



#PLN-2022-00238
SWC Bard Road and Huntley Road – Conceptual PUD
Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	November 16, 2022
<u>Request:</u>	Conceptual Planned Unit Development review for a 48-unit townhome development
<u>Location:</u>	Southwest Corner of Bard Road and Huntley Road
<u>Acreage:</u>	Approximately 5.3 acres
<u>Zoning:</u>	R-3B PUD Multi-Family Residential
<u>Surrounding Properties:</u>	North: R-2 Single-Family Residential and City Limits South: R-1 PUD Single-Family Residential East: B-1 PUD Neighborhood Business West: E Estate and R-3B PUD Multi-Family Residential
<u>Staff Contact:</u>	Katie Rivard (815.356.3612)

Background:

- The site is one of two vacant parcels located at the southwest intersection of Bard Road and Huntley Road. The subject property and the corner lot are under different ownership.
- The petitioner is requesting a Conceptual Planned Unit Development review for a new 48-unit townhome development.
- In 2007, a Final PUD, known as Bartley Square, was approved for 38 townhome units within 6 buildings and a 12,000 square foot retail building on both lots. The development was never construction and the PUD has lapsed.

Development Analysis:

Land Use/Zoning

- The site is currently zoned R-3B PUD Multi-Family Residential, which is an appropriate zoning designation for the proposed townhome development.
- The current Comprehensive Plan land use designation is High Density Residential, which is an appropriate land use designation.

- 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)

General

- The proposed development would consist of eight 2-story, townhome buildings with 8 units per pod for a total of 48 units.
- The R-3B zoning district permits 9 units to the net acre. The development is proposed at 48 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
- The proposed development complies with the setback requirements of the R-3B zoning district.

	R-3B Requirement	Proposed Setbacks
Bard Road Setback	30 feet	50 feet
Huntley Road Setback	30 feet	50 feet
Interior Side Yard Setback	20 feet	60 feet

- 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 32%, which meets the zoning district requirement of 65%.

Site Layout

- Access into the site would be provided off Bard Road and Huntley Road.
- The total width of the community drive aisles are 26 feet.
- The proposal includes the following amenities for residents:

- Green space throughout with courtyards between buildings;
- Gazebo area;
- Children's playground; and
- Dog park.
- Sidewalks do not currently exist along Bard Road and Huntley Road. Sidewalk connections are provided between buildings. Additional sidewalks from the children's playground to the dog park should be included.
- The detention area is located at the southeast corner of the property. This provides additional buffer and screening to the single-family residential to the south.
- A traffic study is not required for this development.

Parking

- Each unit will have two garage spaces for a total of 96 garage parking spaces. There will be an additional 38 parking spaces throughout the site. Parking stall depth and width will need to meet the UDO requirements.
- Based on the submitted plans, 108 parking spaces would be required for the residential units (2.25 spaces per 2-bedroom unit) and 134 spaces are provided.

Building Elevations

- The buildings are 2-story with a combination of brick and textured flush Hardie Board siding.
- Each unit will have a rear loading garage and a private patio in front of the townhome facing the courtyards.
- The proposed architecture includes the following architectural accents:
 - Gable brackets;
 - Varying windows sizes;
 - Bronze balcony railings;
 - Balcony brackets;
 - Craftsman's style window trim;
 - Recessed entryways;
 - Combination of Hardi board and brick; and,
 - Neutral color scheme.

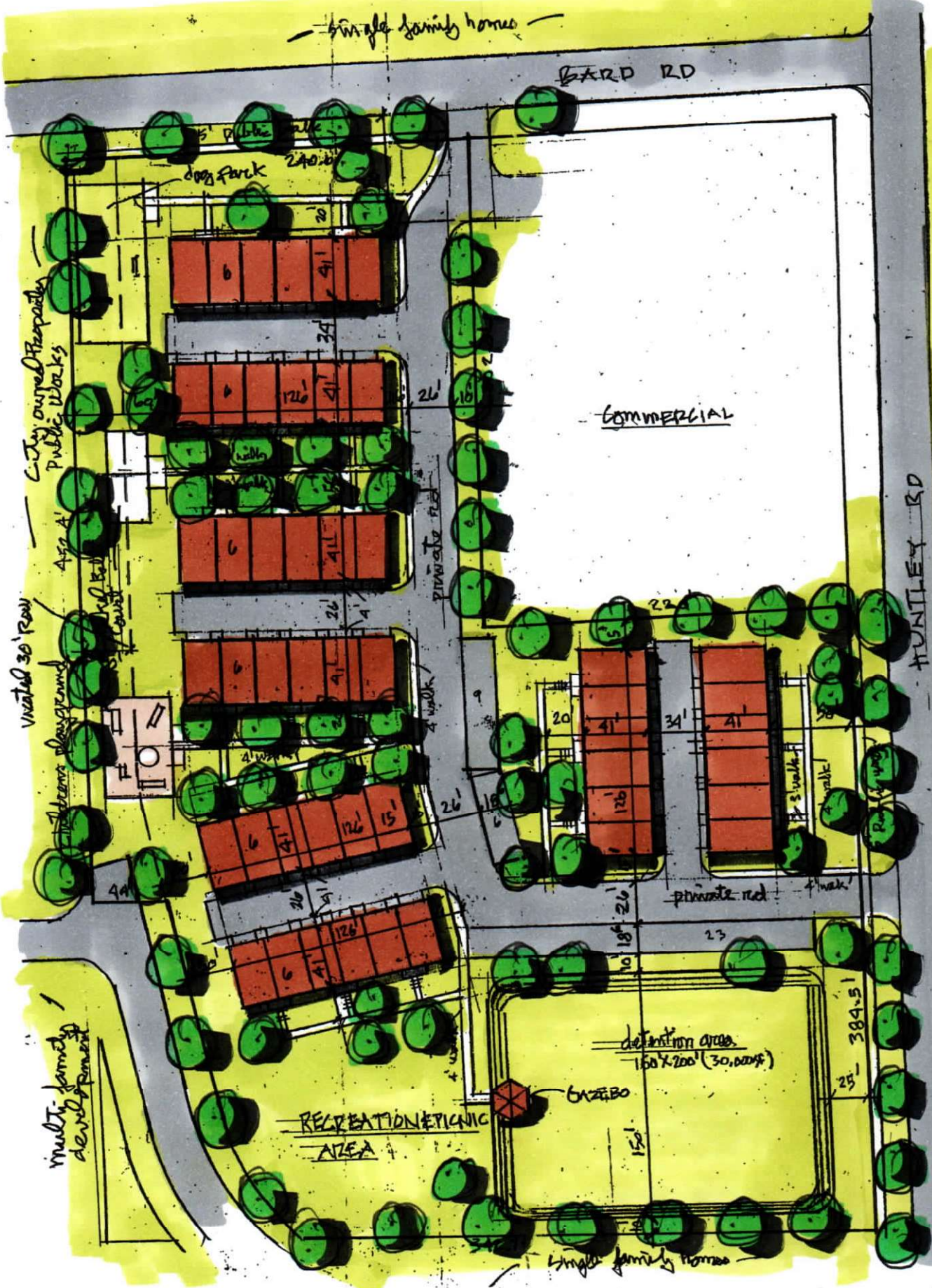
Planning and Zoning Commission Discussion:

