



## #2018-104 ICON –Multi-Family – Conceptual PUD Project Review for Planning and Zoning Commission

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<b><u>Meeting Date:</u></b>	September 5, 2018
<b><u>Request:</u></b>	Conceptual review for a multi-family complex featuring 80 apartments and 8 row homes.
<b><u>Location:</u></b>	110 West Woodstock Street
<b><u>Acreage:</u></b>	Approximately 4.5 acres
<b><u>Zoning:</u></b>	R-3b PUD Multi-Family
<b><u>Surrounding Properties:</u></b>	North: M Manufacturing South: O Office East: M Manufacturing West: R-3b Multi-Family
<b><u>Staff Contact:</u></b>	Elizabeth Maxwell (815.356.3615)

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### **Background:**

- The site is an existing manufacturing building.
- In 2008 the site was rezoned to R-3b PUD with a plan for townhomes around a central park space. This PUD plan approval expired.
- The developer is looking to construct 80 apartments and 8 row homes on the site after demolition of the existing building.

### **Development Analysis:**

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

- The site is currently zoned R-3b PUD, which allows for multi-family development.
- The current land use is High Density Residential.

#### **General**

- These will be high-end product with the row homes selling for around \$349,000 and rental rates around \$1.50/SF.
- The R-3b zoning district permits 9 units to the net acre. The project is proposed at 19.5 units to the acre. The developer would need a density variation or to acquire density in an alternate way.
- Density can be obtained in three alternative ways without needing a variation.

- Density can be obtained by adding inclusionary units (below market rate) to the mix of the product. This method is not recommended for this site due to the numerous existing below market rate units in the vicinity.
- Projects which provide inclusionary units can also get additional density by also adding “green” design elements into the project.
- Density can be obtained by purchasing development rights from another parcel that is less suitable for development. This could be a site in the northwest area that contains natural features like wetlands that would be better to be preserved.

### Site Layout

- Along the front of the site, the row homes hide the mass of the apartment buildings behind and provide a single-family presence along Woodstock Street.
- Internal circulation is provided around the site and all buildings, allowing for easy emergency services access.
- An internal roadway between the two apartment buildings was necessary for fire access, so to create more of a pedestrian environment, it will be decorative paving.
- The parking is pushed to the outside of the site and would be buffered with landscape.

### Building Elevations

- The buildings are three and four stories high.
- There are 7 design standards, with 3 optional and 4 mandatory for multi-family housing. One of the optional criteria needs to be met.
- Building Orientation: The buildings are organized around open space. The buildings are set to reduce the visible mass along the street.
- Building Orientation to street: The row homes are parallel to the street, which creates opportunity for front façade articulation.
- Building Orientation to adjacent properties: The buildings are perpendicular to the adjacent properties reducing the impact of the size and mass of the structures to the neighbors.
- Building Mass and Form: The apartment buildings establish a solid base with a brick first floor and lighter elements like the vertical siding above.
- Façade articulation: Every building features façade projections. The apartment buildings feature recessed entryways, staggering of the facade, balconies and a variety of windows. Several of the row home have projecting bays, which breaks up the façade.
- Roof Articulation: The apartment buildings have a parapet wall on top of the main flat roof to provide some visual interest and screen mechanical equipment.
- Building Materials: The buildings are comprised of high quality materials including brick and cement-board (Hardiboard) siding. The use of these materials will create a low maintenance and exceptionally designed development.

- The architectural style is more modern and a sharp contrast to the pitched roof typically seen in other residential projects proposed in the City and existing buildings in the area.

### Parking

- The development would require 186 parking spaces (1.75 spaces per 1 bedroom unit for 24 units) + (2.25 spaces per 2 bedroom unit for 56 units) = (2.25 spaces per row home unit for 8 units).
- 148 parking spaces have been provided. Surface parking is provided at 132 spaces including 6 accessible spaces. The row homes provide an additional 2 spaces each.
- The developer has noted a reduction in the parking requirement for Downtown, but this project is outside of the Downtown District as illustrated on the map below.

