



#2015-12 Virginia Road Mini Storage – Final PUD Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	February 18, 2015
<u>Request:</u>	Final 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:

- The petitioner received approval of the preliminary PUD at the January 20th City Council meeting. This approval was for Phase 1 with the requirement that the petitioner comply with the sign ordinance and to improve the front elevation of Building 1.

Development Analysis:

Request

- The petitioner is requesting approval of the Final PUD for Phase 1.

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.

Building Elevations

- Plans for Building 1 are to refurbish the former Alexander Lumber building. The exterior would be constructed of insulated metal panels and the stamped brick panels and columns.
- The remaining buildings are the typical storage buildings constructed of corrugated steel. The pictures below illustrate typical self-storage buildings. The elevations for these buildings did not change from what the petitioner presented at the preliminary PUD.



- The petitioner has modified the front elevation of Building 1.
 - The faux overhead doors have been removed and replaced with the stamped brick panels.
 - Columns and a base have been added along the front also with the stamped brick product. The “brick” base and columns are accented with a stone cap.
 - There is a sidewalk along the front of the building; a portion is being removed to add foundation base landscape.
 - A set of display windows has been added to the northeast corner of the building.
 - The existing metal canopy is being modified to a trellis, which will project out from the front elevation.
- The petitioner has changed the red color of the building to a light tan like Sandstone or Driftwood with green doors. Staff suggests that alternative color palettes be provided for review.

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.

Landscape

- The petitioner has submitted a landscape plan. Additional landscape plantings are required to meet the UDO requirements and the preliminary PUD conditions. Additional plantings are required along Virginia Road, the perimeter of the site to soften the appearance of the storage buildings and alongside Building 1.
- The petitioner stated that existing vegetation surrounding the site will remain and the any gaps or missing plants will be filled with new plantings. Any new plants should be shown on the final landscape plan during permitting.

Signage

- The petitioner received approval for 150 square feet of total wall signage. 148 square feet is illustrated on the building.
- The petitioner received approval for 1 free-standing sign at 6 feet in height and 32 square feet in area. The free-standing sign is shown at the corner of Rakow and Virginia Roads.

Findings of fact:

Final Planned Unit Development

The petitioner is requesting approval of a Final Planned Unit Development to allow the construction of the mini-warehousing/self-storage in the M zoning district. The Final PUD must be reviewed against the approved preliminary PUD conditions. The Final PUD is in substantial compliance with the approved preliminary PUD.

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:

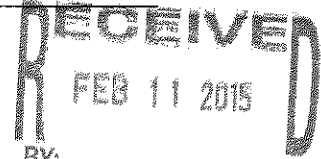
1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Pearl Street Commercial LLC, received 02/12/15)
 - B. Elevations (Sullivan Goulette & Wilson, dated 02/10/15, received 02/12/15)
 - C. Site Plan (ARC Design, dated 02/10/15, received 02/12/15)
 - D. Landscape Plan (ARC Design, dated 02/10/15, received 02/12/15)
2. The conditions from Ordinance No. 7091 remain applicable unless modified by this request.
3. Work with staff to provide a final landscape plan as part of the building permit submittal.
4. The petitioner shall work with staff to minimize the landscape removal along Rakow to provide visibility to the freestanding sign.
5. Architecture – Building 1
 - A. Provide a gable roof over the corner entrance area on both the east and south elevations.
 - B. Continue the design of the stamped brick panels and columns to the south elevation to provide continuity and improve the look of the building from the south.
 - C. Provide alternative color palettes for review and approval by the Planning and Zoning Commission, City Council and staff.
6. 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.

2015 12

City of Crystal Lake Development Application

Office Use Only
File # _____

Project Title: _____



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 type="checkbox"/> Conceptual PUD Review | <input type="checkbox"/> Rezoning |
| <input checked="" 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: Pearl Street Commercial, LLC
 Address: 2519 Fielding Dr.
Glenview, IL 60026
 Phone: 847-867-7200
 Fax: 847-510-0454
 E-mail: stevenschwartz16@gmail.com

Owner Information (if different)

Name: Alexander Lumber Co.
 Address: 515 Redwood
Aurora, IL 60507
 Phone: _____
 Fax: 708-570-2901
 E-mail: _____

Property Information

Project Description: Proposed re-use of the former Alexander Lumber Yard for climate control and non-climate control self storage.

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

Architect: Sullivan Bonlette + Wilson 444 N. Michigan Ave., Ste. 1850
Chicago, IL 60611 - Contact - Mark Sullivan
P-312-561-5306 / F-312-988-7409

Attorney: Thomas C. Zank-Zank, Corn, Wright + Saladin, P.L.
40 Brink St., Crystal Lake, IL 60014 / O-815-459-8800

Engineer: Art Design Resources Inc. - Contact - Ryan Swanson, P.E.
5291 Zenith Parkway / O-815-484-4300

Landscape Architect: Art Design Resources

Planner: Elizabeth Maxwell

Surveyor: _____

Other: _____

Signatures

Pearl Street Commercial, LLC - [Signature] 2/11/15
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.

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.





**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JANUARY 7, 2015
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, Gavle, Goss, Greenman, Jouron, Skluzacek, and Hayden were present.

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 HEARING

This petition was continued from the December 3, 2014 PZC meeting.

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

Mr. Hayden stated that the sign had been posted. He said the surrounding property owners were notified and the Certificate of Publication was in the file. Mr. Hayden waived the reading of the legal notice without objection.

Tom Zanck, attorney, Steve Schwartz, petitioner, Joe Misurelli, consultant, Mark Sullivan, architect, and Ryan Swanson, engineer, were present to represent the petition. Mr. Zanck said this property is the former Alexander Lumber site. They are proposing development of this property in two phases with the first being the self storage business. He said there are significant bushes on the property and provided a landscape plan to staff. Most of the property is asphalt remaining from the previous use. Mr. Zanck said they are requesting to enhance the existing building which will be used for climate controlled storage and add other buildings for regular storage. He added that they are requesting two roadside signs – one is a pylon sign at Rakow Road and Virginia Road and the other a monument sign at Dartmoor and Virginia. They are also requesting wall signage.

