



#2010-24 Crystal Lake Senior Housing Project Review for Planning and Zoning Commission

Meeting Dates: April 21, 2010 and May 5, 2010

Requests:

1. Preliminary Planned Unit Development for a senior independent living development.
2. Use Variation from Article 2, Land Use of the Unified Development Ordinance, to allow a continuing care retirement community without nursing facilities, in the "B-2" zoning district.

Location: Congress Parkway (201-299 Congress Parkway)

Acreage: Approximately 5 acres

Existing Zoning: B-2 PUD General Commercial

Surrounding Properties:

North:	B-2 PUD General Commercial (Medical Offices)
South:	B-2 PUD General Commercial (Crystal Point Center)
East:	B-2 PUD General Commercial (future Camelot School)
West:	B-2 PUD General Commercial (Vacant)

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

The property is approximately 5 acres adjacent to the proposed Camelot School and southwest of Health Bridge. A previous planned unit development for an office complex was approved on the total 15-acre site. The owner is finding development interest for 5-acre parcels and is proposing that the 15 acres be subdivided into 5 acre lots for separate development. The petitioner proposes the construction of a four-story senior housing development. The building would provide parking on the first floor and three floors of residential units with a dining room and activity rooms. Each residential unit allows for independent living. The petitioners are requesting the preliminary PUD with a variation to the allowable height and a Use Variation to allow the residential retirement community within the B-2 PUD zoning district.

Land Use Analysis:

ZONING

The site is currently zoned B-2 PUD. B-2 Commercial generally permits retail and office uses. The City classifies the proposed use as a continuing care retirement community without nursing facilities. The Land Use Table does not allow this use in the B-2 zoning, but does allow it as a

Special Use within the F Farming, E Estate, R-1 and R-2 Single Family, R-3 A and R-3B multi family and O Office zoning districts. The petitioners are requesting a Use Variation to allow the retirement community within the B-2 zoning district.

The developer chose this location because it is near many medical office practices, retail and service providers and recreational areas. The residents of this facility would be able to utilize those services without creating a significant number of traffic trips. Within one mile of this site, there are numerous office, medical, retail and restaurant establishments. Feinberg Park is within 1 mile and Veterans Acres is within 1 ½ miles.

SITE PLAN

The site illustrates one “H” shaped building. This property would have the one full access point along Congress Parkway for the entire 15-acre site. The site plan shows a roadway across the north part of the site that will provide cross access between this main drive and the Camelot School and any future development to the west. The site would provide 57 parking spaces outside and 100 parking spaces on the first floor of the building. The site would also provide a drive aisle all the way around the building for resident and fire apparatus access. The detention basin at the south end of the site is for this property and the Camelot School property. This basin and the existing basin, Outlot A, have been sized appropriately to accommodate the ultimate development of the entire 15-acre property.

PARKING

The site is providing a total of 156 parking spaces. 56 of these spaces are above-ground for residents, visitors and any staff. 100 spaces are provided within the building as the ground floor. The parking requirement for retirement communities is between 0.75 spaces per unit up to a maximum of 1.25 spaces per unit. This range is made up of three different community’s requirements which are similar in size to Crystal Lake within the American Planning Associations Parking Standards Planning Advisory Service Report. The site exceeds the maximum parking by 32 spaces.

ELEVATIONS

The building would be four stories with the first floor being the indoor parking. The first floor would be clad with brick veneer, which will continue up in two columns to a peaked roof on the front and rear elevations. The remainder of the exterior elevation would be fiber cement lap siding. Each unit would offer a balcony.

LANDSCAPE PLAN

The petitioners have provided a preliminary landscape plan. The petitioners will provide a final plan with the Final PUD submittal, which will be required to meet the foundation base, perimeter and parking lot site landscape requirements.

Findings of fact:

Preliminary Planned Unit Development

The petitioner is requesting approval of a Preliminary Planned Unit Development to allow the construction of the retirement community with variations in the B-2 PUD zoning district. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
 Meets *Does not meet*
2. The use will not be detrimental to area property values.
 Meets *Does not meet*
3. The use will comply with the zoning districts regulations.
 Meets *Does not meet*
4. The use will not negatively impact traffic circulation.
 Meets *Does not meet*
5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
 Meets *Does not meet*
6. The use will not negatively impact the environment or be unsightly.
 Meets *Does not meet*
7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
 Meets *Does not meet*
8. The use will meet requirements of all regulating governmental agencies.
 Meets *Does not meet*
9. The use will conform to any conditions approved as part of the issued Special Use Permit.
 Meets *Does not meet*
10. The use will conform to the regulations established for specific special uses, where applicable.
 Meets *Does not meet*

In addition PUDs must also meet the standards in Section 4-500 C. Development Standards and 4-500 D. 2 Additional standards for Planned Unit Developments Commercial PUDs.

