



#2016-50 Conceptual PUD Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	December 7, 2016
<u>Request:</u>	Conceptual review for a mixed use development.
<u>Location:</u>	95 E. Crystal Lake Avenue
<u>Acreage:</u>	Approximately 4.5 acres
<u>Zoning:</u>	B-4 Downtown Business
<u>Surrounding Properties:</u>	North: B-4 Downtown Business South: R-3B PUD Multi-Family Residential Planned Unit Development East: M Manufacturing West: M-L Manufacturing Limited, R-3A Two-Family Residential & R-2 Single Family Residential
<u>Staff Contact:</u>	Kathryn Cowlin (815.356.3798)

Background:

- The site is the former Hines Lumber property.
- The Hummel development was previously approved for this site, a mixed use development including 170 condominium units and 14,248 square feet of commercial space.
- The petitioner is requesting a Conceptual PUD review for a mixed use development including 217 residential apartments and approximately 10,000 square feet of commercial space.

Development Analysis:

Land Use/Zoning

- The site is currently zoned B-4 Downtown Business. Mixed use developments (commercial on the street level and residential above) are allowed within this zoning district.
- Similar to the previously approved Hummel development, the petitioner would request variations in conjunction with the Planned Unit Development.

- The current Comprehensive Plan land use designation is Mixed Use. This site is within the Crystal Lake Avenue and Main Street TIF District. The TIF redevelopment plan calls for Mixed Use.

General

- The project is for retail on the first level and residential on the upper levels featuring one and two-bedroom units.
- The project would require a variation for building height as the proposed building is 66 feet 4 inches, 6 stories, and the standard for in the B-4 district is 36 feet, 3 stories.
- The project is adjacent to the MCCD Prairie Trail.

Comparison of Developments		
	Hummel (approved in 2006)	Current Proposal
Development	170 condos & 14,248sf retail	217 apartments & 10,000sf retail
Height	62 feet/5 & 6 stories	66 feet 4 inches/6 stories
# of Buildings	2 buildings	1 building
Parking	Parking provided at street level and basement	Parking provided for retail use on street level and resident parking is located internal to the building on each level

Site Layout

- The proposed building will be setback from the roadways to allow for parking to be located near the retail portion of the building.
- A fire access around the building will need to be provided.
- The traffic study conducted by HLR in 2006 will be updated for the project.
- The proposed access point to Main Street should be relocated north of the railroad tracks.

Building Elevations

- The proposed building elevations offer both Gothic Revival and Queen Anne architectural styles, echoing the architectural features of many homes in the downtown area.
- The proposed building materials include brick in two earth tones (red and light brown) with cream/neutral accented turrets.
- The vertical mass of the building is broken up with projections, horizontal banding, changes in building materials and awnings over the retail portion of the building.
- A mansard roof would accent portions of the building to break up the roof line. Also, a gable roof would be utilized on the recessed portion of the residential part of the building to accent the main entrance.

- At this preliminary stage, the project meets the intent of the UDO design standards.

Parking

- Parking for retail customers is provided along the exterior of the building near the retail use.
- Parking for the residents is provided on each level of the building. The Texas Wraparound design allows residents to park on the same level as their unit.
- Guest parking is provided at the main entryway for the residential portion of the building along Main Street.
- Based on the current proposal, 381 parking spaces would be required for the residential units and 435 spaces are provided.

Roadway and Railroad Improvements

Main Street and Crystal Lake Ave Intersection

- The final intersection improvements, which represent the ultimate downtown intersection improvement, include a dedicated left, through and right-turn lane for all four legs of the intersection.
- The intersection improvements will take place in 2017/2018.
- The proposed development will dedicate land along both roadways so the intersection can be completed.

Railroad

When Immanuel Lutheran Church received their subdivision approval, there was discussion that Teckler Boulevard needed to cross the railroad tracks and connect to Congress Parkway at Main Street. In addition to this intersection improvement, future modifications to the area would remove the at-grade track crossings on Main Street and Crystal Lake Avenue, create a new rail storage yard and install a new spur for train maneuvering. These improvements would benefit all properties in this area including those at the intersection at Main Street and Crystal Lake Avenue. A phased implementation plan is being finalized for City Council's consideration in the near future.