Mr. Schwartz said this site is not within the well-head protection areas. They also tested the percolation of the site which goes to the south and southwest – not toward the Three Oaks Recreation Area. He showed a Power Point presentation. The aerial photo of the site showed both Phases 1 and 2. Phase 1 will be the majority of the site including the existing building and the new storage buildings. Phase 2 will be the lot at Rakow and Virginia. They are not certain what will be developed on Phase 2 at this time. Mr. Schwartz showed the sign locations on the site plan. The sign proposed for Rakow is a 9 foot

tall pylon sign with a brick base and aluminum covering over the pole. One of the conditions is to have a monument sign on Rakow and Virginia Road. It would be hard to see the sign on Rakow Road with the height of the bushes along Rakow. Also, the buildings will be blocked with the same bushes.

Mr. Schwartz showed the elevations of the existing building, which will have additional brick and other materials. They are also proposing wall signs on the north and south elevations. The building is approximately 100 yards away from Virginia Road, which is why they are requesting additional square footage. He said the proposed building height is 10 to 11 feet at the peak for the non-climate controlled building and there is no reason to have plantings in the end islands by those additional buildings since it won't be seen.

Mr. Schwartz showed a perspective of the site showing the pylon sign at Rakow and Virginia and added that if a monument sign would be used some of the bushes would need to be removed so the sign could be seen. He also showed a perspective of the site from Dartmoor and Virginia showing the current and additional landscaping as well as the proposed monument sign. Mr. Schwartz said the proposed pylon sign will look more like a raised monument sign because of the addition of the brick and aluminum. He also showed a site plan showing the location of all of the signs for the development including the wall signs. He also included in his presentation photos of the site from various angles as it currently exists. Several of the angles showed the building to the north and how it can be seen over the bushes but not their existing building. They believe their enhancements address the City's concerns.

Mr. Sullivan said this has been an interesting building to work on. Portions of the building will be repainted to a Terra Cotta red color. The large overhead doors will allow their clients to drive into the building and get to their storage areas. He said the accent color for the building will be an evergreen color and the band will wrap around the building. Due to the nature of the storage business, there will not be a need for the windows except in the office area. They have tried to give the existing building interest with adding colors, textures, etc. The office portion of the building will be given a different treatment so potential customers will be able to locate it easily. Mr. Sullivan added that the front of the existing building will be modified to show "garage doors" to make it look like storage units.

Mr. Zanck said this use is consistent with the area, and welcomed questions from the Commission.

Kathleen Martinez, owner of 161 Virginia Road immediately to the north of this site, said she supports the proposed use. Currently, East Dartmoor Drive has a no parking restriction and she hopes that continues so their semi-truck deliveries will not have any issues. She asked that the security fence be landscaped so it is not easily seen. Ms. Martinez said the location of the sign at Virginia and Dartmoor is a concern. The tenants of their building have been discussing a sign for their property and suggest that the two properties work cooperatively on the size and location of the sign. Ms. Martinez also suggested that there be a no access to the cul-de-sac portion of the street from this property.

Phil Murphy, owner of the storage facility on Teckler, said he has no issues with the use. He handed out information to the Commissioners regarding the UDO requirements. The UDO prohibits overhead

doors facing the roadway. He said they are basically signage. Also, the UDO only permits one wall sign not the two the petitioner is requesting and they are oversized. Mr. Murphy is also concerned with the fencing. The UDO requires a solid wood fence as screening while the petitioner is requesting to use chain link fencing. He would prefer the developer use the wrought iron-type fencing like he was required to use. It is also a safety factor with people being able to see into the site. He also stated that the metal material proposed for the additional building is not similar to what was approved for the new storage facility on Teckler. He had included in his handout photos of storage units that use similar materials and after several years start to deteriorate. Mr. Hayden asked about the fencing. Mr. Murphy said he would prefer the fencing to be similar to what he was required to do.

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

Mr. Zanck said this is a PUD of which the signs are an important part. Each development and PUD is unique. He said the landscaping for this site is extensive and the chain link fence is integrated in some of the fencing.

Mr. Schwartz said Phase 2 of the property is currently asphalt and they will comply with the City's Codes. It could be a commercial development or possibly more storage units.

Mr. Goss said if Phase 2 is a different owner, the sign proposed for that intersection would not be permitted because it would be an off-premises sign. He would prefer one monument sign and it be closer to meeting the ordinance. Self storage is not an impulse stop. Usually people check the yellow pages or investigate sites before they go to them. Mr. Goss said he doesn't see the need for the pylon sign. He added that the site plan shown in the Power Point presentation shows on both the north and south sides of the building immediately adjacent to the building. Mr. Schwartz said it is a matter of practicality. There is an overhang on the building and the landscaping won't survive. Mr. Goss said there is room on three sides of the building to soften the look of the building. Mr. Schwartz reiterated that the landscaping would not survive.

Mr. Goss asked if there would be two electronic entrances/gates to access the storage units. Mr. Schwartz said yes. Mr. Goss asked about the fence along Rakow Road. Mr. Schwartz said there will be fencing from the back end edge of the building along the existing asphalt. Mr. Goss said he is concerned that the asphalt area will become a hang out since it will not be fenced to keep people out. Mr. Schwartz said people won't congregate there. Mr. Goss said it is a big open area.

Mr. Gavle said there are already two existing detention areas on this property and he would like them to cover the amount of detention needed for this development without adding to them. Mr. Swanson said the existing detention areas have a high infiltration rate. He added that Virginia and Rakow drain to those areas as well. Mr. Schwartz said they have met with staff about this site and are working with staff on this. Mr. Swanson said the final plans will include a plan to clean out the detention areas.

Mr. Esposito agreed with Mr. Goss regarding the signs. The square footage of the sign is too much. He said Staff's recommendation is closer to what he would prefer. He also agrees with the statement about the fake garage doors.

Mr. Hayden stated the UDO does not permit such doors. Would a variation be needed for the ones shown? Mr. Batastini said there are other things that can be done to break up the building other than the garage doors. Mr. Hayden also asked about the fence requirement. Ms. Maxwell said wood is required but staff has administratively allowed the wrought iron type fencing to be used. Mr. Hayden said he wants to be certain the legal notice that was published is correct. Ms. Maxwell said they don't typically publish specific variations for a PUD.

Mr. Esposito asked if the doors are architectural features and where the garbage will be kept. Mr. Sullivan said the garbage is typically kept in the building. Also the garage doors are more ornamental and need to break up the building and they would be windows if windows could be used.

