

5. **Site, Landscaping and Architectural Plan for site changes relative to establishing, a self-storage business, within an existing building at 5317 W. Burnham St., submitted by Steve Osborne, of CDK Development, LLC and Mike Calka d/b/a 5317 West Burnham Street, LLC. (Tax Key No. 474-0001-000)**

Overview and Zoning

The project located at 5317 W. Burnham St. is an existing manufacturing building with an existing industrial office incubator. The current site features an existing 82,000-sf building used as multi-tenant industrial and warehouse, and is proposed to be purchased by Mike Calka (a prospective buyer) to convert the existing building to a public self-storage facility. The property is 3.5 acres and is located between S. 53 and S. 54 Streets on the south side of W. Burnham St.

Zoned M-1, Manufacturing District.

Self-storage uses are permitted in M-1/Manufacturing with the requirement that they be situated upon at least 2 acres. The applicant is proposing site and exterior building changes that will prompt Plan Commission site, landscaping and architectural review.

Burnham St. Self-Storage is proposing to convert this site into a premier self-storage facility with an interior drive aisle. The main building occupancy will encompass solely the first floor with an upper level and small basement level closed off from the public. The project proposal will consist of two phases as outlined below.

The property is accessible from S. 53 St. and S. 54 St. A couple of existing driveway curb cuts along the east side of the property will be closed as part of the project. All access to the site will be from S. 53 or S. 54 Streets.

Plan Commission's review will consider Phase 1. Phase 2 would require a return trip to the Plan Commission.

Phase I

The first phase will consist of the full conversion of the main assemblage of building into self-storage. The applicant is proposing a more contemporary aesthetic on the north, east and west facades of the front building facing Burnham Street, 53rd and 54th streets. Their material palettes are cool neutral colors. They are proposing new metal panel and storefront system accents at the front face of the building. The masonry will be painted two contrasting color greys to blend the new aesthetic into the existing. They are utilizing the existing architectural character along the sides of the building and infilling the existing arched openings and large shop window openings with new storefront systems. All ancillary driveways will be closed off along 53rd Street to continue the sidewalk and green space. The existing asphalt parking lot will be repaired and resurfaced with a 25,000 sf of green space planted in the event that Phase II does not occur.

Phase II

The second phase of the project consists of construction of 3 exterior drive up storage buildings in the southern parking lot. The buildings will be new noncombustible construction with the entirety of the site secured by a fence. New rolling gates with site key pad access will be installed. The completion of these buildings will complete the development.

Site, Landscaping and Architectural

Architectural

The existing multi-tenant industrial building consists of several additions over the years dating back to 1914. As part of the planned change in use to self-storage, the new architectural design intent is to attempt to unify an eclectic mix of architectural styles



EXISTING CONDITIONS - PHOTO 2



EXISTING CONDITIONS - PHOTO 3



EXISTING CONDITIONS - PHOTO 4

EXISTING CONDITIONS-BURNHAM STREET



EXISTING CONDITIONS - PHOTO 6



EXISTING CONDITIONS - PHOTO 7



EXISTING CONDITIONS - PHOTO 8

EXISTING CONDITIONS-SOUTH 54TH STREET



EXISTING CONDITIONS - PHOTO 10



EXISTING CONDITIONS - PHOTO 11



EXISTING CONDITIONS - PHOTO 12

EXISTING CONDITIONS-SOUTH 53RD STREET

that currently exist.

Most notable improvements on the architectural plan include uncovering former window openings and reintroducing glazing along the north, west and east sides of the building. A new storefront system is also proposed on the north side of the building and painting of certain areas to develop a new and modern look on an old building. A summary of the proposed architectural updates to the property include:

- Installation of a metal panel and corrugated metal storefront system (north side of building facing W. Burnham St.). The north façade would make use of a corrugated

metal panel as an infill material with smooth metal panel wrapping the masonry pilasters on the front. The projection from the face of wall would be approximately 4".

- Existing window and door infill with metal panels (north and east side of building) and replacement of existing window coverings with metal panels (throughout). Window details include the use of a Kawneer 451 framing systems or equal with 1" low E glass. The glazing units will be Argon filled. The proposed storefront will lie within the existing wall plane as the windows are currently.
- New glass panel overhead doors (south and west sides of building)
- New exterior lighting (wall mounted) and window lighting. The new exterior windows would also feature an interior display area which would be pocketed with led light fixtures.



