



#PLN-2021-00156
551 Congress Parkway – Conceptual PUD
Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	September 15, 2021
<u>Request:</u>	Conceptual Planned Unit Development review for a 144-unit apartment development
<u>Location:</u>	551 Congress Pkwy
<u>Acreage:</u>	Approximately 6.62 acres
<u>Zoning:</u>	M Manufacturing
<u>Surrounding Properties:</u>	North: M Manufacturing South: M Manufacturing & B-2 General Commercial East: M – Manufacturing West: B-2 PUD General Commercial & O PUD Office
<u>Staff Contact:</u>	Katie Rivard (815.356.3612)

Background:

- The site is a vacant parcel located near the southeast intersection of Congress Parkway and Exchange Drive.
- The adjacent uses are Advocate Good Shepard Outpatient and Immediate Care Center to the north, Northwestern Medicine Immediate Care to the west and Harvest Bible Chapel & NAPA Auto Parts to the south.
- The Petitioner is requesting a Conceptual Planned Unit Development review for a new apartment development.

Development Analysis:

LAND USE/ZONING

- The site is currently zoned M Manufacturing. It would need to be rezoned to R-3B PUD Multi-Family Residential. The residential zoning could be considered spot zoning since no residential zoning exists in the immediate area.
- The current Comprehensive Plan land use designation is Office and this proposal will require an amendment to the land use plan to change from Office to High Density Residential.

- The Petitioner would request variations in conjunction with the Planned Unit Development. Based on the plans submitted, the following variations are required:
 - Density (proposed 21.75 units to the acre; maximum 9 units to the acre)
 - Lot area (proposed 288,367 SF; minimum 577,400 SF)
 - Lot width (proposed ~570 feet; minimum 1,490 feet)
 - Building length (proposed 288 feet; maximum 200 feet)

GENERAL

- The proposed development would consist of three 3-story apartment buildings with 48 units each for a total of 144 units. It would feature 57 1-bedroom units and 87 2-bedroom units.
- The R-3B zoning district permits 9 units to the net acre. The development is proposed at 21.75 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
- Based on the submitted plans, the proposed development does not meet the requirements for lot area or lot width. Per the R-3B standards, 13.26 acres are required to meet the lot area requirements, and 1,490 feet is required to meet the lot width requirements.
- The proposed development complies with the setback requirements of the R-3B zoning district.

SITE LAYOUT

- Access into the site would be provided off Exchange Drive and Congress Parkway. The access onto Exchange Drive lines up with Station Drive.
- The exit on Exchange Drive could potentially create traffic concerns for vehicles exiting the development as there is minimal area for vehicles to queue.
- The total width of the community drive aisles are 26 feet, which is the minimum necessary to comply with the requirements of the Fire Rescue Department.
- The site layout provides green space throughout the development most predominately between the two center (horizontal) buildings, as well as, on the northeast portion of the development. The amenities include a grassy community area with gazebo and a dog park.

- Sidewalks and parkway trees are required along all roadway frontages. Sidewalk connections are provided between buildings. There is an existing sidewalk along the frontage on Exchange and the sidewalk along the Congress Parkway frontage would need to be added.
- A detention area provides a buffer between the eastern building and Congress Parkway.

BUILDING ELEVATIONS

- The buildings are 3-stories with brick on the first level and Hardi-Board siding on the top two levels.
- Each first floor unit will be provided a patio, and each second and third story units will be provided a balcony.
- As proposed, the elevations provide monotonous windows, large roof expanses, and minimal architectural elements. The buildings are required to meet 4-900 D, with one optional standard and all mandatory standards. The standards are outlined below.
 - All buildings shall be provided with complex massing configurations with a variety of wall planes and roof planes.
 - Based on the submitted plans, the proposed wall planes include minimal column features to break up the long building expanse, and the roof plane includes a gable style roof only.
 - All buildings shall be designed with a variety of different wall planes. Plain, monolithic structures with long, monotonous unbroken wall surfaces are not permitted. Wall offsets are required every 50 feet of frontage. Wall offsets should be meaningful and noticeable at least 2 feet.
 - The minimum number of wall offsets for a 288-foot long building is 6. Based on the submitted plans, 3 offsets are proposed. Additional projections could be provided through more detailed column features.
 - Front facades shall provide at least three of the following design features:
 - One or more dormer windows or cupola - not provided
 - A recessed entry - not provided
 - A covered porch - not provided
 - Pillars, posts or pilasters - not provided
 - One or more bay windows with a minimum projection of 12 inches from the façade planes - not provided
 - Eaves with a minimum six-inch projection from the façade plane - provided
 - A parapet wall with articulated design - not provided
 - Multiple windows with a minimum four-inch-wide trim - not provided
 - The maximum length of a multi-family dwelling shall be 200 feet.
 - The proposed building length is 288 feet.

