



#2021-127
Clover Senior Residential – 731 E. Terra Cotta Avenue – Conceptual PUD
Project Review for Planning and Zoning Commission

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|---------------------------------------|--|
| <u>Meeting Date:</u> | September 1, 2021 |
| <u>Request:</u> | Conceptual Planned Unit Development for 119 apartment units. |
| <u>Location:</u> | 731 E. Terra Cotta Avenue |
| <u>Acreage:</u> | Approximately 9 acres |
| <u>Zoning:</u> | B-2 PUD General Commercial |
| <u>Surrounding Properties:</u> | North: B-2 PUD General Commercial South: R-3B PUD Multi-Family Residential East: R-3A PUD Two Family Residential West: B-2 General Commercial |
| <u>Staff Contact:</u> | Elizabeth Maxwell (815.356.3615) |

Background:

- The site is a vacant wooded area. Sunrise Assisted Living is to the east and the Mistwood residential development is to the south.
- The request is for age restricted independent living apartments.

Development Analysis:

Land Use/Zoning

- The site is currently zoned B-2 General Commercial. It would need to be rezoned to R-3B Multi-Family Residential.
- The current land use is Commerce. It would require a Comprehensive Land Use Amendment to High Density Residential.

General

- The proposed project is 119 units total with 115 two-bedroom units and 4 one-bedroom units.

- The R-3B zoning district permits 9 units to the net acre. The project is proposed at 13.2 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.
 - 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

- Access into the site would be provided off Terra Cotta Road. The access would need to line up with the Casey’s across the street. Per staff comments, this access is likely only going to be a right-in/right-out and a second main access should be provided off Route 176.
- Sunrise Assisted Living provided future cross access along their southwest property line. It is recommended to use cross access for emergency services if the main entrance is blocked.
- The building is H shaped, which leads to long corridors. Concerns have been raised in the past on residents with mobility issues traveling long corridors to reach elevators and escape routes.

Parking

- The site requires (115 units x 2.25 spaces [259] + 4 units x 1.75 spaces [7]) 266 spaces for standard multi-family residential apartments. Continuing Care Retirement Community requires (119 units x 0.5 spaces) 60 spaces, but that is where common amenities like dining, housekeeping, etc. are provided.
- The site is providing 120 spaces which includes 40 garage spaces. This is 146 spaces less than the code permits.
- The City would be looking for operational data to justify the number of parking spaces provided, a condition in the leases that limits the apartment to 1 vehicle, and to add some additional parking for visitor parking (119 units x 0.25 visitor spaces = 30 spaces).

