



#2014-13

**Teckler Boulevard Self Storage – Preliminary PUD
Project Review for Planning and Zoning Commission**

Meeting Date: March 19, 2014 and April 2, 2014

Requests:

1. Special Use Permit to allow a Preliminary PUD for multiple buildings on a zoning lot, for mini-warehousing/self-storage and for outside storage.
2. Variation from Section 3-200B Density and Dimensional Standards to allow 75% impervious surface from the permitted 70%, a variation of 5%.
3. Variation from Section 3-200B Density and Dimensional Standards to allow a 10-foot rear yard setback from the required 20-foot setback, a variation of 10 feet.
4. Variation from Section A-400C Access Management Manual to allow the driveways off Official Road and Eastgate Alley to be closer than 60 feet from the edge of the intersecting right-of-way.
5. Variation from Section A-400F Access Management Manual to allow driveways wider than 36 feet.

Location: Southeast corner of Teckler Boulevard and Official Road

Acreage: Approximately 4.87 acres

Existing Zoning: M Manufacturing

Surrounding Properties:

North:	M-PUD Manufacturing
South:	M Manufacturing
East:	(Across Main Street) B-2 Highway Commercial
West:	M Manufacturing

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- This petitioner has purchased 4.87 acres of property which is primarily along Official Road with two lots fronting on Factory Road. The property was the former Black Dot Graphics buildings.
- The project is mini-warehousing/self-storage and would be comprised of 6 new warehouse buildings, an existing warehouse building and an open lot for outside storage of vehicles.

- The project would be constructed in 2 phases. Phase 1 is 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. Phase 2 is the 22,440 SF Mixed Storage building, 4,950 SF drive-up storage building and outdoor storage lot.

Development Analysis:

Land Use/Zoning

- The site is currently zoned M 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

- There are 7 buildings and 1 outdoor lot.
- The main driveway is off Official Road into the front office and parking area. There are also three drives off Official Road and one on Eastgate Alley.
- There are two drive-in bays to the climate controlled building allowing customers to pull in and unload with protection from the elements. The first is through the main parking area and the second is off Official Road, which also includes a truck loading dock for U-Haul type vehicles.
- The petitioner is requesting a variation to locate the driveway on Official Road only 40 feet from the Teckler Boulevard intersection. The petitioner is also requesting a variation to locate the driveway off Eastgate Alley only 35 feet from the intersection of Official Road. The requirement is 60 feet from an intersection.
- Fire would access the site through the two main drives off Official Road.

Building Elevations

- The buildings are primarily metal mini-warehousing storage buildings.
- The main climate controlled building will have a decorative store-front with EIFS panels, decorative lighting and metal canopy.
- The East Elevation is along Eastgate Alley and adjacent to the Prairie Trail and Main Street. Additional architectural details or landscape materials shall be added here to enhance this elevation.

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 project requires 11 spaces and 12 spaces have been provided.

Landscape

- The petitioner has submitted a preliminary landscape plan. It illustrates parkway trees along Official Road spaced between every 50 feet and every 80 feet.

- Foundation base landscape is shown around the front of the building as well as some parking lot screening along Teckler Boulevard.
- A final detailed landscape plan will be required with the Final PUD submittal.

Findings of fact:

PRELIMINARY PUD/SPECIAL USE PERMIT

The petitioner is requesting approval of a Preliminary 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. 1 Additional standards for Planned Unit Developments Residential 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*

Outdoor Sales, Service, Storage or Display shall comply with the following standards. The petitioner is proposing outdoor storage for vehicles associated with the self-storage concept.

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*

ZONING ORDINANCE VARIATIONS

The petitioner is requesting several variations; the first is to allow 75% impervious surface coverage, the second is to allow a 10-foot rear yard setback, the third is to allow the driveways off Official Road and Eastgate Alley to be closer than 60 feet from the edge of the intersecting right-of-way and the fourth is to allow driveways wider than 36 feet.

The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards

When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

- a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

Meets *Does not meet*

- b. Also, that the variation, if granted, will not alter the essential character of the locality.

Meets *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

- a. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;

Meets *Does not meet*

- b. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;

Meets *Does not meet*

- c. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

Meets *Does not meet*

- d. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.

