



## #2012-19 Congress Parkway Apartment Homes Project Review for Planning and Zoning Commission

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<b><u>Meeting Date:</u></b>	March 21, 2012
<b><u>Request:</u></b>	Conceptual PUD for multi-family apartment development
<b><u>Location:</u></b>	Congress Parkway (between Commonwealth and the Post Office)
<b><u>Acreage:</u></b>	Approximately 7 acres
<b><u>Existing Zoning:</u></b>	B-2 PUD General Commercial
<b><u>Surrounding Properties:</u></b>	North: B-2 PUD General Commercial (Health Bridge and medical offices) South: B-2 PUD General Commercial (Crystal Point Mall) East: B-2 PUD General Commercial (Post Office) West: B-2 PUD General Commercial (LSSI housing project – proposed and vacant retail – proposed)
<b><u>Staff Contact:</u></b>	Elizabeth Maxwell (815.356.3615)

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### **Background:**

- This 7 acre lot will be subdivided through the LSSI Final Plat of Subdivision. The lot size will be reduced from what is shown here as the detention will be part of Outlot A for the entire 13 acre property.
- The project is a workforce housing apartment complex. Workforce housing helps stabilize the daytime and nighttime population fluctuation.
- Area employers rely on workforce housing projects to meet the needs of their workforce and reduce employee turn-over.
- Currently proposed are 7 residential buildings totaling 70 units and 1 clubhouse building with community pool and sand volleyball court.
- The petitioner is requesting a Conceptual PUD review.

### **Development Analysis:**

#### **Land Use/Zoning**

- The site is currently zoned B-2 PUD.
- The land use map shows the area as Commerce.
- This project would require a Use Variation to allow a residential use within the B-2 zoning district.

- The proposed project would allow residents to access the surrounding medical offices, retail, recreational and mass transit services in the vicinity

#### Site Layout

- There are 7 “big house” style apartment buildings oriented around a meandering main drive aisle.
- Parking is conveniently located near the buildings for the residents and visitors.
- The clubhouse building will provide an activity area for residents including a pool.
- The site also contains open green space with a playground, gazebo and grill and picnic area.
- One access drive is proposed/permitted off Congress Parkway and cross-access between this development and the adjacent LSSI development is shown.

#### Building Elevations

- The building architecture is post-modern Georgian style. The elevations are comprised of siding with stone fireplaces.
- Shutters, dormers, projections and staggering of elements within the elevation plain as well as the balconies add interest to the elevations.
- The “big house” design looks like a large single-family style house. There are multiple front door entrances for the individual units around the front and sides of the structures.

#### Parking

- Multi-family housing requires 1.75 spaces per each 1 bedroom unit and 2.25 spaces per each 2/3/4 bedroom unit. This requires 148 parking spaces.
- Parking is shown at 137 spaces, with 84 of those spaces within a garage.

The following comments are for discussion and consideration of future submittals:

1. The LSSI Senior Housing Project was approved with a Victorian Woods style of architecture, based on that project’s final design, some additional architectural detailing may be advantageous to integrate both projects.
2. Based on the City’s parking requirements, it is suggested that additional parking be added throughout the site.
3. Secure cross-access easements. Work with the surrounding property owners to establish cross-access.
4. Foundation base and site landscape needs to be enhanced. Work with staff to meet ordinance requirements.
5. Additional pedestrian amenities are proposed for Congress Parkway. A Bike Path easement may be necessary along this property’s frontage. See attached bike path map.
6. Other projects have been approved in the area for housing, see attached projects map.

19 2012

# City of Crystal Lake Development Application

Office Use Only  
File # \_\_\_\_\_

Project Title: Congress Parkway Apartment Homes

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### 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 checked="" type="checkbox"/> Conceptual PUD Review | <input type="checkbox"/> Rezoning                                    |
| <input 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 checked="" type="checkbox"/> Other <b>Concept plan review</b> |

### Petitioner Information

Name: PEDCOR INVESTMENTS, LLC

Address: 770 3RD AVE. S.W.

CARMEL, IN

Phone: (317) 587-0320

Fax: (317) 587-0340

E-mail: MIKES@PEDCOR.NET

### Owner Information (if different)

ELGIN BANCSHARES, INC.

Name: ATTN: JILL MARKOWSKI

Address: PO BOX 641

ELGIN, IL 60121

Phone: 847-476-2521

Fax: \_\_\_\_\_

E-mail: JEMARKOWSKI@COMCAST.NET

### Property Information

Project Description: PEDCOR is proposing an 84-unit multi-family development on a 7.67 acre site.

Project Address/Location: The subject 7.67 acre site is located on Congress Pkwy. east of Commonwealth Dr. west of Memorial Dr.

PIN Number(s): 19-04-303-008

**Development Team**

Please include address, phone, fax and e-mail

Developer: **PEDCOR Investments, LLC**

Architect: **"TBD"**

Attorney: **Thomas Burney, Schain, Bueney, Banks & Kenny Ltd.  
Three First National Plaza, 7080 Madison, Ste 4500. Chicago, IL 60602**

Engineer: **CEMCON, Ltd., 2280 White Oak Circle, Suite 100, Aurora, IL 60502-9675  
Phone: 630-862-2100 Fax: 630-862-2199**

Landscape Architect: **"TBD"**

Planner: **CEMCON, Ltd., 2280 White Oak Circle, Suite 100, Aurora, IL 60502-9675  
Phone: 630-862-2100 Fax: 630-862-2199**

Surveyor: **CEMCON, Ltd., 2280 White Oak Circle, Suite 100, Aurora, IL 60502-9675  
Phone: 630-862-2100 Fax: 630-862-2199**

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

**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.

Jill Markowski, Corp. Secy Jill Markowski 3/1/12  
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.