Planning and Zoning Commission Discussion:

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

1. Staff recommends additional detailing to further enhance the architecture. Detailing could include lintels, architectural accents on portions of the façade between the windows, and archways on one of the levels.

2. Site Plan-
 - a. Work with staff to define the right-of-way line for Crystal Lake Avenue and Main Street roadway project to accommodate pedestrian access at the intersection.
 - b. Create pedestrian linkages within the site to the public multi-use paths and sidewalks.
 - c. Work with staff to determine an appropriate location for a possible downtown informational kiosk.
3. Work with staff to extend the downtown palette of landscaping materials to this site to create a cohesive landscape design.
4. Staff recommends that any site lighting, parking lot lighting or interior sidewalk lighting, consist of the same type of light design found in the downtown district.

(#2016-50) 95 E. Crystal Lake Avenue – Conceptual Review



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BY:

**City of Crystal Lake
Development Application**

Office Use Only
File # 2016-50

Project Title: The Crystal

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 type="checkbox"/> Other |

Petitioner Information

Name: Lee Wolfson
Address: 707 Skokie Blvd., Suite 100
Northbrook, IL 60062
Phone: 847-291-4800
Fax: 847-291-4812
E-mail: l.wolfson@agarealestate.com

Owner Information (if different)

Name: First Midwest Bank - Amanda Graser
Address: One Pierce Place, Suite 1500
Itasca, IL 60143
Phone: 630-875-7613
Fax: _____
E-mail: amanda.graser@firstmidwest.com

Property Information

Project Description: Transit Oriented/Mixed-Use Development, Texas-Wrap
Design Including 217 Residential Apartments and Approximately
10,000 Sq. Ft. of Retail.

Project Address/Location: 95 E. Crystal Lake Avenue, SWC of Main Street
and Crystal Lake Avenue

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: Arthur Goldner & Associates, Inc.; 707 Skokie Blvd., Suite 100, Northbrook, IL 60062;
(o) 847-291-4800 (f) 847-291-4812; l.wolfson@agarealestate.com

Architect: Gleason Architects, PC; 769 Heartland Dr., Unit A, Sugar Grove, IL 60554;
(o) 630-466-8740; thadgleason@gleasonarchitectspc.com

Attorney: Hinshaw & Culbertson LLP; 100 Park Ave., P.O. Box 1389, Rockford, IL 61105-1389
(o) 815-490-4924 (f) 815-490-4901; ggalluzzo@hinshawculbertson.com

Engineer: Caldwell Engineering, Ltd.; 1316 N. Madison St., Woodstock, IL 60098
(o) 815-502-5504 (f) 815-337-8314; michaelc@caldwellengineering.com

