



#2014-54

**Virginia Road Mini Storage – Preliminary PUD
Project Review for Planning and Zoning Commission**

<u>Meeting Date:</u>	December 3, 2014 and January 7, 2015
<u>Request:</u>	Special Use Permit to allow a Preliminary PUD for multiple buildings on a zoning lot and for mini-warehousing/self-storage.
<u>Location:</u>	201 S. Virginia Road
<u>Acreage:</u>	Approximately 6.3 acres
<u>Existing Zoning:</u>	M Manufacturing
<u>Surrounding Properties:</u>	North: M-PUD Manufacturing South: M Manufacturing East: (Across Virginia Road) M Manufacturing West: (Beyond the MCCD bike trail) B-2 PUD General Commercial
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- This was the former site of Alexander Lumber and was used for lumber processing and storage.
- 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 includes the 24,390 square foot climate controlled drive-through building and the remaining 9 standard mini-storage buildings. Phase 2 is the remainder of the lot to be subdivided and developed later.

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

- The site plan illustrates 9 standard mini-storage buildings and 1 climate controlled building. The buildings range in size from 1,530 square feet to 24,390 square feet.
- There is 1 existing drive off Virginia Road and 2 driveways off Dartmoor Drive. Vehicles entering off Dartmoor Drive would proceed to the parking lot, to the keypad controlled gate or straight ahead into the building. The building will be a one-way drive-through.
- The petitioner is providing at least 24-foot aisles around all the buildings.
- The petitioner is requesting a variation from the 30-foot setback on Dartmoor Drive to allow 25 feet for the 3,825 square foot storage building.

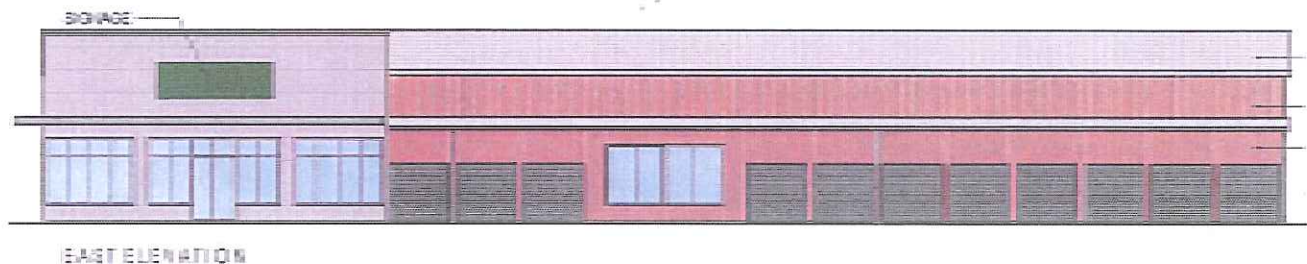
Building Elevations

- The buildings are primarily metal mini-warehousing storage buildings.
- The petitioner will modify the existing building for the main climate controlled building. Overhead doors will be added around the building for storage units. There will be a main storefront door at the far southeast corner of the building.

Existing Building Elevation



Proposed 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 at 67,475 square feet of storage space requires 29 parking spaces and 37 spaces have been shown.

Landscape

- The petitioner has not submitted a preliminary landscape plan. A landscape plan complying with Article 4-300 shall be submitted with the Final PUD.
- The Landscape Plan requires street trees, parking lot landscape, foundation base landscape and landscape screening.

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. A Special Use requires separate review because of its potential to impact surrounding properties and the orderly development of the City.

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

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
 Meets *Does not meet*
2. The use will not be detrimental to area property values.
 Meets *Does not meet*
3. The use will comply with the zoning districts regulations.
 Meets *Does not meet*
4. The use will not negatively impact traffic circulation.
 Meets *Does not meet*
5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
 Meets *Does not meet*

6. The use will not negatively impact the environment or be unsightly.
 Meets *Does not meet*

7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
 Meets *Does not meet*

8. The use will meet requirements of all regulating governmental agencies.
 Meets *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.
 Meets *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.
 Meets *Does not meet*

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

1. Implements the vision and land use policies of the Comprehensive Plan.
 Meets *Does not meet*

2. Shall not result in substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matter of public health, safety and welfare.
 Meets *Does not meet*

3. PUD's must provide transitional uses to blend with adjacent development.
 Meets *Does not meet*

4. PUD phases must be logically sequenced.
 Meets *Does not meet*

5. The density and intensity of a PUD shall be in accordance with the Comprehensive Plan.
 Meets *Does not meet*

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

7. The responsible parties for all on-site and other required public improvements shall be established and a utility plan indicating all proposed easements shall be provided.
 Meets *Does not meet*

8. Any private infrastructure shall comply with the city standards.
 Meets *Does not meet*

9. The PUD plan shall establish the responsibility of the applicant/developer.
 Meets *Does not meet*

10. A bond or letter of credit shall be posted to cover required fees or public improvements.
 Meets *Does not meet*

PLANNED UNIT DEVELOPMENT VARIATIONS

The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. If the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation request be lessened or denied.

