



#PLN-2022-00032
7225 Teckler Boulevard – Conceptual PUD
Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	April 20, 2022
<u>Request:</u>	Conceptual Planned Unit Development review for a 42-unit townhome development
<u>Location:</u>	7225 Teckler Boulevard
<u>Acreage:</u>	Approximately 4.6 acres
<u>Zoning:</u>	M Manufacturing
<u>Surrounding Properties:</u>	North: R-2 PUD - Single-Family Residential and M PUD - Manufacturing South: ML – Manufacturing Limited, M Manufacturing, and B-2 General Commercial East: M PUD Manufacturing West: R-2 PUD Single-Family Residential and Manufacturing Limited
<u>Staff Contact:</u>	Katie Rivard (815.356.3612)

Background:

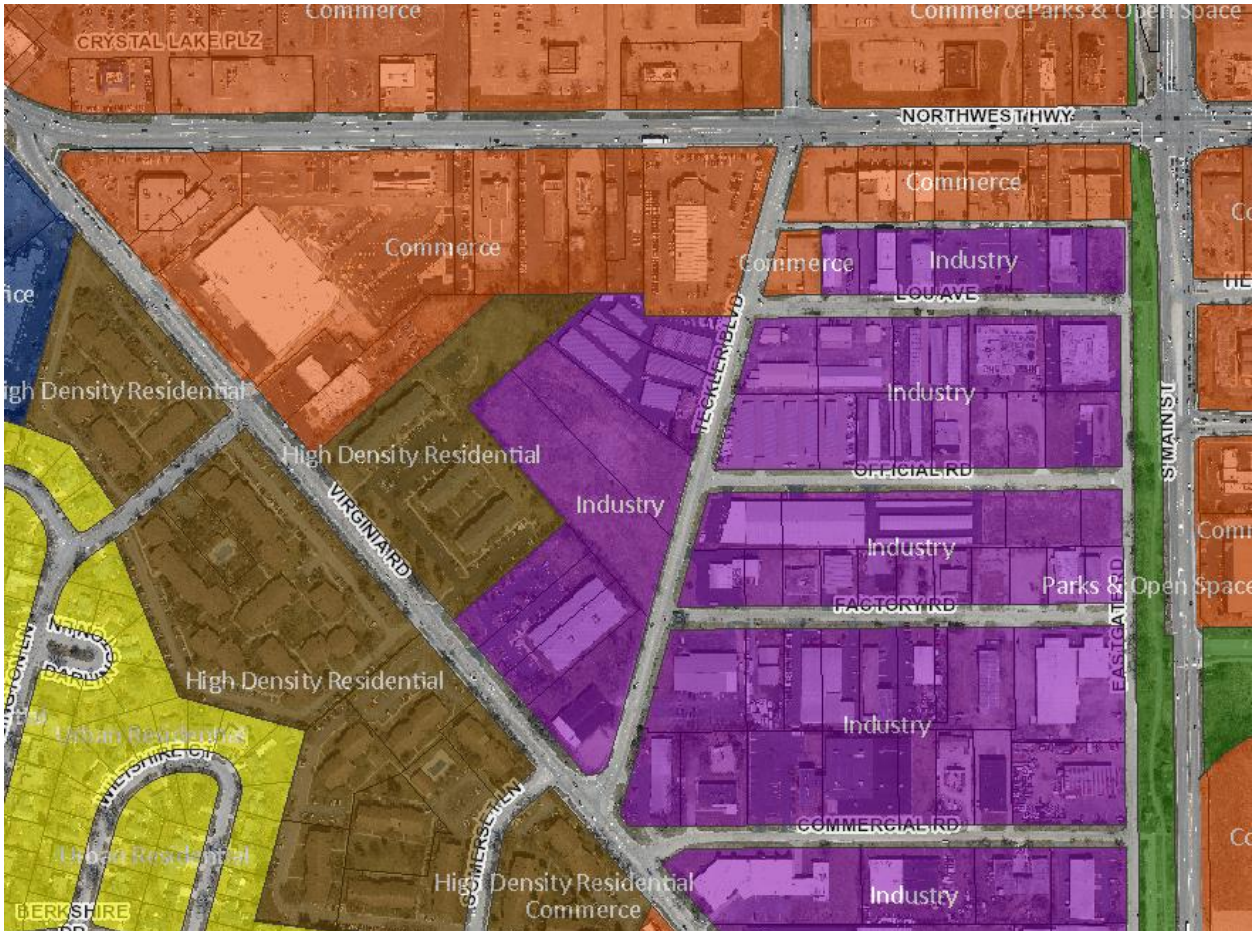
- The site is a vacant parcel located near the intersection of Teckler Boulevard and Virginia Road.
- The adjacent uses include self-storage facilities, various automotive uses, roller sports and skating center, Virginia Boat Condominiums, and several large office type buildings.
- The Petitioner is requesting a Conceptual Planned Unit Development review for a new 42-unit townhome home 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 current Comprehensive Plan land use designation is Industry and this proposal will require an amendment to the land use plan to change from Industry to High Density Residential. A portion of the Comprehensive Plan land use map is pictured below.