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. Site Plan: Compared to the previously approved PUD for the property, does the site plan provide a cohesive neighborhood design? What elements (building placement, building type, amenities, and stormwater detention location, etc.) of the site plan are favored over the previous plan?
3. Elevations: What architecture elements or building materials could be enhanced or included to break-up the overall massing of the buildings?

PIQ Map
SWC of Bard Road and Huntley Road





SITE PLAN

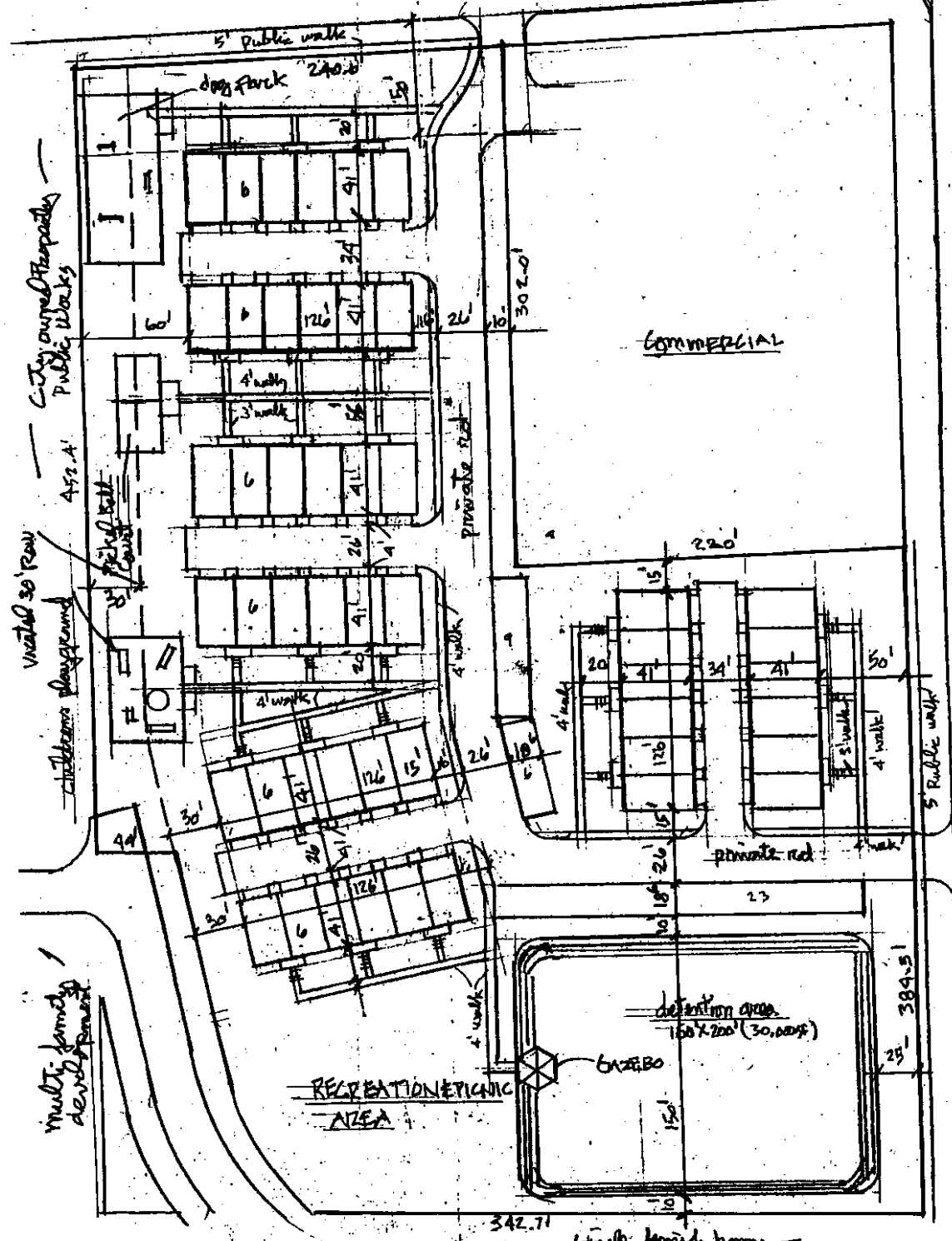
NTB

N ↑ 10/31/22

CRYSTAL POINTE ROW HOMES

Single family homes

GARD RD



City owned streets Public Works

vested 30' row
Hickman playground

multi-family development

COMMERCIAL

RECREATION/PICNIC AREA

GAZEBO

detention area
150' x 200' (30,000 sq ft)