1. Implements the vision and land use policies of the Comprehensive Plan.
 Meets *Does not meet*
2. Shall not result in substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matter of public health, safety and welfare.
 Meets *Does not meet*
3. PUD's must provide transitional uses to blend with adjacent development.
 Meets *Does not meet*
4. PUD phases must be logically sequenced.
 Meets *Does not meet*
5. The density and intensity of a PUD shall be in accordance with the Comprehensive Plan.
 Meets *Does not meet*
6. All dimensional standards shall be listed within the PUD plan if they do not meet the Ordinance minimum standards.
 Meets *Does not meet*
7. The responsible parties for all on-site and other required public improvements shall be established and a utility plan indicating all proposed easements shall be provided.
 Meets *Does not meet*
8. Any private infrastructure shall comply with the city standards.
 Meets *Does not meet*
9. The PUD plan shall establish the responsibility of the applicant/developer.
 Meets *Does not meet*
10. A bond or letter of credit shall be posted to cover required fees or public improvements.
 Meets *Does not meet*

Planned Unit Development Variations

The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. If the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation request be lessened or denied.

Specific variation as part of the PUD

The petitioner is asking for a variation in conjunction with their PUD request. It is to allow a four-story building at 56 feet 6 inches in height, from the allowed two-story 28 feet height maximum. Recently Crystal Lake Plaza which is west of this site along Route 14 was granted a height variation to allow up to 40 feet. Immanuel Lutheran School to the west of this site along Main Street is within the R-2 zoning district and is permitted to be 40 feet in height. The developer is reducing the on-site impervious coverage by locating the majority of the parking underground as the first floor, which then increases the height of the building.

Findings of Fact:

USE VARIATION

As illustrated previously in the Land Use Table, this type of residential use is not a permitted use within the B-2 zoning district. B-2 zoning is intended for general business uses. It is evident from recent applications that the nature of this area is changing from the envisioned commercial corridor to more office and low impact residential uses. The proposed project would be independent living for persons 55 years of age and better. This location would allow them to use the existing medical office, retail and recreational services in the vicinity.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made it should be with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Thomas Crystal Lake, LLC, received 04/13/10).
 - B. Site Plan (FitzGerald Associates Architects, dated 04/30/10, received 04/13/10)
 - C. Floor Plans (FitzGerald Associates Architects, dated 04/30/10, received 04/13/10).
 - D. Landscape Plan (FitzGerald Associates Architects, dated 04/13/10, received 04/13/10)
 - E. Building Elevations (FitzGerald Associates Architects, dated 04/13/10, received 04/13/10)
2. A complete landscape plan shall be submitted with the Final PUD submittal which illustrates the following:
 - A. The species, size and quantity of all selected plant types and a planting detail.
 - B. The plan shall provide for foundation base landscape around the buildings, parking lot landscape and perimeter landscape areas.
 - C. The plan shall provide the required number of trees required from the tree replacement calculations.

3. If this property requires any tree removal, the petitioner shall provide a tree inventory, protection plan and removal calculations which meet Article 4-300 of the Unified Development Ordinance.
4. Site Plan
 - A. Cross access agreements need to be provided for the parcels to the east and west along the front access drive.
 - B. Sidewalk access should be provided to Congress Parkway.
5. Architecture
 - A. Eliminate the exterior storage closets off the balconies or provide additional details so that they are better incorporated into the architecture of the elevations and the roof line.
 - B. The front entrance bay should be a different color and/or materials starting from the brick ground floor to the roof peak. This will better distinguish the front entrance.
 - C. All windows should include a more pronounced sill.
 - D. The two building areas where the garage doors are located should be a separate color and/or material.
 - E. Include windows in the brick wall elements in the rear elevation, the same as the front elevation.
 - F. The Final PUD submittal shall include actual material samples and colors for the elevations.
6. The following Variation is hereby granted as part of the PUD:
 - A. A variation from Article 3 Section 3 Density and Dimensional Standards to allow a building at 56 feet 6 inches exceeding the maximum height of 28 feet, a variation of 28 feet 6 inches.
7. The petitioner shall address all of the review comments and requirements of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

**City of Crystal Lake
Development Application**

Office Use Only
File # 2010 - - 24

Project Title: Crystal Lake Senior Apartments

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BY: _____

Action Requested

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input checked="" type="checkbox"/> Preliminary PUD |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Final PUD | <input type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Final PUD Amendment | <input checked="" type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Name: Thomas Crystal Lake, LLC
Address: 343 Wainwright Drive
Suite B, Northbrook, IL 60062
Phone: 847-291-3400
Fax: 847-291-1691
E-mail: _____

Owner Information (if different)

Name: Elgin Bancshares, Inc.
Address: P.O. Box 641
Elgin, IL 60121
Phone: _____
Fax: _____
E-mail: _____

Property Information

Project Description: Development of a four-story senior housing development to
provide independent living.