- The Petitioner would request variations in conjunction with the Planned Unit Development. Based on the plans submitted, the following variations are required:
 - Density (proposed 9.1 units to the acre; maximum 9 units to the acre)
 - Lot width (proposed ~441 feet; minimum 470 feet)

General

- The proposed development would consist of seven 2-story, owner-occupied townhome buildings with 6 units each for a total of 42 units.
- The R-3B zoning district permits 9 units to the net acre. The development is proposed at 42 units to the acre (9.1 dwellings units per 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 width. Per the R-3B standards, 470 feet is required to meet the lot width requirements.
- The proposed development complies with the setback requirements of the R-3B zoning district, with the exception of the required 50-foot setback from yards abutting residential districts. The buildings are setback approximately 20 feet from the southwest property line, and 39 feet from the north property line.
- A landscape plan will be required and it must comply with the landscape requirements (site landscaping, foundation plantings, buffer requirements, etc.) of the UDO of Section 4-400. The development will require a 20-foot landscape buffer from the adjacent residential development.
- The proposed impervious surface coverage is 40%, which meets the zoning district requirement of 65%.

Site Layout

- Access into the site would be provided off Teckler Boulevard. The driveway should align opposite either Official Drive or the existing commercial driveway.
- The total width of the community drive aisles are 24 feet, which will not allow for parking on the driveways.
- The site layout provides green space throughout the development with courtyards between buildings and a gazebo area with a BBQ for gatherings. The detention area is on the east side of the development.
- Sidewalks exist along the frontage of the property, and sidewalk connections are provided between buildings. Additional internal sidewalks should be included.
- A traffic study is not required for this development.

Parking

- Each unit will have two garage spaces for a total of 84 garage parking spaces. There will be an additional 25 parallel parking spaces on the east side of each building. Parking stall depth and width will need to meet the UDO requirements.

- Based on the submitted plans, 105 parking spaces would be required for the residential units (2.25 spaces per 2-bedroom unit) and 109 spaces are provided.

Building Elevations

- The buildings are 2-story with brick on the first level and horizontal Hardi-Board siding on the second story.
- Each unit will have a rear loading garage, and a private second floor balcony and a patio overlooking the courtyard.
- The proposed architecture includes the following architectural accents:
 - Gable brackets;
 - Varying windows sizes;
 - Craftsman's style window trim;
 - Recessed entryways;
 - Bay windows;
 - Combination of horizontal Hardi board and brick; and,
 - Neutral color scheme.

