



#2010-64
District 47 Support Services Facility
Project Review for Planning and Zoning Commission

Meeting Date:	October 30, 2010
Zoning Requests:	Conceptual Plan Review for District 47 Support Service facility.
Location:	115 Erick Street
Acreage:	9.8 acres
Existing Zoning:	(M-L) Manufacturing Limited
Surrounding Properties:	North (M-L) Incubator manufacturing South (M-L) Incubator manufacturing East (R-1) Park site, residential West (M) Manufacturing
Staff Contact:	Michelle Rentzsch (815-356-3615)

Background:

The property in question is the former Power Conversion Products/Eltek Industries manufacturing facility located at 115 Erick Street. The District is proposing to use this facility to consolidate the District's support services functions. This consolidation would include the District administrative offices, warehouse, print shop, storage facilities and school bus maintenance and dispatch. Currently, these services are situated in four different locations through the school district. The consolidation of these services would allow the District to incur favorable financial savings and increase efficiencies within its support service functions.

Project Info:

Per the UDO, a Special Use Permit would be required for the proposed use. The District is requesting a conceptual review to understand any concerns and comments with the intent to fully address these with their SUP submittals.

As stated above, a multi-functional facility is being proposed for this property. The majority of the operations would be conducted within the facility. The relocation of 50 school buses and maintenance vehicles to this site, as well as, the anticipated parking needs of bus transportation, maintenance and central office staff would require the expansion of the parking/storage area towards the east and/or the possible relocation of the detention area located at the northwest corner of the property.

Parking/Storage Area Operational Information:

*Bus drivers arrive at 5:15 a.m. M-F and start the buses by 5:30 am

*Buses are returned and parked by 4:45 p.m. except for...

~After school activity buses can run into the evening returning up to 1:00 am which is the exception

~20-30 buses are out every Saturday

*Maintenance and warehouse operations are typically between M-F from 5:30 am to 4:00 pm with an occasional rare Saturday.

*Central Office runs typically M-F from 7:00 am to 6pm and is locked by 11:00 pm

In summary, the building would be opened at 5:15 am with most of the operations ending by 6 pm with a few residual buses returning to park as late as 1am.

*The buses would be run all night when we dip below minus 12 degrees. At minus 12 to about 5 degrees above zero, we start the buses every 4 hours throughout the night letting them run for about 20 minutes each time.

*Contractually when the temperature dips to 10 degrees, all the buses must be started prior to the drivers arriving in the morning. The mechanics begin starting them at 3:30am.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The City's 2001 Comprehensive Plan designates the subject property Industry, which is defined as: "represents existing manufacturing areas and indicates areas for future industrial uses." The petitioner would be requesting an amendment to reflect the public use of the proposed plan.

Staff Comments:

Engineering Division

1. Due to noise, light and odor considerations, bus storage at the east end of the property adjacent to the residential neighborhood should not be permitted.
2. Bus storage on the west end of the property would have less impact on residents.
3. If the existing detention pond on the west end of the property needed to be eliminated, revised storm water and detention calculations would need to be provided. Per a November 18, 1996 memo from Baxter and Woodman to Clyde Wakefield the City Engineer, with construction of the Erick Street Storm Sewer the release rate from the Power Conversion property can be increased to 0.15 cfs per acre. The east detention pond may be able to be expanded to accept additional storage.

Building Division

1. The Building Division has no jurisdiction over the construction and alterations to the building. Staff is available to assist in the plan review process.
2. Since the parking lot is being expanded the existing parking lot must comply with the Illinois Accessibility Code.

3. In the past, the fence to the east has been a maintenance problem that has generated many calls from the adjacent neighbors. The fence and future illumination of the bus storage area may become an enforcement issue if not properly addressed during the planning process.

Public Works

1. Based on past meetings, it is anticipated that a refueling facility will be included in the bus storage area. This is outside of the 5 and 10 year recharge areas for the wells located at WTP 4. Modern UST/AST facilities and diligent monitoring and spill prevention is recommended since any spills would drain to within the recharge area.
2. Water and Sewer facilities exist to the site and are likely adequate for this use.

Police Department

No comments.

Fire Rescue Department

Pending.

Action:

Based on the conceptual plans and information provided, the petitioner is seeking initial comments on the overall concept of their proposed facility.

City of Crystal Lake Development Application

Office Use Only File # _____

Project Title: Crystal Lake District 47 Support Services Facility

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 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: David Schuh
Address: 300 Commerce Drive
Crystal Lake, IL 60014
Phone: 815-788-5061
Fax: 815-459-0263
E-mail: dsschuh@d47.org

Owner Information (if different)

Name: Crystal Lake Dist. 47 Board of Education
Address: 300 Commerce Drive
Crystal Lake, IL 60014
Phone: 815-788-5000
Fax: 815-459-0263
E-mail: _____

Property Information

Project Description: _____

The District is proposing to use this facility to consolidate the District's support services functions. This consolidation would include the District administrative offices, warehouse, print shop, storage facilities and school bus maintenance and dispatch. Currently, these services span four different locations throughout the District. The consolidation of these services would allow the district to incur significant favorable financial savings and efficiency within it support services functions.