Specific variations as part of the PUD

The petitioner is asking for a five foot encroachment into the corner side yard along Dartmoor Drive for the 3,300 square foot mini storage building. The building would be 25 feet back from the right-of-way.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Industry, which allows for existing and future manufacturing and light manufacturing uses including storage and warehousing. The following goals are applicable to this request:

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.

This can be accomplished with the following supporting action:

Supporting Action: Encourage the redevelopment of "brownfield" sites, underused or abandoned manufacturing properties in the City, and reuse already existing structures or daw upon existing infrastructure.

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 (Pearl Street Commercial LLC, received 11/24/14)
 - B. Preliminary Engineering (ARC Design, dated 11/21/14, received 11/24/14)
 - C. Elevations (Sullivan Goulette & Wilson, dated 11/21/14, received 11/24/14)
 - D. Site Plan (ARC Design, undated, received 11/24/14)
 - E. Floor Plans (Sullivan Goulette & Wilson, dated 11/21/14, received 11/24/14)

2. Site and Landscape Plan
 - A. Landscape screening or architectural details shall be added to the building to soften the elevations as the elevations all face a roadway or the MCCD Prairie Trail and will be highly visible.
 - B. Provide a landscape plan which meets the requirements of Article 4-300.
 - C. Phase 2 is required to apply for Preliminary and Final PUD approvals.

3. Elevations
 - A. A sample color and material board shall be presented with the Final PUD application for all exterior materials on all buildings.
 - B. All signage shall meet the UDO requirements.

4. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments and of the City's Stormwater Consultant.



Subject Property

City of Crystal Lake
Development Application

Office Use Only

File # 2014-54

Project Title: _____

Action Requested

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

Petitioner Information

Owner Information (if different)

Name: Pearl Street Commercial LLC

Name: Alexander Lumber Co.

Address: 2519 Fielding Dr.
Glenview, IL 60026

Address: 515 Redwood
Aurora, IL 60507

Phone: 847.867.7200

Phone: _____

Fax: 847.510.0454

Fax: 708-570-2901

E-mail: STEVEN.SCHWARTZ@PSC

E-mail: _____

STEVEN L. Schwartz-manages gmail.com

Property Information

Project Description: Proposed re-use of the former Alexander Lumber Yard for climate controlled and non-climate controlled self storage. Phase I - 65,000 sq. ft. Phase II - Corner outlot. 6.3% - Area site with 23,000 sq. ft. building

Project Address/Location: 201 Virginia Road, Crystal Lake
NW of James R. Ralton and Virginia Rd.

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



Development Team

Please include address, phone, fax and e-mail

Developer: Pearl Street Commercial, LLC
 Sullivan Boulette + Wilson 444 N Michigan Ave, Ste 1850
 Architect: Chicago, IL 60611 - Contact - Christopher Michalek
 P- 312.561.5306 / F- 312.488.7409 / Email: hstetk@sa.warch.com
 Attorney: Thomas C. Zank - Zank, Loan, Wright + Salatin, P.C.
 40 Brink St., Crystal Lake, IL 60014 / O- 815-454-8800 / F- 815-454-8429
 Engineer: ACE DESIGN RESOURCES INC. - Contact Ryan L. Swanson, P.E.
 5211 Zenith Parkway / O- 815-484-4300 X 217 / F- 815-484-4303
 Landscape Architect: ACE DESIGN RESOURCES ryan@acedesign.com
 Planner: Elizabeth Maxwell, Community Development Crystal Lake

Surveyor: _____

Other: _____

Signatures

Pearl Street Commercial, LLC
[Signature] - Manager
 PETITIONER: Print and Sign name (if different from owner) Date: 11/21/14

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

 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.





PEARL STREET COMMERCIAL, LLC

2519 Fielding Drive Glenview, IL 60026
Phone (847) 867-7200 Fax (847) 510-0454
stevenschwartz1@gmail.com

November 24, 2014

Ms. Elizabeth A. Maxwell
City Planner
City of Crystal Lake
100 W. Woodstock St.
Crystal Lake, Illinois 60014

Re: 201 Virginia Road, Crystal Lake, IL - Preliminary PUD & Special Use request for self-storage

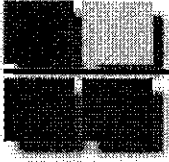
Dear Ms. Maxwell:

We are submitting this letter in support of our request for a Preliminary PUD and Special Use approval for a self-storage facility at 201 S. Virginia Rd. in Crystal Lake.

Our overall plan includes a re-use and renovation of the existing 24,000 sq. ft. building (former Alexander Lumber facility) as shown on the enclosed elevations and creation of mini-warehousing on the western portion of the 6.258 acres of existing paved lot, which is Phase 1 of the proposed development. The proposed use is consistent with the existing M-1 zoning district and surrounding industrial uses within the Virginia Industrial Park along Virginia Rd. and its' past use. Our proposed development meets all of the requisite criteria for approval for our Preliminary PUD and Special use request. We also comply with all applicable code requirements under the M-1 zoning district for our proposed development, except that we have a 25' setback instead of 30' setback along Dartmoor Road.

