



#PLN-2022-247
4262 Route 176 – Conceptual PUD
Project Review for Planning and Zoning Commission

<u>Date:</u>	January 18, 2023 (continued from January 4, 2023)
<u>Request:</u>	Conceptual Planned Unit Development review for a 47-unit townhome development
<u>Location:</u>	4262 Route 176
<u>Acreage:</u>	14.5 acres
<u>Zoning:</u>	B-2 PUD General Commercial
<u>Surrounding Properties:</u>	North: Woodlore Estates & McHenry County – A1 Agriculture (ComEd Easement) South: Prairie Grove - R-1 Residential East: Prairie Grove – B Business West: Prairie Grove – IT Industrial Transitional
<u>Staff Contact:</u>	Katie Rivard (815.356.3612)

Background:

- The site is a vacant parcel located near the intersection of Route 31 and Route 176.
- The property is adjacent to Woodlore Estates and the Prairie Grove boundary. The adjacent uses are single and multi-family residential, a storage facility and various industrial/manufacturing uses.
- The property was annexed in 2005 and was granted B-3 Planned Business District zoning with Preliminary PUD approval for Preston Pines. Ryland Homes, the owner of the property, sold this property (and other commercially zoned parcels), as there was little demand for commercial at this location.
- In 2007, a local real estate agent received Preliminary PUD approval to allow tree removal, grading, and excavation to prepare the property for development. The intent was to prepare the site for future commercial development.
- Lennar Homes eventually purchased the property in order to add the roadway connection from Woodlore Estates to Route 176. Lennar constructed the Carpathian Drive connection to Route 176 as a requirement of the 2018 approval for Woodlore Estates. Lennar is now

seeking a Conceptual Planned Unit Development for a new 47-unit townhome development.

Development Analysis:

LAND USE/ZONING

- The site is currently zoned B-2 PUD General Commercial. It would need to be rezoned to R-3B PUD Multi-Family Residential.
- 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.



- The Petitioner would request variations in conjunction with the Planned Unit Development. Based on the plans submitted, the following variations are required:
 - Front Yard Setback (proposed 60 feet, minimum required 80 feet)

- The proposed development is an appropriate transitional use between the single-family residential to the north and south, the self-storage use to the east and the industrial/manufacturing uses to the west.

GENERAL

- The proposed development would consist of five 6-unit buildings, one 5-unit building and three 4-unit buildings for a total of 47 units in nine buildings. All units would feature 3 bedrooms, 2.5 baths and a 2-car garage. Each unit will have a driveway that can fit two additional vehicles.
- The R-3B zoning district permits 9 units to the net acre. The development is proposed at 3.24 units to the acre.
- The proposed development complies with the rear and side yards setback requirements of the R-3B zoning district. The minimum required front yard setback for this section of Route 176 is 80 feet. The proposed front yard setback is 60 feet.

SITE LAYOUT

- Access into the site would be provided off Route 176. The development can also be accessed via River Birch Boulevard to the north.
- The site layout provides green space throughout and preserves most of the existing woodland areas. There is a landscape feature located in the center island of buildings 3-6.
- In addition, there will also be a 60-foot landscape buffer along Route 176 and a 50-foot landscape buffer on the east side of the property. The ComEd easement between the subject property and Woodlore Estates also provides a buffer between the single-family homes to the north.
- Sidewalks and parkway trees are provided along all roadway frontages.
- Woodlore Estates offers a tot lot approximately 0.5 miles away.

BUILDING ELEVATIONS

- The buildings are two-story, front-loading townhomes. The first floor elevations include a stone band/accent on the front and sides of the garages, and dark grey horizontal siding on the first floor. The second floor includes a combination of light gray horizontal Hardi-Board siding, and dark grey vertical Hardi-Board and shake siding.
- Each first floor unit will be provided a patio at the rear.
- Per the UDO's Design Standards for multi-family residential, the following standards must be met.
 - Front facades shall provide at least three of the following design features:
 - One or more dormer windows or cupola - not provided
 - A recessed entry - provided

- A covered porch - provided
 - Pillars, posts or pilasters - 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
- Garage doors cannot be more than 50% of the front and they must be offset two feet from next garage door. Every two single-bay garage doors or every double garage door shall be offset at least two feet from the plane of the adjacent garage door(s).