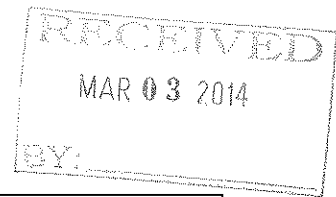
Meets *Does not meet*

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

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. ALTA Survey (Webster, McGrath & Aglberg Ltd., dted 4/18/13, received 30/03/14)
 - C. Engineering Plan Set (J. Condon & Associates, Inc., dated 03/03/14, received 03/03/14)
 - D. Preliminary Engineering Report (J. Condon & Associates, Inc., dated 03/03/14, received 03/03/14)
 - E. Architectural Plan Set (Reitan Architects, LLC, dated 03/03/14, received 03/03/14)
 - F. Landscape Plan (UplandDesign Ltd. dated 03/05/14, received 03/14/14)
2. Site and Landscape Plan
 - A. If this property requires any tree removal, the petitioner shall provide a tree inventory, protection plan and removal calculations which meet Article 4-300 of the UDO.
 - B. Addition building foundation landscaping is required to meet the UDO standards.
 - C. Work with staff on the final landscape plan, additional landscape materials may be added to the detention areas, to the front parking area, around the free-standing sign and along Eastgate Alley.
 - D. Relocate fire hydrant from entrance driveway.
3. Elevations
 - A. Thought should be given how to soften and enhance the Eastgate Alley elevation (East Elevation) as this is adjacent to the Prairie Trail and Main Street.
 - B. A sample color and material board shall be presented with the Final PUD application for all exterior materials on all buildings.
 - C. A 2 or 3 foot high CMU or Brick base should be added along all exterior elevations, except where there are overhead doors.
4. 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.



CITY OF CRYSTAL LAKE DEVELOPMENT APPLICATION

Please type or print legibly

OFFICE USE ONLY
CASE # 2014 13

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
 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: This will be 88,233 gross sf Class A self-storage facility on 4.87 acres featuring drive-in loading bays so that customers can load and unload protected from the elements. Phase I – 40,000 sf climate controlled storage building, retrofit of 5,880 sf existing warehouse building, and 14,950 sf of drive-up self-storage. Phase II – 0.69 acres parking, 4,950 drive-up storage, and 22,440 sf mixed drive-up and interior corridor climate controlled storage. The plan requires a special use permit for a PUD with the following variances: to reduce the distance between the entrance of to the property on Official Rd and the intersection from 60 feet to 40 feet; to reduce the rear yard set back from 20 feet to 10 feet; an increase in the impervious surface coverage from the allowed 70 percent to allow 75%; decrease the front yard setback from 30 feet to 29.9 feet; finally to allow see through 8 foot security fencing along a roadway for the vehicle storage areas and any other variations to allow the project as presented.

Project Address/Location: intersection of Official Road and Teckler Blvd.

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: Joseph Gottemoller of Madsen, Sugden & Gottemoller, (815)459-5152, (FAX 815-459-0290)

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

Other: _____

Signatures:

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

Brennon Fitzpatrick 3/3/14
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.

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION
OF TECKLER BLVD DEVELOPMENT
SITE, LLC PETITIONER AND OWNER
FOR THE APPROVAL A SPECIAL
USE PERMIT WITH BULK VARI-
ATIONS TO ALLOW A CLIMATE CON-
TROLLED STORAGE FACILITY IN AN
M MANUFACTURING DISTRICT UN-
DER THE ORDINANCES OF CRYST-
AL LAKE

2014-13

LEGAL NOTICE

Notice is hereby given in compli-
ance 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 of the City
of Crystal Lake upon the applica-
tion of Teckler Blvd Development,
LLC Petitioner and Owner, for the
property commonly known as the
Southeast corner of Teckler and Of-
ficial Road, Crystal Lake, Illinois.
The land contains the former site of
Black Dot Graphics and includes
buildings and parking spaces in its
current condition. The Petitioner is
seeking to create a two phase com-
mercial storage operation. The first
phase will see the construction of a
new 40,000 square foot climate
controlled storage building, the
refitting of a 5,880 square foot
existing warehouse building and
the fencing in of parking lots to al-
low for 15,125 feet of drive up
storage. The second phase would
see the addition of a 20,790
square foot interior climate con-
trolled storage facility and an addi-
tional 20,790 feet of drive up stor-
age.

