#2018-17
Menards Self-Storage
Project Review for Planning and Zoning Commission

Meeting Dates: May 16, 2018

Requests:
1. Comprehensive Land Use Plan Amendment from Commerce to Industry
2. Rezoning from B-2 PUD to M PUD Manufacturing
3. Final Planned Unit Development Amendment
4. Special Use Permit for Self-Storage / Mini-Warehousing and outside storage
5. Variation from the 75 square feet maximum permitted signage per façade to allow 129 square feet of signage per façade, a variation of 54 square feet

Location: 800 Cog Circle

Acreage: 5 acres

Existing Zoning: B-2 PUD General Commercial

Surrounding Properties:
North: B-2 PUD General Commercial
South: B-2 PUD General Commercial
East: B-2 PUD General Commercial
West: B-2 PUD General Commercial

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The building was formerly occupied by Sports Authority and has now been vacant for a few years.
- Menards currently operates self-storage facilities in Iowa and Wisconsin and has done so for several years and would like to open this location in Illinois.
- The proposed use would be indoor climate-controlled storage units and outside vehicle storage. Storage is only allowed as a Special Use in the M Manufacturing zoning district.
- Menards is requesting the Comprehensive Plan Amendment, Rezoning, Final PUD Amendment, Special Use Permit for the storage, and Variation for the signage. (Note: on the plans a fence is shown up to 14 feet high, but this was not set forth in the public notice and therefore cannot be considered by the PZC at this time).

Land Use Analysis:

ZONING

- The site is currently zoned B-2 PUD General Commercial. The petitioner has requested a rezoning to M-PUD Manufacturing in order to request the Special Use Permit for Self-Storage / Mini-Warehousing.
- The Comprehensive Land Use Plan designates this area as Commerce. The proposed rezoning would **not** be in compliance with the Comprehensive Land Use Plan; therefore, an amendment is requested.

SITE PLAN

- The only proposed change to the site is to install a fence along the side and rear of the building for security purposes of the outside storage.
- At this time, the fence could be 8-feet in height until a variation is requested to exceed this height.

LANDSCAPE

- Manufacturing uses are required to provide 30-foot landscape buffers between this use and commercial uses.
- Commercial to commercial, as this site was designed to be, did not require a buffer. With the proposed rezoning this site would be out of compliance with the landscape requirements.

FLOOR PLAN

- The building will have steel storage containers located within the building for storage.

PARKING

- The site is providing a total of 250 parking spaces.
- Self-Storage / Mini-Warehousing requires (1 per 4,000 SF up to 20,000 SF + 1 per 2,000 SF above 10,000 SF).
- The building is approximately 52,000 square feet, which requires 21 spaces.
- The site is grossly over parked for this use. The adjacent shopping center in front of this site is deficient in parking and a condition has been added to work with that center to provide parking agreements with the adjacent property owner for the spaces identified below.



ELEVATIONS

- No changes are proposed to the exterior elevations with the exception of the wall sign.

SIGNAGE

- One wall sign is illustrated at 129 square feet.
- The UDO permits a maximum of 75 square feet per elevation. This sign would be on the front elevation and exceed the 75 square feet, requiring the variation.
- Other minor regulatory signage will be installed at the entrances.
- No free-standing sign is requested. A panel on the existing center sign could be installed.

Findings of fact:

