



#22032

**Senior Housing Facility – Conceptual PUD
Project Review for Planning and Zoning Commission**

Meeting Date: March 15, 2016

Request: Conceptual review for a Senior Housing Facility

Location: 355 Station Drive

Acreage: Approximately 7 acres

Zoning: B-2 PUD General Commercial

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

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The site is located at the southwest corner of Congress Parkway and Exchange Drive. There is an outparcel at the corner that is not part of this project.
- In 2005, a Preliminary and Final PUD approval for a multi-building office/retail development was approved on this site. Some work was started on the property, but never completed and no buildings were constructed. The property has been vacant since.
- This project would be responsible for contributing 10% towards a traffic signal at Congress and Exchange. Metra is responsible for the remaining 90%. Based on this developer's contribution, a traffic signal would be installed at the Congress/Exchange intersection.
- The petitioner is requesting a Conceptual review for a senior housing project.

Development Analysis:

Land Use/Zoning

- The site is currently zoned B-2 PUD General Commercial. Senior housing is classified as Continuing Care Retirement Community without nursing facilities and is allowed as a Special Use within the residential and office zoning districts.

- The petitioner would request a rezoning to O Office with the Planned Unit Development overlay. .
- The current land use designation is Office. This would allow for a variety of office uses and could allow a continuing care retirement community.

General

- The project is for low income active seniors and would be Illinois Housing Development Authority (IHDA) funded.
- The property is zoned B-2 PUD General Commercial. This use is categorized as a Continuing Care Retirement Community without nursing facilities, which requires a Special Use Permit in the Farming, all residential and Office zoning districts. The site would need to be rezoned.
- The project's location is in close proximity to the train station, medical offices, shopping and the bike path.

Site Layout

- Per the subdivision plan, no direct access to Congress Parkway or Exchange Drive is permitted. The access is off Station Drive, which is a private roadway.
- The three-story "T" shaped building is in the center of the lot with parking around the perimeter to allow residents to park close to doors that would provide more direct access to their units.
- There is a detention pond on the lot, as well as, a large outlot to the west.
- A resident drop-off/pick-up area with canopy has been designed at the front of the building facing Exchange Drive.

Building Elevations

- The building has been designed to appear very residential in character with a pitched roof, staggers in the elevation plane with the peaked tower elements and front entry, balconies, and chimneys.
- The building would have a stone base, which carries up the peaked tower elements.
- The remaining portion of the building is covered with Hardi-Board siding in a typical pattern and shake style on the peaked elements.
- There is wide trim around the windows which have large and small panes to break them up.

Landscape

- The petitioner has illustrated space adjacent to the building and around the parking lot for landscaping.

Parking

- The parking lot provides 78 parking spaces.