PARKING

- Garage and surface parking would be utilized for the townhomes.
- Based on the submitted plans, 106 parking spaces would be required (2 per DU, 1 space shall be in an enclosed garage and 1 can be at least 21 feet long + 0.25 guest spaces per unit) and 188 spaces are provided.

STORMWATER

- The stormwater ordinance will need to be met. A review will be required by the City's stormwater consultant.

Planning and Zoning Commission Discussion:

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

1. Site Plan: Can additional pathways be created throughout the site to allow for access or viewing of open spaces?
2. Elevations: What architecture elements could be enhanced or included to better align with the UDO, tie the development into Woodlore Estates and break-up the overall massing of the buildings?

PIQ Map
4262 Route 176





**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: CalAtlantic Group INC

Address: 1700 E. Golf Road, Suite 1100, Schaumburg IL

Phone: 224-402-3970

E-mail: Jessica.Cobb@Lennar.com

Project Name & Description: Saladi Parcel (community name - TBD)

Lennar Homes is proposing to construct approximately
35 two-story traditional townhomes on 12.46 acres.

Project Address/Location: 4262 IL Rt. 176, Crystal Lake

Signature

Scott R. Guerard

12/6/22

Owner: Print and Sign name

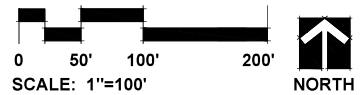
Date

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.



SITE DATA

LAND USE	UNITS	AREA
FRONT-LOADED TOWNHOMES	47	14.5



CONCEPT PLAN
CRYSTAL LAKE, ILLINOIS 12/07/2022

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Front Elevation



End Elevation



Rear Elevation



End Elevation

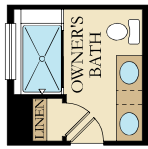
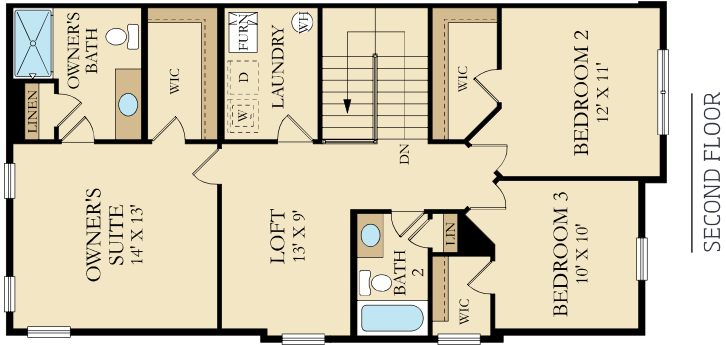
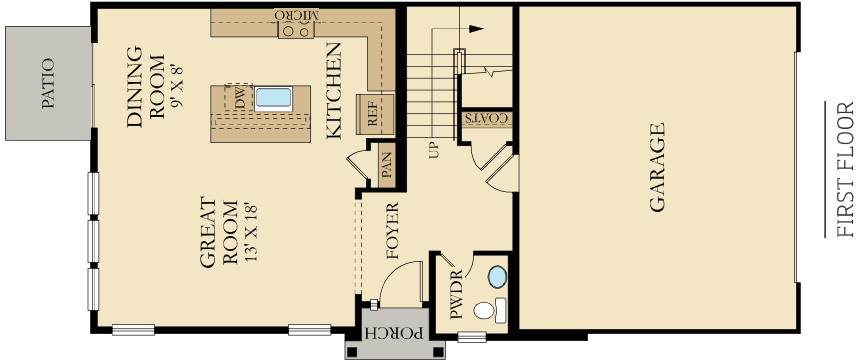
LENNAR[®]

Winfield

THE DARCY

Approx. 1,717 sq. ft. | 3 Bedrooms | 2.5 Bathrooms | 2-Car Garage

Preliminary



OPTIONAL DELUXE SHOWER BATH



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