



**#PLN-2020-00127**  
**95 E. Crystal Lake Ave – Conceptual PUD**  
**Project Review for Planning and Zoning Commission**

---

<b><u>Meeting Date:</u></b>	November 19, 2020
<b><u>Request:</u></b>	Conceptual planned unit development review for a mixed-use development.
<b><u>Location:</u></b>	95 E. Crystal Lake Ave
<b><u>Acreage:</u></b>	Approximately 4.8 acres
<b><u>Zoning:</u></b>	B-4 – Mixed-Use Business
<b><u>Surrounding Properties:</u></b>	North: B-4 – Mixed-Use Business South: R-3B PUD – Multi-Family Residential PUD East: M – Manufacturing West: M-L & R-3A – Manufacturing Limited & Two-Family Residential
<b><u>Staff Contact:</u></b>	Katie Cowlin (815.356.3798)

---

**Background:**

- The site is the former Hines Lumber property.
- The site was previously approved for the Hummel development, a mixed use development including 170 condominium units and 14,248 square feet of commercial space.
- A conceptual PUD review was presented in 2016 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 Mixed-Use Business. Mixed use developments are encouraged within this zoning district.
- The petitioner would request variations in conjunctions with the Planned Unit Development.
- The current land use 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 proposal includes a 7,150 square-foot retail building at the corner and a 3-story residential building along Main Street.
- It features 1 and 2 bedroom units for a total of 159 units.
- The project is adjacent to the MCCD Prairie Trail.

Comparison of Developments			
	<b>Hummel (approved in 2006)</b>	<b>The Crystal 2016 Conceptual</b>	<b>Proposed Project</b>
<b>Development</b>	170 condos & 14,248sf retail	217 apartments & 10,000sf retail	159 apartments & 5,000-7,150 sf retail
<b>Height</b>	62 feet/5 & 6 stories	66 feet 4 inches/6 stories	One story retail & 3/4 stories residential
<b># of Buildings</b>	2 buildings	1 building	2 buildings
<b>Parking</b>	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	Parking provided for retail use on street level and resident parking is under the building and around the building

Site Layout

- The proposed retail building would be located along Crystal Lake Avenue with a reduced setback in order to continue the Downtown Crystal Lake standard. The residential building would be located at the south end of the property fronting Main Street.
- A full access driveway would be allowed on Crystal Lake Avenue and a right-in/right-out entrance would be allowed on Main Street.
- The traffic study conducted by HLR in 2006 will be updated for the project.
- Previous project proposal have been the traditional concept of mixed-use (retail on the first floor and residential above). The proposed site plan is considered a horizontal mixed-use plan (uses are located in separate buildings).

Building Elevations

- At this time, the applicant does not have a complete rendering of the commercial or residential buildings as proposed.
- The petitioner has submitted some examples of buildings and renderings illustrating elements that would be incorporated into the design for the subject property.

- The architecture of the buildings should be complementary to the downtown and include traditional building materials.

### Parking

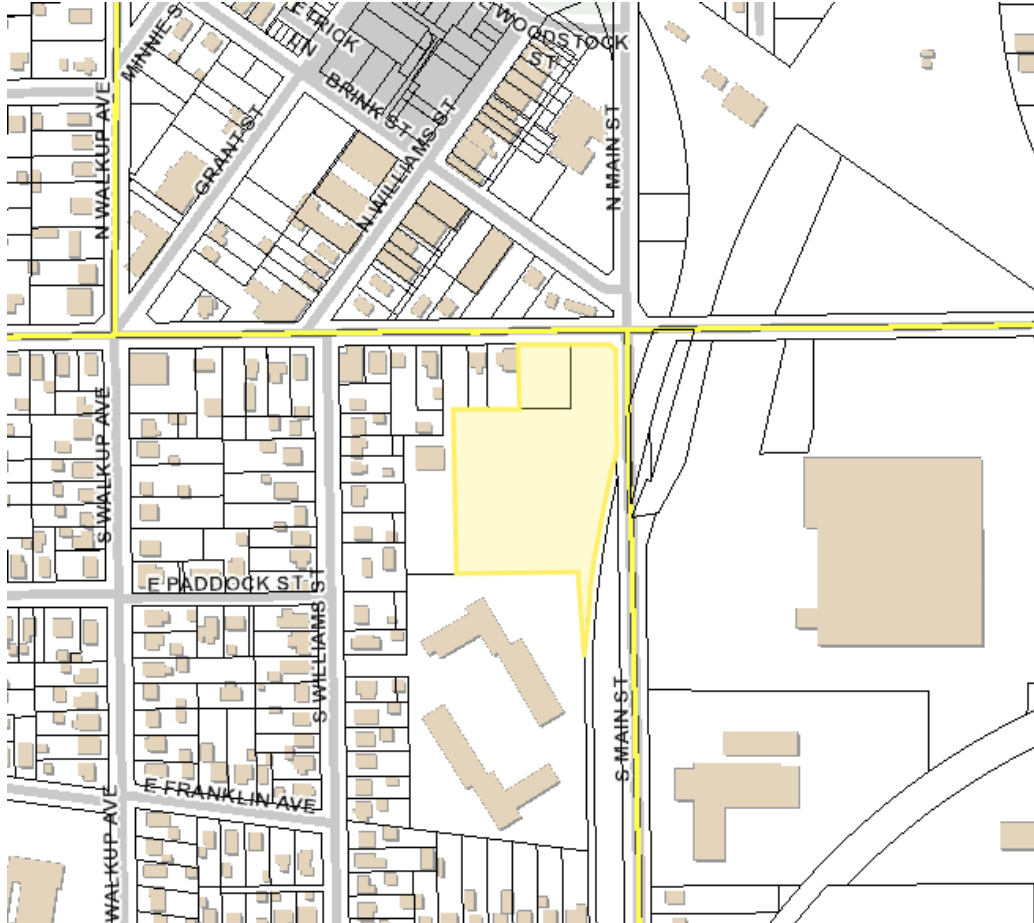
- Parking for retail customers is provided along the exterior of the building near the retail use.
- Parking for the residents is provided on the first level/below the residential units and surface parking would also be available for residents and guests.
- Based on the current proposal, 223 parking spaces would be required for the residential units and 234 spaces are provided.
- If the 7,150 sf of retail would be occupied by restaurants, the required number of parking spaces would be 21 spaces and 38 are provided.

### **Planning and Zoning Commission Discussion:**

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

1. Is a tall, big, single-use building taking the entire site or two or more buildings separating the residential from the commercial the preferred layout?
2. Site Plan: How important is pedestrian level design, amenities, and integration on this site?
3. Public and Open Space: The corner plaza feature can be a nice element unless a landmark building holds the edge of that corner. Successful residential projects include open space amenities – how is this design accommodating that feature?
4. Architecture: Are the classic design elements of the existing Downtown’s architecture or more modern architecture preferred?