HUNTLEY RD

342.71

389.51

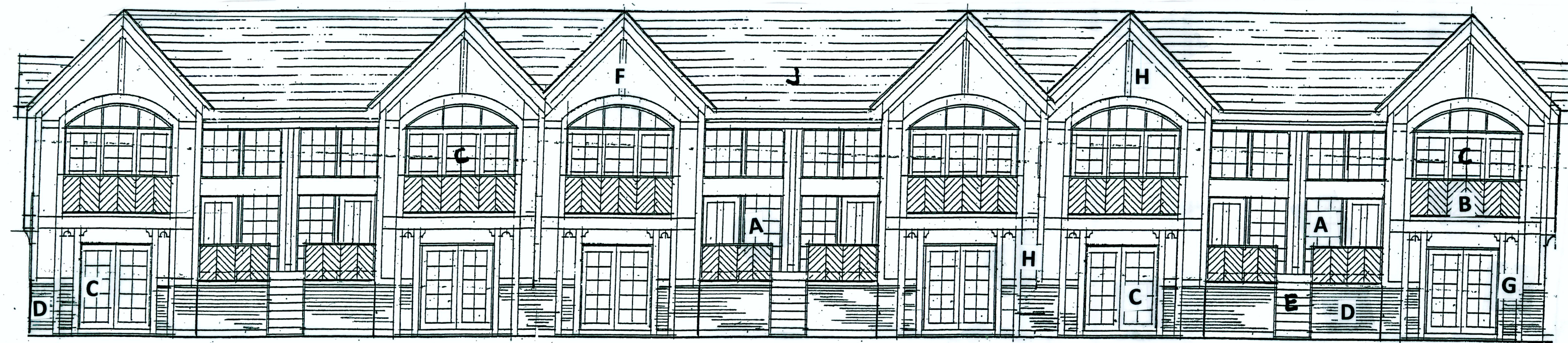
Single family homes

SITE PLAN 1" = 60'