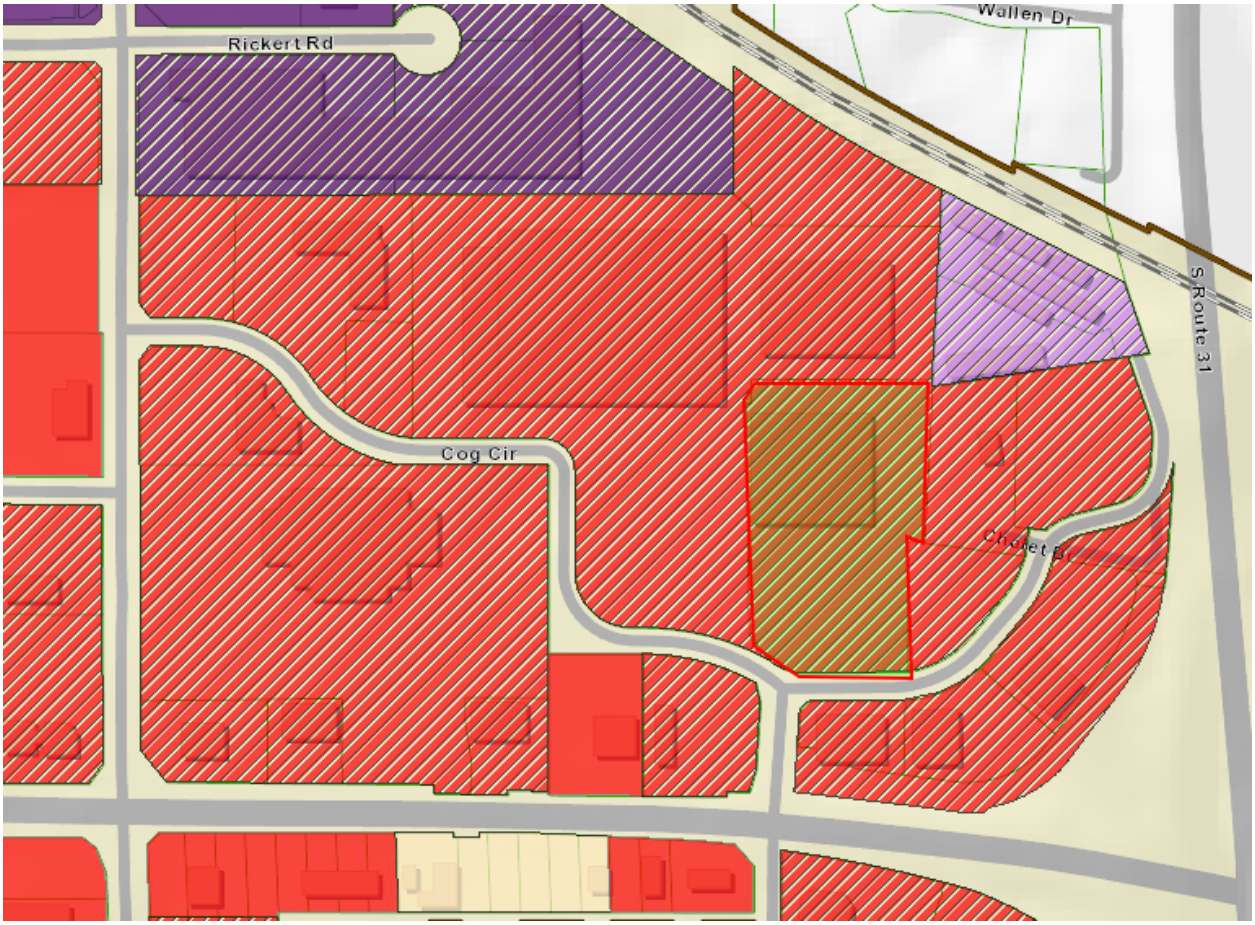
COMPREHENSIVE LAND USE PLAN AMENDMENT

The current land use plan designation for the property is Commerce. This designation fits in with the surrounding properties. The Land Use element of this plan helps guide future growth and development of the community. The Land Use element is important as it sets the development patterns that could affect many of the other element sections throughout the plan.

This petition requests a Comprehensive Land Use Plan Amendment from Commerce to Industry to allow for the rezoning to M Manufacturing. With the requested land use change and the rezoning this use would not provide any commercial tax base under current City ordinances.

REZONING

- The property is currently zoned B-2 General Commercial.
- The map below illustrates the property in relation to the surrounding zoning districts.



Spot zoning is the application of **zoning** to a specific parcel or parcels of land within a larger **zoned** area when the rezoning is usually at odds with a city's master plan and current **zoning** restrictions.

