



#2023-226
7225 Teckler Boulevard Conceptual PUD
Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	February 7, 2024
<u>Request:</u>	Conceptual Planned Unit Development for Redline Motor Condos
<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 Single Family Residential South: M-L Manufacturing Limited and R-2 PUD Single Family Residential (condominiums) East: M PUD Manufacturing West: R-2 PUD Single Family Residential (condominiums)
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- The site is vacant. It is zoned M Manufacturing and adjacent to both storage uses and residential uses.
- The request is for 57 two-story car condominium units. These would be garage spaces to store vehicles, as well as an upper story loft for gathering.

Development Analysis:

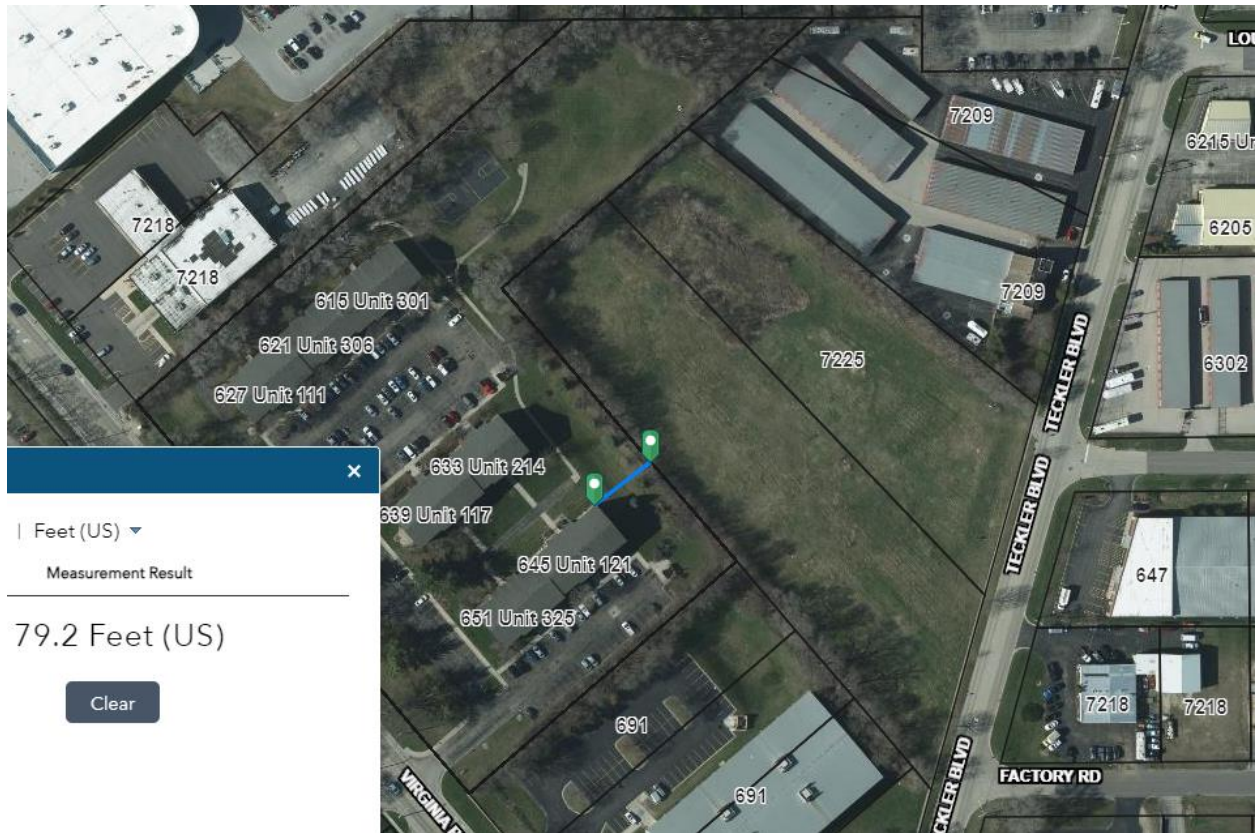
Land Use/Zoning

- The site is currently zoned M Manufacturing. The use is considered a self-storage, mini warehouses and requires a Special Use Permit.
- The current land use is Industry. This land use is appropriate for this use.