N ↑



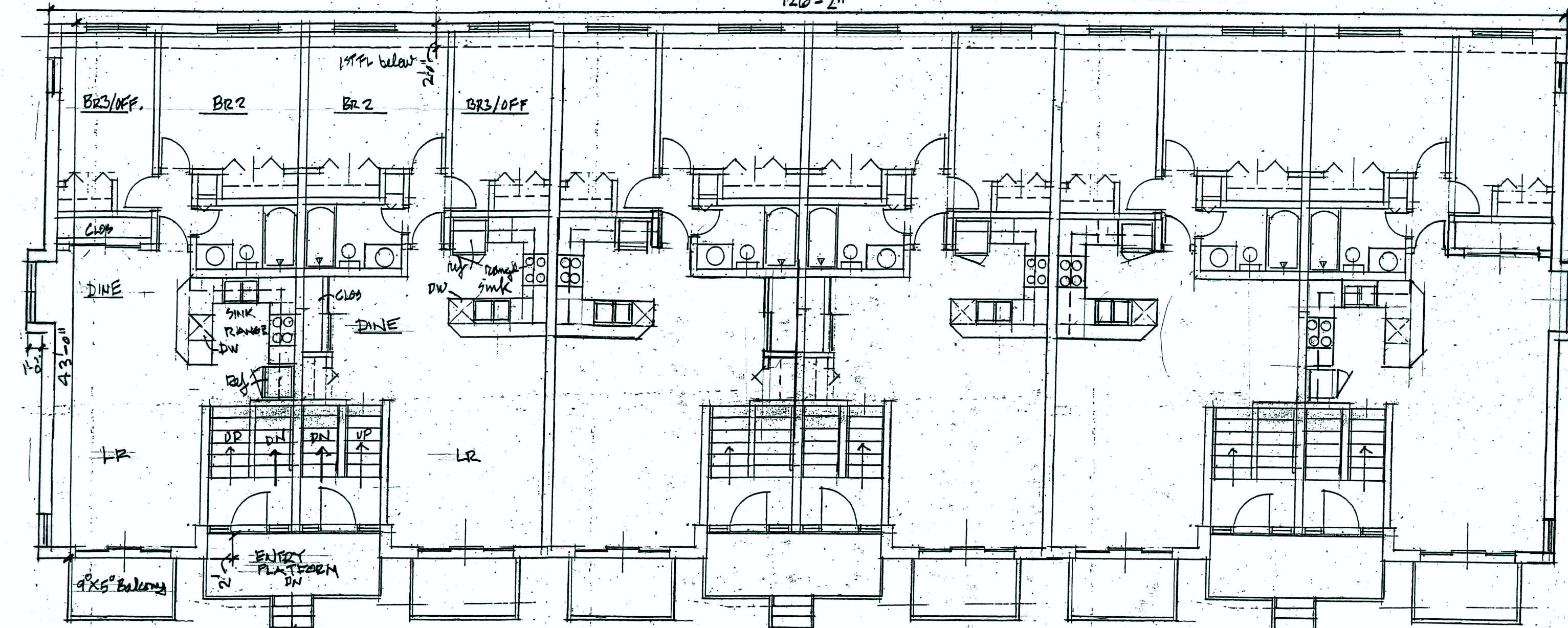




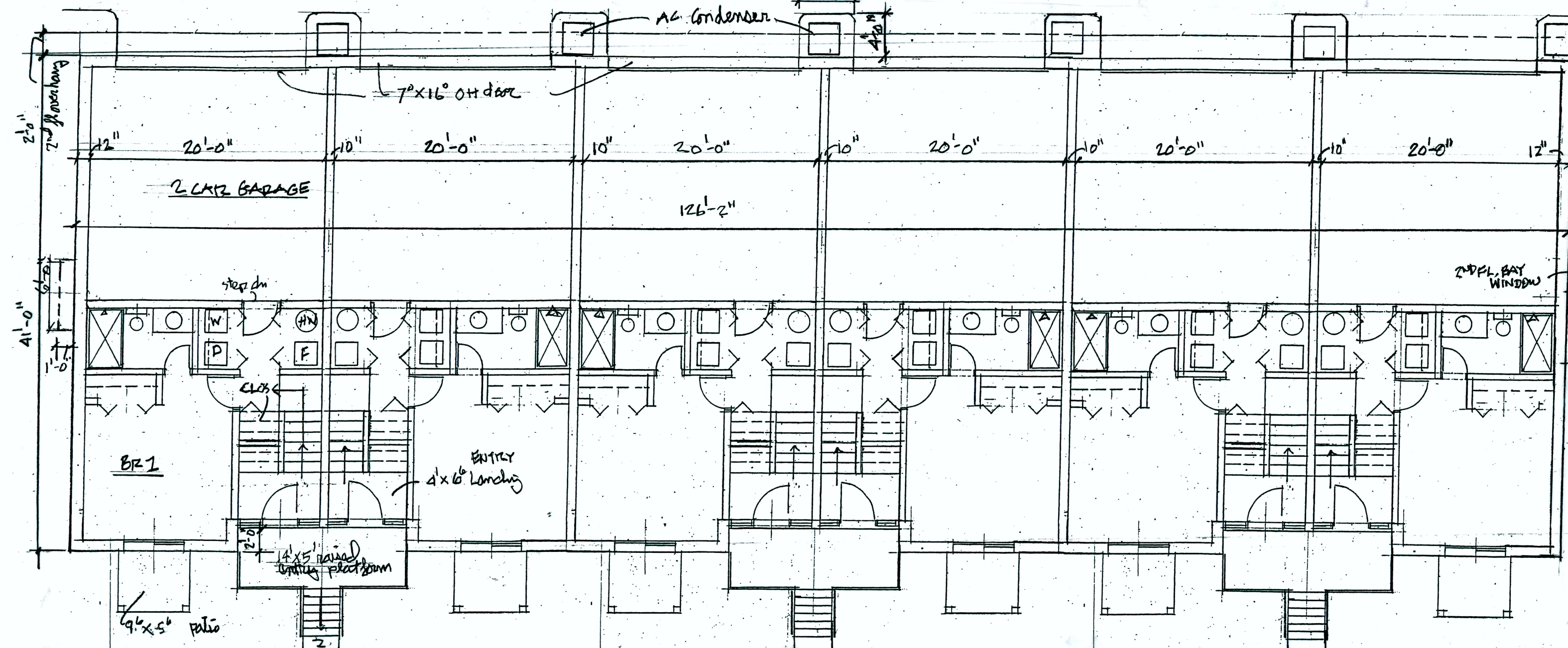
FRONT ELEVATION 1/8" = 1' - 0"



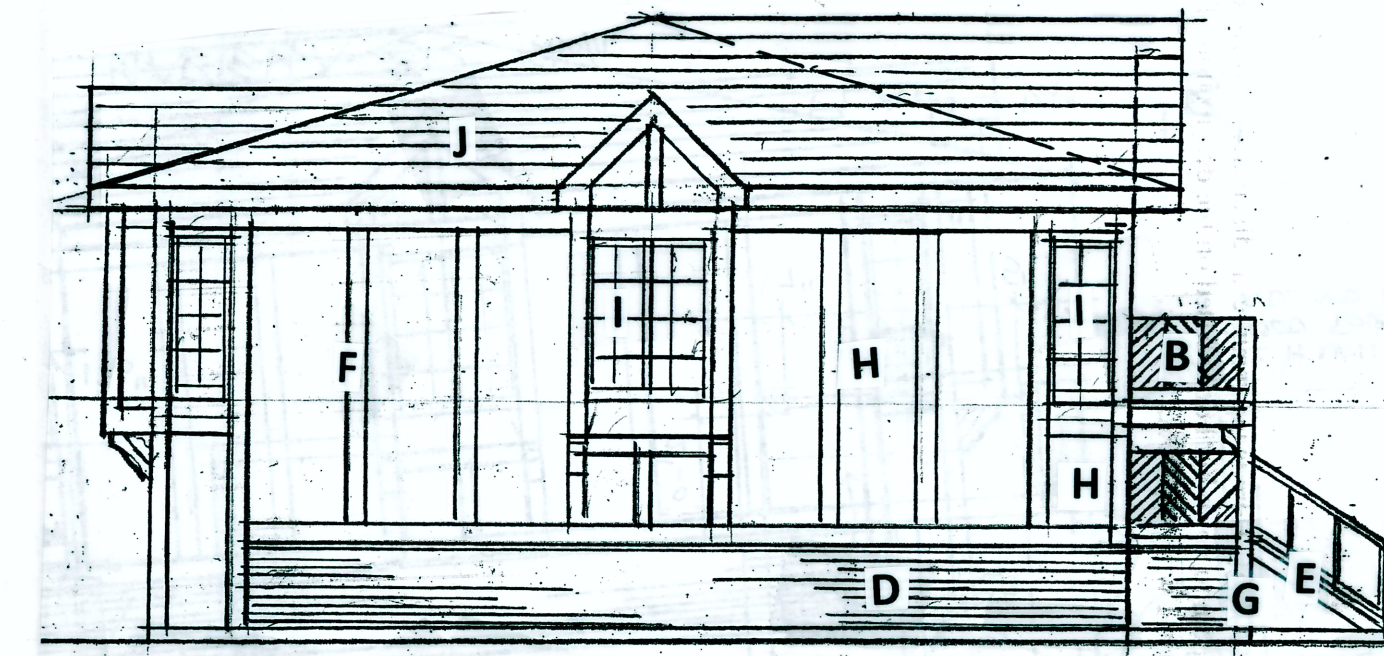
REAR ELEVATION 1/8" = 1' - 0"



SECOND FLOOR PLAN 1/8" = 1' - 0"



GROUND FLOOR PLAN 1/8" = 1' - 0"



SIDE ELEVATION 1/8" = 1' - 0"