The Property Index numbers are
19 08 228 001, 19 08 228 002,
19 08 228 003, 19 08 228 004,
19 08 228 005, 19 08 228 006,
19 08 228 007, 19 08 228 008,
19 08 228 012, 19 08 228 013

The petitioner is requesting the
special use permit for commercial
storage under the Unified Develop-
ment Ordinance and the following
variances: to reduce the distance
between the entrance of to the
property on Official Rd and the in-
tersection from 60 feet to 40 feet a
variation of 20 feet; to reduce the
rear yard setback from 20 feet to
10 feet a variation of 10 feet; an
increase in the impervious surface
coverage from the allowed 70% to
allow 75% (this is 10% less than
the existing 85% surface coverage
existing on the site); finally to al-
low see through fencing of the
parking areas instead of the re-
quired solid screen. This request
includes any additional variations
or permits necessary to allow the
creation of the storage facility as
submitted.

A public hearing before the
Planning and Zoning Commission
regarding this request will be held
at 7:30 p.m. on April 2, 2014 at
the Crystal Lake City Hall, 100
West Woodstock Street, Crystal
Lake at which time and place any
person determining to be heard
may be present.

Thomas Hayden, Chair
Planning and Zoning Commission,
City of Crystal Lake

Prepared By
Joseph Gottmoller
MADSEN, SUGDEN &
GOTTEMOLLER
1 N. Virginia Street
Crystal Lake, Illinois, 60014
815 459 5152

(Published in the Northwest Herald
March 14, 2014. #A2876)



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
SPECIAL MEETING
TUESDAY, MARCH 25, 2014
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Chairman Hayden at 7:30 p.m. On roll call, members Batastini, Esposito, Goss, Greenman, Jouron, Skluzacek, and Hayden were present. Mr. Gavle was absent.

James Richter II, Planning and Economic Development Manager, and Latika Bhide, Planner, were present from Staff.

Mr. Hayden asked those in attendance to rise to say the Pledge of Allegiance. He led those in attendance in the Pledge.

Mr. Hayden stated that this meeting was being televised now as well as recorded for future playback on the City's cable station.

2014-13 TECKLER BOULEVARD SELF STORAGE – PUBLIC MEETING

A motion is requested to set a public hearing date of April 2, 2014.

Preliminary PUD, Special Use Permit, and Zoning Variations for a self-storage facility.

Mr. Hayden stated the petitioner is present to request the setting of the public hearing for the next PZC meeting on April 2, 2014.

Joe Gottemoller, attorney, was present to represent the petition. The property is at the corner of Teckler and Official and runs all the way east to Eastgate Alley. He asked if there were any questions, concerns or additional information that the Commissioners wanted for the next meeting which is the public hearing.

There was no one in the public who wished to comment on this petition. The public portion was closed at this time.

Mr. Goss asked if the buildings would front on other streets besides Official. Mr. Gottemoller said yes.

Mr. Batastini asked for a color rendering and more detail of a typical building. Mr. Gottemoller said he would see what he could do. Mr. Batastini said just a little more detail would be helpful. He asked if there would be landscaping. Mr. Gottemoller said yes there is a landscaping plan.

Mr. Greenman asked if the petitioner could be prepared to walk through the variations at the next meeting.

Mr. Goss asked for dimensions of the drive aisles. It seems that some of them don't line up.

Mr. Skluzacek asked if the petitioner had any concerns with the conditions listed in the staff report. Mr. Gottemoller said he doesn't recall any that stand out as major concerns. He said they will review the conditions at the next meeting when the petitioner is here. Mr. Gottemoller said the petitioner is in Tennessee but will attend next week's meeting.

Mr. Batastini moved to set the public hearing for 2014-13 Teckler Boulevard Self Storage to the April 2, 2014 PZC meeting. Mr. Esposito seconded the motion. On roll call, all members voted aye. Motion passed.

CRYSTAL LAKE SELF STORAGE

CRYSTAL LAKE, ILLINOIS

PRELIMINARY PUD

**J. Condon &
Associates,
Inc.**

5415 BUSINESS PARKWAY
RIVERSIDE, ILLINOIS 60072
815.728.0088

IL DESIGN FIRM # 184-006760

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



SCALE
1" = 20'