Mr. Skluzacek said he likes the garage doors and asked if the parking meets the requirements. Mr. Schwartz said they will meet the parking requirements. Mr. Skluzacek asked if there will be landscaping in the islands. Mr. Schwartz said yes. Mr. Skluzacek said the pylon sign is not necessary. The one monument sign on Virginia is good enough. He also would like the wall signs to comply with the UDO.

Mr. Greenman said he was not at the previous meeting, but did read the report and the minutes. He asked if there was another idea or way to do what you want to accomplish with the main building. Mr. Sullivan said they could possibly make the panels smaller. Mr. Greenman said there is not a lot to work with. He suggested changing the color to be closer to the brick. They do look a lot like doors. Mr. Sullivan said he didn't want to use a color that is close to the brick because the wall would turn in to one massive wall. He said that most people don't use the yellow pages any more. People use the internet or notice it when they are driving by. He wants the building to stick out in their minds.

Mr. Greenman asked Ms. Martinez to restate the last comment she had made regarding access to the site. Ms. Martinez said she would suggest that access from this site to the cul-de-sac be restricted.

Mr. Greenman said he supports the concerns raised by Mr. Goss. He asked if there was any opposition to the wrought iron type of fencing. Mr. Schwartz said it is the cost.

Mr. Jouron said he is very opposed to the pylon sign along Rakow Road. The City has been working very hard for many years to eliminate them. Everyone tries to outdo the first sign. He said if Phase 2 is developed differently, it would make the pylon or monument sign an off premise sign. Mr. Jouron asked about the size of the signs. Mr. Schwartz said they are the same size. Mr. Jouron said the building signs are too large. This is a nice area and improving the building will do more for the developer than the signs. He added his concerns about people beating up the renovated building and asked if the materials to be used are durable. Mr. Sullivan said the materials are very solid. There will

also be bollards at strategic points of the building to protect it. Mr. Jouron said the signs need to be closer to the UDO.

Mr. Batastini asked what the petitioner was thinking for Phase 2. Mr. Schwartz said it could be more storage buildings. He has developed shopping centers previously. They need to be aware of the market place at that time. Mr. Batastini asked if this is the best use for the property. Mr. Schwartz said many retail properties have gone back to the banks. The only question is to what the market will allow for Phase 2. Mr. Batastini asked what were the materials that were approved for the other storage facility. Ms. Maxwell said they are insulated panels. Mr. Goss added that there is landscaping as well. Mr. Batastini said this facility is not very visible from the road.

Mr. Batastini said there is a storage facility in town that has brick half way up the buildings. It seems that people tend to avoid hitting the buildings. Mr. Schwartz said the existing building is brick and the other buildings will be metal panel. There will be 24 hour cameras for the site and people will be able to access their units 24-7 by using the key pad. He said what they have designed is appropriate. Mr. Batastini said he is not too excited about the possibility of additional storage units on the corner property. He would want a better product closer to the road. Mr. Schwartz said Phase 2 could need to come through the process as a Preliminary and then a Final PUD. Mr. Batastini said he would prefer the wrought iron type fence because of the look. He is not a fan of chain link. He does appreciate the additional landscaping. Mr. Batastini agrees with the comments regarding the signs and the building should be landscaped. Mr. Schwartz said landscaping would be detrimental to the building. Mr. Sullivan said the building materials go to the ground.

Mr. Hayden agreed with the comments made. He said that when people move out of a unit they sometimes leave things they don't want behind and feels that the garbage needs to be more accessible. Mr. Sullivan said there will be a dumpster inside the building and there will be another towards the back of the property. Mr. Hayden asked if the building would be unmanned for a significant amount of time. Mr. Schwartz said no. Mr. Hayden asked if there will be a separate company to run the business. Mr. Schwartz said yes.

Mr. Hayden asked if there were any issues with the proposed conditions as well as the mini storage criteria in the staff report. Mr. Zanck said they will meet A, B and part of D of the storage facility criteria. They do not want a solid wood fence. Mr. Zanck said the Commissioners need to open their minds regarding the signs. If there is another use for the Phase 2 lot there will be a sign on that corner. This is a different situation. Mr. Schwartz said if and when the right use comes along will determine the Phase 2 lot. Mr. Batastini asked if they will have a monument sign at the corner of Rakow and Virginia, why not abandon the other sign that is requested. Mr. Schwartz said people will pass the use before they can see the sign. Mr. Batastini said he can see the sign at Rakow but eliminate the other. One sign can take care of both. Mr. Zanck said they agree with the conditions listed in the staff report and ask that the variation for the signs be considered.

Mr. Goss said the petition as presented does not meet the Findings of Fact.

Ms. Maxwell asked about the materials to be used on the buildings so there is no confusion. Mr. Sullivan said the insulated material is to be use on the existing building only and not the additional buildings. The additional buildings will have the corrugated metal.

After discussion of the changes to the conditions for this petition, Mr. Greenman said the petition would meet the Findings of Fact with those changes.

Mr. Goss moved to approve the Special Use Permit to allow a Preliminary PUD for multiple buildings on a zoning lot and for mini-warehousing/self-storage ~~and 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~~ for Virginia Road Mini Storage at 201 S. Virginia Road with the following conditions:

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.
- E. Foundation green areas or plantings shall be added to the front and two sides of the building up to the overhead doors. The green areas may include planters.**

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 **sign** 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.

6. Fencing shall be a 6-foot aluminum "wrought iron style" fence along Dartmoor, as well as the entry ways on both sides of the building and from the entry way off Virginia all the way to Rakow Road. The fence along Rakow and the bike path may be chain link.

Mr. Batastini seconded the motion. On roll call, all members voted aye. Motion passed.



**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, petitioner, and Joe Misurelli, consultant, 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.

→ **10. Virginia Road Mini Storage, 201 S. Virginia Road – Preliminary Planned Unit Development for a mini-warehousing/self storage facility in the M-Manufacturing Zoning District.**

Attorney Tom Zanck and Steven Schwartz, the developer, were present

Mr. Zanck opened his presentation by focusing on the proposed signage. He stated that this was the former Alexander Lumber site which has three road frontages on Dartmoor Drive, Virginia Road and Rakow Road, and previously had a huge monument sign and lettering on the buildings. He stated that they were seeking a variation to allow two free-standing signs; one at Dartmoor and Virginia at 6 feet high and 50 square feet and one at Rakow and Virginia which would be 9 feet high and 80 square feet. He stated that the larger signs were needed because the building was set back as far as the length of a football field from the road and they wanted motorists traveling 40 mph to be able to locate the entrance because if they missed it, they would have to make a two mile loop back. He stated that they were also seeking a modest increase in wall signage from 150 sq. ft. to 204 sq. ft.

