



**#2015-27**

## **Virginia Road Mini Storage – Final PUD Amendment Project Review for Planning and Zoning Commission**

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**Meeting Date:**

June 17, 2015

**Requests:**

1. Final PUD Amendment to expand the climate-control building for mini-warehousing/self-storage.
2. Parking Variation for Option B from the required 54 parking spaces to allow 37.

**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)

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**Background:**

- The petitioner received approval of the Final PUD on March 3, 2015. This approval was for Phase 1, which included the renovation of an existing 24,390 square-foot building for climate-controlled storage and 9 drive-up buildings, totaling 67,574 square feet.
- This amendment is to expand the climate-controlled drive-through building to either 82,998 square feet or with an Option B mezzanine to 110,018 square feet. The drive-up storage buildings are reduced from 9 to 3 for a total square footage of 8,600.
- Phase 2 is the remainder of the lot, which could be subdivided and developed later.
- The originally approved project was for 67,574 square feet. The new approval would total either 91,598 square feet or with Option B, 118,618 square feet. This is an increase of between 24,024 to 51,044 square feet.
- With the expansion of the site additional parking is required. A parking variation is being requested for Option B.

## **Development Analysis:**

### **Site Layout**

- The new larger climate-controlled building would curve to the southwest moving the drive-through access to the west. Only three drive-up buildings remain along the perimeter of the site.
- There are two entrances shown on Dartmoor Drive and the petitioner is still working with McDOT on the access to Virginia Road.
- The petitioner is providing at least 24-foot drive-aisles around all the buildings and a fire truck can maneuver through the site.

### **Building Elevations**

- The petitioner has worked with staff to make some changes to the building elevation for the climate-controlled building to help break up the mass and provide additional architectural details.
  - The dark brown metal paneling would be extended to the end of the Phase 1A portion of the building on both the north and south sides.
  - The green band would also be continued along both side elevations for the Phase 1A portion.
  - There are two possible options for the second half of the building Phase 1B. The petitioner would like the option to utilize either plan depending on how the facility is ultimately leased. The petitioner proposes drive-up overhead doors, Scheme G5, or he would replicate the look of columns with the darker metal accents along the sides, Scheme G6.
  - The dark brown paneling also frames the drive-in door on the west elevation.
- The main storefront, east elevation, was enhanced based on the previous PUD approvals.

### **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 91,362 square feet of storage space requires 41 parking spaces. The parking lot has been illustrated to accommodate 37 spaces. The zoning administrator has the ability to allow a reduction of up to 10% of the required number of parking spaces if specific site conditions warrant the reduction. The zoning administrator believes this is a unique site and has granted the reduction; 37 spaces are required.
- Option B requires 54 parking spaces. The petitioner is requesting a variation from this parking requirement.

Landscape

- The petitioner has submitted a revised landscape plan. Additional, new plantings along both north and south elevations are shown up to the overhead doors to enhance the look and to break up the expansive elevation.
- The petitioner has also shown additional plantings along the perimeter of the site, filling in any gaps along Rakow Road, enhancing the landscape along the Darmoor side and planting new landscape along the bike path.

Signage

- Signage is shown on the building and 1 free-standing sign is shown at the corner of Rakow and Virginia, which were approved with the previous PUD request.

**Findings of fact:**

FINAL PUD AMENDMENT

The petitioner is requesting approval of an amendment to the approved Final Planned Unit Development to allow multiple buildings on a zoning lot. A PUD 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 one variation from Article 4-200 to allow a reduction in the required parking to allow 37 parking spaces. The petitioner has stated that unless clients are talking to the office staff they would not be parking in the main parking lot, they would either drive-in to the climate controlled building or drive-up to their unit. Very few cars would ever be in the parking lot.

**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 05/01/15)
  - B. Site Plan (Sullivan Goulette & Wilson, dated 06/04/15, received 06/10/15)
  - C. Preliminary Engineering [layout plan & grading plan] (ARC Design, dated 05/12/15, received 06/10/15)
  - D. Elevations (Sullivan Goulette & Wilson, dated 06/09/15, received 06/10/15)
  - E. Landscape Plan (ARC Design, dated 05/13/15, received 06/15/15)
  - F. Floor Plans (Sullivan Goulette & Wilson, dated 05/29/15, received 06/10/15)
2. Phase 2 is required to apply for Preliminary and Final PUD approvals.
3. The conditions from Ordinance No. 7091 and 7100 remain applicable unless modified by this request.
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.

# City of Crystal Lake Development Application

Office Use Only  
File # 2015 27

Project Title: \_\_\_\_\_

**RECEIVED**  
MAY 01 2015  
BY: \_\_\_\_\_

### 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 type="checkbox"/> Final PUD                      | <input type="checkbox"/> Special Use Permit              |
| <input checked="" 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  
Address: 2519 Fielding Dr.  
Glenview, IL 60026  
Phone: 847-867-7200  
Fax: 847-510-0454  
E-mail: stevenschwartz1@gmail.com

### Owner Information (if different)

Name: 201 VCL LLC  
Address: 2519 Fielding Dr.  
Glenview, IL 60026  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

### Property Information

Project Description: Climate Control expansion of approved  
Final PUD for 201 S. Virginia Rd, Crystal Lake

Project Address/Location: 201 Virginia Road, Crystal Lake  
NWE of James R. Rabow 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 Boulette + Wilson, 444 N. Michigan Ave., Ste. 1850  
Chicago, IL 60611 - Contact Mark Sullivan  
P-312-561-5306 / F-312-988-7409

Attorney: Thomas L. Zank-Zank, Coen, Wright + Salatin, P.L.  
40 Brink St., Crystal Lake, IL 60014 / 815-459-8800

Engineer: ACE DESIGN RESOURCES INC. - Contact - Ryan Swanson, P.E.  
5291 Zenith Parkway / 815-484-4300

Landscape Architect: ACE DESIGN RESOURCES

Planner: Elizabeth Maxwell

Surveyor: \_\_\_\_\_

Other: \_\_\_\_\_

**Signatures**

[Signature] -Manager 4/30/15  
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.