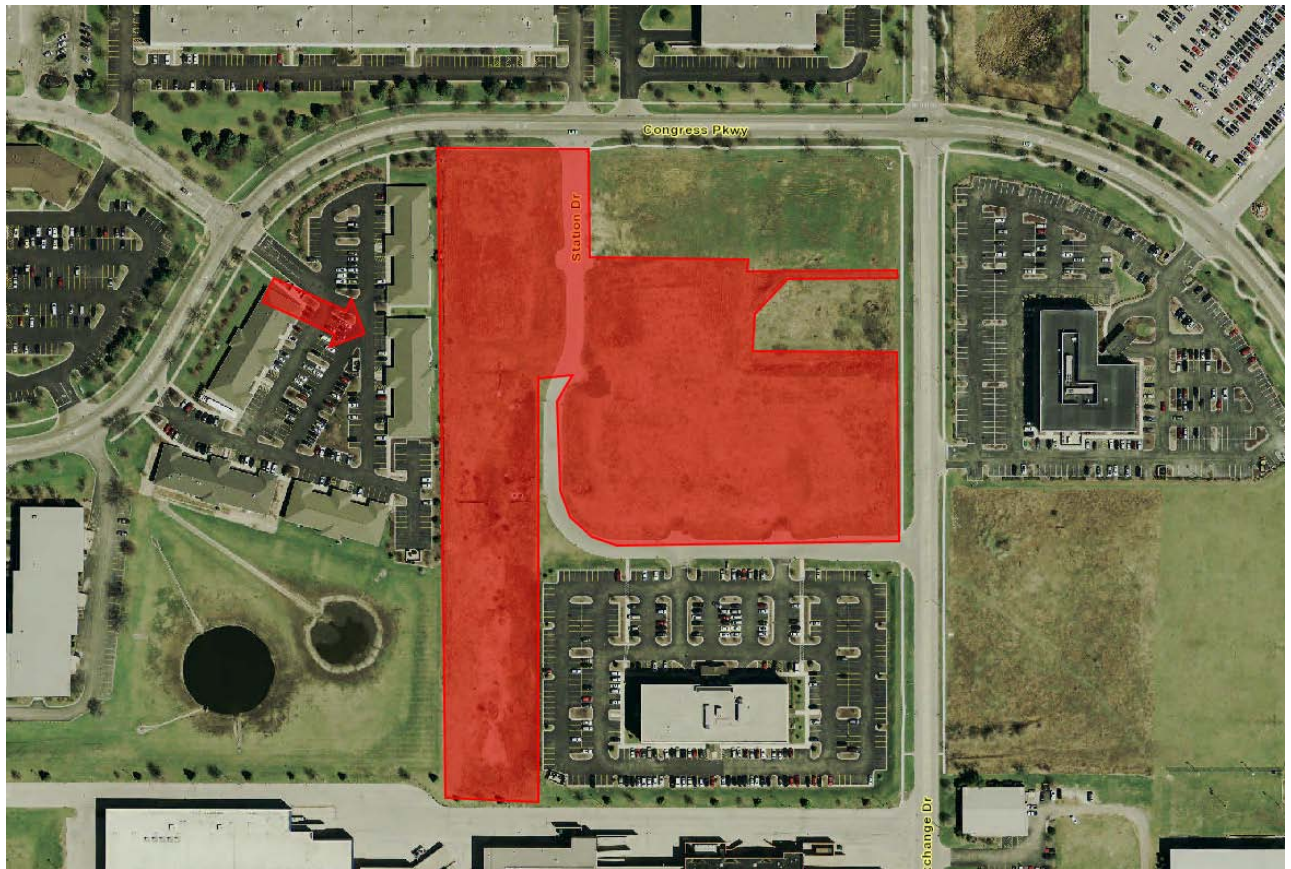
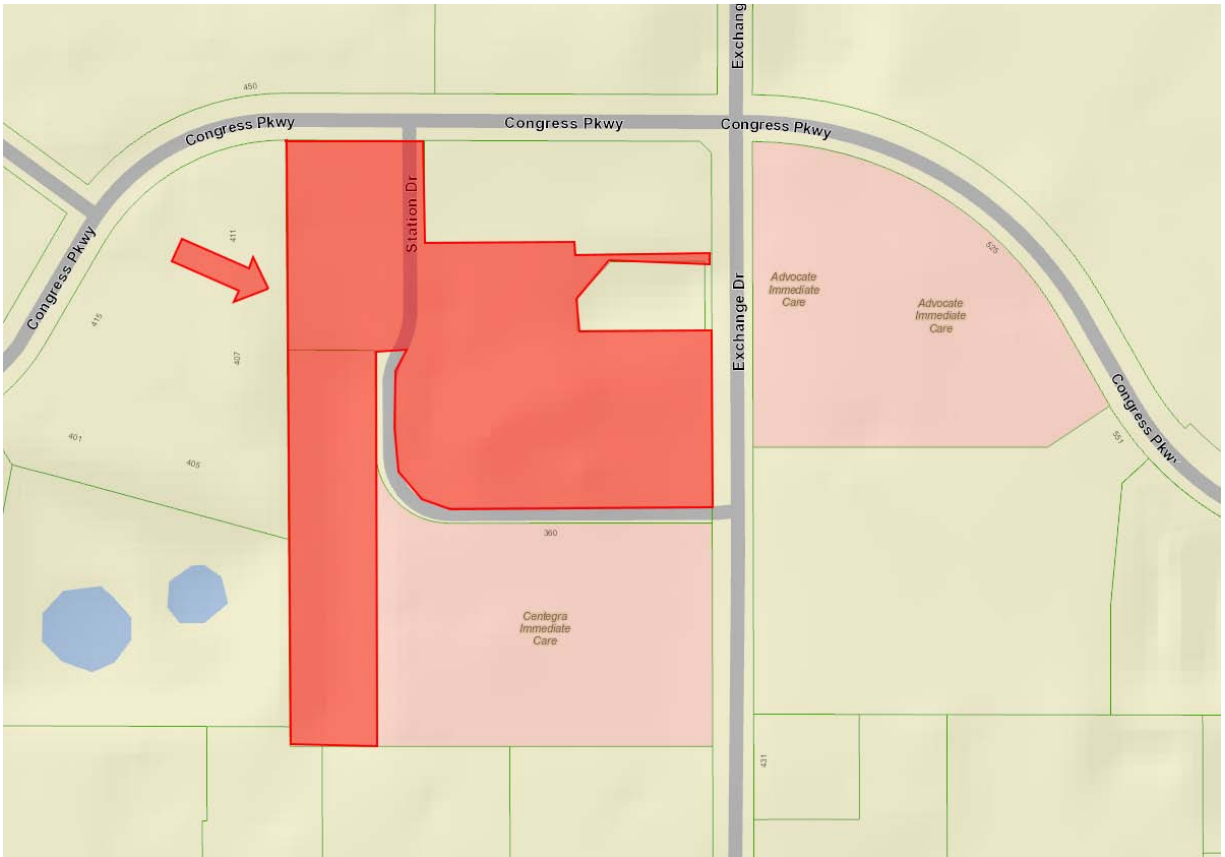
- The requirement for Continuing Care Retirement Community is 0.5 spaces per dwelling unit. This is typically for nursing care facilities and not independent living. This would only require 35 parking spaces.
- The requirement for apartments is 1.5 per 1 bedroom and 2 per 2 bedroom and 0.25 for guest parking. Using this calculation would require 130 spaces.
- For this type of use, the parking demand is somewhere in the middle, as usually each unit only has 1 car and then some employee parking. 78 spaces should be sufficient to support the parking needs of the project.