Site Layout

- One main access drive enters the site from Teckler across from Factory Road.
- This drive runs along the length of the property with spurs for each row of car condos.
- There are 57 individual condo units.

- A 50-foot landscape buffer, which contains four (4) evergreen trees, two (2) overstory deciduous trees, six (6) understory deciduous trees and 24 shrubs every 100 feet, is required between manufacturing zoned property and residentially zoned property.
- The petitioners are proposing a 10-foot buffer on the southwest side and a 20-foot buffer along the northwest side. **Variations would be requested during the hearing process.**



Elevations

- The elevations combine a variety of browns with grey brick base for an interesting and natural looking color palette.
- The units have a residential appearance with the pitched roof.
- The large overhead doors blend with the architecture and will have windows to break up the door, as well as allow light into the space. The windows are high up for security reasons.

Engineering

- The petitioner is working closely with the engineering staff to meet the ordinance requirements.

Discussion Topics:

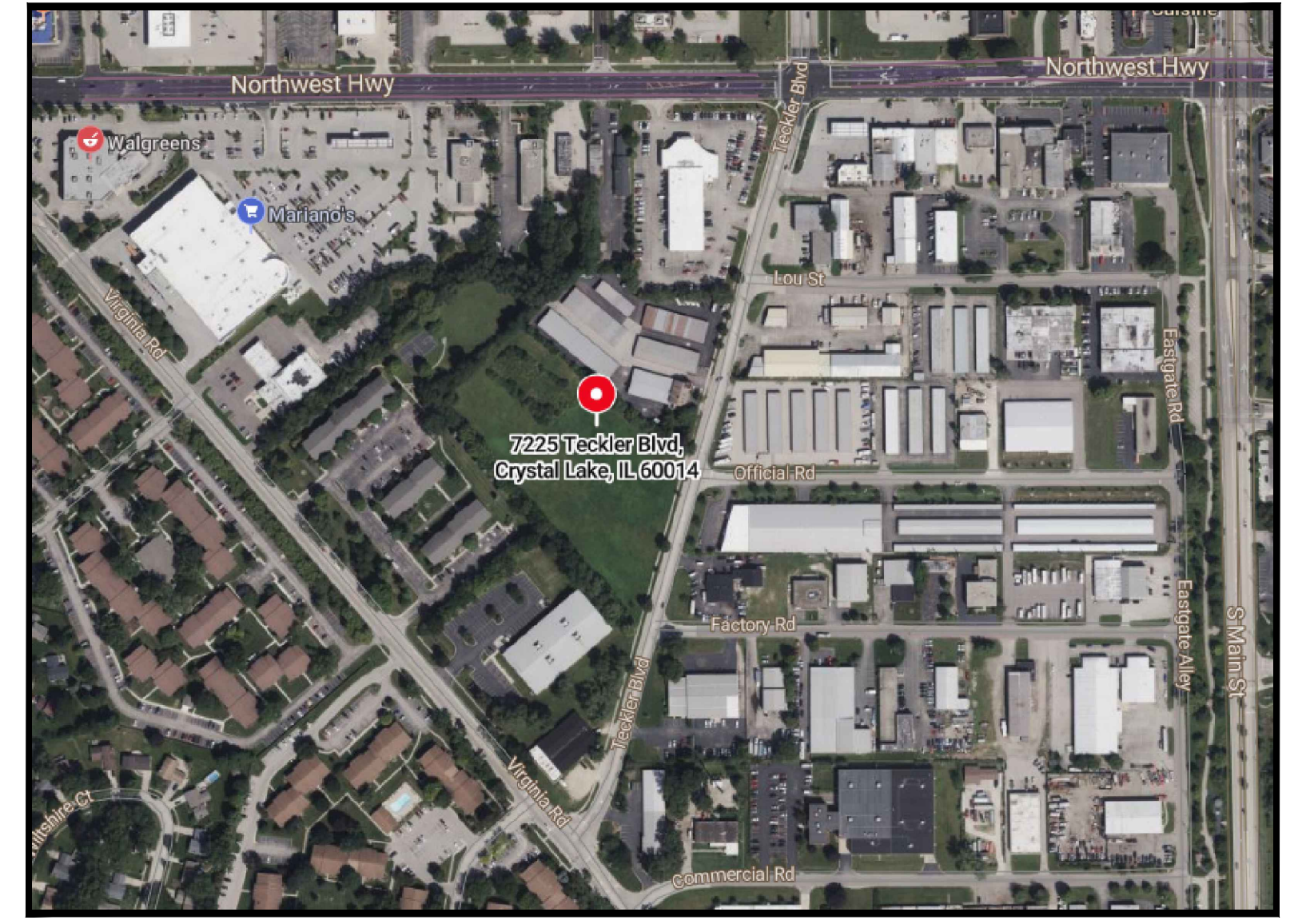
1. Land Use: Will this use fit within the character of the area?
2. Site Plan: The existing property collects the storm water for the area on the east portion of the lot (location of proposed detention). Due to this factor and the character of the surround area, can the reduction in the required 50-foot landscape buffer between manufacturing and residential be supported?
3. Architecture: The elevations are accented with a brick/stone base and a brown siding. Please provide any feedback.