"BIG HOUSE"® CHARACTER IMAGES

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CONGRESS PARKWAY APARTMENT HOMES

PEDCOR

CRYSTAL LAKE, IL

2012.03.12

HPA#12116

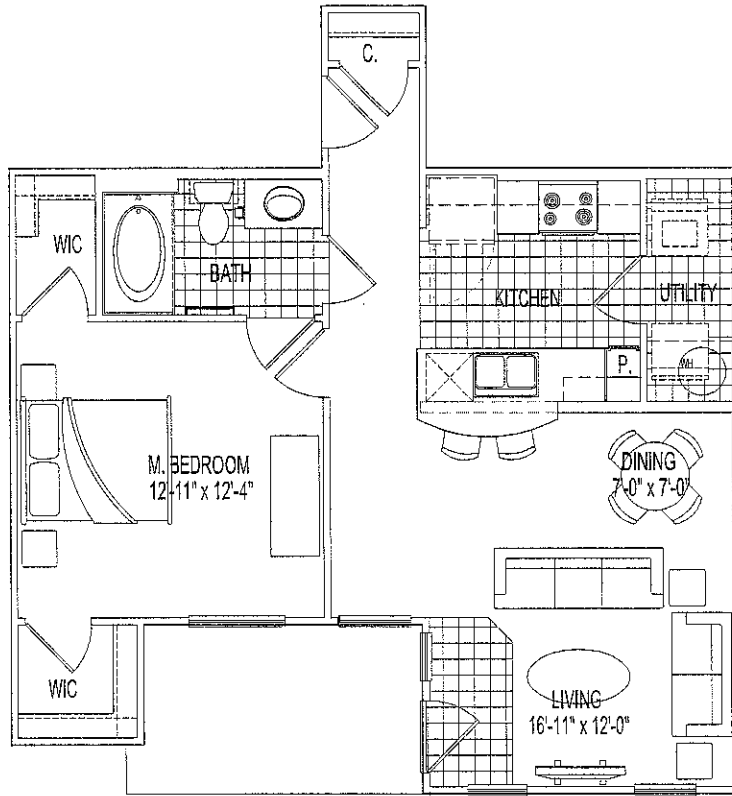


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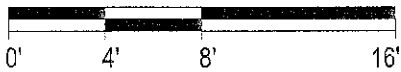


UNIT A1L  
NET - 733 S.F.

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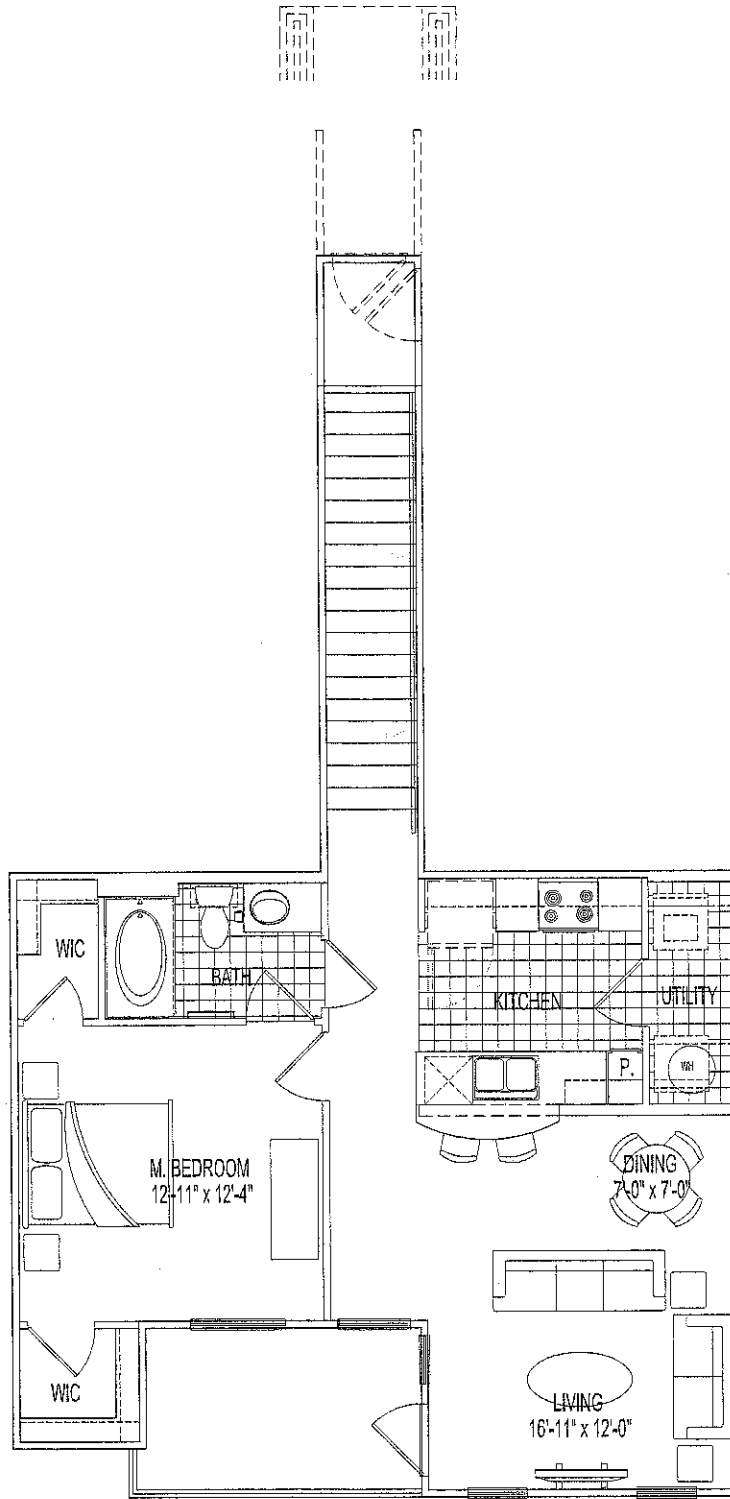
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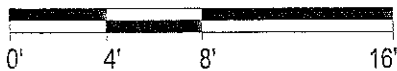
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UNIT A1U  
NET - 815 S.F.