Landscape Architect: _____

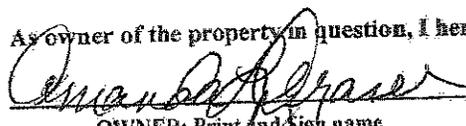
Planner: _____

Surveyor: _____

Other: _____

Signatures

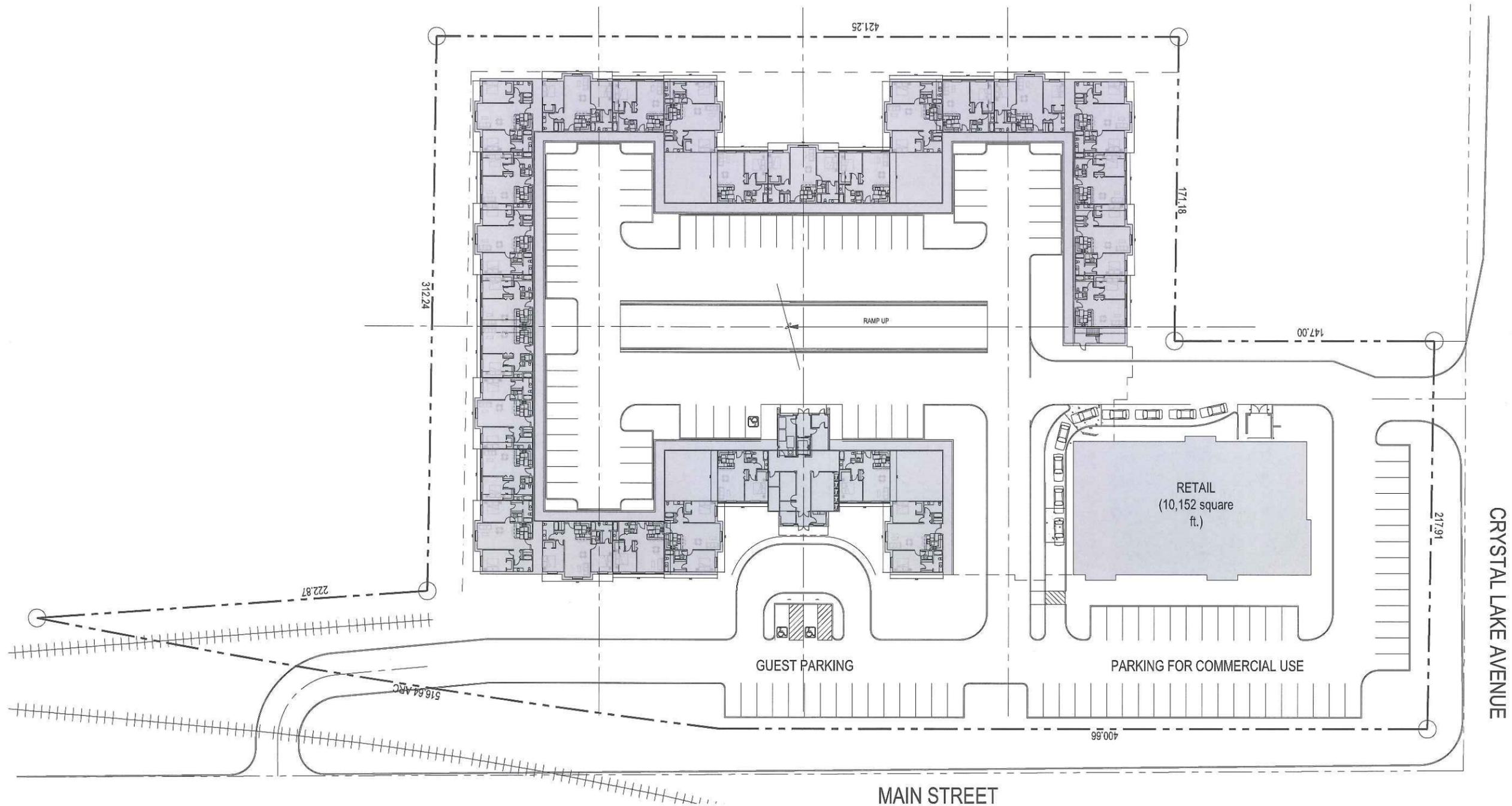

PETITIONER: Print and Sign name (if different from owner) _____ Date 11/1/2016

As owner of the property in question, I hereby authorize the seeking of the above requested action.

OWNER: Print and Sign name _____ Date 11/3/16

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 MIXED USE

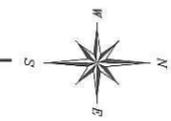
SOUTHWEST CORNER OF MAIN STREET AND CRYSTAL LAKE AVENUE



PRELIMINARY SCHEMATIC DESIGN.
 COPYRIGHT 2016 GLEASON ARCHITECTS, P.C.
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SITE PLAN

SCALE: 1" = 60'