Phase 1 will include up to a net sq. footage of 67,000+/- of climate and non-climate controlled storage. The climate controlled portion located within the existing building includes a drive-through component along with a mezzanine (net sq. ft. - 23,000+/-). This Phase 1 also includes 9 non-climate mini warehouse buildings (net sq. ft. 43,600+/-).

Phase 2 includes a building footprint area of approximately 1+/- acre. This second phase may include additional expansion of self-storage either climate or non-climate building(s) and outside parking for vehicles. This area is currently paved and available for parking of vehicles. Phase 2 may also offer the opportunity for other uses consistent with and compatible with the existing M-1 zoning district.



PEARL STREET COMMERCIAL, LLC

2519 Fielding Drive Glenview, IL 60026
Phone (847) 867-7200 Fax (847) 510-0454
stevenschwartz1@gmail.com

Pearl Street Commercial intends to engage a National Third Party Self Storage Management Company to oversee the daily operations and lease up of the self-storage facility that will ensure its' success as a first class self-storage facility with a drive-through feature with screening of its' outdoor units and vehicle parking. We are excited and committed to developing and operating a first class self-storage facility in Crystal Lake to open 2015.

Sincerely,

Steven L. Schwartz

Manager

Cc: James L. Richter II
Thomas Zanck
David Caplan

PROJECT MEMO-PRELIMINARY STORM

To: Mr. Steve Schwartz
From: Ryan Swanson, Lauren Downing
CC:
Date: November 21, 2014
Re: Proposed Development-201 W Virginia Rd. Crystal Lake, IL

Existing Development

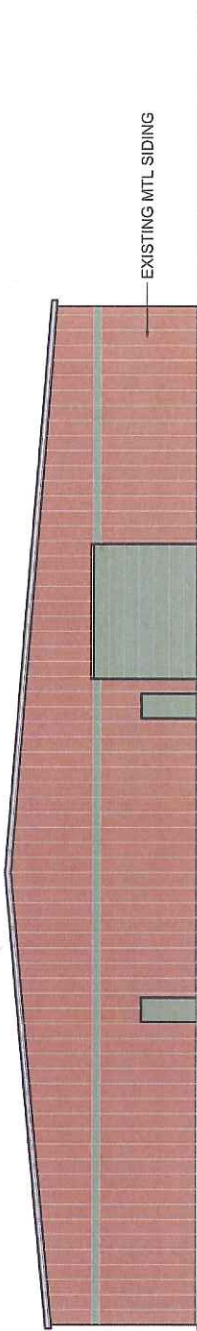
The 6.3 site (formally known as Alexander Lumber) is located on the northwest corner of Rakow Road and Virginia Road. The existing development is almost entirely paved with one building. The site appears to drain to two detention basins located on the property.

Proposed Development

The proposed site would feature standalone self-storage units along with rehabilitating the existing building. The intent of the storm water design would be to maintain the existing runoff patterns. With the addition of green space and foundation plating areas, the proposed site has a net gain of pervious area of 2,038 sf. See preliminary drainage plan for area delineation. As there is a decrease in impervious area and existing drainage patterns will be maintained, additional detention is not provided.

Supporting Documents:

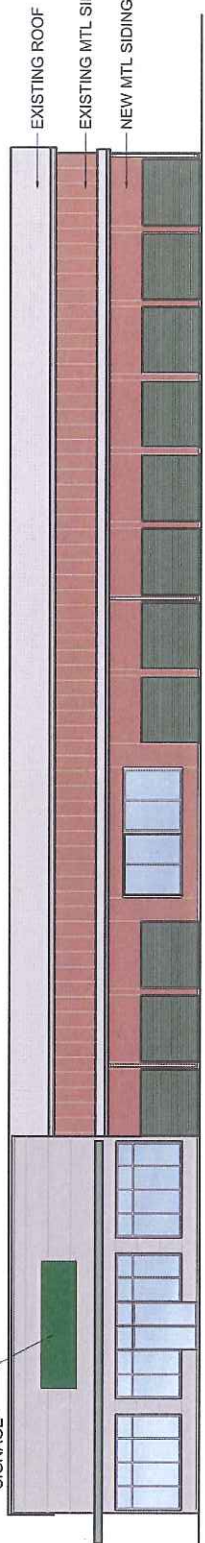
Preliminary Drainage Plan



NORTH ELEVATION

SIGNAGE

EXISTING MTL SIDING



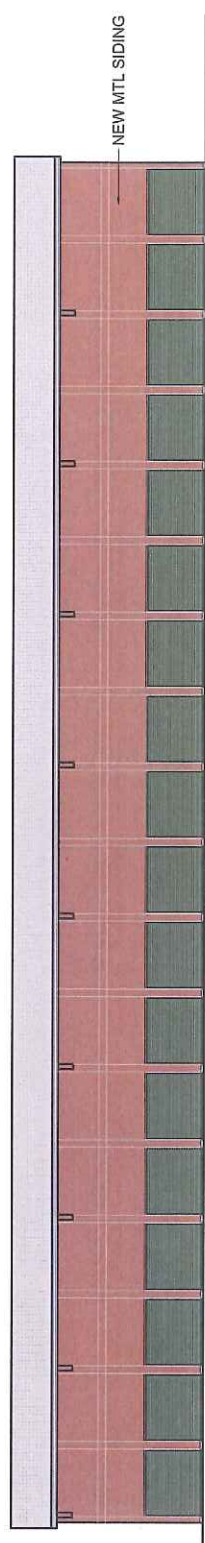
EAST ELEVATION

METAL COPING
SIGNAGE
NEW MTL PANELS
NEW MTL CANOPY

NEW STOREFRONT

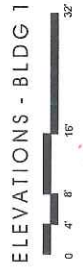
SOUTH ELEVATION

EXISTING MTL PANELS
NEW MTL PANELS



WEST ELEVATION

NEW MTL SIDING



ELEVATIONS - BLDG 1

201 S. VIRGINIA ROAD
CRYSTAL LAKE, ILLINOIS

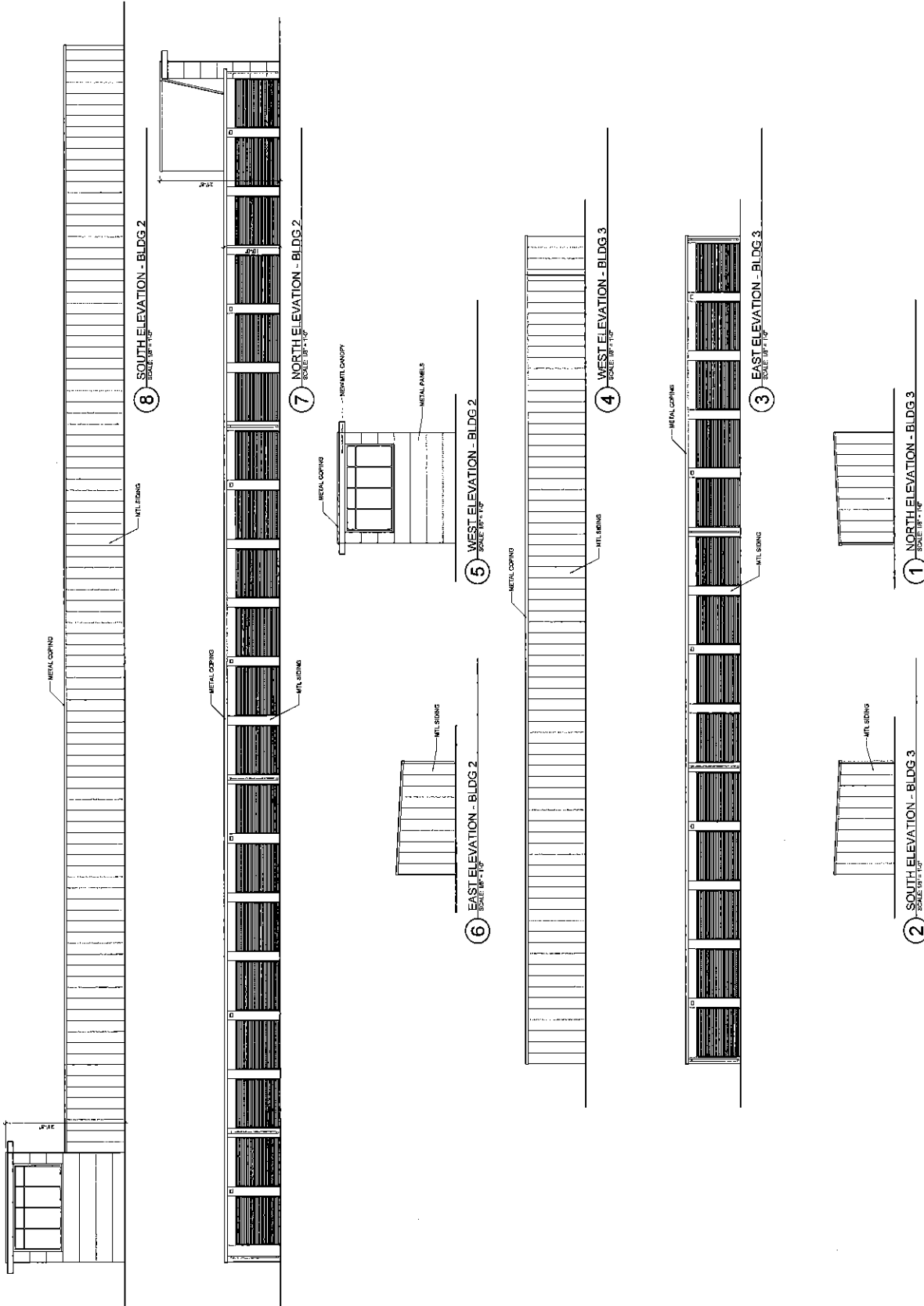
PEARL STREET COMMERCIAL, LLC
DEVELOPER

NOVEMBER 21, 2014

**SULLIVAN
GOULETTE
& WILSON**
ARCHITECTS
CORPORATE OFFICE: 1000 N. WASHINGTON ST., SUITE 1100, CHICAGO, IL 60610

RECEIVED
11/24/14

NO. DATE 11-24-2014		NAME DESCRIPTION 201 S. VIRGINIA ROAD CHICAGO, ILL. 60611 PROJECT NO. 14-00000000-001 DRAWING NO. 14-00000000-001-001 DATE: 11/24/14 DRAWN BY: [REDACTED] CHECKED BY: [REDACTED] APPROVED BY: [REDACTED] PROJECT MANAGER: [REDACTED] PROJECT ENGINEER: [REDACTED] PROJECT ARCHITECT: [REDACTED] PROJECT INTERIOR ARCHITECT: [REDACTED] PROJECT MECHANICAL/ELECTRICAL/PLUMBING ARCHITECT: [REDACTED] PROJECT CIVIL ARCHITECT: [REDACTED] PROJECT LANDSCAPE ARCHITECT: [REDACTED] PROJECT SPECIALTY ARCHITECT: [REDACTED] PROJECT GENERAL CONTRACTOR: [REDACTED] PROJECT GENERAL CONTRACTOR: [REDACTED]