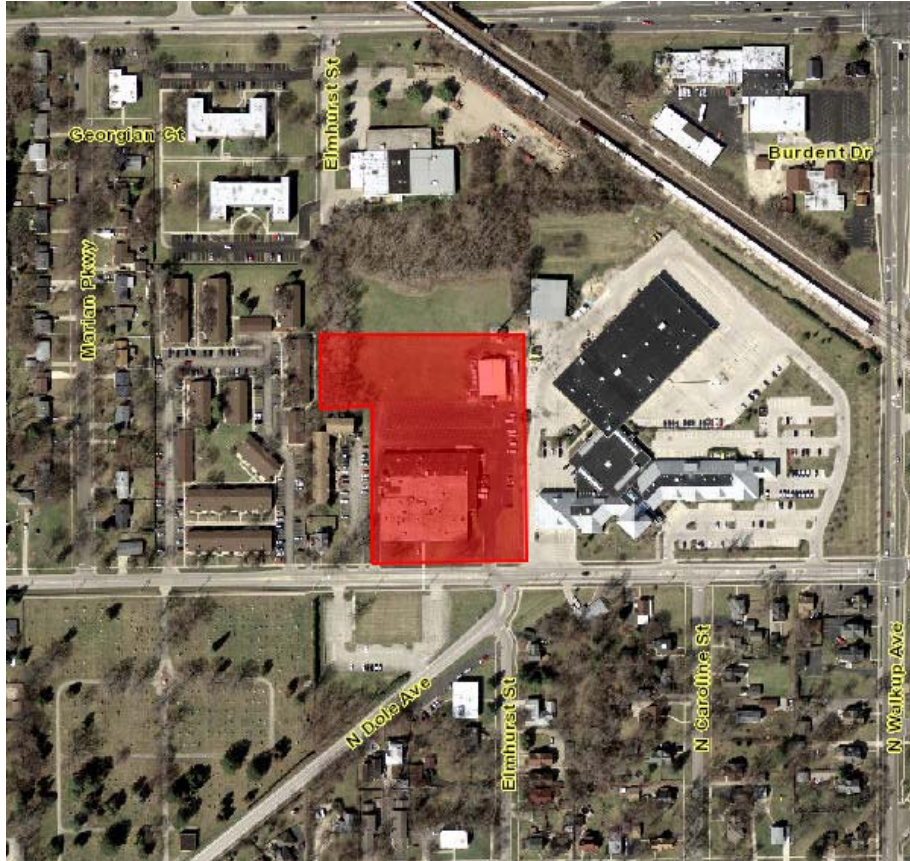


### Planning and Zoning Commission Discussion:

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

1. Density near City centers, which have emergency services, transit, shopping and services is more appropriate than on the outskirts of the City. The proposed density is 19.5 du/acre.
2. Due to its proximity to the downtown, transit and nearby services, the developer would be requesting a parking variation.
3. The developer is proposing unique architecture, but also using high quality materials. The unique architecture features a flat roof and more modern design elements than other residential projects currently found in the City.

PLN-2018-00104 – CRYSTAL VILLAGE APARTMENTS AND TOWNHOMES – 110 W WOODSTOCK ST





**City of Crystal Lake  
Development Application**

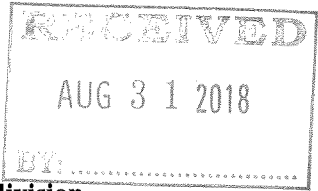
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Office Use Only  
File # \_\_\_\_\_

Project Title: Crystal Village Apartments + Townhomes

**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: Icon Building Group  
Address: 2413 W. Algonquin Rd.  
Algonquin, IL 60102  
Phone: (847) 773-1200  
Fax: \_\_\_\_\_  
E-mail: Charliem@icon-group.com