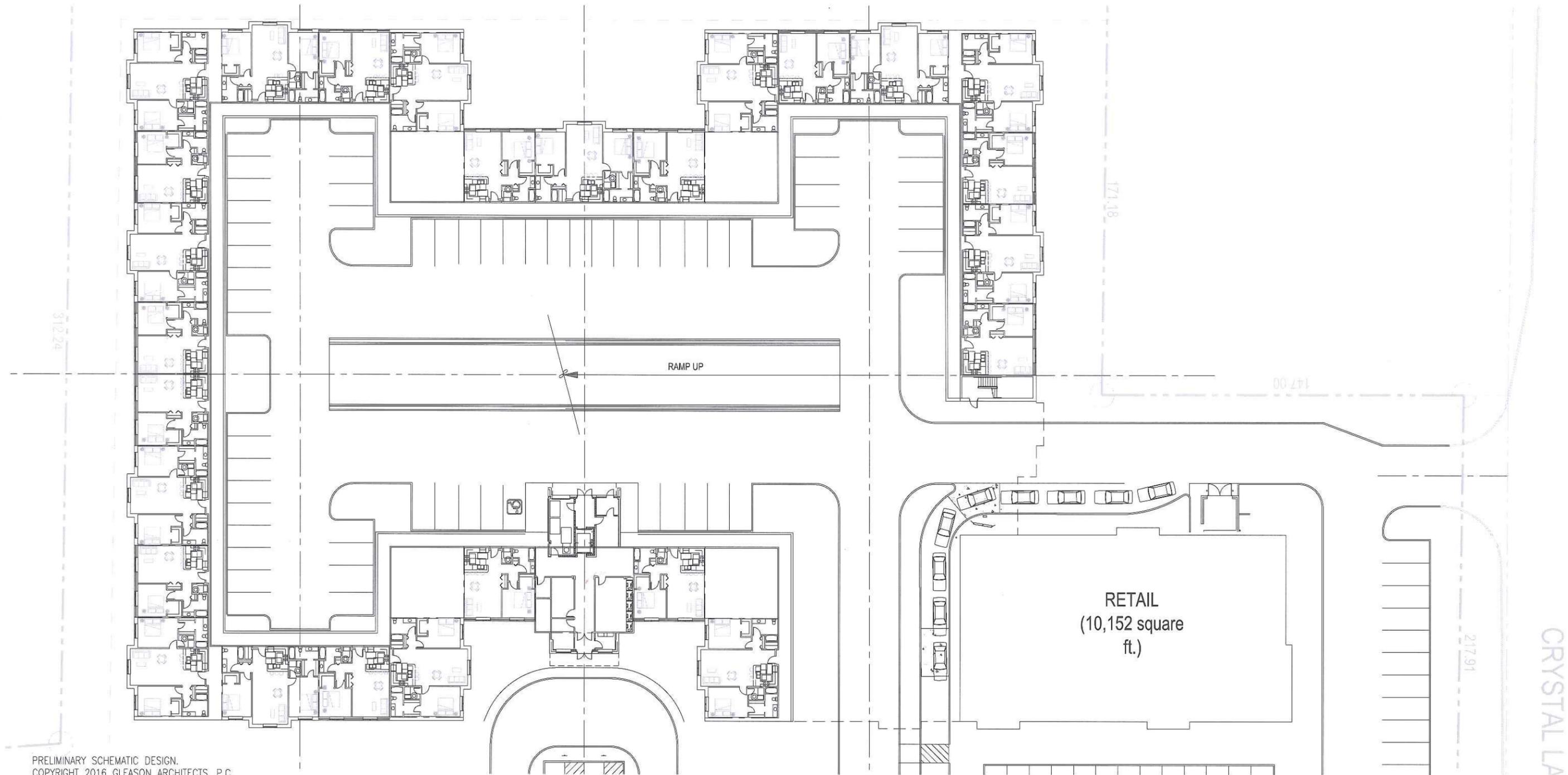


GLEASON ARCHITECTS, P.C.