SCALE: 1/8"=1'-0" (8 1/2"x11" SHEET)



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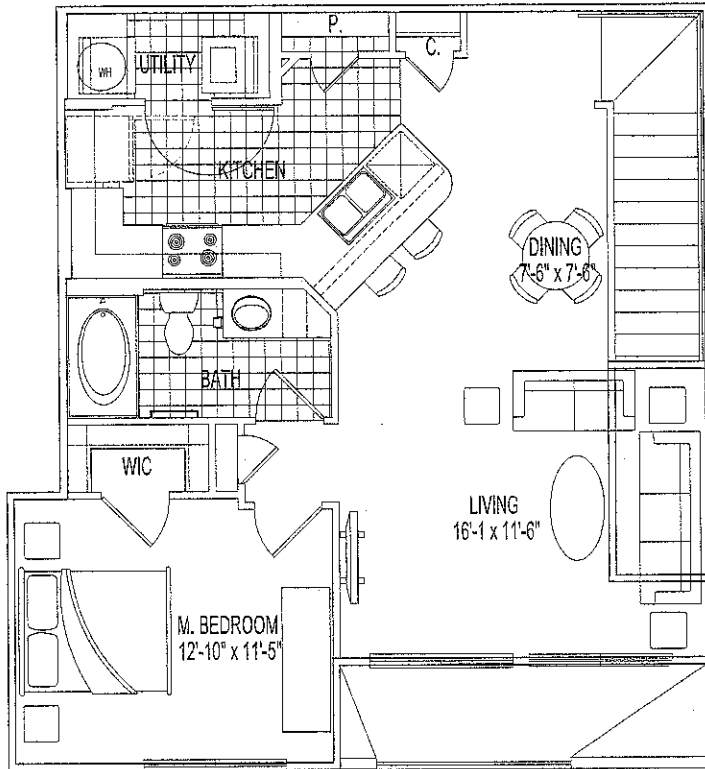
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UNIT A2U  
NET - 865 S.F.

SCALE: 1/8"=1'-0" (8 1/2"x11" SHEET)



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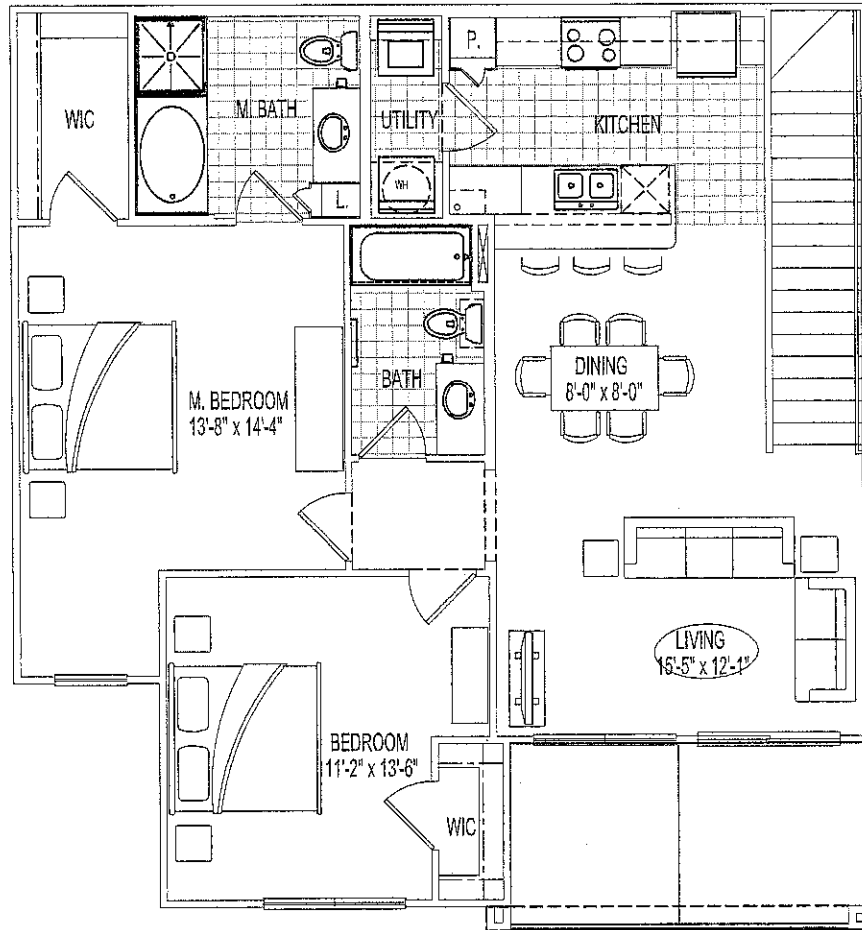
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UNIT B1U  
NET - 923 S.F.

SCALE: 1/8"=1'-0" (8 1/2"x11" SHEET)



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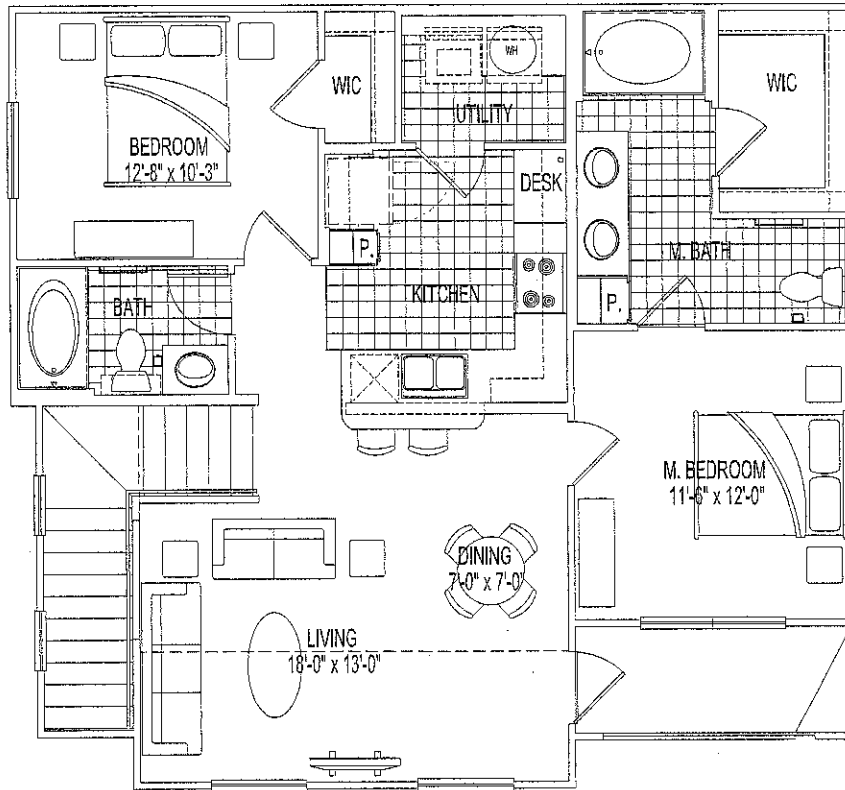