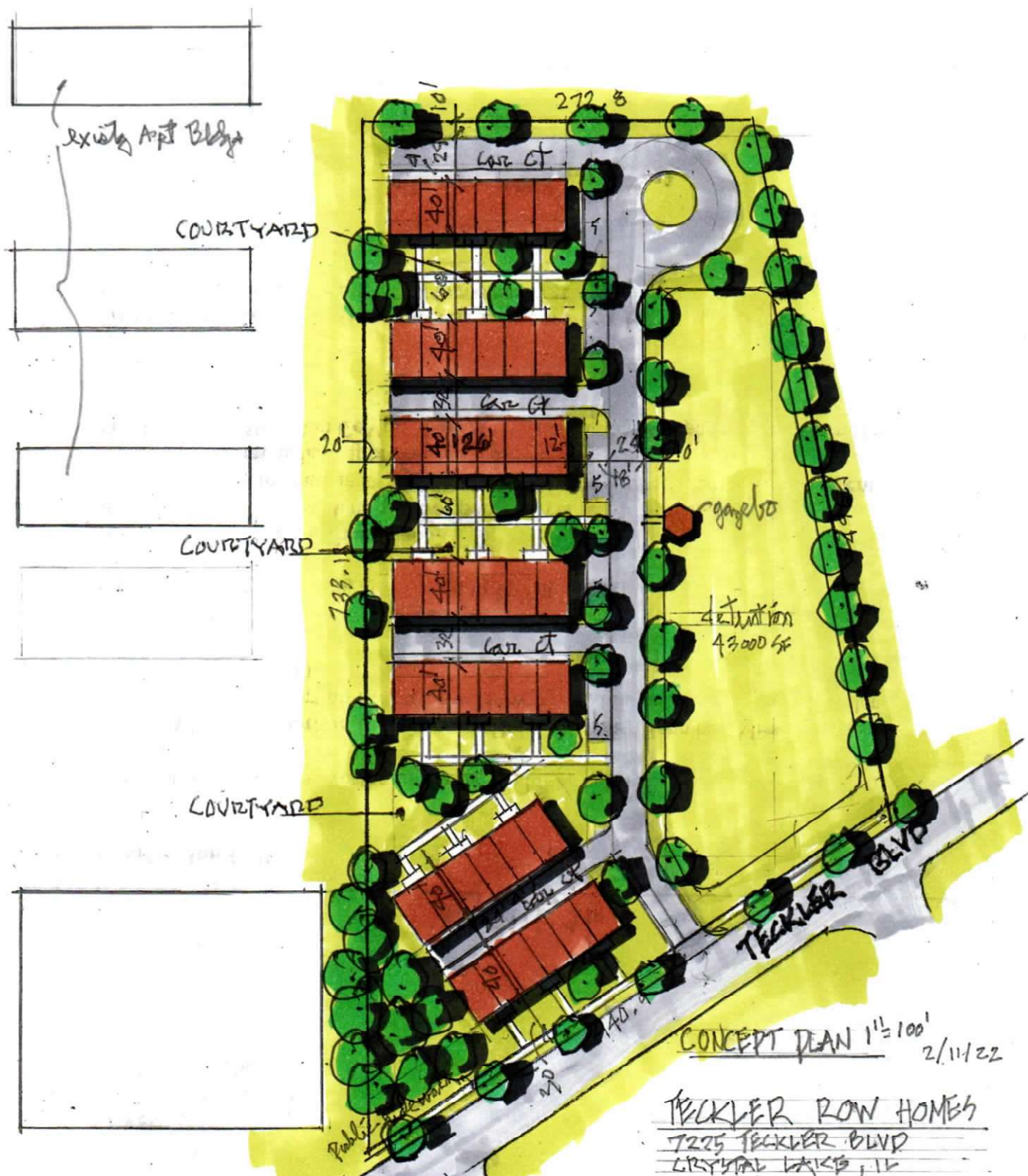
Planning and Zoning Commission Discussion:

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

1. Zoning/Land Use: Based on the surrounding land uses, does the proposed development fit in with the character of the area?
2. Based on the adjacent properties, should additional landscaping be considered to screen the storage facilities on the subject property?
3. Amenities: How are the proposed amenities (courtyards and a gazebo area with a BBQ) sufficient for the proposed development to create gathering spaces for the residents?