PIQ MAP – 95 E. CRYSTAL LAKE AVE – CONCEPTUAL PUD



**City of Crystal Lake  
Development Application**

Office Use Only  
File # PLN 2020-0127

Project Title: 95 E. Crystal Lake Ave. Mixed Use

**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: Cullinan Enterprises, LLC  
Address: 420 N. Main Street  
East Peoria, IL 61611  
Phone: 309-999-1700  
Fax: 309-999-1701  
E-mail: \_\_\_\_\_

**Owner Information (if different)**

Name: First Midwest Bank  
Address: 8750 West Bryn Mawr, Suite 1300  
Chicago, IL 60631  
Phone: 708-576-714  
Fax: 708-398-3577  
E-mail: amanda.panozzo@firstmidwest.com

**Property Information**

Project Description: Mixed Use project of an approximately 7,000 square feet of multi-tenant retail  
in 2 buildings and a residential luxury apartment building totaling  
approximately 160 units.

Project Address/Location: 95 E. Crystal Lake Avenue, Southwest corner of the intersection of  
E. Crystal Lake Avenue and S. Main Street.

PIN Number(s): 19-05-228-062 and 19-05-228-061, formerly 19-05-228-050 and 19-05-228-006

**Development Team**

Please include address, phone, fax and e-mail

*Contact Name*, Cullinan Enterprises, LLC, 420 N. Main Street, East Peoria, IL 61611

**Developer:** 309-999-1700, 309-999-1701(F), Contact: Jim Testin, (630) 286-0129: [jtestin@cullprop.com](mailto:jtestin@cullprop.com)

Joe Safiri of BSB Design, Inc., 220 N. Smith St., Suite 210, Palatine, IL 60067

**Architect:** 847-705-2200, [jsafiri@BSBDesign.com](mailto:jsafiri@BSBDesign.com)

Richard Joseph of Miller, Hall & Triggs, LLC, 416 Main Street, Suite 1125, Peoria, IL 61602

**Attorney:** 309-671-9600, 309-671-9616(F), [richard.joseph@mhtlaw.com](mailto:richard.joseph@mhtlaw.com)

**Engineer:** \_\_\_\_\_

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

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

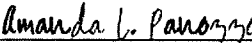
**Surveyor:** \_\_\_\_\_

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

**Signatures**

 \_\_\_\_\_ 11/2/20  
**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.**

DocuSigned by:  
 \_\_\_\_\_ Amanda L. Panozzo, VP, First Midwest Bank 10/22/2020  
0C7690922B08480  
**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.



# Crystal Lake Mixed-Use Development Concept Design

November 2020

# TABLE OF CONTENTS

- I. About Us
- II. Past Projects
- III. Project Summary
- IV. Site Location
- V. Key Components: City Provided Photos
- VI. Key Components: City Provided Rendering
- VII. Proposed Site Plan
- VIII. Proposed Floor Plates
- IX. Key Residential Elements
- X. Key Commercial Elements
- XI. Corner Gateway View Plaza Example
- XII. Schedule
- XIII. Environmental Map
- XIV. Development Agreement Terms
- XV. Cullinan Properties: Turning Real Estate Ideas Into Reality
- XVI. Before & After



# About Us



## WHAT WE OFFER

A wealth of experience – we ensure that you **meet your deadlines** and stay on budget. We manage every aspect of project development, from initial studies through completion of construction and facility operation.



## WHAT MAKES US UNIQUE

It's a **partnership** from the beginning to the completion of the project. We provide a variety of options and services including: Joint Ventures, Build-to-Suit, Sale/Leaseback and Real Estate Consulting.



## PROVEN SUCCESS

More than **\$1 billion** in real estate **projects** have been completed, creating a positive and lasting impact on communities.



## PROUD WBENC

We are **proud to be WBENC** certified and recognize the commitment to supplier diversity that is embraced by many institutions, corporations and government agencies today, and are pleased to add diversity to our clients' supply chain as well.