- The two closest properties not zoned commercial are the General Kinematics building and the Space Co storage, both of which were annexed with existing manufacturing uses.
    - General Kinematics was constructed in the County and annexed to Crystal Lake in 2000, which at the time consisted of an existing office and manufacturing building. The most appropriate zoning designation when it was brought in was M Manufacturing.
    - Space Co was an existing storage use constructed and operated in the County. The City annexed the property in 2017 and the most appropriate zoning designation for their current operation was M-L Manufacturing Limited.

- The property would be rezoned to M-PUD Manufacturing. The Manufacturing zoning criteria are:
  - General: This district is the primary heavy industrial district, serving uses that are visually obtrusive, generate nuisances such as noise and odors, or have excessive exterior operations or storage of equipment and materials.
  - Character: This district is characterized by large-scale buildings, exterior storage of materials, and/or exposed equipment. Landscape buffers, architectural and design controls are required to mitigate impacts on the City's visual character.
  - Uses: This district is intended to provide for heavy industrial uses with high nuisance potential.

Do these criteria fit within the existing area?
☐ *Meets* ☐ *Does not meet*

Criteria for Rezoning

(a) The existing uses and zoning of nearby property.

☐ *Meets* ☐ *Does not meet*

(b) The extent to which property values are diminished by a particular zoning classification or restriction.

☐ *Meets* ☐ *Does not meet*

(c) The extent to which the destruction of property value of a petitioner property owner promotes the health, safety, morals or general welfare of the public.

☐ *Meets* ☐ *Does not meet*

(d) The relative gain to the public as opposed to the hardship imposed on a petitioning property owner.

☐ *Meets* ☐ *Does not meet*

(e) The suitability of the subject property for its zoned purposes.

☐ *Meets* ☐ *Does not meet*

(f) The length of time the property has been vacant as zoned, considered in the context of land development in the area.

☐ *Meets* ☐ *Does not meet*

(g) The Comprehensive Plan designation and the current applicability of that designation.

☐ *Meets* ☐ *Does not meet*

(h) The evidence or lack of evidence, of community need for the use proposed.

☐ *Meets* ☐ *Does not meet*

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting an amendment to a Final Planned Unit Development to allow rezoning and the use of the property for Self-Storage / Mini-Warehousing. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City. Although this application is presented as an amendment to the existing PUD approval governing the site, the UDO does not specifically authorize a planned unit development approval to control over a site located in multiple zoning districts.

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

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
   ☐ *Meets* ☐ *Does not meet*

2. The use will not be detrimental to area property values.
   ☐ *Meets* ☐ *Does not meet*

3. The use will comply with the zoning districts regulations.
   ☐ *Meets* ☐ *Does not meet*

4. The use will not negatively impact traffic circulation.
   ☐ *Meets* ☐ *Does not meet*

5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
   ☐ *Meets* ☐ *Does not meet*

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

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

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

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

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

In addition PUDs must also meet the standards in Section 4-500 C. Development Standards and 4-500 D. 1 Additional standards for Planned Unit Developments 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. PUDs must provide transitional uses to blend with adjacent development.
☐ Meets ☐ Does not meet

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

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

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

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

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

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

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

Self-storage, mini warehouses. Self-storage and mini-warehouse uses must comply with the following standards:

1. General: No business activity other than the rental of storage units shall be conducted on the premises. The storage of hazardous, toxic or explosive substances, including, but not limited to, hazardous waste, industrial solid waste, medical waste, municipal solid waste, septage, or used oil is prohibited.

   ☐ *Meets* ☐ *Does not meet*

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

   ☐ *Meets* ☐ *Does not meet*

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

   ☐ *Meets* ☐ *Does not meet*

4. Landscaping: Landscaping shall be provided within a minimum five-foot-wide landscape beds along the foundations of the ends of the storage buildings, in accordance with the provisions of Section 4-400, Landscaping and screening standards.

