



#2017-45 Briarwood Circle –Final PUD Amendment Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	December 6, 2017
<u>Requests:</u>	Final PUD Amendment to allow changes to the approved elevations.
<u>Location:</u>	1470 Briarwood Circle
<u>Acreage:</u>	Approximately 8.88 acres
<u>Zoning:</u>	R-3B PUD (Multi-Family Residential Planned Unit Development)
<u>Surrounding Properties:</u>	North: Unincorporated McHenry County R-1 South: R-2 (Single-Family Residential) East: R-2 (Single-Family Residential) West: R-2 (Single-Family Residential)
<u>Staff Contact:</u>	Kathryn Cowlin (815.356.3615)

Background:

- **Existing Use:** Briarwood Circle is a multi-building apartment complex.
- **Previous Approvals:** In 1981, the Final Planned Unit Development for Briarwood Circle was approved. Included in the approval were architectural elevations that illustrated vertical board and batten wood siding.
- The petitioner is requesting a PUD since the bulk of the horizontal siding has been purchased and cannot be returned for vertical seam siding to match the approved elevations.

Development Analysis:

- **Request:** The petitioner is requesting a Final PUD Amendment to allow changes to the approved elevations which include changing the siding style from vertical wood siding panels to insulated horizontal vinyl siding, changing the color from brown to greenish blue.
- **Land Use:** The land use map shows the area as High Density Residential. This land use designation is appropriate for the area.
- **Zoning:** The site is zoned R-3B PUD (Multi-Family Residential Planned Unit Development). This is an appropriate zoning designation for the area.
- **Existing Elevations:** The existing elevations consist of red brick on the front elevations, simulated board and batten siding constructed out of plywood siding panels with band boarding between the first and second stories and thick corner trim. The siding is light brown with dark brown trim.

- **Proposed Elevations:** The proposed elevations consist of horizontal vinyl siding with shake siding accents under the gables. It appears the color scheme will include shades of blue. The existing brick would remain.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Urban Residential, which allows for existing and future single-family residential uses. The following goal is applicable to this request:

Land Use - Residential

Goal: Encourage a diversity of high quality housing in appropriate locations throughout the city that supports a variety of lifestyles and invigorates community character.

This can be accomplished with the following supporting action:

Supporting Action: Preserve and enhance the character and livability of existing residential area with architectural and development guidelines. Promote safe, clean and well-maintained housing by encouraging regular repair and maintenance of housing.

Findings of Fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting a Final Planned Unit Development Amendment to allow vinyl siding as an acceptable replacement to the existing plywood siding. The PUD for the property was approved with specific elevations and an amendment is required to alter the character of the PUD.

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.

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. If the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation request be lessened or denied.