Staff Comments:

Along the front of the building facing W. Burnham St. additional windows or similar proportional architectural articulation relative to the new storefront systems.

Staff is recommending confirmation that the window lighting is not rope lighting framing the windows, rather an indirect form of architectural lighting.

Details of the west elevation, as it relates to existing electrical service.

Paint colors details

Site and Landscaping

The overall site primarily consists of building with an existing paved outdoor storage area behind the building. All existing junk, equipment, trailers, boats, and vehicles will be removed. As part of the future plans, no outdoor storage is proposed, and the phase two plans intended to develop the site for more storage building space. While phase two is intended, it is not planned for approval at this time. Phase two plans will come back for Plan Commission review. In the interim, staff is recommending certain site/landscaping updates be incorporated into the Phase one scope of work.

Staff Comment Areas of staff recommendation highlighted below (in red):

While the phase one plan shows some of the asphalt on the far south end of the site being removed, staff is recommending removal of more asphalt for greenspace and landscaping in the area along S. 53 St. where an existing metal storage building is being removed. If phase two commences, a new building addition would replace the recommended additional greenspace area, but perimeter landscaping could yet be realized.

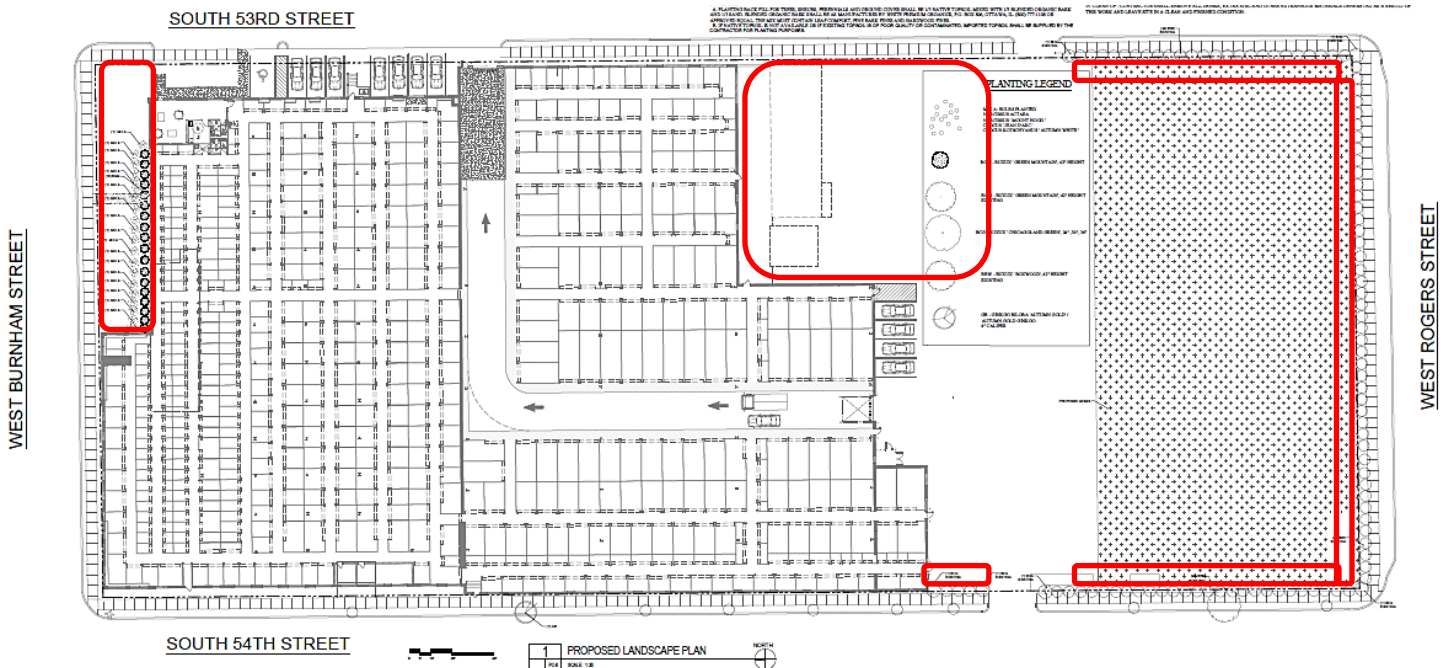
The rear of the site currently features an 6-8-ft deciduous hedge around the rear of the site, but new landscaping areas are recommended to be integrated into this existing perimeter area (along the S. 53 St., S. 54 St and W. Rogers St. frontages).