   ☐ *Meets* ☐ *Does not meet*

5. Security: Security lighting shall be provided to safely illuminate all areas of the facility. The use of photocell units and motion sensors is encouraged as a means of saving energy. If overnight security personnel will be staying at the facility, provide details regarding the location of the proposed residence. Appropriate utilities to serve the unit shall be provided. No more than one overnight unit shall be provided per facility.

   ☐ *Meets* ☐ *Does not meet*

Outdoor sales, service, storage or display. All outdoor sales, service, storage or display must comply with the following standards:

1. General: An on-site circulation pedestrian and vehicle plan, illustrating the location of the sales, service, storage or display area shall be provided.

   ☐ *Meets* ☐ *Does not meet*

2. Site design: Outdoor service or storage areas shall be located at the rear of the property. Special attention must be given to locate outdoor service or storage areas away from adjacent residential properties and at the least obtrusive location for adjacent commercial uses.

☐ *Meets* ☐ *Does not meet*

3. Screening: All outside service or storage areas shall be screened from view with solid wooden fencing or opaque landscaping, in accordance with the standards in Section 4-700, Fences, walls and screening. The height of the fencing shall be adequate to conceal the stock, equipment or materials from view of adjacent properties. In cases where the height of materials exceeds 15 feet in height making it difficult to screen with fencing and landscaping, consideration will be given to the type of materials being stored and the impact of the visibility on the adjacent and surrounding property owners.

   ☐ *Meets* ☐ *Does not meet*

4. Other applicable regulations: Written evidence, that applicable standards and requirements for health and safety protection and licensing by jurisdictions other than the City, as well as those required by the City ordinances, have been met shall be provided.

   ☐ *Meets* ☐ *Does not meet*

5. All outdoor sales, service, storage and display must meet the Guidelines for Outdoor Sales, Service, Storage and Display that are included in the Appendix.

   ☐ *Meets* ☐ *Does not meet*

Planned Unit Development Variation
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 which may otherwise require individual requests and applications for zoning variations.

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. Although a formal variation request is not required to be made in conjunction with a Planned Unit Development, Staff identifies those aspects of the Planned Unit Development which effectively result in variations from UDO requirements. If the evidence is not found to justify these variations from the UDO that fact shall be reported to the City Council with a recommendation that the variations from the UDO which are proposed as part of the Planned Development be lessened or denied.

The Planned Unit Development proposed by the Petitioner includes the following variation from the UDO:

1. Article 4-1000 Signs Table 4-1000F Wall signs to allow a sign up to 129 square feet per

one façade. This is a variation of 54 square feet from the maximum 75 square feet permitted.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan request is for Industry. The Industrial land use is for existing and future manufacturing, industrial and service uses. The request would comply with the following goal:

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.

Recommended Conditions:

If a motion to recommend approval of the petitioner's requests is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Menards, received 04/16/18)
   B. Narrative (Menards , dated 09/01/17, received 09/01/17)
   C. Site Plan (Menards, dated 03/05/18, received 03/14/18)
   D. Floor Plan Storage layout (Menards, undated, received 03/14/18)
   E. Elevation (photo undated, received 03/14/18)
   F. Sign (Menards, undated, received 03/14/18)

2. All of the criteria for self-storage and for outdoor storage shall be met.

3. Reduce the size of the wall sign to meet the UDO requirements of 75 square feet.

4. Work with the City and adjacent property owners on a lease agreement for the excess available parking spaces on this lot.

5. Modify the plans to demonstrate compliance with the UDO landscape and buffer requirements to provide the 30-foot landscape buffer around the entirety of this site.

6. Modify the plans to illustrate an 8-foot high fence around the outside storage.

7. Outside storage of vehicles requires pans or mats to be placed under the vehicle to trap any leaking fluids.

8. No junk, debris or other miscellaneous items shall be stored outside.

9. The petitioner shall address all of the review comments and requirements of the Fire Rescue, Police, Public Works, and Community Development Departments.