PARKING

- Surface parking would be utilized for the multi-family apartment buildings.
- Based on the submitted plans, 296 parking spaces would be required for the residential units (1.75 spaces per 1-bedroom unit and 2.25 spaces per 2-bedroom unit) and 297 spaces are provided.
- Per 4-400 F, additional landscaping must be provided on the perimeter of the project for screening of headlights.

STORMWATER

- Currently, the stormwater detention is shown off-site. Detailed engineering reports and calculations will need to be provided to ensure this lot can drain into this basin at the proposed impervious surface coverage.
- Per the submitted plans, the impervious coverage is listed at 60%, which is the maximum impervious coverage allowable in the R-3B zoning district. The petitioner will need to submit accurate impervious coverage calculations with future submittals for additional staff review.

Planning and Zoning Commission Discussion:

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

1. Zoning: Is R-3B PUD Multi-Family Residential appropriate in this location?
2. Land Use: What is the preferred land use? Does the proposed use fit with the character of the area?
3. Density: With a Planned Unit Development, variations can be granted provided the projects is of superior quality. How can the development achieve superior quality to justify the density variation?
4. Elevations: The elevations will need to meet the design standards set in the UDO. What architecture elements could be enhanced or included to better align with the UDO and break-up the overall massing of the buildings?
5. Amenities: Are the proposed amenities sufficient for the proposed development to create gathering spaces for the residents?

PIQ Map
551 Congress Parkway



**City of Crystal Lake
Development Application**

Office Use Only

File # _____

Project Title: THE COURTYARD @ CONGRESS STATION

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: EQUITY TRUST CO. CUSTODIAN
PBO PAUL SWANSON IZA
Address: C/O PAUL SWANSON
401 E. PROSPECT AVE
MT PROSPECT, IL 60065
Phone: 847-670-6710
Fax: 847-670-6713
E-mail: PAUL@PSA-INC.BIZ

Owner Information (if different)

Name: WALK IN THE WORD, INC
JAMES MACDONALD, PRES
Address: C/O TIMOTHY BILLIMACK
101 N. MAIN ST. SUITE 15
CRYSTAL LAKE, IL 60014
Phone: 815-355-0196
Fax: _____
E-mail: BILLIMACKT@GMAIL.COM

Property Information

Project Description: 3 3-STORY APARTMENT BLDGS (48 UNITS EA) TOTAL
144 UNITS W/ 297 CARZ PARKING ON 6.62 AC