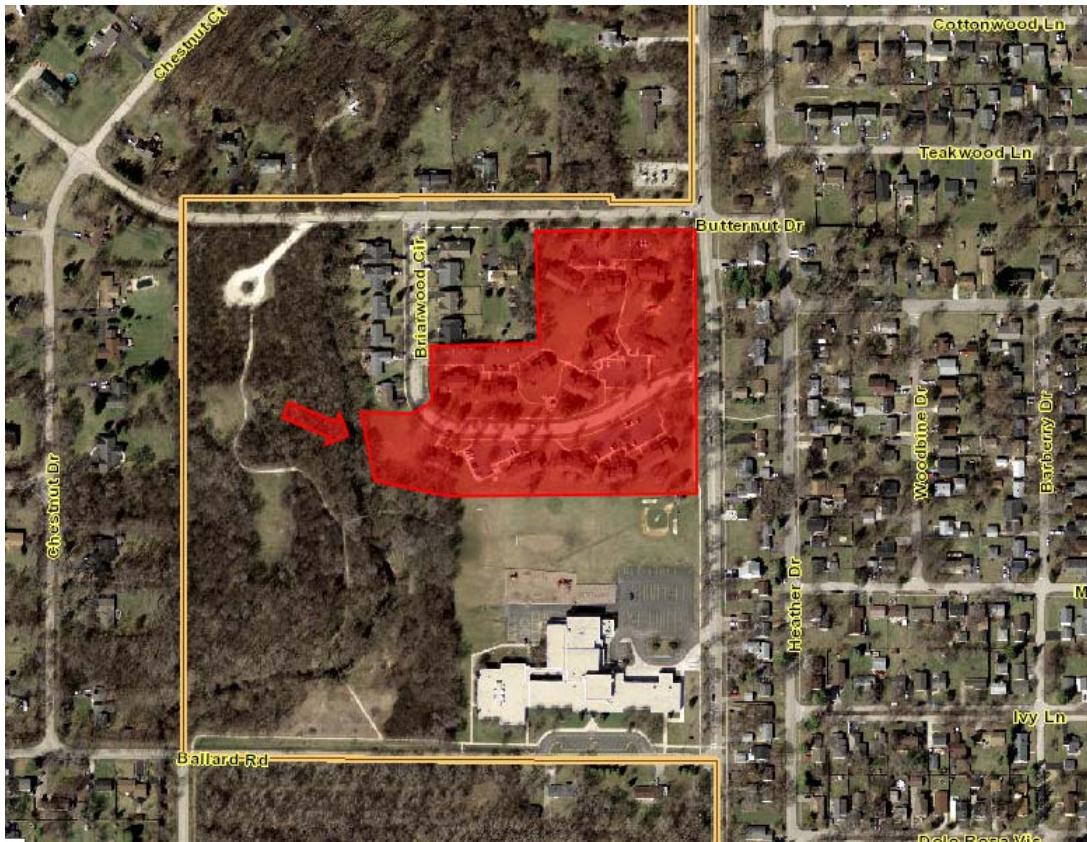
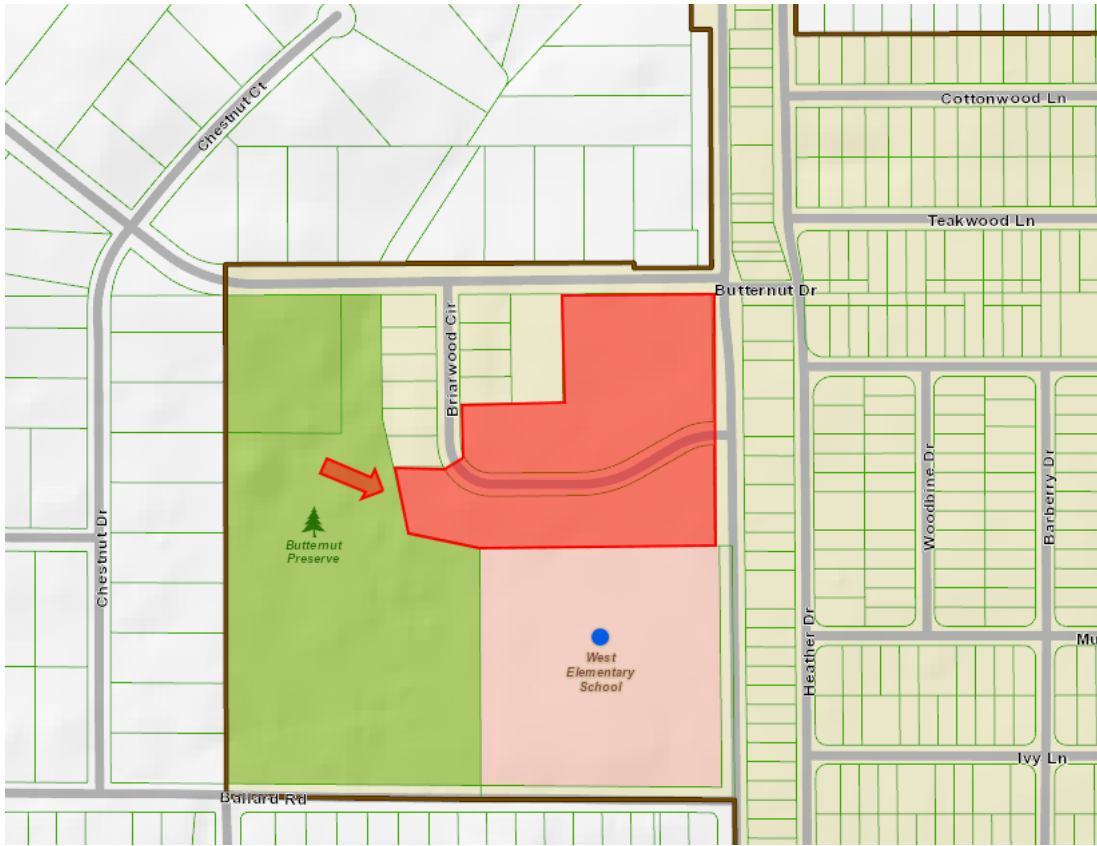
Recommended Conditions:

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

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (Landstar Construction, dated 11/15/17, received 11/15/17)
 - B. Elevations (received 11/14/17)

2. Elevations:
 - A. Add band boards along the side and rear elevations between the first and second stories to break up the mass of the horizontal siding.
 - B. Window trim, band boards and corner trim boards should be a color that accents and complements the siding color.
3. Future changes to the architectural elevations can be administratively approved if the UDO design criteria are met.
4. The petitioner shall comply with all of the requirements of the Community Development Department.

2017-45 MERIDIAN GROUP – 1470 BRIARWOOD – PUD AMENDMENT



City of Crystal Lake Development Application

Office Use Only
File # _____

Project Title: _____

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 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: Mike Ledwora
Landstar Construction Inc

Address: 1119 W Algonquin Rd
Lake in the Hills IL 60156

Phone: 773 703 3297

Fax: _____

E-mail: mledwora@landstarconstructioninc.com

Owner Information (if different)

Name: Meridian Group Inc

Address: 2249 Pinhurst Dr
Middleton, Wisconsin 53562

Phone: 608 836 1152

Fax: _____

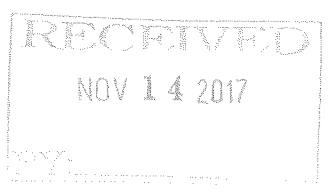
E-mail: _____

Property Information

Project Description: Instal air & moisture barrier/grade & city
requirements and all 2 flashings. Instal insulate vinyl
siding and PVC Window Trim boards. Remove and replace
existing fencing with same profile.

Project Address/Location: 1470 Briarwood Cir Crystal Lake
Apartment Building surrounding office location. 14 Total

PIN Number(s): 18-02-226-025



Development Team

Please include address, phone, fax and e-mail

Developer: Landstar Construction Inc

Architect: ALA Architects & Planners Inc

Attorney: Hanson Law Group

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

 Michael Ledvora 11/14/17
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.

PUBLIC NOTICE
BEFORE THE PLANNING AND
ZONING COMMISSION
OF THE CITY OF CRYSTAL LAKE,
MCHEMRY COUNTY, ILLINOIS
IN THE MATTER OF THE PETITION
OF Meridian Group Inc.

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 Landstar Construction Inc., on behalf of Meridian Group Inc. representing the Briarwood Circle subdivision, for a Final Planned Unit Development Amendment, relating to the property generally known as 1460 Briarwood Circle in Crystal Lake, Illinois 60014.