ISSUE DATE
3/3/14

PROJECT MANAGER
JEC

DESIGNER
MAM

QUALITY CONTROL
JEC

**CRYSTAL LAKE
SELF STORAGE**

CRYSTAL LAKE,
ILLINOIS

DESCRIPTION

DATE

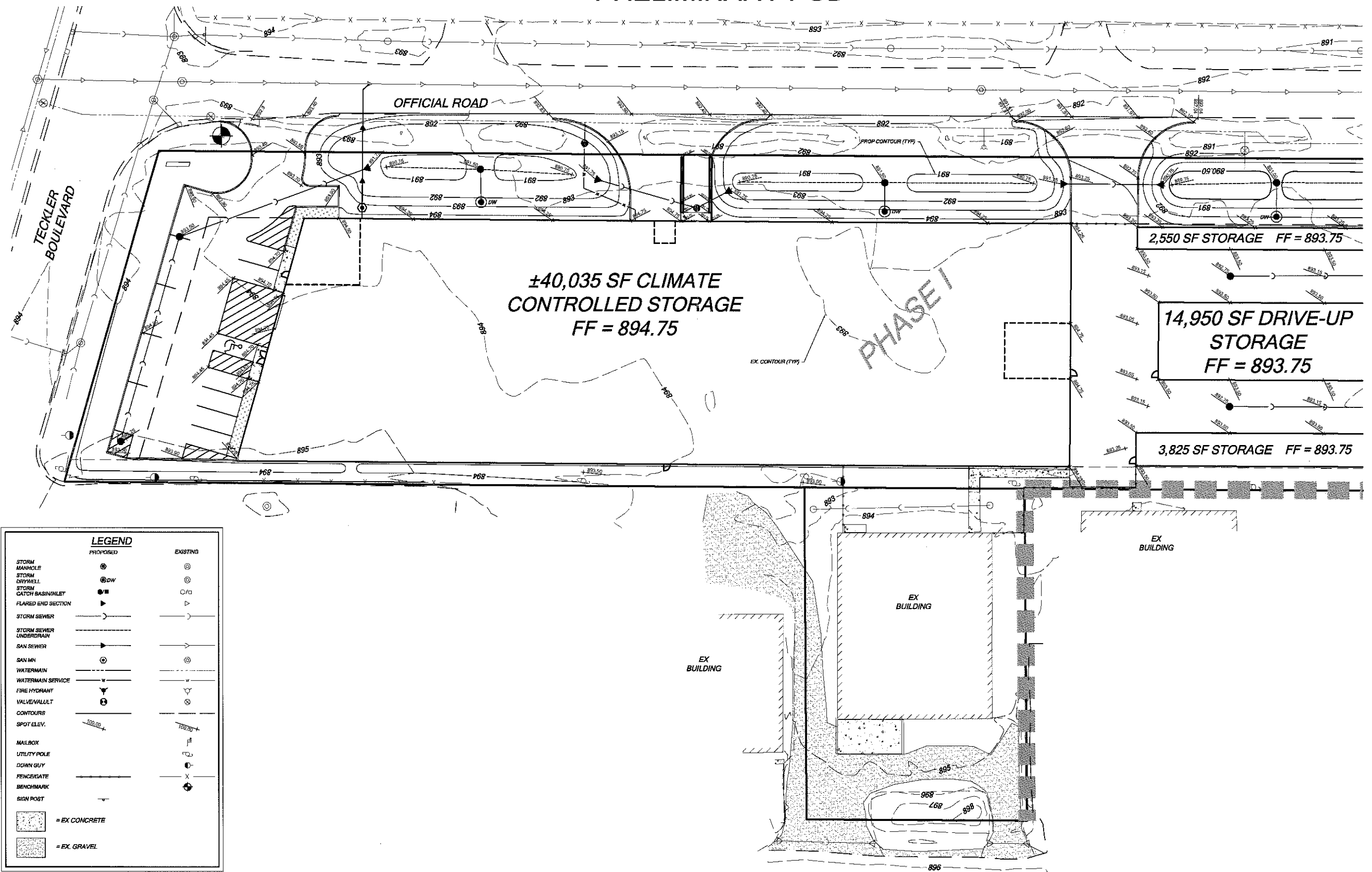
NO.