Project Address/Location: 551 CONGRESS PENNY

PIN Number(s): 1904427009

Development Team

Please include address, phone, fax and e-mail

Developer: EQUITY TRUST CO. CUSTODIAN FBO PAUL SWANSON IRA

Architect: PAUL SWANSON ASSEC. INC

Attorney: _____

Engineer: _____

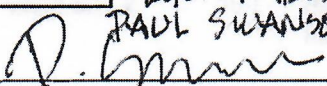
Landscape Architect: _____

Planner: _____

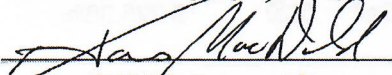
Surveyor: _____

Other: _____

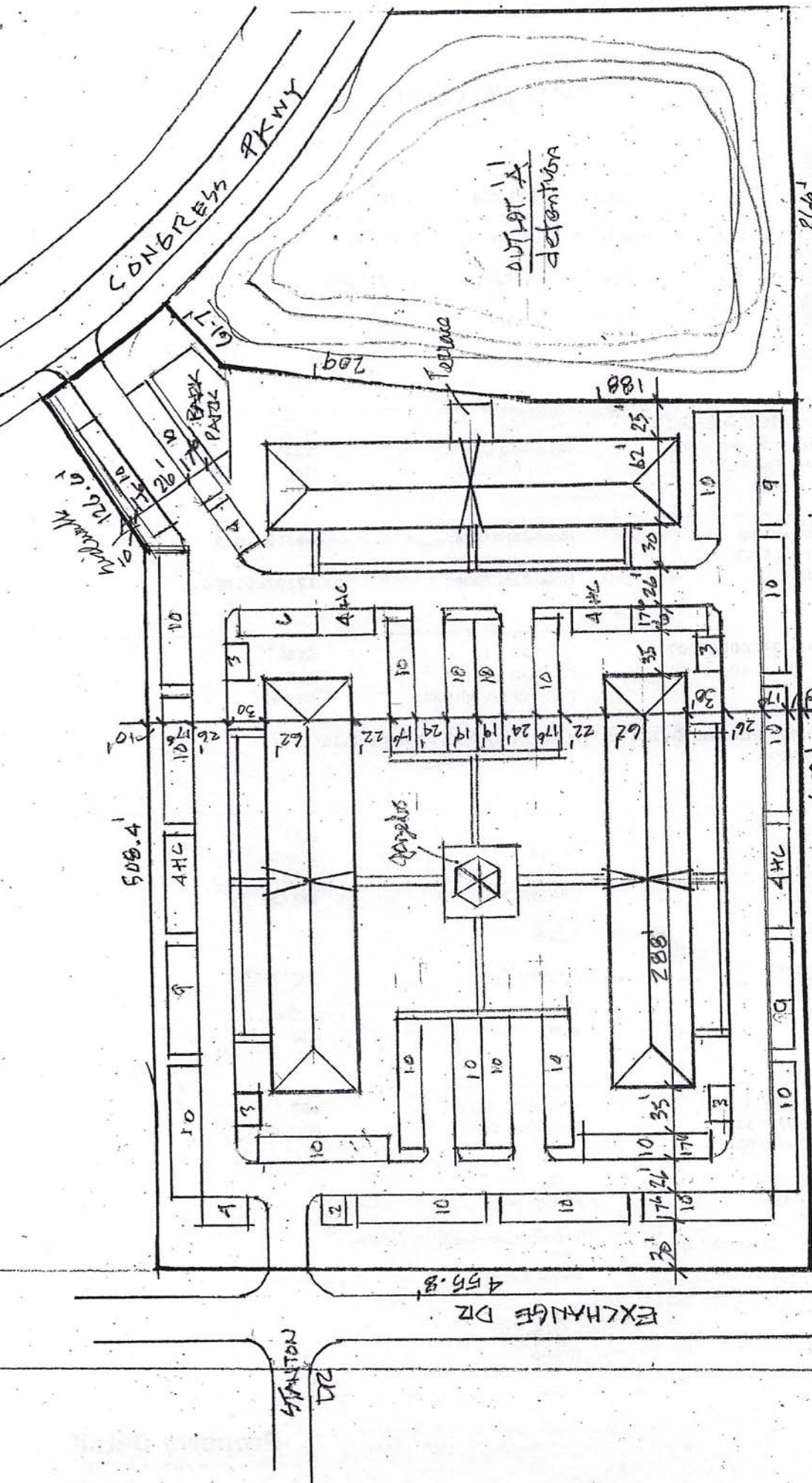
Signatures

EQUITY TRUST CO. CUSTODIAN FBO PAUL SWANSON IRA
PAUL SWANSON AUTHORIZED AGENT 8/23/21

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.

