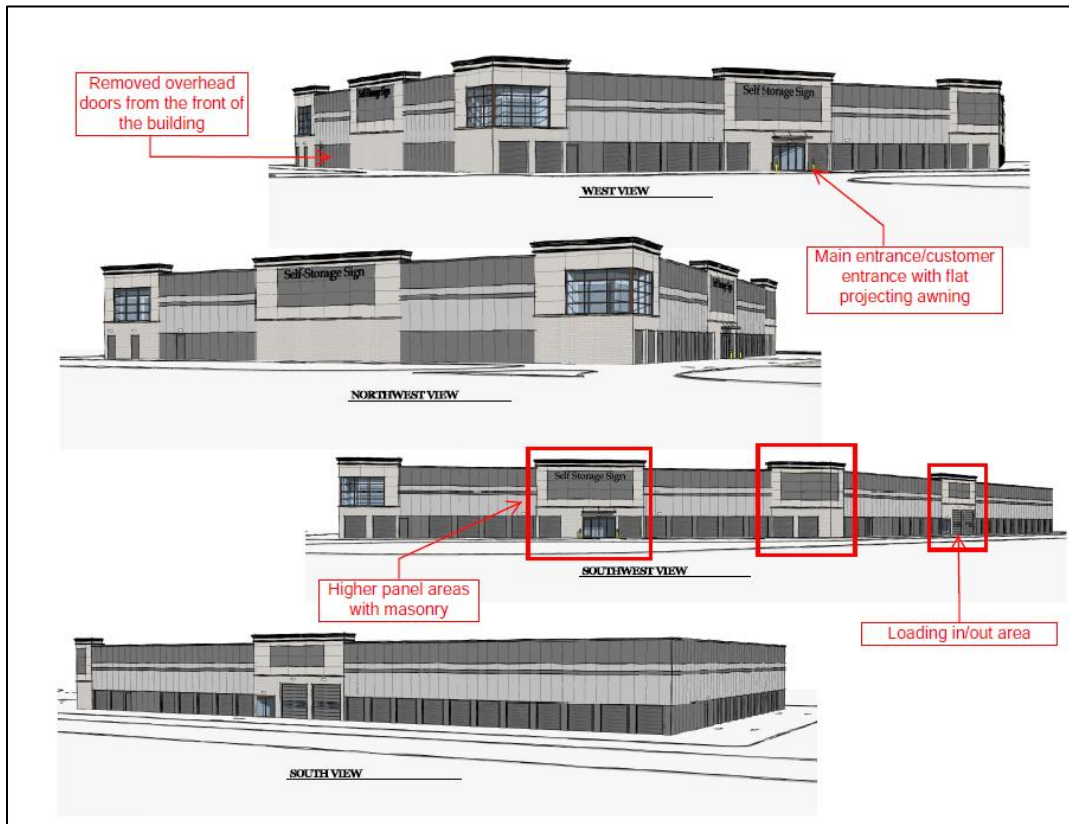
- The proposed development includes a new 120,940 square foot, two-story, 774-unit climate controlled self-storage building.
- The following variations are requested:
 - Front yard setback: Front yard setback of 40 feet, a variation of 40 feet. *The initial request was a 69-foot front yard setback, a variation of 11 feet.*
 - Landscape Buffer: 12-foot landscape buffer from an industrial use to a commercial use, a variation of 18 feet. A 30-foot landscape buffer requires 3 evergreen trees + 1 overstory deciduous tree + 4 understory trees + 8 shrubs. *The initial request was for a 7.5-foot landscape buffer, a variation of 22.5 feet.*
 - Foundation landscaping: 0-foot wide foundation landscape area around all perimeters of the building, a variation of five (5) feet. Foundation plantings must contain both deciduous and evergreen species of tree and shrubs providing an interesting visual patten around the building.
 - Industrial Design Standards: Building form and mass, rooflines and parapet, building materials, entrance design, and overall façade design.
 - Special Use Criteria.
 - Site Layout: Buildings shall be situated such that the doorways or access points are facing away from the yards abutting a street rights-of-ways. *The overhead doors have been removed from the front of the building facing Route 176, but not E. Terra Cotta Avenue right-of-way.*
 - Landscaping: Landscaping shall be provided within a minimum five-foot wide landscape beds along the foundations of the ends of the storage buildings in accordance with the provisions of Section 4-400 Landscaping and screening standards.
- The petitioner submitted a response letter in regards to the Rezoning, PUD, and SUP standards that Staff marked as “Does Not Meet” in the City Council Summary.

SITE LAYOUT

- Access is provided via a right-in/right-out on Route 176. Access throughout the development is provided on all sides of the building.
- On Route 176, the front yard setback shall be 40 feet, except that such setback shall be increased to 80 feet west of Route 14 and east of the Union Pacific McHenry Line. The building’s proposed front yard setback is 40 feet, instead of the minimum required 80 feet.
- The main office/customer entrance and parking has been relocated to the southwest side of the building, and the loading in/out area has been relocated to the south side of the building rather than Route 176.
- The building will be setback more than 300 feet from the east property line.
- The outdoor storage area has been removed from the request.
- Due to a 6-foot elevation drop from the access aisle around the building to Terra Cotta Avenue, the existing access on Terra Cotta Avenue would not be functional.

BUILDING ELEVATIONS

- The building height was reduced from 42 feet and three (3) stories to 29 feet and two (2) stories, which now meets the UDO requirements.
- The proposed building will include a combination of light and dark grey metal panels and smooth insulated panels and masonry.
- There are 62 units on the first floor with overhead doors.
- Industrial developments are required to comply with at least three (3) of the optional design standards. The proposed building meets (one) 1 of the six (6) design standards.
 - Building form and mass
 - Rooflines and parapet
 - Building materials
 - ✓ Building colors
 - Entrance design
 - Overall façade design
- Staff had recommended to the petitioners the following changes that could help bring the building into compliance with the Industrial Design Standards.
 - Break up the long wall expanses with higher panels, wall offsets and faux windows (faux windows are design elements in the metal panels and are not true windows)
 - *Higher panels were added above the main office/customer entrance, loading in/out area and at the south/southwest corner of the building.*
 - Reduce the number of exterior doors, which would allow for some foundation landscaping.
 - *Overhead doors were removed from the front of the building facing Route 176. No foundation landscaping is proposed.*
 - Decorative exterior doors to provide variation.
 - *No decorative exterior doors were added.*
 - Masonry/brick along most of the base of the building.
 - *Masonry/brick is included with each higher panel area.*
- In response to staff's recommendations, the petitioners added the following to the elevations:
 - Masonry on the front elevation in three areas up to approximately 11 feet above grade. *Masonry/brick also added to the new higher panel areas.*
 - Cornices to all accented areas of the building.
 - Bumped up the roof on the south elevation with an area of separate colors that mimics the windows on the front elevation. *The south elevation now has the loading in/out area with higher panels.*
 - Horizontal band on the northwest (front), southwest and south elevations. *Horizontal bands are now on all elevations.*
 - Flat projecting awning over the main office/customer entrance.
 - Vertical bands on the east and northeast elevations awnings have been removed due to overhead doors.



PARKING

- The proposed development will provide 15 parking spaces, which meets the UDO requirements.

LANDSCAPE/BUFFER

- The petitioners provided a landscape plan with the initial application illustrating a combination of canopy, ornamental, and evergreen trees and shrubs around the perimeter of the parking lot. Street trees are also proposed along Route 176. The petitioners must meet the requirements of Section 4-400 of the UDO; or, the petitioners must return to PZC for a variation.
- Per the petitioners, the site will preserve over 50% as either existing or new landscape area.
- The petitioners will maintain most of the existing trees on the north, northeastern and south portions of the property in an effort to keep the buffer between the neighboring residential properties.
- The following landscape variations are required:
 - 5-foot foundation landscaping on all perimeters of the building.
 - 30-foot landscape buffer between an industrial use and commercial use.

SIGNAGE

- The petitioners did not provide sign plans. A recommended condition was included that signage must comply with the requirements of Section 4-1000 of the UDO.
- A total of 150 square feet in sign area (75 square feet maximum for any one (1) sign on one (1) façade) is permitted.
- The petitioners are not proposing a freestanding sign. The UDO allows for one 32 square-foot freestanding sign at six (6) feet in height.
- As a condition of approval, Staff is recommending the existing billboard sign is removed as the UDO does not allow for off-premise signage or signs that are over six feet in height and 32 square feet for industrial uses.

Findings of Fact:

COMPREHENSIVE LAND USE PLAN AMENDMENT

Amendment from the existing Comprehensive Land Use Plan designation of Commerce to allow Industry. Industry would be the appropriate designation for the M-L zoning district and the proposed self-storage facility.

