



**#2023-224**

**Supportive Living and Storage Conceptual PUD  
Project Review for Planning and Zoning Commission**

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<b><u>Meeting Date:</u></b>	February 7, 2024
<b><u>Request:</u></b>	Conceptual Planned Unit Development for 150-unit Supportive Living Facility and Self-Storage, Mini Warehouse (car condos).
<b><u>Location:</u></b>	7625 Route 14
<b><u>Acreage:</u></b>	Approximately 10 acres
<b><u>Zoning:</u></b>	B-1 (McHenry County)
<b><u>Surrounding Properties:</u></b>	North: B-1 (McHenry County) South: W Watershed and B-2 PUD General Commercial East: W Watershed West: B-1 (McHenry County)
<b><u>Staff Contact:</u></b>	Elizabeth Maxwell (815.356.3615)

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**Background:**

- The site is the former Flowerwood Nursery. The site was used for the growing and selling of landscape materials.
- The property owner is entertaining two uses, a car condo storage use along with a supportive living facility. Supportive living allows residents to come and go, but provide them with services for daily life. It is in between independent living and nursing home. Previously at the December 6<sup>th</sup> PZC meeting, the petitioner presented site plans for a supportive living facility and typical bulk self-storage, mini warehousing. The plans have been revised based on the feedback gathered at the previous meeting.
- The property would need to be annexed and zoned in the City. The storage would need to be zoned M Manufacturing or W Watershed. The most appropriate zoning districts for the supportive living would be R-3B multi-family residential, O Office, or W Watershed.

**Development Analysis:**

**Land Use/Zoning**

- The site is currently zoned B-1 (McHenry County). Two different zoning districts may be needed to accommodate both uses.

- The current land use is Commerce. A comprehensive land use map amendment is necessary and two different land uses such as industrial and office or industrial and residential are likely.

#### Site Layout

- The car condo units would be located near the front. It would contain two to three buildings and around 50 units.
- The supportive living would be located toward the rear of the site. The building is “d” shaped and varies in height with two stories near Route 14 and increasing up to four stories away from the road.
- The supportive living facility would have 150 units and 20 units could be for memory care.
- There is also the possibility of an adult center.

#### Elevations

- An example of the residential building is provided, which illustrates multiple siding types and colors, thick trim around the windows, and dormers and peaked elements of the roof.
- Conceptual elevations are shown for the car condos.

#### Engineering

- There are two access points. A full access off Route 176 and a right-in/right-out access along Route 14. Both uses would share the access points. Final access design is subject to IDOT review.
- The site is in the Crystal Lake Watershed. The development would need to construct stormwater facilities to meet the requirements of the ordinance.
- Water is available in the area.
- Sanitary sewer capacity in the area is limited. Upgrades to the system will be necessary depending on the demand generated by the uses.

#### **Discussion Topics:**

1. Land Uses: How do the two uses compliment and support each other and how do they fit with the character of Crystal Lake?
2. Site Design: Since the first conceptual review, the petitioner has changed the concept from typical self-storage to luxury car condos which changed the site plan. Does this improve the site design?
3. Site Design: Typically a 50-foot landscape buffer is required between storage and residential uses. No buffer is provided. Can you support a minimum landscape buffer between the two uses through the PUD?