 James MacDonald 08/24/21
OWNER: Print and Sign name Date

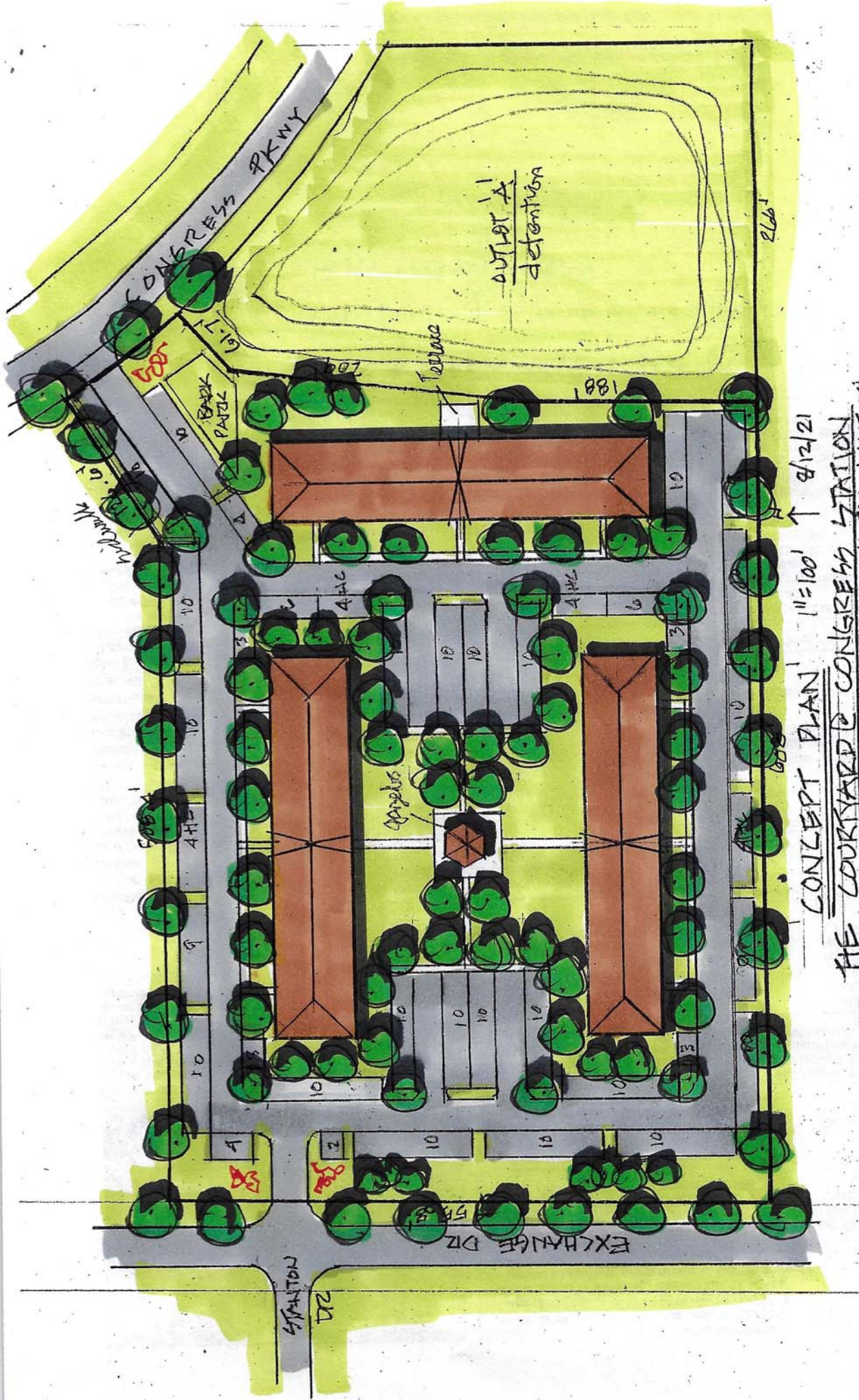
NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.



CONCEPT PLAN 1"=100' N 9/12/21

THE COURTYARD @ CONGRESS STATION
551 CONGRESS PKWY CRYSTAL LAKE, IL

LAND AREA	6.62 AC
BUILDINGS	144 DU (57102 + 872 BR)
PARKING	297 CAR (296 ROAD)
BLDG COVERAGE	19%
BLDG FOOT.	260,000
BLDG HGT.	3 1/2
TOTAL IMPERVIOUS	60%
	54,000 SF / 288 AC @ 4F
	142,000 SF / 288 AC @ 4F
	173,000 SF / 288 AC @ 5F



LAND AREA 6.62 AC

BUILDINGS 3-3 STORY 48 UNIT BLDGS 144 DU (57102 + 8728)