REZONING

- The property is currently zoned B2 – Neighborhood Business, B3 – General Business and R1 – Single-Family Residential in McHenry County. Properties annexed into the City of Crystal Lake come in as E – Estate zoning.
- The property would be rezoned to the City’s M-L PUD Manufacturing-Limited Planned Unit Development. The General Commercial zoning criteria is:
 - General: This district is for "clean" (low environmental impact) industrial uses that are compatible with neighboring residential, office and commercial districts.
 - Character: This district is characterized by large-scale buildings, exterior storage of materials, and/or exposed equipment. To mitigate impacts on the City's visual character and to ensure a high-quality industrial park setting, landscape buffers, architectural and design controls are established.
 - Uses: This district is intended for industrial uses such as commercial light fabrication, assembly, warehouse, distribution and storage activities as well as associated office uses and certain other uses that are incidental to the principal ones.

Criteria for Rezoning:

(a) The existing uses and zoning of nearby property.

Meets Does not meet

(b) The extent to which property values are diminished by a particular zoning classification or restriction.

Meets Does not meet

- (c) The extent to which the destruction of property value of a petitioner property owner promotes the health, safety, morals or general welfare of the public.
 Meets *Does not meet*

- (d) The relative gain to the public as opposed to the hardship imposed on a petitioning property owner.
 Meets *Does not meet*

- (e) The suitability of the subject property for its zoned purposes.
 Meets *Does not meet*

- (f) The length of time the property has been vacant as zoned, considered in the context of land development in the area.
 Meets *Does not meet*

- (g) The Comprehensive Plan designation and the current applicability of that designation.
 Meets *Does not meet*

- (h) The evidence or lack of evidence, of community need for the use proposed.
 Meets *Does not meet*

PRELIMINARY PLANNED UNIT DEVELOPMENT

The petitioner is requesting approval of a Preliminary Planned Unit Development to allow a self-storage facility. A Planned Unit Development is a Special Use and Special Uses require separate review because of their 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 (Does not meet the Architecture requirements)*
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. 1 Additional standards for Planned Unit Developments Industrial 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. PUDs 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 VARIATIONS

The petitioner is requesting approval of a Preliminary Planned Unit Development to allow variations for the front yard setback, landscape requirements, Industrial design standards and Special Use Permit criteria. 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 which may otherwise require individual requests and applications for zoning variations. *Staff does not feel this proposed development provides a more creative and imaginative design that warrants the variations.*

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. Although a formal variation request is not required to be made in conjunction with a Planned Unit Development, staff identifies those aspects of the Planned Unit Development which effectively result in variations from UDO requirements. If the evidence is not found to justify these variations from the UDO that fact shall be reported to the City Council with a recommendation that the variations from the UDO which are proposed as part of the Planned Development be lessened or denied.

The Planned Unit Development Amendment proposed by the Petitioner includes the following variations from the UDO:

1. Article 3-300B.3 On Route 176, the setback shall be 40 feet, except that such setback shall be increased to 80 feet west of Route 14 and east of the Union Pacific McHenry Line.

The proposed front yard setback is 40 feet.

2. Article 4-400F.5.a 30-foot landscape buffer between an industrial use and a commercial use.

A 12-foot landscape buffer between the commercial uses to the north is proposed due to site constraints. Additionally, the petitioners indicated many existing trees/woodland will be preserved to the northeast and east. The existing trees along the northeast property line directly abutting the commercial neighbor are shown as being removed on the landscape plan.

3. Article 4-400F.4 Five-foot-wide landscape area around all perimeters of buildings containing both deciduous and evergreen species of tree and shrubs providing an interesting visual pattern around the building.

Due to the number of overhead doors, no foundation landscaping is provided.

4. Article 5-200F.1- Deferral of the burial of the overhead utilities and installation of sidewalk.

Industrial Design Standards:

5. Article 4-900F.2.a. Building Form and Mass

- a. The apparent mass and bulk of a large building should be reduced by structural articulation, windows or other architectural and functional elements and by landscaping. Structural articulation can include breaking the plane of the building by offsets (horizontal and vertical), insets for entryways or balconies, step backs, and consideration of alternative roof structures.
- b. All facades shall incorporate wall offsets in the form of projections and/or recesses in the façade plane, a minimum of every 75 feet of frontage that has a differential in horizontal plane of at least two feet.

The petitioners have indicated that due to site constraints, it is very difficult to incorporate offsets in the building design.

6. Article 4-900F.2.b. Rooflines and parapets

- a. Rooflines should be varied in height, and long horizontal roof lines should be broken up.
- b. Large expanses of roof shall be avoided. Visual diversity can be achieved by varying the roof line and/or the addition of dormers. Diversity can also be achieved by staggering the façade of the building thereby breaking up an otherwise potentially monotonous roof and front façade as well as reducing the visual mass of the building.

The building provides parapets on the northwest, southwest and south elevations only.

7. Article 4-900F.2.c Building Materials

- a. A comparable variety of siding materials (i.e., masonry, concrete texturing, cement or plaster) should be used to produce effects of texture and relief that provide architectural interest.
- b. The use of metal as a primary building material shall be permitted only where appropriate to the architectural style of the building and when exceptional building design warrants the use of the material. When used, metals will have an anodized,

painted or powder-coated finish in muted, non-bright colors that are aesthetically pleasing. The use of unfinished, exposed metals is not permitted.

The proposed building is a metal panel and smooth insulated panel building with masonry/brick on the front of the building and on each of the higher panels. However, Staff feels that due to the number of variations for the design standards, the building does not provide exceptional building design warranting the use of metal as the primary building material.

8. Article 4-900F.2.e Entrance Design

- a. Recessed or projected entries and articulation in entryway mass are required. Recesses or projections shall be at least 12 inches.
- b. Entrances should be highlighted by a change in the wall plane. Wall articulation around the door and projecting beyond the door is recommended.
- c. Entrances should be highlighted by implementation of architectural elements such as flanked columns or decorative fixtures.
- d. Varied paving textures and/or elevation changes are recommended techniques to define entrances.

The petitioners added a flat projecting awning over the main office/customer entrance.

9. Article 4-900F.2.f Overall Façade Design

- a. Changes in vertical and horizontal planes should be used to provide relief from a box-like appearance.
- b. On facades longer than 150 feet, the use of pilasters is recommended to create the appearance of smaller "bays."
- c. Vertical elements such as towers can be used to accent horizontal massing and provide visual interest, especially on corner buildings.
- d. Details such as wall surfaces constructed with patterns, changes in materials, building popouts, columns, and recessed areas should be used to create shadow patterns and depth on the wall surfaces.
- e. Blank walls on facades visible from public or private rights-of-way will not be permitted. Consider utilizing windows, wall articulation, arcades, changes in materials, or other features.

This site is a highly visible property at the intersection of two major roadways, Route 31 and Route 176. With the exception of one facade, all other facades will be visible from public and/or private rights-of-way.

SPECIAL USE PERMIT

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 (Does not meet the Architecture requirements)*

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*

Self-storage and mini-warehouse uses must comply with the following standards:

1. General: No business activity other than the rental of storage units shall be conducted on the premises. The storage of hazardous, toxic or explosive substances, including, but not limited to hazardous waste, industrial solid waste, medical waste, municipal solid waste, septage or used oil is prohibited.

Meets Does not meet

2. Site layout: Buildings shall be situated such that the doorways or access points are facing away from the yards abutting street right of way.

Meets Does not meet

The petitioners are requesting a variation from this criterion as the doorways and overhead doors face E. Terra Cotta Avenue.

3. Screening: An eight-foot-tall solid screen consisting of a solid wooden fence in accordance with the provision of Section 4-700, Fences, walls and screening, or opaque landscape along the perimeters of the property in accordance with the provisions of Section 4-400 Landscape and screening standards, shall be provided.

Meets Does not meet

4. Landscaping: Landscaping shall be provided within a minimum five-foot wide landscape beds along the foundations of the ends of the storage buildings in accordance with the provisions of Section 4-400 Landscaping and screening standards.

Meets Does not meet

The petitioners are requesting a variation from this criterion to allow for 62 units with overhead doors so they cannot place landscape there.

5. Security: Security lighting shall be provided to safely illuminate all areas of the facility. The use of photocell units and motion sensors is encouraged as a means of saving energy. If overnight security personnel will be staying at the facility, provide details regarding the location of the proposed residence. Appropriate utilities to service the unit shall be provided. No more than one overnight unit shall be provided per facility.

Meets Does not meet

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce. The proposed amendment is for Industry. The goal of an Industry designation is as follows:

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.

The Comprehensive Plan indicates 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.