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UNIT B2U  
NET - 1072 S.F.

SCALE: 1/8"=1'-0" (8 1/2"x11" SHEET)



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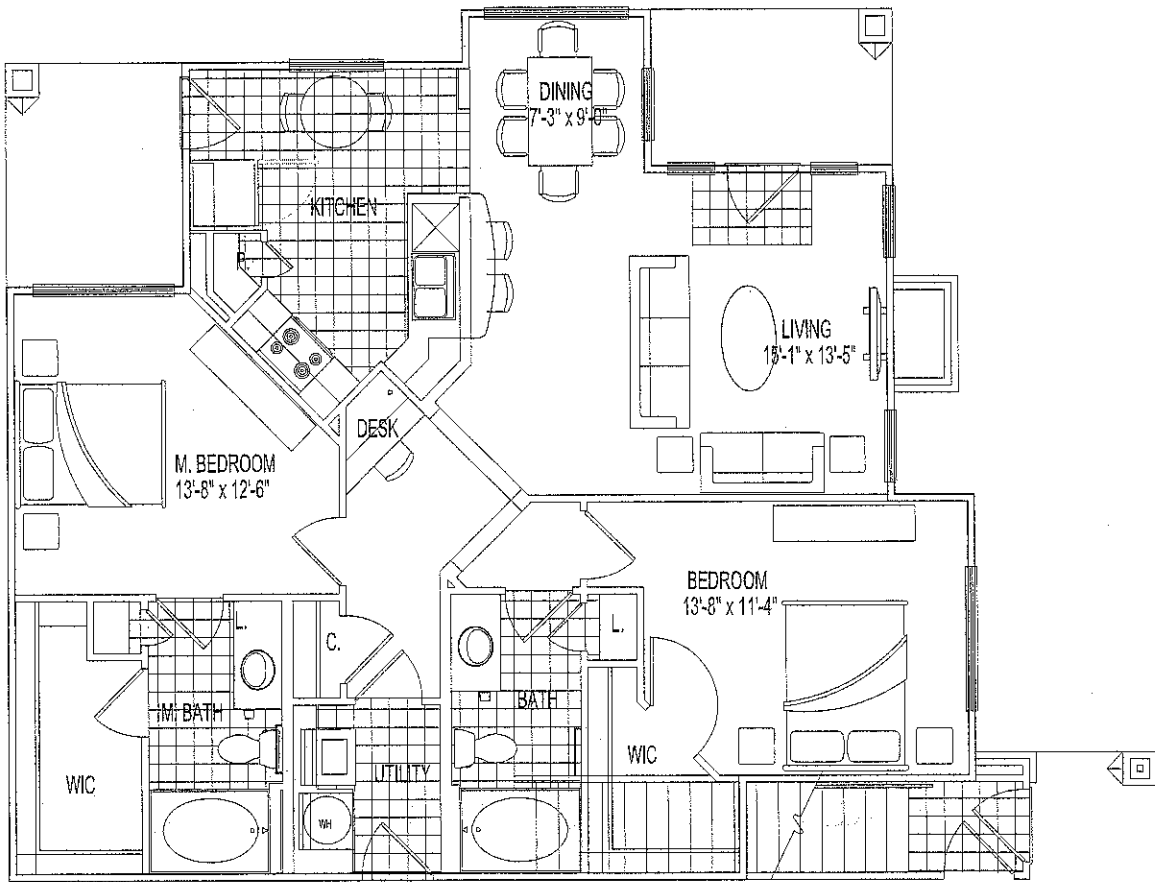
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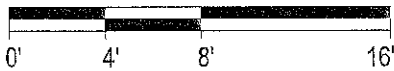
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UNIT B3L  
NET - 1187 S.F.

SCALE: 1/8"=1'-0" (8 1/2"x11" SHEET)