Planning and Zoning Commission Discussion:

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

1. The building is residential in character with a peaked roof, Hardi-Board siding, and a variety of window bays. Is this residential style of architecture appropriate for the area?
2. The project would be a three-story 70-room apartment style building for independent seniors. Does this use fit with the character of the area?
3. The site is zoned B-2 General Commerce surrounded by other B-2 or M zoned properties. The petitioner would request rezoning. Rather than suggest a residential zoning district, staff would recommend rezoning to O Office, which would still allow the use with a Special Use Permit. Is the rezoning to Office appropriate?

DKI SENIOR HOUSING – 355 STATION DR. – CONCEPTUAL REVIEW



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: SENIOR HOUSING FACILITY

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

Owner Information (if different)

Name: TIMOTHY HEDGES

Name: _____

Address: 220 W. HURON STREET

Address: _____

Phone: 312-255-9986

Phone: _____

Fax: _____

Fax: _____

E-mail: hedgestim@yahoo.com

E-mail: _____

Property Information

Project Description: SENIOR HOUSING ~ 70 ROOMS , THREE-STORY

Project Address/Location: 355 STATION DRIVE

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: DKI REAL ESTATE INVESTMENT & DEVELOPMENT

Architect: JOHN GREEN , GROUNDWORK LTD.

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

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.**

OWNER: Print and Sign name Date

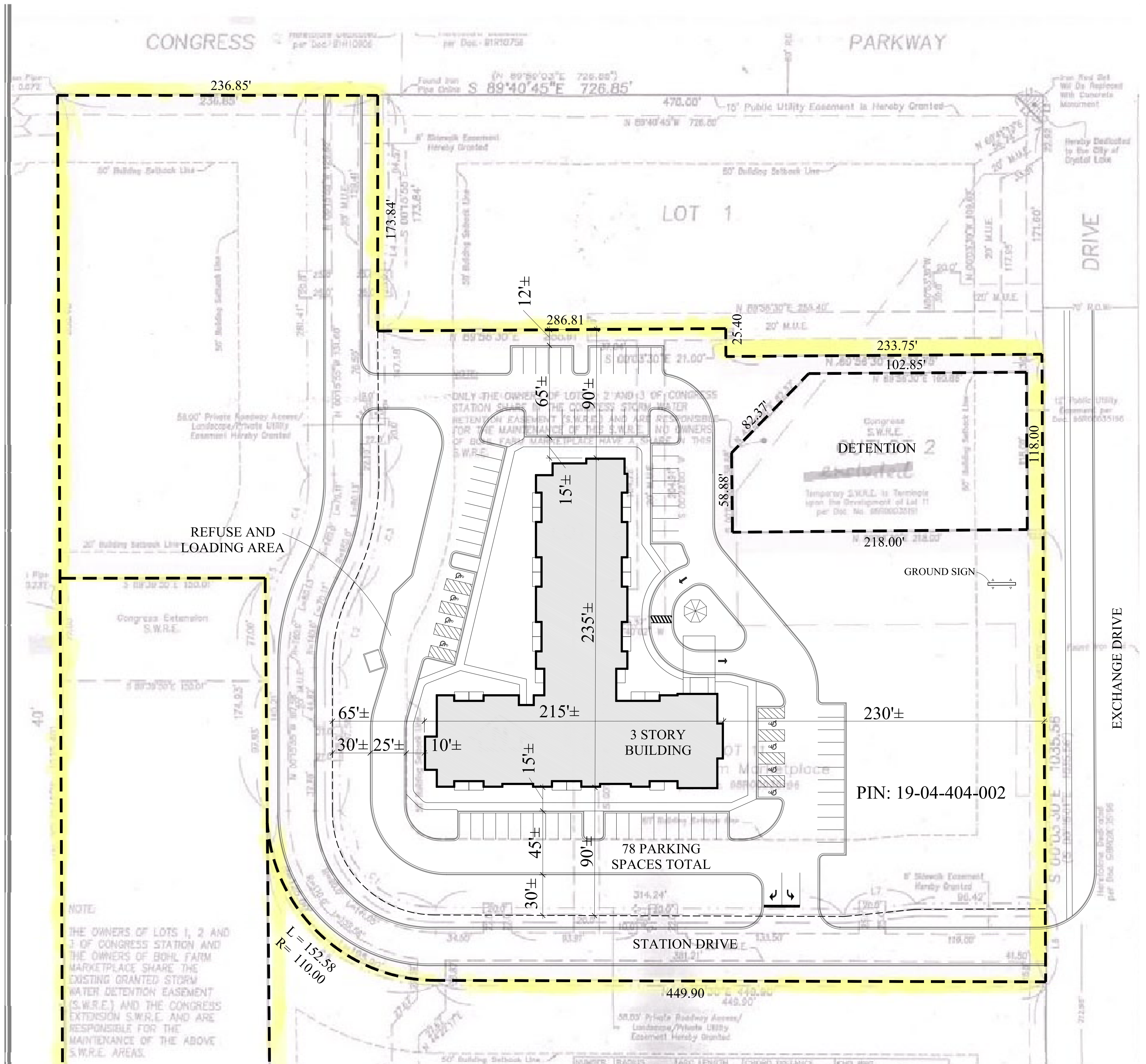
NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