## **PUBLIC NOTICE**

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

**IN THE MATTER OF THE PETITION  
OF Pearl Street Commercial, LLC**

### **LEGAL NOTICE**

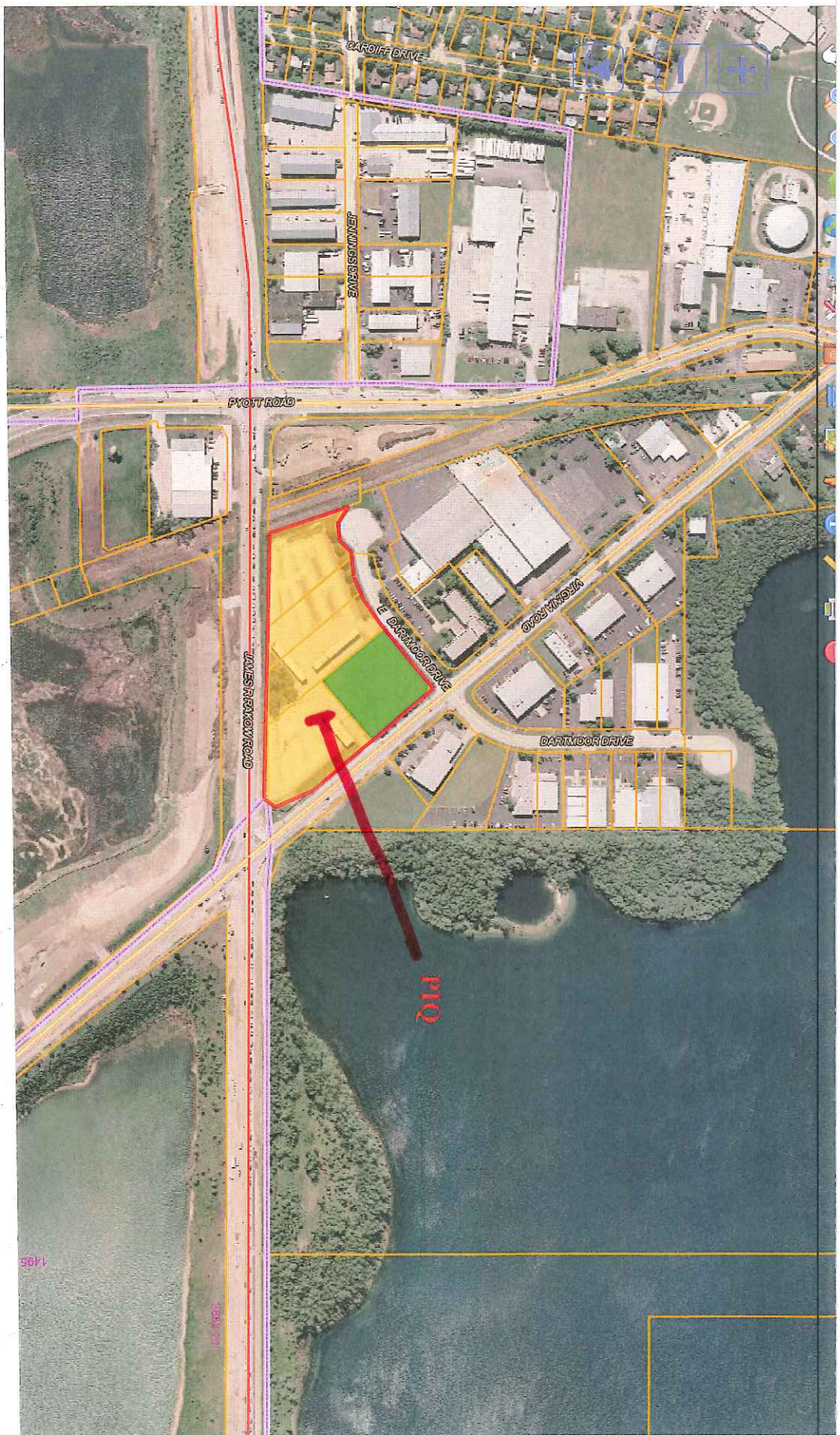
Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Steven Schwartz with Pearl Street Commercial, LLC, for a Final Planned Unit Development 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 an amendment to an approved Final Planned Unit Development to make modifications to the site, landscape and architecture for the Self-Storage Mini Warehousing, pursuant to Article 2-400 and Article 9-200 D and E. 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 June 3, 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  
May 17, 2015.) NW 6566



CAROFF DRIVE

EMBASSY

PVOY ROAD

JAMES RAY ROAD

E DARRMOOR DRIVE

DARRMOOR DRIVE

DARRMOOR DRIVE

P10

1495

102



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION  
WEDNESDAY, FEBRUARY 18, 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, Jouron, Skluzacek, and Hayden were present. Mr. Greenman was absent.

James Richter II, Planning and Economic Development Manager, and Elizabeth Maxwell, Planner, were present from Staff.

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

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

**2015-12 VIRGINIA ROAD MINI STORAGE – 201 S. Virginia Street** – PUBLIC MEETING  
Final PUD for multiple buildings on a zoning lot and for mini-warehousing/self-storage

Mr. Hayden said this is a Public Meeting and no notification was required.

Tom Zanck, attorney, Steve Schwartz, developer, and Mark Sullivan, architect, were present to represent the petition.

Mr. Goss asked about the Preliminary PUD approval relative to architecture. Mr. Richter said the petitioners have development rights to build a self storage facility, conditioned upon meeting the Preliminary PUD conditions. The architecture was preliminary at the time, so the additional details provided at Final PUD allow the topic of architecture to be on the table.

Mr. Zanck said they will enhance the landscaping. He read from the City Council minutes regarding the east elevation. Mr. Sullivan said they have been working with staff on the east elevation facing Virginia. The materials are the same color and they are proposing to add masonry piers. Where the glass was will be replaced with a lighter masonry color. Mr. Sullivan said they have modified the corner element of the building where the office will be so customers can easily find the entrance. They are also proposing awnings/canopies which are commonly used with storage facilities. Mr. Hayden asked how the columns are capped. Mr. Schwartz said they are stone caps.

Mr. Hayden asked about the building elevations. Mr. Schwartz said the south elevation won't have much exposure when the other lot is developed.