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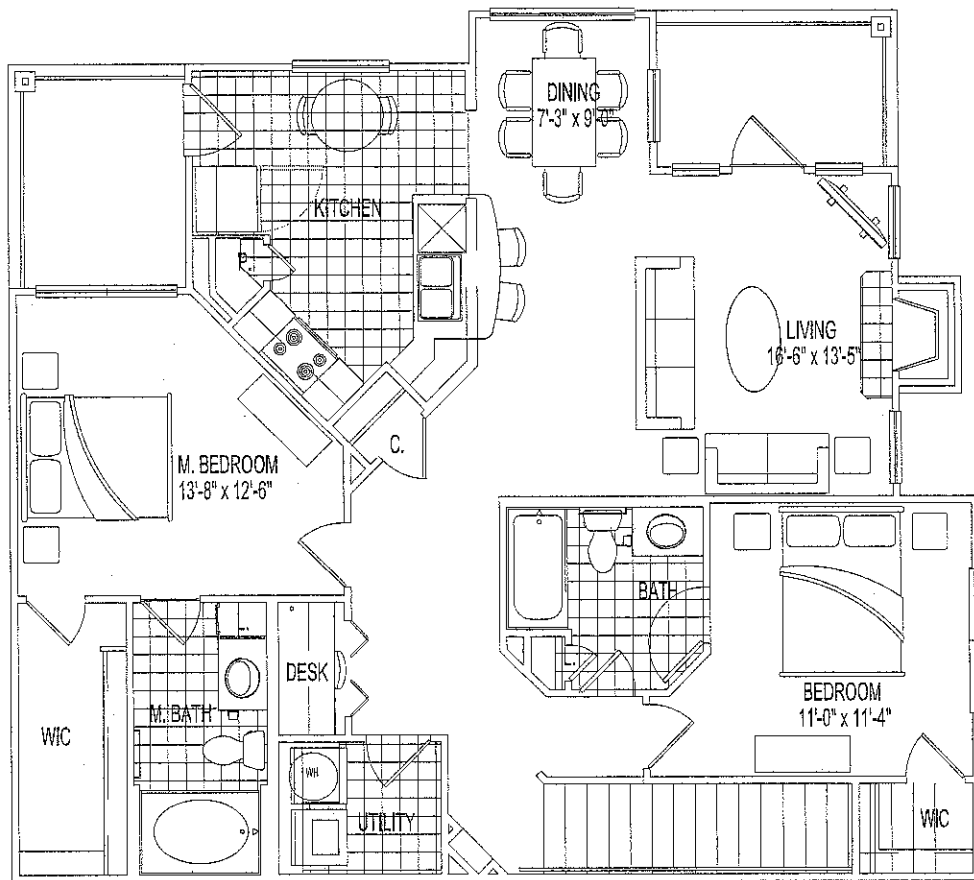
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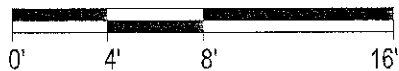
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UNIT B3U  
NET - 1262 S.F.

SCALE: 1/8"=1'-0" (8 1/2"x11" SHEET)



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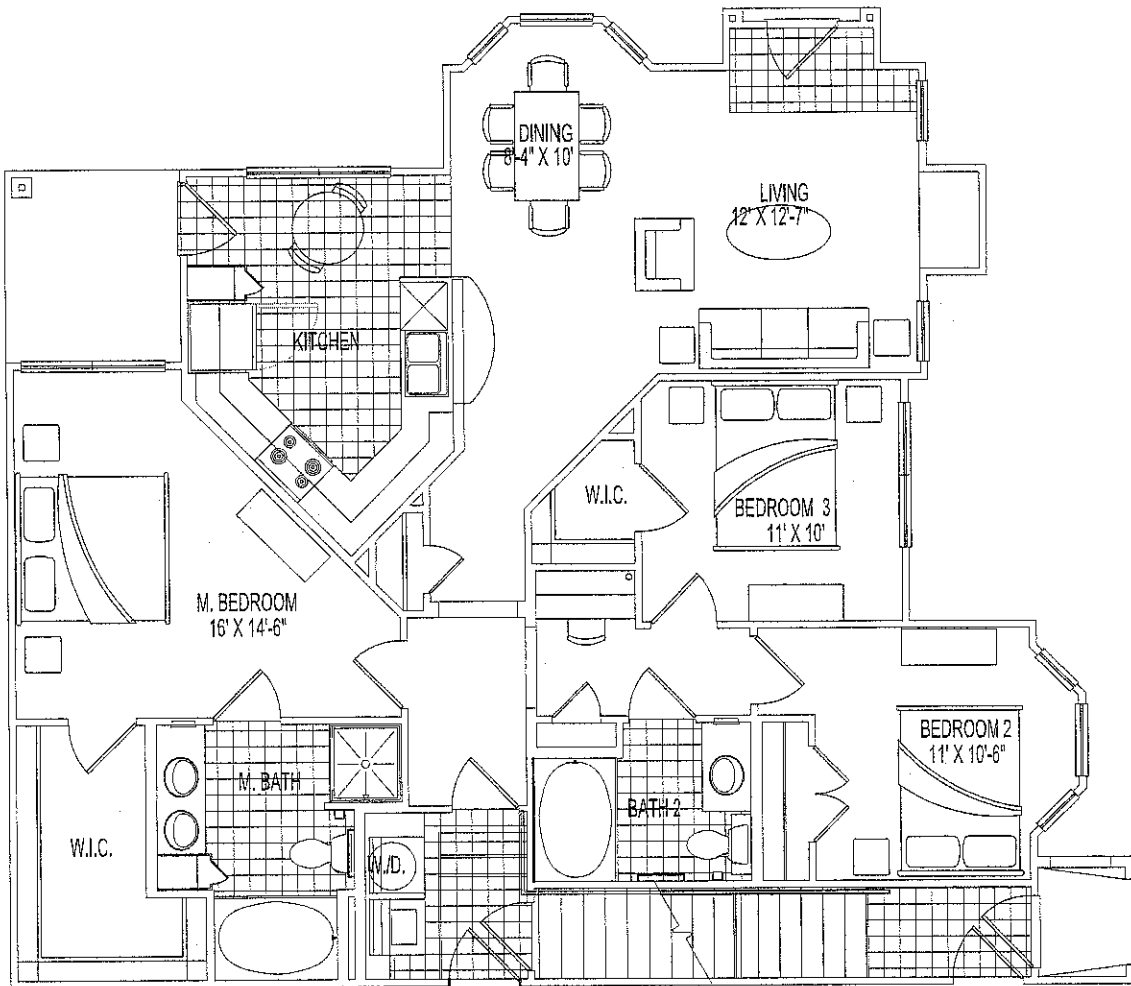
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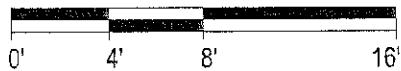
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UNIT C1L  
NET - 1365 S.F.