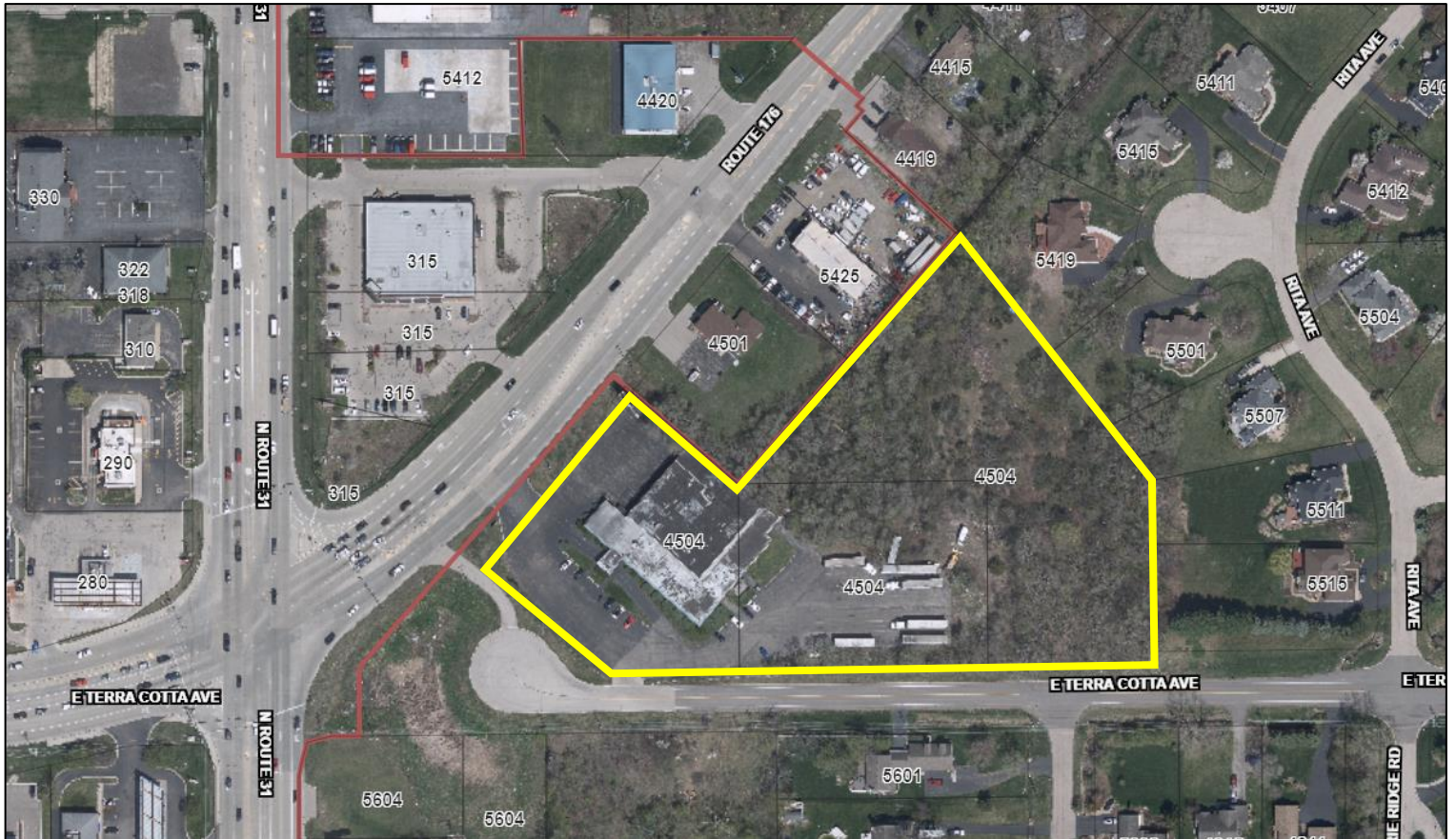
Recommended Conditions:

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 (Berman-Lapetina Enterprises, LLC, dated 09/22/2023, received 09/27/2023)
 - B. Site Plan (Architects' Studio, dated 03/25/2024, received 03/27/2024)
 - C. Elevations (Architects' Studio, dated 03/25/2024, received 03/27/2024)
 - D. Color Renderings (Architects' Studio, dated 03/25/2024, received 03/27/2024)
 - E. Floor Plans (Architects' Studio, dated 03/25/2024, received 03/27/2024)
2. Elevations:
 - A. Work with staff on ways to further enhance the elevations, such as, walls offsets and faux windows to break up the long wall expanses.
 - B. Further reduce the number of exterior doors to allow for some foundation landscaping.
 - C. Provide decorative exterior doors to provide variation.
 - D. Increase the masonry around the base of the building.
3. Landscape Plan/Tree Survey
 - A. A Final Landscape Plan must be submitted with Final Planned Unit Development that complies with the landscape requirements of the UDO's Section 4-400.
 - B. Provide a list of quantities and species for the final landscape plan that comply with the minimum sizing requirements of the UDO.
4. Final Engineering Plans must be submitted with Final Planned Unit Development in compliance with the City's Code and Stormwater ordinances.
5. The petitioner shall provide a copy of the billboard lease prior to the City Council meeting. The billboard sign must be removed including all structural components 90 days after the expiration of the current lease.
6. Signage must comply with the requirements of Section 4-1000 of the UDO.
7. A Final Photometric and Lighting Plan must be submitted with Final Planned Unit Development that complies with the lighting requirements of Section 4-800 of the UDO.
8. The petitioner shall address all of the review comments and requirements of the Community Development, Engineering, Public Works, Police and Fire Rescue Departments in addition to those of the City's stormwater consultant, Christopher B. Burke Engineering.

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PIQ Map
4504 E. Terra Cotta Avenue, Crystal Lake, IL



City of Crystal Lake Development Application

Office Use Only

File # _____

Project Title: Crystal Lake Self Storage

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: Berman-Lapetina Enterprises, LLC

Address: 2121 W. Walton St.

Chicago, IL 60622

Phone: 847-417-4550

Fax: _____

E-mail: LapetinaJim@Yahoo.com

Owner Information (if different)

Name: Crystal Bowl / Jack Meyers / Don Meyers

Address: 2504 Terra Cotta Ave.

Crystal Lake, IL

Phone: 815-382-1326, 312-388-9421

Fax: NA

E-mail: Meyer75@sbcglobal.net

Property Information

Project Description: Annex property into Lake Zurich and rezone to ^{FR-L} ~~RS~~ with a special use to allow Climate

Controlled Self-Storage and Exterior Storage.

A THREE STORY Building.

PUD AND VARIATION TO ALLOW

Project Address/Location: 4504 Terra Cotta Ave. Currently unincorporated. Located along

Route 176 and Terra Cotta Ave.

PIN Number(s): 14-34-252-034, 14-34-252-013, 14-34-252-014

Development Team

Please include address, phone, fax and e-mail

Developer: Berman-Lapetina Enterprises, LLC, 2121 W. Walton St., Chicago, IL 847-417-4554, LapetinaJim@yahoo.com

Architect: Architects' Studio, LLC, 257 N. West Ave., Suite 100, Elmhurst, IL 630-617-5990, x1 Jbudgell@ArchitectsStudioLLC.com

Attorney: Jeffrey Friedman, Taft Law, 111 E. Wacker Dr., suite 280, Chicago, IL 60601 312-836-4113

Engineer: Northwest Engineering Constultants, P.C., 675 N. North Court, Suite 160, Palatine, IL 847-520-8410, danhavlr@gmail.com

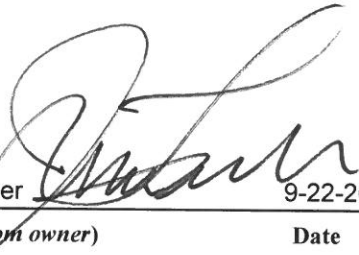
Landscape Architect: Dickson Design Studio, 224-241-8181, sdickson@discksondesignstudio.com

Planner: Architects' Studio, LLC, 257 N. West Ave., Suite 100, Elmhurst, IL 630-617-5990, x1 jbudgell@architectsstudiollc.com

Surveyor: Vanderstappen and Surveying, Inc. 1316 N. Madison Street, Woodstock, IL 60098 815-337-8310

Other: _____

Signatures

Berman-Lapetina Enterprises, LLC/Jim Lapetina, Member		9-22-2023
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.

see attached Ownership Sign-Off Acknowledgment Form	-	9-22-2023
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.