769 Heartland Drive, Unit A Sugar Grove, Illinois
 Phone: 630-466-8740 Fax: 630-466-8760

CRYSTAL LAKE MIXED USE

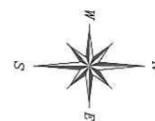
SOUTHWEST CORNER OF MAIN STREET AND CRYSTAL LAKE AVENUE



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FIRST FLOOR PLAN

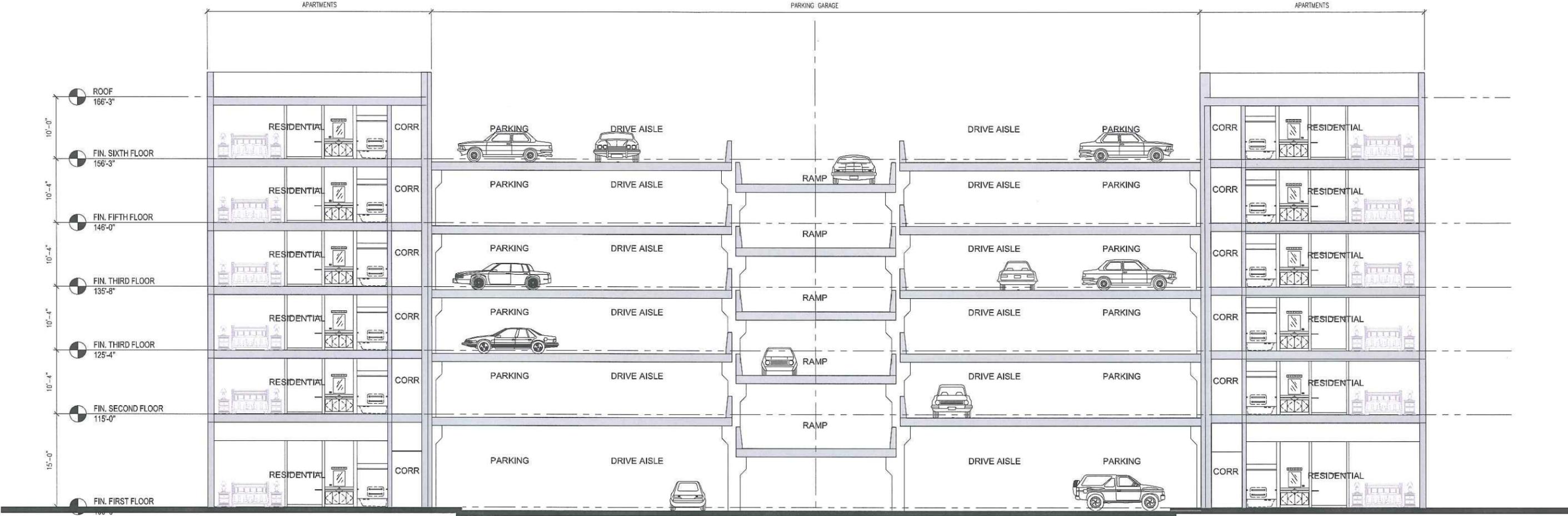
SCALE: 1" = 40'



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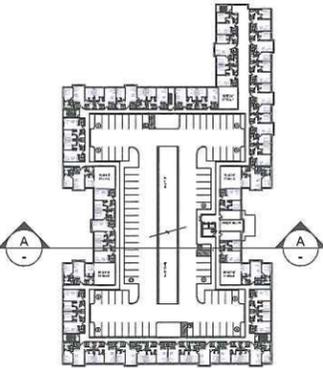
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MIXED USE DEVELOPMENT



TRANSVERSE BUILDING SECTION A/A

SCALE: 1/16" = 1'-0"