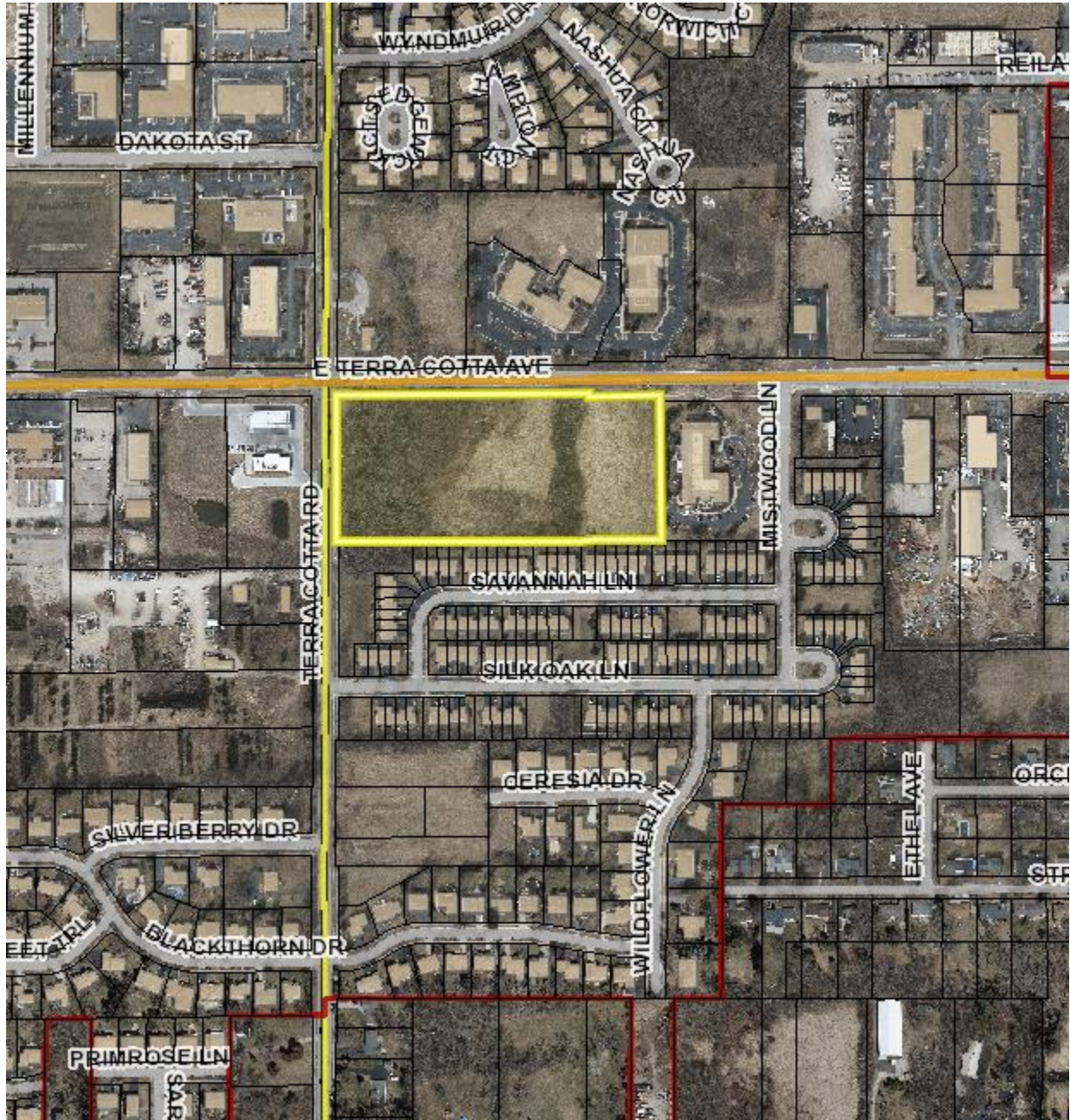
Building Elevations

- The building is very residential in character with a pitched gable roof, decorative trim around windows and doors, balconies and soft colors.
- The building would be brick on the bottom two levels and a mix of vertical and horizontal Hardi-Board siding on the top floor and under the gable roof peaks.
- The mix of materials, colors and trim helps break up the façade, additional design details may be needed on the north/south ends.

Discussion Topics:

1. Would the rezoning from B-2 General Commercial to R-3B Multi-Family Residential be supported along Route 176?
2. Based on the UDO's pathways for obtaining an increased density for a property, is one pathway more favorable to support a density variation for this type of use?
3. There is room for additional onsite parking or land banking for future parking spaces. Would a parking variation be supported?
4. Does the style and materials of the elevations fit with the character of surrounding area and Crystal Lake overall?

PIQ Map
731 E. Terra Cotta Avenue



City of Crystal Lake Development Application

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|---------------------------------|
| Office Use Only File # _____ |
|---------------------------------|

Project Title: Clover Communities Crystal Lake LLC

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 checked="" type="checkbox"/> Other Concept Review |

Petitioner Information

Name: Clover Communities Crystal Lake LLC
Address: 348 Harris Hill Road
 Williamsville, NY 14221
Phone: 734-346-0246
Fax: _____
E-mail: bernat@clovergroupinc.com

Owner Information (if different)

Name: Terra Cotta Development, LLC
Address: 20800 N Glengarry Circle
 Barrington, IL 60010
Phone: 312-907-4732
Fax: _____
E-mail: lmoyer@vedderprice.com

Property Information

Project Description: Legal Description Attached 8.93 acres

Project Address/Location: Southeast corner of Terra Cotta and Rt 176

PIN Number(s): 14-34-301-048-0000

Development Team

Please include address, phone, fax and e-mail

Developer: Clover Communities Crystal Lake LLC - 348 Harris Hill Rd, Williamsville NY 14221

Architect: _____

Attorney: Teia M. Bui, Clover Group - 348 Harris Hill Rd, Williamsville NY 14221 -
tbui@clovergroupinc.com

Engineer: MCI - 3815 Plaza Dr., Ann Arbor, MI, 48108 - rwagner@midwesternconsulting.com
734-995-0200

Landscape Architect: MCI

Planner: _____

Surveyor: Haeger Engineering, 100 E State Pkwy, Schaumburg, IL - kevin-s@haegerengineering.com
847-230-3188

Other: _____

Signatures



7-12-2021

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.



**City of Crystal Lake
Development Application
Ownership Sign-off Acknowledgement Form**

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information

Name: Terra Cotta Development, LLC
Address: 20800 Alengary Cir.
Deer Park, IL 60010
Phone: 847-276-6579
E-mail: terracottacorners@att.net

Project Name & Description: Clover Communities Crystal Lake - 119 units
of senior independent living to be constructed.

