



Memorandum

To: Planning and Zoning Commission
From: Elizabeth Maxwell
Date: May 5, 2010
Re: 2010-24 Crystal Lake Senior Housing Project

This item was continued from the April 21st meeting to set a public hearing for the May 5th meeting. Since the previous meeting, staff has had several conversations and meetings with the development team. There was a concern that complete preliminary engineering had not been submitted. The development team met with staff and addressed our concerns. Stormwater has been calculated through the Camelot School submittal and the availability of utilities in the area will allow them to meet Public Works and Fire Rescue Department requirements.

In addition the Planning and Zoning Commission had questions about the traffic increase on Congress Parkway and the density of the project. Erik Morimoto of the Engineering Department provided a response, "Traffic study threshold is not met for these new developments so a regional study of Congress Parkway is not needed. However, staff considers these matters in-house with any development as they affect the road network. Note that Congress Parkway is a minor collector, not a major. Previous studies with the Pingree Metra station and Crystal Point Annex, by virtue of Planning's PUD conditions, do have future improvements to Congress identified (Congress @ Pingree, Congress @ Exchange, and Congress @ Main) once certain trigger points are reached."

Other age restricted housing in the City is of similar density to what is proposed for this project. This project is requesting 100 units on 5 acres creating a density of 20 units per acre. Sunrise Assisted Living, approved in 1999, was for 58 units on 3 acres creating a density of 19.3 units per acre. Bickford Cottage, approved in 2006, was for 53 units on 2.96 acres creating a density of 17.9 units per acre.

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 petitioner shall provide a tree inventory, protection plan and removal calculations which meet Article 4-300 of the Unified Development Ordinance.

- D. The plan shall provide the required number of trees necessary to meet 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. Provide a sidewalk access 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.



#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

RECEIVED
APR 13 2010
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.

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE

IN THE MATTER OF THE APPLICATION OF Elgin Bancshares, Inc., as Owner and Thomas Crystal Lake, LLC, as Developer

LEGAL NOTICE

Notice is hereby given in compliance with the Zoning Ordinance of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission of the City of Crystal Lake upon the application of Elgin Bancshares, Inc., Owner and Thomas Crystal Lake, LLC, the Developer, relating to the property located on Congress Parkway at corner of Congress Parkway and Main Street consisting of 5 acres, PIN no. 19-04-303-008.

This application is filed for the purpose of a request for approval of a preliminary PUD to allow senior independent living apartments, 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 and two stories and a 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 and in accordance with Article 4, Section 4-500, entitled Planned Unit Development Standard of said ordinance.

A public hearing before the Planning and Zoning Commission on the request will be held at 7:30 p.m. on Wednesday, May 5, 2010, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Thomas Hayden, Chair
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald
April 19, 2010)



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, APRIL 21, 2010
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Vice Chair Greenman at 7:30 p.m. On roll call, members Batastini, Esposito, Jouron, McDonough, Skluzacek, and Greenman were present. Members Goss and Hayden were absent.

Michelle Rentzsch, Director of Planning and Economic Development, Latika Bhide and Elizabeth Maxwell, both Planners, were present from Staff.

Mr. Greenman stated that this meeting is being televised now as well as being recorded for future playback on the City's cable station.

2010-24 CRYSTAL LAKE SENIOR HOUSING PROJECT – SW Congress & Commonwealth – PUBLIC MEETING

A motion is requested to set a public hearing date of May 5, 2010.

Preliminary Planned Unit Development, Variations for a senior independent living development.

Mr. Greenman said the petitioners are present to give the Commissioners an overview of the project and to set a public hearing date.

Kelly Cahill, attorney, Tom Monico, developer, were present to represent the petition. Ms. Cahill said this project is for people age 55 and older and is located across from Health Bridge. The property has been vacant for some time and they are proposing an affordable senior independent living facility. The building will be 4 stories with the first floor being used for parking. That will reduce the impervious surface of the property. Ms. Cahill showed the site plan for the proposed development as well as color renderings from various angles. She said the entry will be covered and there will be many amenities such as a gym, craft room, etc. Ms. Cahill stated that the developer has several in the area including one in Glenview and one under construction in Fox Lake.