EXTERIOR BUILDING MATERIALS

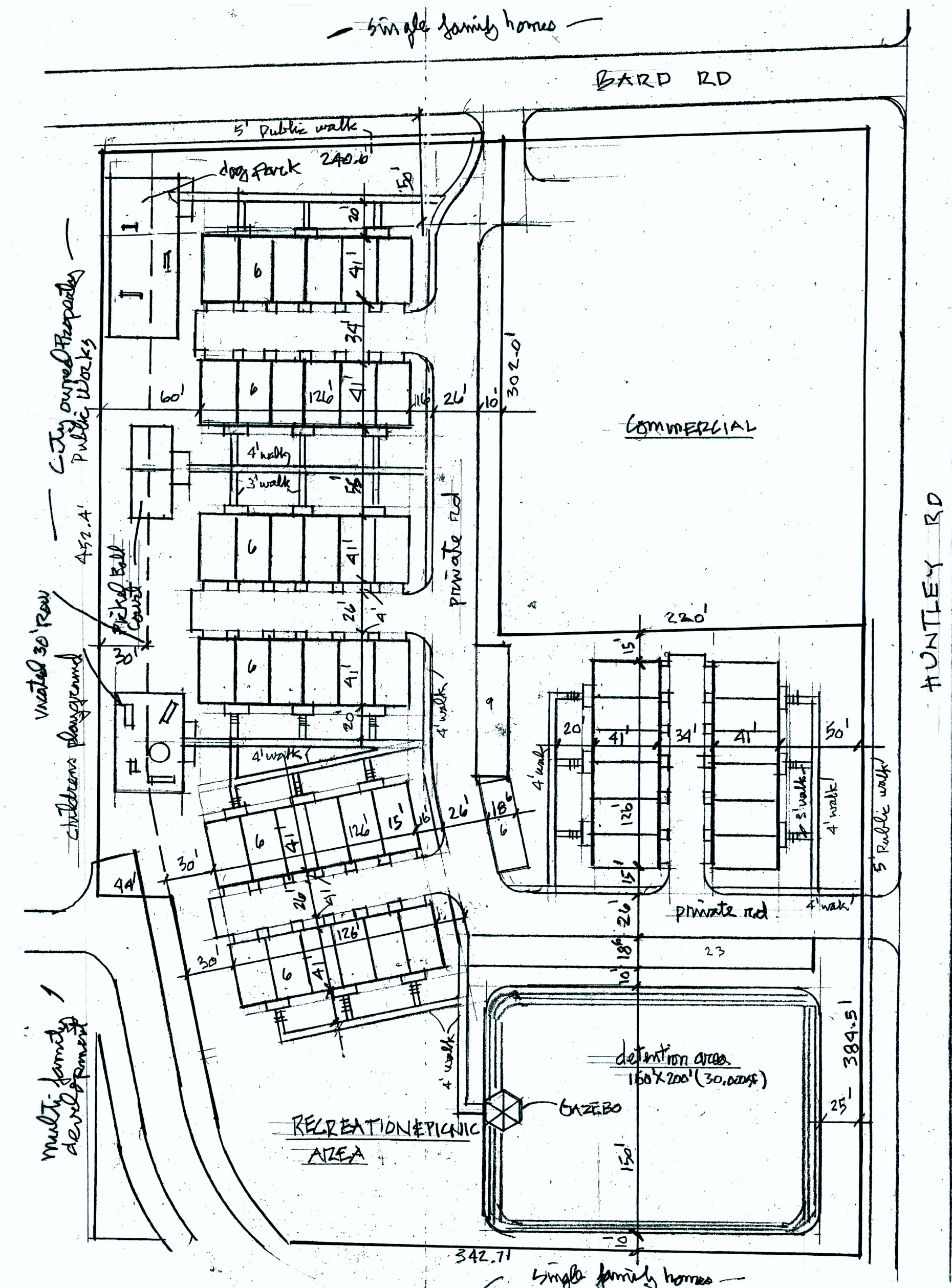
- A. Entry Doors and Glass Store Front with Dividers (Bronze)
- B. Balcony with Bronze railings
- C. Sliding Glass Doors (Bronze)
- D. Face Brick
- E. Metal Stairs
- F. Wood Trim
- G. Wood Balcony Support Posts with Brackets
- H. Textured Flush Hardie Board Siding
- I. Windows with Dividers
- J. Asphalt Shingles
- K. Roof Vent
- L. 7 x 16 Panelized Fiberglass Overhead Garage Doors
- M. Bracket Light

Project Data

Land Area	5.3 Acres (229,400 SF)
Building Area	10,600 SF Ground Floor/Bldg x 8 = 84,800SF
FAR	37%
Building Coverage	18%
Total Impervious 32%	
# DU	48 DU (9 DU/AC)
Parking	Garage 96 + Exterior 38 = 134 Cars (2.8 cars/DU)

Crystal Pointe ROW Homes
Development Concept

To develop 48 2-Story ROW Homes each with a Private Patio and Balcony with amenities such as Children's Play Ground, Pickle Ball Court, Fenced Dog Park, Gazebo, and Recreation/Picnic Area on 5.3 Acres. Interior finishes include a Washer and Dryer in each unit with Granite Kitchen Counters, Top of the Line Kitchen and Bath Cabinets, and Top-Grade Kitchen Appliances. Each unit has a 2-car garage.



SITE PLAN 1" = 60'





AN ORDINANCE GRANTING A FINAL PLANNED UNIT DEVELOPMENT
FOR BARTLEY SQUARE

WHEREAS, pursuant to the terms of the Petition (File #2007-116) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Final Planned Unit Development for 38 townhome units within 6 buildings on Lot 2 and a 12,000 sq. ft. retail building on Lot 1; and

WHEREAS, the required hearings were held on the petition of the property owners in the manner and the form required by the Zoning Ordinance of the City of Crystal Lake and the statutes of the State of Illinois; and

WHEREAS, it is in the best interests of the City of Crystal Lake that the Final Planned Unit Development be granted as requested in said Petition,

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

SECTION I: That a Special Use Permit be granted to permit 38 townhome units within 6 buildings on Lot 2 and a 12,000 sq. ft. retail building on Lot 1 for the property located at at the southwest corner of Bard Road and Huntley Road, Crystal Lake, Illinois.

