



REVISED

#2014-54

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

Meeting Date: December 3, 2014 and January 7, 2015

Requests:

1. Special Use Permit to allow a Preliminary PUD for multiple buildings on a zoning lot and for mini-warehousing/self-storage.
2. Variation from Article 4-1000 Signs from the maximum size for the wall signs and from the height and area size limits for the free-standing sign.

Location: 201 S. Virginia Road

Acreage: Approximately 6.3 acres

Existing Zoning: M Manufacturing

Surrounding Properties:

North:	M-PUD Manufacturing
South:	M Manufacturing
East:	(Across Virginia Road) M Manufacturing
West:	(Beyond the MCCD bike trail) B-2 PUD General Commercial

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- This was the former site of Alexander Lumber and was used for lumber processing and storage.
- 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 nine (9) standard mini-storage buildings and one (1) climate controlled building. The buildings range in size from 1,530 square feet to 24,390 square feet.
- There is one (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 would be a one-way drive-through.
- The petitioner is providing at least 20-foot drive-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.

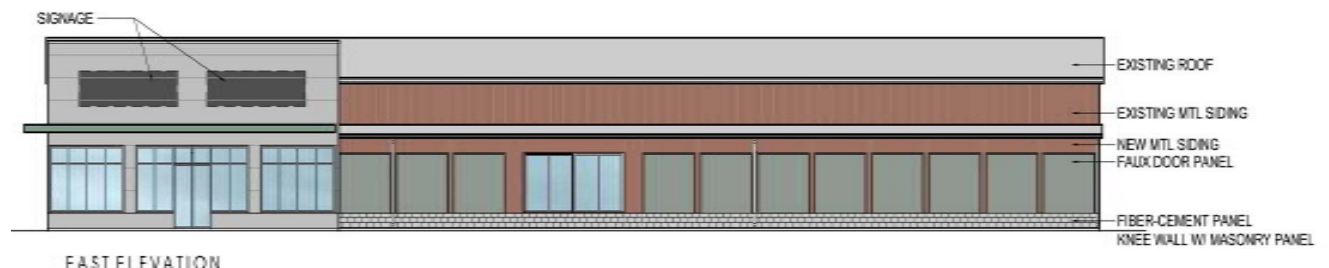
Building Elevations

- 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 on the west (rear) elevation for storage units. All other units would be accessed from inside the building.
- Faux doors are provided on the east elevation.
- A main storefront door is planned 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 67,574 square feet of storage space requires 29 parking spaces and 27 spaces have been shown. A condition has been added to provide the required parking.

Landscape

- The petitioner has submitted a preliminary landscape plan. They are illustrating, parkway trees along Dartmoor Drive, the landscape islands and the screening along Virginia Road.
- The building is existing and surrounded by existing impervious surface. Unless the surface was removed, the petitioner does not have the ability to provide foundation base landscape.
- The existing vegetation surrounding the site will remain and the any gaps or missing plants will be filled with new plantings.

Signage

- The petitioner is requesting 204 square feet of wall signage, between two signs to be located on the east and south elevations. Stand-alone buildings are permitted 150 square feet of wall signage.
- The petitioner is requesting two free-standing signs for Phase 1. The first is a 77 square-foot monument sign that is 9 feet tall. This sign would be located at the intersection of Dartmoor Drive and South Virginia Road. The second proposed sign is a 77 square-foot cantilevered pylon sign that would be 19 feet tall. Manufacturing uses are permitted to have 6-foot-high sign at 32 square feet in area.
- The following sign variations would be sought:
 - 54 square feet of additional wall signage;
 - Two freestanding signs for the subject properties;
 - A cantilevered pylon sign that does not comply with the freestanding sign design requirements.

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*

Self-Storage mini-warehousing also has specific criteria for approval. Self-storage and mini-warehouse uses must comply with the following standards:

a. 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*

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

Meets *Does not meet*

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

Meets *Does not meet*

d. 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 petition does not meet this requirement. The site is nearly all impervious surface currently. Also, landscape areas would affect the turning around buildings and drive-aisle widths.

e. 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 serve the unit shall be provided. No more than one overnight unit shall be provided per facility.

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

1. 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 rather than the 30 feet required.
2. Variation from criterion d from the Self-Storage SUP criteria. The storage buildings are standards metal buildings with roll-up doors. They are being located on an existing impervious surface. To add landscape islands would require the removal of the existing surface. The petitioner has also stated that islands would affect the navigation around the site.
3. Variation from the total area of wall signage permitted.
4. Variation from the number, maximum height, and area for the free-standing signs.