Northwest Herald

NORTHWEST HERALD

Publication Name:
Northwest Herald

Publication URL:
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Publication City and State:
Crystal Lake, IL

Publication County:
McHenry

Notice Popular Keyword Category:

Notice Keywords:
4504

Notice Authentication Number:
202404011144145543835
213731298

Notice URL:

[Back](#)

Notice Publish Date:

Saturday, March 30, 2024

Notice Content

PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE PETITION OF Berman-Lapetina Enterprises, 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 Berman-Lapetina Enterprises, LLC, for approval of a Comprehensive Land Use Plan Map Amendment, Rezoning, Preliminary Planned Unit Development and Special Use Permit, relating to 4504 E. Terra Cotta Avenue in Crystal Lake, Illinois 60014. PIN: 14-34-252-034, 14-34-252-013 and 14-34-252-014. This application is filed for the purpose of seeking a Comprehensive Land Use Plan Map Amendment from Commerce to Industry, Rezoning upon Annexation to M-L Manufacturing Limited, Preliminary Planned Unit Development and Special Use Permit to allow a self-storage facility with variations to allow for a front yard setback of 40 feet, a variation of 40 feet, a 12-foot wide landscape buffer from an industrial use to a commercial use, a variation of 18 feet, a 0-foot wide foundation landscape area around all perimeters of the building, a variation of five (5) feet, Industrial Design Standards for building mass and form, rooflines and parapets, building materials, entrance design and overall façade design, Special Use Criteria and any other variations or changes as necessary to approve the plans as presented, pursuant to Article 2, 3, Article 4, Article 5 and Article 9. 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 7:00 p.m. on Wednesday, April 17, 2024 at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present. Jeff Greenman, Chairperson Planning and Zoning Commission City of Crystal Lake (Published in Northwest Herald March 30, 2024) 2154549

[Back](#)

SELF STORAGE FACILITY

New Climate Controlled Self-Storage Facility
4504 Terra Cotta Ave. Crystal Lake, IL 60014

OWNER ARCHITECT STRUCTURAL MECHANICAL ELECTRICAL PLUMBING
ENGINEER ENGINEER ENGINEER ENGINEER ENGINEER

CENTRAL LAKE STORAGE, LLC
2121 W. HUNTER ST.
CHICAGO, IL 60622

ARCHITECTURE STUDIO, LLC
227 W. HUNTER AVENUE, SUITE 100
EAST AURORA, IL 60124
P. 630.517.2500
CONTACT: JEFF BRIDGEL
JBRIDGEL@ARCHITECTURESTUDIO.COM



PRELIM - DRAWING INDEX

- A-0 COVER SHEET
- A-1 PRELIMINARY ARCHITECTURAL SITE PLAN
- A-1.2 PRELIMINARY VEHICLE CIRCULATION PLAN
- A-2 PRELIMINARY GROUND FLOOR - UNIT MIX
- A-2.1 PRELIMINARY SECOND LEVEL - UNIT MIX
- A-3 ELEVATIONS
- A-3.1 ELEVATIONS
- A-4 PERSPECTIVES
- A-4.1 PERSPECTIVES

PROJECT DATA

SCOPE OF WORK
PROJECT CONSISTS OF BUILDING AND EXISTING 150,240 S.F. TWO STORY CLIMATE CONTROLLED SELF-STORAGE BUILDING.

USE GROUP
INDUSTRIAL/WAREHOUSE/STORAGE, GROUP S-1
THIS BUILDING WILL BE FULLY SPRINKLERED.

CONSTRUCTION TYPE
EXTERIOR WALLS: CMU

ALLOWABLE NUMBER OF STORIES ABOVE GRADE (TABLE 504.4, PAGE 107)
ALLOWED = 2 STORIES
PROPOSED = 2 STORIES

BUILDING FOOTPRINT
150,240 S.F. (200' x 750')

ZONING DATA

4504 TERRA COTTA AVE.

ZONING DISTRICT M4.

LOT SIZE	REQUIRED	18,000 SQ. FT.
PROVIDED		270,284 SQ. FT.
FAR	REQUIRED 1.0 MAX	270,284 SQ. FT.
PROVIDED		120,140 SQ. FT.
BUILDING HEIGHT	ALLOWABLE	20 FT.
PROVIDED		20 FT.
SET BACKS	FRONT	50 FT. MIN.
	SIDE YARD	12 FT. MIN. ONE SIDE 20' TOTAL
	REAR YARD	20 FT. MIN. 50 FT. ADJUTING
		RESIDENTIAL
REQUIRED PARKING		
	1/ 4,000 SQ. FT. UP TO 50,000	
	1/ 10,000 ABOVE 50,000 + 1/ BUSINESS VEHICLE	
	50,000/4,000 = 12	
	100,000/10,000 = 10	
		12
		15
		15
		15
		15

ARCHITECTURE STUDIO, LLC
 227 W. HUNTER AVENUE, SUITE 100
 EAST AURORA, IL 60124
 P. 630.517.2500
 CONTACT: JEFF BRIDGEL
 JBRIDGEL@ARCHITECTURESTUDIO.COM

FOR REVIEW

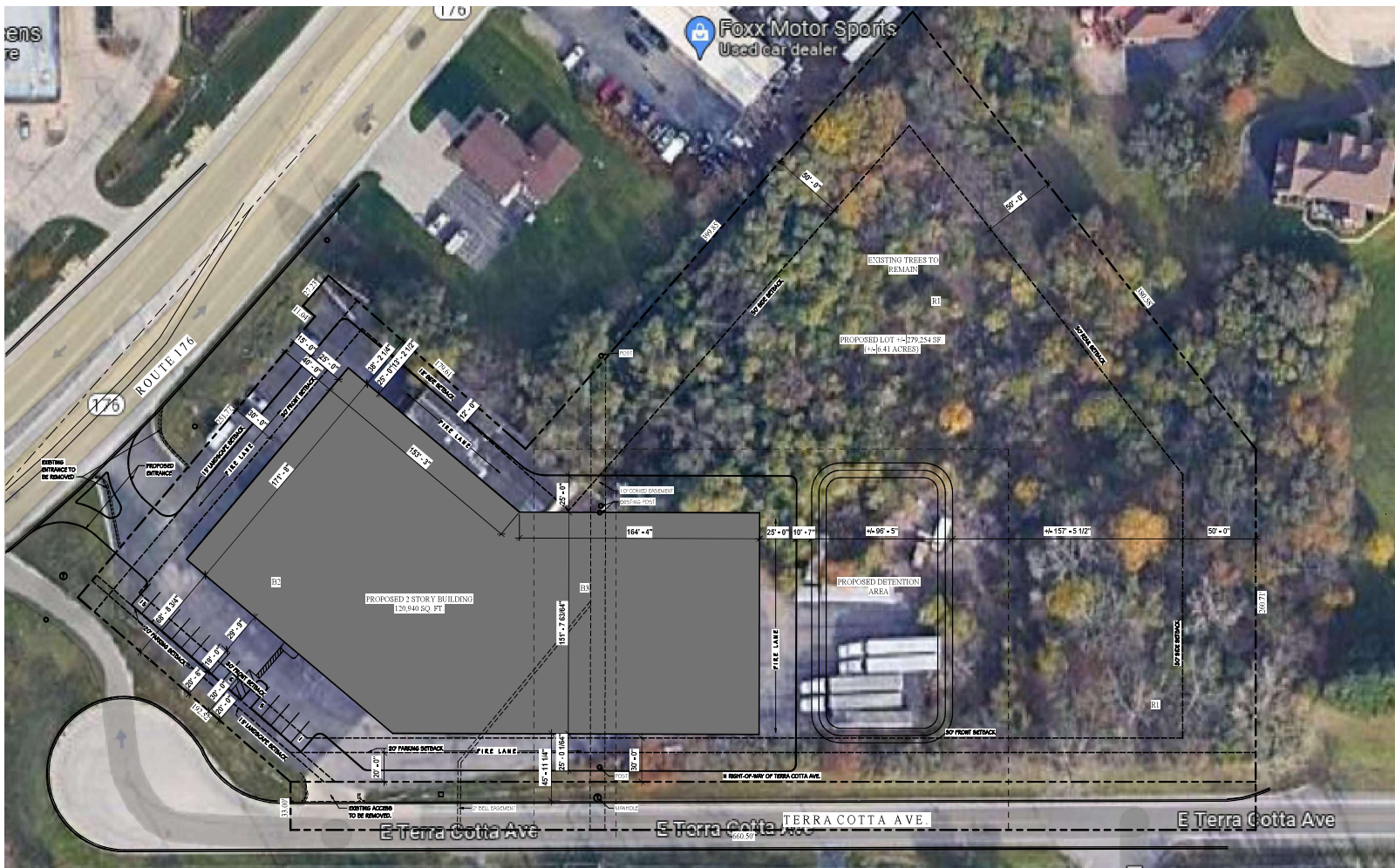
SELF STORAGE FACILITY
 4504 TERRA COTTA AVE
 CRYSTAL LAKE, IL 60014
 CLIENT: CENTRAL LAKE STORAGE

DRAWN BY: []
 CHECKED BY: []
 DATE: 03/25/24
 SCALE: AS NOTED

ISSUED FOR: REVIEW

DRAWING: A-0
 OF 18

PRELIMINARY
 NOT FOR CONSTRUCTION



PRELIMINARY ARCHITECTURAL SITE PLAN
 SCALE: 1" = 30'-0"