Mr. Sullivan said they have done an incredible amount changes to allow foundation plantings. It is a very attractive building and will be well received by both the customers and the neighbors. The

monument sign has been moved to the corner of Rakow and Virginia. They have also added the wrought iron type fence. They agree with the conditions in the report except for 5a and b.

Mr. Hayden asked if the monument sign would be considered off-premises. Ms. Maxwell said it is not currently. If the property is subdivided it would be.

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

Mr. Goss said he likes the architectural changes and the colors proposed. He suggested adding a gable to the roof.

Mr. Gavle said the east and south elevations also wrap around the corner.

Mr. Skluzacek said he likes the changes to the front elevation. He added that the south elevation needs a little more since it can be seen from Rakow Road.

Mr. Esposito thanked the petitioner for the changes to the east elevation.

Mr. Jouron said he likes the revised monument sign and eliminating the other sign. He is ok with the colors presented.

Mr. Batastini agreed. He said the south elevation is softer. He prefers to see the landscape plan since this is a Final PUD.

Mr. Hayden agreed with adding a gable. He also would prefer the fence be uniform.

Mr. Sullivan said the gable would be a foreign element in this style. He proposed to tilt the canopy. Everything is very square – with a clean edge.

Mr. Goss said he is ok with a different awning. Mr. Hayden said the project is short two parking spaces. Mr. Schwartz said they will meet the ordinance, but feels it is over parked.

Mr. Goss moved to approve the Final PUD for multiple buildings on a zoning lot and for mini-warehousing/self-storage for the 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 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.~~

**Provide an awning structure that is visible with its pitch over the display windows on both sides of 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.~~

**Extend the foundation planting area on the south elevation to approach the walk-in door, and change the color of the south elevation siding below the green banding between the store front and overhead door to a complimentary red/brown color to match the brick and break up the mass of the south elevation.**

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.

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



*Approved a request for the use of the City Hall front parking lot for the staging and start/end of the race, and a special use of the Three Oaks Recreation Area as part of the bike ride route for the race, subject to the conditions contained in the agenda supplement.*

➤ *10. Doherty Properties, 4420, 4501, 5201 and 5425 Route 176 – Continued the Annexation Public Hearing to the May 5, 2015 Regular City Council meeting at the petitioners' request.*

➤ *13. 5309 Terra Cotta Road (unincorporated) – Objected to the County Zoning request for a Conditional Use for an offsite services business which includes indoor and outdoor storage of commercial equipment and vehicles on the property and directed City staff to proceed with an objection at the County zoning hearing.*

*14. Taxicab License – Approved the issuance of a Taxicab License to American Taxi Dispatch, Inc.*

➤ **11. Virginia Road Mini-Storage - Final Planned Unit Development for Phase 1 of the Virginia Road Mini-Storage facility at 201 South Virginia Road.**

Attorney Tom Burney was present for the matter and stated that the petitioner had no objections to the Planning and Zoning Commission recommendations.

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 pleased with the architectural changes that been made pursuant to the Council's discussion at Preliminary PUD review.

Councilwoman Brady moved to approve the Planning and Zoning Commission recommendations and to adopt an ordinance granting the Final Planned Unit Development for Phase 1 of the Virginia Road Mini Storage at 201 S. Virginia Road. Councilwoman Ferguson seconded the motion. On roll call, all present voted yes. Motion passed.

➤ **12. MJK Building, 5005 Northwest Highway – Sign Variation request for a freestanding sign height and size increase.**

Skip Spanjer of North Shore Sign, Libertyville, was present for the matter. He stated that the requested variation to allow the freestanding sign height to be increased to 13 feet and 2 inches, (a variation of 4 feet and 2 inches) and the sign size to be 89.69 square feet (a variation of 9.69 square feet) was needed to facilitate visibility from the roadway due to trees and parked cars. He noted that adjacent businesses had signs that were 16 feet high and 28 feet high and this new signage, if granted, would allow for two additional tenant panels.

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



**The City of Crystal Lake Illinois**

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

WHEREAS, pursuant to the terms of the Petition (File #2015-12) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Final Planned Unit Development for multiple buildings on a zoning lot and for mini-warehousing/self-storage 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 Final Planned Unit Development be granted to permit multiple buildings on a zoning lot and for mini-warehousing/self-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 Final 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 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)

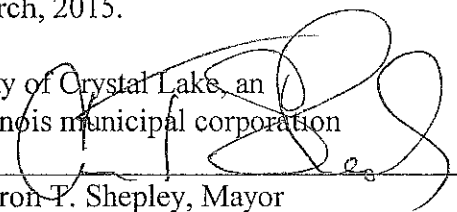
2. The conditions from Ordinance No. 7091 remain applicable unless modified by this request.
3. Work with staff to provide a final landscape plan as part of the building permit submittal.
4. The petitioner shall work with staff to minimize the landscape removal along Rakow to provide visibility to the freestanding sign.
5. Architecture – Building 1
  - A. Provide an awning structure that is visible with its pitch over the display windows on both sides of the east and south elevations.
  - B. Extend the foundation planting area on the south elevation to approach the walk-in door, and change the color of the south elevation siding below the green banding between the store front and overhead door to a complimentary red/brown color to match the brick and break up the mass of the south elevation.
  - 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.

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.

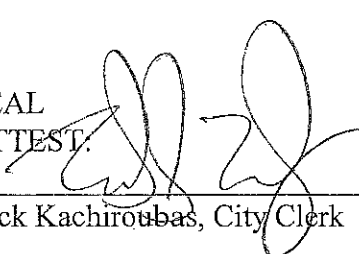
SECTION IV: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provide by law.

DATED at Crystal Lake, Illinois, this 3<sup>rd</sup> day of March, 2015.