Regarding fencing, Mr. Zanck stated that for security, they would prefer to have a chain link fence with landscaping along Dartmoor Drive, and to protect the detention area along Rakow Road instead of the aluminum fences recommended by the Planning and Zoning Commission.

Mr. Schwartz stated that they were in agreement with all other recommendations of the Planning and Zoning Commission. He stated that the increased signage was needed because of visibility issues with the setback, arbor vitas and electric poles, as well as the fast moving traffic.

Mayor Shepley asked if anyone in the audience wished to speak on the matter.

Phil Murphy, owner of The Keep on Teckler Blvd., distributed information and photographs to the City Council. He asked the Council to hold this petitioner to the same standards as had been applied to a previously approved storage facility and the requirements of the City's Unified Development Ordinance (UDO). He spoke about the proposed building plans, stating that the doors on the front of the building, which he stated were prohibited by the City's UDO, were actually roll up doors with the springs removed, and that the metal portions of the building would degrade quickly. He stated that the UDO requires board on board 8 foot fencing which would be much more secure than chain link which can be easily climbed. He stated that the petitioner's request for a second sign would actually be a fifth sign because they would also have two wall signs and a windowed parapet which could have signage behind the glass.

No one else in the audience wished to speak.

The Council discussed the petition.

Councilman Dawson noted that there is an aluminum fence at Three Oaks Recreation Area that works fine for security and he felt the petitioner's request for a chain link fence pertained more to cost. In response to his question about parking in the front and outside storage, Planning and Development Manager James Richter II stated there would be no storage in the front where the customers park. Councilwoman Ferguson objected to the requested signage, saying that she would consider the size of the signs and the lettering, but could not approve any pylon signs.

Councilman Hopkins asked to see examples of the materials, and the petitioner's architect presented them. He stated that the intent was to make it clear where customers would go to rent a storage space. He spoke about the building being painted a brick red color with a green stripe all the way around it. He stated that they wanted to present this as a quality, climate controlled facility, and the earlier comment about the false doors was incorrect because they were not really doors but rather an architectural feature. Councilman Hopkins stated that the Planning and Zoning Commission had not commented on the architecture. Mr. Richter agreed, but also noted that the City has never allowed faux brick on a commercial development. Councilman Hopkins stated that he was glad the petitioner was repurposing an existing building, but he was not in favor of the additional signage. Councilman Hubbard agreed, and asked what the logic was behind the request for a chain link fence. Mr. Zanck stated that it would provide more protection than an aluminum fence if a vehicle were to slide off the road in inclement weather. He added that the fencing on the other side of the building would be behind landscaping, which would be submitted at Final PUD.

Councilman Thorsen asked for "bullet points" regarding their objections to the Planning and Zoning Commission recommendations. Mr. Zanck stated that they wanted 18 more square feet for the monument sign at Dartmoor and Virginia; the building signs were approved at 150 square feet, but they wanted 204 square feet because of the retail component; and they wanted an additional monument sign at Rakow and Virginia. Councilman Thorsen questioned if the glass parapet could be considered another sign because signage could be placed behind the glass. Mr. Zanck and Mr. Schwarz agreed that it would be an architectural feature only. Councilman Thorsen stated that the City could not control signage placed behind a window, but Mr. Richter stated that since this is a PUD, such signage could be prohibited. Councilman Thorsen stated that he thought the proposal was great and he thanked the petitioner for bringing it to the City, but he felt that people would be looking for the actual building, not the signage, when driving by. Mr. Schwartz stated that the arbor vitae on Rakow Road blocked the view of the building, which was set back over 100 yards. He distributed pictures of the signage and fencing, as well as outdoor parking of boats, trucks and RVs at other storage facilities. Councilman Thorsen stated that he did not have a problem with the tower if the windows were placed on the other side. Mr. Zanck stated that not having signage in the tower could be a condition of the PUD approval.

Mayor Shepley stated that since they were repurposing an existing vacant "eyesore" building, they should get some consideration, but he did not feel that signs should be a major issue since after a person has been there once, they would know where it was, and it was not the type of retail establishment that would attract shoppers on impulse. He stated that if the Council were to grant the requested signage, it would be much more than others had been granted. He stated that he was in agreement with the Planning and Zoning Commission recommendations.

Mr. Schwartz distributed more information which showed photos of the former Alexander Lumber 15 foot pylon sign. He stated that they were asking for a 6 foot sign because if a motorist were to pass their entrance they would have to make a two mile loop to get back to it. Regarding the signage on Virginia Road, he stated that they were intending to attract people and bring them easily to the site. Mayor Shepley stated that if that were the case, they should want to make the building look nicer with better quality materials. Mr. Schwartz stated that they would be amenable to additional architectural features because they wanted to attract first rate customers. He stated that this was a retail facility and the signage on Rakow Road was necessary, comparing it to other signs on Rakow Road such as the Dolphin Center. Councilwoman Brady Mueller stated that there was no access to their building from Rakow Road and there was no purpose to having a sign on Rakow Road other than to identify the building. She asked why they would not finish the metal wall and make it a real wall for climate control. Councilwoman Brady Mueller questioned the architectural element that looks like a door but really isn't, saying that she did not feel it was necessary since all of the units would be accessed from inside. Mr. Schwartz stated that it could be eliminated.

Councilman Dawson stated that he would not support the petition unless the building was upgraded with better architecture. He stated that the front looked horrible from Virginia Road and the former pylon sign went back to the 1960's and was not relevant to the discussion.

In response to Councilman Hopkins' additional questions regarding the architectural elements, Mr. Schwartz stated that they would take the panels off the front of the building and add brick.

Councilman Dawson moved to send the petition back to the Planning and Zoning Commission regarding the east elevation, noting that he had no issues with the other three elevations. Councilman Thorsen seconded the motion. Mr. Zanck encouraged the Council to consider approving the Preliminary PUD with a condition for enhanced architecture on the east elevation for consideration at Final PUD. Mayor Shepley agreed that since the Planning and Zoning Commission would review the Final PUD, the Council may not need to refer this matter back to them at this time. Councilman Dawson withdrew the motion and Councilman Thorsen withdrew the second.