## LOCAL ROOTS — NATIONAL RECOGNITION

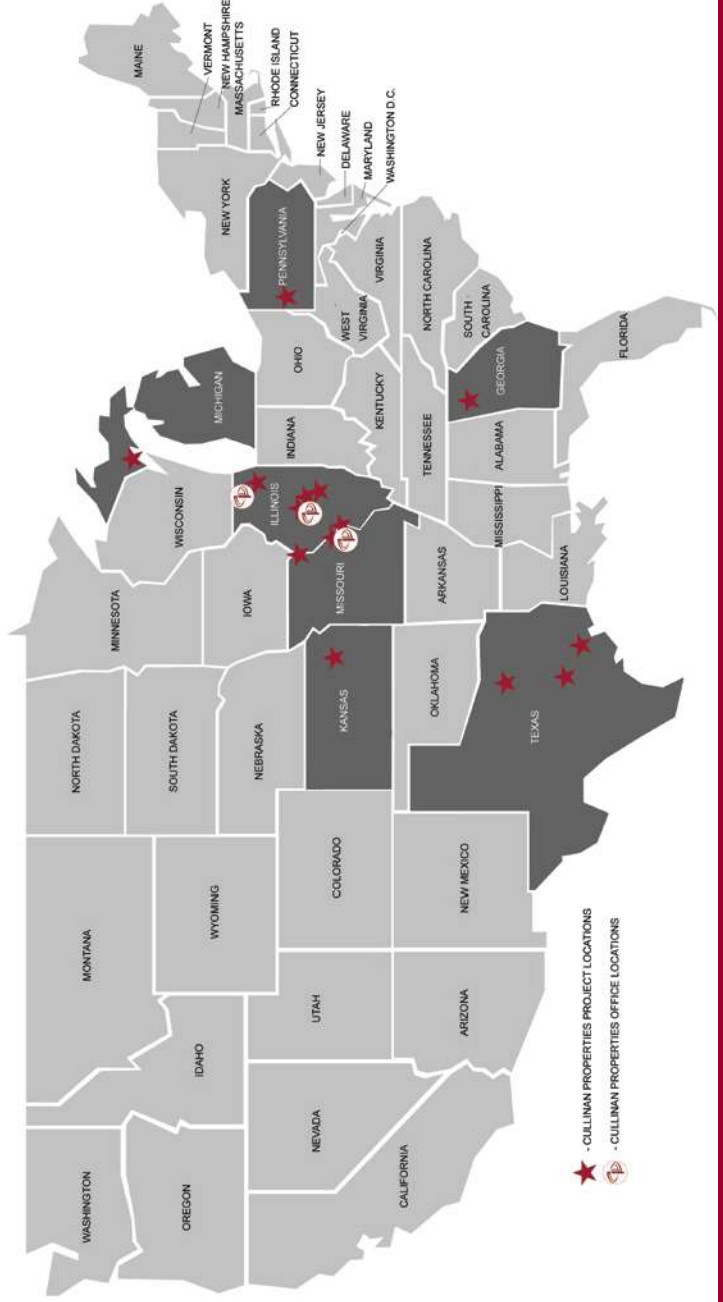


**30+**  
**YEARS**  
FOUNDED IN 1988

**EXPERIENCE**

**STRENGTH**

**STABILITY**



**COMMUNITY  
FOCUSED**

# Past Projects



LOFTS AT EUCLID - ST. LOUIS, MO



RESIDENCES AT STREETS OF ST. CHARLES - METRO ST. LOUIS, MO



THOUSAND OAKS SUBDIVISION - PEORIA, IL



APARTMENTS AT GRAND PRAIRIE - PEORIA, IL



KNOXVILLE POINTE APARTMENTS - PEORIA, IL



HARBOR POINTE RESIDENCES - EAST PEORIA, IL

## CULLINAN PROPERTIES, LTD MULTI-FAMILY

# Project Summary

---

In late 2019, Cullinan Properties, Ltd. and the City of Crystal Lake met at an ICSC event to discuss development opportunities in the city. The Cullinan team was familiar with the outstanding qualities of Crystal Lake and had already been considering parcels in the community. The City staff was acquainted with some of Cullinan Properties' executives, as well as previous projects such as East Peoria's Levee District .

As a result of that initial meeting with City staff, in March 2020 Cullinan Enterprises, LLC ("Cullinan") entered into a Purchase and Sale Agreement for approximately 4.6 acres of vacant property (the "Site") in the City. The Site is located at the southwest corner of the intersection of Main Street and Crystal Lake Avenue, 95 E. Crystal Lake Avenue. While this former Hines Lumber property has been vacant for many years, the site now has the opportunity to become the gateway to the beautiful and thriving Historic Downtown Crystal Lake. This new development will consist of approximately 160 luxury apartments and approximately 7,200 square feet of retail space.

The Site is currently zoned B-4 which allows for a mix of commercial and high-density residential uses. Since the site will have multiple principle structures, Cullinan will seek approval under the Planned Unit Development standards under the City's Unified Development Ordinance.

At the request of the City staff, Cullinan has furnished preliminary footprint layouts and design examples of surrogate properties to give a vision of the development that is planned. We look forward to working through the necessary components with the City of Crystal Lake in order to advance the project.

Luxury apartments are planned to be built in "U" shaped building. Parking is planned below the building, in addition to surface parking. Design elements include varying materials, heights and depth of the facade. The architecture will also include features identified by the City such as the

majority being brick, dark metal for window trim and broad overhanging eaves or cornices. The site will include terraces along the Prairie Path to relate the development to that amenity. The community amenities will include a fitness center, outdoor seating and grill area, coffee bar, under building parking, a dog park, bicycle storage and shared workspace.

The unit mix will consist of approximately 50% one-bedroom units and 50% two-bedroom units, and will average just over 900 square feet per unit. The units will include nine-foot ceilings, full appliance package, quartz or granite counter tops, full-sized washer and dryer, custom cabinets, walk-in master bedroom closets and ceramic tile in the entries, kitchen and baths. Access to the units and the community will be controlled with a keyless entry system.

The portion of the site closest to the intersection has been identified to be a single retail building. Cullinan Properties is utilizing its depth and breadth of professional relationships to market the site. There is potential for either a multitenant building or single user, such as a restaurant. The retail building is pushed up to the road and the designed with a public plaza at the corner and the Prairie Path in mind. Due to the limited access to Main Street and a design that focus on pedestrian elements, on what some users may consider an auto oriented site, it is anticipated the commercial development will be a second phase of a two-part project.

An open public plaza will be constructed at the corner of East Crystal Lake Avenue and Main Street, serving as an amenity to the residential and commercial tenants as well as all residents of the city. The space will have outdoor seating and an entrance feature to define the development. It is adjacent to the Prairie Trail, which provides access to many miles of paths for both pedestrians and bicyclists and would serve as an excellent starting or stopping point along the trail. As a public amenity it is anticipated that the plaza would be completed by the City.