Ms. Cahill said the property is zoned "B-2" and they are requesting a use variation to allow this development in the district. She said this residential use will bring customers in close proximity to businesses, medical facilities, and the downtown area. The density and high quality building materials will add to the property values in the area. She said if this development were to be put next to a residential area, there would be more of an impact on that residential use. Ms. Cahill said this will be a great engine for economic growth and it fits in with the surrounding uses.

There was no one in the public who wished to speak on this petition.

Mr. Batastini asked if these units will be rented or owned. Mr. Monico said the units will be rentals for

the first 15 years. Then they will likely go condo. Mr. Batastini said the building is nice and has good features but it reminds him of a hotel. He is not asking that the building be all brick but it would be nice to have brick further up the building with some type of banding. Mr. Batastini asked if the age restriction is part of the PUD approval. Ms. Maxwell said that could be added as a condition.

Mr. Batastini said he has a concern with traffic. The area is loading up with uses and traffic in that business park is crazy. He asked if a traffic study is required. Ms. Maxwell said Congress Parkway is already designed to handle the traffic. Mr. Batastini said they are getting more non-traditional uses in this area. He asked if a rear access point was being considered. Ms. Maxwell explained that behind this building is the detention basin. There will be a frontage road between all three properties so people can get over to Commonwealth Drive. In addition, she stated the Fire Rescue Department is not requiring the access behind Camelot and their Final PUD request will request its removal. Mr. Monico said more senior drive today but during non-peak hours. That is what they have found at their other locations.

Mr. Jouron asked about the exterior storage. Mr. Monico said each unit has their own furnace and that area is not for storage.

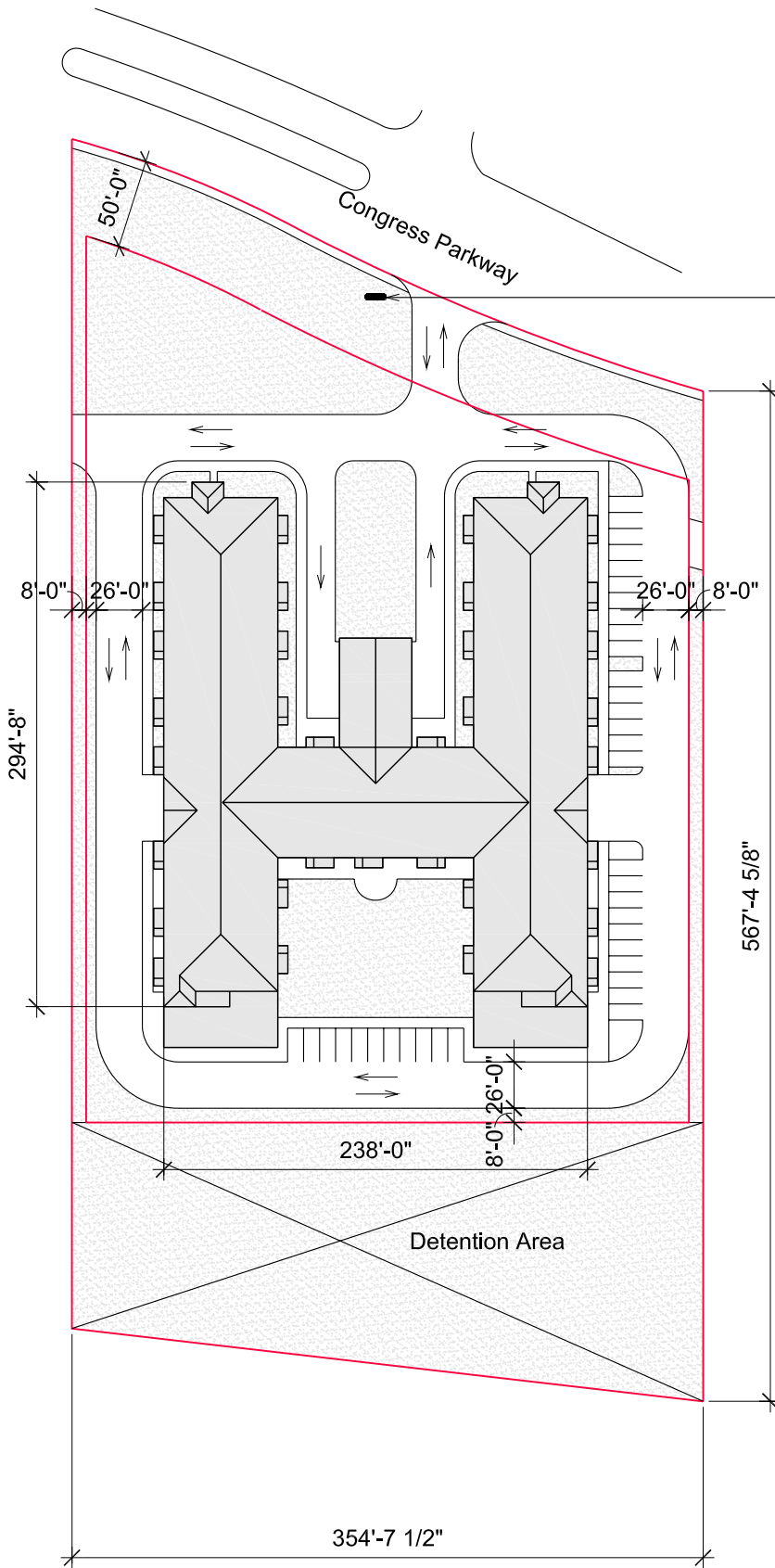
Mr. McDonough said 20 units to the acre seems a bit high. He is 55 and drives during rush hour daily. Mr. Monico said the average age at their current locations is 70. Mr. McDonough asked about the classification of "continuing care facility" used in the staff report. Ms. Maxwell said the UDO doesn't have a designation of independent senior living and the classification used was the closest to this use.