2018-17 Menard's – 800 COG Circle





2018-17
Received 4-16-18

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: _____

Action Requested

- ___ Annexation
- ___ Comprehensive Plan Amendment
- ___ Conceptual PUD Review
- ___ Final PUD
- ___ Final PUD Amendment
- ___ Final Plat of Subdivision
- ___ Preliminary PUD
- ___ Preliminary Plat of Subdivision
- X Rezoning
- ___ Special Use Permit
- ___ Variation
- ___ Other

Petitioner Information

Name: Menard, Inc.
Address: 5101 Menard Dr
Eau Claire WI 54703
Phone: 715-876-2143
Fax: _____
E-mail: tedwards@menard-inc.com

Owner Information (if different)

Name: _____
Address: _____
_____
Phone: _____
Fax: _____
E-mail: _____

Property Information

Project Description: Please see attached rezoning letter.

Project Address/Location: 800 Cog Circle Crystal Lake, IL 60014
SE of Menards store

PIN Number(s): 19-03-376-033

Development Team

Please include address, phone, fax and e-mail

Developer: Menard, INC. (Tyler Edwards Real Estate Rep)

Architect: N/A

Attorney: Menard, INC.

Engineer: N/A

Landscape Architect: N/A

Planner: N/A

Surveyor:

Other: N/A

Signatures

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.

Matt Moore 4/13/18

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.

MENARD, INC.

2018 17

RECEIVED
MAR 14 2018
BY:

February 28, 2018

City of Crystal Lake
Elizabeth Maxwell
100 W Woodstock St
Crystal Lake, IL 60014

Dear Ms. Maxwell,

Menard, Inc. is submitting a rezoning application for the vacant building southeast of the Crystal Lake Menards store. This building used to be home to Menards at one time and it has been vacant since Sports Authority moved out several years ago. Purchasing this building and rezoning the property presents a unique opportunity that could help to secure Menards in this location and in the community long into the future.

Unfortunately the existing Menards store is landlocked from all directions. As you know from the most recent expansion I worked with you on Menards frequently remodels and expands the retail stores to make sure that the stores are able to compete with market trends and serve the community with the best service possible. Because this store is landlocked no such future expansions could occur and we run the risk of this store becoming outdated. A store that is outdated and cannot expand, eventually needs to be relocated which is not something that Menards wants to do and I don't think that is good for the city either.

To combat that expansion limitation Menards has come up with a unique solution that has been used in other communities in the past and would like to use in Crystal Lake. Menards has entered into an agreement with the current owner of the vacant sports authority building to purchase that property. Purchasing that property would give Menards additional space to expand in the future when that need occurs. If Menards did not use this opportunity to purchase the building it could be sold to someone else or filled with tenants and we would lose the ability to expand the store, possibly forever.

Purchasing a vacant building and letting it sit vacant until it is needed is not a good scenario for Menards or the city. Maintaining the building, paying the taxes, etc. gets expensive and the building will still look and feel vacant which is not an attractive look next to the Menards store. Menards is proposing to convert the vacant building into a temporary self storage facility until the space is needed for our retail operation. Collecting some rent from the storage units helps keep the lights on and pays for the taxes and maintenance costs. This is not a lucrative business that we want to get into and open dozens of self storage locations, it simply pays the bills. The conversion would take place inside the building and would look like the pictures included in this application. The only change to the exterior will be a new sign over the door and the increased maintenance and landscaping Menards would do around the building. The building would no longer look vacant and would look as attractive as the Menards store does. When Menards is ready to expand the building in the future the self storage units could be removed and the building could be included into the Menards property as additional storage or yard when the current warehouse needs to be replaced.

5101 MENARD DRIVE EAU CLAIRE, WI 54703-9625 PHONE (715) 876-5911 FAX (715) 876-2868

MENARD, INC.

I do not know exactly how that future expansion will occur because we don't know what sort of market trends will dominate in the future. One idea would be to expand the store footprint east and remove the existing warehouse building and convert this building into a new warehouse building. It is even possible that additional commercial outlots would be created at the south end of the parking lot since that much parking would not be needed and we would like to see the area continue to grow.