City of Crystal Lake, an  
Illinois municipal corporation

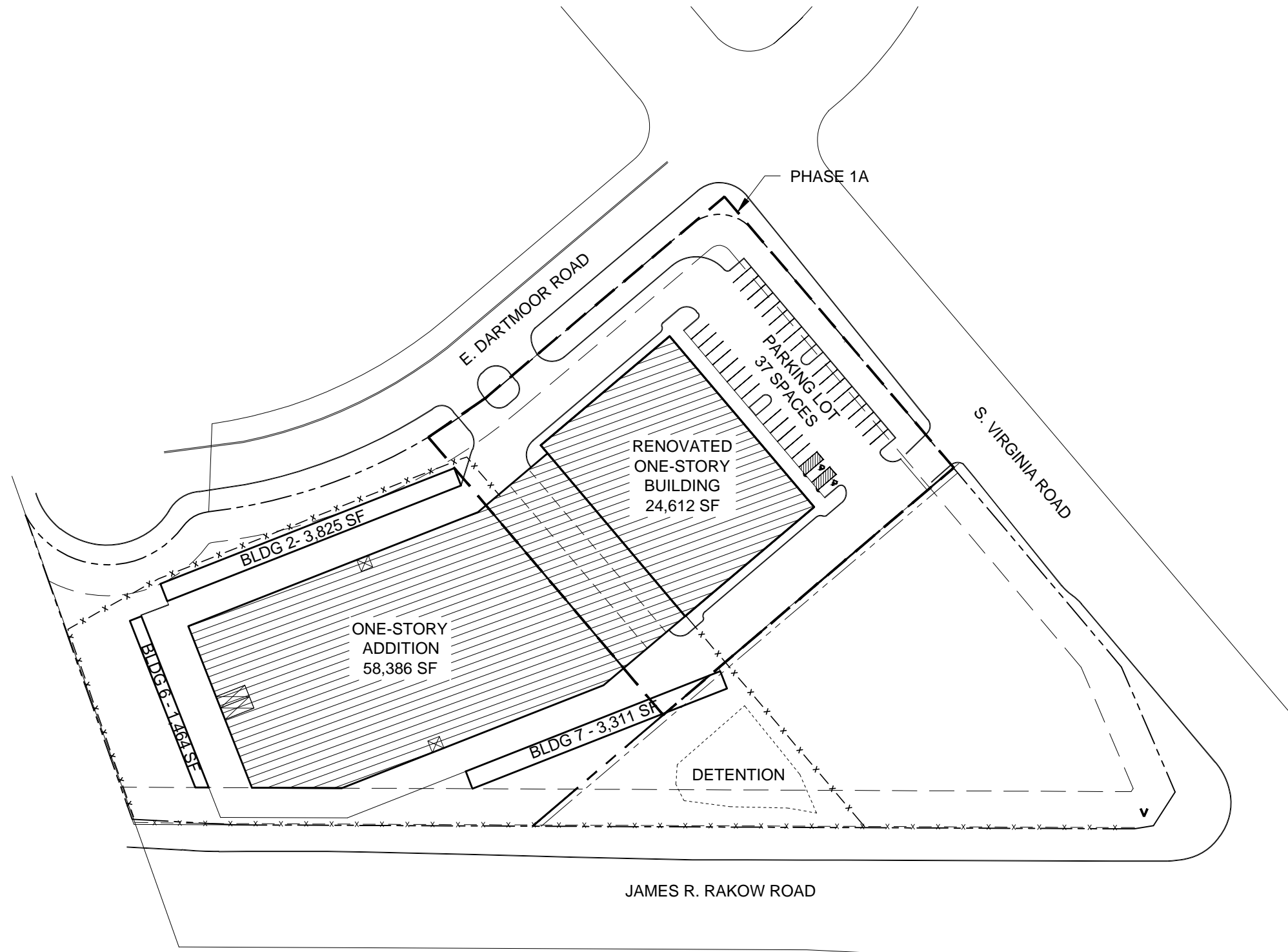
  
\_\_\_\_\_  
Aaron T. Shepley, Mayor

SEAL  
ATTEST:

  
\_\_\_\_\_  
Nick Kachirobas, City Clerk

Passed: March 3, 2015  
Approved: March 3, 2015





**BUILDING DATA- OPTION A**

SITE AREA	-192,687 SF
1 STORY	
<b>GROSS</b>	
MAIN BUILD.	- 24,612 SF
ADDITION	- 58,386 SF
OUT BUILDINGS	- 8,600 SF
<b>TOTAL GROSS</b>	<b>- 91,598 SF</b>
<b>NET STORAGE</b>	
FIRST FLOOR	- 61,371 SF
OUT BUILDINGS	- 8,600 SF
<b>TOTAL NET</b>	<b>- 69,971 SF</b>
<b>EFFICIENCY</b>	<b>- 76.39%</b>

**BUILDING DATA- OPTION B**

SITE AREA	-192,687 SF
1 STORY + MEZZANINE	
<b>GROSS</b>	
FIRST FLOOR	- 82,998 SF
MEZZANINE	- 27,020 SF
OUT BUILDINGS	- 8,600 SF
<b>TOTAL GROSS</b>	<b>-118,618 SF</b>
<b>NET STORAGE</b>	
FIRST FLOOR + MEZZANINE	- 80,067 SF
OUT BUILDINGS	- 8,600 SF
<b>TOTAL NET</b>	<b>- 88,667 SF</b>
<b>EFFICIENCY</b>	<b>- 74.75%</b>