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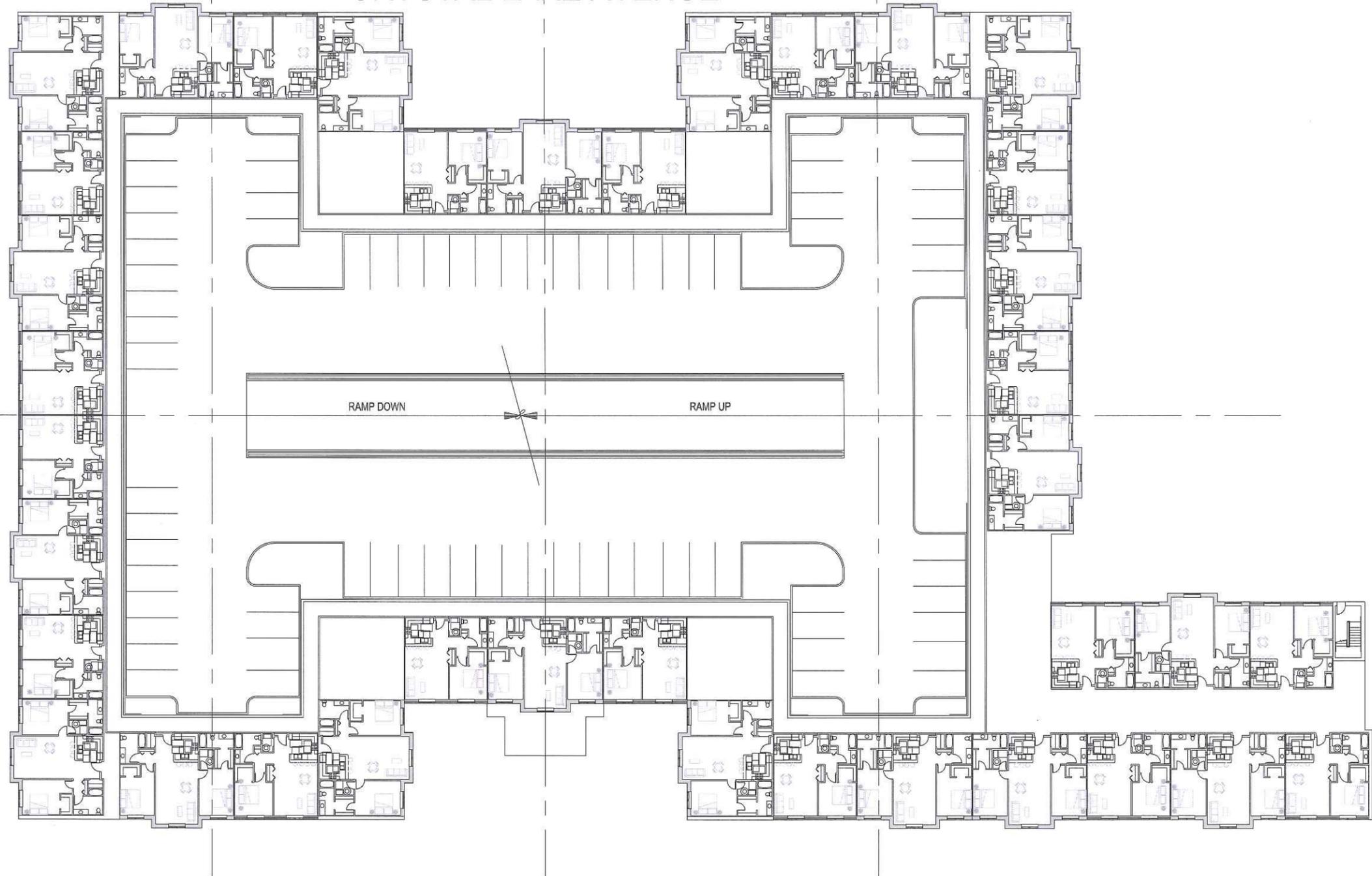


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CRYSTAL LAKE MIXED USE

SOUTHWEST CORNER OF MAIN STREET AND CRYSTAL LAKE AVENUE



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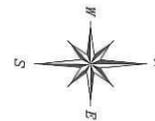


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2ND THRU 6TH FLOOR PLAN

SCALE: 1" = 40'



MIXED USE DEVELOPMENT



WEST ELEVATION

SCALE: 1/16" = 1'-0"



EAST ELEVATION

SCALE: 1/16" = 1'-0"