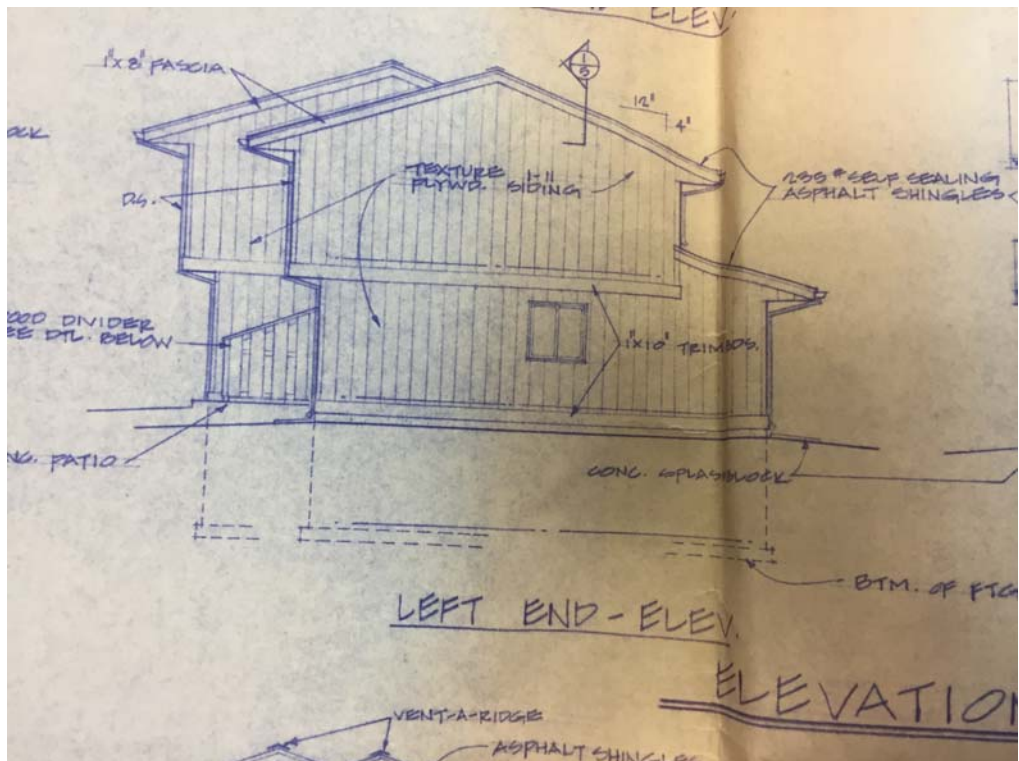
PIN: 18-02-226-025.

This application is filed for the purpose of seeking an amendment to an approved Final Planned Unit Development to allow changes to the exterior elevations of the apartment buildings, pursuant to Article 5 and Article 9-200 E. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

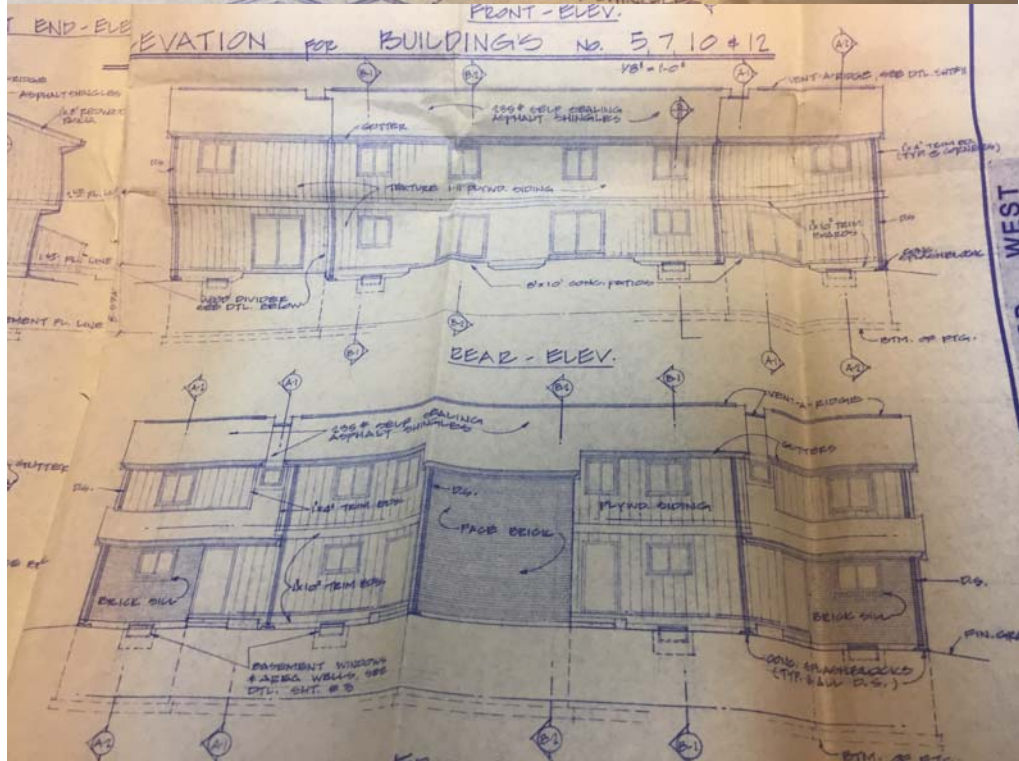
A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday December 6, 2017, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