Mr. Skluzacek said he is concerned with the parking spaces especially at the end. He is afraid that people will have a problem backing out. Mr. Monico said there won't be any parking in the corners and not all of the parking spaces will be filled. Each unit will have one parking space assigned to it.

Mr. Greenman reviewed the comments that were made by the Commissioners. He suggested that the petitioner review the conditions listed in the staff report and at the next meeting be ready to review them.

Mr. Monico said they have a project that is up and running in Glenview on Patriot Drive. It is located in The Glen and he would be happy to give anyone a tour if they would like to go through it.

Mr. Esposito moved to continue 2010-24 Crystal Lake Senior Housing Project and set the public hearing date to May 5, 2010. Mr. Batastini seconded the motion. On roll call, all members voted aye. Motion passed.



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

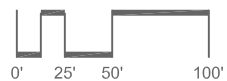
- 137 Total Parking Spaces

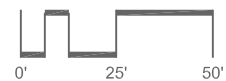
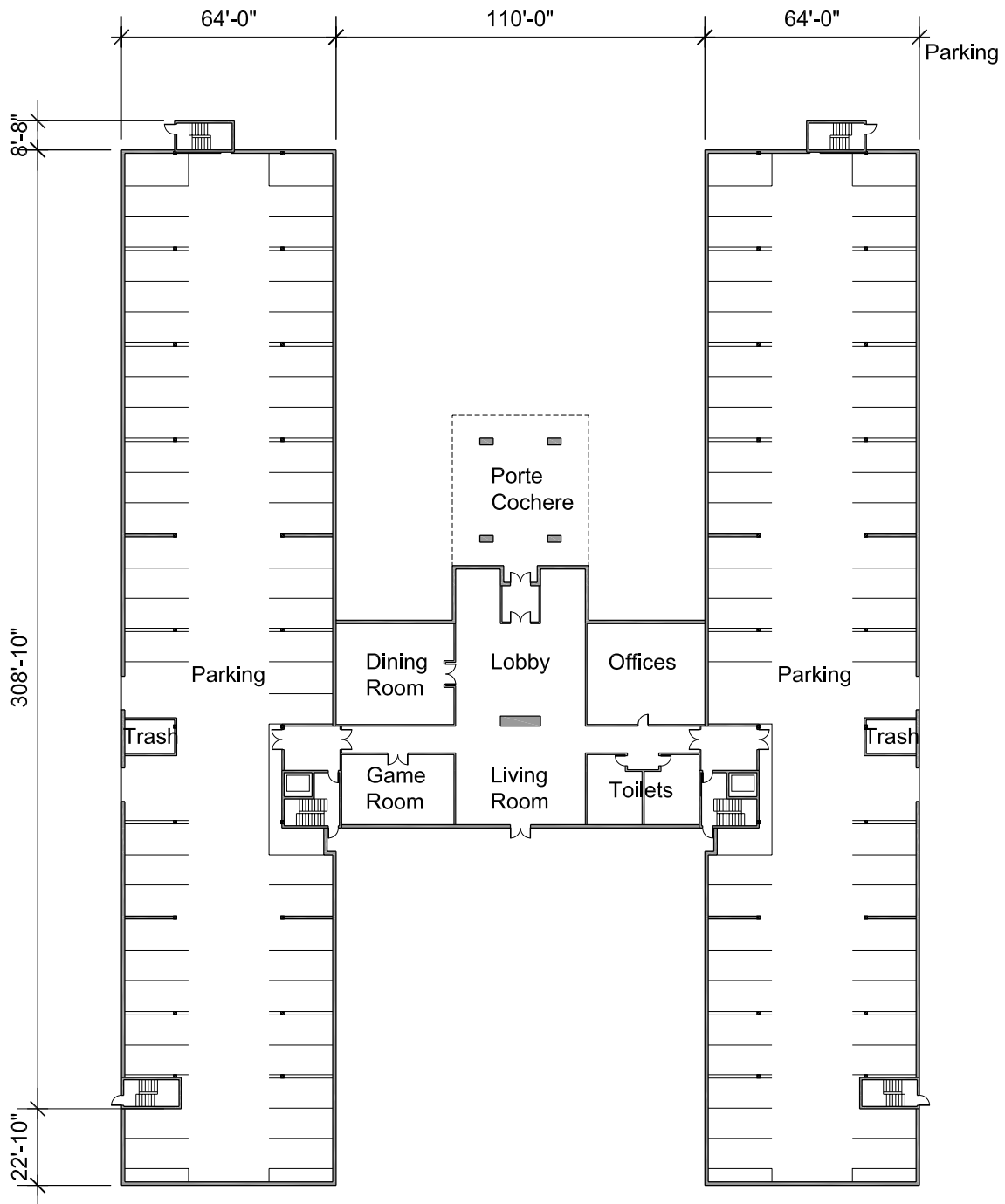
217,800 sf Site Area / 5 Acres
(62% impervious)