---

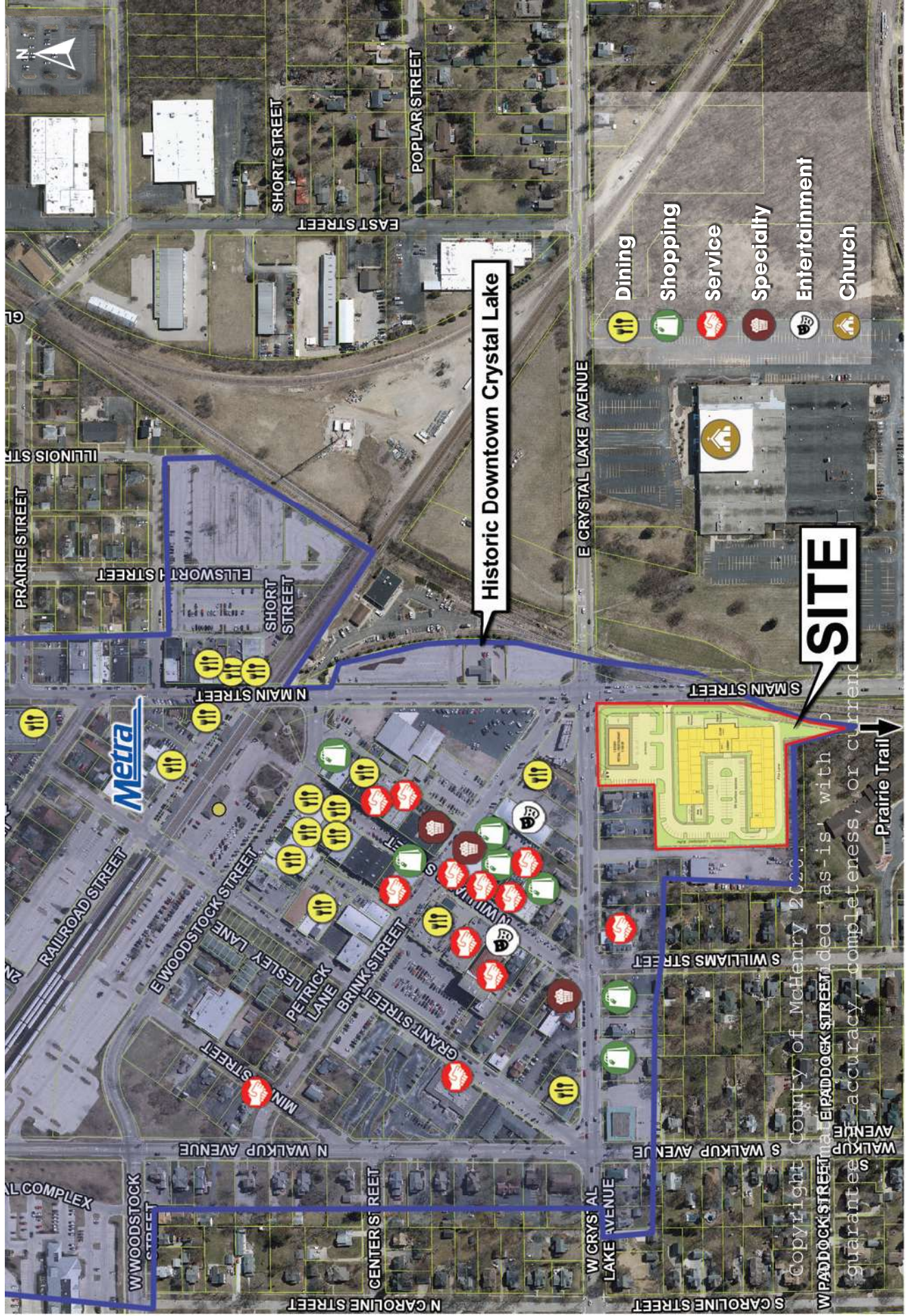
# Project Summary

Development of the subject property provides the City of Crystal Lake with a huge opportunity to grow and strengthen its downtown. Cullinan Properties is very excited to be working on such an important project for the City and one which will generate so many benefits for the community. From a financial standpoint alone, proceeding with the project will net nearly \$2.7 million in direct tax proceeds over the next 8 years (the remaining life of the TIF) for local government *after* factoring in the required developer assistance to make this project a reality. Additionally, the spin-off development and economic activity from the construction of the project and its ongoing occupancy will help strengthen the downtown area and local small businesses during a time when COVID-19 has created so much uncertainty. The project will create 460 new jobs throughout construction and stabilization, and a combined \$60 million economic impact to the local economy between construction costs and spending in the local community.

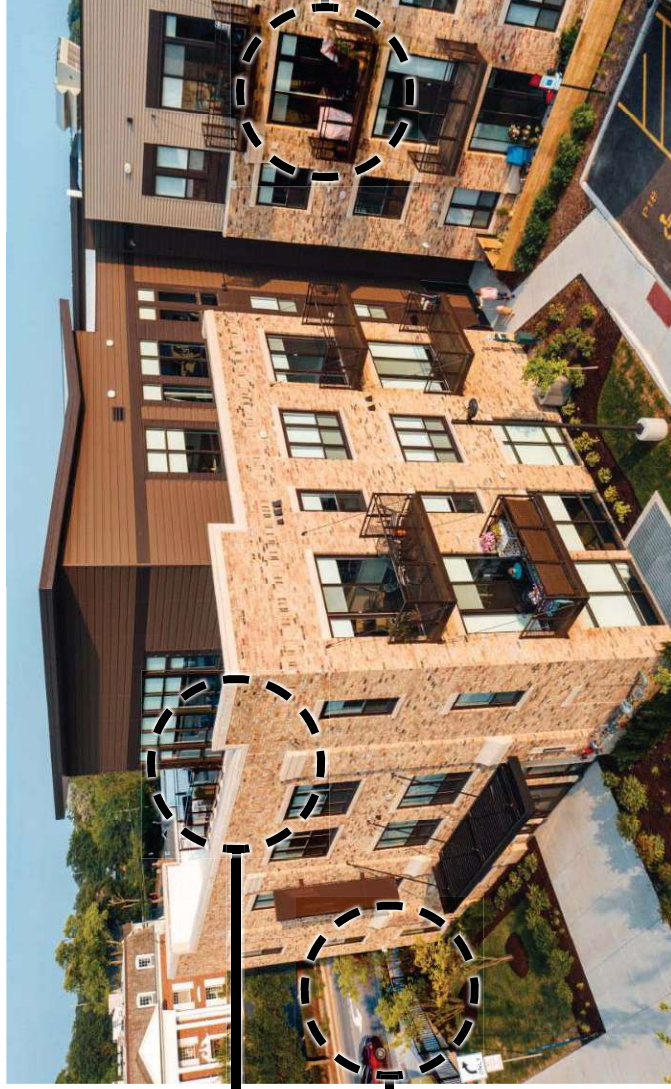
By breaking ground on this exciting project in 2021, this development will provide immediate assistance to local businesses that may be struggling as a result of COVID-19. Our project will address the environmental remediation long required at the property. It will be a first-class apartment project which will help the City attract and retain high-income young professionals as well as empty nesters looking to downsize. The project will provide housing to over 200 residents within walking distance to all of the downtown shops and restaurants. These renters will have sufficient discretionary income to drive local spending. This will boost locally owned businesses and improve the ambiance of downtown, which will further drive foot-traffic and customer visits to downtown Crystal Lake.

The Cullinan Properties team is excited to help the City of Crystal Lake bring this transformational long-desired project to fruition. With a development agreement executed this year, we can break ground in the first half of next year on this important investment in the City of Crystal Lake.