SULLIVAN CONSULTANTS 440 N. MICHIGAN SUITE 4000 CHICAGO, ILL. 60611 PH. 312.486.7100 WWW.SULLIVANCONSULTANTS.COM LICENSE NO. 000000000 EXPIRES 12/31/2015		201 S. VIRGINIA ROAD CHICAGO, ILL. 60611 CRISTAL LAM, LAMBERT AREA 114 ELEVATIONS
		A2-2



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NO. DATE DATE REVISION	
1	11-26-2012
<small> CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN ALL RECORDS OF THE PROJECT AND SUBMIT THEM TO THE ARCHITECT UPON COMPLETION OF THE PROJECT. </small>	
SULLIVAN SCOTT ARCHITECTS <small> 415 WEST WASHINGTON SUITE 1000 NICHOLLS CHICAGO, IL 60611 PH. 312.442.7410 WWW.SULLIVANSCOTT.COM LICENSE NUMBER: 134-001-0101 LICENSE EXPIRES: 06/30/2014 </small>	
201 S. VIRGINIA ROAD	
CRYSTAL LITE BLINDS 40014 ELEVATIONS	
A2-3	



④ NORTH ELEVATION - BLDG 4
SCALE: 1/4\"/>



③ SOUTH ELEVATION - BLDG 4
SCALE: 1/4\"/>

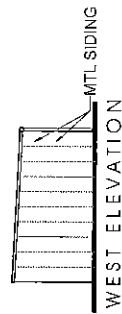
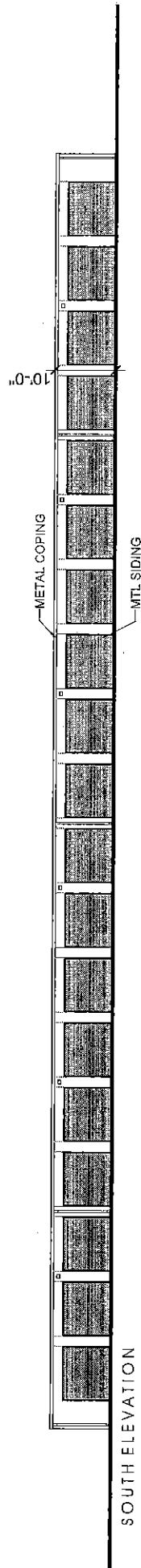
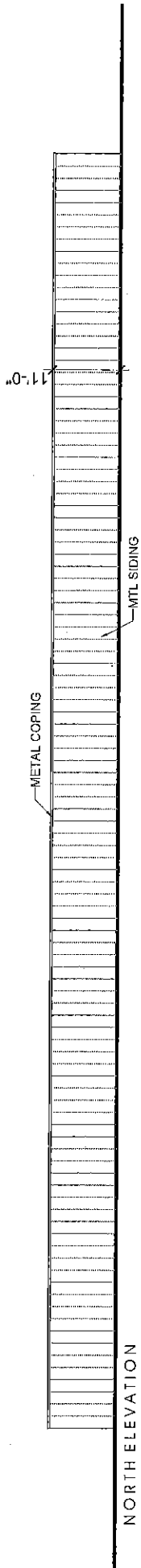