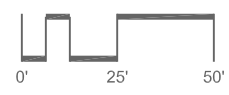
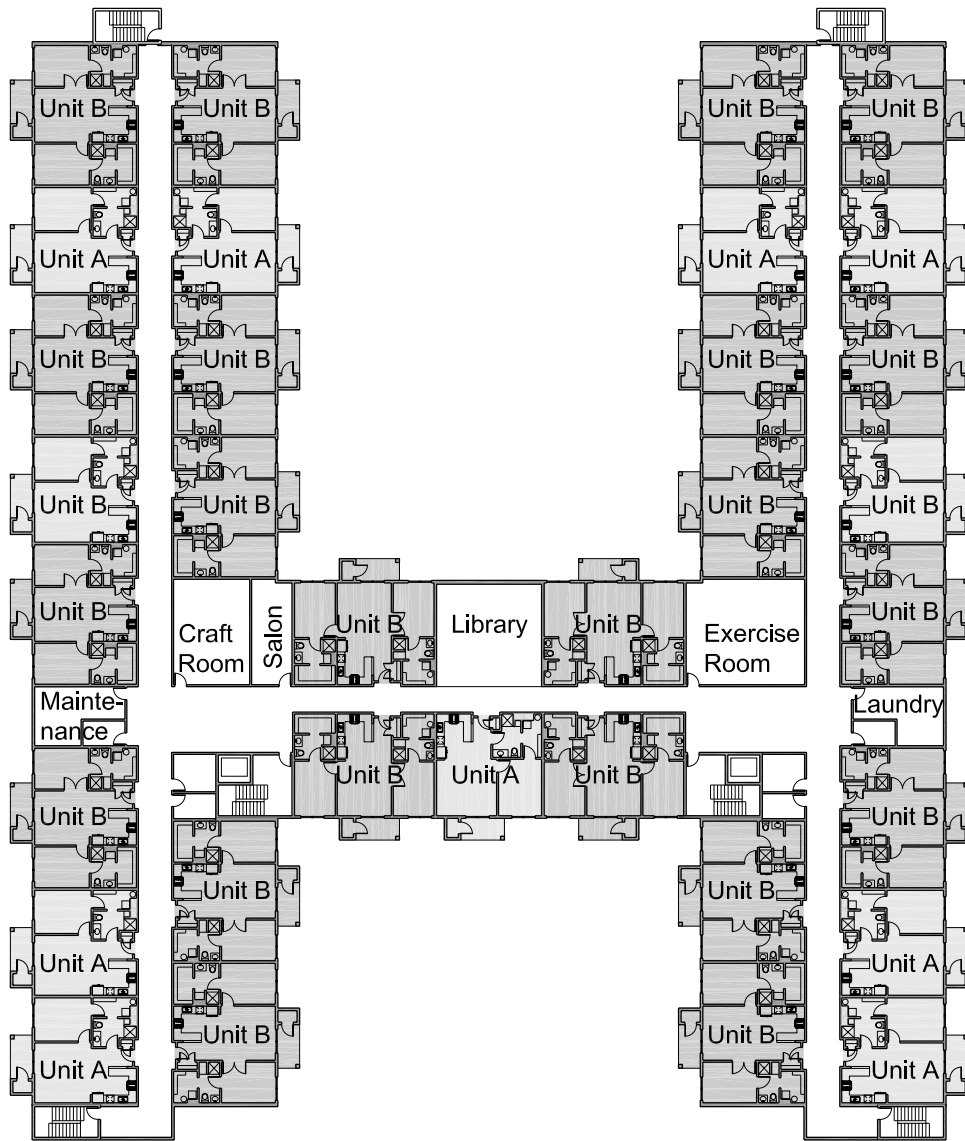
52,080 sf Building Footprint

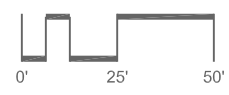