PROJECT NUMBER
FITZ-13001-2

SHEET TITLE
**WEST
GRADING
PLAN**

SHEET NUMBER

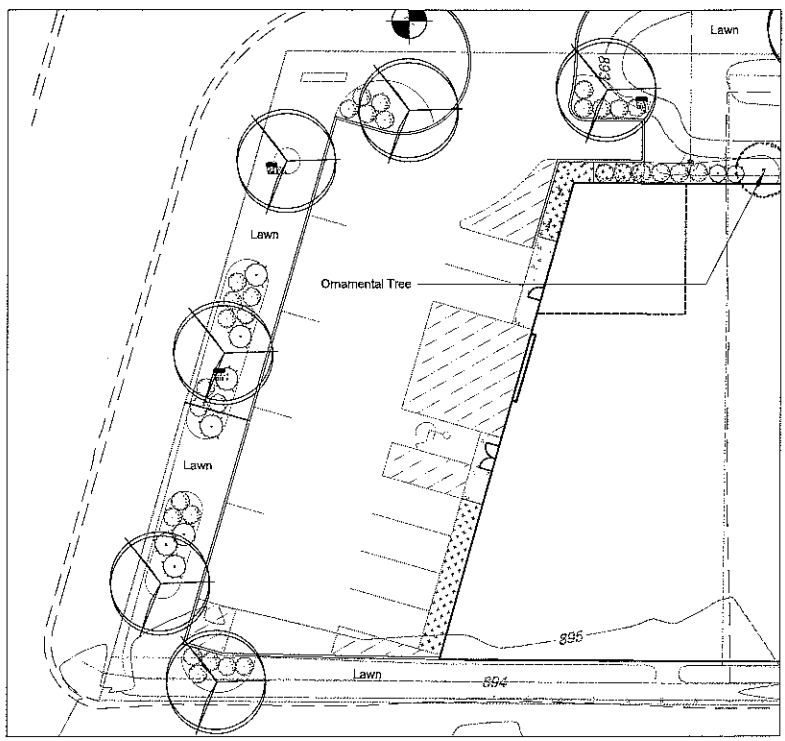
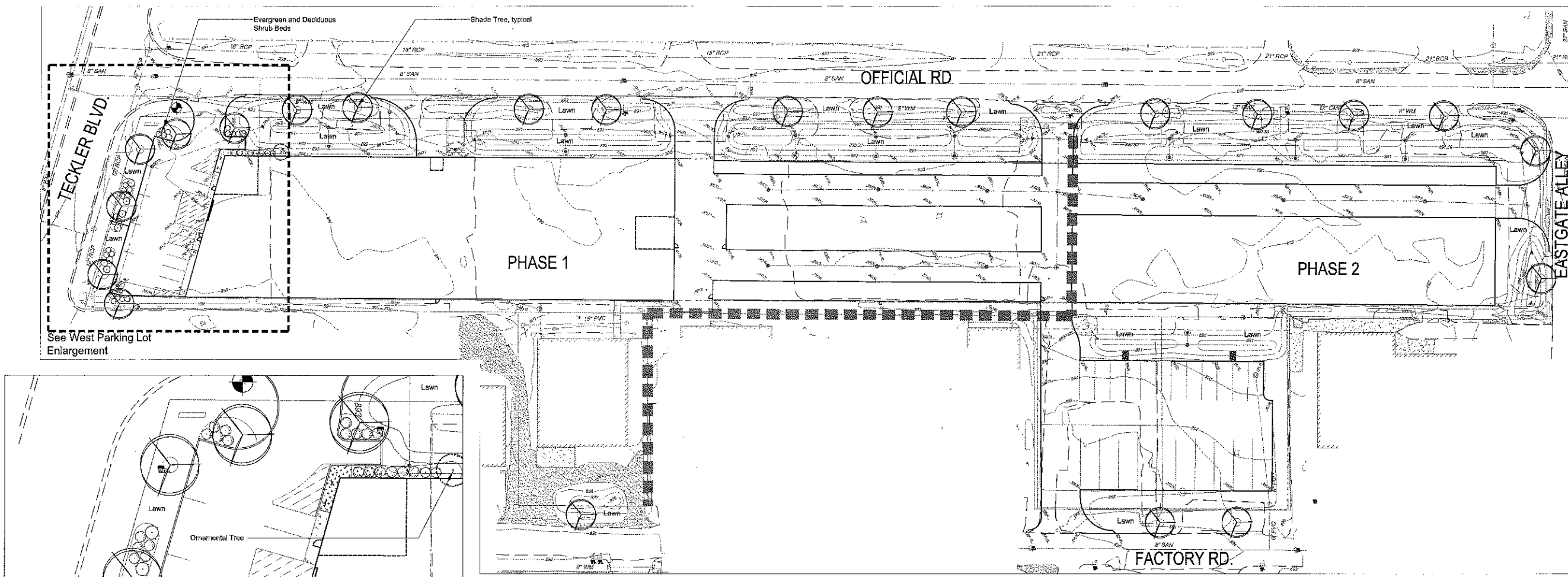
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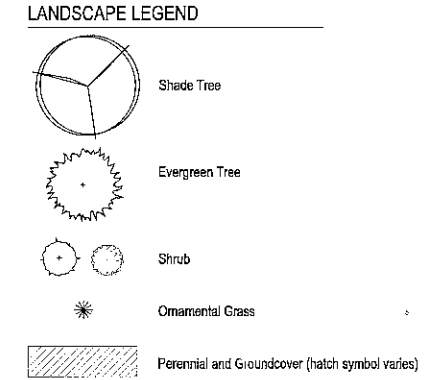
LEGEND		
	PROPOSED	EXISTING
STORM MANHOLE	⊙	⊙
STORM DRYWELL	⊙DW	⊙
STORM CATCH BASIN/LET	⊙	⊙
FLARED END SECTION	▶	▶
STORM SEWER	—	—
STORM SEWER UNDERDRAIN	—	—
SAN SEWER	—	—
SAN MH	⊙	⊙
WATERMAIN	—	—
WATERMAIN SERVICE	—	—
FIRE HYDRANT	⊙	⊙
VALVE/WALL/T	⊙	⊙
CONTOURS	—	—
SPOT ELEV.	100.00	100.00
MAILBOX	—	—
UTILITY POLE	—	—
DOWN GUY	—	—
FENCE/GATE	—	—
BENCHMARK	—	—
SIGN POST	—	—
	▨	▨
	▨	▨