Most recently Menards purchased the vacant grocery store building next to the Milwaukee WI store and worked with the city to approve self storage within that building because it too was the only opportunity for expansion and the city recognized that securing Menards in this location long into the future is important. The tradeoff for allowing the storage use is preventing the Menards store from being vacant at some point in the future. I recognize there is always some skepticism surrounding the idea of self storage in a commercial area. But please understand that Menards would not invest in buying and remodeling this property if we did not feel it was vital to our continued success at this location. The self storage business is not all that ideal for a retailer to operate but we know the investment is worth it in the long run if it means that we can stay in this location.

We appreciate your consideration of the investment we want to make in our store today and in the future and the review of these application materials. If you have any questions please let me know. Thank you.

Sincerely,
Menard, Inc.

Tyler Edwards
Real Estate Representative
Menard, Inc. 5101 Menard Drive Eau Claire, WI 54703
O: 715.876.2143 C: 715.579.6699 tedwards@menard-inc.com

PUBLIC NOTICE

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

IN THE MATTER OF THE PETITION OF

Matt Moore, representing US Bank National Trust

LEGAL NOTICE

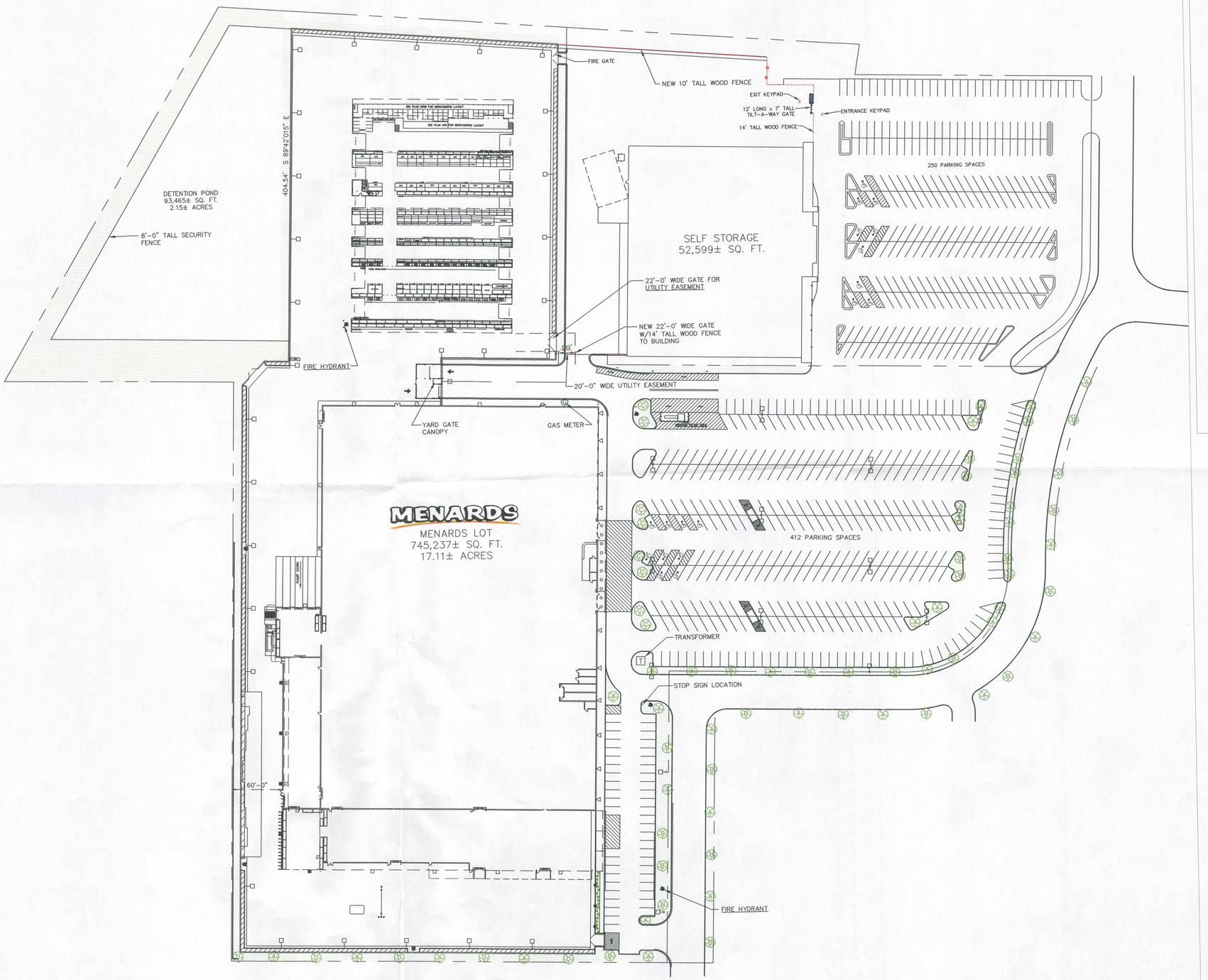
Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Ted Wards of Menards Inc., on behalf of Matt Moore, representing the owner US Bank National Trust, for a Rezoning, Special Use Permit and Final Planned Unit Development Amendment, relating to the property at 800 Cog Circle in Crystal Lake, Illinois 60014. PIN: 19-03-376-033.