# Site Location



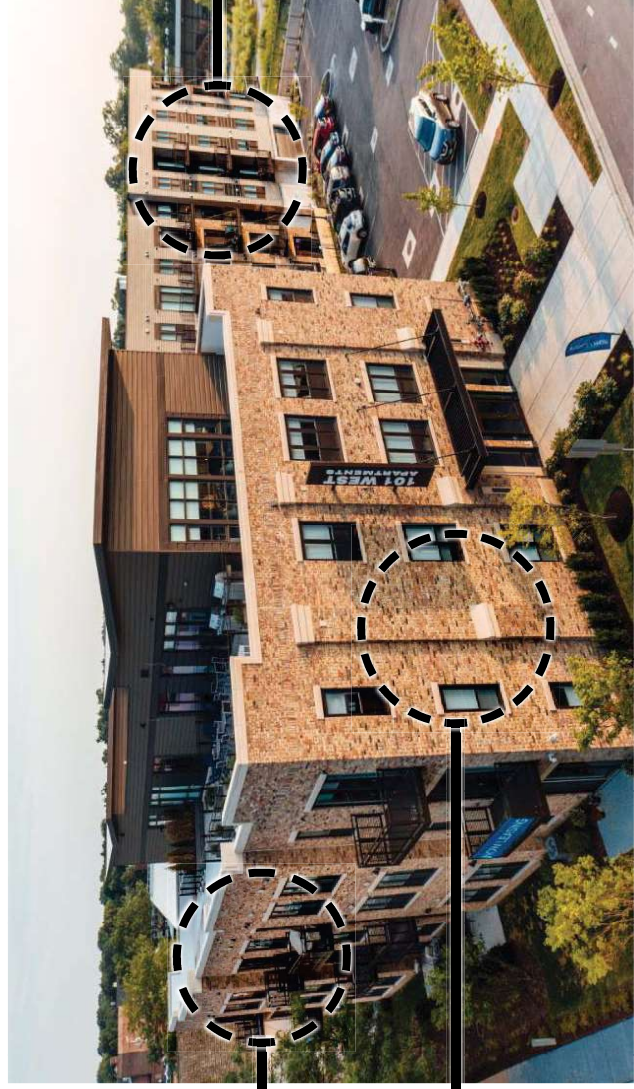
# Key Components: City Provided Photos



Varying Rooflines

Building Against Roadway

Dark Metal for Balconies and Window Trim



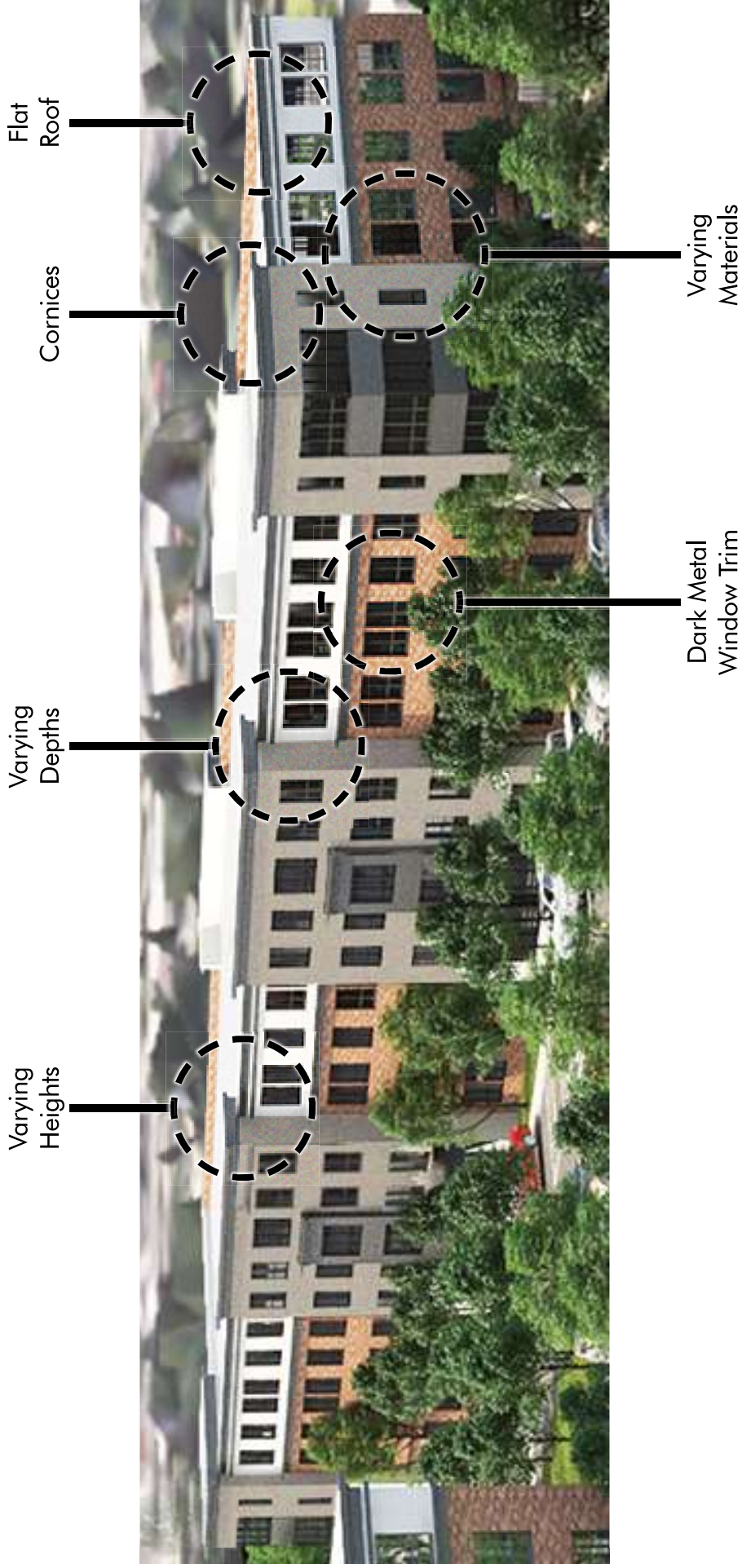
Varying Depths

Emphasize Brick on Main Facades

Varying Materials

# Key Components: City Provided Rendering

---



# Proposed Site Plan

## CONCEPT PLAN SITE INFORMATION:

**Total Site Acreage** 4.62 acres  
**Commercial Site** .85 acres  
**Residential Site** 3.77 acres

### Total Residential Units: 159 Unit

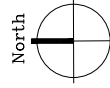
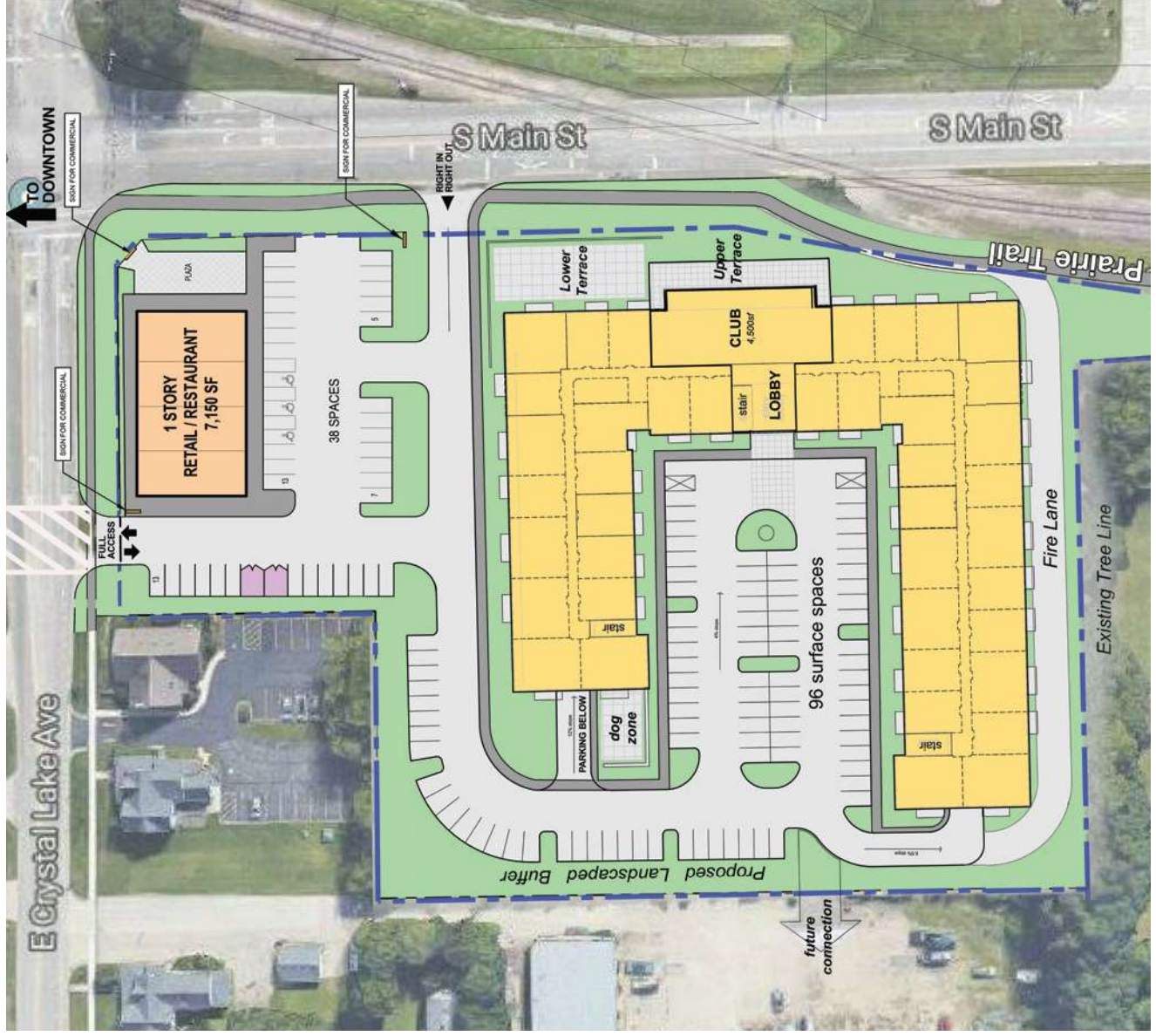
*One Bedroom* 80  
*Two Bedroom* 79

