



**#PLN-2022-171**  
**775 S. Main Street – Conceptual PUD**  
**Project Review for Planning and Zoning Commission**

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<b><u>Meeting Date:</u></b>	October 5, 2022
<b><u>Request:</u></b>	Conceptual Planned Unit Development review for a new multi-family townhome development
<b><u>Location:</u></b>	775 S. Main Street
<b><u>Acreage:</u></b>	Approximately 9 acres
<b><u>Zoning:</u></b>	M PUD Manufacturing
<b><u>Surrounding Properties:</u></b>	North: M Manufacturing South: M Manufacturing Three Oaks Recreation Area East: M Manufacturing Three Oaks Recreation Area West: B-2 PUD General Commercial & M Manufacturing
<b><u>Staff Contact:</u></b>	Elizabeth Maxwell (815.356.3738)

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**Background:**

- The site is a vacant parcel, owned by Curran Contracting, and was previously used as a construction yard.
- The property is part of the Vulcan Lake TIF District. The Plan identifies this area as Main Street Mixed Use and states the following redevelopment objective:
  - The land within the Project Area along S. Main Street is occupied by an industrial land use. As redevelopment within the Project Area occurs to the east, the redevelopment of this activity area is planned for commercial uses fronting Main Street with a small amount of attached single-family residences on the activity area's east side. The mix of commercial users, whether retail, service or office, should be based on the market conditions at the time of redevelopment. Proximity to the lakes will allow for some proposed residences to capitalize on the views while site amenities should allow residents direct access to the lake and other adjacent lake oriented recreational amenities.
- The Petitioner is requesting a Conceptual Planned Unit Development review for a new multi-family owner-occupied townhome 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 Commerce and this proposal will require an amendment to the land use plan to change from Commerce to High Density Residential.
- Based on the plans submitted density variation would be needed for approximately 15.8 units to the acre. The UDO allows for 9du/acre.

### GENERAL

- There is one main road running north south and then two stub roads off to the west.
- Homes would back to Three Oaks Recreation Area.
- The product would be three, four, and five unit townhome buildings.
- The homes would have standard options for patios and third floor terraces.

### SITE LAYOUT

- The main access would be from the traffic signal at Main Street and Berkshire Drive.
- The main drive would have 33 townhomes along it, this is a significant amount of curb cuts. The proposed sidewalk would be on the opposite side to avoid driveway crossings.
- Two dead-end stub roads are illustrated. There is an option to provide emergency service only access that would be gated onto Main Street.
- There is a connection to the proposed Three Oaks Recreation Area path at the north end of the development.

### BUILDING ELEVATIONS

- The townhomes are front loaded so the main portion of the first floor are garage doors.



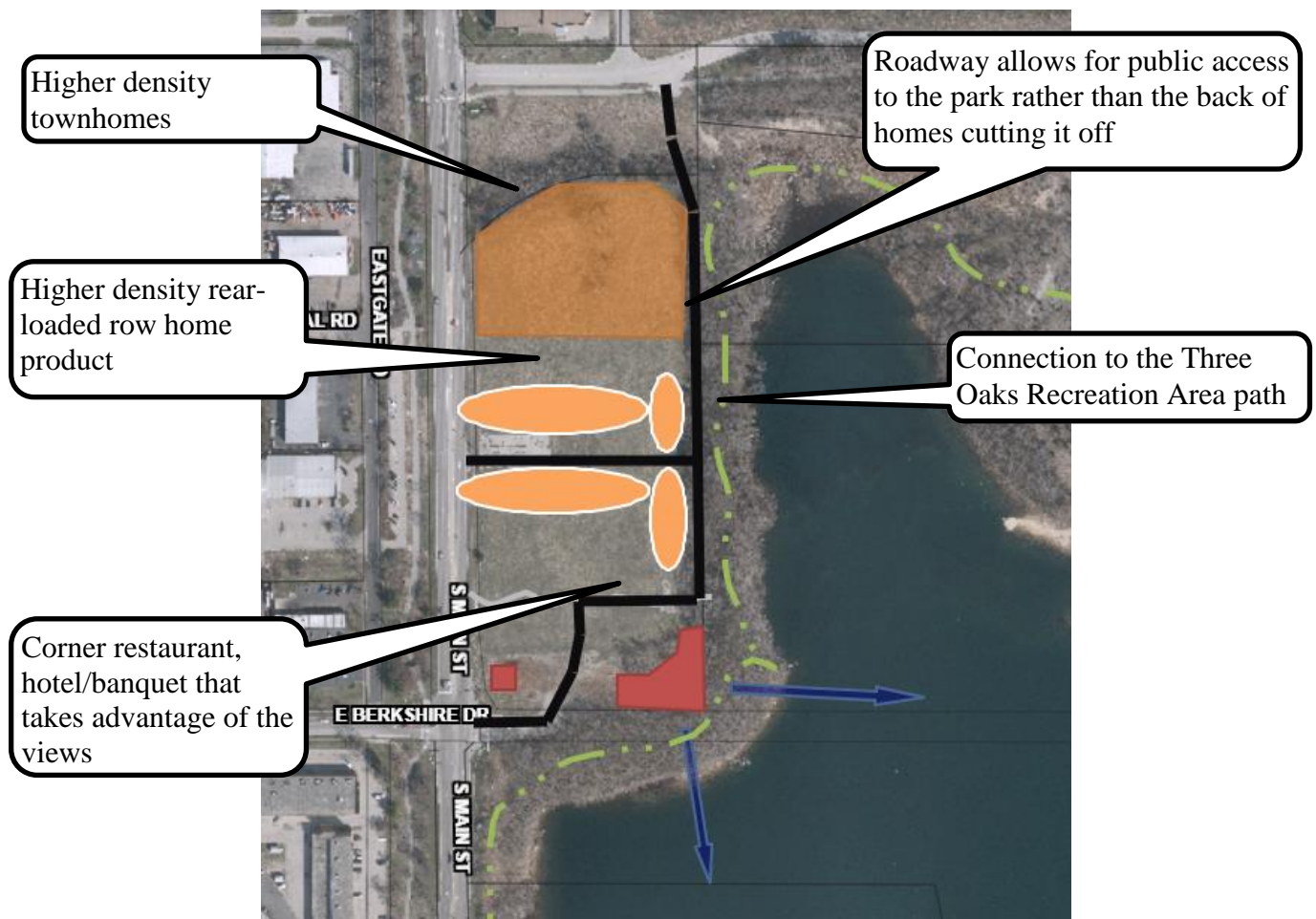
- The garage doors have the option of different handles, windows or a barn-door appearance.
- The proposed rear elevations are articulated to break-up the facades.
- The petitioner has stated they will provide unique architectural details on the elevations to create a Crystal Lake model. Including units with rear balconies to take advantage of the lake views.