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 draw 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 and 12/18/14)
 - D. Site Plan (ARC Design, undated, received 12/18/14)
 - E. Floor Plans (Sullivan Goulette & Wilson, dated 11/21/14, received 11/24/14)
 - F. Landscape Plan (ARC Design, undated, received 12/18/14)
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. With the Final PUD, provide a final landscape plan.
 - C. The site is required to provide 29 parking spaces, 29 compliant spaces shall be provided.
 - D. 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. The parapet on building 2 should not appear tacked on, it should wrap the corner and look more of a substantial part of the building.
4. Signage
 - A. The wall signage for the primary building shall not exceed 150 square feet in area.

- B. The freestanding signs shall be reduced to 32 square feet in area.
 - C. The cantilevered sign shall be changed to a monument sign. The petitioner shall be permitted to remove existing landscaping along Rakow Road to appropriately locate the sign for visibility. All details for the location of this sign, including the landscaping to be removed, and the aesthetics of the sign shall be provided at Final PUD for review and approval.
 - D. The petitioner shall provide foundation plantings at the base of each of the monument signs and shall comply with all other requirements of the Unified Development Ordinance.
5. 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.



1495

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P10

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. Ralston 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 + Salkin, 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.
 5291 Zenith Parkway / O- 815-484-4300 X277 / 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

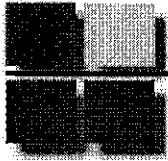
Dear Ms. Maxwell:

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

PUBLIC NOTICE

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

**IN THE MATTER OF THE PETITION
OF Pearl Street Commercial, 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 Steven Schwartz with Pearl Street Commercial, LLC,

for a Preliminary Planned Unit Development and Variations, relating to the property at 201 S. Virginia Road in Crystal Lake, Illinois 60014. PINs: 19-09-352-013, -011, -008, -007, -004.

This application is filed for the purpose of seeking a Special Use Permit for a Preliminary Planned Unit Development and Self-Storage Mini Warehousing, pursuant to Article 2-400 and Article 9-200 D and E as well as Variations from Articles 2-400 54 from the SUP criteria and 4-1000 Signs to exceed the maximum allowed wall and free-standing sign sizes, as well as any other variations necessary to approve the plans as presented. 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 7:30 p.m. on Wednesday January 7, 2015, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald
December 19, 2014. #5707)



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, DECEMBER 3, 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 Esposito, Gavle, Goss, Jouron, Skluzacek, and Hayden were present. Members Batastini and Greenman were absent.

James Richter II, Planning and Economic Development Manager, Kathryn Cowlin and Elizabeth Maxwell, both Planners, 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.

2014-54 VIRGINIA ROAD MINI STORAGE – 201 S. Virginia Road – PUBLIC MEETING

A motion is requested to set a public hearing date of January 7, 2015.

Special Use Permit to allow a Preliminary PUD for multiple buildings on a zoning lot and for mini-warehousing/self-storage.

Tom Zanck, attorney, Steve Schwartz and Joe Misurelli, petitioners, were present to represent the petition. Mr. Zanck said this property is the former Alexander Lumber site and they are here to answer any questions the Commission may have.

Mr. Schwartz said the property is 6.3 acres and previously there were a number of buildings that were on the site which mostly have been removed. The main building remains on the lot and will be renovated for climate controlled storage. He said there is a one acre parcel on the corner that they currently have no plans for. Mr. Schwartz said they are requesting to set a public hearing date of January 7, 2015.

Mr. Zanck said the Comprehensive Plan designation for this property is Industry.

Mr. Hayden asked if there was any one present who wished to speak on this matter. There will be another opportunity at the public hearing. There was no one present who wished to speak at this time.

Mr. Goss said if the one acre parcel is subdivided off, there will need to be a cross access agreement. He is also concerned with the rear wall mass of the buildings that can be seen from Pyott Road and Rakow Road. The current landscaping needs to be enhanced. Mr. Goss asked if the detention areas will be cleaned up. Mr. Schwartz said yes.

Mr. Gavle asked if the water from the property or the detention area travels to the Three Oaks Recreation Area. Mr. Schwartz said he doesn't believe so. He believes it perks into the ground but will check on that. Mr. Zanck recalled that the detention water flows to the southeast of this property. Mr. Gavle knows that this request is for Preliminary, but he wanted to point it out.