CONCEPT SITE PLAN

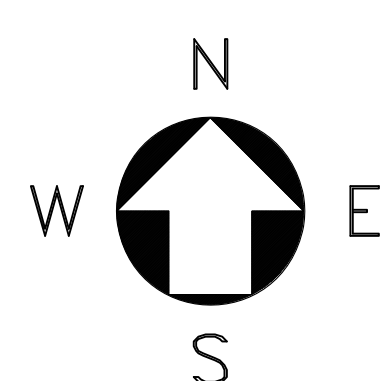
THREE STORY SENIOR HOUSING FACILITY

EXCHANGE DRIVE
CRYSTAL LAKE, IL

03/02/17



NOTE:
THE OWNERS OF LOTS 1, 2 AND 3 OF CONGRESS STATION AND THE OWNERS OF BOHL FARM MARKETPLACE SHARE THE EXISTING GRANTED STORM WATER DETENTION EASEMENT (S.W.R.E.) AND THE CONGRESS EXTENSION S.W.R.E. AND ARE RESPONSIBLE FOR THE MAINTENANCE OF THE ABOVE S.W.R.E. AREAS.



Received 3-3-17

CONCEPT ELEVATION

THREE STORY SENIOR HOUSING FACILITY

EXCHANGE DRIVE
CRYSTAL LAKE, IL

03/02/17



EAST ELEVATION

STYLE AND FINISHES TO BE CONTINUOUS ON ALL SIDES

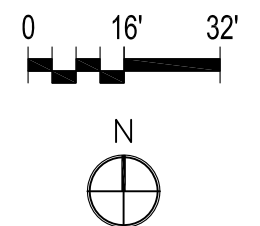
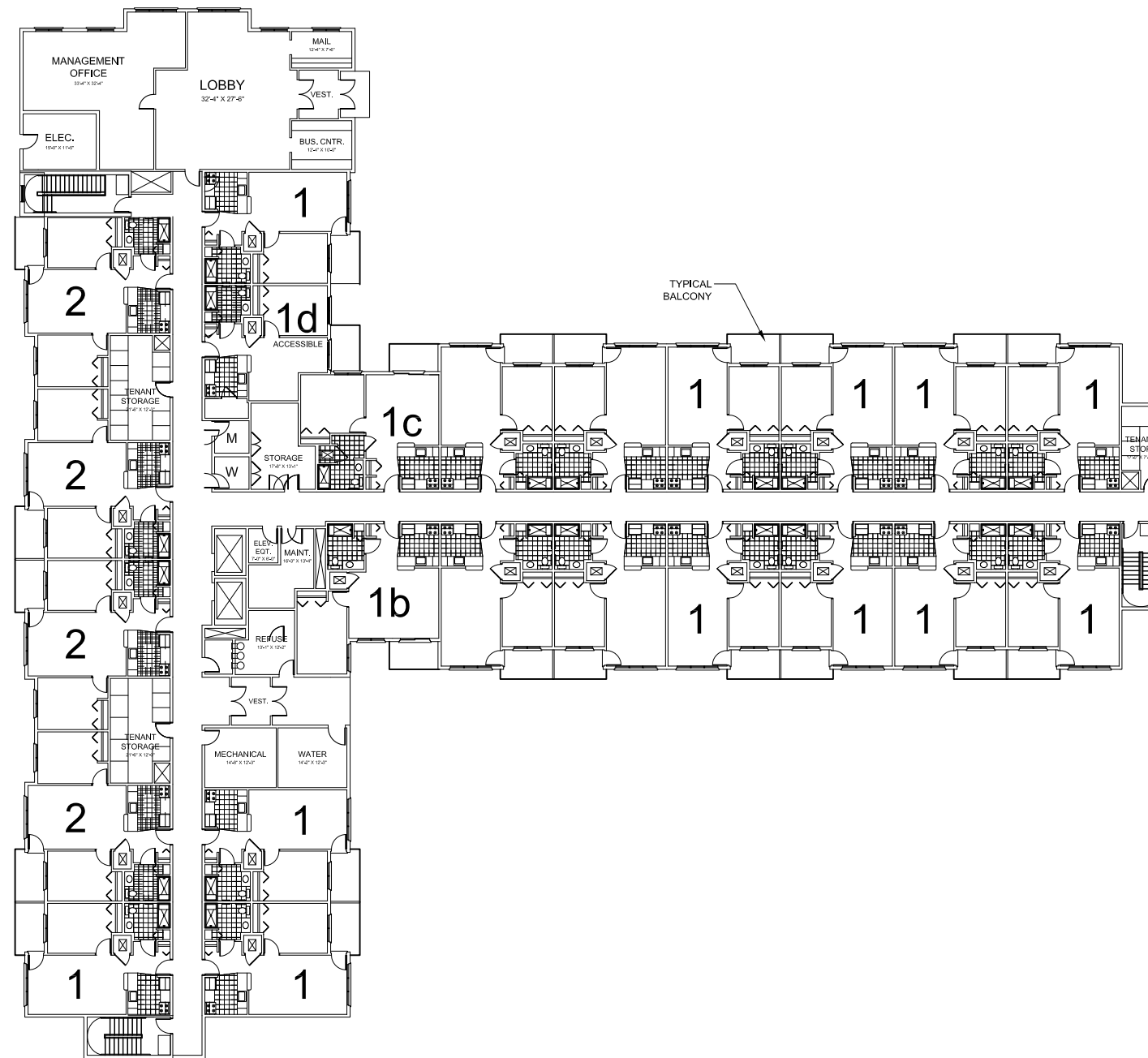
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CONCEPT FIRST FLOOR PLAN