Project Address/Location: 5 acres located on Congress Parkway at corner
of Congress Parkway and Main Street

PIN Number(s): 19-04-303-008

Development Team

Please include address, phone, fax and e-mail

Developer: Thomas Crystal Lake, LLC

Architect: Fitzgerald Associates Architects, 912 West Lake Street, Chicago
www.fitzgeraldassociates.net; phone: 312-563-9100; fax: 312-536-1919

Attorney: Kelly A. Cahill, Zukowski, Rogers, Flood & McArdle, 50 Virginia Street,
Crystal Lake, IL 60014; phone: 815-459-2050; fax: 815-459-9057; kcahill@zrflaw.com

Engineer: Frank Cuda, Scheflow Engineers, P.C., 1814 Grandstand Place, Elgin, IL
60123; phone: 847-697-7095; fax: 847-697-7099; office@schefloweng.com

Landscape Architect: Fitzgerald Associates Architects

Planner: _____

Surveyor: _____

Other: _____

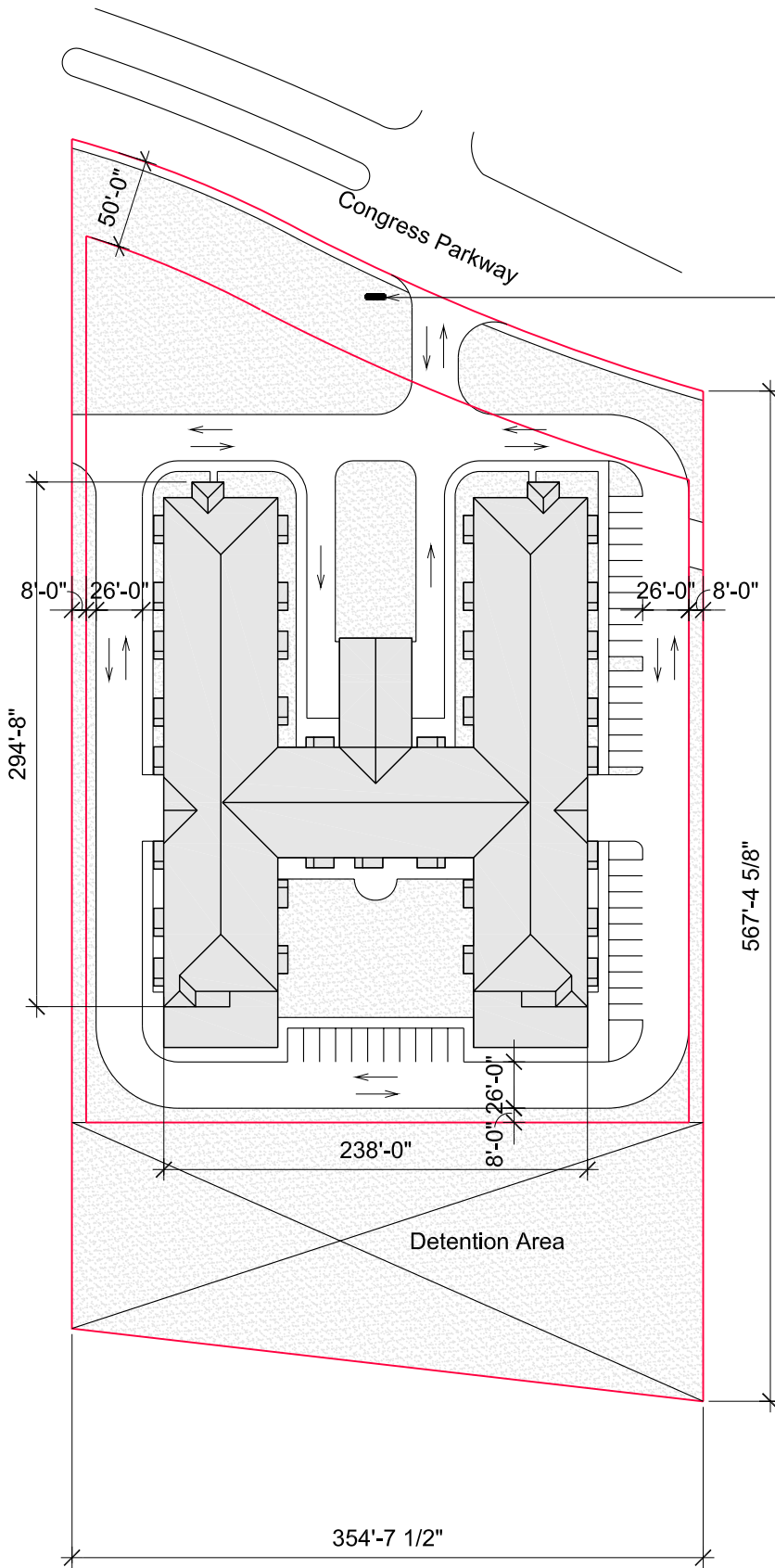
Signatures

Kelly A. Cahill Kelly A. Cahill 4/9/10
PETITIONER: Print and Sign name (if different from owner) Date

As owner of the property in question, I hereby authorize the seeking of the above requested action.