PIQ Map
7225 Teckler Boulevard

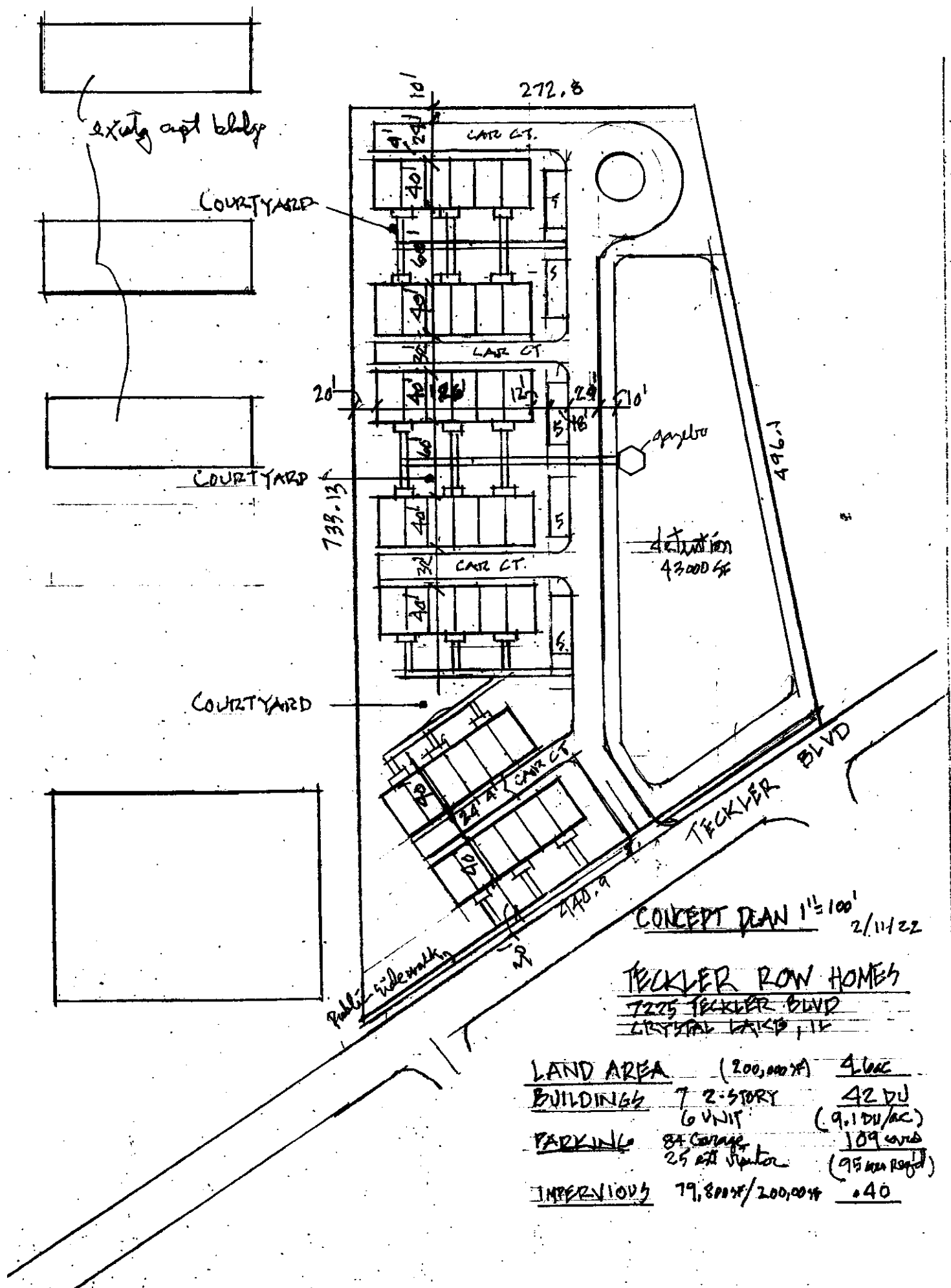




CONCEPT PLAN 1/4"=100' 2/11/22

TECKLER ROW HOMES
 7225 TECKLER BLVD
 CRYSTAL LAKE, IL

LAND AREA	(200,000 SF)	4.6ac
BUILDINGS	7 2-STORY 6 UNIT	42 DU (9.1 DU/ac)
PARKING	84 Garage 25 ext visitor	109 spaces (95 max Reg'd)
IMPERVIOUS	79,800 SF / 200,000 SF	0.40



CONCEPT PLAN 1" = 100' 2/11/22

TECKLER ROW HOMES
 7225 TECKLER BLVD
 CRYSTAL LAKE, IL

LAND AREA	(200,000 SF)	4.6 ac
BUILDINGS	7 2-STORY	42 DU
	6 UNIT	(9.1 DU/AC)
PARKING	84 Garage	109 cars
	25 off street	(9.9 cars/row)
IMPERVIOUS	79,800 SF / 200,000 SF	0.40