THREE STORY SENIOR HOUSING FACILITY

EXCHANGE DRIVE, CRYSTAL LAKE, IL

MARCH 02, 2017



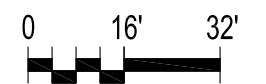
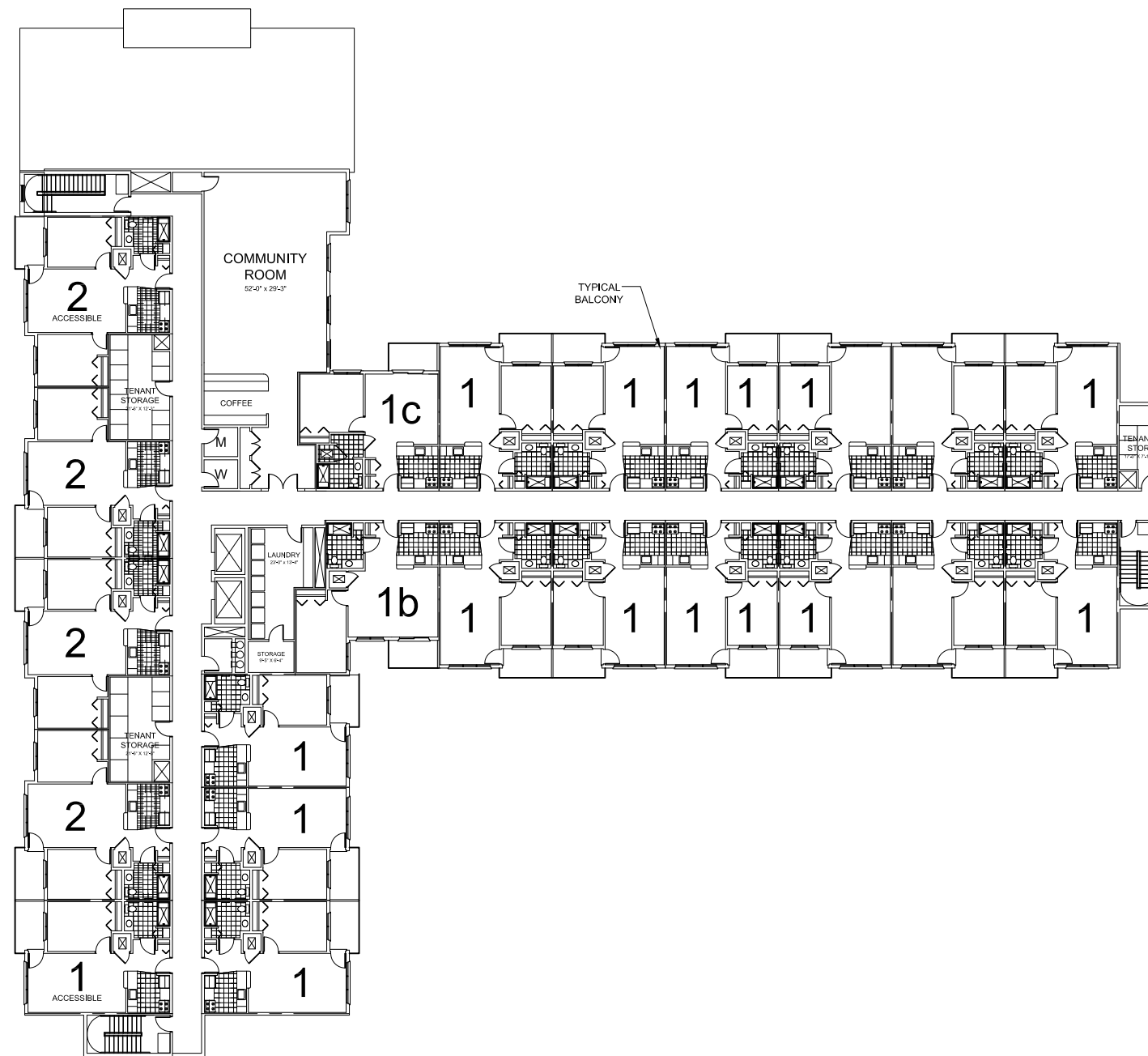
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CONCEPT THIRD FLOOR PLAN