JILL MARKOWSKI Jill Markowski 4-8-10
OWNER: Print and Sign name Date

NOTE: If the property is held in 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.



Brick and Wood Entry Sign

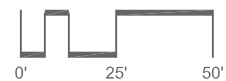
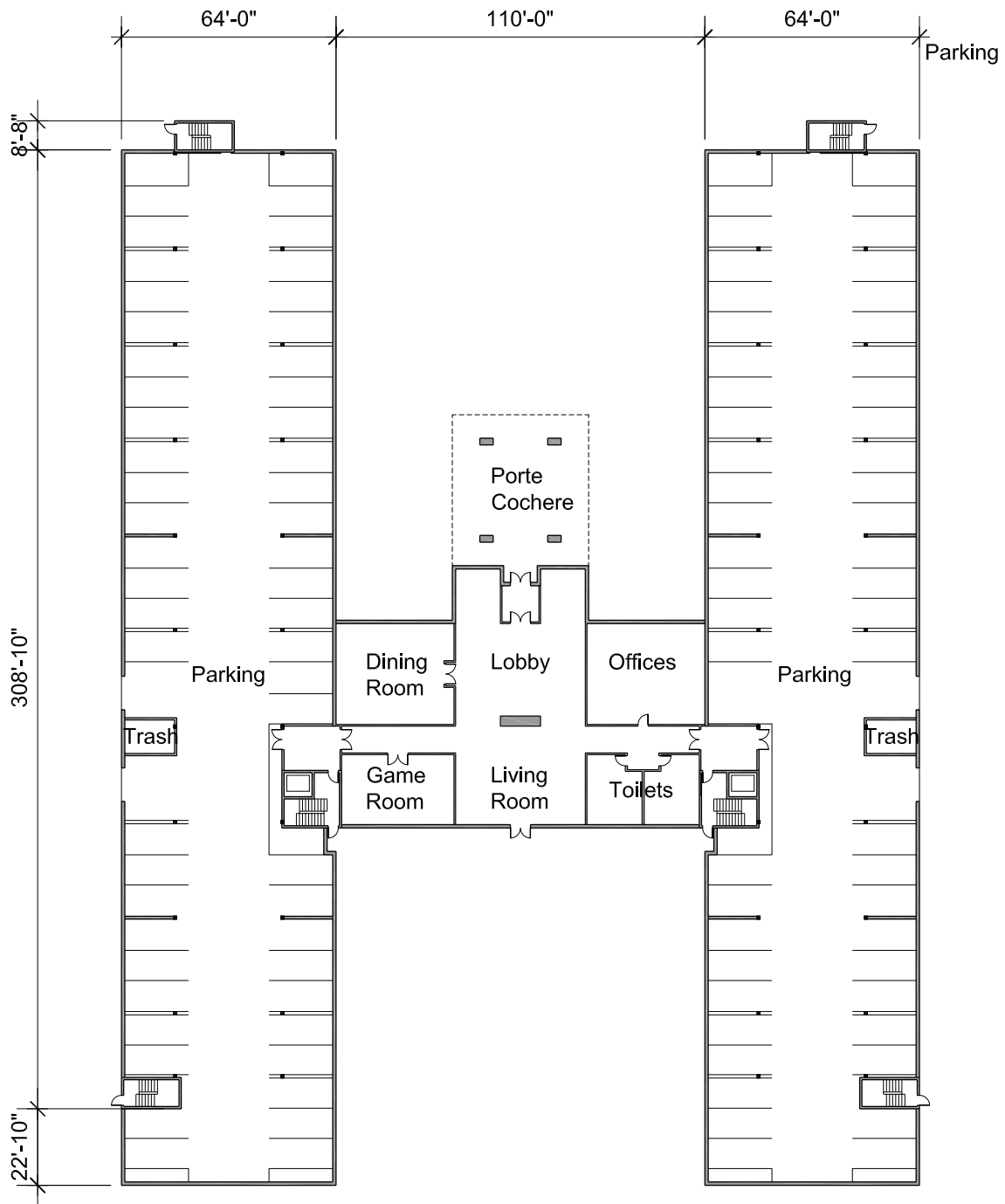
- 33 Type A 767 sf
One Bedroom Apartments
- 66 Type B 1,016 sf
Two Bedroom Apartments
- 01 Type C 770 sf
One Bedroom Apartment
- 100 Total Apartments
- 100 Indoor Parking Spaces
- 37 Exterior Parking Spaces
- 137 Total Parking Spaces