Project Address/Location: 115 Erick Street

PIN Number(s): 14-33-451-017 and 14-33-451-018

Development Team

Please include address, phone, fax and e-mail

Developer: Not assigned at this time.

Architect: Not assigned at this time.

Attorney: Not assigned at this time.

Engineer: Not assigned at this time.


Landscape Architect: Not assigned at this time.

Planner: Not assigned at this time.


Surveyor: Not assigned at this time.

Other: _____

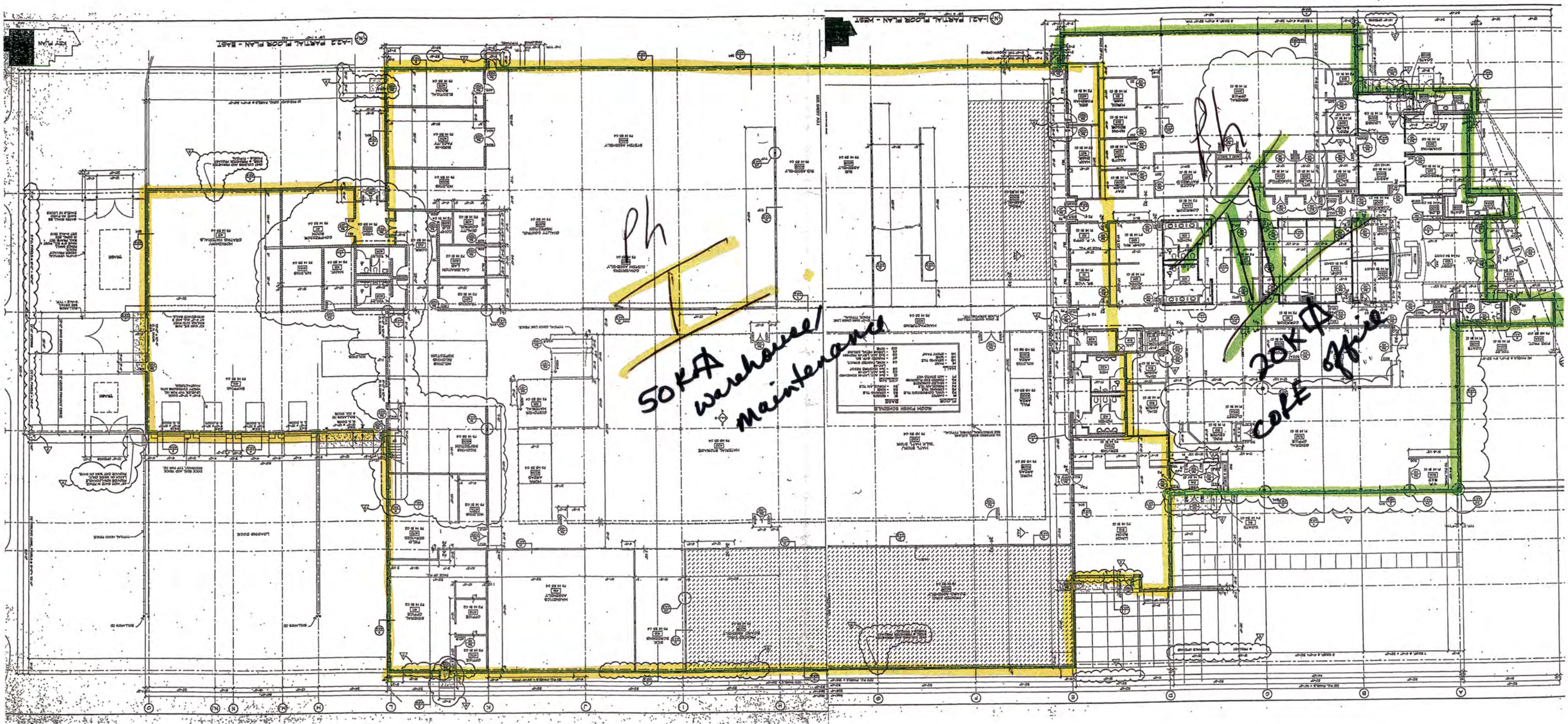
Signatures

David Schuh (Director of Operations)		10/13/10
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.

David Schuh (on behalf of District 47 B.O.E.)		10/13/10
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.



L-22 PARTIAL FLOOR PLAN - EAST

L-21 PARTIAL FLOOR PLAN - WEST

Ph
SOKA
warehouse
maintenance

20K sq ft
COFF office

ROOM	NO.	AREA
RECEPTION	101	100
OFFICE	102	100
STORAGE	103	100
MEETING ROOM	104	100
RESTROOM	105	100
STAIR	106	100
ELEVATOR	107	100
MECHANICAL	108	100
UTILITY	109	100
LABORATORY	110	100
CONFERENCE	111	100
TRAINING	112	100
WORKSHOP	113	100
REPAIR	114	100
MAINTENANCE	115	100
WAREHOUSE	116	100
LOADING DOCK	117	100
TRUCK	118	100
TRUCK	119	100
TRUCK	120	100
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