THREE STORY SENIOR HOUSING FACILITY

EXCHANGE DRIVE, CRYSTAL LAKE, IL

MARCH 02, 2017



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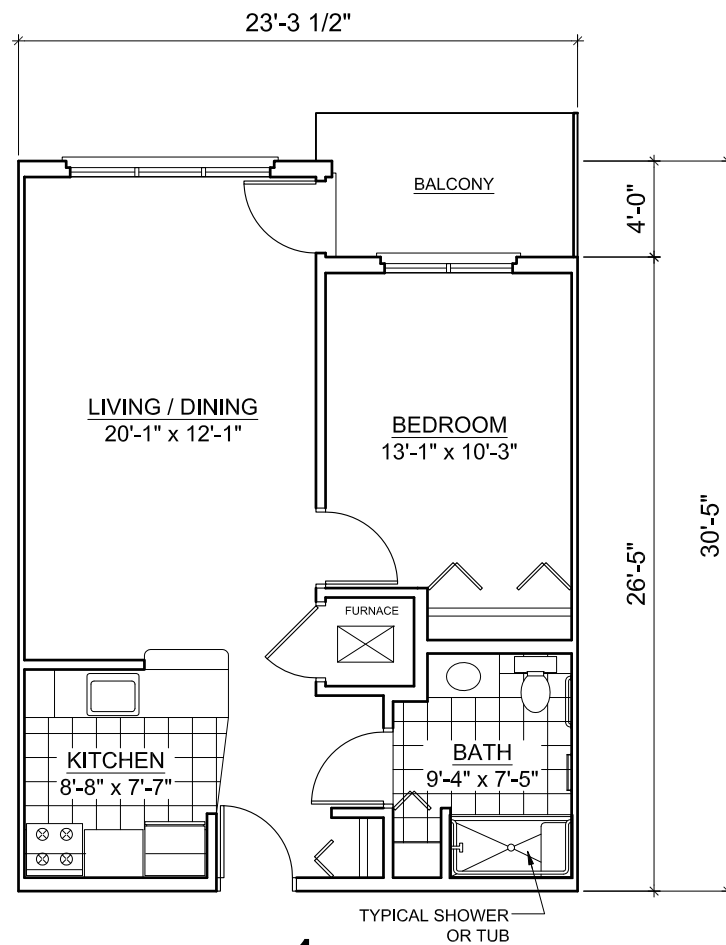
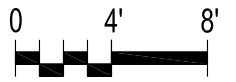