① EAST ELEVATION - BLDG 4
SCALE: 1/4\"/>



② WEST ELEVATION - BLDG 4
SCALE: 1/4\"/>

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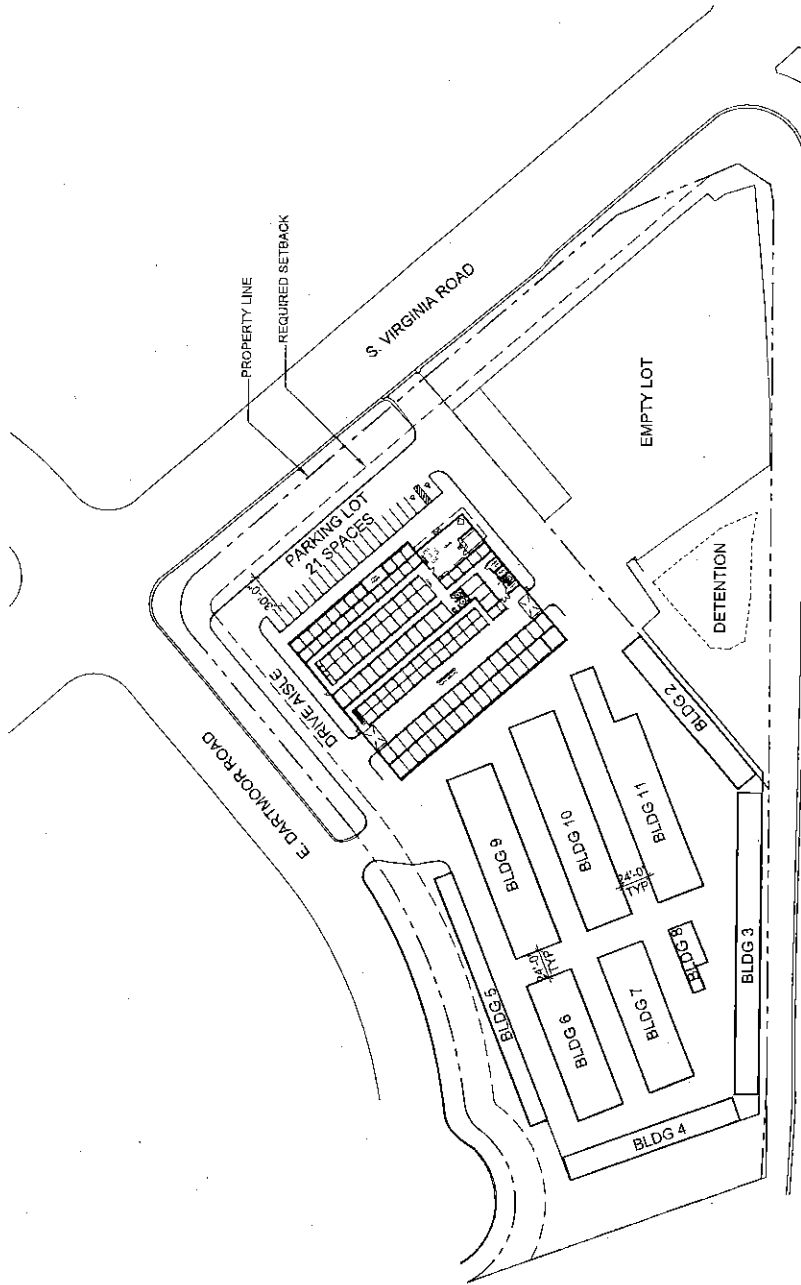
201 S. VIRGINIA ROAD
CRYSTAL LAKE, ILLINOIS

PEARL STREET COMMERCIAL, LLC
DEVELOPER

NOVEMBER 21, 2014

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GOULETTE
& WILSON
ARCHITECTS
CORPORATE 2014 SULLIVAN GOULETTE WILSON, LLC

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OUT-BUILDING STORAGE
TOTAL = 45,507 SF



NORTH

SITE PLAN



201 S. VIRGINIA ROAD
CRYSTAL LAKE, ILLINOIS

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GOULETTE
& WILSON
ARCHITECTS
COPYRIGHT 2014 SULLIVAN GOULETTE WILSON, LLC

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11/24/14

NOVEMBER 21, 2014

ARC/DESIGN
RESOURCES INC.