### PARKING

- Multi-Family requires guest parking. The main road is designed at 28 feet wide, which would allow for on-street parking so additional parking lots did not need to be created.

### ALTERNATIVE DESIGN

- The proposed site plan features townhomes abutting Three Oaks Recreation Area which matches the TIF Plan vision. An alternative would be to incorporate commercial along Main Street.
- Gathering spaces for residents are important elements for quality site design. If a residential development proceeds, the site plan should reflect gathering areas, public access to the walking path and enhanced landscaping.
- To match the TIF Plan of mixed use and further the City's vision of a banquet facility and retail on this site higher density product could be incorporated.



**Planning and Zoning Commission Discussion:**

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

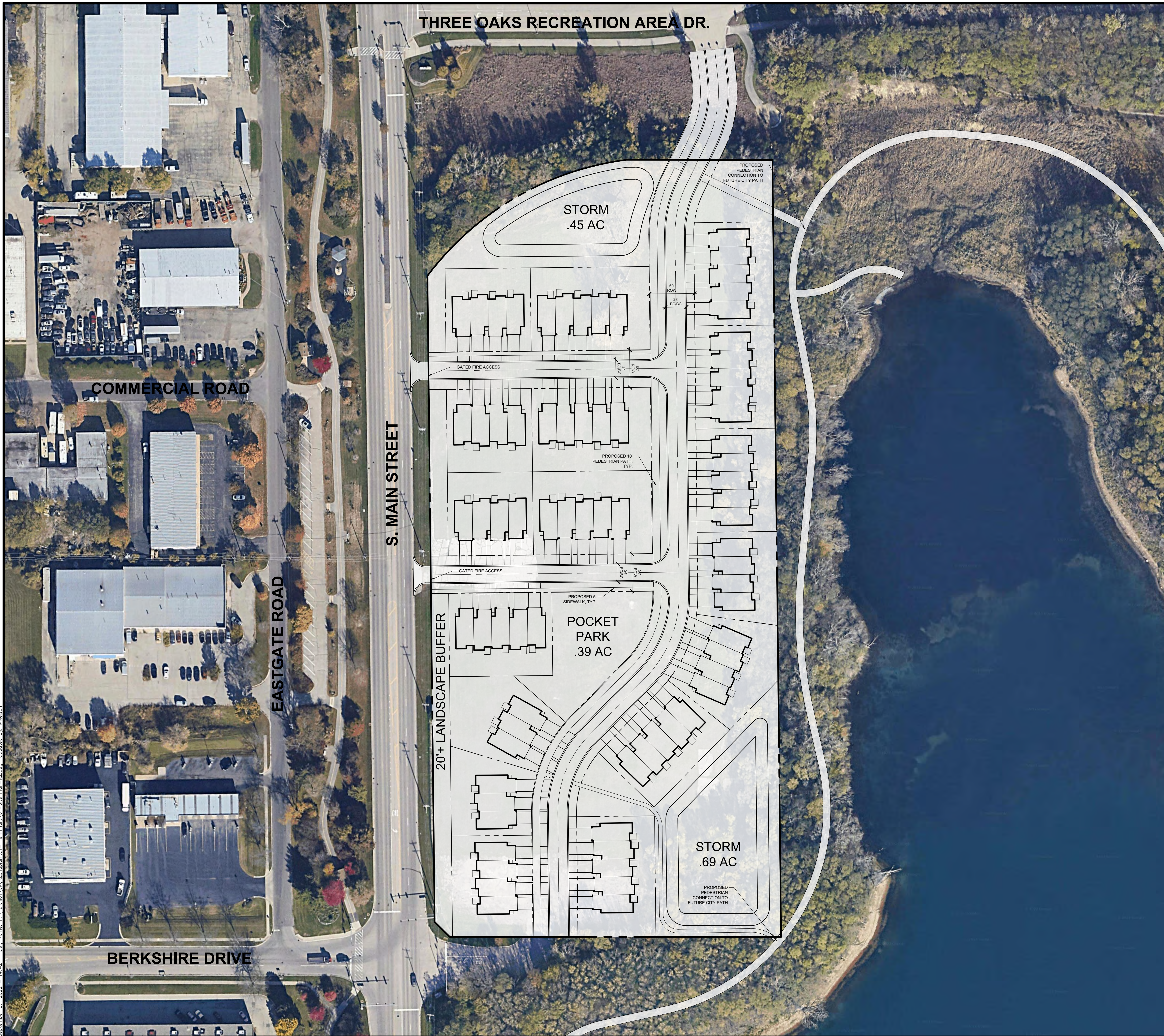
1. Site Design: The TIF Plan was created in 2005 and calls for mixed-use development for the subject property. It is desired to discuss the current vision for the property.

Is an owner-occupied townhome project desirable for the location?