SCALE: 1/8"=1'-0" (8 1/2"x11" SHEET)



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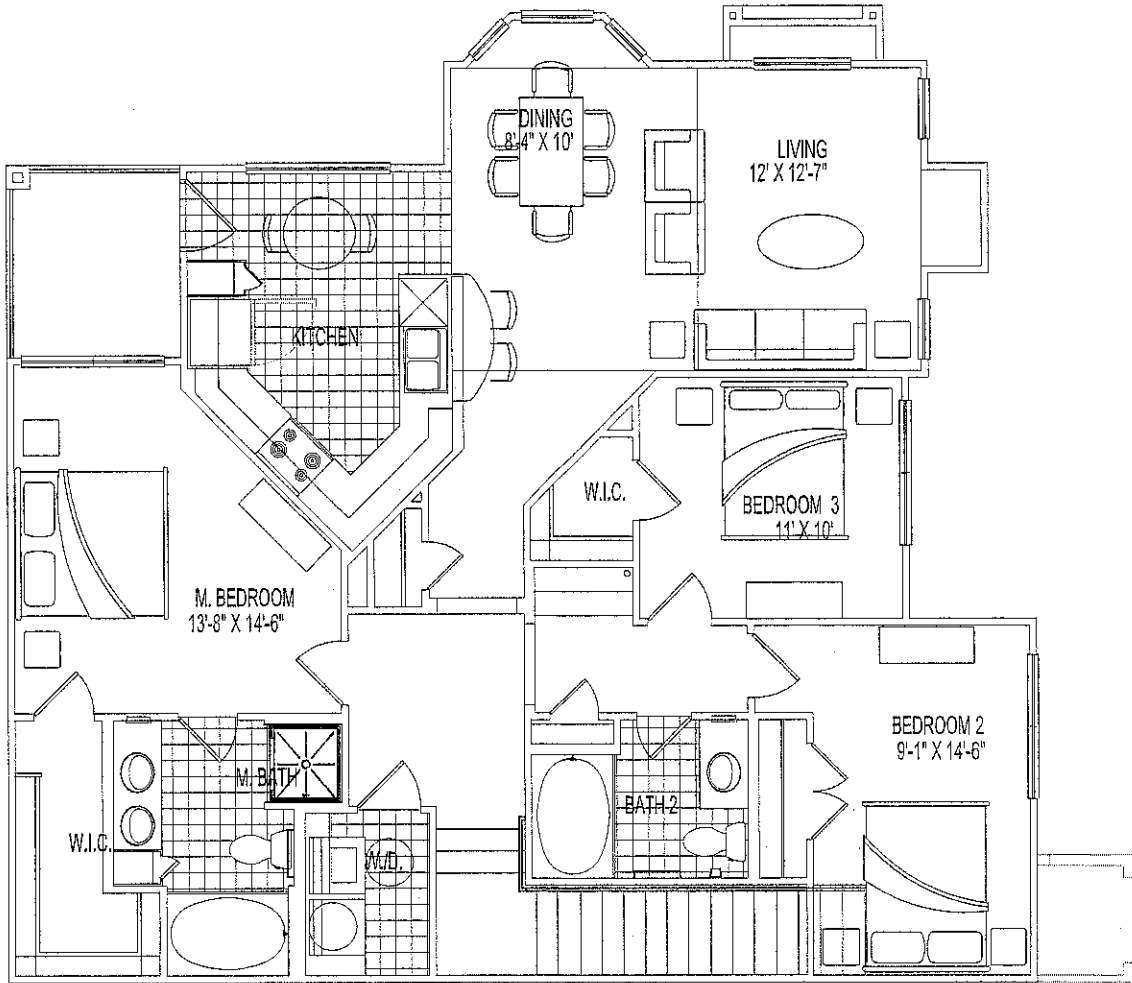
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UNIT C1U  
NET - 1454 S.F.

SCALE: 1/8"=1'-0" (8 1/2"x11" SHEET)



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CONCEPT PLAN  
FOR

CONGRESS PARKWAY APARTMENT HOMES

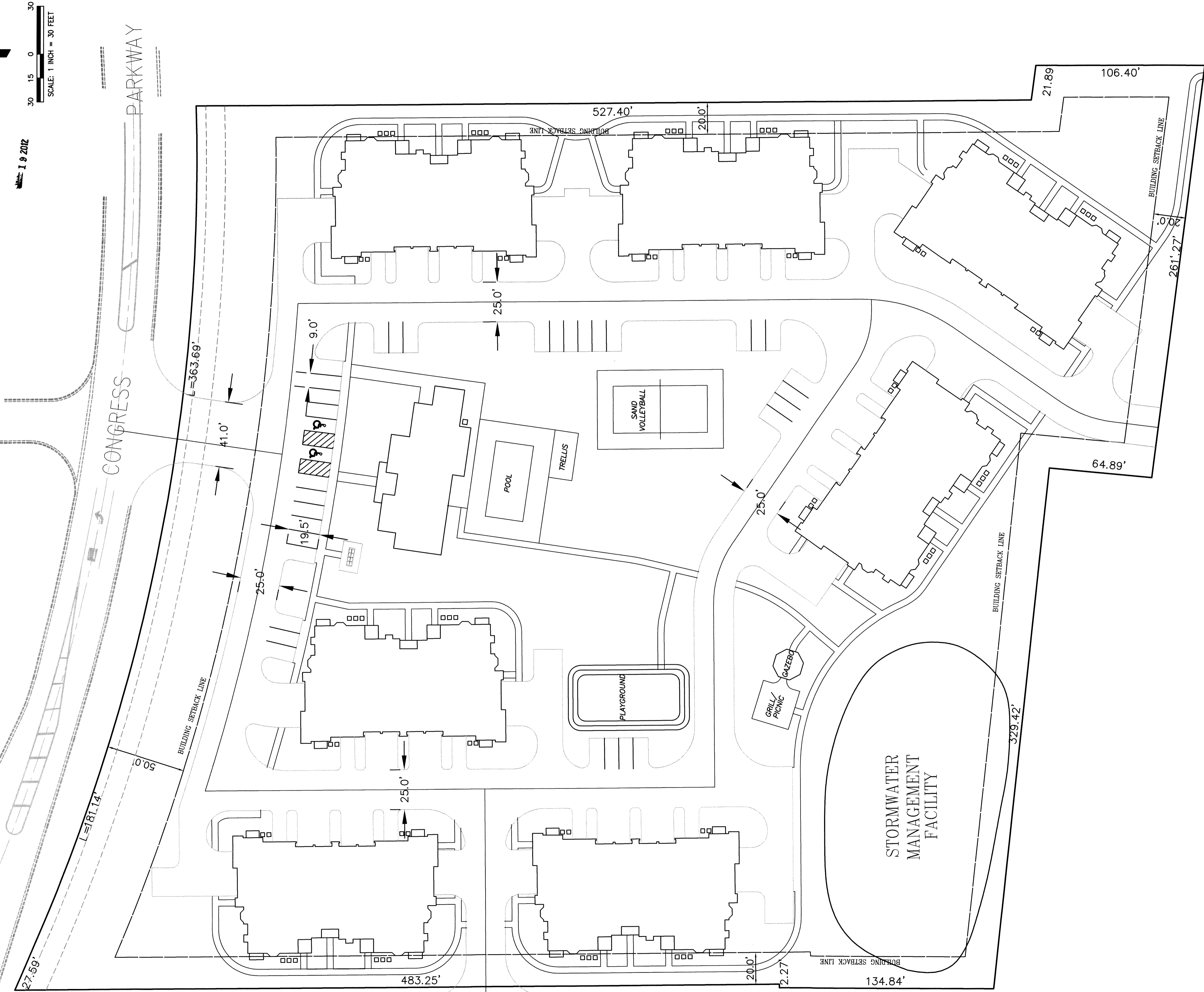
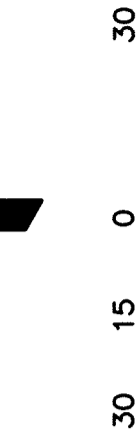
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SCALE: 1 INCH = 30 FEET