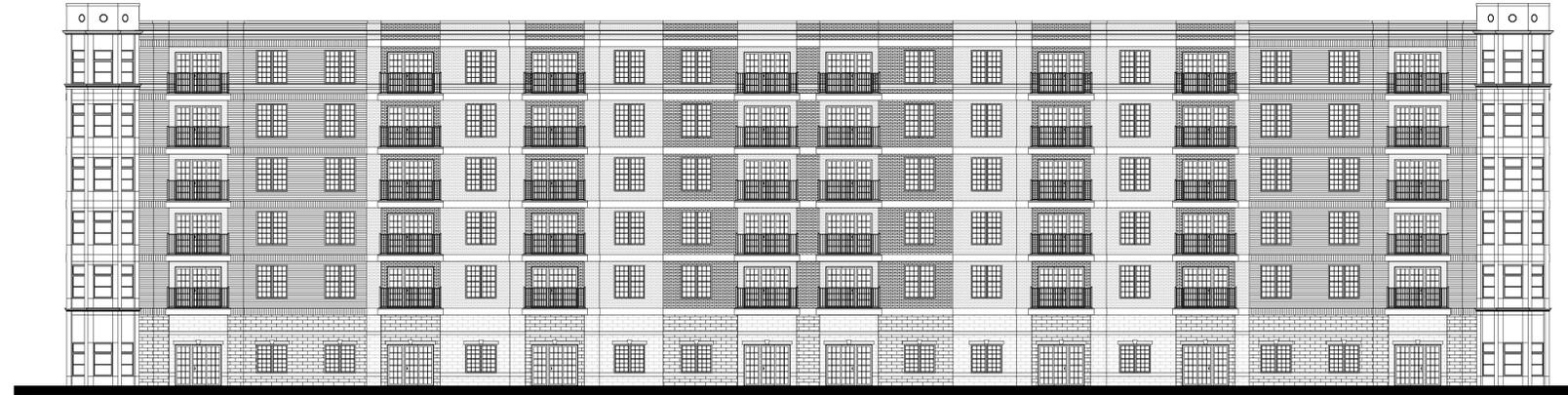
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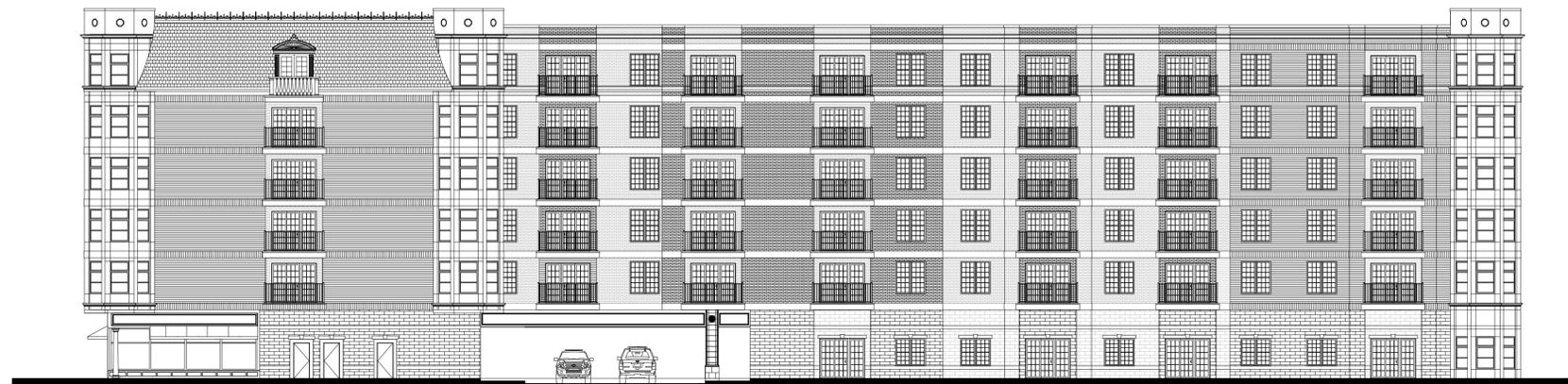
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Phone: 630-466-8740 Fax: 630-466-8760

MIXED USE DEVELOPMENT



NORTH ELEVATION

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

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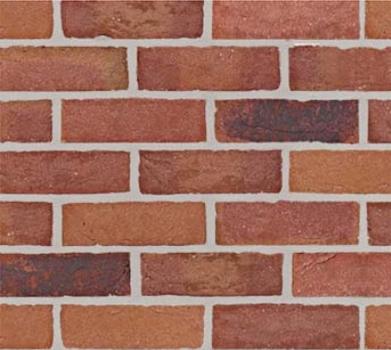
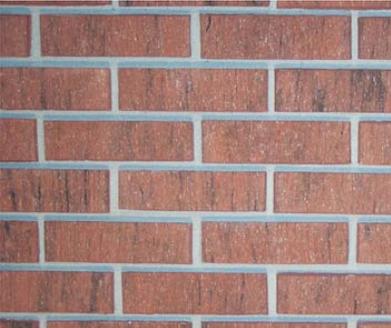
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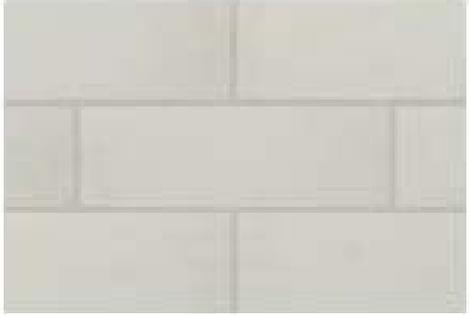


SW Corner of Main Street and Crystal Lake Ave – the color rendering illustrates red brick, light brown brick and a neutral color block as possible building materials. The swatches below could be a potential color palette for the development.

Red Brick-



Neutral Block (First floor)-



Light Brown (tan) Brick-