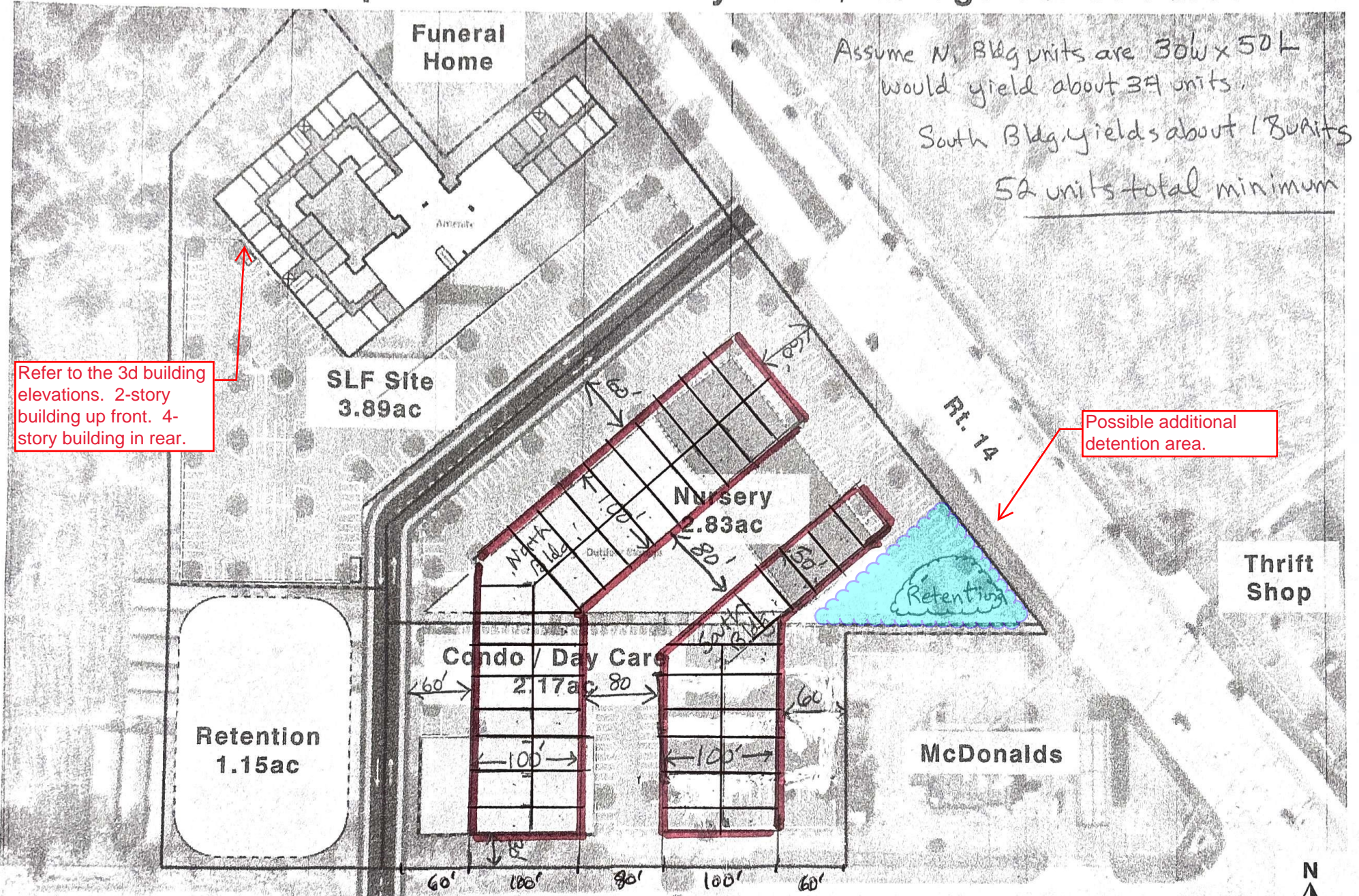
# Garage Condo Site Plan - Option # 1

12/19/23

Crystal Lake Site Development

1

## Option 1 - Shared Day Care / Garage Condo Parcel

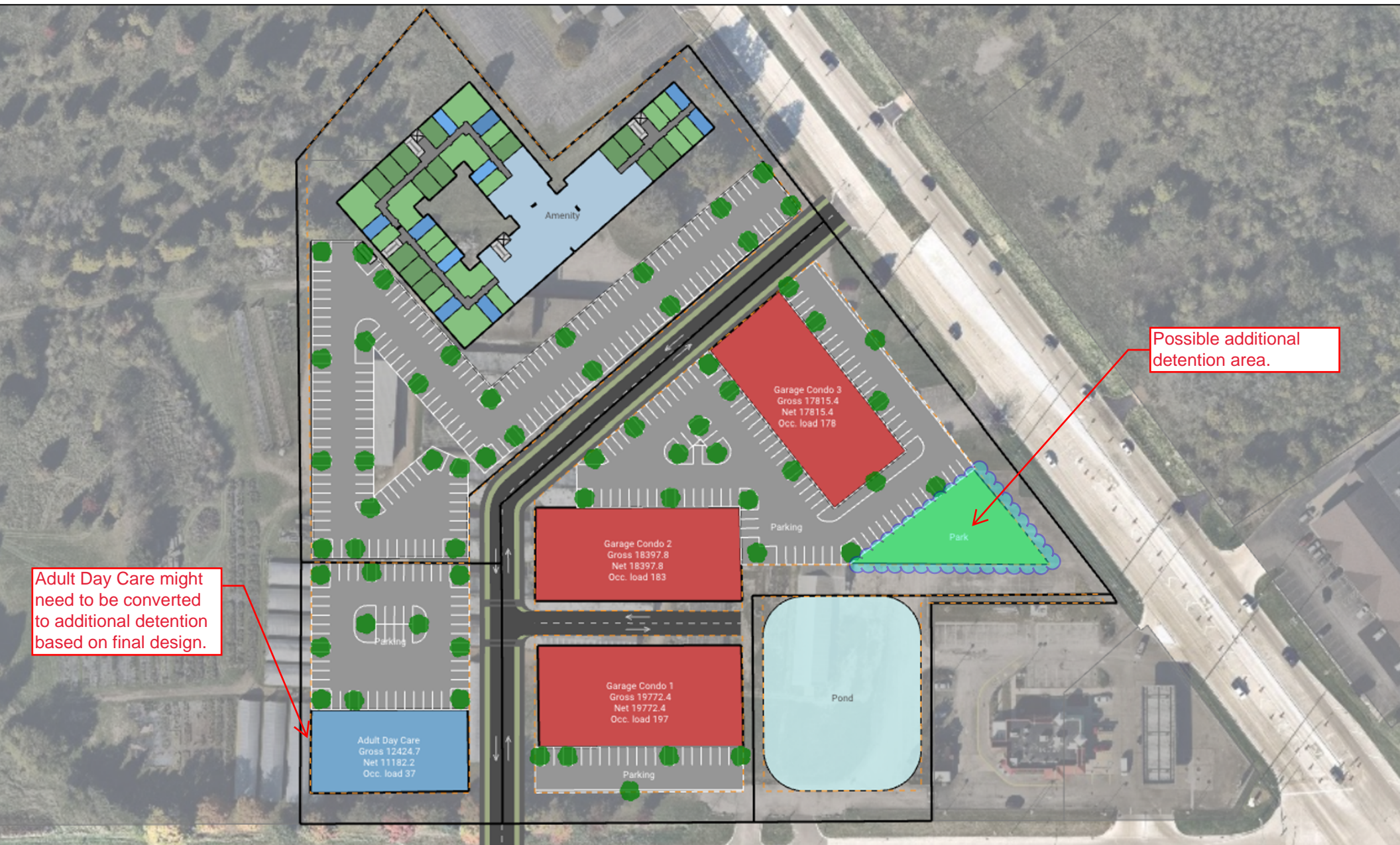


About 52 units at 1500 ft.<sup>2</sup> each, just rough calculations at this point. 176

1" = 120' (use 1/8 scale)







Adult Day Care might need to be converted to additional detention based on final design.

Possible additional detention area.