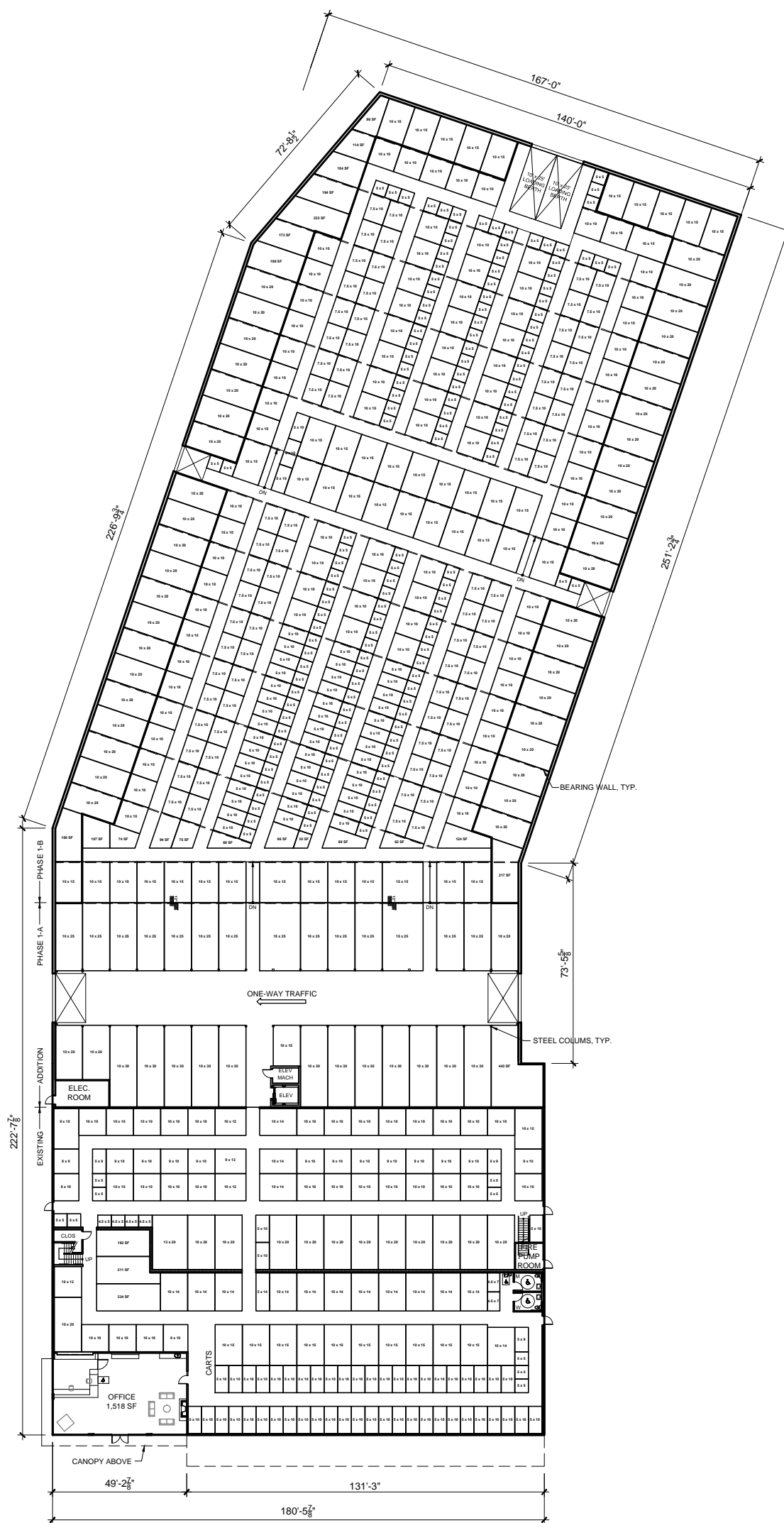


**PEARL STREET COMMERCIAL, LLC**  
DEVELOPER

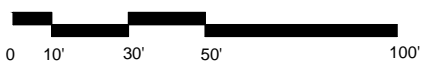
JUNE 4, 2015

**201 S. VIRGINIA ROAD**  
CRYSTAL LAKE, ILLINOIS





FIRST FLOOR PLAN  
SCHEME G.4



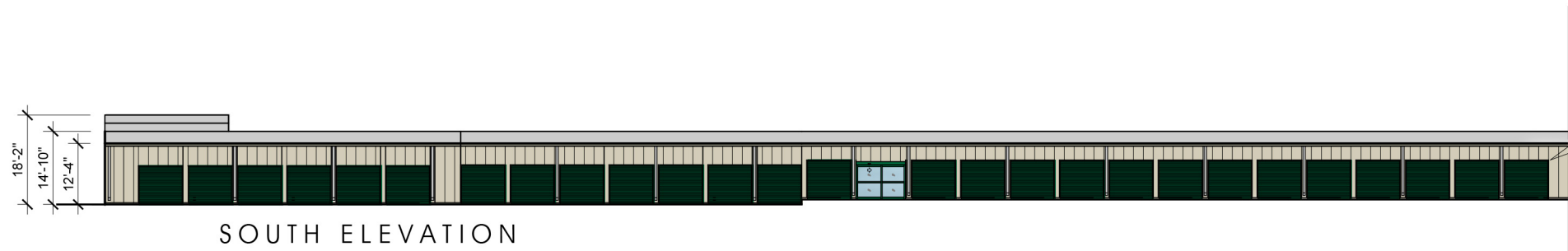
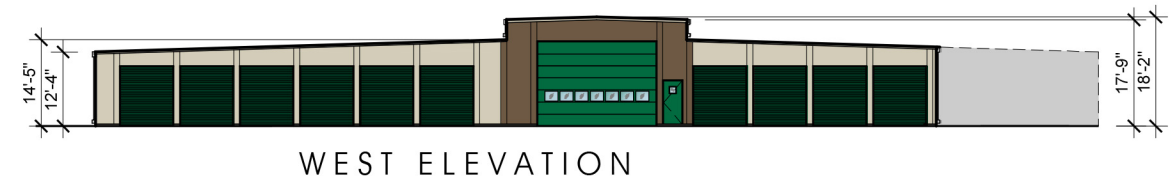
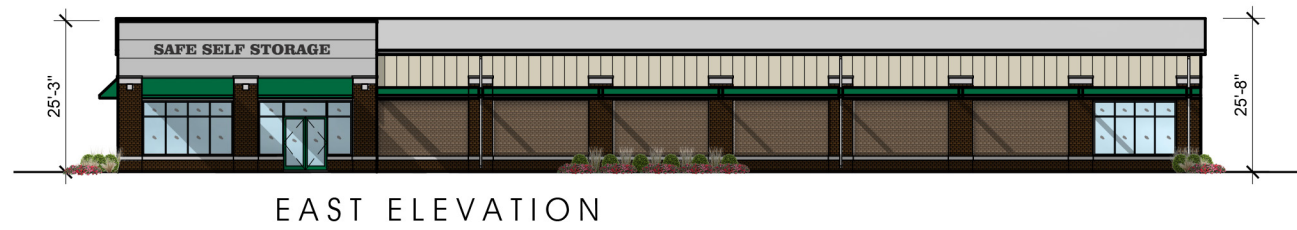
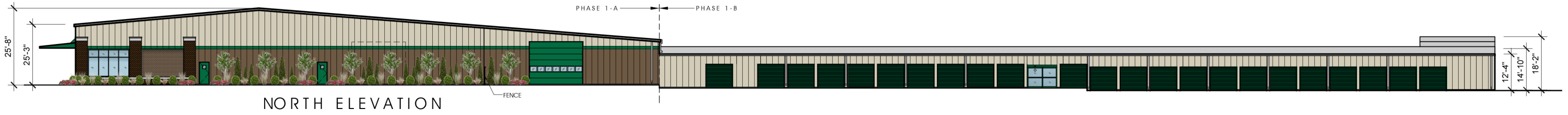
**PEARL STREET  
COMMERCIAL, LLC**  
DEVELOPER