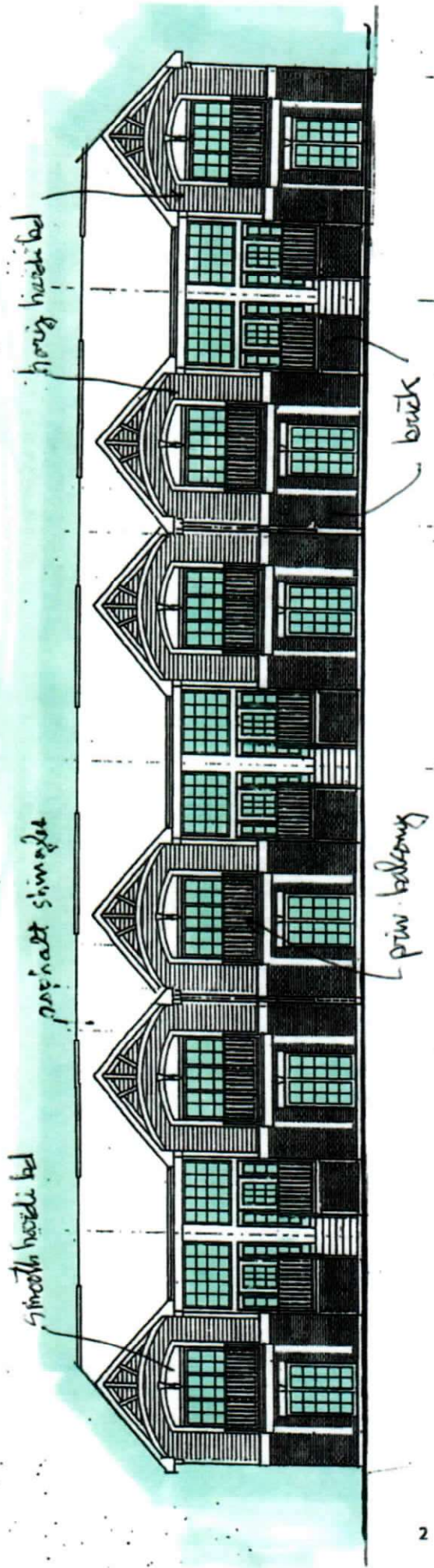
asphalt shingles

horiz Hardie bd

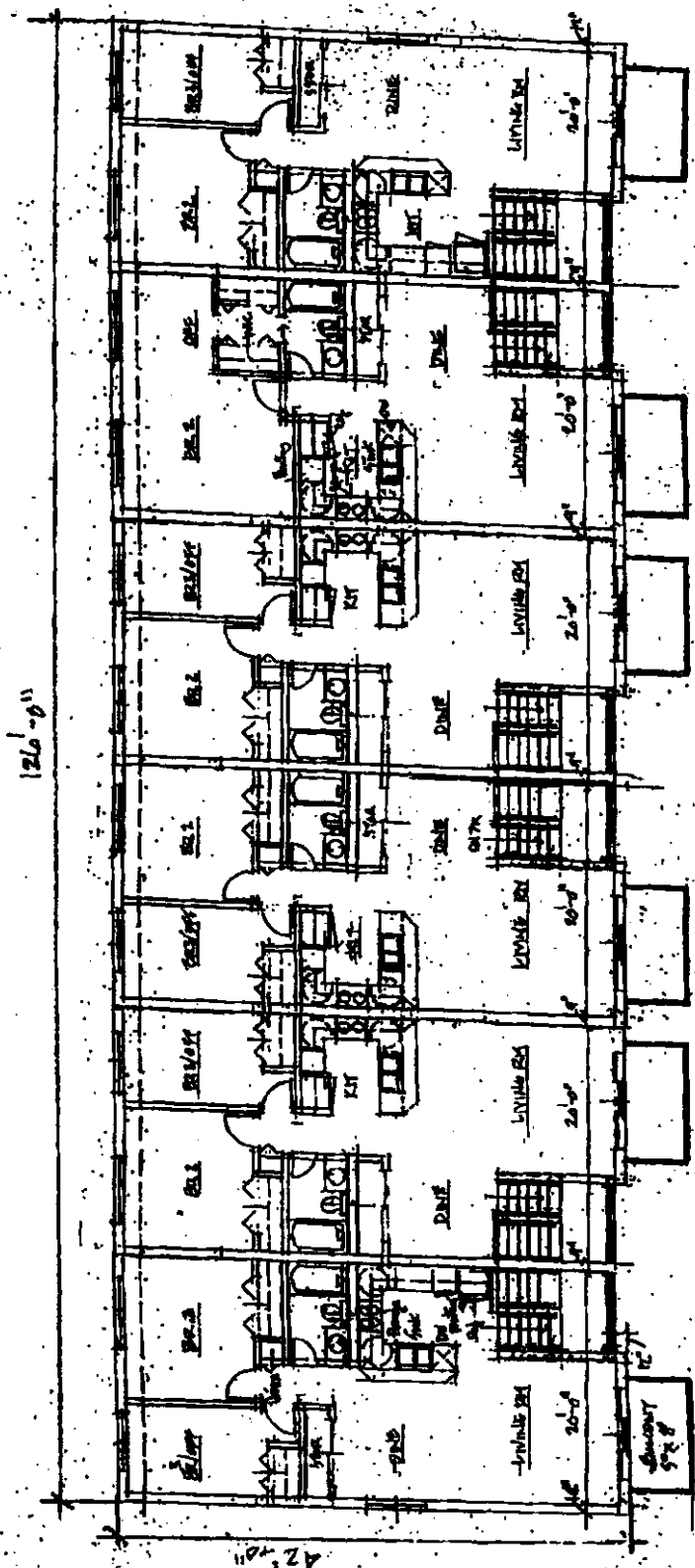
car court

brick





FRONT ELEVATION 1/16"