TYPICAL UNIT TYPE CONCEPT PLANS

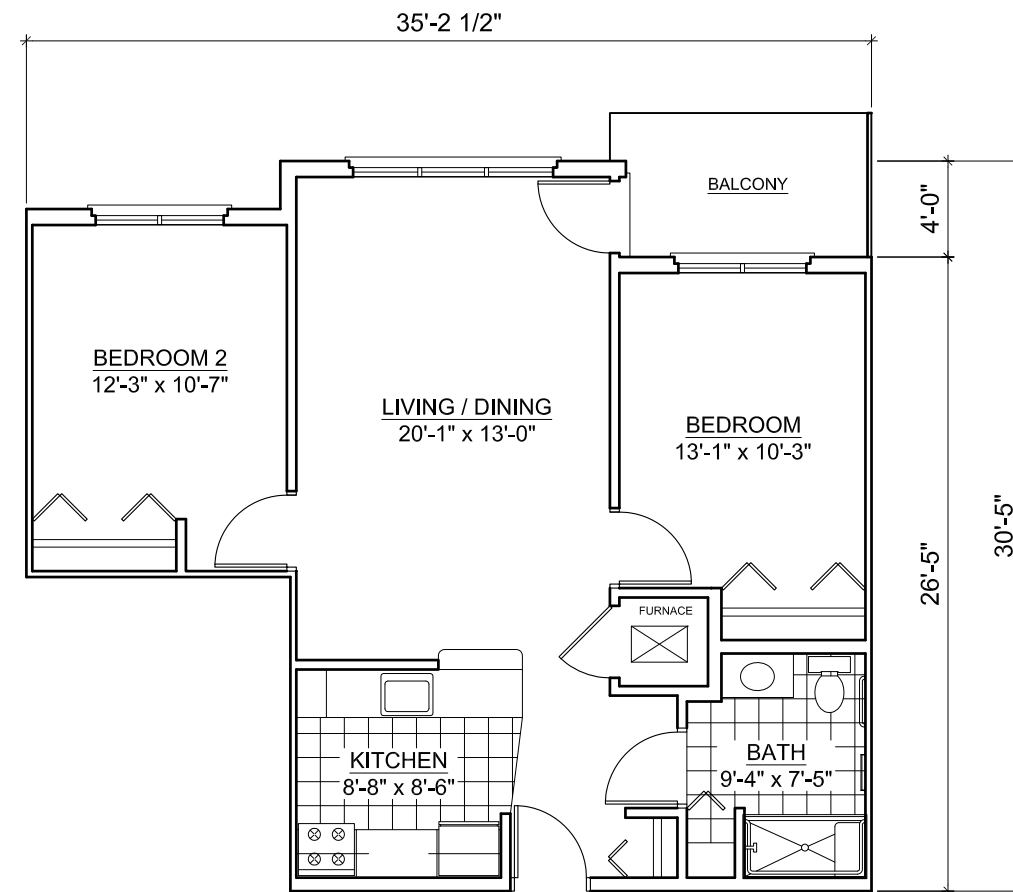
THREE STORY SENIOR HOUSING FACILITY

EXCHANGE DRIVE, CRYSTAL LAKE, IL

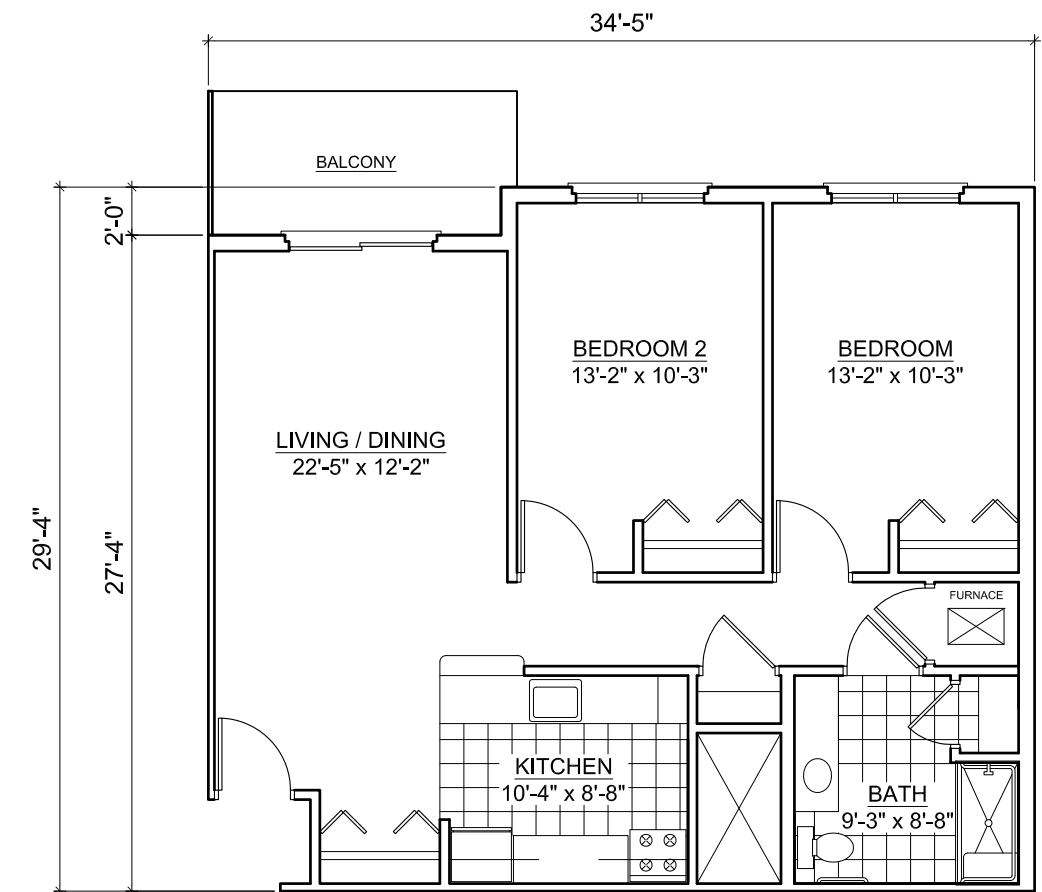
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1
670 SF



2
865 SF



2b
960 SF

NOTE: ALL UNITS ARE ADAPTABLE

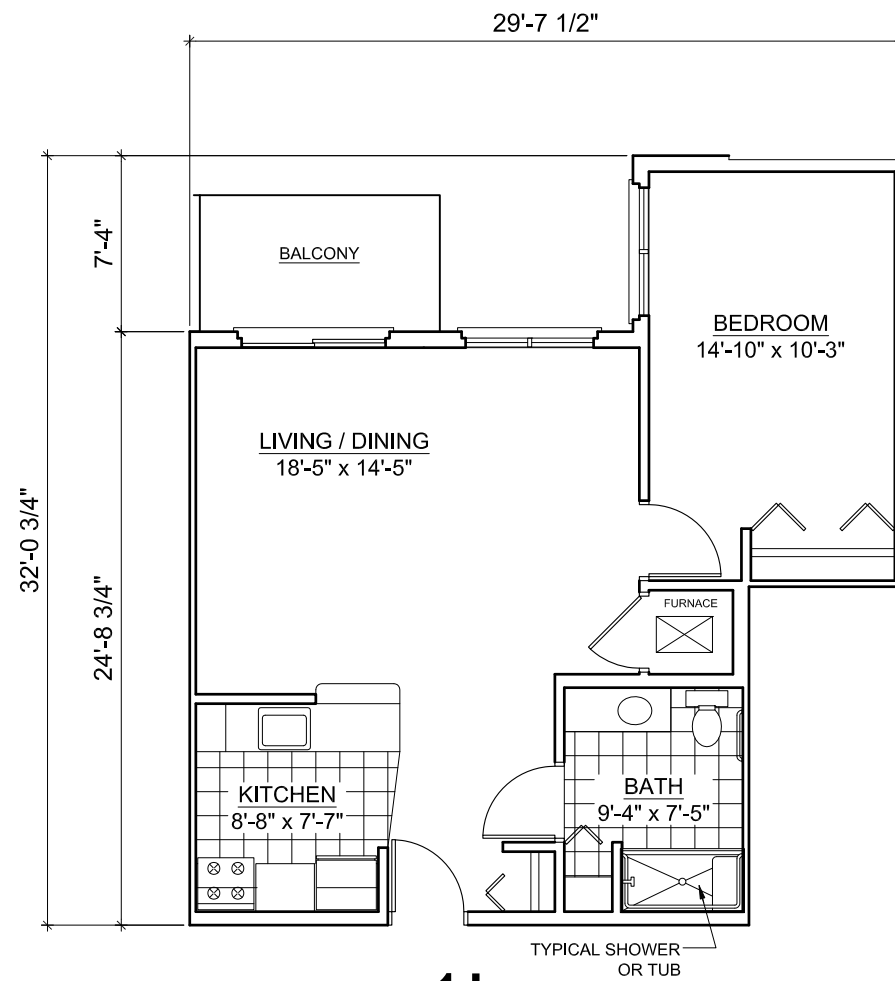
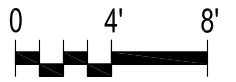
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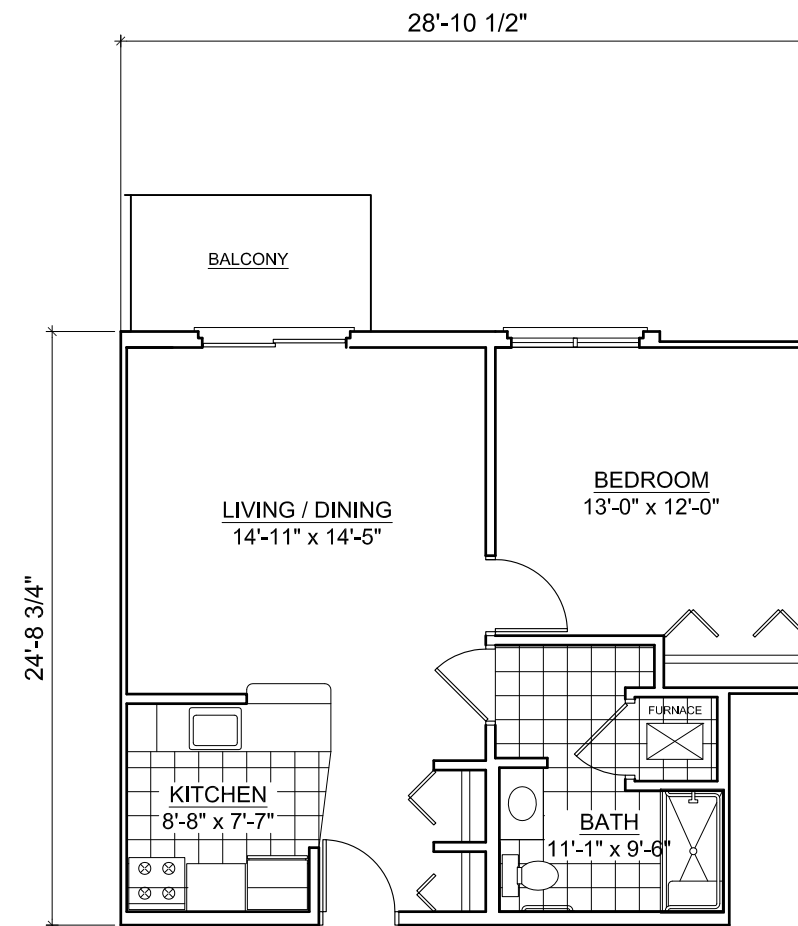
THREE STORY SENIOR HOUSING FACILITY