1100 GARDNER DRIVE, SUITE 200
CRYSTAL LAKE, IL 60154
TEL: 815.434.1111
FAX: 815.434.1102
WWW.ARCDESIGN.COM

Through This Station To: 14-03134

PEARL STREET COMMERCIAL LLC
201 S. VIRGINIA ROAD
CRYSTAL LAKE, IL

COMMENTS

NO.	DATE	BY	REVISION
1			
2			
3			
4			
5			
6			
7			

PROJECT TITLE
LAYOUT PLAN

PROJECT NUMBER
14142
SHEET NUMBER
C1

LEGEND

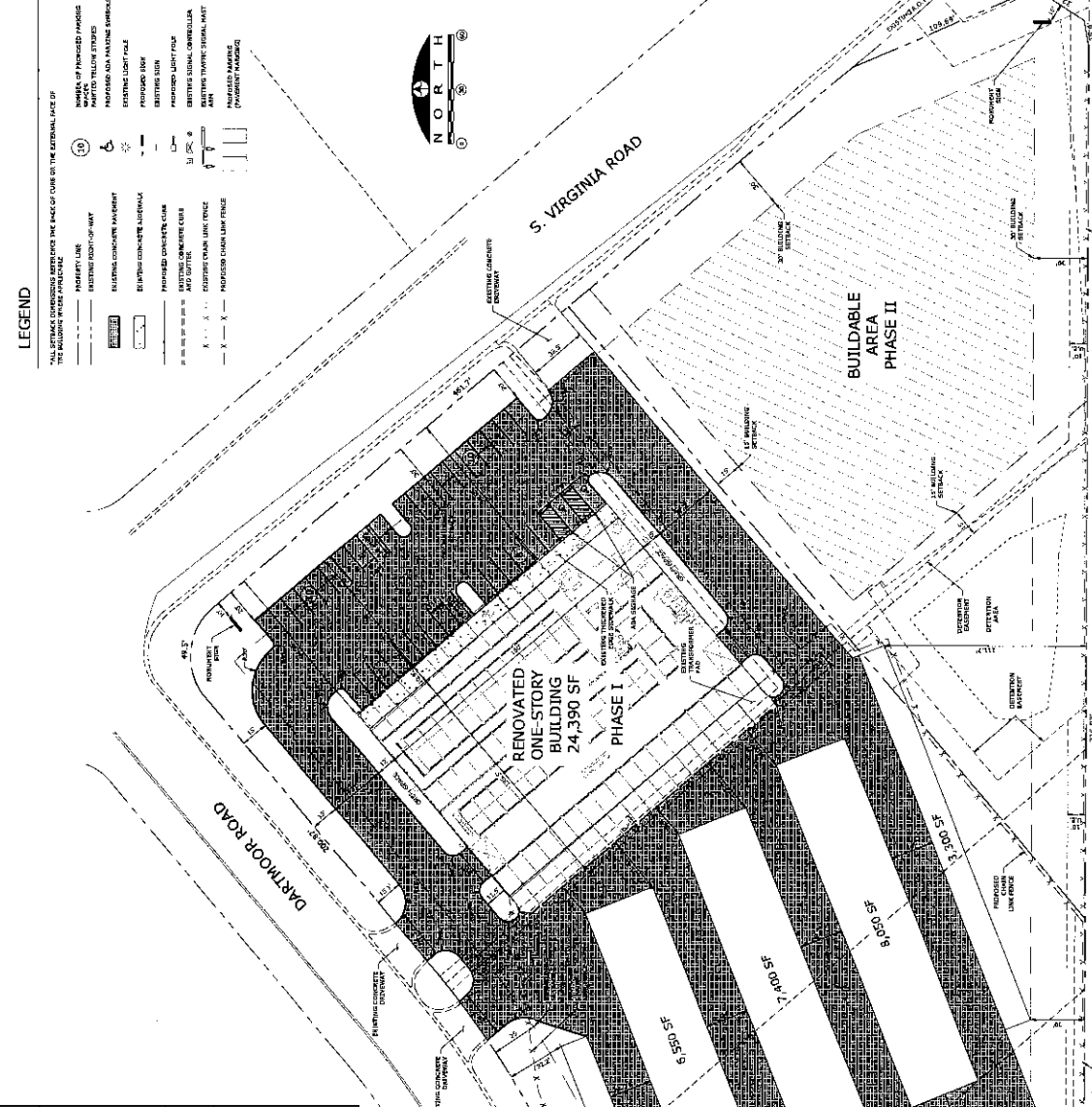
ALL DIMENSIONS UNLESS OTHERWISE SHOWN ARE IN FEET OR THE EXTERNAL FACE OF CURB UNLESS INDICATED OTHERWISE

EXISTING CONCRETIVE ASPHALT
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EXISTING CONCRETIVE SIDEWALK
EXISTING CONCRETIVE DRIVEWAY
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