SECTION II: That the Special Use Permit be granted with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:

- A. Application (Bartley LLC, received 12/26/07)
- B. Final Plat of Subdivision (VSSE, dated 10/26/07)
- C. Engineering plans (Schefflow, dated 12/7/07)
- D. Architectural Site Plan and Elevations (Repholz, last revised 11/2/07)
- E. Landscape Plan (Waterstone, last revised 11/2/07)
- F. Sign Elevations (Repholz, last revised 11/2/07)

2. Final Plat of Subdivision

- A. The Preliminary Plat shall meet all the requirements of Section 3.5-2 of the Subdivision Ordinance.
 - B. Municipal Utility Easements (MUE) must be a minimum of 20 feet wide, but the area discussed at the City Council meeting may be reduced to 15 feet in width with an adjacent 5 foot access easement to allow minimal landscaping and access to the City's utilities.
 - C. Show existing easements along Huntley Road.
 - D. A cross access agreement will be needed between Lots 1 & 2.
 - E. Bike path along Huntley Road appears out of the right-of-way. An easement will be required.
 - F. Provide protective covenants, which meet with the approval of the City Departments and the City Attorney that shall be made a part of the Final Plat and filed with the County Recorder.
 - G. Work with staff to resolve a number of minor changes on the plat document.
3. Outside seating for a food service use (coffee shop, bakery, deli, etc.) be permitted by right for this development through the PUD approval.
4. Site Plan
- A. Provide data indicating the acreage of the proposed roads, so net density can be calculated.
 - B. Provide calculations indicating the lot coverage and the F.A.R. of the proposed development. Confirm that the proposed plans meet the allowable 30% lot coverage and 0.60 F.A.R. for the R-3B district.
 - C. The photometrics plan indicates that the footcandles do not reach zero at the property line. A shield to the east may be required on the lighting standard located in front of the commercial building.
5. Engineering Improvement Plans
- A. All public sewers, water main, fire hydrants, valve vaults and curb stops must be located in a 20' Municipal Utility Easement with a Municipal Utility Maintenance Agreement.
6. Landscape plan
- A. Parkway trees shall be provided along Huntley and Bard Roads within the right-of-way with a number sufficient to obtain 40 foot on-center spacing.
 - B. Provide a deciduous tree in each of the landscape islands in the commercial area.
 - C. Provide a mixture of landscape plantings with predominantly evergreen shrubs along the commercial parking area, to the south and east, to screen headlights from adjacent residential.
 - D. Provide the required parkway trees within the Crabapple Drive right-of-way.
7. The petitioner shall address all of the review comments and requirements of the Engineering & Building, Fire Rescue, Police, Public Works, and Planning & Economic Development Departments, as well as the recommendations contained within the traffic study by Hampton, Renzini and Lenwick, Inc. and Hey & Associates review of engineering.

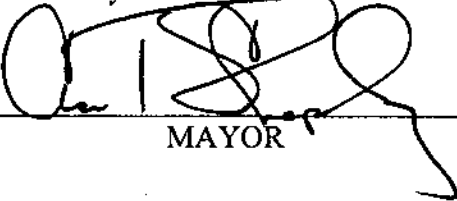
8. No curb is required on the north side of Bard Road.

9. A 35 foot dedication for a half right-of-way is required for Bard Road.

SECTION III: That the City Clerk be and is hereby directed to amend the official zoning map of the City of Crystal Lake and all pertinent records of the City of Crystal Lake to show the granting of Variations in accordance with the provisions of this Ordinance, as provided by law.

SECTION IV: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

DATED at Crystal Lake, Illinois, this 4th day of March, 2008.