▨ = EX CONCRETE
▨ = EX GRAVEL

NO.	DATE	DESCRIPTION



WEST PARKING ENLARGEMENT
SCALE: 1" = 20'-0"
0 10' 20' 40' 60'



- 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 Nurserymen'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 Rap. 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 (8' 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.

OVERALL LANDSCAPE PLAN
SCALE: 1" = 40'-0"
0 20' 40' 80' 120'

RECEIVED
MAR 14 2014
BY: _____

RECEIVED
MAR 03 2014
BY: _____

2014 13

Official Road Project for Fitzpatrick Investments LLC
Crystal Lake, Illinois

Prepared by: Upland Design Ltd
Landscape Architects

A. Parkway Landscaping

Location	Distance	Requirement	Shade Trees	Orn. Tree	Evergreen Trees	Shrubs
North Side - Official Rd Proposed	1093- drives=959'	1 shade tree per 40'	24 24	- -	- -	- -
West Side- Teckler Blvd. Proposed	156'	1 shade tree per 40'	4 4	- -	- -	- -

Location	Distance	Requirement	Shade Trees	Orn. Tree	Evergreen Trees	Shrubs
South Side-Factory Rd. Proposed	300'- drives=224'	1 shade tree per 40'	6 6	- -	- -	- -
East Side -Eastgate Alley Proposed	150'-drives=125'	1 shade tree per 40'	4 4	- -	- -	- -

West Parking Lot - 12 Cars - Parking Island required every 4 parallel spaces - and an island at each end

B1. Parking Lot Landscaping Interior Landscaping

Location	Parking Spaces	Requirement	Shade Trees	Orn. Tree	Evergreen Trees	Shrubs
Parking Lot - West Proposed	12 spaces	Island at Each End - 4 Islands - 1 Shade tree and 5 Shrubs per Island Proposed Plantings	4 4	0 0	0 0	20 20
Parking Lot - East	23 Spaces	None Required				

B2. Parking Lot Landscaping - Perimeter Landscaping Adjacent to ROW

Location	Distance	Requirement	Shade Trees	Orn. Tree	Evergreen Trees	Shrubs
Parking Lot West - Required.	173	Continuous undulating landscape screen - 15' width min. - 1 shade tree per 40'	5	0	0	varies
Proposed			5	0	0	46

Location	Distance	Requirement	Shade Trees	Ornamental Tree	Evergreen Trees	Shrubs
Parking Lot East - Required.	150	None Required	0	0	0	0
			0	0	0	0

B3. Parking Lot Landscaping - Perimeter Landscaping (not adjacent to ROW)

Location	Distance	Requirement	Shade Trees	Orn. Tree	Evergreen Trees	Shrubs
Parking Lot West Required	59	1 shade tree and 5 shrubs per 40'	2	0	0	8
Proposed			2	0	0	8