**Owner Information (if different)**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**Property Information**

Project Description: Two (2), 4 Floor, 40 unit apartment buildings, and Eight (8) Townhomes

Project Address/Location: 110 W. Woodstock St. Crystal Lake

PIN Number(s): 14-32-402-016

**Development Team**

Please include address, phone, fax and e-mail

Developer: Icon Building Group 2413 W. Algonquin Rd. Algonquin (847) 773-1200

Architect: \_\_\_\_\_

Attorney: \_\_\_\_\_

Engineer: Mackie Consultants 9575 W. Higgins Rd Rosemont (847) 696-1400

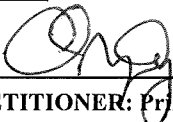
Landscape Architect: \_\_\_\_\_

Planner: \_\_\_\_\_

Surveyor: \_\_\_\_\_

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

**Signatures**

 8/28/18  
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.

**Development Team**

Please include address, phone, fax and e-mail

Developer: Iron Building Group 2413 W. Algonquin Rd. Algonquin (847) 773-1200

Architect: \_\_\_\_\_

Attorney: \_\_\_\_\_

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Surveyor: \_\_\_\_\_

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

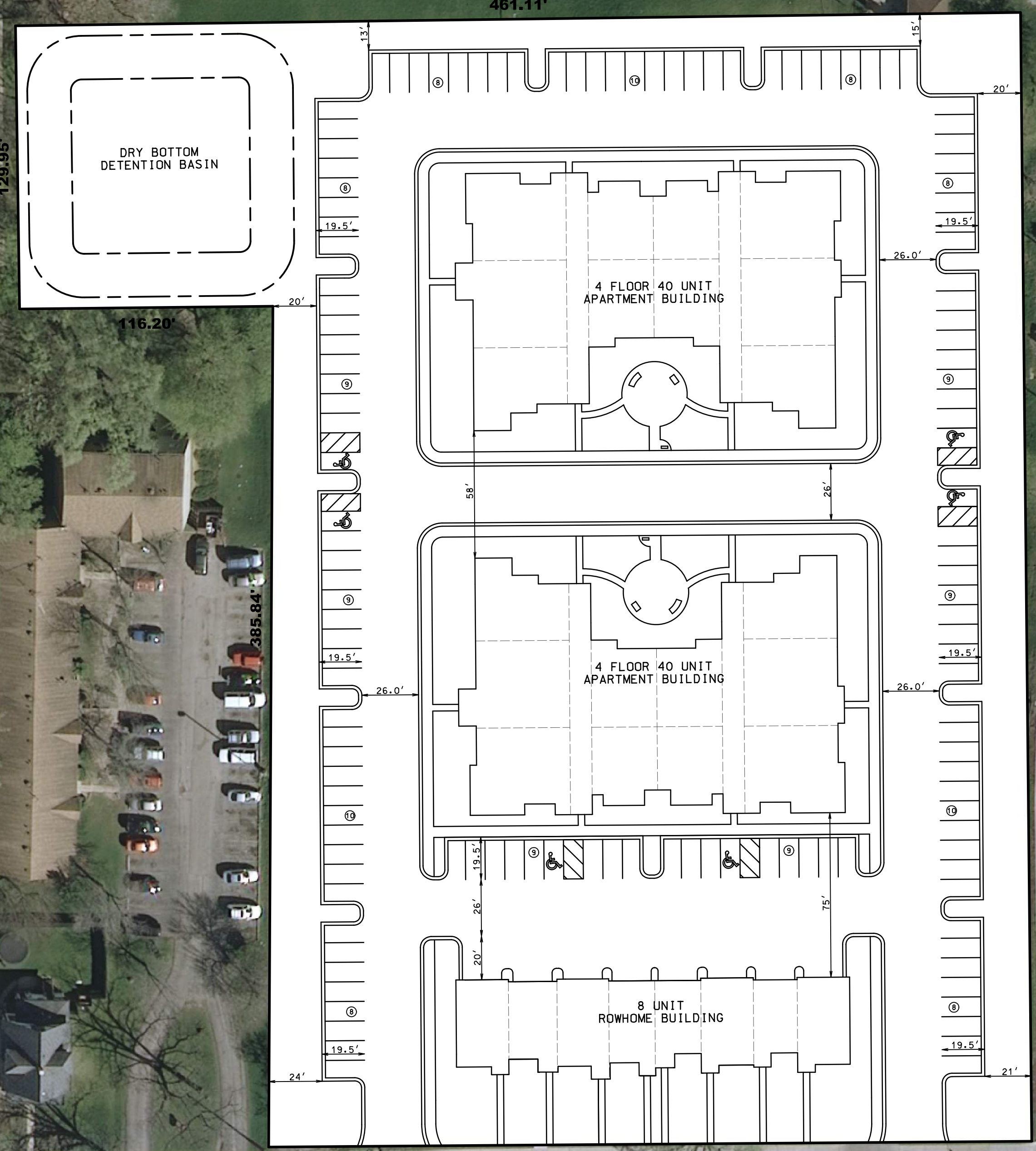
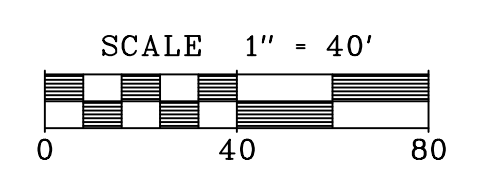
**Signatures**