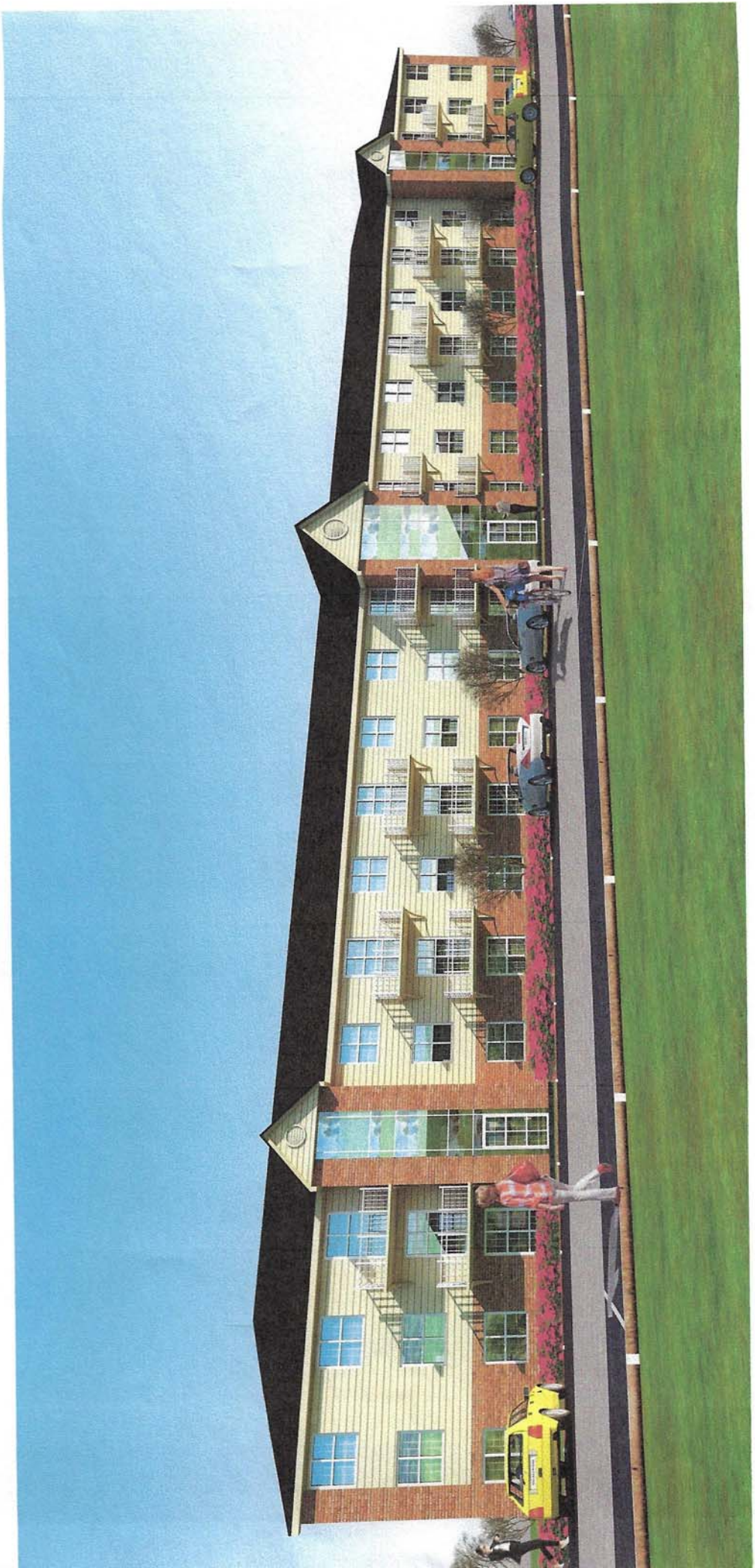
PARKING 977 CAR (296 ROAD)