This application is filed for the purpose of seeking Rezoning from B-2 General Commercial to M Manufacturing with a Special Use Permit for Self-Storage Mini-Warehouses and an amendment to an approved Final Planned Unit Development to allow changes to the exterior signage and site including a variation for the signage, pursuant to Article 2 Sections 2-300 and 2-400, Article 4 Sections 4-500 and 4-1000 and Article 9-200 E. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

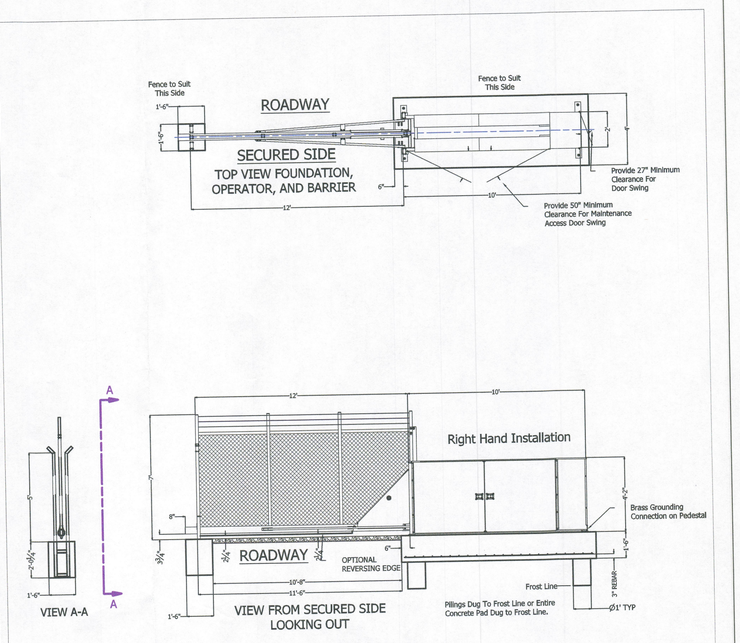
A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday May 16, 2018, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

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

(Published in the Northwest Herald April 28, 2018) 1529603



1 CTSS SITE PLAN
SCALE: 1" = 60'-0"



2 CTSS TILT-A-WAY GATE
SCALE: 1/4" = 1'-0"

Tyler Edwards
Real Estate Representative
Menard, Inc.
5101 Menard Drive
Eau Claire, Wisconsin 54703

MENARDS

Crystal Lake, Illinois
Self Storage Site Plan
March 05, 2018
Scale: 1"=60'-0" *CTSS*

2018 17

RECEIVED
MAR 14 2018
BY:

Entryway / Units



Storage Units



Storage Units / Back of Store



Security Mesh Over Units



Security Mesh





2018 17

RECEIVED
MAR 14 2018
BY:

Existing Store Front



Davenport, IA



Eau Claire, WI



Sheboygan, WI