Project Address/Location: SEC of Terra Cotta and Rt 176

Signature Lane R Moyer

Lane R. Moyer, President of
Owner: Print and Sign name Terra Cotta Development, LLC Date 7/11/21

NOTE: If the property is held in a 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.



July 17, 2021

City of Crystal Lake,
Community Development

VIA Electronic Submission

RE: Concept Plan Review Application – Southeast Corner of Terra Cotta and Rt 176 PIN 14-34-301-048-0000

Clover Communities Crystal Lake LLC, has the property referenced above under contract and is seeking a concept review of the use and general layout of the property prior to proceeded with approvals.

Clover Communities

Clover Communities Crystal Lake LLC is a subsidiary of Clover Management West “Clover” and is proposing a 119-unit senior living complex. The proposed project is age restricted, market-rate, multi-family residential. If approved for construction the project would break ground in Spring, 2022. Clover Communities has been in business for over 35 years providing independent senior living with over 60 communities currently in operation in New York, Pennsylvania, Ohio, Indiana, Missouri and Kentucky. Clover is expanding its operations to Illinois, Michigan, North and South Carolina, and Tennessee. While many senior care facilities were devastated by COVID-19, Clover Communities continued operations with regulations and were able to continue with development and construction of new sites.

Project Introduction

Clover Communities Crystal Lake LLC has proposed 119-units of market rate senior (age-restricted 55 and older) independent living. The project would sit on approximately-9 acres and consist of rental units in a single 3-story wood frame building approximately 28 feet in height measured to the eave of the roof. The unit mix will consist of 4 1 bedroom, 1-bathroom units, 91 2-bedroom, 1-bathroom units, and 24 2 bedroom, 1 and ½ bathroom units. The building includes 90 leasable interior storage units and 40



leasable exterior garage units. Each unit is fully equipped with a kitchen, dishwasher, and washer and dryer. The building includes a large service elevator, ample common space throughout including a Community Room, Common Patio area, Common garden/open space, Family Room, Fitness Area, Salon, Coffee Bar and Lounge.

Background Information

Clover was started in 1987 by its current owner and President, Mr. Michael Joseph. Clover consists of development, construction, and property management and currently owns or manages more than 10 million square feet of property, including market rate, senior Independent Living communities, totaling over 6,500 units.

Aging in Place

The U.S. Centers for Disease Control and Prevention defines aging in place as "the ability to live in one's own home and/or community safely, independently, and comfortably, regardless of age, income, or ability level". Census.gov estimates that by 2030 all baby boomers will be older than 65, accounting for 1 for every 5 residents in the United States.

Residents staying within their community and region as they age is identified by many organizations as an overall health benefit to the community. According to AARP in 2014, "In addition to preventing social isolation, allowing older people to stay involved in their communities [aging in place] has been found to have health benefits. Civic engagement and volunteering can reduce mortality; increase physical function, muscular strength, and levels of self-rated health; reduce symptoms of depression and pain; and increase life expectancy." An additional benefit for choosing to age in place with independent living is freeing up single family homes for new buyers creating market demand for existing housing stock and increasing population density without demand on the school districts.

Clover provides an independent living option to the aging population that is seeking to stay within its community. Providing rental units at market rate targets populations that do not qualify for income restricted properties and do not want or cannot afford full-service care type facilities with meals, housekeeping, and medical assistance. Additionally, rental units do not create legacy costs and burdens to beneficiaries that may not qualify to occupy properties in a community with an age restricted Home Owners Association. Clover structures leases with several options for long- or short-term rental. All of Clover's leases have provisions that allow residents to move quickly if health declines and a medical care facility is needed. Clover has no "buy-in" costs that make aging in place restrictive to middle class aging populations.



Site Considerations

Access and accessibility are major factors in selecting a Clover site. Residents who are aging restrict their driving and drive times to access shopping, worship, and healthcare independently. The proposed site is conveniently located for residents and provides little impact to the residential property to the west. The proposed orientation of the building would be toward Rt 59 with the west elevation consisting of patios and outdoor open space for residents. A detention pond would be located in the southwest corner of the property nearest the existing storm sewer connection. Utilities and primary access to the property would be from Schick Road utilizing the existing access road and easement. Due to the low impact independent senior living has on traffic counts this is an ideal entry point with the lighted intersection of IL 59 and Schick Road. At this point we intend to apply for a right-in, right-out curb cut on IL 59 as a secondary means of access subject to IDOT consideration.