 8/28/18  
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.  
BONITA NICHOLAS Bonita Nicholas 8/30/18  
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.





CITY OF CRYSTAL LAKE ZONING ORDINANCE  
 MINIMUM OFFSTREET PARKING REQUIREMENTS

MULTI-FAMILY DWELLING =	1 STALL PER EFFICIENCY UNIT 1.5 STALL PER 1 BEDROOM UNIT 2 STALLS PER 2/3/4 BEDROOM UNIT 0.25 STALLS PER UNIT
BUILDINGS (4-STORY) =	2 BUILDINGS 40 UNITS 12 UNITS PER BUILDING = 24 UNITS 2 BEDROOM UNITS PER BUILDING = 28 UNITS PARKING REQUIRED PER BUILDING = 84 STALLS
BUILDINGS (ROWHOME) =	8 BUILDINGS PARKING REQUIRED PER BUILDING = 2.25 STALLS
DOWNTOWN DISTRICT REDUCTION =	70% OF REQUIRED
TOTAL PARKING REQUIRED =	131 STALLS
HANDICAPPED STALLS REQUIRED =	5 STALLS
TOTAL PARKING PROVIDED =	148 STALLS
HANDICAPPED STALLS PROVIDED =	6 STALLS

W. WOODSTOCK STREET

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**Mackie Consultants, LLC**  
 9575 W. Higgins Road, Suite 500  
 Rosemont, IL 60018  
 (847)696-1400  
 www.mackieconsult.com

CLIENT:  
**ICON BUILDING GROUP**  
 23103 SANCTUARY CLUB DRIVE  
 KILDEER, IL 60047

DESIGNED	KJM	
DRAWN	KJM	
APPROVED	MTB	
DATE	05/04/18	
SCALE	1" = 40'	
07/19/18	REVISED PER CITY COMMENTS	CST
07/10/18	REVISED PER CLIENT COMMENTS	CST
06/04/18	REVISED PER CITY COMMENTS	JAD
DATE	DESCRIPTION OF REVISION	BY

**APARTMENT CONCEPT PLAN**  
**110 W. WOODSTOCK STREET**  
**CRYSTAL LAKE, ILLINOIS**



# CRYSTAL VILLAGE APARTMENTS AND TOWNHOMES WOODSTOCK STREET CRYSTAL LAKE



Artistic Renderings

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**RECEIVED**  
AUG 31 2018  
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