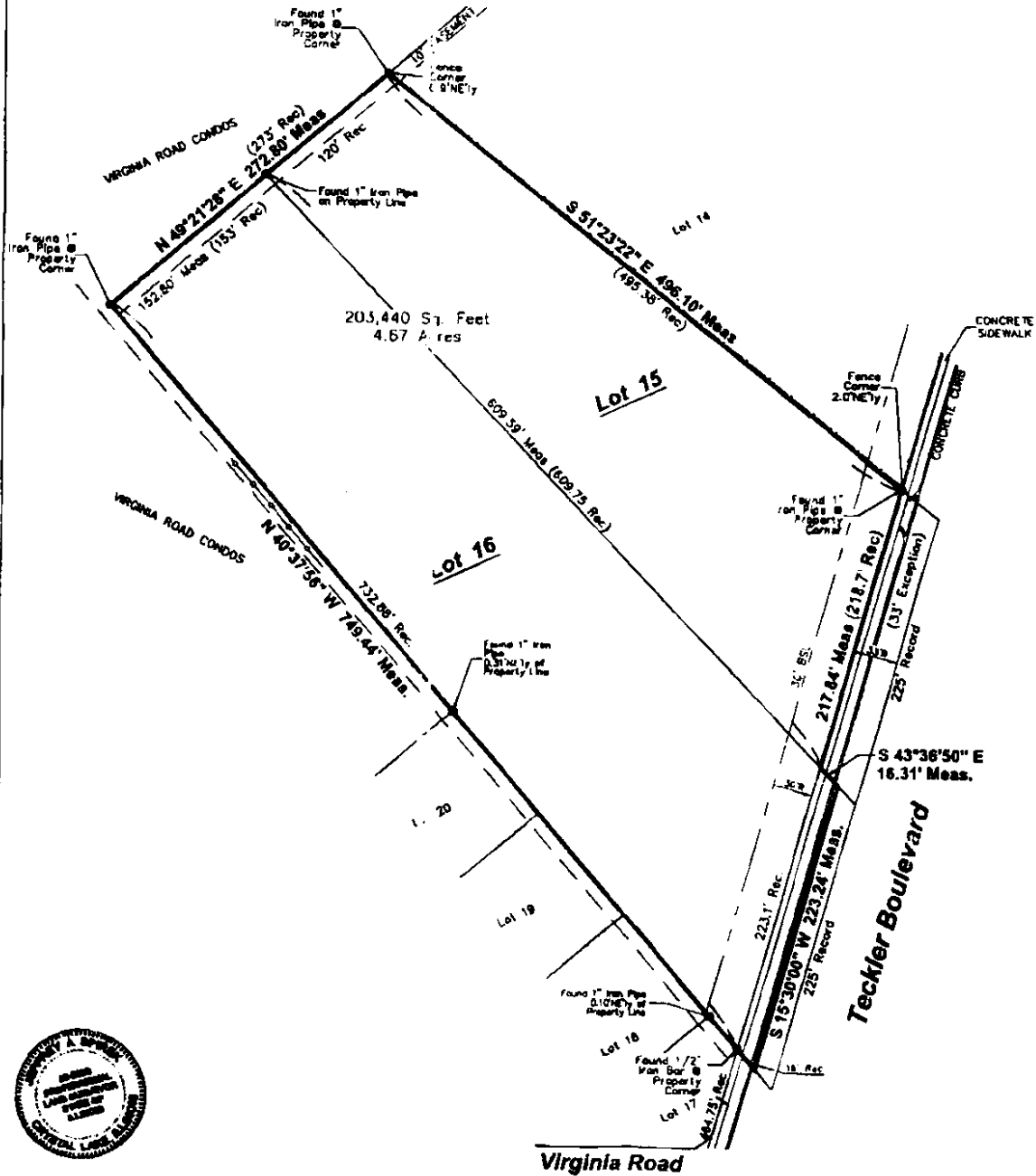


SECOND FLOOR 1/16"

Plat of Survey

LEGAL DESCRIPTION:

LOT 15 (EXCEPT THE SOUTHEASTERLY 33 FEET THEREOF) AND LOT 16 (EXCEPT THE SOUTHEASTERLY 16 FEET THEREOF FALLING IN THE PUBLIC HIGHWAY), OF TECKLER'S GRANDVIEW SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1928, AS DOCUMENT NUMBER 83659, IN BOOK 8 OF PLATS, PAGE 84 IN MCHEERY COUNTY, ILLINOIS.



THIS DOCUMENT IS NOT VALID WITHOUT THE SURVEYOR'S SEAL.