Councilman Dawson moved to approve the Planning and Zoning Commission recommendations, with a further condition that prior to Final PUD approval, revised architectural elevations for the

east elevation be approved, and to adopt an ordinance granting the Preliminary Planned Unit Development for Phase 1 of the Virginia Road mini storage, not including the east elevation architecture, at 201 S. Virginia Road. Councilman Thorsen seconded the motion. On roll call, all voted yes. Motion passed.

11. Potter, 1730 Moorland Lane – Variation to allow a 6-foot fence that encroaches 6 feet 4 inches into the required 30-foot corner side yard setback.

Jeffery Potter, the homeowner, was present. Mayor Shepley noted that the Planning and Zoning Commission had provided a unanimous recommendation to approve the petition. Mr. Potter explained that he was requesting the variation to accommodate a patio.

Mayor Shepley asked if anyone in the audience wished to speak on the matter. No one wished to speak.

Planning and Economic Development Manager James Richter II responded to questions from Councilman Dawson regarding placement of the fence. Councilman Hopkins confirmed that Mr. Potter was requesting a 5 ft. tall fence instead of a 6 ft. tall fence.

Councilwoman Brady Mueller moved to approve the Planning and Zoning Commission recommendations and to adopt an Ordinance granting a variation to allow the fence to encroach 6 feet 4 inches into the corner side yard at 1730 Moorland Drive. Councilman Thorsen seconded the motion. On roll call, all voted yes. Motion passed.

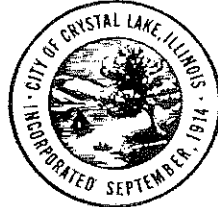
12. Pence, 145 West Crystal Lake Avenue – Variations from the minimum corner side yard setback requirements to allow a 7-foot encroachment for an addition to the existing non-conforming principal structure.

Ralph Pence, the petitioner, was present for the matter. Mr. Pence stated that he was requesting the variation to allow a couple of additions to the existing structure to replace portions that are in poor condition. He stated that this would enhance the existing structure for the betterment of the neighborhood. He added that the house was set back 23 feet from the road and was even with most of the other homes. He stated that none of the neighbors were in objection.

Mayor Shepley asked if anyone in the audience wished to speak on the matter. No one wished to speak.

Councilman Dawson stated that he was raised in that part of the City and this was another example of renovating an existing structure to make a nice addition to the neighborhood.

Councilwoman Brady Mueller moved to approve the Planning and Zoning Commission recommendations and to adopt an Ordinance granting the variation from the required 31 foot



AN ORDINANCE GRANTING A PRELIMINARY PLANNED UNIT DEVELOPMENT
FOR VIRGINIA ROAD MINI STORAGE

WHEREAS, pursuant to the terms of the Petition (File #2014-54) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Preliminary Planned Unit Development for multiple buildings on a zoning lot and for mini-warehousing/self-storage and 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 for Virginia Road Mini Storage at 201 S. Virginia Road; and

WHEREAS, the required hearings were held on the petition of the property owners in the manner and the form required by the Unified Development Ordinance of the City of Crystal Lake and the statutes of the State of Illinois; and

WHEREAS, it is in the best interests of the City of Crystal Lake that the Final Planned Unit Development be granted as requested in said Petition,

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

SECTION I: That a Preliminary Planned Unit Development be granted for multiple buildings on a zoning lot and for mini-warehousing/self-storage for Virginia Road Mini Storage for the property located at 201 S. Virginia Road (19-09-352-004, 007, 008, 011, 013), Crystal Lake, Illinois.

SECTION II: That the Preliminary Planned Unit Development be granted with the following conditions:

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.
 - E. Foundation green areas or plantings shall be added to the front and two sides of the building up to the overhead doors. The green areas may include planters.
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 sign shall be reduced to 32 square feet in area.
 - C. 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.
6. Fencing shall be a 6-foot aluminum "wrought iron style" fence along Dartmoor, as well as the entry ways on both sides of the building and from the entry way off Virginia all the way to Rakow Road. The fence along Rakow and the bike path may be chain link.
7. Prior to the Final Planned Unit Development, revise the east architectural elevation of the climate controlled storage building to be presented for review by staff and the Planning and Zoning Commission.

SECTION III: That the City Clerk be and is hereby directed to amend the official zoning map of the City of Crystal Lake and all pertinent records of the City of Crystal Lake to show the granting of Variations in accordance with the provisions of this Ordinance, as provided by law.

SECTION IV: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.


DATED at Crystal Lake, Illinois this 20th day of January, 2015.

City of Crystal Lake, an
Illinois municipal corporation



Aaron T. Shepley, Mayor

ATTEST:



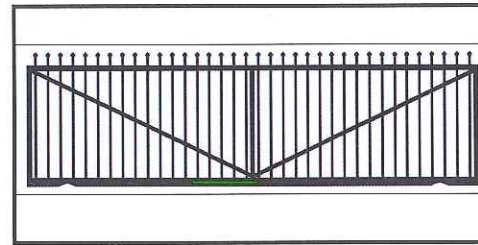
Nick Kachiroubas, City Clerk

Passed: January 20, 2015

Approved: January 20, 2015



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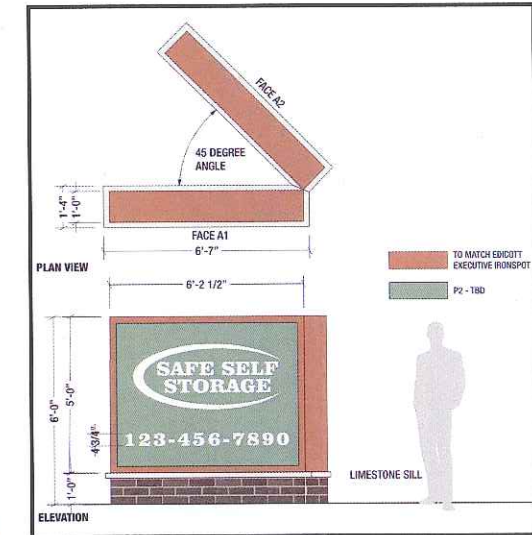
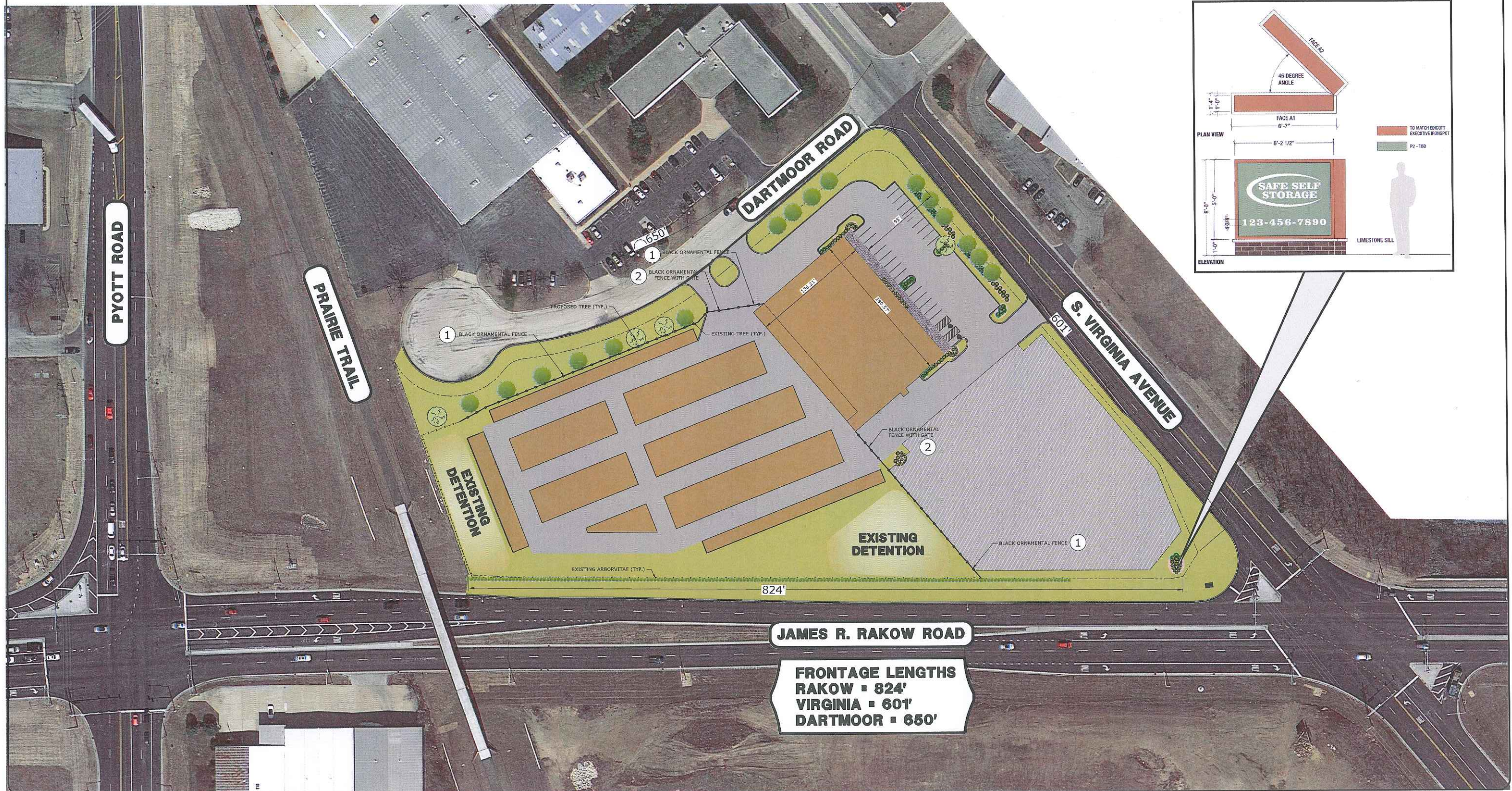
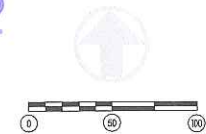


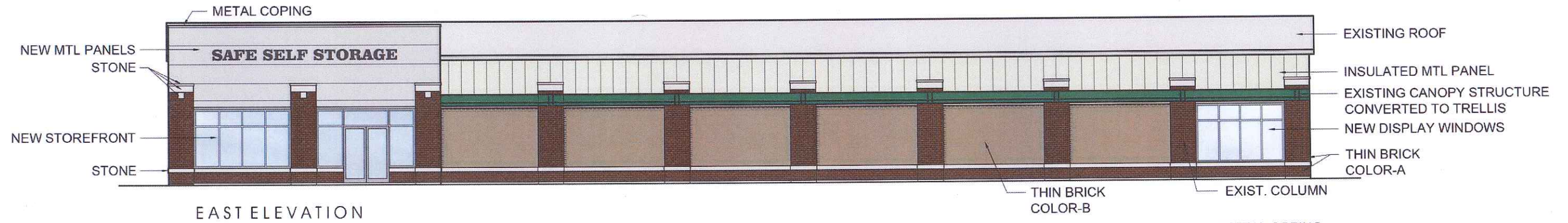
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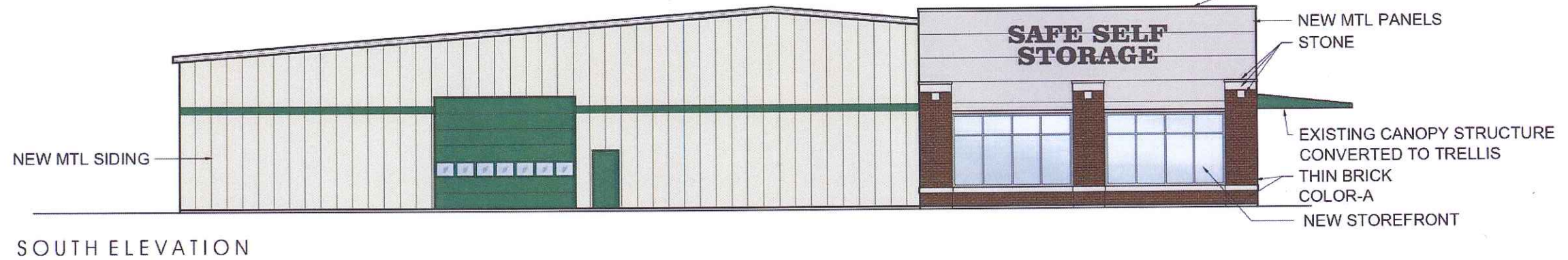
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ARC DESIGN
RESOURCES INC.