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

(Published in the Northwest Herald,
November 21, 2017)1481711



LEFT END - ELEV.
ELEVATION



ELEVATION FOR BUILDING'S NO. 5, 7, 10 & 12

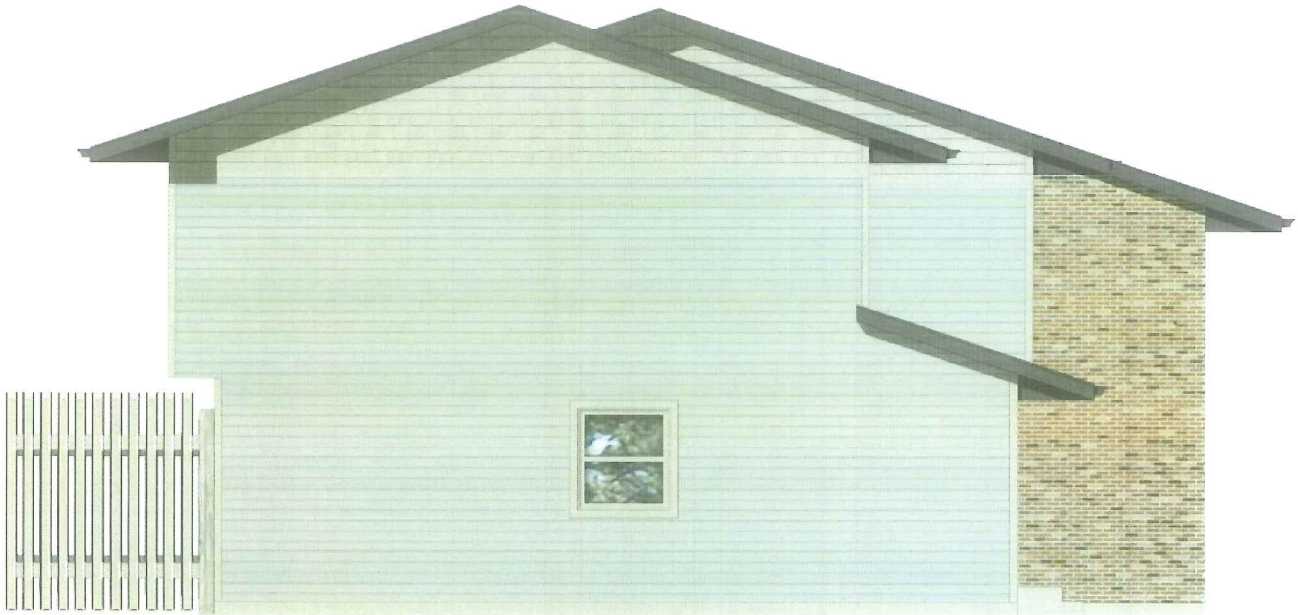
REAR - ELEV.