### Unit Percentages

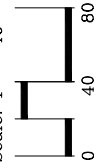
80 *One Bedroom* 50.5%  
 79 *Two Bedroom* 49.5%

### Parking: 234 Spaces

*Garage* 138  
*Surface* 96  
*Ratio* 1.47:1

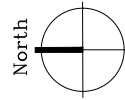
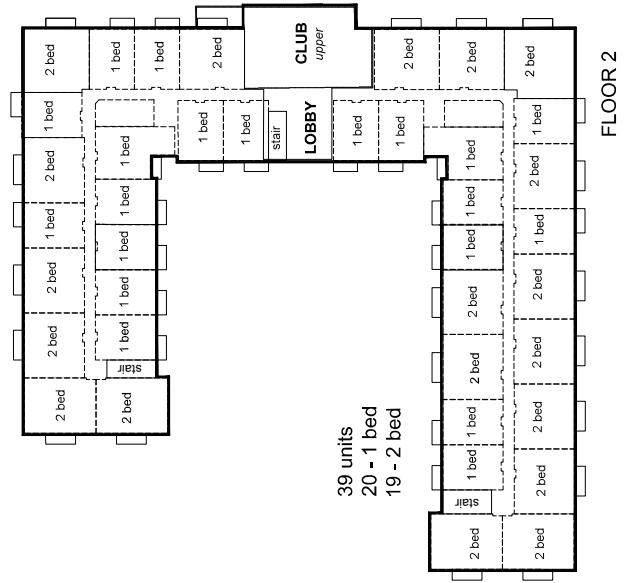
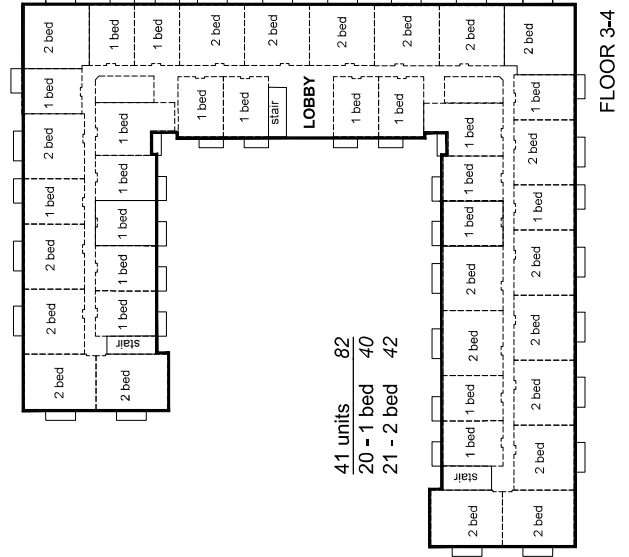
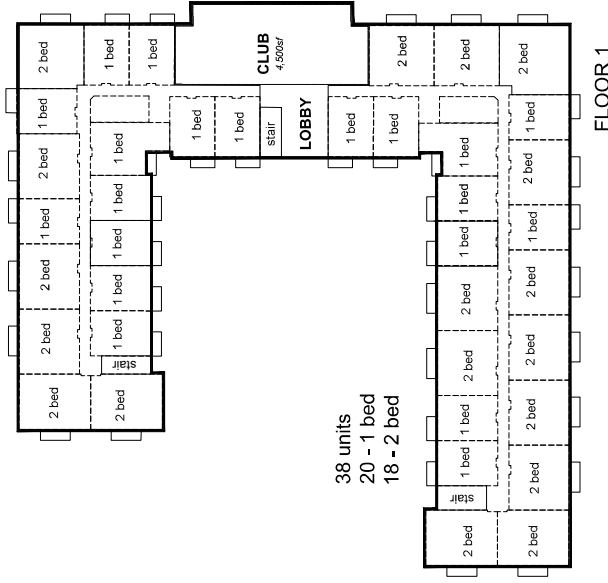
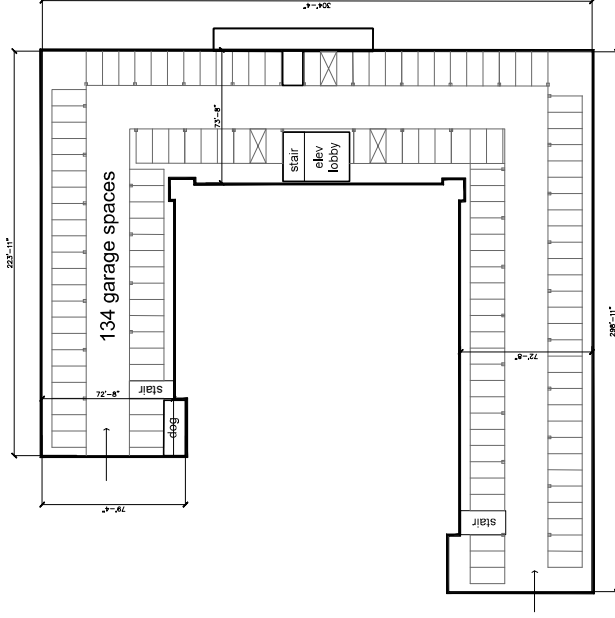


Scale: 1" = 40'

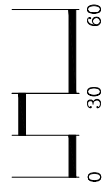




# Proposed Floor Plates



Scale: 1" = 30'