BLDG COVERAGE 54,000 SF / 288 ADU 4F 19%

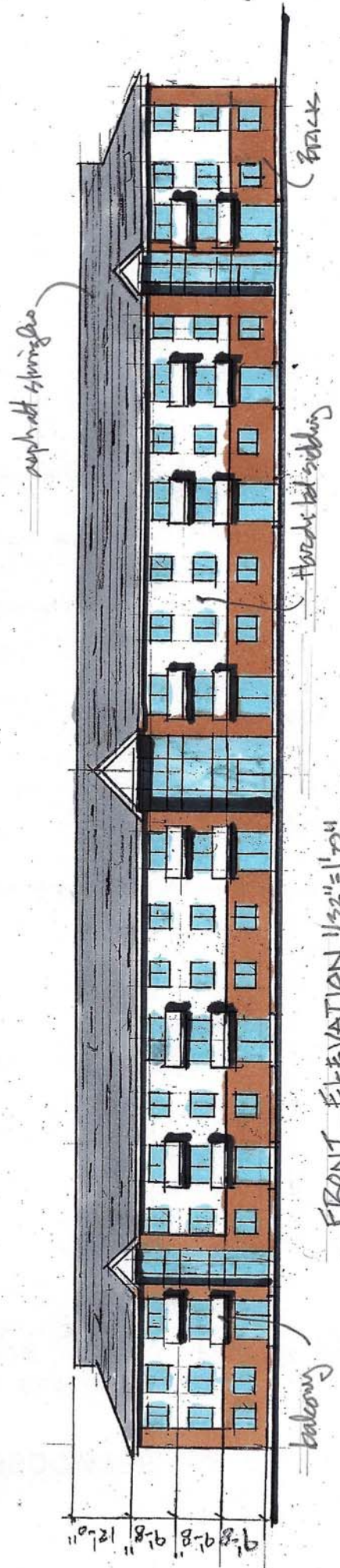
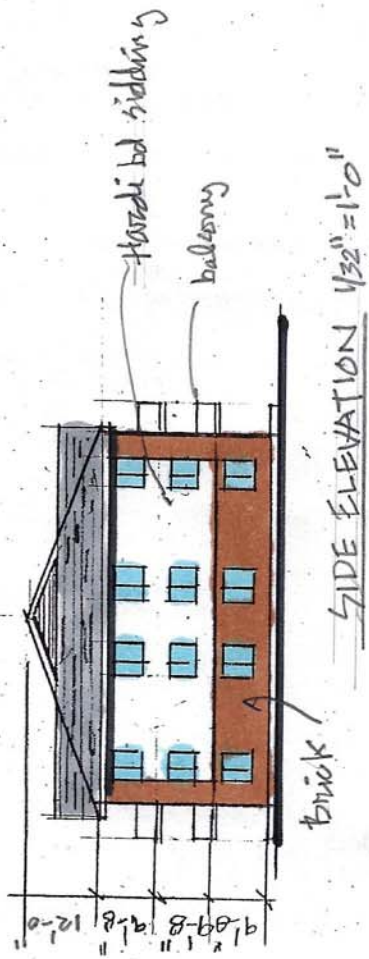
BLDG FAR 162,000 SF / 288 ADU 4F 26%