STATE OF ILLINOIS }
COUNTY OF MCHEERY }

IN MY PROFESSIONAL OPINION, AND BASED ON MY OBSERVATIONS, I HEREBY CERTIFY THAT THE PLAT HEREON DRAWN IS A TRUE REPRESENTATION OF SAID SURVEY. MY PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

Jeffrey Spren
JEFFREY SPREN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3888
LICENSE TO BE RENEWED NOVEMBER 30, 2022
REGISTERED AGENT FOR LUCO SURVEYING (PROFESSIONAL DESIGN FIRM NO. 184-67972)

NOTES:
*COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED AND REPORT ANY DIFFERENCE IMMEDIATELY.
*ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF; BEARINGS AS SHOWN ARE ASSUMED AND ARE SO INDICATED FOR INTERIOR ANGLES ONLY.
*BUILDING LINES AND EASEMENTS AS SHOWN ARE BASED SOLELY ON PROVIDED DOCUMENTS.
*UTILITIES WITHIN EASEMENTS OR UNDERGROUND UTILITIES (IF ANY), INCLUDING, BUT NOT LIMITED TO, CONDUITS AND CABLES ARE NOT SHOWN HEREON.



LEGEND

- SET IRON NAIL
- FOUND IRON PIPE/PIPE/PIPE
- × FOUND "I" IRON PIPE
- FOUND "I" IRON PIPE
- STREET LIGHT
- 8-INCH
- WATER VALVE W/VALVE
- FIRE HYDRANT
- MANHOLE
- STORM MANHOLE
- ANTI-CORROSION
- POWER POLE
- ELECTRIC TRANSFORMER
- PART OF CONDUIT/WIREWAY
- PUBLIC UTILITY EASEMENT
- MUNICIPAL UTILITY EASEMENT
- DRAINAGE EASEMENT
- BUILDING SETBACK LINE
- ROAD FRONT
- CLUSTER/PIPE FRONT
- PLASTERED BRICK

LUCO SURVEYING
54 Lou Street, Crystal Lake, IL 60014
A Division of Palms Surveying, Inc.
Ph: (815) 526-3974 Fax: (815) 526-3984
E-mail: adam@lucosurveying.com

Common Address: 7225 Teckler Boulevard, Crystal Lake, IL
PIN # 19-08-201-009, -010
Job Number: 21-85794 Drafted By: CER
Client: FGPG Reference: Home State Bank
Field Work Completion: 11/09/21

Revision:	Description:	Date:
	Corrected Record Dimension Lot 15	11/24/21

**EQUITY TRUST COMPANY CUSTODIAN F/B/O
PAUL SWANSON IRA**

401 E. PROSPECT AVENUE
MT. PROSPECT, ILLINOIS 60056

PHONE: 847-670-6710
FAX: 847-670-6713

February 14, 2022

VIA EMAIL: (emaxwell@crystallake.org)

Elizabeth Maxwell
City of Crystal Lake
100 W. Woodstock St.
Crystal Lake, Illinois 60014

RE: 4.6 Acres
7225 Teckler Blvd.
Crystal Lake, Illinois

Elizabeth,

Enclosed, find submittal of Concept Plan for 42 ROW Homes. The Community consists of 7 – 6 unit, 2 Story Row Home Buildings on 4.6 acres. Each home has a 2-car garage, a 2nd floor private balcony and a patio overlooking a landscaped Courtyard. There is a Gazebo with a BBQ for public gatherings.

I would be seeking a rezoning to R3B PUD. Regarding the Fire Department the height from grade to intersection of roof and exterior wall is 18' and the overall height of the roof is 25'.

I feel this is a great site for Residential next to the new Marianos and within walking distance to the Jewel Osco, Shopping and Restaurants along Route 14 and the 3 Oaks Recreation Area.

I am asking for a "Cursory Review".