EXCHANGE DRIVE, CRYSTAL LAKE, IL

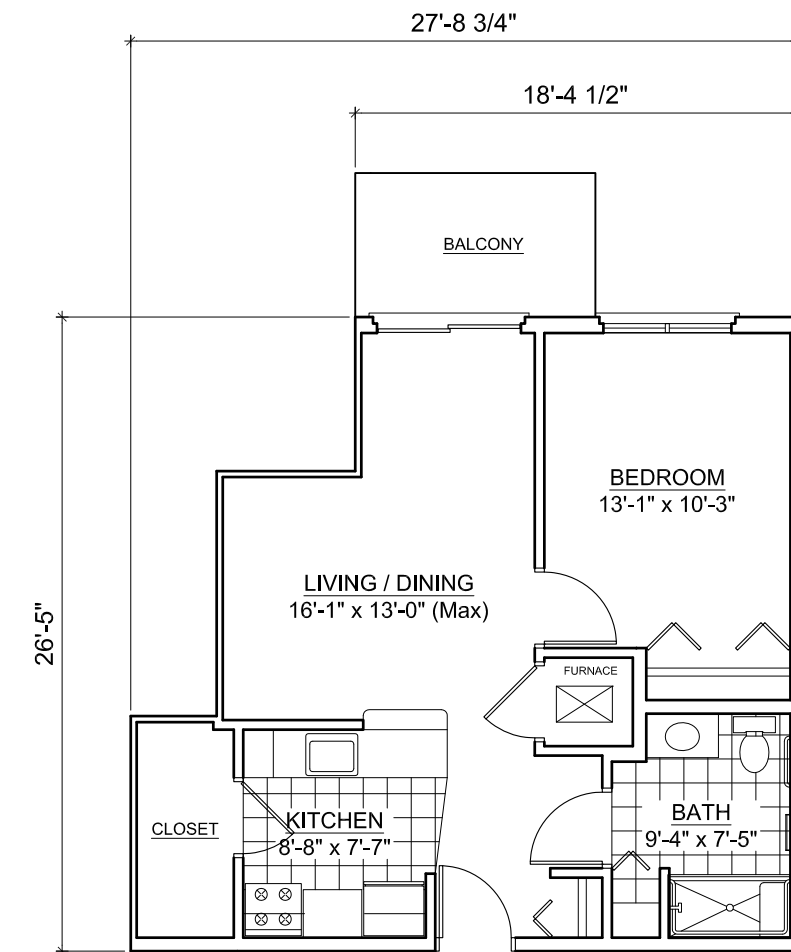
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1b
725 SF



1c
675 SF



1d
635 SF

NOTE: ALL UNITS ARE ADAPTABLE

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