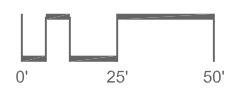
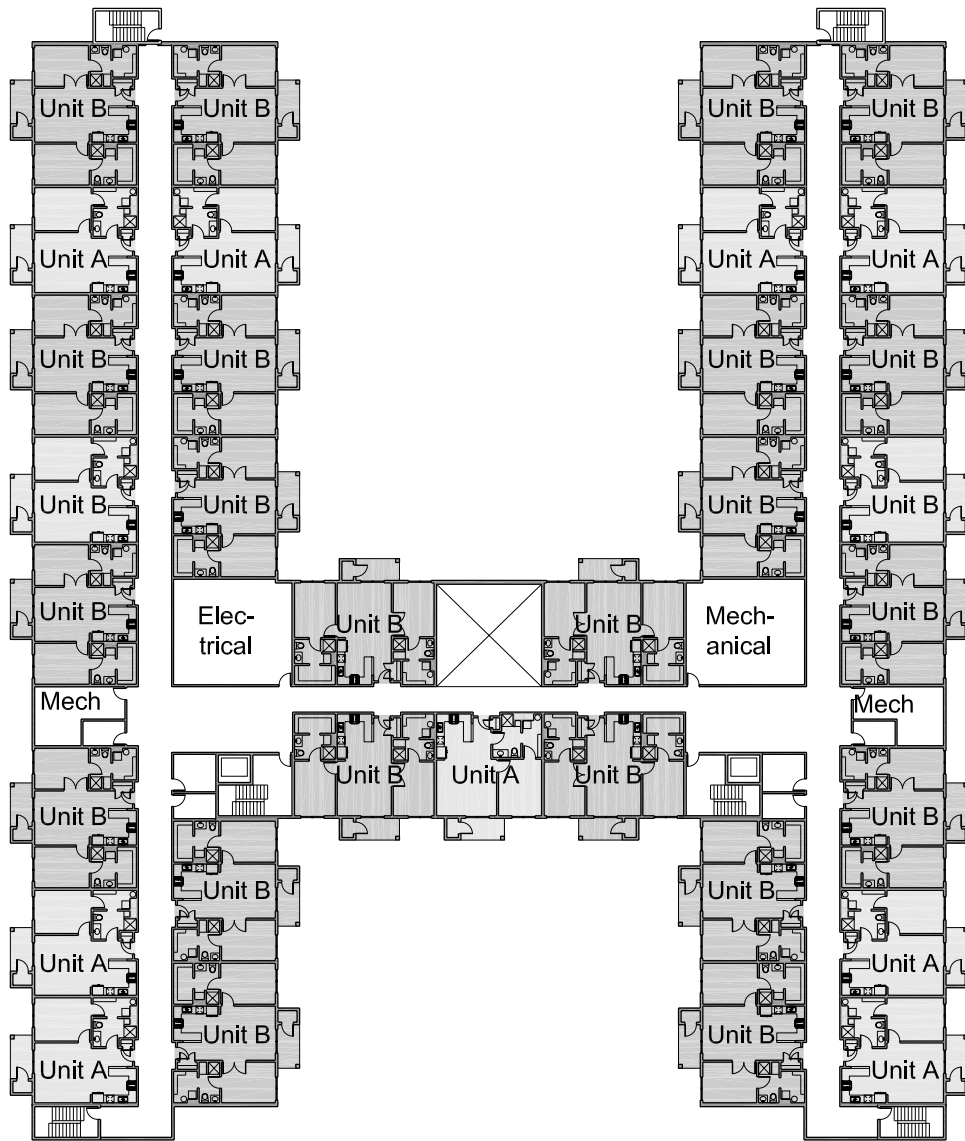
217,800 sf Site Area / 5 Acres
(62% impervious)