MAY 29, 2015

**201 S. VIRGINIA RD.**  
CRYSTAL LAKE, ILLINOIS

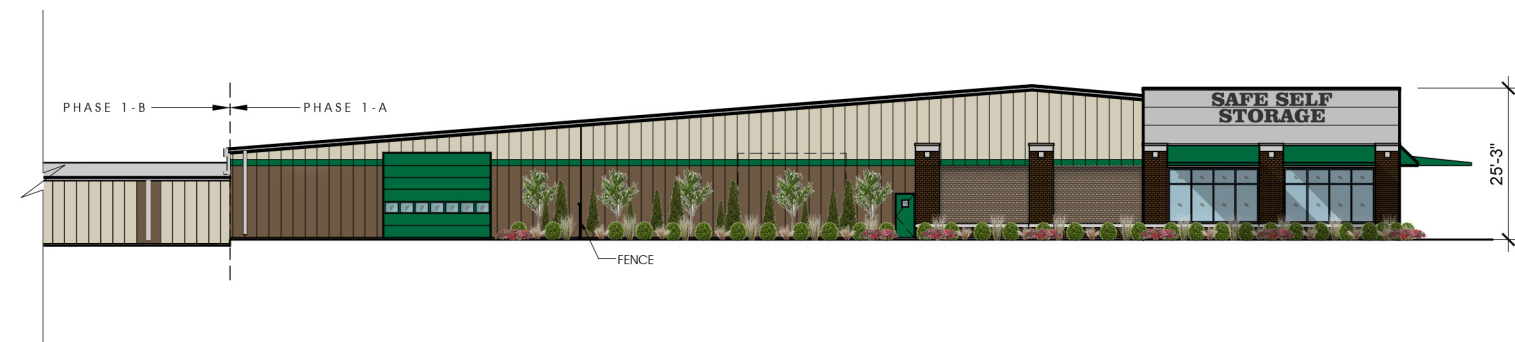
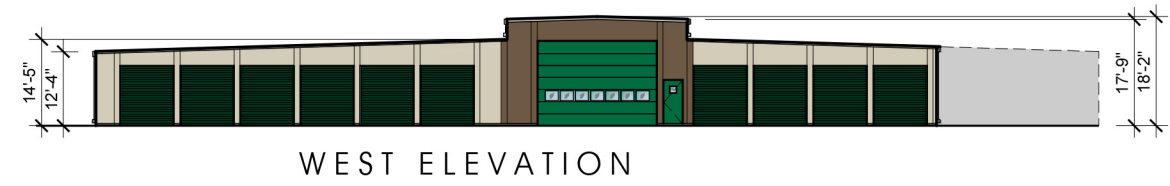
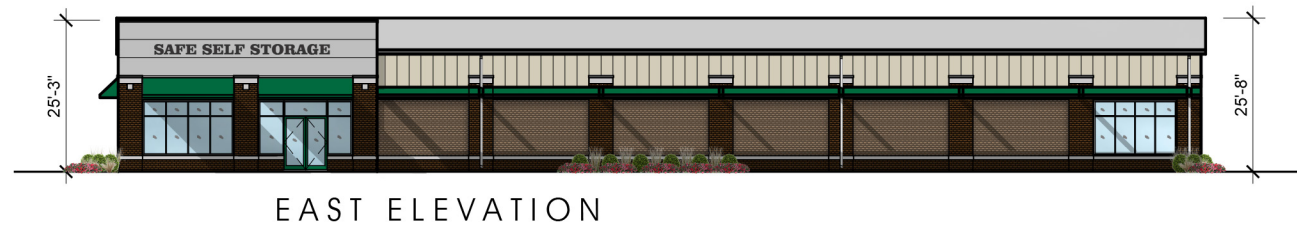
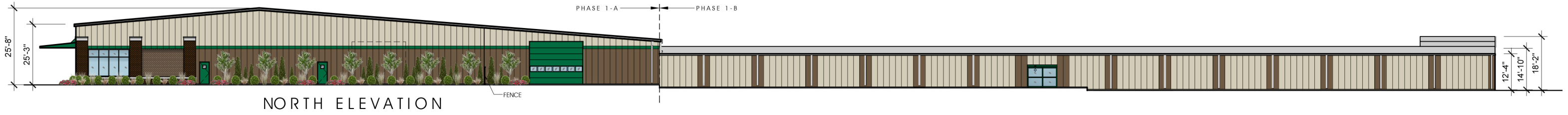
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ELEVATIONS - BLDG 1  
SCHEME G.5





<b>STORAGE UNITS NET SQUARE FOOTAGE-SCHEME G.4- OPTION A</b>						
<b>BUILDING</b>	<b>SIZE</b>	<b>SF</b>	<b>QUANTITY</b>		<b>NET SF</b>	
			<b>FIRST FLOOR</b>			
BLDG 1 - NON C.C. Exterior Drive-Ups	10X15	150	11		1,650	
	10X20	200	42		8,400	
	10X25	250	0		0	
	Misc.	-	9		1,567	
BLDG 1 - C.C. Interior Loading Drive-Ups	10X15 C.C.	150	1		150	
	10X20 C.C.	200	2		400	
	10X25 C.C.	250	13		3,250	
	10X30 C.C.	300	12		3,600	
	15X25 C.C.	375	2		750	
	Misc. C.C.	-	1		444	
BLDG 1	15X15 C.C.	225	2		450	
	10X20 C.C.	200	14		2,800	
	10x15 C.C.	150	43		6,450	
	10X14 C.C.	140	15		2,100	
	10X12 C.C.	120	3		360	
	10X10 C.C.	100	112		11,200	
	10X9 C.C.	90	14		1,260	
	10x7.5 C.C.	75	76		5,700	
	10X5 C.C.	50	97		4,850	
	5X9 C.C.	45	3		135	
	5X5 C.C.	25	144		3,600	
	4.5X7C.C.	31.5	2		63	
	4.5X5C.C.	22.5	4		90	
	Misc. C.C.	-	18		2,102	
	<b>TOTAL UNITS</b>			640		
	<b>AVERAGE UNIT SIZE</b>					96
<b>TOTAL NET SF BLDG 1</b>					<b>61,371</b>	
BLDG 2					3,825	
BLDG 6					1,464	
BLDG 7					3,311	
	<b>TOTAL NET SF BDLGS 2-7</b>				<b>8,600</b>	
	<b>TOTAL NET SF</b>				<b>69,971</b>	