Landscaping changes are proposed on the (north side of site). The existing front yard area currently features an existing grass area with a tree on the NE corner of the site. As proposed on plans, the existing tree will be removed and replaced with a mix of perennials and shrubs.

Staff is recommending that several trees and groupings of perennial plants be incorporated into the landscape design for the front yard area.

The bench aside from the bus stop should be removed and replaced with a replacement.

Staff is recommending that the proposed automated fence behind the building be incorporated as part of phase one, and that detail of that fence shall be provided. An ornamental variety of fence is recommended.



Parking

Sec. 12.19 of the Revised Municipal Code indicates the following criteria to calculate parking requirements for public self-storage uses: Spaces equal in number to one percent (1%) of the number of enclosed storage units plus additional spaces for office uses.

Storage units $599 \times .01 = 6$ parking spaces

Office/lobby approximately 800-sf @ $1/300 = 3$

Required = 9 parking spaces

Provided 12 spaces (includes one ADA)

Signage

Signage plans have not been submitted at this time, but if proposed would require design and ordinance review for conformance and a sign permit.

Recommendation: Recommend approval of the Site, Landscaping and Architectural Plan for site changes relative to establishing, a self-storage business, within an existing building at 5317 W. Burnham St., submitted by Steve Osborne, of CDK Development, LLC and Mike Calka d/b/a 5317 West Burnham Street, LLC. (Tax Key No. 474-0001-000), subject to the following conditions:

(Items 1 through 4 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. A Revised Site, Landscaping and Architectural Plan being submitted to the Department of Development to show the following: (a) along the front of the building facing W. Burnham St. additional windows or similar proportional architectural articulation relative to the new storefront systems; (b) confirmation that the window lighting is not rope lighting framing the windows, rather an indirect form of architectural lighting. Details being provided within the lighting plan; (c) details of the west elevation as it relates to existing electrical service; (d) paint colors details being provided; (d) removal of additional asphalt and being replaced with greenspace and landscaping in the area along S. 53 St. where an existing metal storage building is being removed; (e) new landscape areas including trees being integrated into the perimeter of the site behind the building along the frontages of S. 53 St., S. 54 St and W. Rogers St. frontages; (f) In front of the building incorporating several trees and groupings of perennial plants; (g) replacement of the existing bench aside from the bus stop. Details to be provided; (h) behind the building the proposed automated fence being incorporated as part of phase one. Details being provided. An ornamental variety of fence is recommended; (i) a bicycle rack being incorporated into the plan near the front office area. Contact Steve Schaer, Manager of Planning and Zoning at (414) 302-8466 with any questions.
2. An estimated cost of landscaping and screening being submitted to the Department of Development for approval. Contact Steven Schaer, City Planner at 414-302-8466.

3. A surety bond or other form of security as required under Sec. 12.13(14) of the Revised Municipal Code in the amount of 125% of the estimated cost of landscaping and screening shall be executed by the applicant prior to the issuing of a building permit. Contact Steven Schaer, Manager of Planning and Zoning at 414-302-8466.
4. Permit application and approved plans being submitted by applicant to the Engineering Dept. for necessary driveway permit to be granted by the Board of Public Works for S. 53 St. driveway closures. Contact Greg Bartelme, City Engineering at 414-302-8367.

(Remaining conditions of approval to be satisfied within one year of Plan Commission approval;)

5. A signage plan being submitted for permit review and approved by the Department of Development.
6. Compliance with Section 2814 of the City's Policy and Procedures Manual relative to that policy as it relates to the replacement and repair to City walkways of damaged or defective (if any) abutting sidewalk.