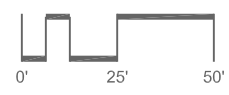
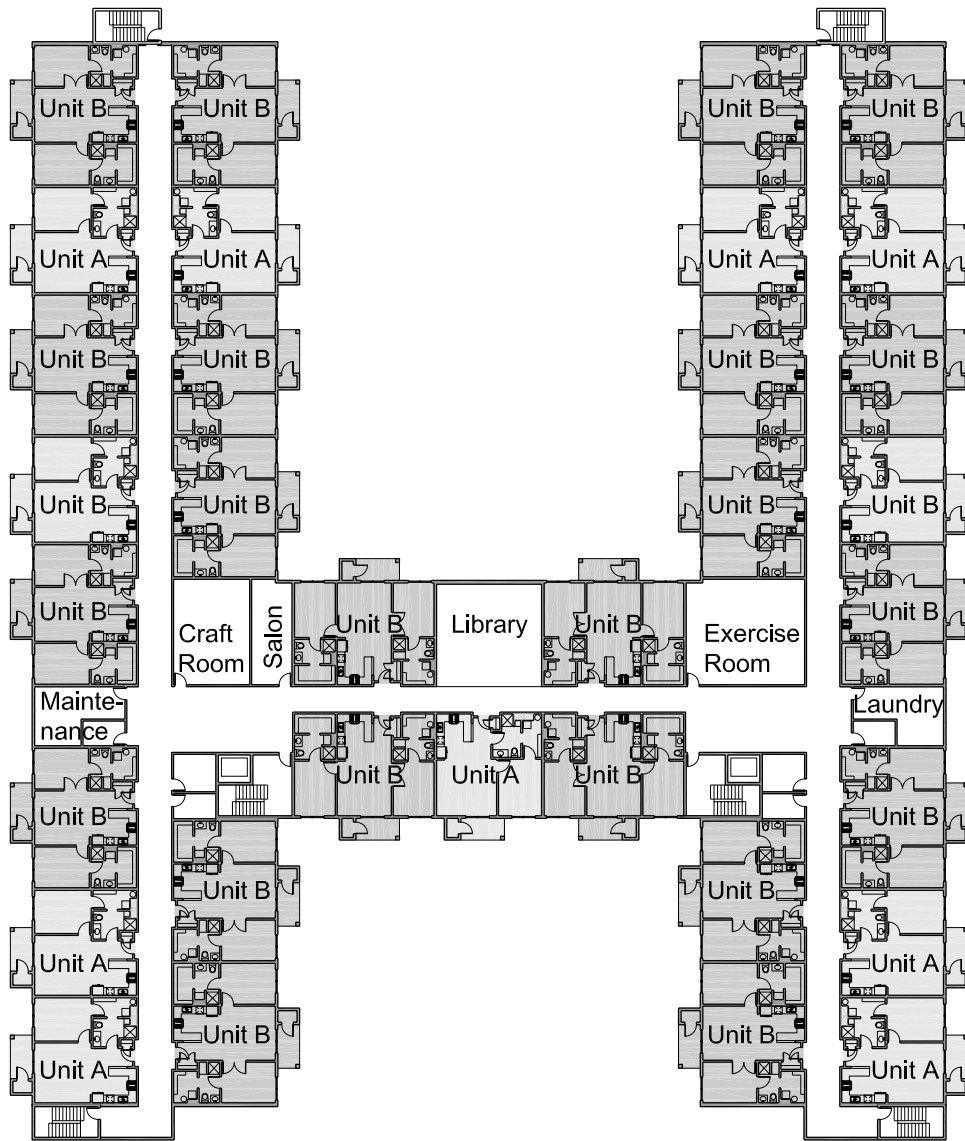
52,080 sf Building Footprint

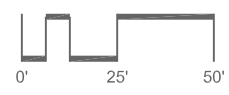
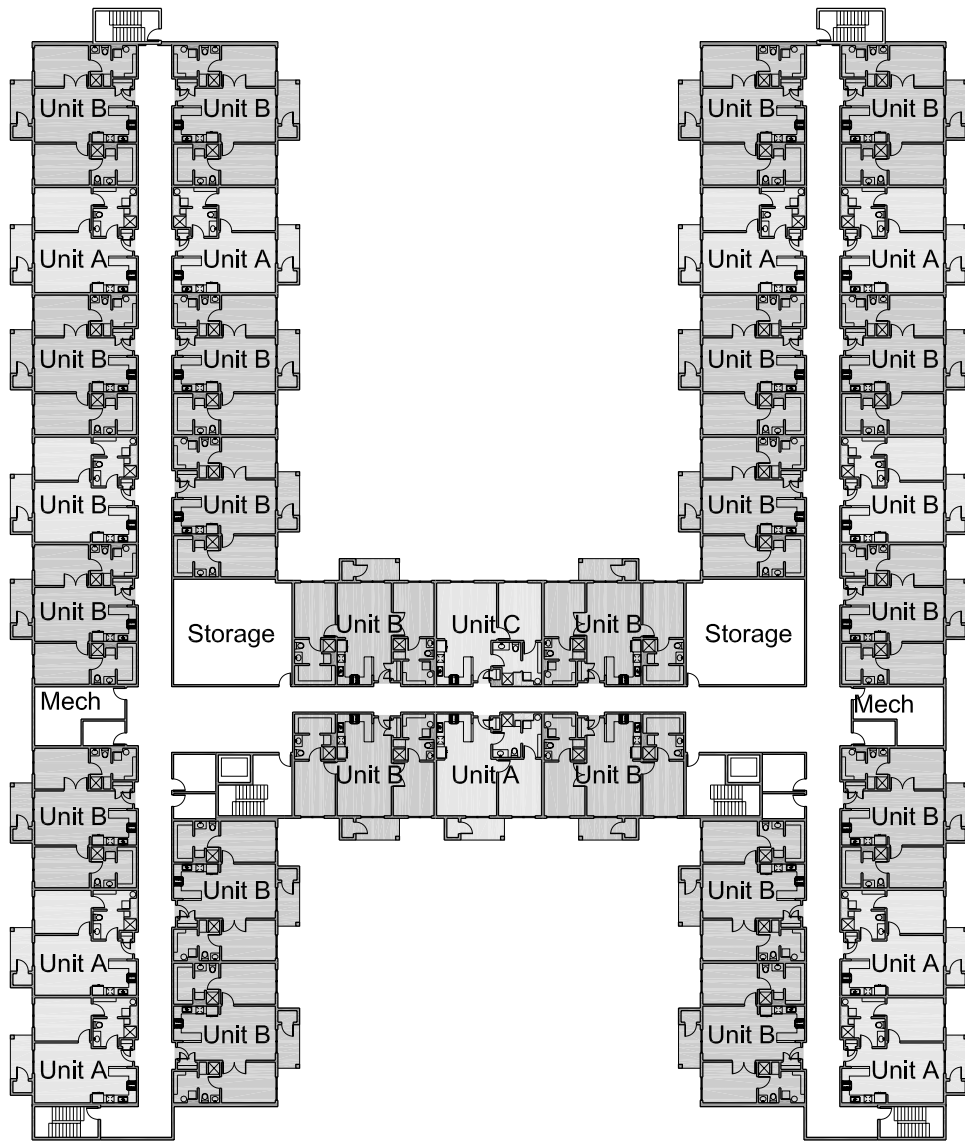
176,724 sf Gross Building Area
(includes parking /
excludes balconies)