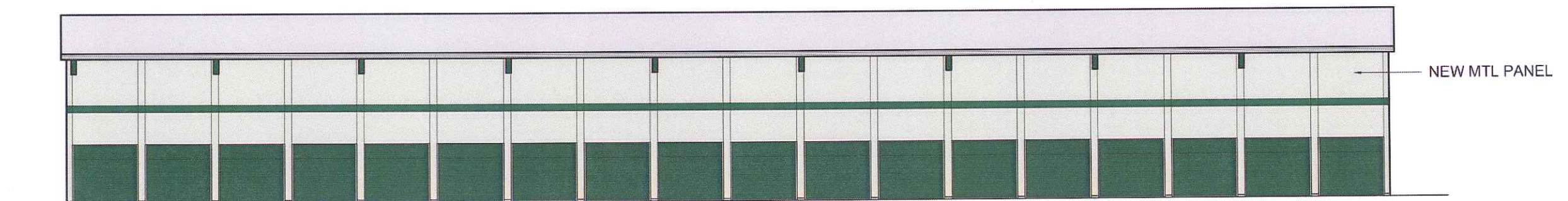




EAST ELEVATION

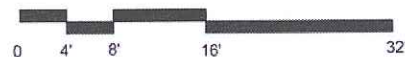


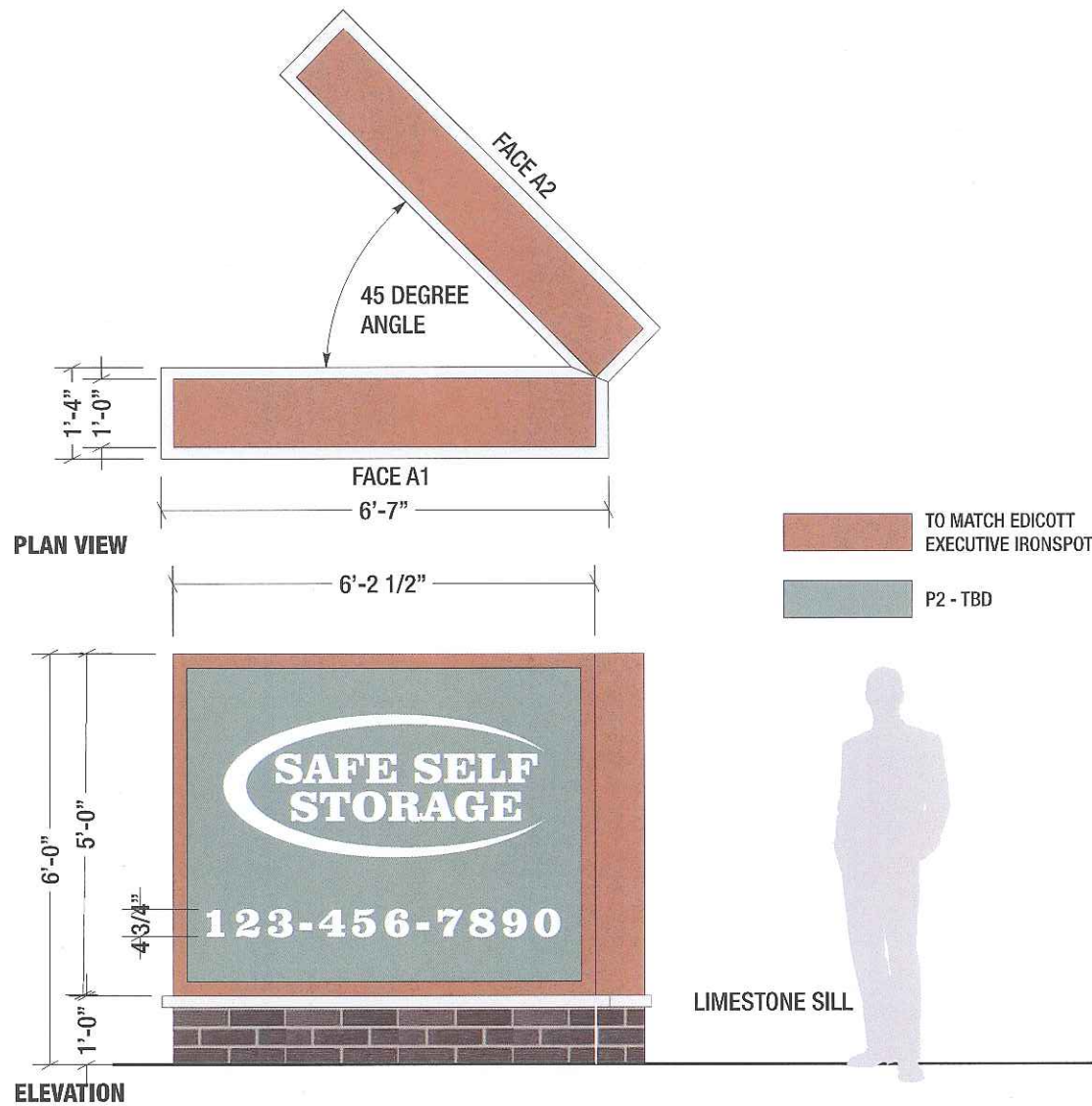
SOUTH ELEVATION



WEST ELEVATION

ELEVATIONS - BLDG 1





A SINGLE FACED INTERNALLY ILLUMINATED V-SHAPED MONUMENT DISPLAY
 SCALE: 3/8"=1'

- SIGN CABINET AND RETAINERS PAINTED TO MATCH BUILDING
- FLAT WHITE LEXAN FACES w/ FIRST SURFACE VINYL GRAPHICS
- INTERNALLY ILLUMINATED w/ FLUORESCENT LIGHTING
- MOUNTED ON STEEL SUPPORT IN CONCRETE FOUNDATION w/ MASONRY BASE

29'-3 1/2"

SAFE SELF STORAGE

B ONE(1) SETS OF PLEX FACE INDIVIDUALLY MOUNTED CHANNEL LETTERS w/ LED ILLUMINATION
 SCALE: 1/4"=1' AREA: 48 SQ. FT.