Existing Elevation Pictures



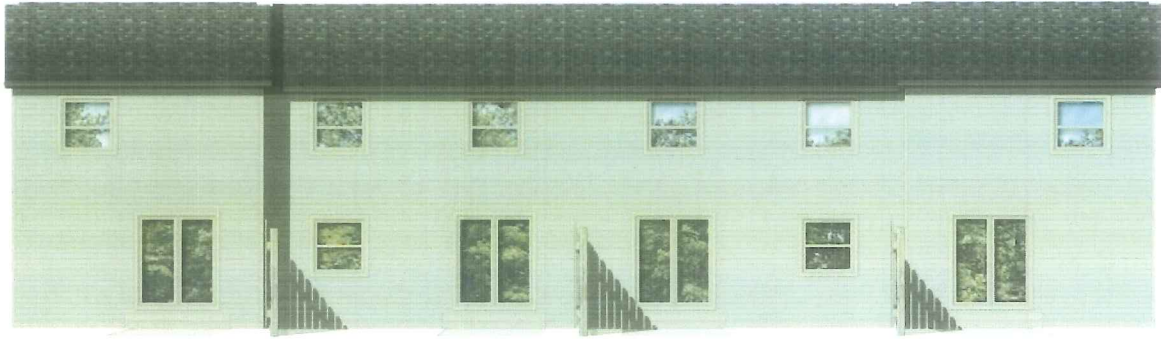






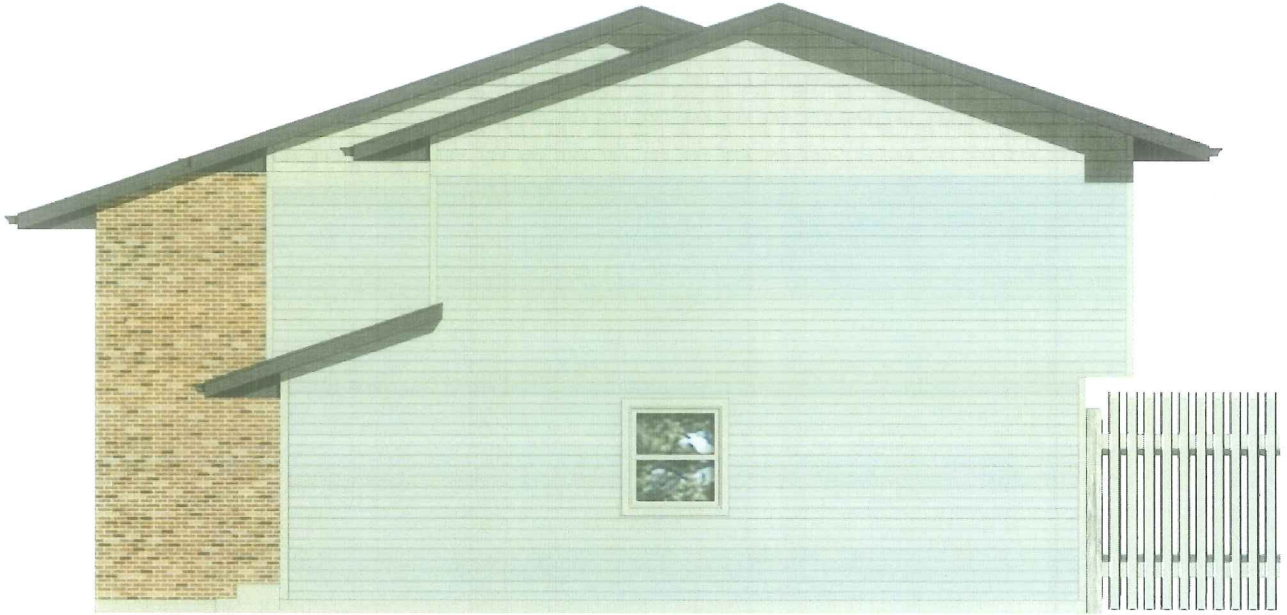
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