# Key Residential Elements

Varying Heights

Varying Materials

Dark Metal for Balconies and Window Trim

Broad Overhanging Eaves or Cornices



Varying Depths

Majority of Facade Visible from Main Street  
Brown Brick

# Key Commercial Elements

Decorative  
Cornices

Building Moved up  
Crystal Lake Avenue

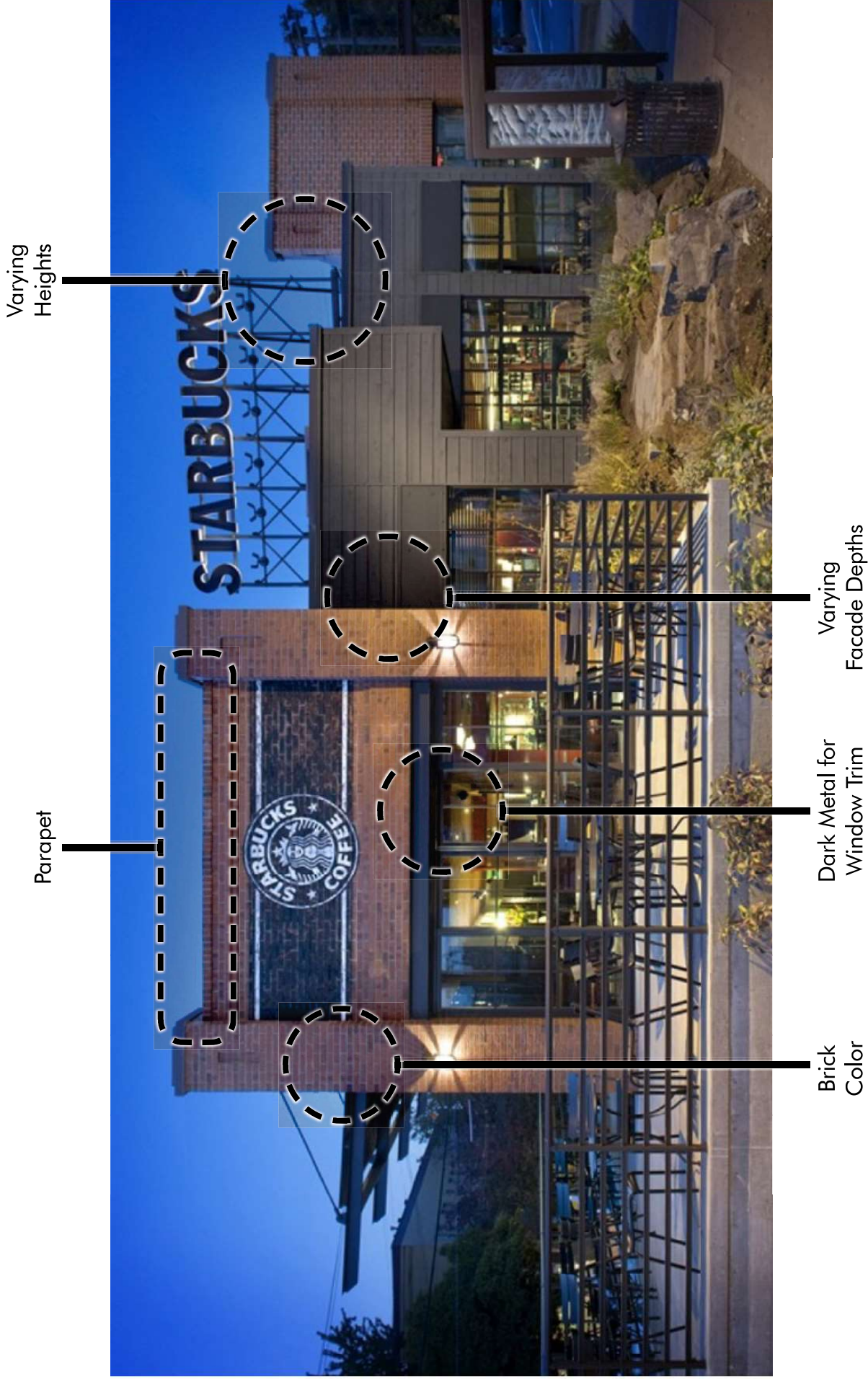


OKW Design commissioned by City of Crystal Lake

Varying  
Facade Depths

Varying  
Heights

# Key Commercial Elements



# Corner Gateway View Plaza Example

---



# Corner Gateway View Plaza Example

---

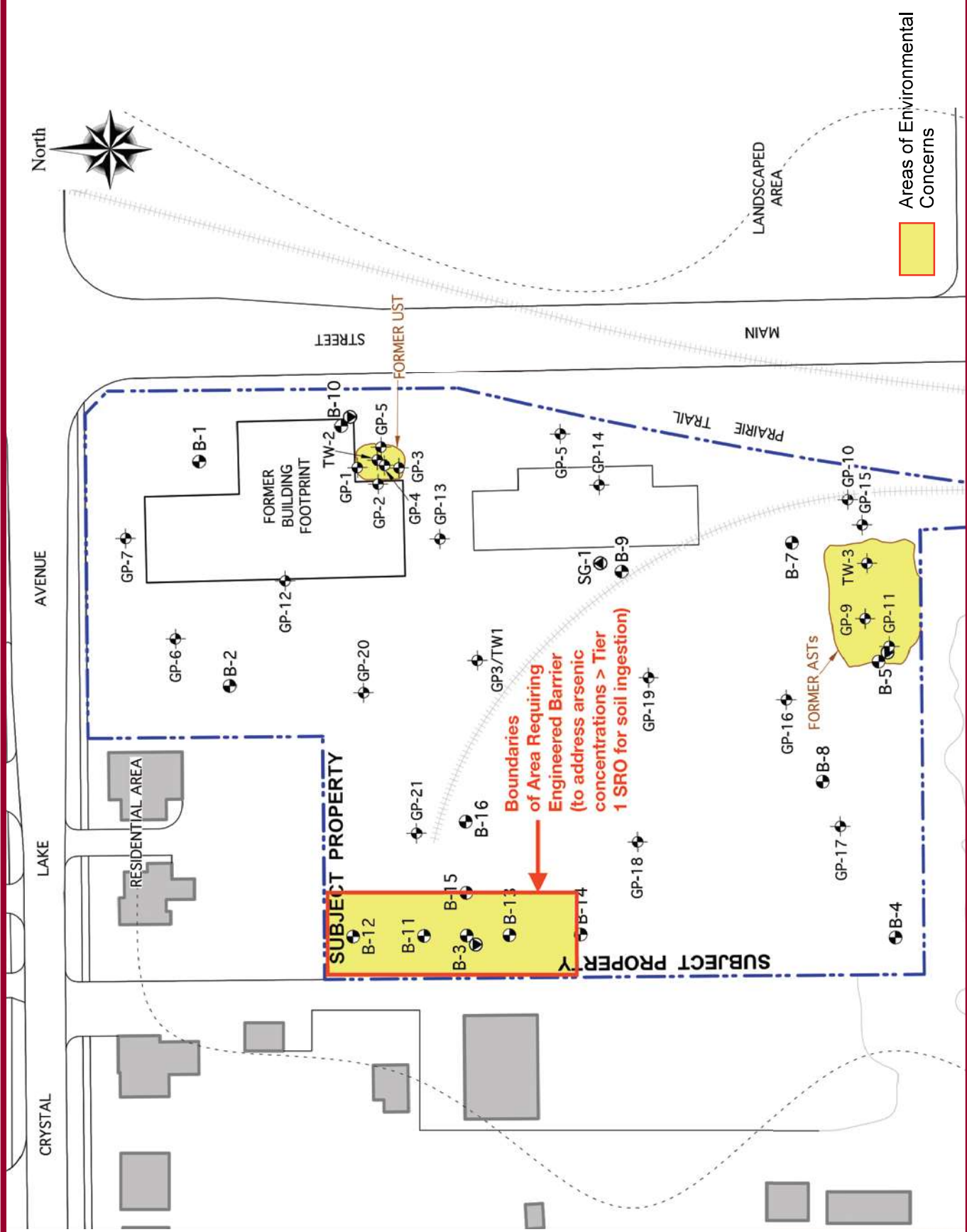


# Schedule

## Tentative Schedule

Task	2020				2021				2022				
Concept at P&Z	■												
Concept Plan at Council	■												
Preliminary Plat Material/Review/Notices		■											
Plan Commission Public Hearing			■										
Approval of PUD at Council			■										
Revise Documents and Final Engineering				■									
Final PUD to Plan Commission					■								
Final PUD to Council						■							
Building Permit Submittal/Review/Issued									■				
Construction Phase 1													

# Environmental Map





# Cullinan Properties: Turning Real Estate Ideas Into Reality

**GRAND PRAIRIE DEVELOPMENTS**  
Peoria, IL | 2003  