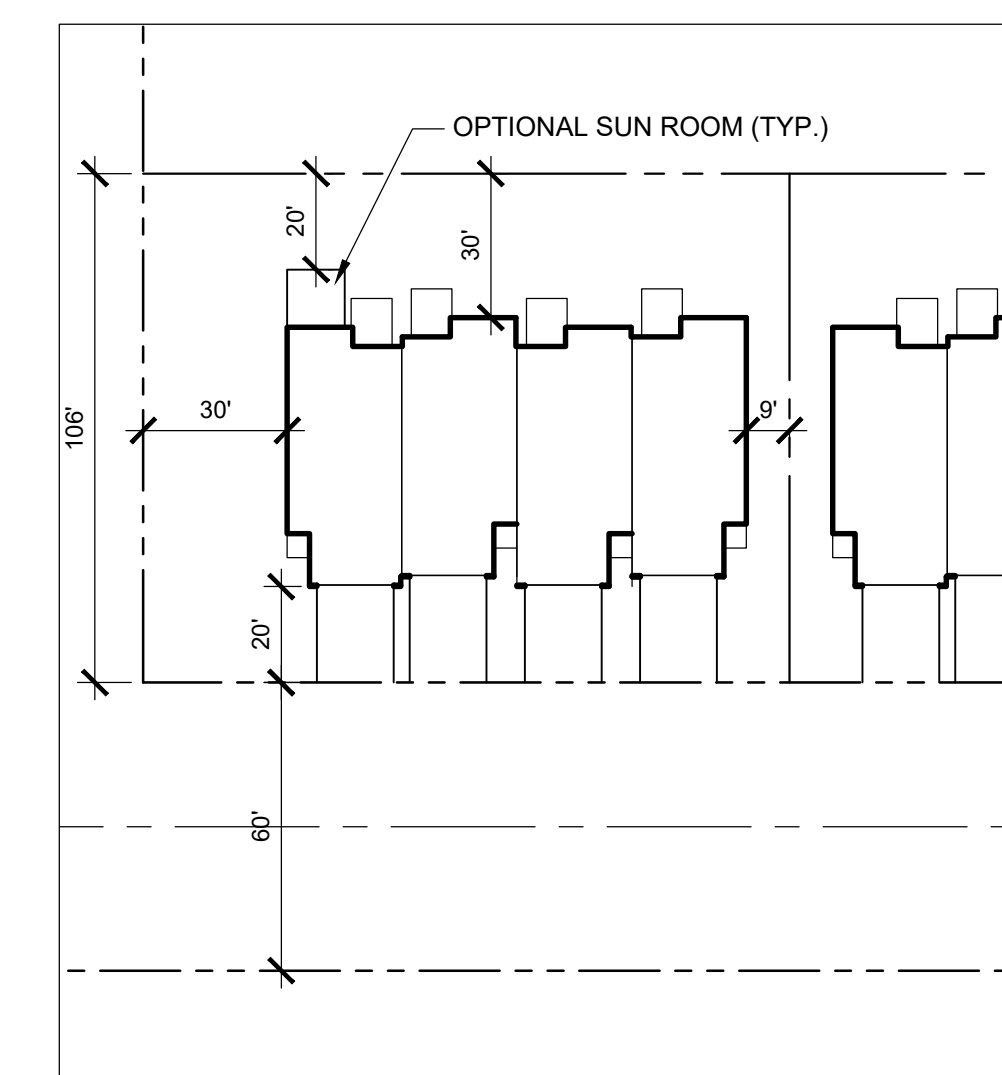
What are the basic design elements that should be incorporated to create a neighborhood, like open space/parks, path connections and street features?

2. Zoning: Is R-3B PUD Multi-Family Residential appropriate in this location?
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?

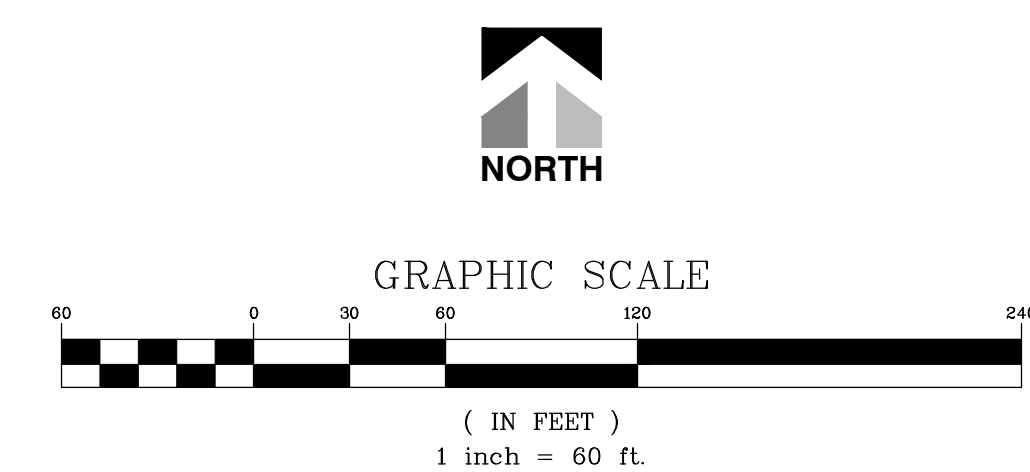
September 27, 2022 - 14:42 Dwg Name: P:\Projects\03\Crystal Lake\01-Preliminary\01-Site Plan-B2.dwg Updated By: MWhelan



SITE DATA		
TOWNHOMES	4.86 AC	53.5%
STORM / OPEN SPACE	2.36	26.0%
RIGHT OF WAY	1.86	20.5%
<b>TOTAL PROJECT SITE</b>	<b>9.08 AC</b>	<b>100%</b>
<b>TOTAL IMPERVIOUS SURFACE</b>	<b>3.00 AC</b>	<b>33.0%</b>
<b>TOTAL TOWHOME UNITS</b>	<b>77</b>	
<b>GROSS DENSITY</b>	<b>8.5 DU/AC</b>	
<b>NET DENSITY</b>	<b>15.84 DU/AC</b>	
FRONT YARD SETBACK	20'	
REAR YARD SETBACK	20'	
INTERIOR SIDE SETBACK	9'	
CORNER SIDE SETBACK	30'	
BUILDING TO BUILDING (SIDE)	18'	
BUILDING TO BUILDING (REAR)	40'	
LINEAL FT OF ROADWAY	1,900'	