Adult Day Care  
Gross 12424.7  
Net 11182.2  
Occ. load 37

Garage Condo 2  
Gross 18397.8  
Net 18397.8  
Occ. load 183

Garage Condo 1  
Gross 19772.4  
Net 19772.4  
Occ. load 197

Garage Condo 3  
Gross 17815.4  
Net 17815.4  
Occ. load 178

Park

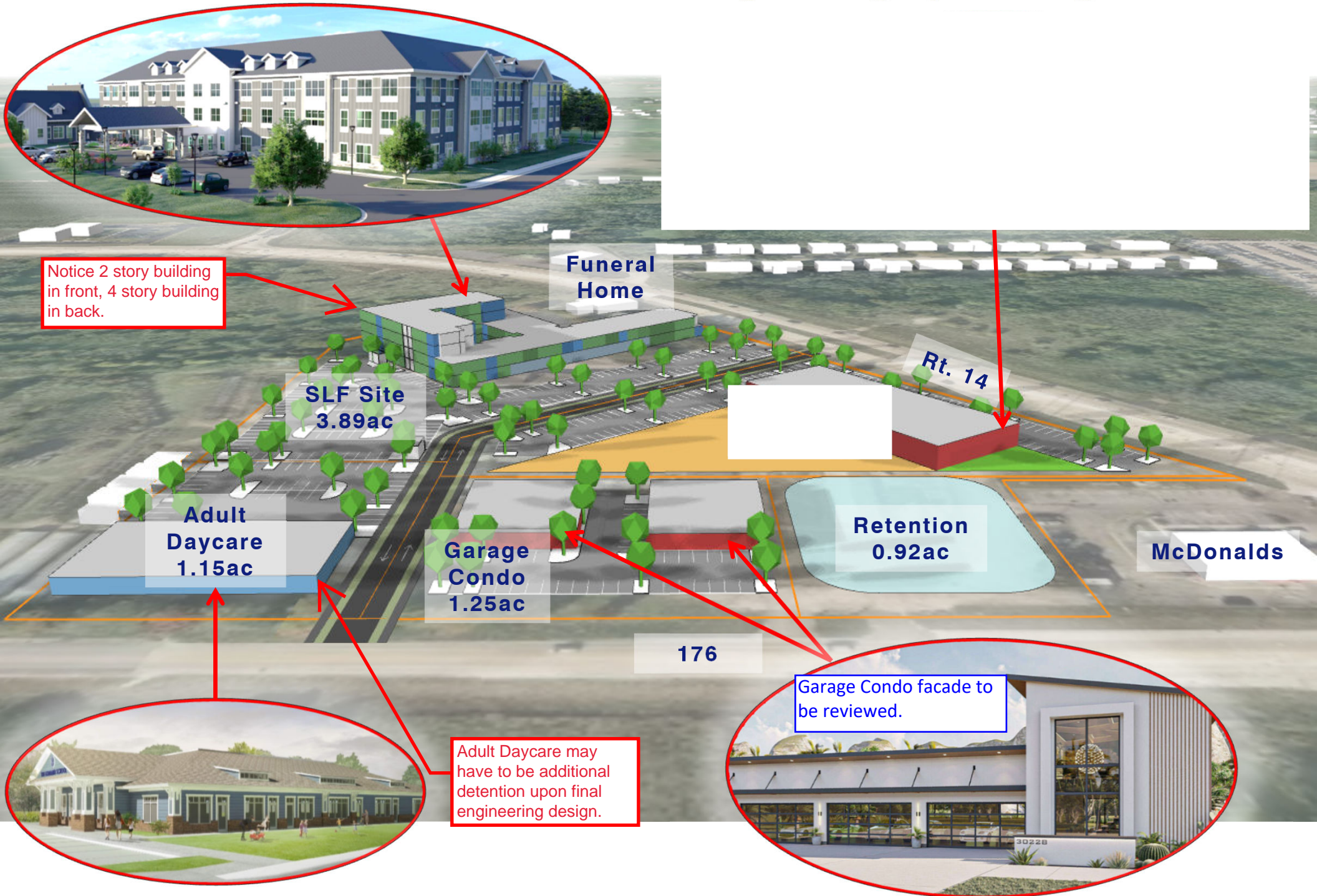
Pond

Amenity











Our new conceptual plans are attached.

All of the site plans show the proposed Senior Housing Community located in the Northwest corner. Our building will be 2 to 4 stories. We added some memory care units and decreased the total number of assisted living units. I think we are around 120 AL units and 20 MC units. Still around the +/- 150 total units. If you refer to the 3D rendering, the portion of the building closer to Rt 14 will be 2 stories. As the building gets further away from the road, we increased the height to 4 stories. We felt the setback from the road is sufficient enough before the building becomes 4 stories. The other portion of the senior campus will either be an Adult Day Care or detention based on our final engineering plans. I am still checking the market to see if an Adult Day Care would be warranted, but this is just a proposed use if we do not need the detention.