FOR REVIEW

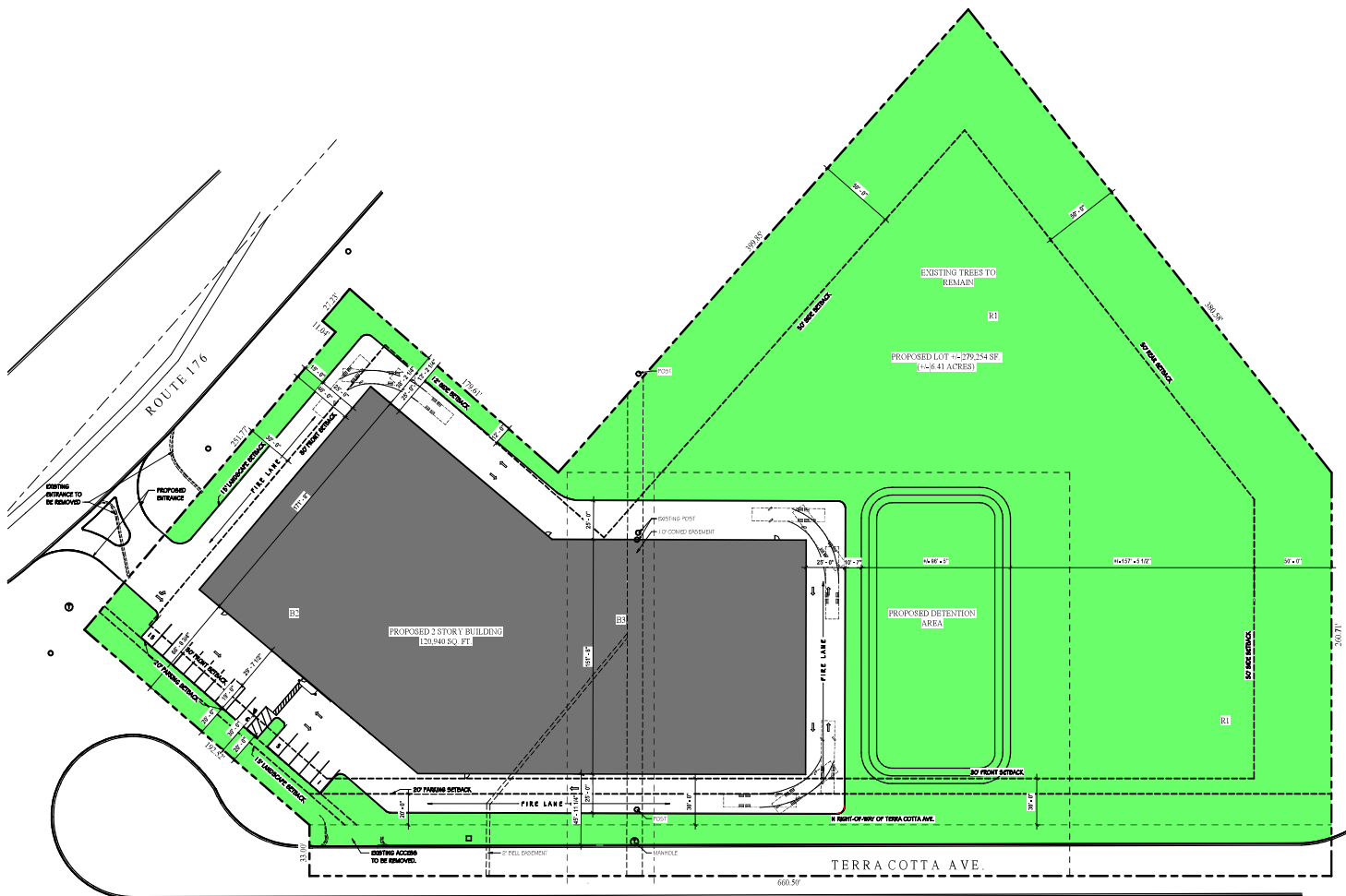
NO.	DATE	REVISION

PROJECT NAME
 CLIENT
 CRYSTAL LANE STORAGE

PRELIMINARY ARCHITECTURAL SITE PLAN
 SCALE AS NOTED
 DRAWN BY
 CHECKED BY
 IN CHARGE


DATE: 03/25/24
 ISSUED FOR:
 REVIEW
 SHEET NO.: A-1
 OF 18

PRELIMINARY
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1 PRELIMINARY VEHICLE CIRCULATION PLAN
 A-1.1 SCALE: 1" = 50'-0"





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 1000 N. WILSON ROAD, SUITE 100
 CHRYSTAL LAKE, IL 60014
 TEL: 815.434.8000
 WWW.ARCHITECTSSTUDIO.COM

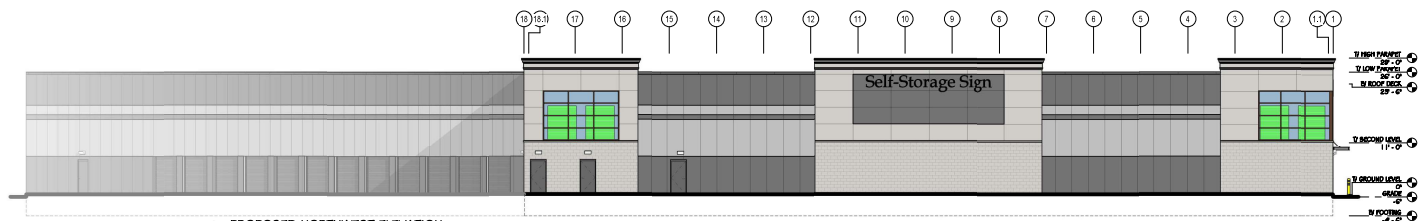
THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

FOR REVIEW

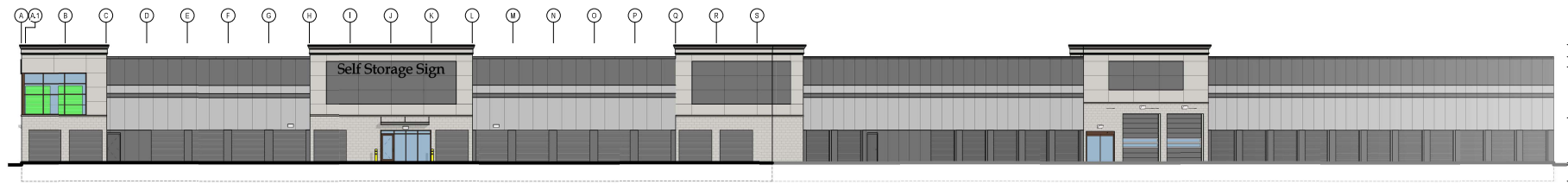
CLIENT: SELF STORAGE FACILITY
 404 TERRA COTTA AVE
 CRYSTAL LAKE, IL 60014
 DRAWN BY: [REDACTED]
 CHECKED BY: [REDACTED]
 DATE: 03/25/24
 ISSUED FOR: REVIEW
 SCALE: AS NOTED

PRELIMINARY
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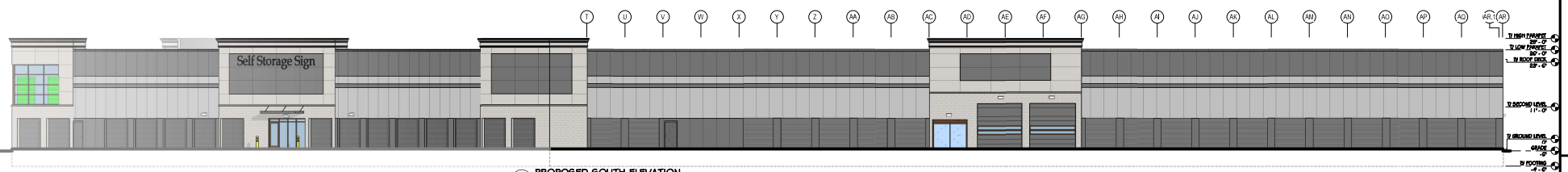
PROJECT TITLE: PRELIMINARY VEHICLE CIRCULATION PLAN
 DATE: 03/25/24
 ISSUED FOR: REVIEW
 DRAWING NO: A-1.2
 OF 18



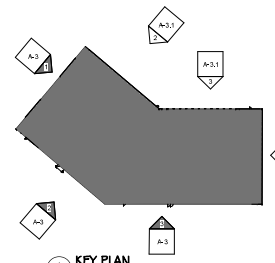
1 PROPOSED NORTHWEST ELEVATION
 A4 / SCALE: 3/8" = 1'-0"