Location	Distance	Requirement	Shade Trees	Orn. Tree	Evergreen Trees	Shrubs
Parking Lot East - Required	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	Teckler Building	5' Width bed all sides of buildings	1	1	0	12

D. General Buffering - Not Required

E. Signs - Landscaping shall be placed at proposed signs

TOTAL ESTIMATED QUANTITIES

	Shade Trees	Orn. Tree	Evergreen Trees	Shrubs
Total Requirements	50	1	0	86
Total Proposed				

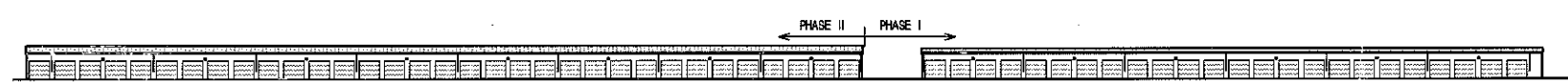
DATE	JANUARY 23, 2014
REVISIONS	07/20/14
	10/28/14
	12/28/14
	03/05/14

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

Reitan Architects, LLC.
 1325 Willey Road - Suite 166 - Schaumburg, Illinois 60173
 PH. 847-519-2277 - FAX 847-519-3347
 Assumed Name No. 184-004063



BUILDING 'G' BUILDING 'F'
 PHASE II - PRELIMINARY
East Elevation
 SCALE: 1/32"=1'-0"

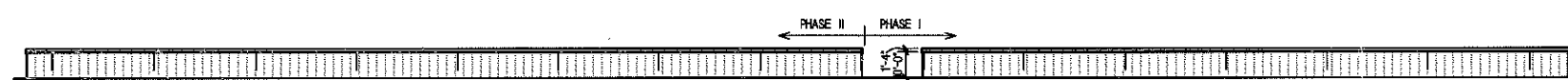


PRELIMINARY
 BUILDING 'G'
North Elevation
 SCALE: 1/32"=1'-0"

PRELIMINARY
 BUILDING 'C'
North Elevation
 SCALE: 1/32"=1'-0"

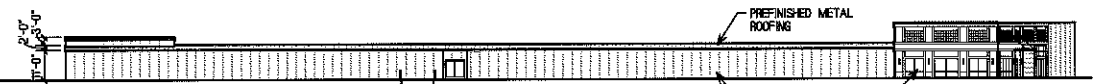


PRELIMINARY
 BUILDING 'A'
West Elevation
 SCALE: 1/32"=1'-0"



PRELIMINARY
 BUILDING 'F'
North Elevation
 SCALE: 1/32"=1'-0"

PRELIMINARY
 BUILDING 'B'
North Elevation
 SCALE: 1/32"=1'-0"