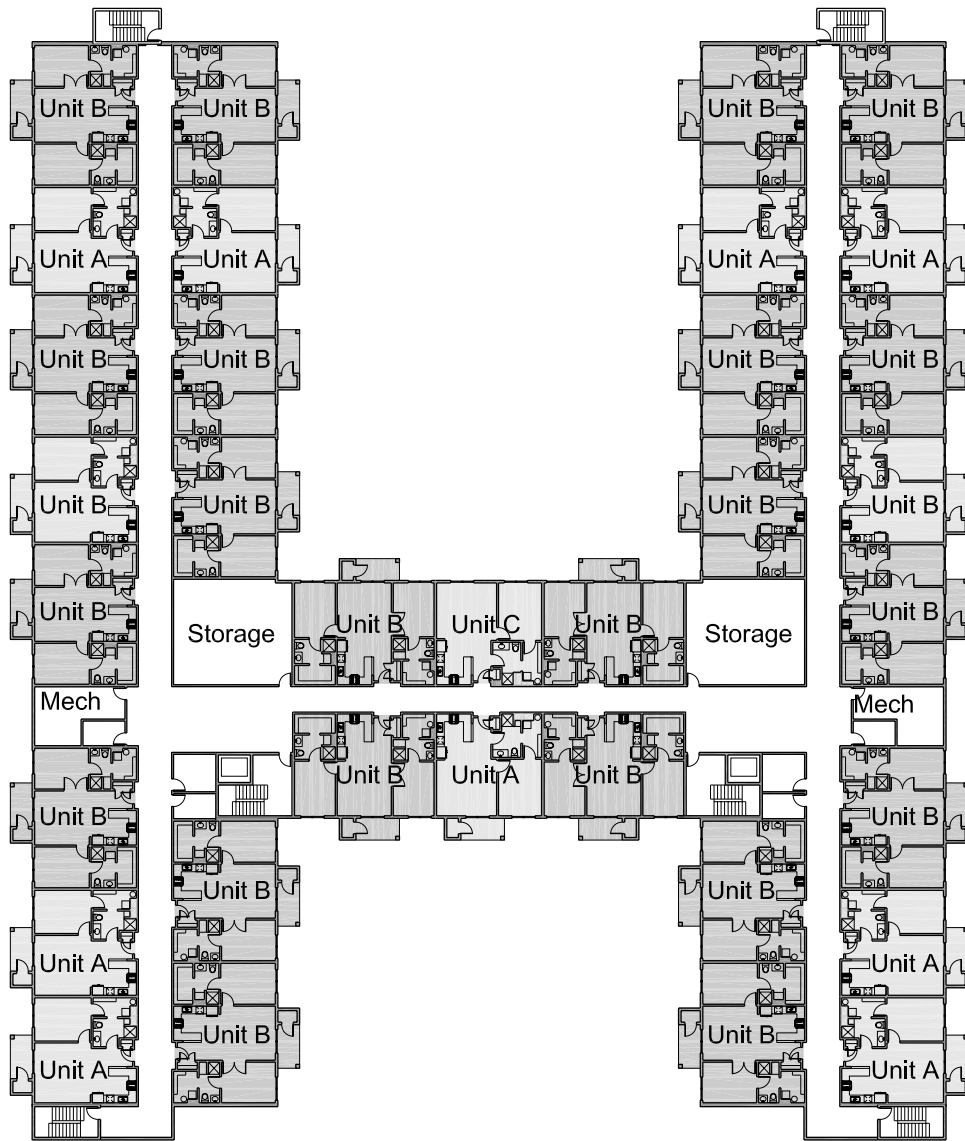
176,724 sf Gross Building Area
(includes parking /
excludes balconies)