REDLINE MOTOR CONDOS

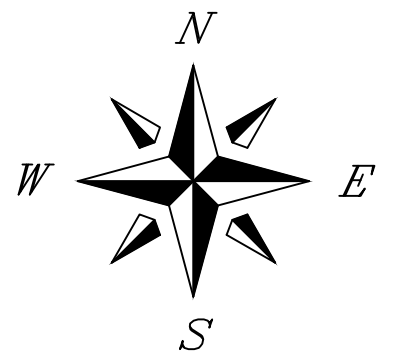
7225 TECKLER BLVD.

CONCEPT PLAN

CRYSTAL LAKE, ILLINOIS



LOCATION MAP
N.T.S.



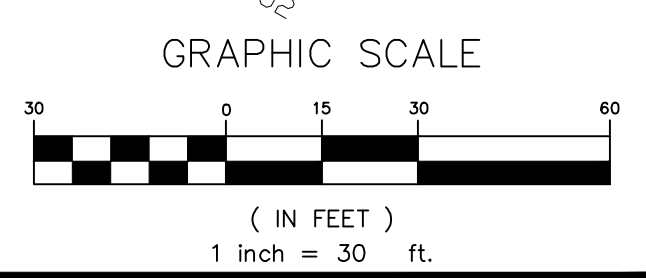
LEGEND

- = PROPOSED PAVEMENT
- = PROPOSED BUILDING
- = PROPOSED DETENTION

SITE DATA TABLE	
TOTAL AREA:	PROPOSED 204,115 SF 4.69 ACRES
BUILDING AREA:	57,000 SF (28% ACTUAL, 50% MAX ALLOWED) 1.31 ACRES
IMPERVIOUS AREA:	117,928 SF (58% ACTUAL, 70% MAX ALLOWED) 2.71 ACRES
BUILDING UNITS:	57 UNITS
ZONING:	MANUFACTURING (M)

VARIANCE

1. REQUIRED 50' YARD SETBACK TO RESIDENTIAL ZONING,
REQUESTED VARIANCE 10' YARD SETBACK TO RESIDENTIAL ZONING.



<p>J. CONDON & ASSOCIATES, INC. CONSULTING ENGINEERS</p>	<p>5415 BUSINESS PARKWAY RINGWOOD, ILLINOIS 60072 815.728.0068</p> <p>IL DESIGN FIRM # 184-006759</p>	NO.	DATE	DESCRIPTION	<p>REDLINE MOTOR CONDOS 7225 TECKLER BLVD. CRYSTAL LAKE, ILLINOIS</p>	<p>MR. HAIG HALEBLIAN CRYSTAL LAKE, ILLINOIS</p>	PROJECT NUMBER	HALE-23074-1	PROJECT MANAGER	JEC	SCALE	1" = 30'
		SHEET TITLE	CONCEPT PLAN	DESIGNER			LRT	ISSUE DATE	12/18/2023			
		QUALITY CONTROL	JEC	SHEET NUMBER			CX1.0					