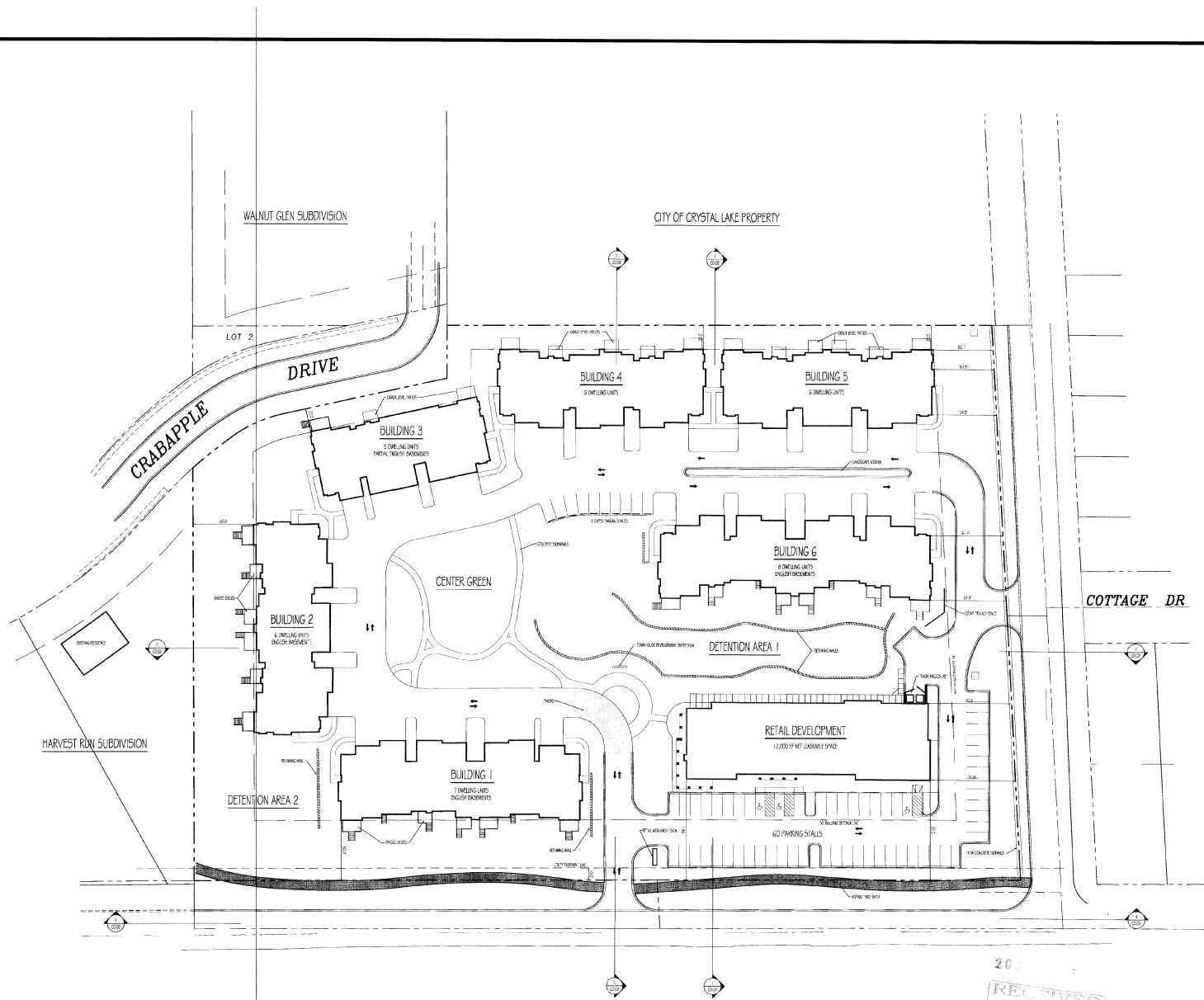
MAYOR

ATTEST:



CITY CLERK

Published in pamphlet form by the authority of the Mayor and City Council of the City of Crystal Lake.



ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

TOTAL RESIDENTIAL DWELLING UNITS: 38

2007
RECEIVED
DEC 26 2007
BY:

0 15' 30' 60'
SCALE: 0.0333333 = 1"

REP H O L Z studio
315 North Walnut Avenue
Crystal Lake, IL 60014
Phone: 815.333.5000
Fax: 815.333.5001
www.repholzstudio.com
creative architecture by design

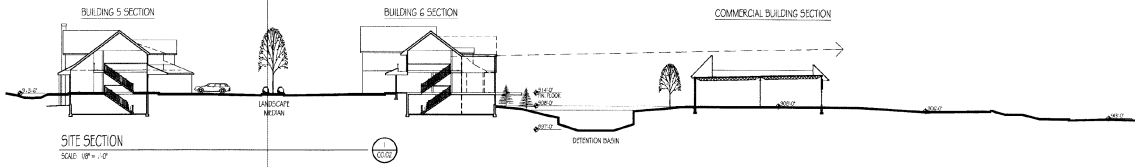
T O S
TRAVEL CONSULTANTS
1800 North Lincoln Highway
Crystal Lake, IL 60014
Phone: 815.333.5000
Fax: 815.333.5001
www.tosconsultants.com

A MIXED USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT
SOUTHWEST CORNER OF HUNTERLY ROAD AND BARD ROAD
CRYSTAL LAKE, ILLINOIS 60014

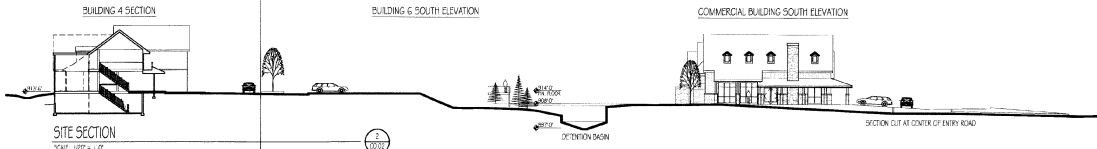
BARTLEY SQUARE

JOB NUMBER: 0614
ARCHITECTURAL SITE PLAN
REVISIONS:
03/1/06
12/15/06
01/11/07
FINAL P.L.D. 11/02/07
DRAWN BY: ISA

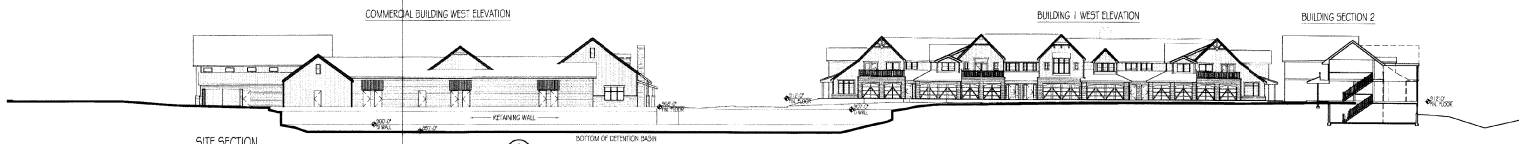
CO.01



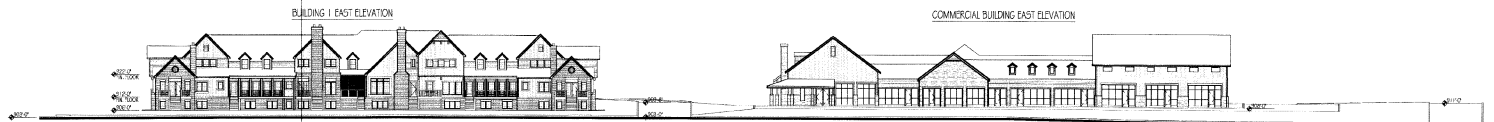
SITE SECTION
 SCALE: 1/8" = 1'-0"



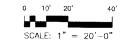
SITE SECTION
 SCALE: 1/8" = 1'-0"



SITE SECTION
 SCALE: 1/8" = 1'-0"



SITE SECTION
 SCALE: 1/8" = 1'-0"



REPHOLZ studio
 ARCHITECTS
 1000 N. HUNTERY ROAD, SUITE 100
 CRYSTAL LAKE, ILLINOIS 60014
 TEL: 815.336.2222
 FAX: 815.336.2223
 WWW.REPHOLZSTUDIO.COM
 CREATIVE ARCHITECTURE BY DESIGN