2 PROPOSED SOUTHWEST ELEVATION
 A4 / SCALE: 3/8" = 1'-0"

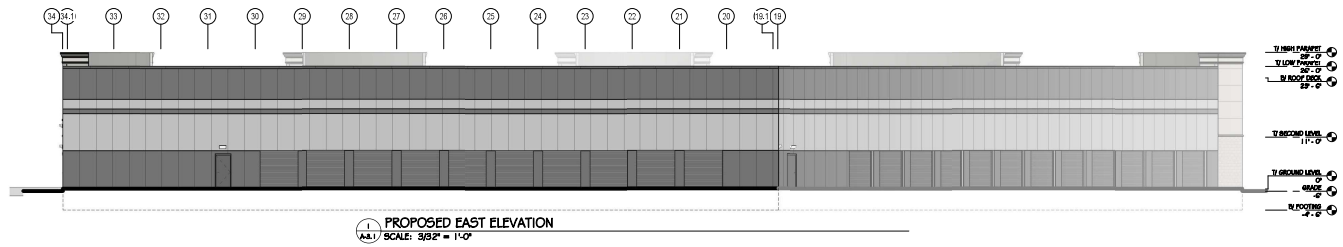


3 PROPOSED SOUTH ELEVATION
 A4 / SCALE: 3/8" = 1'-0"

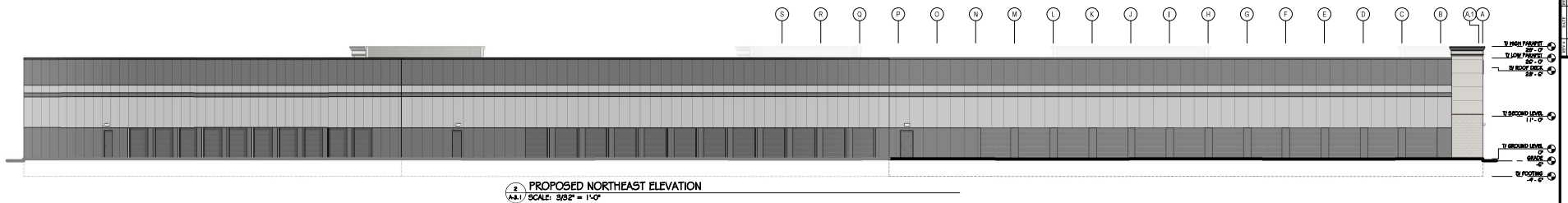


KEY PLAN
 N.T.S.

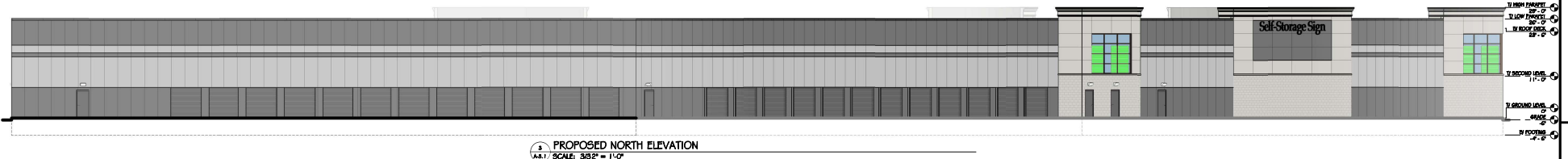
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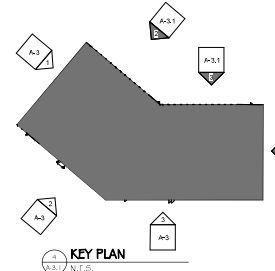
1 PROPOSED EAST ELEVATION
 (A-3.1) SCALE: 3/8" = 1'-0"



2 PROPOSED NORTHEAST ELEVATION
 (A-3.1) SCALE: 3/8" = 1'-0"



3 PROPOSED NORTH ELEVATION
 (A-3.1) SCALE: 3/8" = 1'-0"



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 1000 N. WILSON AVENUE, SUITE 100
 CHICAGO, ILLINOIS 60642
 TEL: 773.334.1111
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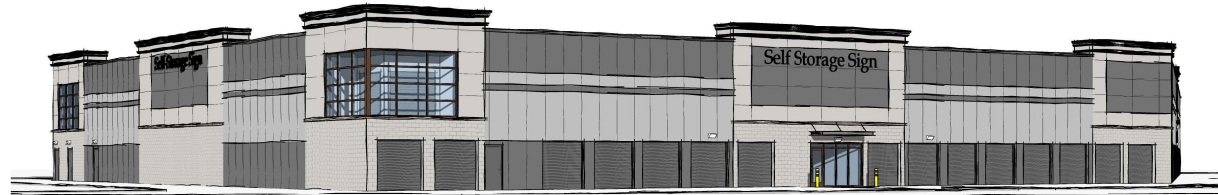
SELF STORAGE FACILITY
 404 TERRA COTTA AVE
 CRYSTAL LAKE, IL 60014

CLIENT: CRYSTAL LAKE STORAGE
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 PROJECT: [blank]

SCALE: AS NOTED

DATE: 03/25/24
 ISSUED FOR: REVIEW

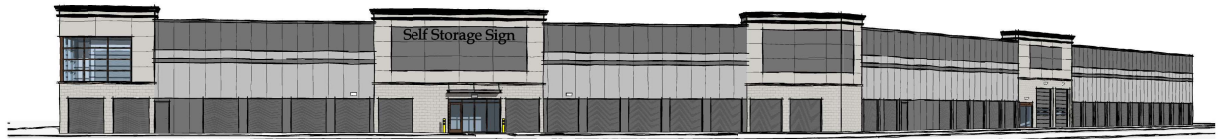
DRAWING: **A-3.1**
 OF 18



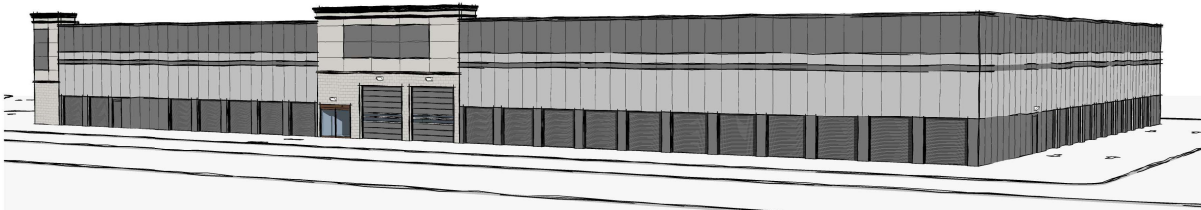
WEST VIEW



NORTHWEST VIEW



SOUTHWEST VIEW



SOUTH VIEW

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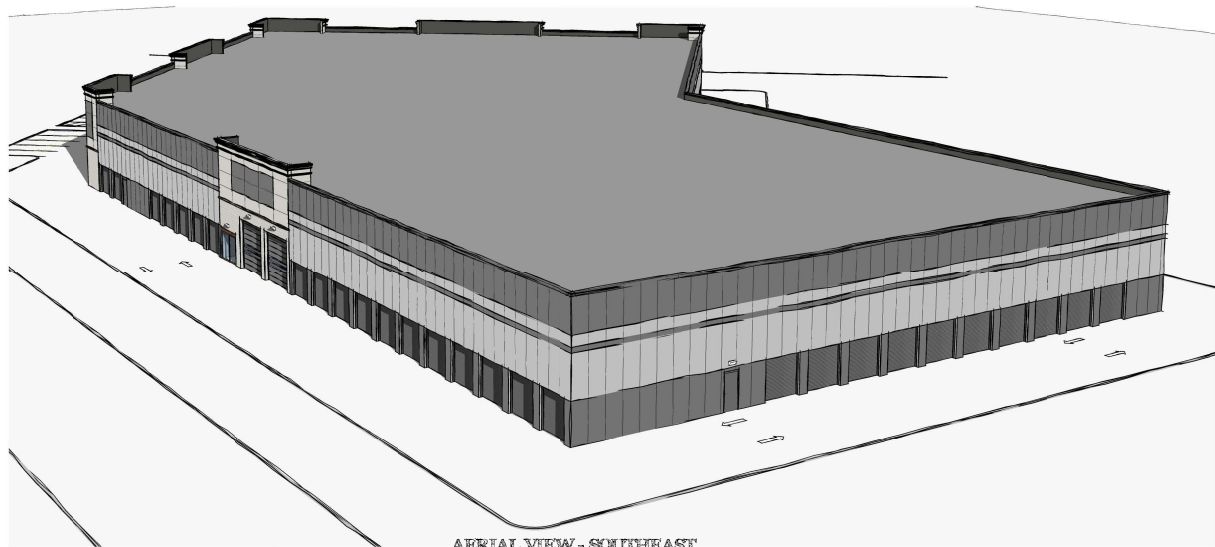
SELF STORAGE FACILITY
 404 TERRA COTTA AVE
 CRYSTAL LAKE, IL 60014
 CLIENT: CRYSTAL LAKE STORAGE

DATE: 03/25/24
 SCALE: AS NOTED

PROJECT: P124
 DRAWN BY: [Name]
 CHECKED BY: [Name]