93,137 sf Net Building Area
(excludes balconies)











Front Elevation



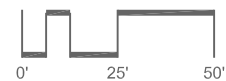
Side Elevation



Rear Elevation

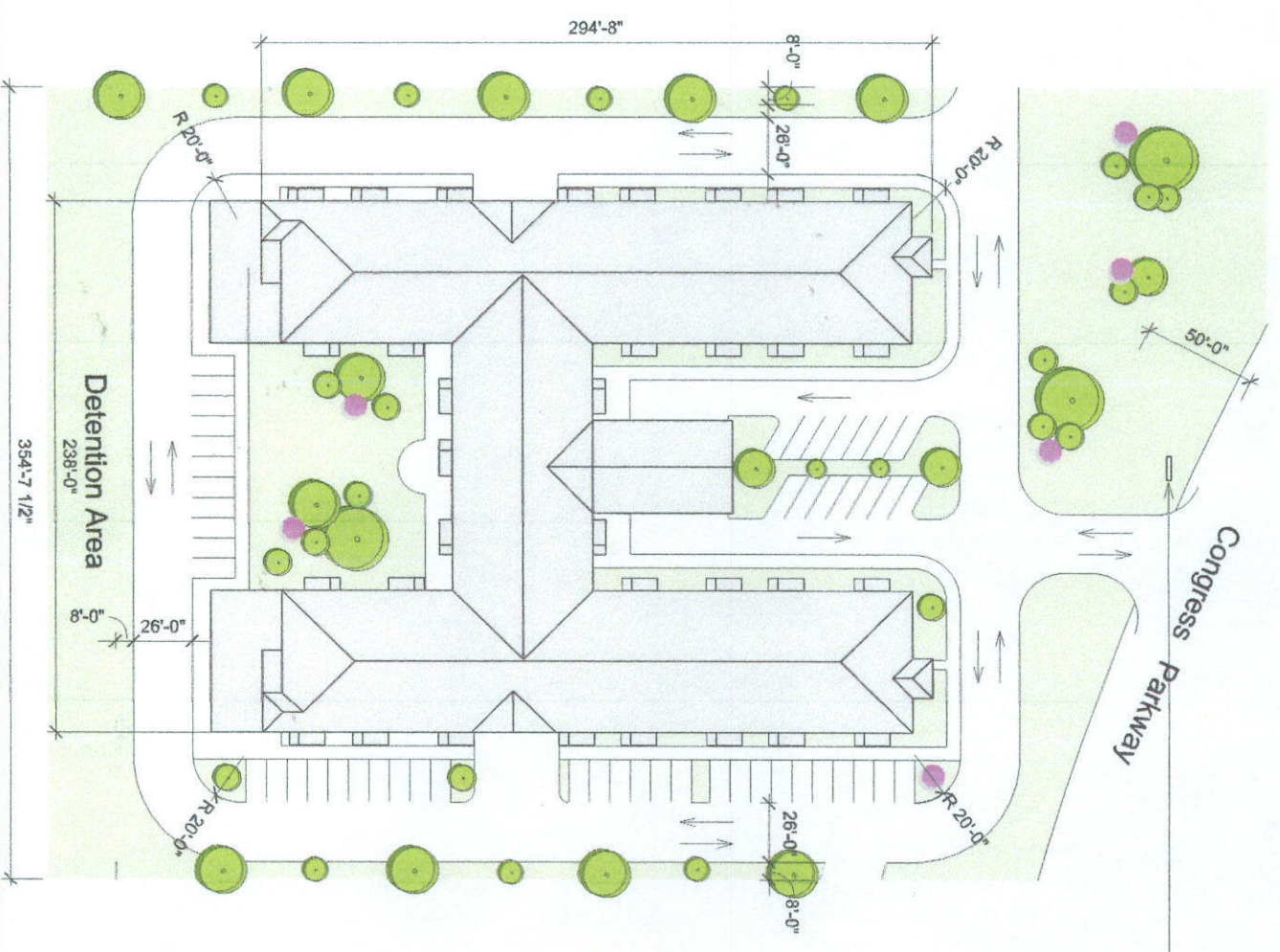


Side Elevation

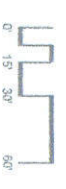


Brick and Wood Entry Sign

Congress Parkway



2010--24
RECEIVED
 APR 15 2010
 BY:



Landscape Plan

FitzGerald
 Associates Architects