BLDG HGT. 3/4

TOTAL IMPERVIOUS 173,000 SF / 288 ADU 4F 60%

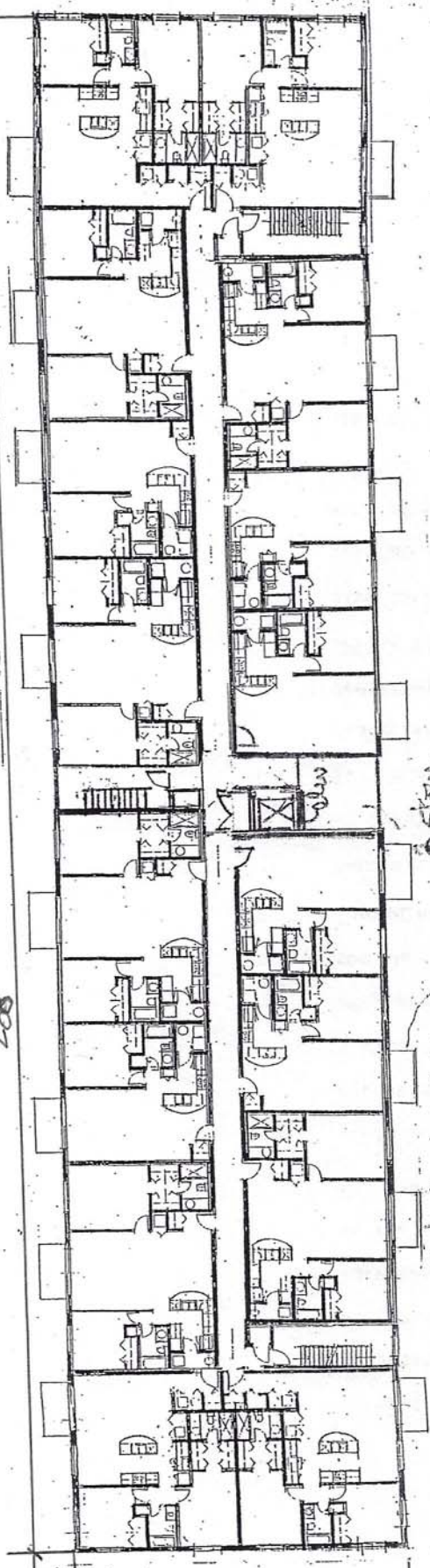






CRYSTAL HEIGHTS @ CONGRESS STATION 7/19/21
 551 CONGRESS PKWY CRYSTAL LAKE, IL

288'



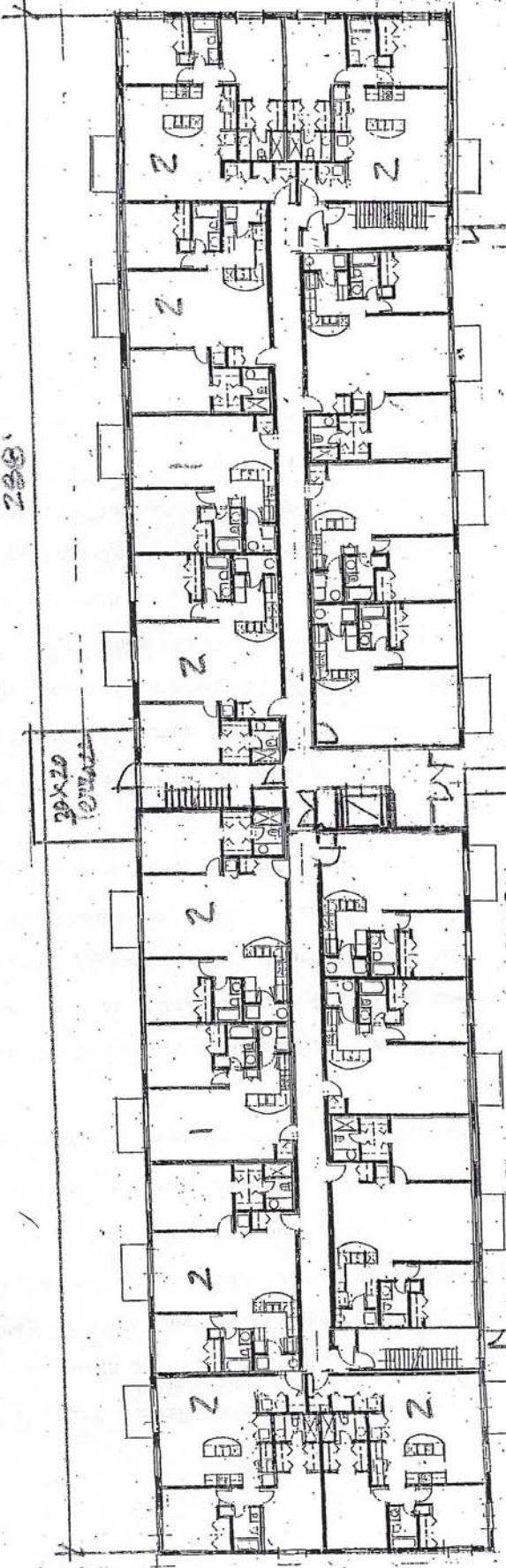
62'

5x10 balconys

Stony lobby

SECOND & THIRD FLOOR PLAN 1/32"
CRYSTAL HEIGHTS CONGRESS STATION 7/19/21

288'



62'

5x10 Patios

29x70
CORRIDOR

26' W. Driveaway

FIRST FLOOR PLAN 1/32"



2000 ft

Train station to loop

shops

551 Congress Pkwy

Google Earth

© 2021 Google



500 ft

Train Station

Congress Pkwy

detention

551 Congress Pkwy

Site

Medical

Exchange Dr

*New 52.
apts*

Station Dr

Google Earth

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