Thanks,



Paul Swanson – Authorized Agent



3 OAKS
RECREATION AREA
walking distance to
7225 Teckler Blvd

Google Earth

Imagery Landsat / Copernicus

Three Oaks Recreation Area
2000 ft



7225 Teckler Blvd

Birds & Beasis Pet Shop

Nick's Pizza & Pub

North Wall Rock Climbing Gym

Air Team Vehicle Emissions Testing

Crystal Point Mall Shopping Center

JewelOsco

IHOP

Target

Sam's Club

Raising Canes

Signature Truck Centers
SafeRite AutoGlass

Crystal Lake

Crystal Lake Central High School

Harbor Freight Tools

Best Buy

Panera Bread

Liberty Ave

Three Oaks Recreation Area Drive

Marriotts

Xtreme Wheels Roller Skating & Skateboard

Walmart

Beckshire Dr

Wingate Rd

Signature Truck Centers

SafeRite AutoGlass

Spa Room Dr

Google Earth

Imagery Landsat / Copernicus



7225 Teckler

*SW



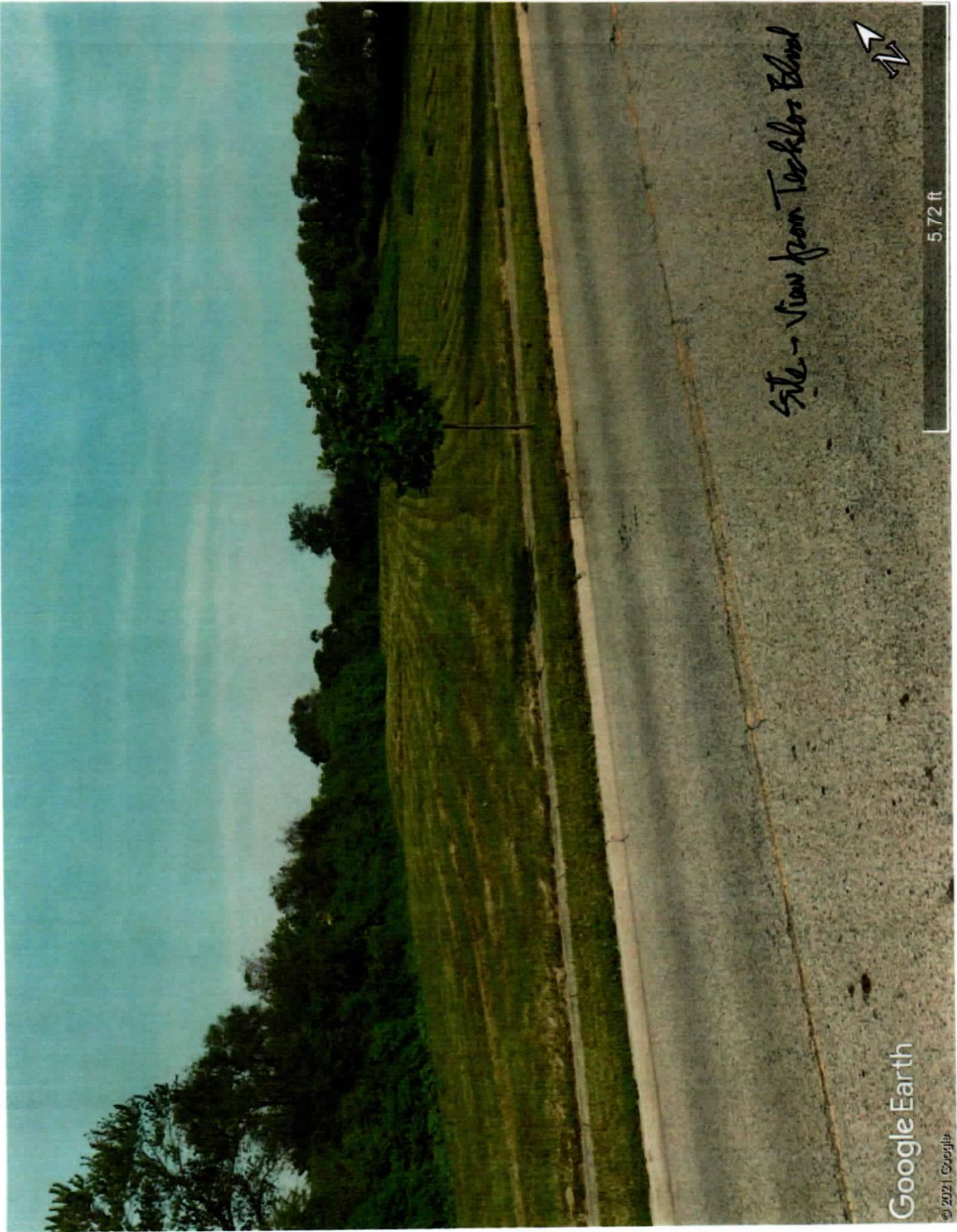
100 ft

Crest High

© 2021 Google

Google Earth

© 2021 Google



Site - View from Tecklos Blvd





New Marina *

7225 Teckler Blvd

skate

shop

Xtreme Wheels - Roller Skating &

Crystal Lake Brake & Auto

Teckler Blvd

Sunrise Cartage

Europe Asia France

AAMCO Transmissions & Tune-Up Service

part of America's Auto Parts Store

CubeSmart

300 ft

Google Earth

Image Landsat / Copernicus