TYPICAL LOTTING PLAN



DATE	REVISIONS	BY	CHK
06/27/22			

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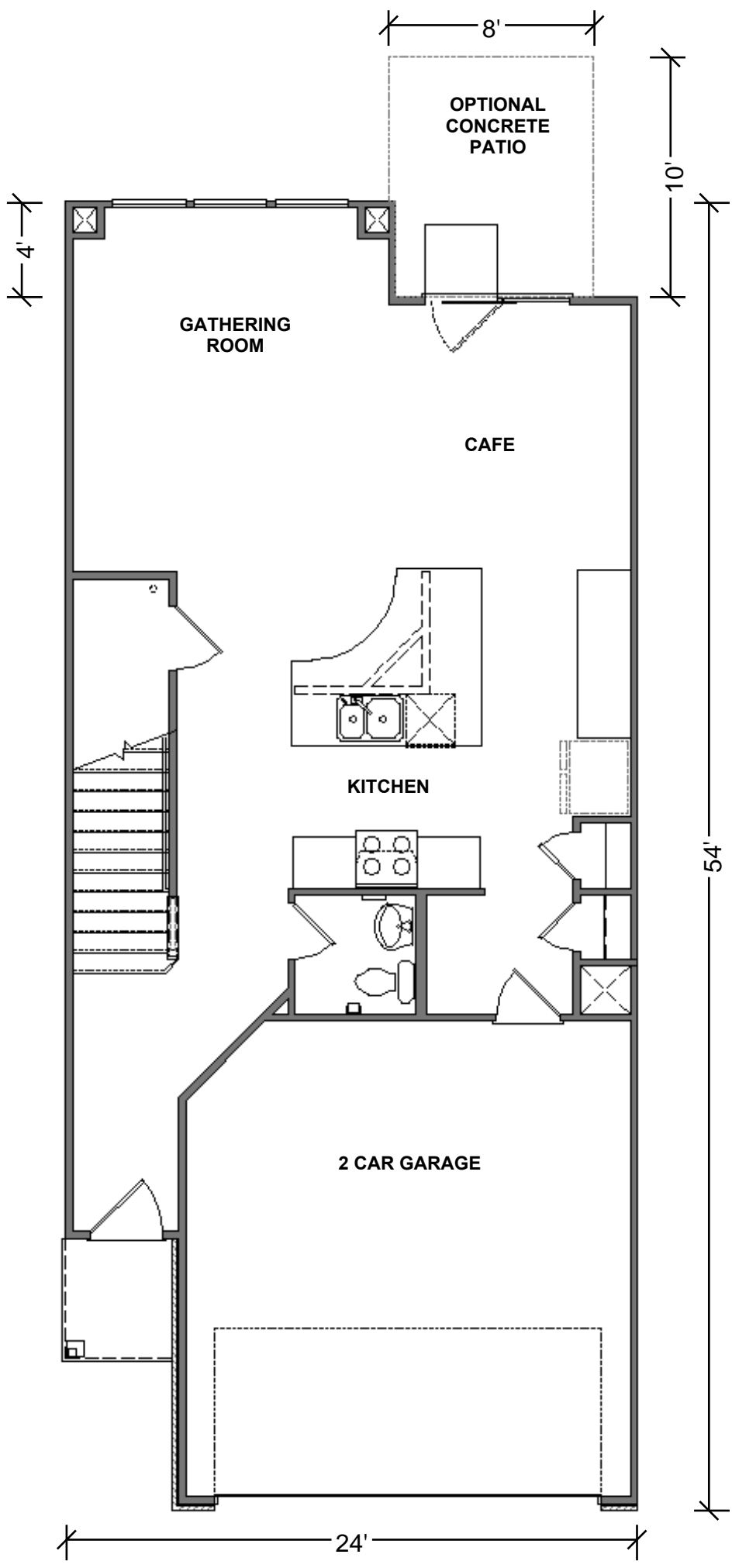
RESIDENTIAL TOWNHOMES  
 CRYSTAL LAKE, ILLINOIS  
 CONCEPTUAL SITE PLAN

PROJ. MGR.: MN  
 PROJ. ASSOC.: MN  
 DRAWN BY: MN  
 DATE: 06/27/22  
 SCALE: 1" = 60'