Mr. Jouron said they will need architectural elements/details on the flat sides of the buildings. He asked about the project. Mr. Schwartz said the main building is well insulated except for the warehouse area which will be upgraded. The additional buildings will be primarily metal. Also, they do not intend to remove the existing landscaping, but enhance it so the buildings won't be seen from the roadways. Mr. Jouron asked if there will be a fence around it. Mr. Schwartz said yes. Also, there will be gates and security camera.

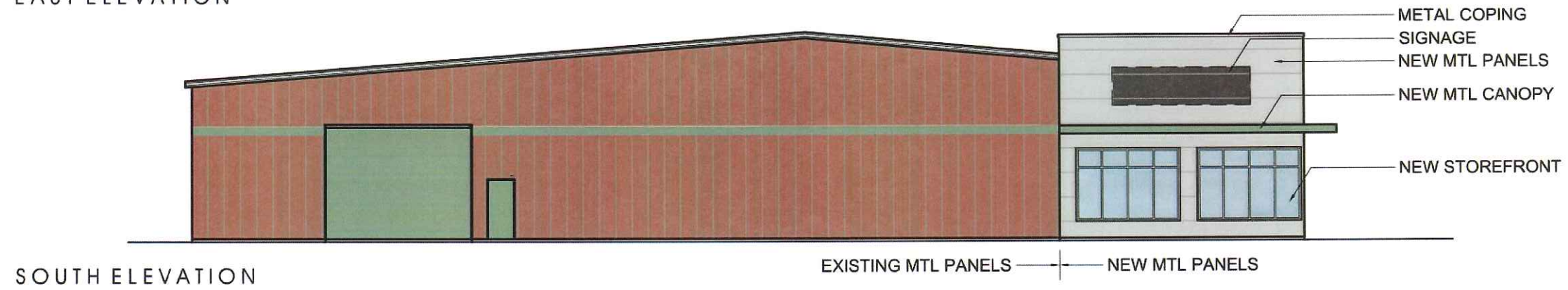
Mr. Esposito said they will need to see the architecture and the site will need to be landscaped. He feels this is a good use for this corner.

Mr. Hayden agreed. He believes the plan they received shows more parking spaces than necessary. He would suggest adding landscape islands in the parking lot. Also he asked that the petitioners be prepared to review the hardship for their request.

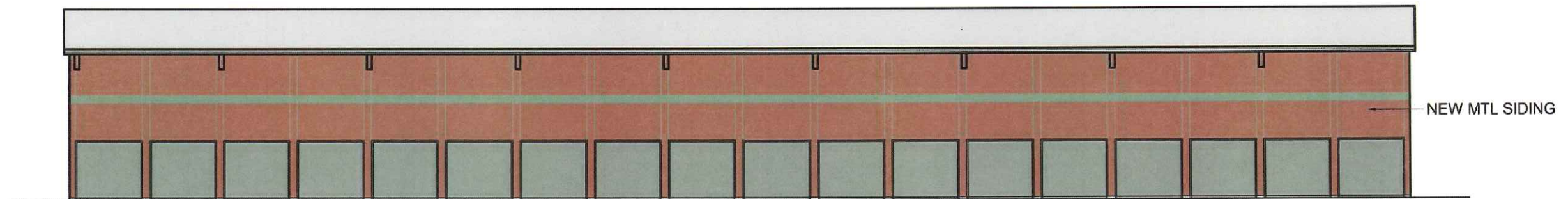
Mr. Goss moved to set a public hearing date of January 7, 2015 for 2014-54 Virginia Road Mini Storage at 201 S. Virginia Road. Mr. Esposito seconded the motion. On roll call, all members voted aye. Motion passed.



EAST ELEVATION

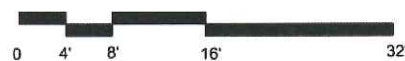


SOUTH ELEVATION



WEST ELEVATION

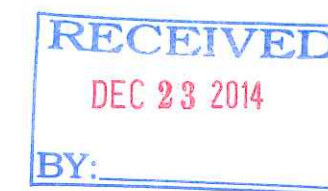
ELEVATIONS - BLDG 1



201 S. VIRGINIA ROAD
CRYSTAL LAKE, ILLINOIS

PEARL STREET COMMERCIAL, LLC
DEVELOPER

DECEMBER 17, 2014



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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