ISSUED FOR: REVIEW

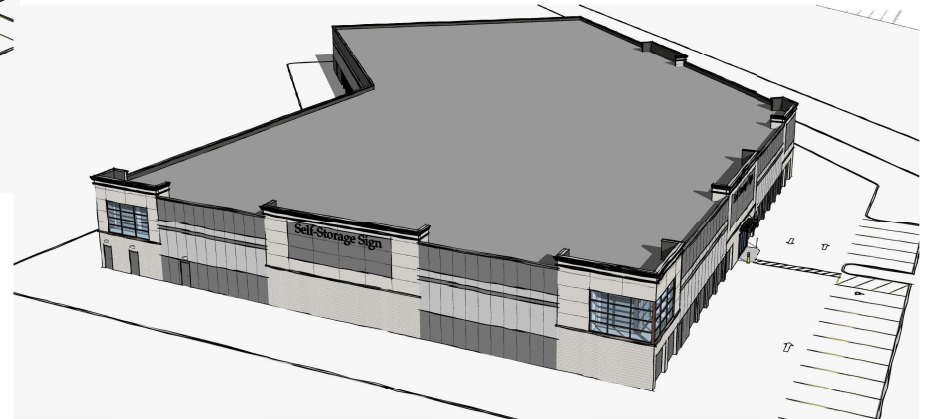
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AERIAL VIEW - SOUTHEAST



AERIAL VIEW - SOUTHWEST



AERIAL VIEW - WEST

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NO. 1	DATE	DESCRIPTION

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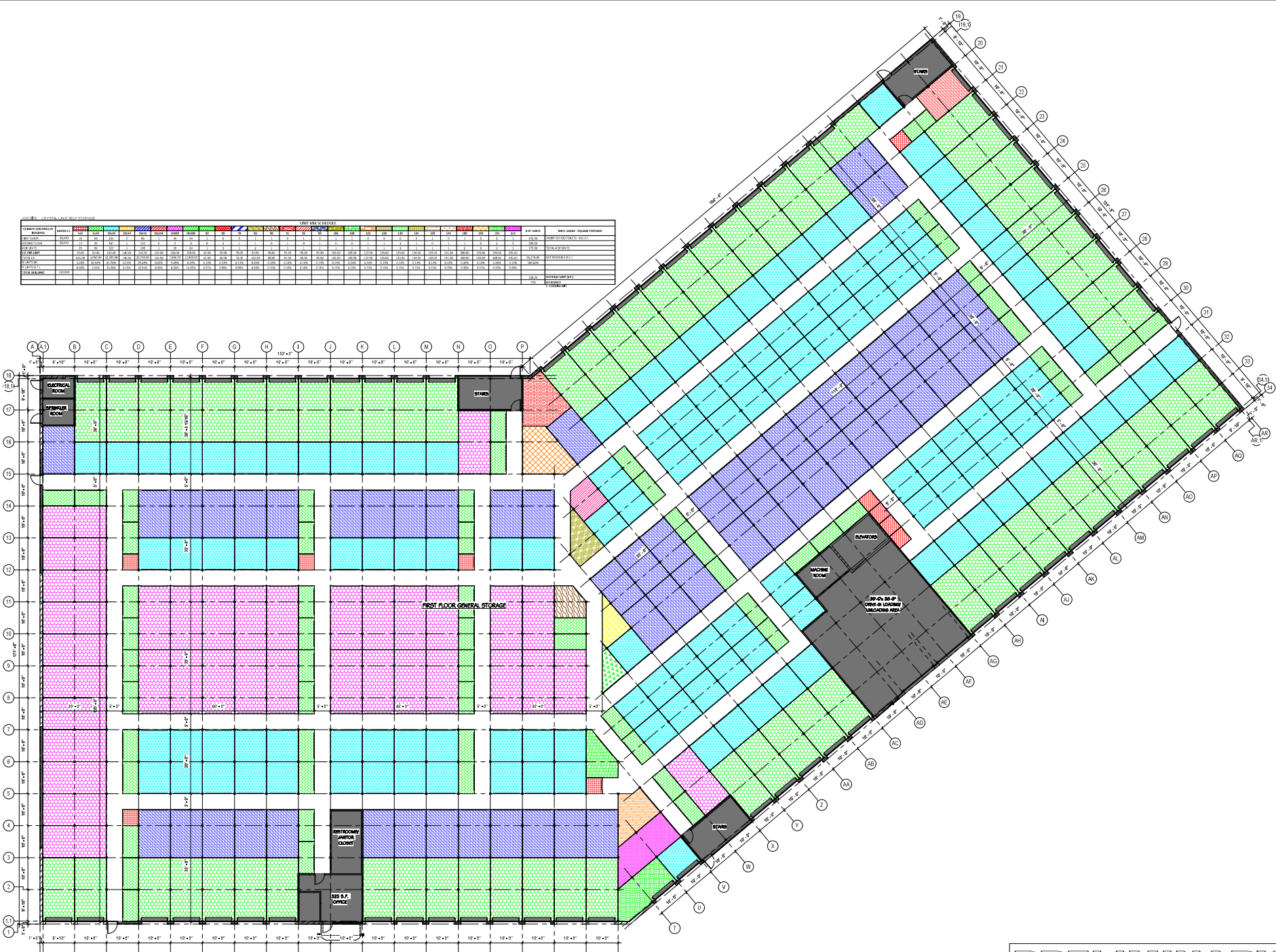
SELF STORAGE FACILITY
404 TERRA COTTA AVE
CRYSTAL LAKE, IL 60014
CLIENT: CRYSTAL LAKE STORAGE

DATE: 03/25/24
ISSUED FOR: REVIEW

SCALE: AS NOTED

DATE: 03/25/24
ISSUED FOR: REVIEW

UNIT TYPE	NO.	SQ. FT.	TOTAL SQ. FT.	% TOTAL SQ. FT.	SQ. FT. PER UNIT	NO.	SQ. FT.	TOTAL SQ. FT.	% TOTAL SQ. FT.	SQ. FT. PER UNIT
STUDIO	120	1,200	12,000	11.11%	100	120	1,200	11.11%	100	10
1 BDR	60	1,800	10,800	9.97%	180	60	1,800	9.97%	180	30
2 BDR	30	2,400	7,200	6.62%	240	30	2,400	6.62%	240	40
3 BDR	10	3,600	3,600	3.30%	360	10	3,600	3.30%	360	60
TOTAL	220	9,000	81,000	73.99%	900	220	9,000	73.99%	900	40
OFFICE	10	1,000	10,000	9.11%	1,000	10	1,000	9.11%	1,000	100
LABORATORY	5	2,500	12,500	11.48%	2,500	5	2,500	11.48%	2,500	500
CONFERENCE	5	1,000	5,000	4.54%	1,000	5	1,000	4.54%	1,000	200
MEETING	5	1,000	5,000	4.54%	1,000	5	1,000	4.54%	1,000	200
RECEPTION	5	500	2,500	2.27%	500	5	500	2.27%	500	100
TRAINING	5	1,000	5,000	4.54%	1,000	5	1,000	4.54%	1,000	200
RESTROOM	10	1,000	10,000	9.11%	1,000	10	1,000	9.11%	1,000	100
STAIR	10	1,000	10,000	9.11%	1,000	10	1,000	9.11%	1,000	100
ELEVATOR	10	1,000	10,000	9.11%	1,000	10	1,000	9.11%	1,000	100
MECHANICAL	10	1,000	10,000	9.11%	1,000	10	1,000	9.11%	1,000	100
ELECTRICAL	10	1,000	10,000	9.11%	1,000	10	1,000	9.11%	1,000	100
UTILITY	10	1,000	10,000	9.11%	1,000	10	1,000	9.11%	1,000	100
TOTAL	80	8,000	80,000	72.80%	8,000	80	8,000	72.80%	8,000	100



PRELIMINARY GROUND LEVEL FLOOR PLAN - UNIT MIX
SCALE: 3/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

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PROFESSIONAL SEAL

FOR REVIEW

SELF STORAGE FACILITY
404 TERRA COTTA AVE
CRYSTAL LAKE, IL 60014

PRELIMINARY GROUND FLOOR - UNIT MIX

DATE: 03/25/24
ISSUED FOR:
REVIEW

PROJECT NO.:
SCALE: AS NOTED

A-2

UNIT TYPE	UNIT TYPE WEIGHTS												G.W. UNITS	MAX. AREA - SQUARE FOOTAGE																																																																																																																																																																																									
	1	2	3	4	5	6	7	8	9	10	11	12																																																																																																																																																																																											
STUDIO	10	15	20	25	30	35	40	45	50	55	60	65	70	75	80	85	90	95	100	105	110	115	120	125	130	135	140	145	150	155	160	165	170	175	180	185	190	195	200	205	210	215	220	225	230	235	240	245	250	255	260	265	270	275	280	285	290	295	300	305	310	315	320	325	330	335	340	345	350	355	360	365	370	375	380	385	390	395	400	405	410	415	420	425	430	435	440	445	450	455	460	465	470	475	480	485	490	495	500	505	510	515	520	525	530	535	540	545	550	555	560	565	570	575	580	585	590	595	600	605	610	615	620	625	630	635	640	645	650	655	660	665	670	675	680	685	690	695	700	705	710	715	720	725	730	735	740	745	750	755	760	765	770	775	780	785	790	795	800	805	810	815	820	825	830	835	840	845	850	855	860	865	870	875	880	885	890	895	900	905	910	915	920	925	930	935	940	945	950	955	960	965	970	975	980	985	990	995	1000