93,137 sf Net Building Area
(excludes balconies)











Front Elevation



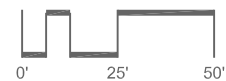
Side Elevation



Rear Elevation

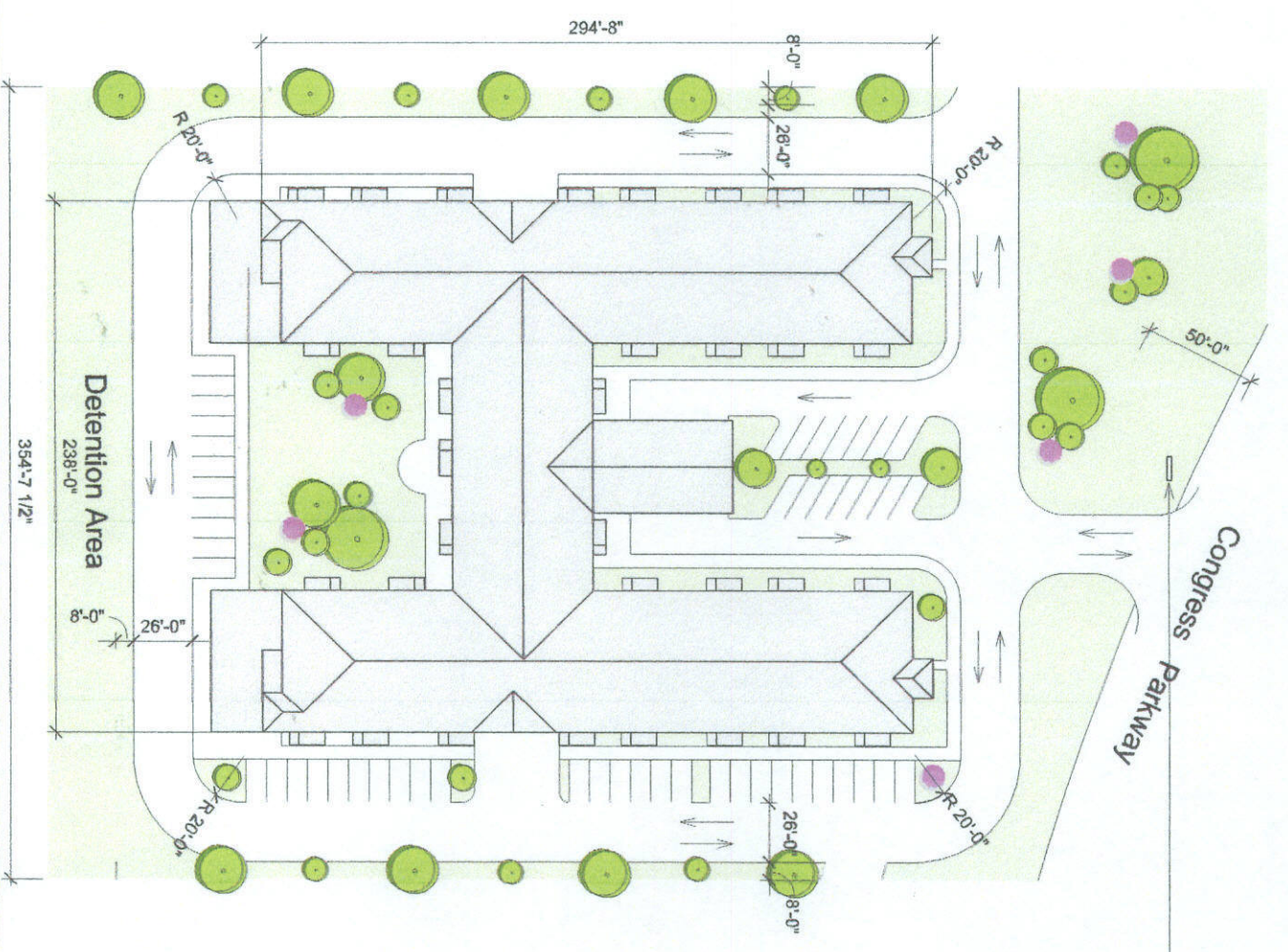


Side Elevation



Brick and Wood Entry Sign

Congress Parkway



2010--24
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 BY:



Landscape Plan

FitzGerald