The remaining 5 acres will still be controlled by the existing landowner. I was finally able to convince the existing landowner that self-storage is not going to be an approved land use by the City of Crystal Lake. Even though the owner has agreed to not pursue self-storage units, he is seeking approval for "garage condo" land use.

Garage Condo's are typically a 2-story, wood frame building, that resembles a residential garage style building. The most famous of these garage condos is the campus that was just built in Naperville, called Iron Gate Motor Condo's. These garage condos can be rented or sold. The land owner would like to rent these for 1 year and then sell them to individual owners. I have included several land plan options that show alternates for the balance of the site on the 5 acres.

Iron Gate Motor Condo's website

<https://www.ironгатemotorcondos.com/>

Pictures of the Buildings – click on link below:

 [https://hallmanagement-my.sharepoint.com/:b:/p/kevinm/Ea7jRAdP-ghDm96uNVjn880BMn5pA\\_kxbQ69NYGAZI6wEQ?e=mofZ4p](https://hallmanagement-my.sharepoint.com/:b:/p/kevinm/Ea7jRAdP-ghDm96uNVjn880BMn5pA_kxbQ69NYGAZI6wEQ?e=mofZ4p)

These garage condo's are typically wood frame with some structural steel. They are usually 2-story as the tenants build out the interior to include small kitchens, bars, bathrooms, and 2<sup>nd</sup> story car lifts or lofts. The exterior looks like a residential building and does not look like a self-storage building.

We would like to meet with the Planning and Zoning Commission to get their opinion on this new concept.

Thank you very much. Please let me know what are my next steps. Thanks again. Safe travels in this weather. I am available all day today and next week if you need to call me.

**Kevin Micheli, P.E.**

**President & Chief Operating Officer**

**CHARLES HALL CONSTRUCTION LLC**

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IRON GATE ELEVATION EXAMPLES





Possible interiors





**CRYSTAL LAKE PLANNING AND ZONING COMMISSION  
WEDNESDAY, DECEMBER 6, 2023  
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Mr. Greenman at 7:00 p.m.

**CALL TO ORDER**

On roll call, members, Greenman, Mason, Repholz, Skluzacek, Smith and Teetsov and were present. Member Gronow was absent.

Elizabeth Maxwell, City Planner and Katie Rivard, Assistant City Planner, were present from Staff.

Mr. Greenman said this meeting is being recorded for broadcast and future playback on the City's cable channel. He led the group in the Pledge of Allegiance.

**APPROVE MINUTES OF THE NOVEMBER 15, 2023 PLANNING AND ZONING COMMISSION MEETING**

Mr. Skluzacek moved to approve the minutes from the November 15, 2023 regular Planning and Zoning Commission meeting. Ms. Teetsov seconded the motion. On voice vote, all members voted aye. Motion passed.

**2023-36 – 7013 SANDS ROAD – NVA TRUCKING – REZONING, SPECIAL USE PERMIT, AND VARIATIONS – PUBLIC HEARING**

Motion to ratify a continuation to a future Planning and Zoning Commission hearing date.

Mr. Smith moved to ratify the 12/1/2023 Continuance Order and move to continue the public hearing on Petition #2023-36 to January 24, 2024. Ms. Repholz seconded the motion. On voice vote, all members voted aye. Motion passed.

**2023-193 – 35 E. BERKSHIRE DRIVE – ANTOJITOS MEXICANOS LA FONDA – SPECIAL USE PERMIT AND FINAL PUD AMENDMENT – PUBLIC HEARING**

Special Use Permit to allow a sit-down restaurant and a Final PUD Amendment to allow a variation from the required parking of 124 spaces to allow 109 spaces, a variation of 15 spaces.

Mr. Cesar Hernandez, accountant for restaurant, spoke to the request. He stated they are trying to expand the restaurant. They are in Unit #10 now, and would like to occupy #11 also. They want to be able to seat 64 people as they are currently carry-out only.