There is existing wetland on the northeast corner of the lot. We intend to preserve this area with no need to cause disturbance.

Clover Survey

Clover surveys its 10,000+ residents bi-annually to determine market trends and marketing philosophy. Through the survey important information is derived such as:

- The average age of Clover residents is 76 years or older.
- 27 percent of residents come from an existing apartment and 61 percent come from a single-family home (12% other).
- 97 percent of residents come from 1-5 miles of the property.
- 79 percent of residents live alone.
- 45 percent of residents chose Clover based on the location.

Impact Considerations

The proposed project has the potential to bring up to 236 residents to Crystal Lake based on full capacity and double occupancy of all units. However, typical market trends and experience tell us 79 percent of residents in a Clover project are single occupants, therefore the expected increase in population would be 142 residents at full occupancy.

While no empirical data exists for age-restricted independent senior living emergency call generation, Clover estimates approximately one call for service weekly based on call history at over 60 locations. The majority of calls are medical assistance related. Call trends also increase with the age of the building as there is a direct correlation to the age of the residents within the building. The average Clover residents stays for 10 years.



Using the assumption of 1 additional Fire/EMS per week, the proposed development would generate approximately 52 additional calls per year. This does not assume that most of the residents are current Bartlett residents and would generate the same call volume in their current living situation.

Site Specific Safety Features:

Clover Communities Crystal Lake is an age-restricted senior independent living project. Independent living does not provide for medical care; residents are ambulatory. The proposed building in addition to being fully sprinkled with have emergency exit plans clearly labeled in each unit as well as hallways and common areas. Resident drills are conducted to re-enforce safe exit plans in case of a fire. The main elevator is full sized to accommodate a full-sized stretcher. The drive aisle around the exterior of the building is sized for full-turns for all fire apparatus. Each unit has a balcony or patio to access outdoors. There is no commercial kitchen on-site, reducing potential for large scale fires. Lastly, residents can quickly end lease terms when medical care becomes necessary because of decreased mobility.

Community Living Benefits

Clover communities are designed as retirement communities allowing for independent living in a community setting.

Individual units are equipped with the following:

- Fully equipped kitchen with breakfast bar
- In unit washer and dryer
- Central air conditioning
- Energy-saving appliances
- Sliding glass doors leading to private patio/balcony
- Walk-in shower available
- Emergency pull-cord system

The proposed building and all clover buildings are equipped with the following:

- On-site beauty salon/barber shop
- Community room with patio
- Community activities and planned trips
- Community lounge with fireplace
- Fully handicapped-accessible
- Centrally located elevator service
- Wide, well-lit hallways with handrails
- Secure building, TV-monitored entrance with controlled access
- Fitness center
- Indoor central mailbox system
- Indoor trash rooms



- Coffee room with seating
- Family room
- Game room
- Individual storage units
- Sprinkler system throughout building
- Smoke/CO detectors throughout building

The building amenities are included in every tenant lease and do not require additional deposits. Resident keys access all the amenities. This facility is not open to the public or rentable without a lease. These facilities are designed to be an extension of the individual tenant units specific to senior independent living.