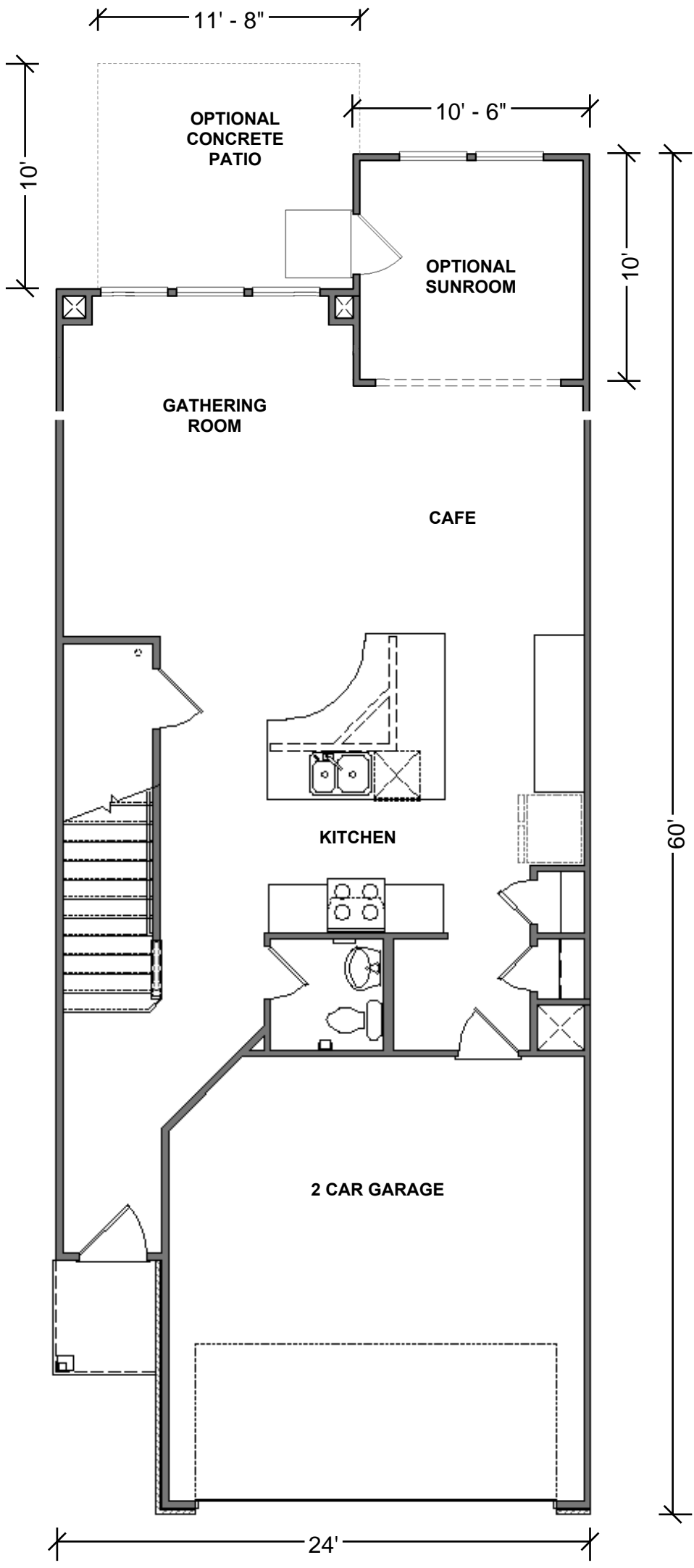
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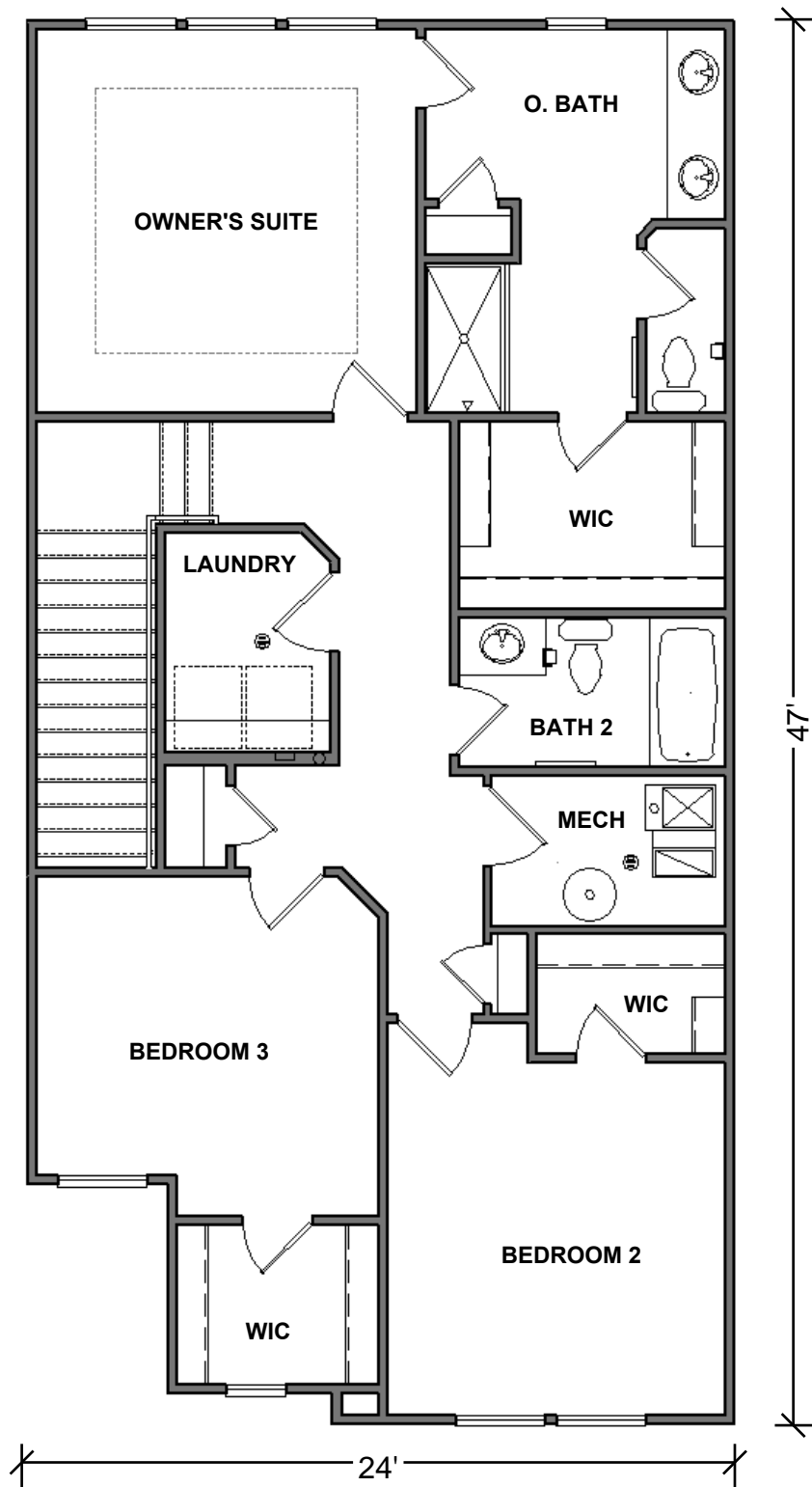
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**TYPICAL FIRST FLOOR**