\$10M infrastructure incentive



**STREETS OF ST. CHARLES**  
Metro St. Louis, MO | 2012  
\$50M TIF incentive



**THE LEVEE DISTRICT**  
East Peoria, IL | 2012  
100% property tax rebate (\$18M) and  
\$6M in sales tax rebates

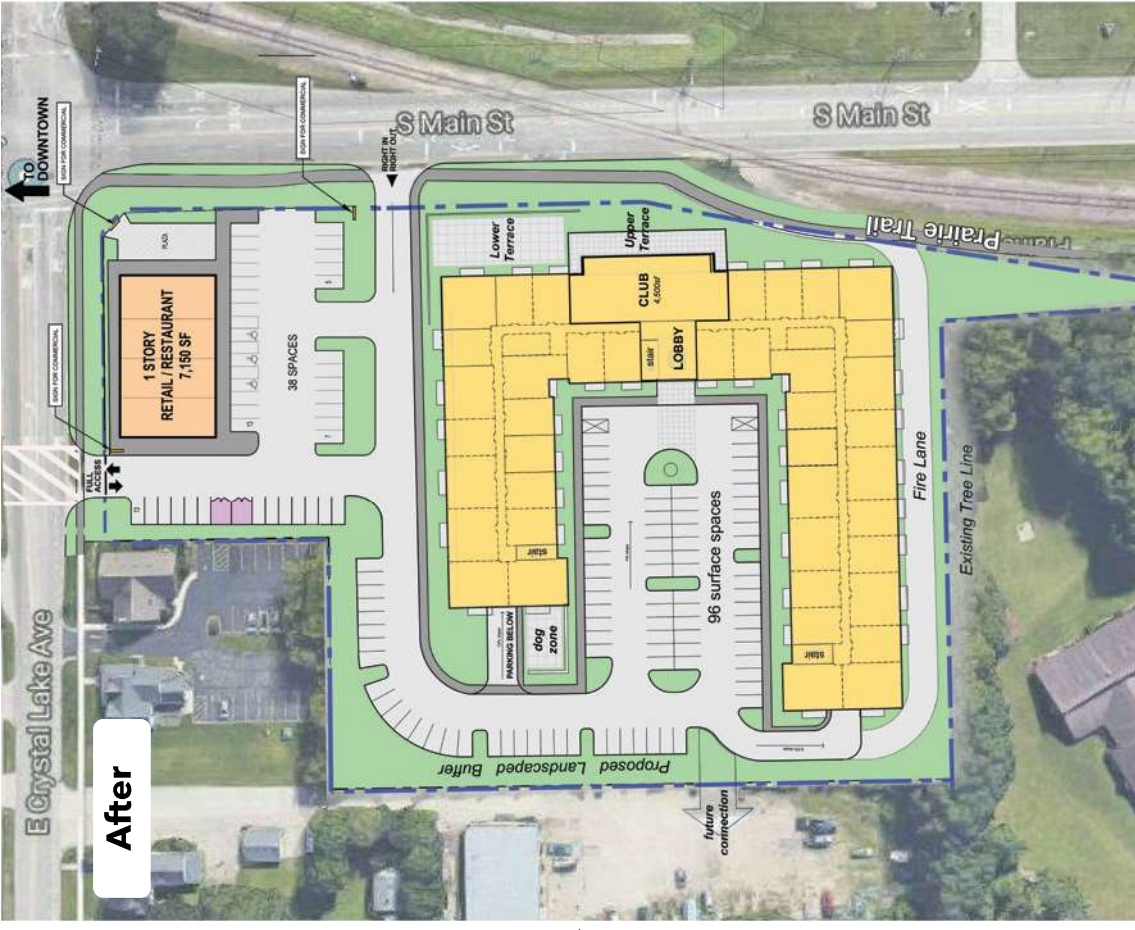


# Before & After



Before

2020



After

2022+



 **Headquarters**  
420 N. Main St.  
East Peoria, IL

**Chicago Office**  
745 McClintock Dr.  
Burr Ridge, IL

**St. Louis Office**  
1650 Beale St.  
St. Charles, MO

 309.999.1700

 [info@cullprop.com](mailto:info@cullprop.com)

 [CullinanProperties.com](http://CullinanProperties.com)

---

**MIXED-USE ▪ RETAIL ▪ MULTI-FAMILY**  
**MEDICAL ▪ OFFICE ▪ GOVERNMENTAL**

Copyright © 2020 Cullinan Properties, Ltd

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisors prior to acting on any of the material contained in this report

Cullinan Properties, Ltd. has a direct or indirect interest in some portions of this project and as provided by state law cannot be the agent for any buyer or tenant or prospective buyer or tenant. Cullinan Properties, Ltd. and its agents will only provide ministerial acts in showing or providing information to any buyer or tenant or prospective buyer or tenant concerning this property.

November 2020