- WHITE ACRYLIC FACE w/ FIRST SURFACE BLACK PERFORATED VINYL OVERLAY
- BLACK TRIMCAP
- BLACK RETURNS
- WHITE L.E.D. ILLUMINATION
- INDIVIDUALLY MOUNTED FLUSH

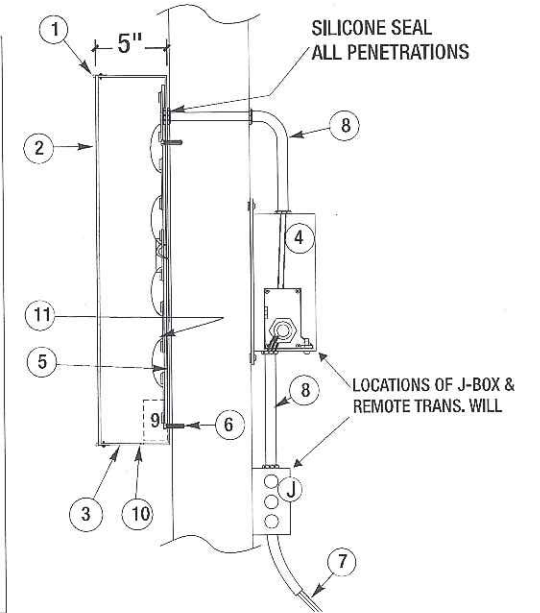


C ONE(1) SETS OF PLEX FACE INDIVIDUALLY MOUNTED CHANNEL LTRS
 SCALE: 1/4"=1' AREA: 100 SQ. FT.

- WHITE ACRYLIC FACE w/ FIRST SURFACE BLACK PERFORATED VINYL OVERLAY
- BLACK TRIMCAP
- BLACK RETURNS
- WHITE L.E.D. ILLUMINATION
- INDIVIDUALLY MOUNTED FLUSH

LEGEND

- 1" TRIM CAP
- 3/16" ACRYLIC FACES
- .040 ALUM. RETURNS (35" & UNDER)
.063 ALUM. RETURNS (36" & OVER)
- REMOTE TRANSFORMER, CLASS II 12V. W/ ENCLOSURE
- .063 ALUMINUM BACK
- MOUNTING ANCHORS
- 120V PRIMARY, No.12 THHN STRANDED WIRE
- FLEXIBLE, W.P., CONDUIT PER LOCAL CODE
- SAFETY SWITCH, PER LOCAL CODE
- 1/4" DRAIN HOLE
- L.E.D MODULE



DOYLE
 GENERAL SIGN CONTRACTORS
 232 INTERSTATE RD. P.O. BOX 1088 ADDISON, IL 60101 630-543-9490 FAX 630-543-9493

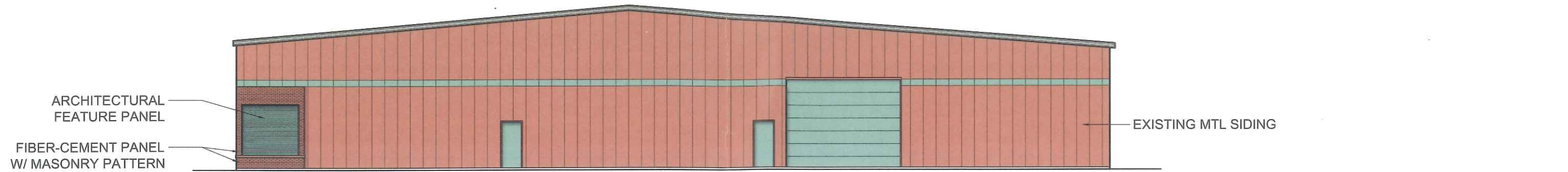
DATE	REVISION
1.7.15	REVISED PER JST
2.9.15	REVISED PER JST
2.10.15	REVISED PER JST

CUSTOMER APPROVAL _____ **DATE** _____

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CLIENT	SAFE SELF STORAGE						
ADDRESS	201 S VIRGINIA RD.						
CITY	CRYSTAL LAKE	STATE	IL	DESIGNER	KM	SALESPERSON	JST
DRWG. NO.	14359	SCALE:	NOTED	DATE:	12.26.2014	SHEET NO.	1

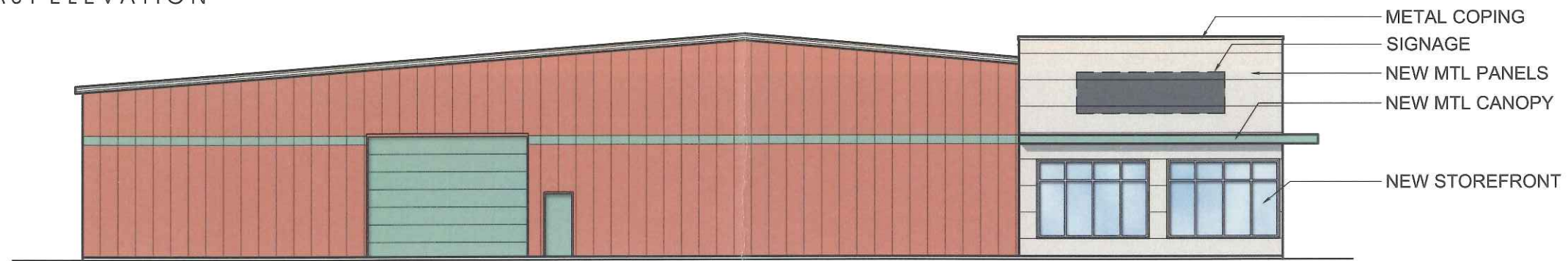
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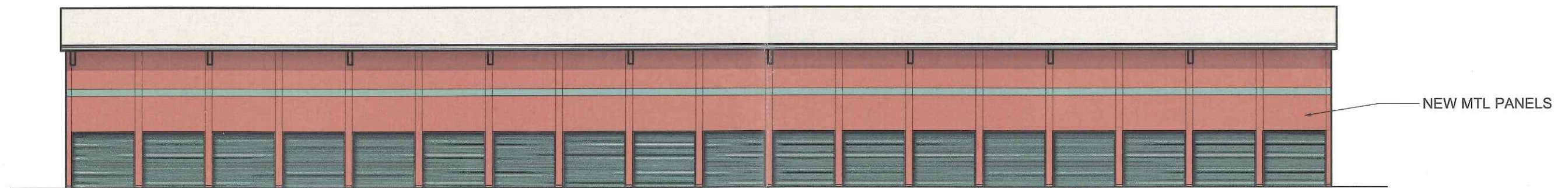
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

ELEVATIONS - BLDG 1



201 S. VIRGINIA ROAD
CRYSTAL LAKE, ILLINOIS