Mr. Greenman stated part of the request is a variation for parking. He asked the petitioner what the hardship is. Mr. Hernandez said if the owner doesn't get the change it is no problem.



Mr. Greenman opened the public hearing. There being no one who wished to speak, Mr. Greenman closed the public hearing and turned it over to staff.

Staff summarized the request and history of the shopping center and the PUD.

Mr. Skluzacek asked if they are staying in the same unit. Mr. Hernandez stated the kitchen is staying the same but they need the space for seating. The unit is still occupied now but will be closing.

Ms. Repholz asked how many spaces are there now. Ms. Rivard responded there are 109 spaces. Ms. Repholz asked if the requirement was there for a reason, does that put a hardship on the other uses. Ms. Rivard explained the other uses. Mr. Hernandez stated most of the businesses are in and out. The patrons of the other businesses do not typically stay for long periods of time. The parking lot is usually not full. Ms. Repholz asked the hours of operation and will they change. Mr. Hernandez stated the hours are currently 10am-8pm, but they would like to stay open until 9pm.

Mr. Smith stated he has a slight concern even though the parking lot is not at capacity. The idea or goal is to have as many patrons visit as possible. Mr. Smith stated he does not see a hardship other than the center was developed a long time ago. He stated the petitioner is introducing the hardship. He loves the idea of a sit-down restaurant, but he is not sure how to get past the hardship for parking.

Ms. Mason stated she has the same concerns about parking.

Ms. Teetsov asked if there was on-street parking. The petitioner confirmed there is no on-street parking. Ms. Teetsov stated that with the other business there and the peak hours being in the evening, she was leaning towards supporting this. Especially since there has been a lot of turnover in the center. She stated there could be opportunities to mitigate the request to the potential impact on the rest of the properties.

Mr. Greenman asked how do we balance a good use of the property but also be protective of the other uses, especially if they are successful.

There was discussion on the parking requirements.

Ms. Teetsov asked about the delegation of parking spaces.

Mr. Smith asked how many users there are in the center. Ms. Rivard stated there are approximately 12 users. Mr. Smith stated the concern is if everyone comes in with similar request, parking would absolutely not be enough.

Mr. Hernandez said they would be willing to lower the number of seats to 50 or 54.

Mr. Greenman stated they are trying to find a balance.

Mr. Smith asked if it is typical to assume a certain business is allocated the entire parking for their business not taking into account the other business. Ms. Maxwell stated staff and the developers try to guess the mix of tenants when it is initially calculated. The parking is reevaluated with new users. All parking, access, etc. are shared. If there was a parking problem, patrons would leave and the businesses would hurt.

If patrons are parking on grass, the City would come out and evaluate. The parking lot is not full now so staff believes there is capacity for the proposed use.

Mr. Smith asked if the ordinance says the parking lot can be allocated to one business. Ms. Maxwell stated it is shared.

Mr. Skluzacek asked if the business leaving is taken into consideration. Ms. Maxwell stated yes. Staff adds up who is there, and the developer takes a best guess. There was discussion on the uses and parking requirements.

Mr. Greenman stated to consider when variations come before us, a PUD does give the opportunity to be more lenient if you think it fits in the property.

Ms. Teetsov made a motion to approve 2023-193 the Special Use Permit to allow a sit-down restaurant and a Final PUD Amendment to allow a variation from the required parking of 124 spaces to allow 109 spaces, a variation of 15 spaces with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Andres Aguilar, dated 09/13/2023, received 09/14/2023)
  - B. Floor Plan (Andres Aguilar, received 09/14/2023)
2. The Petitioner shall address all of the review comments and requirements of the Community Development Department.

Mr. Skluzacek seconded the motion. On roll call, Members Greenman, Mason, Repholz, Skluzacek, Smith and Teetsov voted yes. Motion passed 6-0.