TCC
 TRAFALGAR CONSTRUCTION COMPANY
 1500 HUNTERY ROAD
 CRYSTAL LAKE, ILLINOIS 60014
 TEL: 815.336.2222
 FAX: 815.336.2223
 WWW.TCCCONSTRUCTION.COM

A MIXED USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT
 SOUTHWEST CORNER OF HUNTERY ROAD AND BARD ROAD
 CRYSTAL LAKE, ILLINOIS 60014

BARTLEY SQUARE

JOB NUMBER:	0214
SITE SECTIONS	
REVISIONS:	1/23/06 12/15/06 01/14/07 1/10/07
FINAL P.L.D.	1/10/07
DRAWN BY:	BSA

C0.02



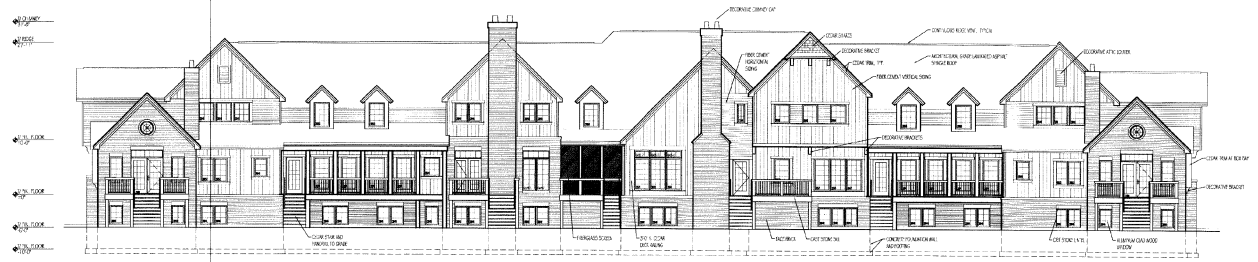
BUILDING 1 - SIDE ELEVATION WITH ENGLISH BASEMENT
SCALE: 1/8" = 1'-0"



BUILDING 1 - SIDE ELEVATION (WITHOUT ENGLISH BASEMENT)
SCALE: 1/8" = 1'-0"



BUILDING 1 - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 1 - REAR ELEVATION WITH ENGLISH BASEMENTS
SCALE: 1/8" = 1'-0"



BUILDING 1 - REAR ELEVATION (WITHOUT ENGLISH BASEMENT FOR REFERENCE)
SCALE: 1/8" = 1'-0"

REPHOLZ studio
ARCHITECTS
1000 W. 10TH ST. SUITE 100
DENVER, CO 80202
303.733.8888
www.repholzstudio.com

TCS
TRAM CONSTRUCTION COMPANY
1000 W. 10TH ST. SUITE 100
DENVER, CO 80202
303.733.8888
www.tcsconstruction.com

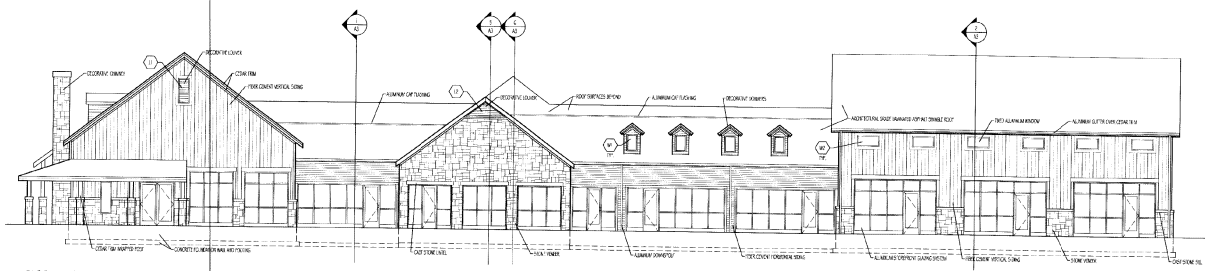
BARTLEY SQUARE
A MIXED USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT
SOUTHWEST CORNER OF HUNTERY ROAD AND BARD ROAD
CRYSTAL LAKE, ILLINOIS 60014

BARTLEY SQUARE

JOB NUMBER: 0614
BUILDING - EXTERIOR
ELEVATIONS
REVISIONS:
1/23/16
1/31/16
01/16/17
FINAL P.L.D. 11/02/17

DRAWN BY: KSA

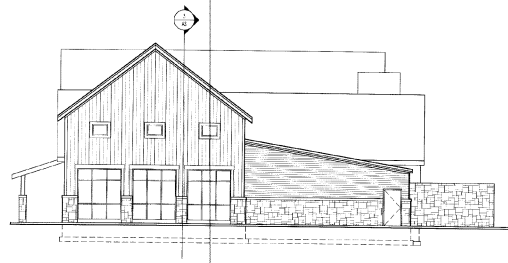
A1.21



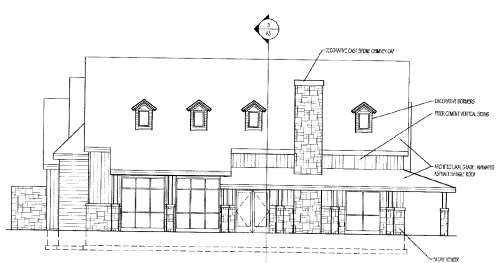
1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

REPHOLZ studio
CREATIVE ARCHITECTURE BY DESIGN

TCS
TRAM CONSTRUCTION COMPANY
1000 N. WASHINGTON ST.
CHICAGO, IL 60610
312.467.1234
www.tcsconstruction.com

COMMERCIAL BUILDING
SOUTHWEST CORNER OF HUNTERY ROAD AND BARD ROAD
CRYSTAL LAKE, ILLINOIS 60014

BARTLEY SQUARE

JOB NUMBER:	0792
EXTERIOR ELEVATIONS	
REVISIONS:	
PROGRESS	1/03/107
FINAL P.L.D.	1/12/2017
DRAWN BY:	KSA

A2