<b>BUILDING GROSS SQUARE FOOTAGE</b>		
BLDG 1 GSF	1ST FLOOR	82,998
BLDGS 2-7		8,600
	<b>TOTAL GSF</b>	<b>91,598</b>
	<b>Efficiency</b>	76.39%

STORAGE UNITS NET SQUARE FOOTAGE-SCHEME G.4- OPTION B						
BUILDING	SIZE	SF	QUANTITY		NET SF	
			FIRST FLOOR	MEZZANINE		
BLDG 1 - NON C.C. Exterior Drive-Ups	10X15	150	11	0	1,650	
	10X20	200	42	0	8,400	
	10X25	250	0	0	0	
	Misc.	-	9	0	1,567	
BLDG 1 - C.C. Interior Loading Drive-Ups	10X15 C.C.	150	1	0	150	
	10X20 C.C.	200	2	0	400	
	10X25 C.C.	250	13	0	3,250	
	10X30 C.C.	300	12	0	3,600	
	15X25 C.C.	375	2	0	750	
	Misc. C.C.	-	1	0	444	
BLDG 1	15X15 C.C.	225	2	0	450	
	10X20 C.C.	200	14	2	3,200	
	10x15 C.C.	150	43	2	6,750	
	10X14 C.C.	140	15	16	4,340	
	10X12 C.C.	120	3	0	360	
	10X10 C.C.	100	112	58	17,000	
	10X9 C.C.	90	14	12	2,340	
	10x7.5 C.C.	75	76	28	7,800	
	10X5 C.C.	50	97	36	6,650	
	5X9 C.C.	45	3	26	1,305	
	5X5 C.C.	25	144	138	7,050	
	4.5X7C.C.	31.5	2	0	63	
	4.5X5C.C.	22.5	4	0	90	
	Misc. C.C.	-	18	3	2,458	
	<b>TOTAL UNITS</b>			640	321	
	<b>AVERAGE UNIT SIZE</b>					83
<b>TOTAL NET SF</b>					<b>80,067</b>	
<b>BLDG 1</b>						
BLDG 2					3,825	
BLDG 6					1,464	
BLDG 7					3,311	
<b>TOTAL NET SF</b>					<b>8,600</b>	
<b>BDLGS 2-7</b>						
<b>TOTAL NET SF</b>					<b>88,667</b>	

BUILDING GROSS SQUARE FOOTAGE		
BLDG 1 GSF	1ST FLOOR	82,998
	MEZZANINE	27,020
BLDGS 2-7		8,600
<b>TOTAL GSF</b>		<b>118,618</b>
<b>Efficiency</b>		<b>74.75%</b>