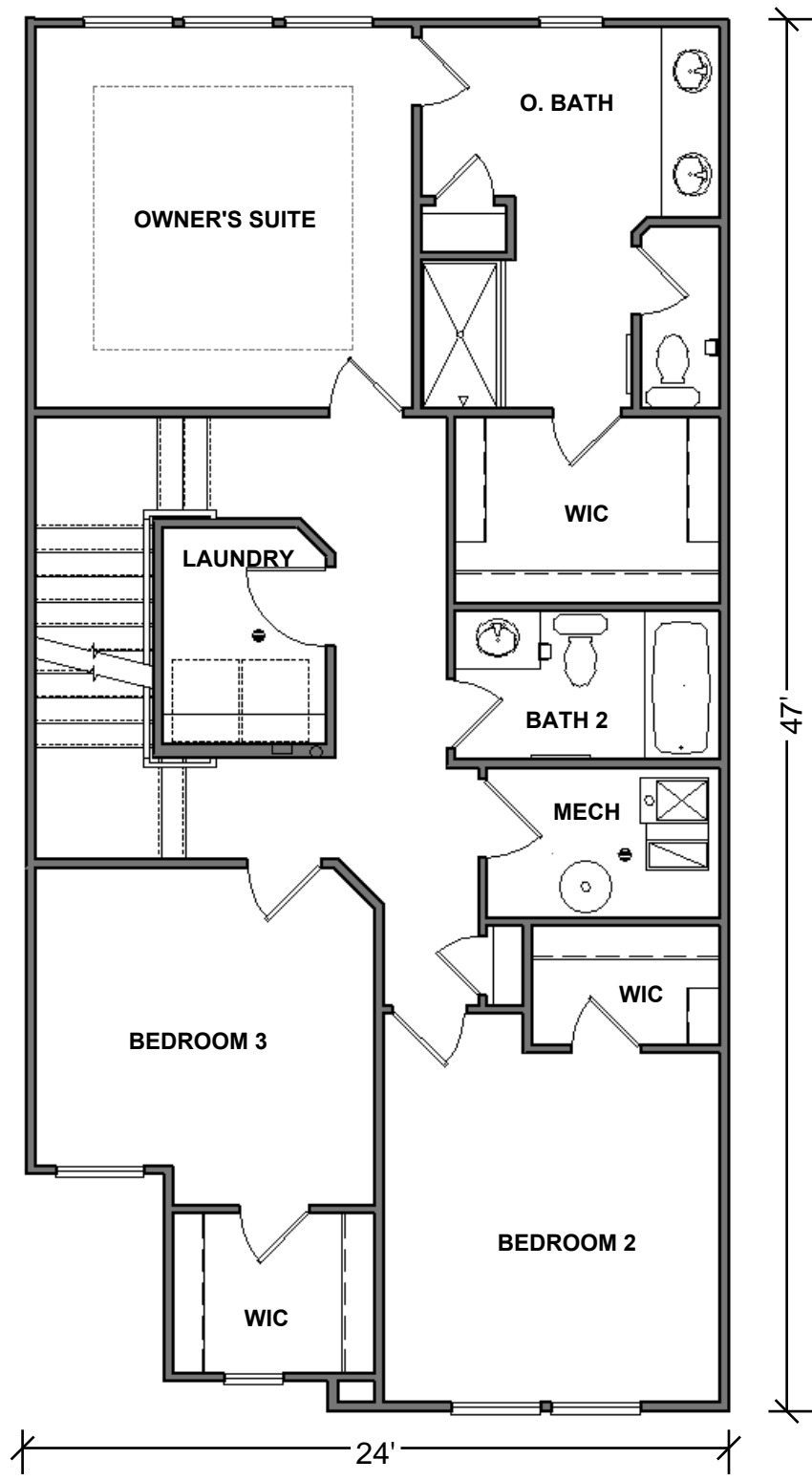


**FIRST FLOOR WITH SUNROOM OPTION**

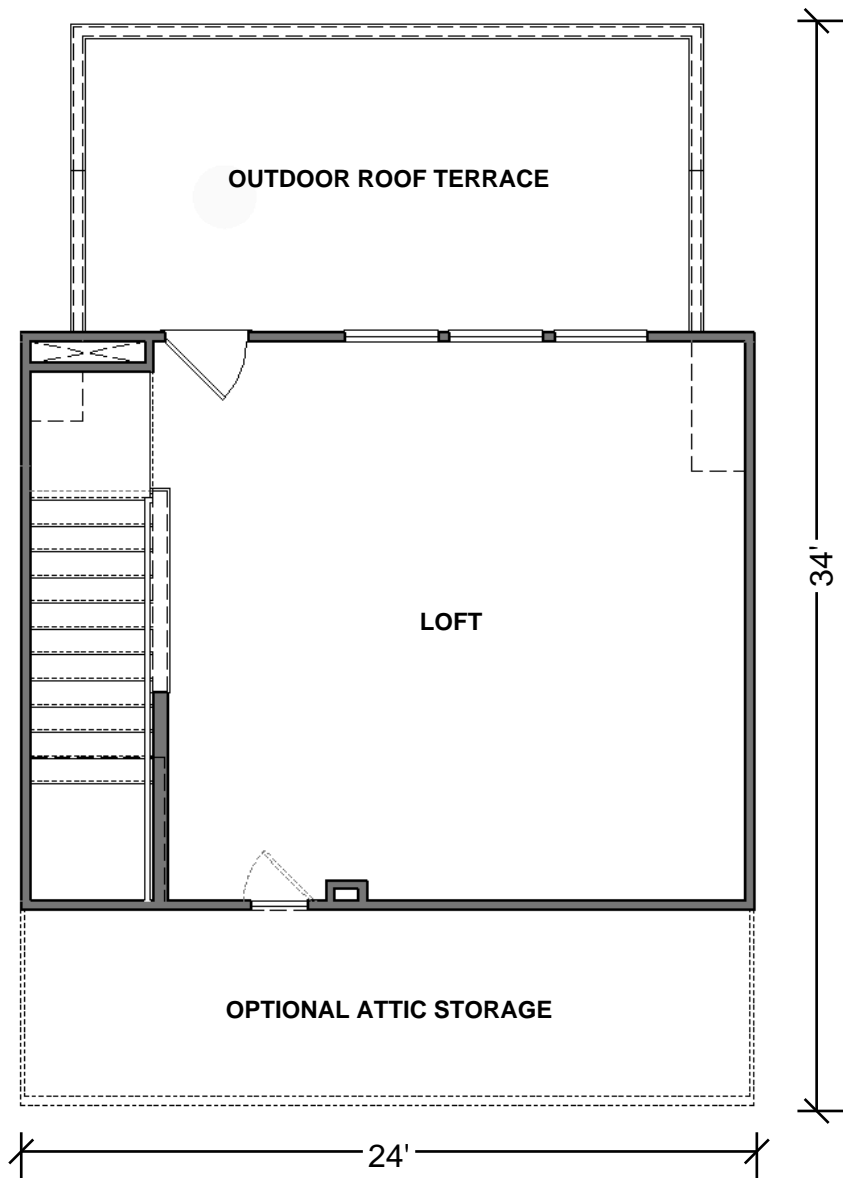


**TYPICAL SECOND FLOOR**

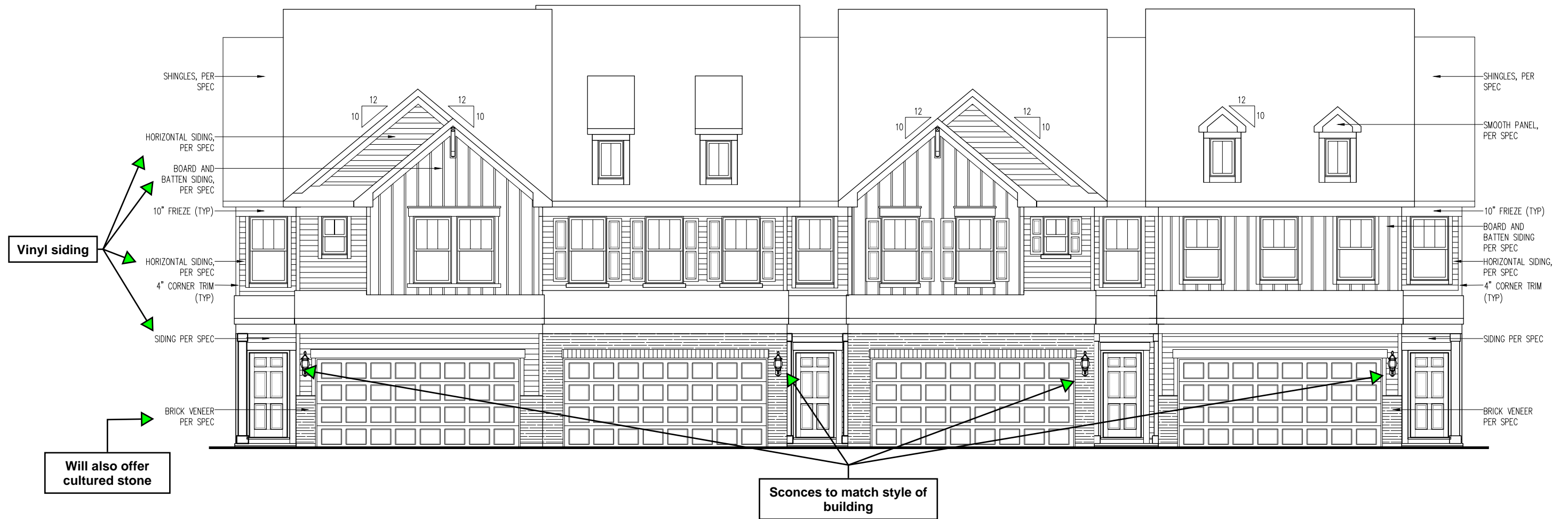




**SECOND FLOOR - OPTIONAL HABITABLE ATTIC**



**OPTIONAL HABITABLE ATTIC**



**FRONT ELEVATION**



**Note**  
 Provided elevations are for illustrative purposes only. Should the PZC recommend Pulte continue forward with its project, Pulte will create new elevations similar to the above, but designed specifically for Crystal Lake.