 Associates Architects

Crystal Lake Senior Apartments
 Job #10002
 04-13-2010

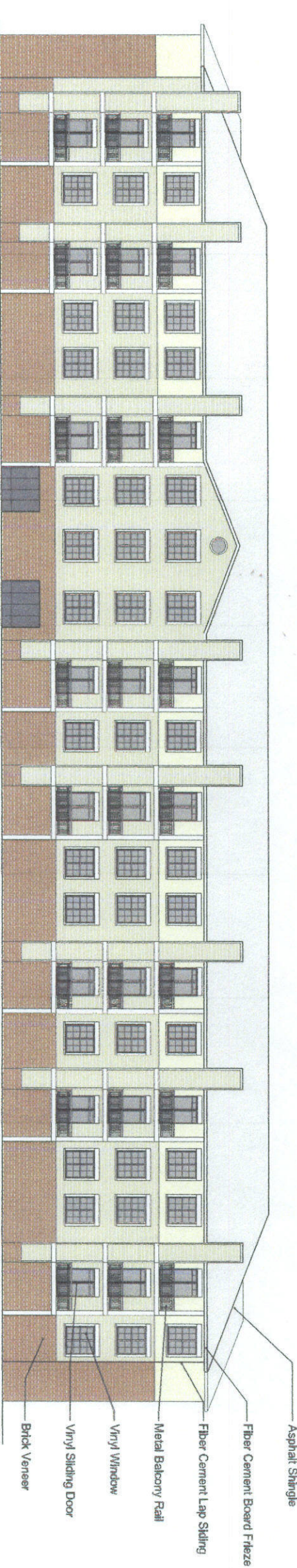
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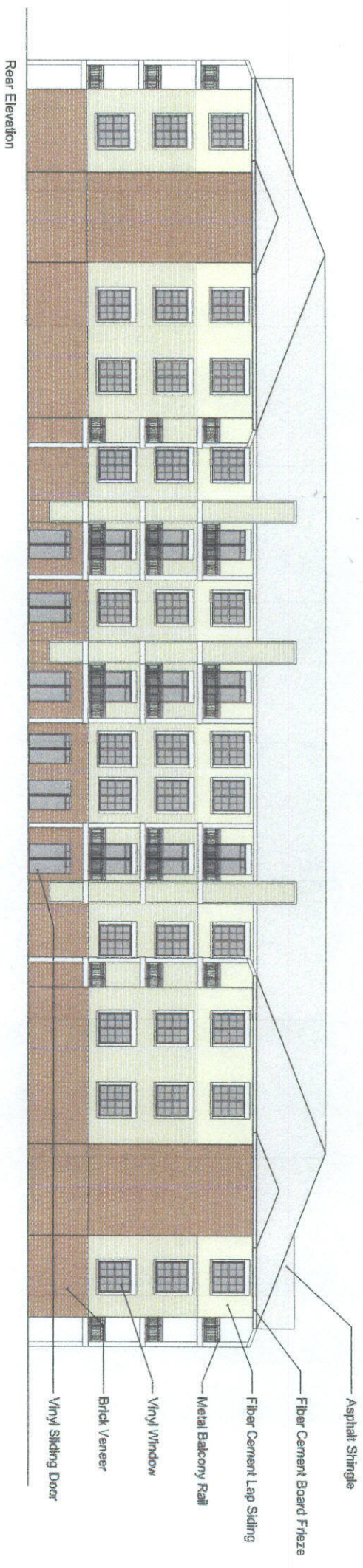


Front Elevation

- Roof 56'-4 3/8"
- Mean Roof 49'-10 1/3"
- Fourth 33'-1 1/4"
- Third 22'-2 5/8"
- Second 11'-4"
- Ground 0'-0"







Rear Elevation