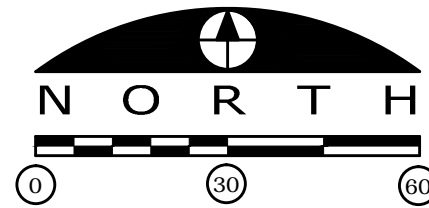






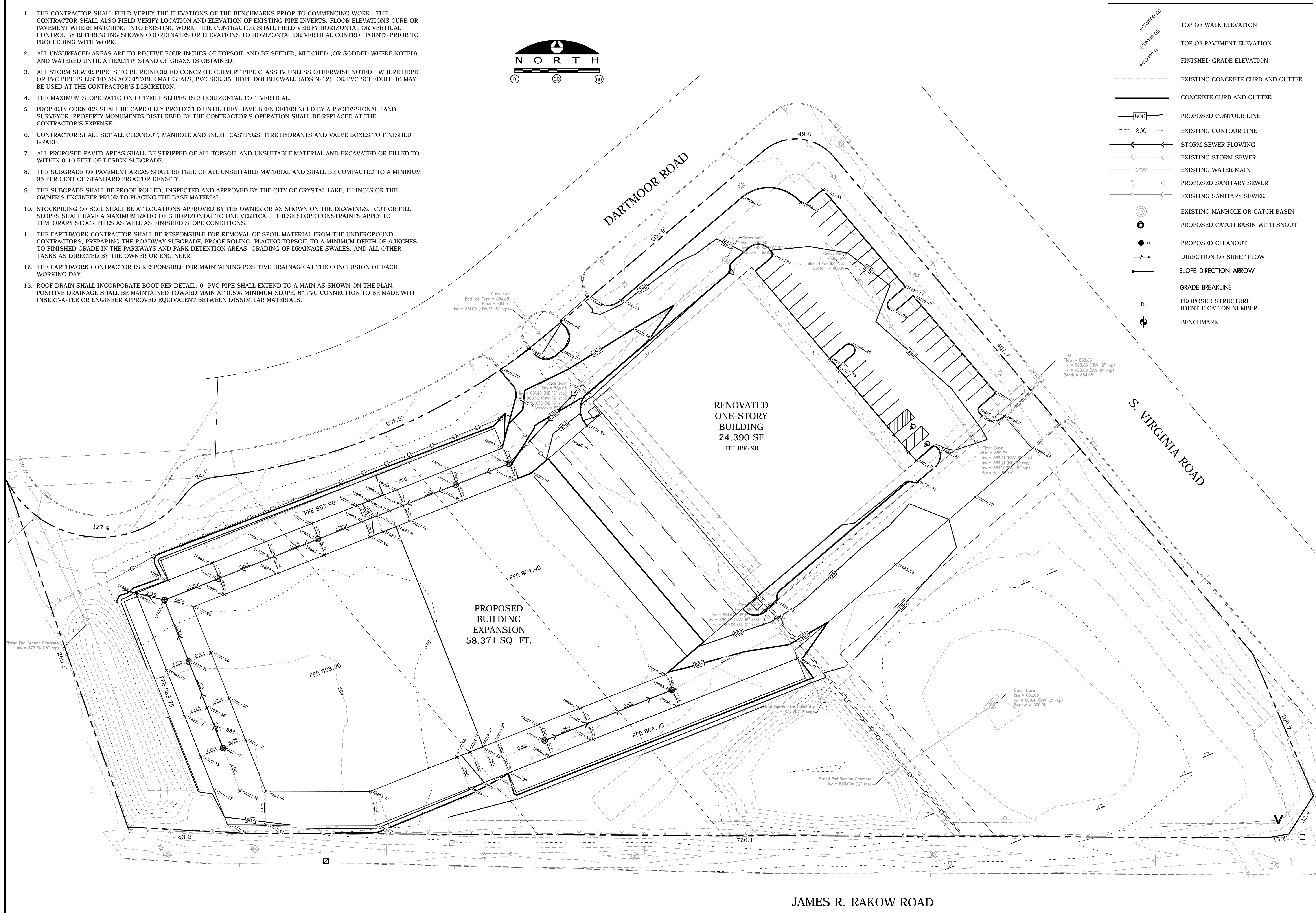
**GRADING NOTES**

1. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, FLOOR ELEVATIONS CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL OR VERTICAL CONTROL BY REFERENCING SHOWN COORDINATES OR ELEVATIONS TO HORIZONTAL OR VERTICAL CONTROL POINTS PRIOR TO PROCEEDING WITH WORK.
2. ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND BE SEEDED, MULCHED (OR SODDED WHERE NOTED) AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
3. ALL STORM SEWER PIPE IS TO BE REINFORCED CONCRETE CULVERT PIPE CLASS IV UNLESS OTHERWISE NOTED. WHERE HDPE OR PVC PIPE IS LISTED AS ACCEPTABLE MATERIALS, PVC SDR 35, HDPE DOUBLE WALL (ADS N-12), OR PVC SCHEDULE 40 MAY BE USED AT THE CONTRACTOR'S DISCRETION.
4. THE MAXIMUM SLOPE RATIO ON CUT/FILL SLOPES IS 3 HORIZONTAL TO 1 VERTICAL.
5. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL SET ALL CLEANOUT, MANHOLE AND INLET CASTINGS, FIRE HYDRANTS AND VALVE BOXES TO FINISHED GRADE.
7. ALL PROPOSED PAVED AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.
8. THE SUBGRADE OF PAVEMENT AREAS SHALL BE FREE OF ALL UNSUITABLE MATERIAL AND SHALL BE COMPACTED TO A MINIMUM 95 PER CENT OF STANDARD PROCTOR DENSITY.
9. THE SUBGRADE SHALL BE PROOF ROLLED, INSPECTED AND APPROVED BY THE CITY OF CRYSTAL LAKE, ILLINOIS OR THE OWNER'S ENGINEER PRIOR TO PLACING THE BASE MATERIAL.
10. STOCKPILING OF SOIL SHALL BE AT LOCATIONS APPROVED BY THE OWNER OR AS SHOWN ON THE DRAWINGS. CUT OR FILL SLOPES SHALL HAVE A MAXIMUM RATIO OF 3 HORIZONTAL TO ONE VERTICAL. THESE SLOPE CONSTRAINTS APPLY TO TEMPORARY STOCK PILES AS WELL AS FINISHED SLOPE CONDITIONS.
11. THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF SPOIL MATERIAL FROM THE UNDERGROUND CONTRACTORS, PREPARING THE ROADWAY SUBGRADE, PROOF ROLING, PLACING TOPSOIL TO A MINIMUM DEPTH OF 6 INCHES TO FINISHED GRADE IN THE PARKWAYS AND PARK DETENTION AREAS, GRADING OF DRAINAGE SWALES, AND ALL OTHER TASKS AS DIRECTED BY THE OWNER OR ENGINEER.
12. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.
13. ROOF DRAIN SHALL INCORPORATE BOOT PER DETAIL. 6" PVC PIPE SHALL EXTEND TO A MAIN AS SHOWN ON THE PLAN. POSITIVE DRAINAGE SHALL BE MAINTAINED TOWARD MAIN AT 0.5% MINIMUM SLOPE. 6" PVC CONNECTION TO BE MADE WITH INSERT-A-TIE OR ENGINEER APPROVED EQUIVALENT BETWEEN DISSIMILAR MATERIALS.



**LEGEND**

- TOP OF WALK ELEVATION
- TOP OF PAVEMENT ELEVATION
- FINISHED GRADE ELEVATION
- EXISTING CONCRETE CURB AND GUTTER
- CONCRETE CURB AND GUTTER
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- STORM SEWER FLOWING
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- EXISTING MANHOLE OR CATCH BASIN
- PROPOSED CATCH BASIN WITH SNOOT
- PROPOSED CLEANOUT
- DIRECTION OF SHEET FLOW
- SLOPE DIRECTION ARROW
- GRADE BREAKLINE
- PROPOSED STRUCTURE IDENTIFICATION NUMBER
- BENCHMARK



**ARC DESIGN RESOURCES INC.**  
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 LOVES PARK, IL 61111  
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 FAX: (815) 484-4303  
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PROJECT NAME  
 OWNER'S NAME  
**PEARL STREET COMMERCIAL LLC**  
 201 S. VIRGINIA ROAD  
 CRYSTAL LAKE, IL

CONSULTANTS

ISSUED FOR		DATE
FINAL PUD		02-10-15
AMENDED PUD		05-13-15
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REVISIONS		DATE
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SHEET TITLE  
**GRADING PLAN**

DRAWN	XXX
CHECKED	RCS
PM	RCS

PROJECT NUMBER  
 SHEET NUMBER  
**14142**  
**C5**

JAMES R. RAKOW ROAD