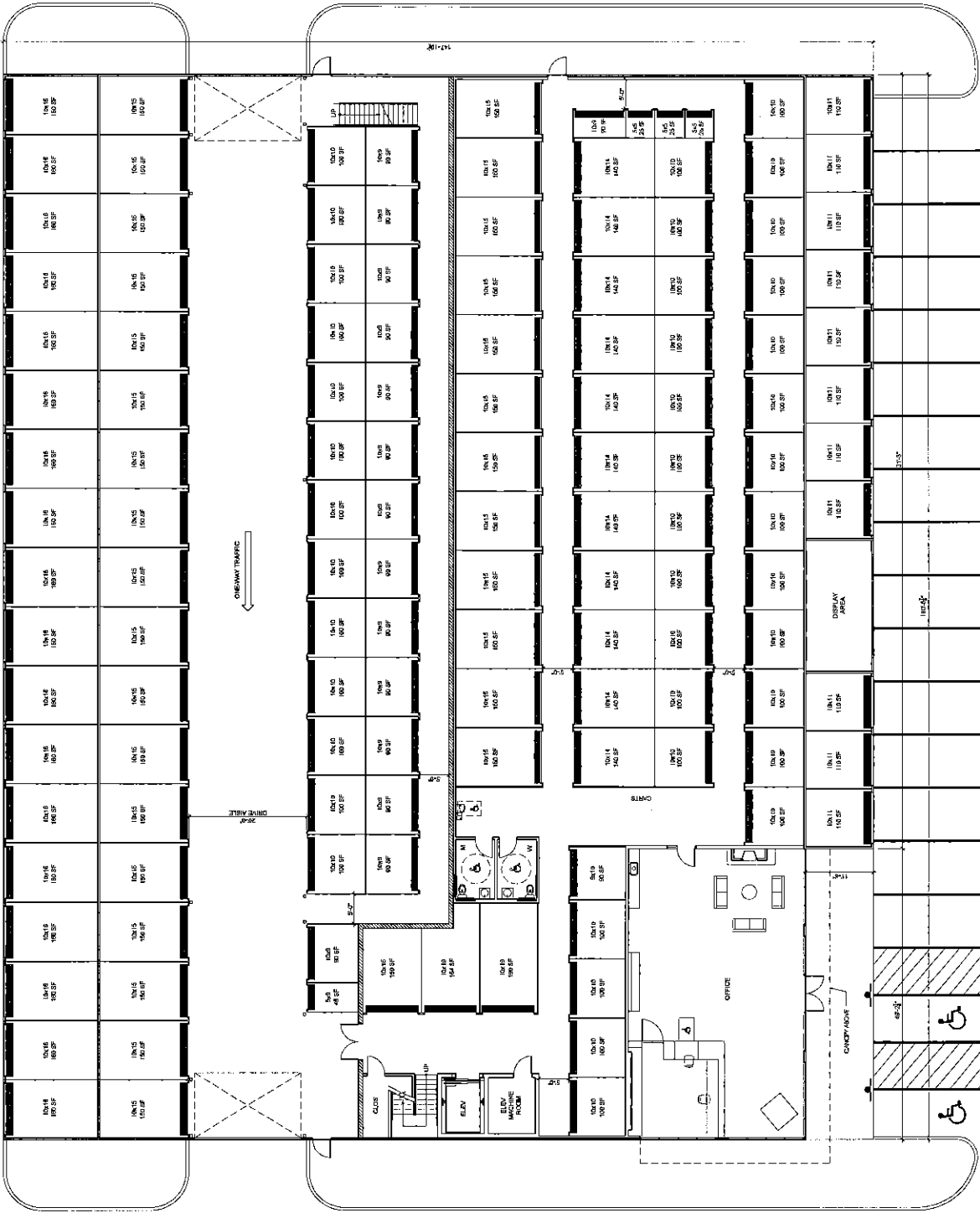
Zoning Information

NO.	COMMENTS
1	100' CENTER S. VIRGINIA ROAD AND JAMES R. RAKOW ROAD CRYSTAL LAKE, IL
2	Proposed Use: Retail/Service Facility
3	Existing Zoning: M-1 (Manufacturing)
4	Required Setback: 10' (Minimum)
5	Percent Area: 24.350% (Minimum)
6	Building Area: 24,350 SQ. FT. (Minimum)
7	Floor Area Ratio (FAR): 0.4
8	Height Restriction: 35' (Maximum)
9	Other Notes: See City Ordinance 14-03134

JAMES R. RAKOW ROAD



201 S. VIRGINIA ROAD CENTRAL LAKE, ILLINOIS 60014 FIRST FLOOR PLAN		A1-1 
SULLIVAN ARCHITECTS 3114 NORTH MICHIGAN CHICAGO, IL 60611 TEL: 312.281.7100 WWW.SULLIVANARCHITECTS.COM License No. 134-000008 Expiration Date: April 30, 2015		DATE: 11-20-2014 DRAWN BY: [blank] CHECKED BY: [blank]



1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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 11/24/14

ROOMS WITH NET SQUARE FOOTAGE	NO.	AREA	ST.	CLASSTY	MEZZANINE	TOTAL SF
MECHANICAL ROOM	100	100	0	0	0	100
CLERK	101	101	0	0	0	101
OFFICE	102	102	0	0	0	102
OFFICE	103	103	0	0	0	103
OFFICE	104	104	0	0	0	104
OFFICE	105	105	0	0	0	105
OFFICE	106	106	0	0	0	106
OFFICE	107	107	0	0	0	107
OFFICE	108	108	0	0	0	108
OFFICE	109	109	0	0	0	109
OFFICE	110	110	0	0	0	110
OFFICE	111	111	0	0	0	111
OFFICE	112	112	0	0	0	112
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OFFICE	114	114	0	0	0	114
OFFICE	115	115	0	0	0	115
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OFFICE	125	125	0	0	0	125
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OFFICE	127	127	0	0	0	127
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OFFICE	136	136	0	0	0	136
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