Apartment Interiors





Apartment Interiors





Common Areas



Patio
&
Reading Room



Common Areas



Fitness Center
&
Coffee Bar



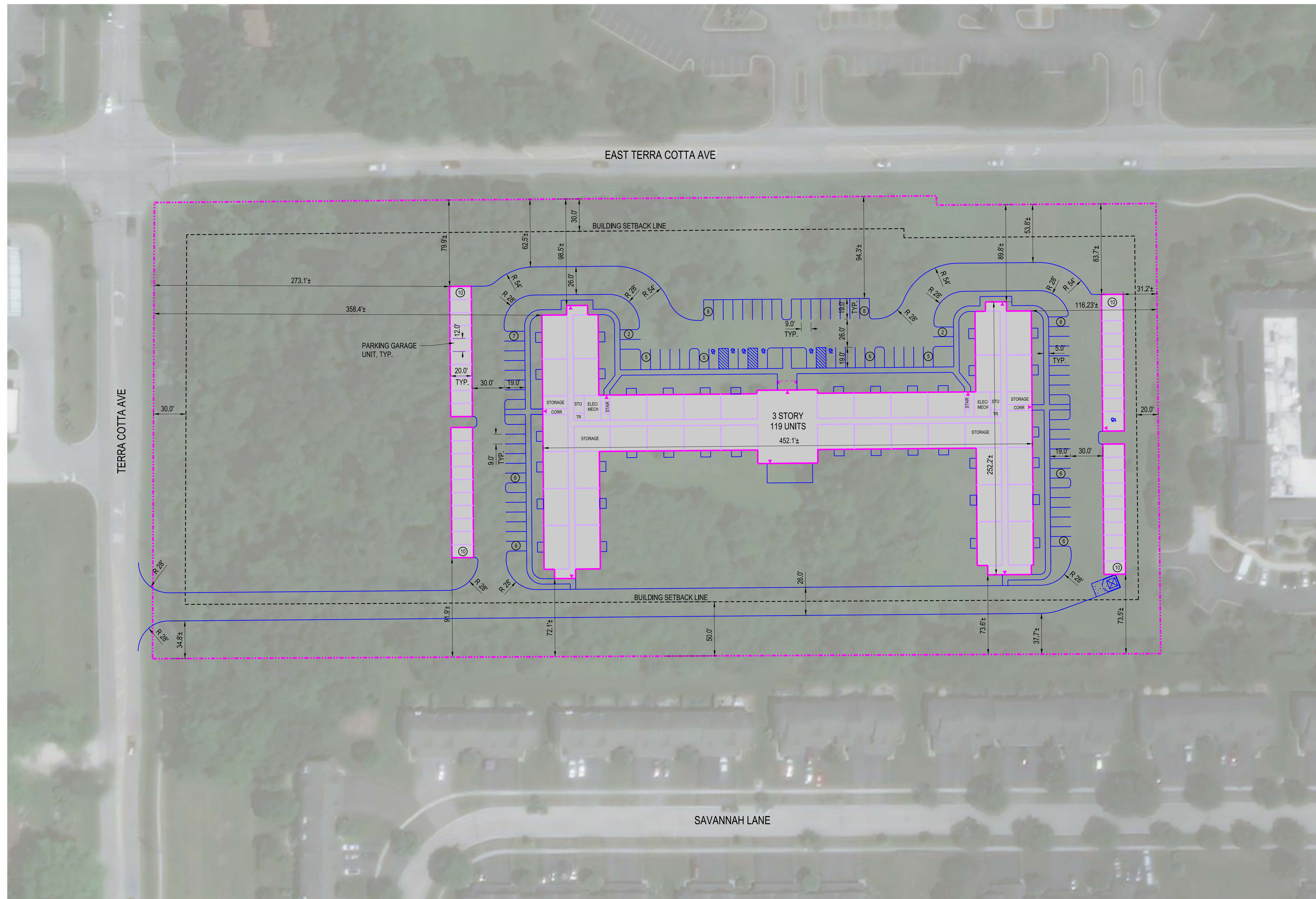
Events



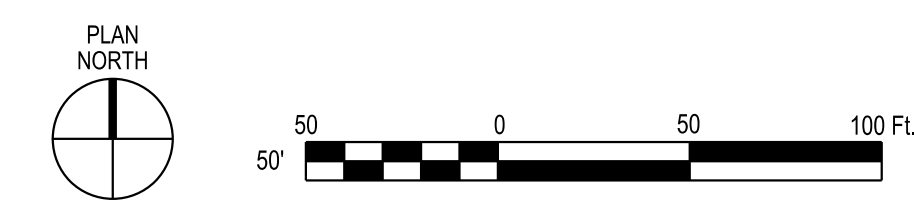


Events





CURRENT ZONING: B-2-PUD
 PROPOSED ZONING: R-3B PUD
 9.0± ACRES
 3 STORY BUILDING
 119 UNITS (97% 2 BEDROOM)
 (24 2-BEDROOM 1.5 BATH, 91 2-BEDROOM, 1 BATH, 4 1-BEDROOM)
 2,076 SF STORAGE (FIRST FLOOR)
 44,260 SF (132,780 TOTAL)
 120 PARKING SPACES (INCLUDING 40 GARAGES)



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 Buffalo, New York 14203
 Phone: 716-847-1630
 Fax: 716-847-1454
 www.cscos.com



**SENIOR HOUSING
 TERRA COTTA AVENUE
 CRYSTAL LAKE, IL**

| MARK | DATE | DESCRIPTION |
|-----------|------|-------------|
| REVISIONS | | |
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| PROJECT NO: | F53.495.001 |
| DATE: | 7-12-2021 |
| SCALE: | 1"=50' |
| DRAWN BY: | S. SCHIENER |
| DESIGNED BY: | |
| CHECKED BY: | |

NO ALTERATION PERMITTED HEREON EXCEPT WITH WRITTEN PERMISSION

CONCEPT PLAN

USER
 DATE
 STIME