PRELIMINARY SECOND LEVEL FLOOR PLAN - UNIT MIX
SCALE: 3/8" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

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ARCHITECTS

1000 N. LAKE STREET
CHICAGO, IL 60610
TEL: 312.467.1234
WWW.ARCHITECTSSTUDIO.COM

PROJECT: SELF STORAGE FACILITY
404 TERRA COTTA AVE
CRYSTAL LAKE, IL 60014

DATE: 03/25/24
ISSUED FOR: REVIEW

SCALE: AS NOTED

PROJECT NO: 24-001

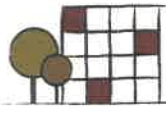
REVISIONS:

NO.	DATE	DESCRIPTION

FOR REVIEW

DRAWN BY: []
CHECKED BY: []
DATE: []

PROJECT NO: 24-001



March 13, 2024

Katie Rivard, AICP
Assistant City Planner
Community Development
City of Crystal Lake
100 W. Woodstock Street
Crystal Lake, IL 60014

**RE: 4504 E. Terra Cotta Ave.
Proposed Climate Controlled Self-Storage
Rebuttal to Standards Marked "Does Not Meet"**

Katie,

Please see below our rebuttal comments to the standards which were marked "Does Not Meet" in the city report.

Criteria for Rezoning:

- (d) The relative gain to the public as opposed to the hardship imposed on a petitioning property owner.
Marked – Does Not Meet
The gain to the public is getting rid of an obvious eye sore, vacant, run down property that has a semi-truck driving school being run out of the parking lot and gaining a new, code compliant quiet facility that will pay increased real estate taxes.
- (e) The suitability of the subject property for its zoned purposes.
Marked – Does Not Meet
This property is ill-suited for the purpose that it is zoned. The property has over twenty feet of elevational change from one end to the other and more than half the site is covered with existing trees that neighbors and elected officials want to remain. The proposed development preserves most of the existing trees with a quiet, low traffic use.
- (F) The length of time the property has been vacant as zoned, considered in the context of the land development in the area.
Marked – Does Not Meet
This property has been essentially vacant, with the exception of a semi-truck driving school which is run out of the parking lot, for a dozen or more years. This site has not gained interest due to the poor access and visibility as well because of the very irregular site shape, tremendous topographic slope across the site and the mature trees and vegetation across the

An Illinois Licensed Professional Design Firm #184.002314

site which many would like to retain in a new development. In order to maintain, almost half of the site (over three acres) would be undeveloped.

- (H) The evidence or lack of evidence, of community need for this use proposed.

Marked – Does Not Meet

The developer has consultants that review every project to access the community need in order to be sure of success. The developer has been building climate controlled self-storage facilities for over twenty years successfully. Developers research indicates a need for climate controlled self-storage.

Preliminary Planned Unit Development:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public's convenience and general welfare.

Marked – Does Not Meet

The developer has consultants that review every project to access the need to be sure of success. The developer has been building climate controlled self-storage facilities for over twenty years successfully. Developers research indicates a need for this type of storage.

6. The use will not negatively impact the environment or be unsightly.

Marked – Does Not Meet

This facility is a benign, quiet use that will not create any noise, smells or traffic and operates on Normal business hours. The existing site is extremely unsightly and full of garbage, beer bottles and debris and is used as a late-night hangout for teenagers. Currently, this site is an attractive nuisance which includes a semi-truck driving school which is run out of the parking lot and includes semi-truck engines running and trucks maneuvering around the parking lot. The proposed development will be a vast improvement over existing condition.

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.

Marked – Does Not Meet

This development as proposed is designed specifically to preserve the maximum amount of existing vegetation and will add significantly more new landscaping to the site based on the landscaping ordinance. Almost half of the site is being left in its current vegetative state which is full of existing trees and vegetation. Additionally, the ROW along Terra Cotta and route 176 is being supplanted with additional new landscaping to act as a visual buffer.

10. The use will conform to the regulations established for specific special uses, where applicable.

Marked – Does Not Meet

PUD's meeting the standards in section 4-500 C Development Standards and 4-500 D Additional standards for Planned Unit Developments Industrial PUDs:

1. Implements the vision and land use policies of the Comprehensive Plan.

Marked – Does Not Meet

This project brings new development to an underutilized, blighted site and brings a needed Service to the businesses and residence of the community as well as increases the real estate tax base.

2. PUDs must provide transitional uses to blend with adjacent development.

Marked – Does Not Meet

This development provides a 340-foot setback from the east property line (residential). Additionally, this development provides 170 feet of existing dense wooded buffer between the proposed detention area and the east property line (residential). This development provides a fire lane along the north property line adjacent to commercially zoned property. There is a wooded highly sloped area between the fire lane and the property line adjacent to the commercial lots. Lastly there is a large triangular section of the site (+/- 2 acres) which the developer has left existing dense forest to act as a buffer between the homes to the northeast and the commercial properties to the north as well as existing stands of trees along the southern property line which act as a buffer to the properties to the south across the Terra Cotta ROW.

5. The density and intensity of a PUD shall be in accordance with the Comprehensive plan.

Marked – Does Not Meet

6. All dimensional standards shall be listed within the PUD plan if they do not meet the Ordinance minimum standards.

Marked – Does Not Meet

Special Use Permit:

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.

Marked – Does Not Meet

The developer has consultants that review every project to assess the public need to be sure of success. The developer has been building climate controlled self-storage facilities for over twenty years successfully. Developers research indicates a need for this type of storage.

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

Marked – Does Not Meet

On this very irregular, heavily wooded and heavily sloping site where 50% of the site is covered in vegetation, the developer is asking for 5 relatively minor variances (Front yard setback, landscape buffer, Foundation landscaping, Design standards and site orientation with access doors), developer will be complying with almost all yard regulations and all bulk, parking, loading, sign, watershed, wetlands, flood plain, building, and, fire codes & regulations.

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

Marked – Does Not Meet

This project, if approved, will not create air, noise or water pollution or ground contamination or Unsightly views. The proposed use is a quiet, secure facility that operates with normal Business hours. Additionally, this facility will be well lit and secured via video security cameras after hours. Additionally, there will be over 170 feet of dense wooded visual screening between the detention area and the east property line. And the proposed building is set back 340 feet from the east property line (residential).

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 complimentary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.

Marked – Does Not Meet (Does not meet the Architecture requirements)

This development as proposed is designed specifically to preserve the maximum amount of existing vegetation and will add significantly more new landscaping to the site based on the landscaping ordinance. Almost half of the site is being left in its current vegetative state which is full of existing trees and vegetation. Additionally, the ROW along Terra Cotta and route 176 is being supplanted with additional new landscaping to act as a visual buffer.

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

Marked – Does Not Meet

Self-storage and mini-warehouse uses must comply with the following standards:

2. Site layout: Buildings shall be situated such that the doorways or access points face away from the yard abutting street right of way.

Marked – Does Not Meet

The nature of this business requires exterior access doors. These doors are 8' tall and are heavily screened by the new and existing perimeter landscaping along the right-of-ways. Additionally, the severe slope of the site along Terra Cotta reduces the visibility of the exterior doors.

3. Landscaping: Landscaping shall be provided within a minimum of five-foot wide landscape beds along the foundations of the ends of the storage buildings in accordance with the provisions of Section 4-400 Landscaping and screening standards.

Marked – Does Not Meet

While site conditions (severe site slope and efforts to save existing vegetation) prevent the petitioner from meeting this standard directly please note the following:

- **The perimeter of the site along route 176 and Terra Cotta ROW's especially along Terra Cotta contain significant existing vegetation that will remain, and these ROW's will be augmented with new substantial landscaping per the landscaping ordinance.**
- **Of this 6.4-acre site the developer has designed the development to preserve over 50% of the site as either existing or new landscaped area. Additionally, the developer has designed the development so that there remains approximately 170 feet of dense wooded visual screening between the detention area of the development and the residential homes to the east. Lastly, there is 340-foot setback from the rear façade of the proposed development to the east property line (residential).**

Sincerely,

Architects' Studio, LLC

Jeffrey Budgell

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