REAR ELEVATION





REAR ELEVATION-ALT HABITABLE ATTIC





REAR ELEVATION-ALT SUNROOM



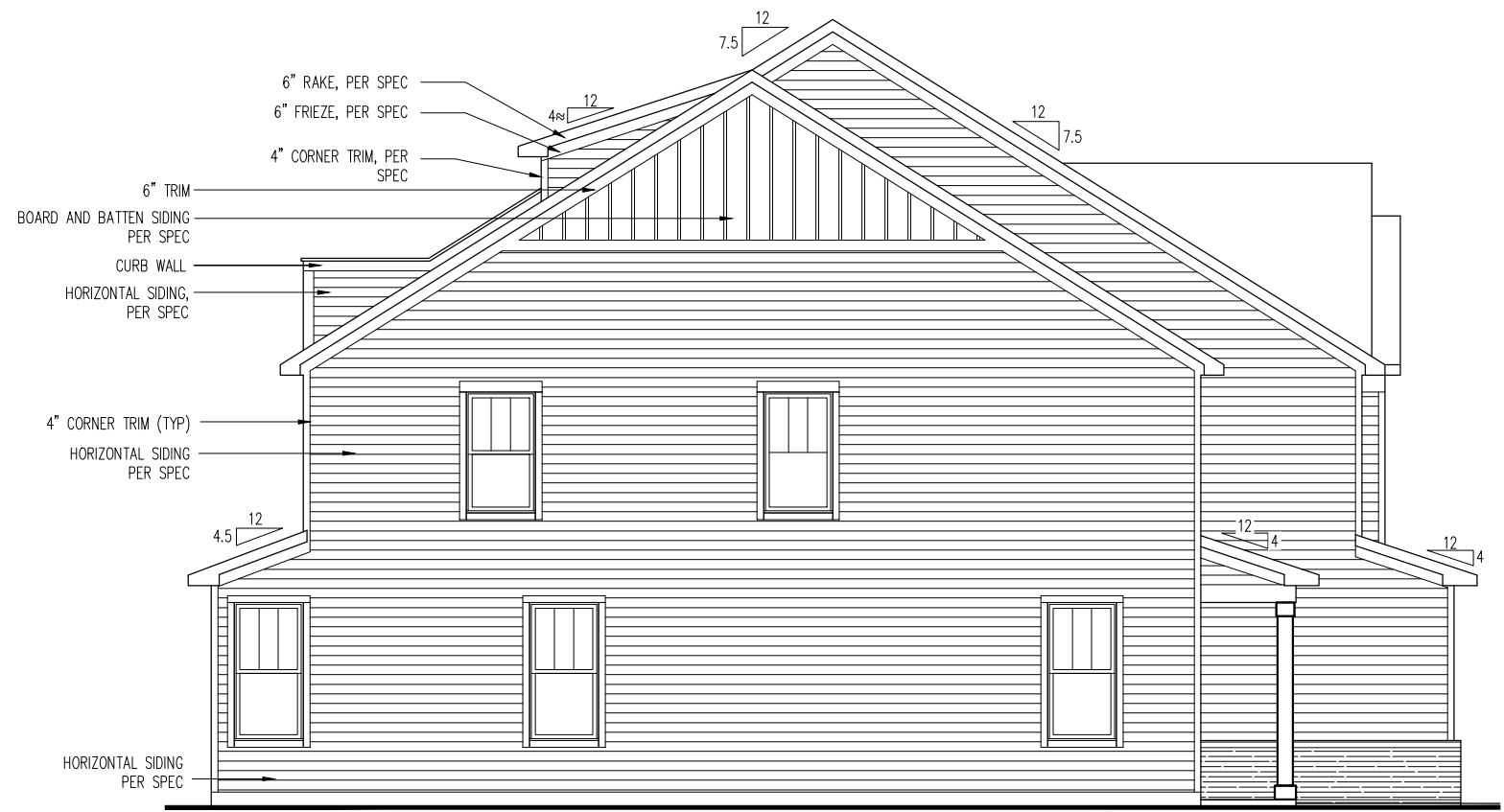


LEFT ELEVATION

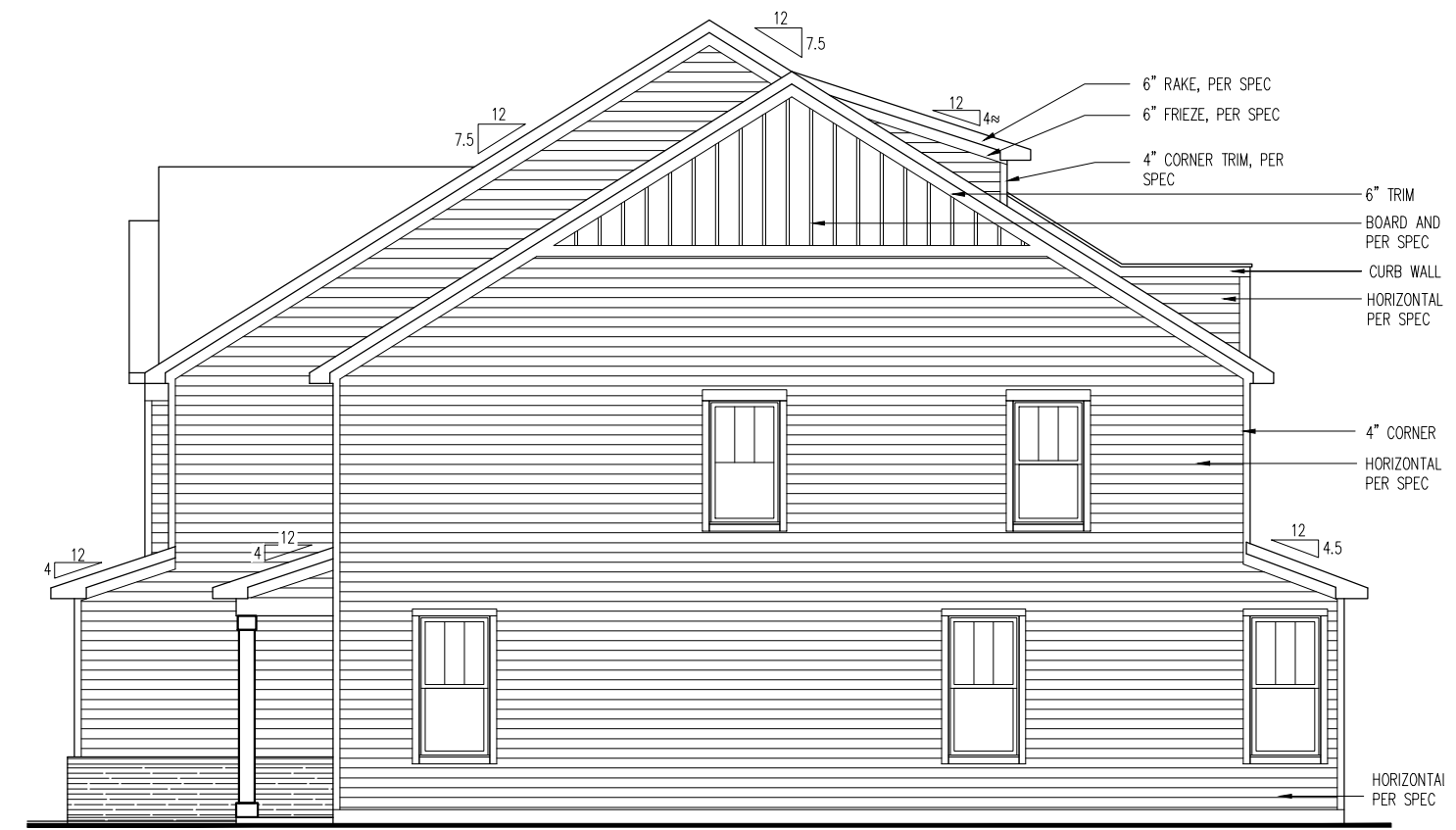


RIGHT ELEVATION





LEFT ELEVATION



RIGHT ELEVATION

ALT HABITABLE ATTIC







LEFT ELEVATION

RIGHT ELEVATION

ALT SUNROOM