SITE DATA	
A. TOTAL AREA	7.67 AC. ±
B. UNITS	84
C. DENSITY	5.25 DU/ACRE

PREPARED FOR:  
PEDCOR INVESTMENTS, LLC  
770 3RD AVE, S.W.  
CARMEL, IN 46302  
(317)587-0320



PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100  
Proctorville, OH 43002-9675  
Phone: 630.862.2199  
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 801001 FILE NAME: 2012-03-14 CONCEPT PLAN  
DRAWN BY: PRP FLD. BK. / PG. NO.: BK./PG.  
COMPLETION DATE: 2-24-12 JOB NO.: 801.001  
XREF : PROJECT MANAGER :KS  
REVISION DATE: 2-27-12  
REVISION DATE: 3-14-12



CONGRESS PARKWAY APARTMENT HOMES						PEDCOR	20121116
UNIT TABULATION							3/12/12
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN	
A1-L	1br/1ba	733	7	10.00%	5,131	29.57%	
A1-U	1br/1ba	815	7	10.00%	5,705		
A2-U	1br/1ba	865	6	8.57%	5,190		
B1-U	2br/2ba	923	8	11.43%	7,384	40.00%	
B2-U	2br/2ba	1,072	14	20.00%	15,008		
B3-L	2br/2ba	1,187	3	4.29%	3,561		
B3-U	2br/2ba	1,262	3	4.29%	3,786		
C1-L	3br/2ba	1,365	11	15.71%	15,015	31.43%	
C1-U	3br/2ba	1,454	11	15.71%	15,994		
<b>TOTALS</b>			<b>70</b>	<b>100.00%</b>	<b>76,774</b>		
<b>UNIT AVERAGE NET SF :</b>				<b>1,097</b>			
* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.							
<b>PROJECT DATA</b>							
<b>UNIT AVERAGE NET SF :</b>				1,097 S.F.			
<b>ACREAGE:</b>				7.60 ACRES			
<b>DENSITY:</b>				9.21 UNITS/ACRE			
<b>PARKING:</b>							
GARAGE				84 SPACES			
SURFACE				53 SPACES			
				1.96 SPACES/UNIT			

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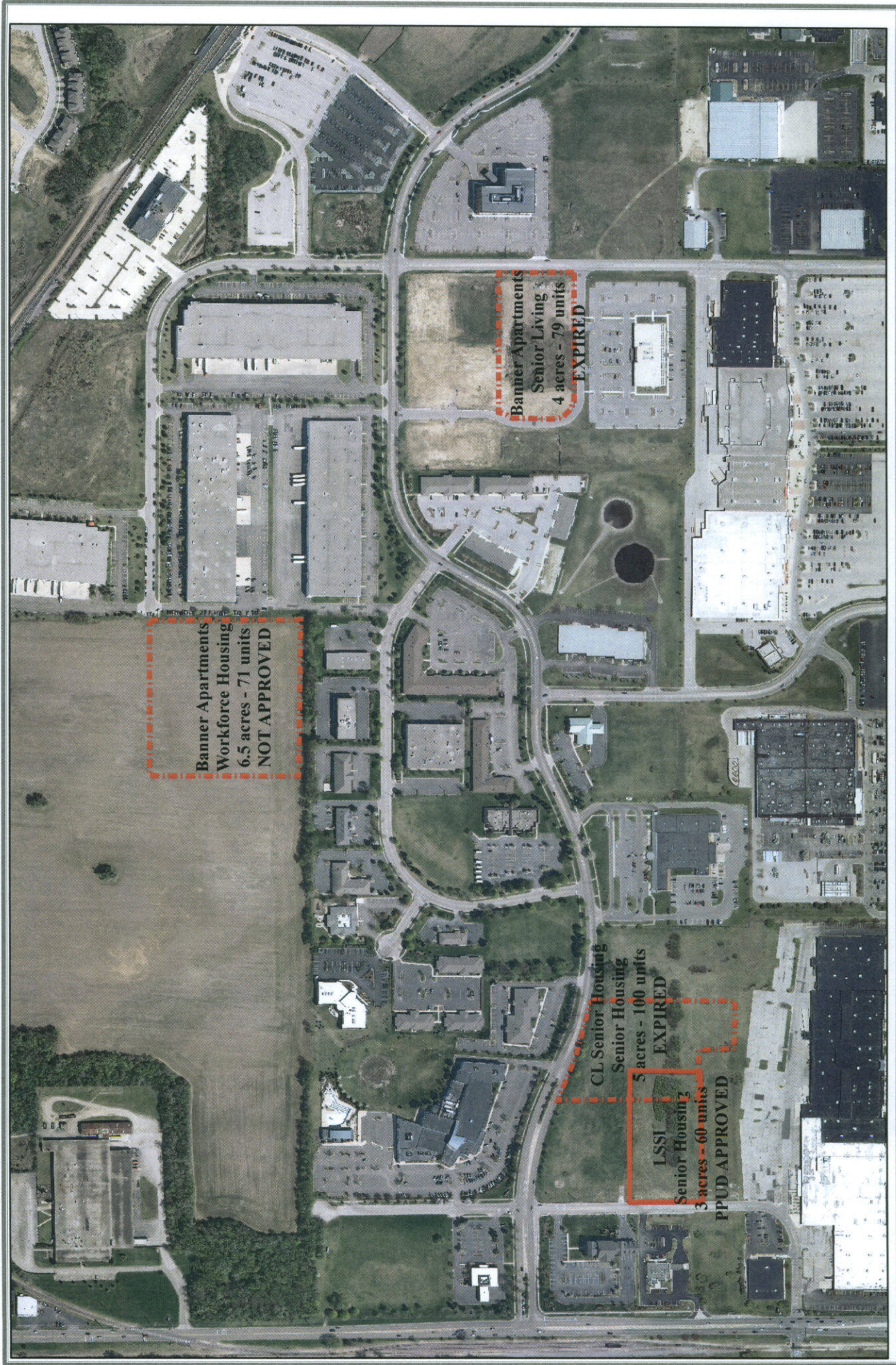
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# Surrounding Projects