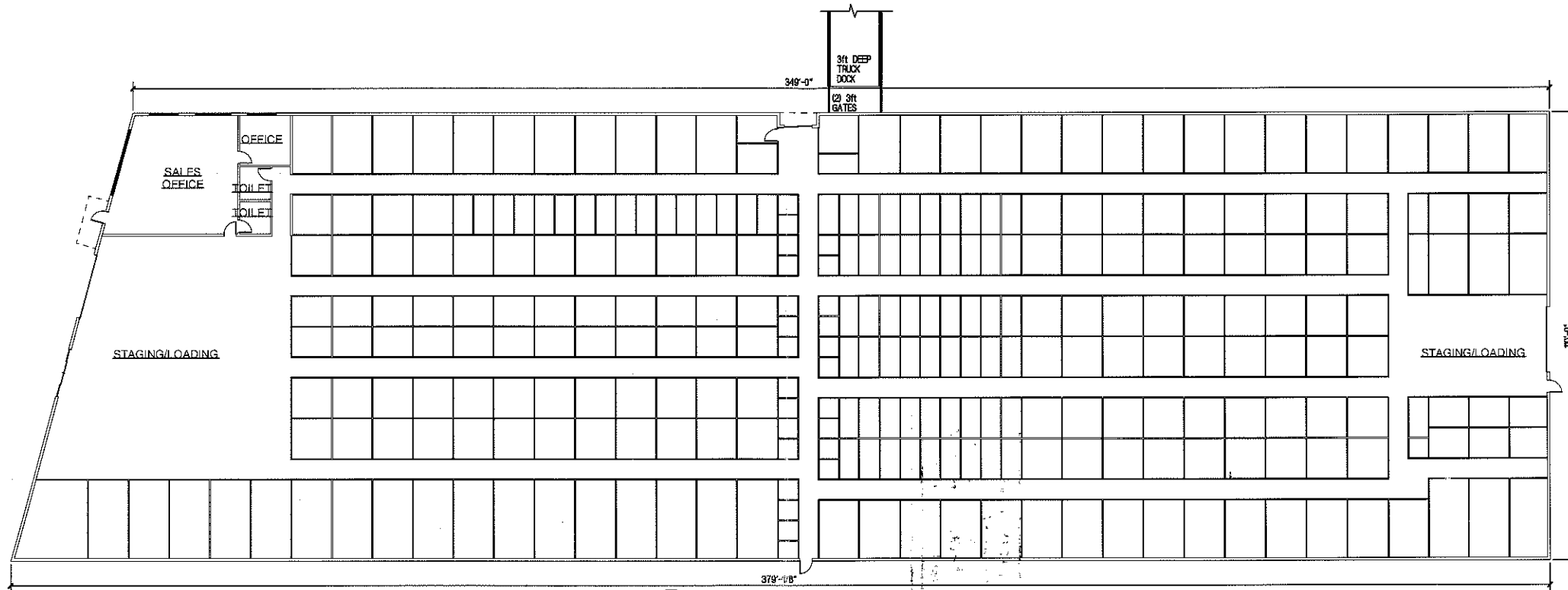


PRELIMINARY
 BUILDING 'A'
North Elevation
 SCALE: 1/32"=1'-0"

2014 13

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 BY: _____

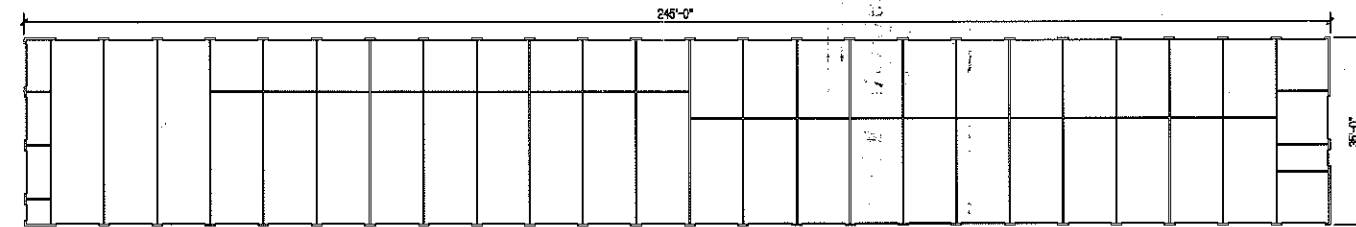
SHEET NAME	PRELIMINARY EXTERIOR ELEVATIONS
SHEET	SK1 OF 3
PROJECT NO.	1402



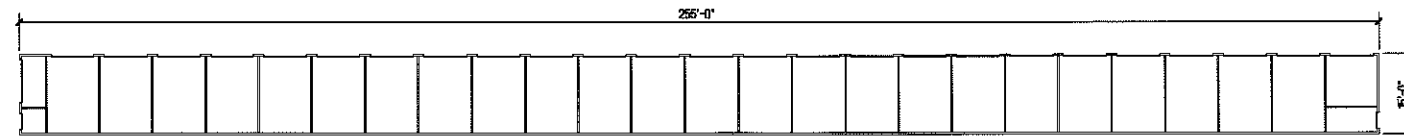
Building 'A' Preliminary Floor Plan
SCALE: 1/16"=1'-0"



Building 'B' Preliminary Floor Plan
SCALE: 1/16"=1'-0"



Building 'C' Preliminary Floor Plan
SCALE: 1/16"=1'-0"



Building 'D' Preliminary Floor Plan
SCALE: 1/16"=1'-0"

DATE	FEBRUARY 25, 2014
REVISIONS	02/27/14
	02/28/14
	02/03/14

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

Reitan Architects, LLC.
1325 Wiley Road - Suite 166 - Schaumburg, Illinois 60173
PH. 847-519-0227 - FAX 847-519-0347
Assumed Name No. 784-004053

SHEET NAME
PRELIMINARY
FLOOR PLANS

SHEET
SK3
OF 3

PROJECT NO.
1402