**2023-215 – 5786 NORTHWEST HIGHWAY – CRYSTAL POINT SHOPPING CENTER – BURLINGTON AND SIERRA – FINAL PLANNED UNIT DEVELOPMENT AMENDMENT – PUBLIC HEARING**

Final Planned Unit Development Amendment to allow changes to the exterior elevations and a variation for signage for Burlington and Sierra Trading Post.

John Bradshaw, Senior Architect with Camburas Theodore was present to represent the petition. Mr. Bradshaw explained that Bed, Bath & Beyond has closed and Burlington is taking a portion of the tenant space and Sierra is taking the other portion. He explained the changes in the façade and the new colors and materials being used for these tenants. He stated Bed, Bath & Beyond was permitted 340 square feet of signage. Burlington is only requesting 218 square feet and Sierra is only requesting 204 square feet, so each tenant is under what was allowed for Bed, Bath & Beyond, but combined they are 422 square feet. This is an additional variation of 82 square feet of signage.



Mr. Greenman opened the public hearing. There being no one who wished to speak on this request, Mr. Greenman closed the public hearing and turned it over to staff.

Staff provided a summary of the request and spoke to the changes in the elevations, and how they match the character of the center.

Mr. Skluzacek likes the changes to the center. The signs are slightly larger and that is okay.

Ms. Repholz said this looks good. She appreciates the way the facades are broken up. The signs are appropriately sized.

Mr. Smith asked if the petitioner was okay with the conditions of approval. He thinks the changes look great.

Ms. Mason welcomes the changes.

Ms. Teetsov appreciates the space being filled so quickly.

Mr. Skluzacek made a motion to approve 2023-215 for Final Planned Unit Development Amendment to allow changes to the exterior elevations and a variation for signage for Burlington and Sierra Trading Post subject to the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
  - A. Application (Bradshaw, received 10/24/23)
  - B. Elevation (Nichiha, dated 10/16/23, received 10/24/23)
  - C. Elevation (Camburas & Theodore, LTD, dated 10/06/23, received 10/24/23)
  - D. Elevation (Camburas & Theodore, LTD, dated 11/14/23, received 11/16/23)
  - E. Signage (Camburas & Theodore, LTD, dated 11/14/23, received 11/16/23)
2. Work with staff to replace any dead or dying foundation base landscape along the building façades.
3. The petitioner shall comply with all of the requirements of the Community Development, Engineering and Public Works, and Fire Rescue Departments.

Ms. Repholz seconded the motion. On roll call, Members Greenman, Mason, Repholz, Skluzacek, Smith, and Teetsov voted yes. Motion passed 6-0.

**2023-224 – 7625 ROUTE 14 – CONCEPTUAL PLANNED UNIT DEVELOPMENT – PUBLIC MEETING**

Conceptual Planned Unit Development for 150-unit Supportive Living Facility and Self-Storage.

Timothy James, the property owner, Greg Stec, the Senior Housing Developer with Metropolitan Housing Development Corporation, and Kevin Micheli, President with Charles Hall were present to represent the

petition. Mr. Stec said he has worked with senior housing for 20 years. He has a license for Supportive Living Facility. This is for frail, elderly persons. This is a step between independent living and assisted living. There are three remaining licenses in Illinois. The closest facility is in McHenry. This is different than a facility like Sunrise, as Medicaid will pay for services for low income residents so they can stay. They need about four or five acres. He can give Crystal Lake residents first choice. Mr. Stec said he needs a minimum of 150 units for the project license. He knows that they still need to do engineering so the location of the building and site layout may change.

Mr. James said he can use the remaining portion of the property for storage. He still needs to do a marketing study and engineering before they can determine how many units he can develop. He has spent years in the garden center market. This is a use that is not profitable anymore. Storage is a use that is needed right now. This site is rated B+ for storage. They have options with architecture.

Ms. Repholz said this is the gateway to Crystal Lake. She has difficulty envisioning Supportive Living Facility and storage are the best for this site. This area is rural and transforming to residential. There is a lot of recreation in the area. Lippold Park is a great facility for recreation so this could be developed with more recreational opportunities, like tennis courts or sport courts. She feels they are missing an opportunity to draw in visitors to this property. They can reuse the greenhouses for event venues.