**Banner Apartments  
Workforce Housing**  
6.5 acres - 71 units  
NOT APPROVED

**Banner Apartments  
Senior Living**  
4 acres - 79 units  
EXPIRED

**CL Senior Housing**  
5 acres - 100 units  
EXPIRED

**LSSI  
Senior Housing**  
3 acres - 60 units  
PPUD APPROVED





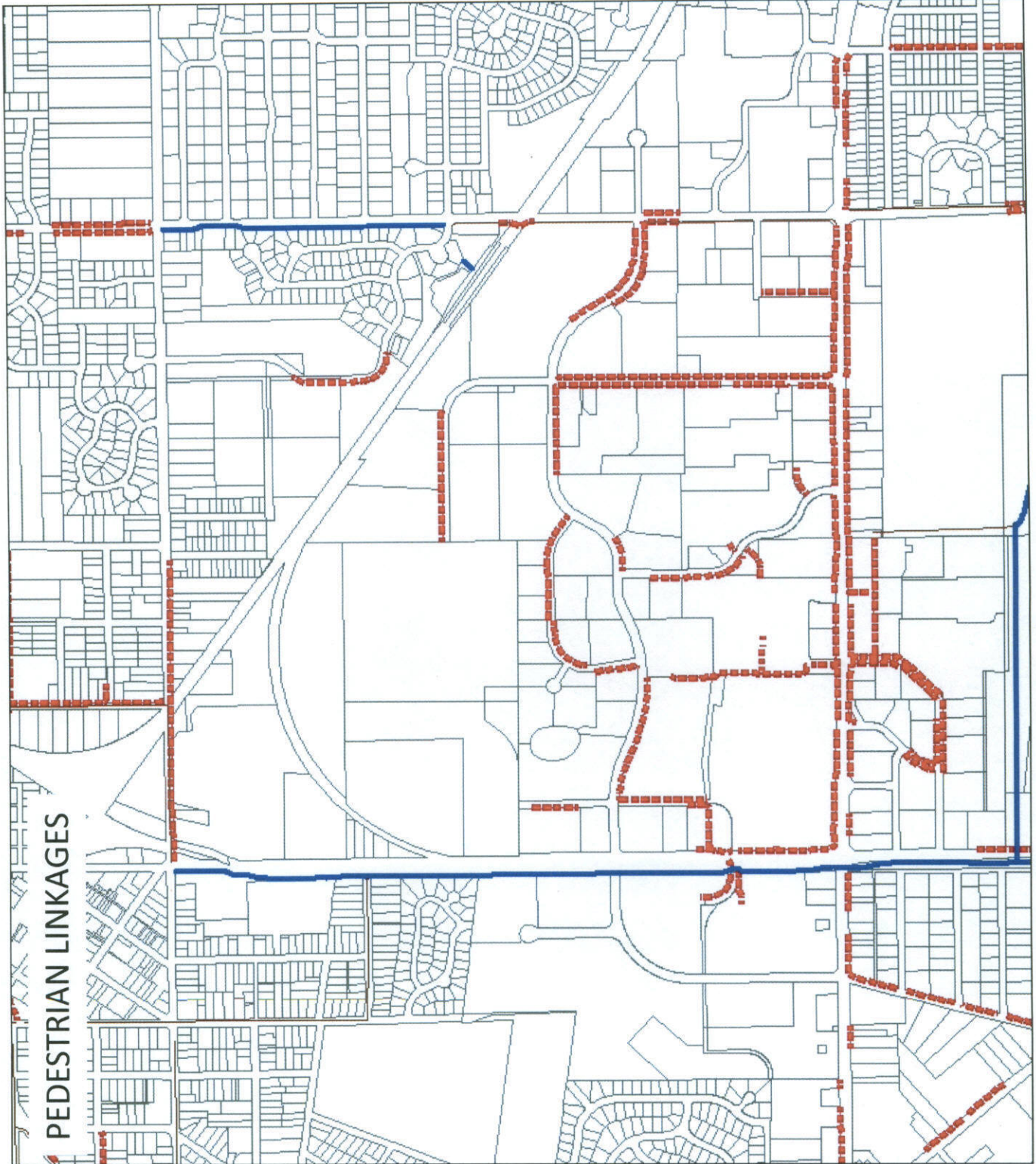
# Legend

 Sidewalk Linkages

 Bike Pathways



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