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

A0-1



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"





Side Elevation

Asphalt Shingle

Fiber Cement Board Frieze

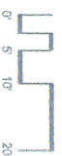
Fiber Cement Lap Siding

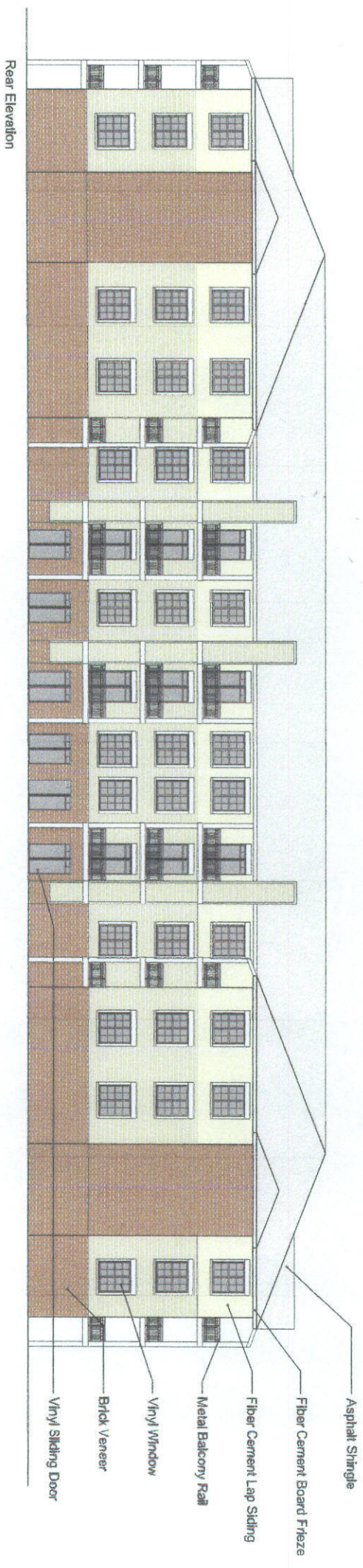
Metal Balcony Rail

Vinyl Window

Vinyl Sliding Door

Brick Veneer





Rear Elevation



Side Elevation