Mr. Skluzacek said the Supportive Living Facility would be okay, but not storage.

Mr. Smith would be okay with the Supportive Living Facility. He does not see both of these fitting together. Storage does not fit his idea of the site, maybe back behind.

Ms. Mason said she cannot see storage on this property.

Ms. Teetsov asked what the average stay in a Supportive Living Facility is. Mr. Stec said between 15 months and five years.

Mr. Greenman agrees with everything you heard. This is a critical entry to Crystal Lake and he cannot see a four-story building here. The petitioner said he may be able to do a three-story building and step back the architecture to soften the appearance on the road. He can look at senior housing. Mr. Greenman said all the uses need to be transitional in size and maybe multiple smaller buildings. They should add more natural elements and outside landscape. This may work better as a complex with a neighborhood feel.

Ms. Teetsov stated she would like to see natural elements with supportive living, such as gathering, outdoor and open space.

Ms. Repholz stated this site could be an event center out of the old barn, a garden center or recreation use.

Mr. Smith liked option one the best.

Ms. Mason could support 150 units and maybe look at other options.

They thanked the petitioners for coming and would like to see the changes they make if they come back.

**2023-238 – 295, 345, AND 395 PATHWAY COURT – CONCEPTUAL PLANNED UNIT DEVELOPMENT** – PUBLIC MEETING

Conceptual Planned Unit Development for 312 apartment units in 15 buildings.

Jordan Michalkiewicz, vice-president of Development & Acquisitions with Three-Leaf Development, Justin Koeppler, Design Project Manager with AG Architecture, and Larry Tieman, Pastor with Immanuel Lutheran Church were present to represent the petition. Mr. Michalkiewicz stated this will be a 24 acre neighborhood of 312 units. They have created a layout with ample green space and they will transform the right-of-way to open space. This will be a Class A product.

They have developed a number of two-story walkup apartment developments. This feels very residential. There are a mix of unit styles and some have garages. They have shown a connection to the Prairie Trail. The buildings are centered on the parking fields to help screen them. They will need a variation for the clubhouse height, for the density and for the length of the buildings.

Mr. Smith thinks this looks great. The architecture provides a community feel. He thinks this is an appropriate use. He would only support this if there was a four-way intersection connection to the main street crossing property.

Ms. Mason said the layout looks great.

Ms. Teetsov asked if the south leg of the road would connect to Walkup to the north. Staff confirmed there is no planned connection. This is a good location as it is close to Downtown. She asked what the elevations look like along the bike path. Mr. Michalkiewicz showed the elevations, which feature numerous step backs and peaks breaking up the sides. He noted they will be maintaining as many trees as possible along the east side and north side. Ms. Teetsov asked about maintaining the existing trees and garbage. Mr. Michalkiewicz stated the garbage will be clustered in the islands.

Ms. Repholz said she is not in support of multi-family housing or of this density. They have approved so many rental units lately. Renters can affect the community culture. You cannot find volunteers as they are not invested in the community. Also, renters do not pay local taxes to support the community. She wants to see a mix of housing. They could develop single family lots here and sell them for more money, especially this close to Downtown.

Ms. Teetsov stated she changed her initial comments that were in support of apartment style residences. She appreciated Ms. Repholz comments that the site would be better suited for single-family residences.

Mr. Skluzacek likes the architecture. The density is a bit high. He is concerned there is only one real entrance.

Mr. Greenman said it does look nice. The high density is not appropriate here. He cannot support them asking for variations.

Mr. Michalkiewicz said they do not develop single-family housing. They will look at access points.



Mr. Smith would like the building to be broken up to look more like townhomes or row homes.

They thanked the petitioners for coming.

**REPORT FROM PLANNING**

Staff noted the items that were recently approved by the City Council and the upcoming items.

**COMMENTS FROM THE COMMISSION**

None.

**ADJOURNMENT**

Mr. Smith made a motion to adjourn the meeting. Ms. Mason seconded the motion. On voice vote, all members voted aye. The meeting was adjourned at 9:11 p.m.