



#2011-53 Main Street Crossing Apartments Project Review for Planning and Zoning Commission

Meeting Dates: October 19, 2011 and November 2, 2011

Requests:

1. Comprehensive Land Use Plan Amendment from Commerce to High Density Residential.
2. Rezoning from I-1 McHenry County Industry to R-3B PUD Multi-Family Residential in conjunction with an annexation.
3. Conceptual PUD for multi-family apartment development.

Location: Western termination of Exchange Drive

Acreage: Approximately 6.5 acres

Existing Zoning: I-1 (McHenry County)

Requested Zoning: R-3B PUD Multi-Family Residential

Surrounding Properties:

North: I-1 McHenry County (agriculture)
South: B-2 PUD General Commercial and M PUD Manufacturing (offices)
East: M Manufacturing
West: I-1 McHenry County (agriculture)

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- This 6.5 acre property has been subdivided off from the overall 63 acre site.
- In 2007, a request for annexation, zoning and preliminary PUD for the overall property was reviewed by the Planning and Zoning Commission but withdrawn before City Council action for this property. The request was for B-3, O, M-L and M zoning and a subdivision for 5 commercial lots.
- The overall property recently had trees removed to better market the site. The removed trees were reviewed by City Staff and the highest quality species were saved.

Land Use Analysis:

COMPREHENSIVE LAND USE PLAN AMENDMENT

- The Comprehensive Plan designates the subject property as Commerce
- The petitioner has requested an amendment to the Comprehensive Plan to designate the site as High Density Residential

Within the Residential Land Use section of the Comprehensive Plan, the following applicable goals and objectives are observed by allowing this Amendment:

Goal: Encourage a diversity of high quality housing in appropriate locations throughout the city that supports a variety of lifestyles and invigorates community character.

Objective #1: Encourage a diversity of housing types throughout the city, which satisfy a wide range of needs for all persons regardless of age, race, religion, gender, national origin, physical ability and economic level.

- Continue adherence to city policies and codes that focus on appropriate maintenance and location of housing, rather than the lifestyle and economic background of the residents.

Objective #5: Encourage mixed-use developments that allow people to live, work and play in the same area.

- Target undeveloped areas or encourage the redesign of appropriate developed areas to incorporate different uses.
- Encourage different densities of housing and a range of businesses to meet the diverse needs of customers and businesses alike.
- Promote the location of different densities of housing throughout the city to meet the broad range of resident needs.

ZONING

- The site is currently zoned I-1 in McHenry County.
- The request is for a portion of the overall property, the 6.5 acres at the terminus of Exchange Drive, to be rezoned to R-3B PUD to allow four two-story apartment buildings.

The developer chose this location because it is near many medical office practices, retail and service providers, Pingree Metra Station 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.

Findings of fact:

Comprehensive Land Use Plan Amendment

- The existing land use is commerce. Commerce is intended for retail and service properties. This property does not front on any major roadway. It would seem difficult to attract retail and service uses to this property as it is tucked away.
- Relative to this request, consideration should be given to the future development of this entire property and the appropriate future mix of land uses.

Rezoning

- The property is currently zoned I-1 in McHenry County. Property annexed into the City of Crystal Lake comes in as E, Estate zoning.
- The property will be rezoned to R-3B PUD Multi-Family Residential. The property is currently agriculture land. The surrounding uses are primarily office uses.

Criteria for Rezoning

- (a) The existing uses and zoning of nearby property.
- (b) The extent to which property values are diminished by a particular zoning classification or restriction.
- (c) The extent to which the destruction of property value of a petitioner property owner promotes the health, safety, morals or general welfare of the public.
- (d) The relative gain to the public as opposed to the hardship imposed on a petitioning property owner.
- (e) The suitability of the subject property for its zoned purposes.
- (f) The length of time the property has been vacant as zoned, considered in the context of land development in the area.
- (g) The Comprehensive Plan designation and the current applicability of that designation.
- (h) The evidence or lack of evidence, of community need for the use proposed.

CONCEPTUAL PUD

Site Plan

The site illustrates four two-story apartment buildings. Three of the buildings contain 16 units and one building contains 23 units. A central drive from Exchange Drive winds through the site dividing the site and the four buildings into their own quadrants. The UDO design standards suggest multiple building orientations and some buildings oriented toward the street. The site offers several amenities including walking paths, benches, a picnic area, a gazebo and a playground. The UDO design standards suggest enclosing the open space with the buildings. The proposed playground, picnic area and gazebo are located on the edge of a street divided from the other buildings. Additional open space is located on the outsides of the site with a walking path and benches. To alleviate concerns over the single access point staff would suggest exploring a secondary emergency access and walking path at the southeast corner of the site to be connected through the adjacent industrial user's parking lot.

Parking

The site is providing a total of 128 parking spaces. Multi-Family housing requires 1.5 spaces per 1 bedroom unit + 2 spaces for 2/3/4 bedroom units + 0.25 spaces per total units. This development requires a total of 148 parking spaces. The petitioner has several other similar workforce housing developments and can provide data as to the needed parking for the site. A parking variation may be needed during the preliminary PUD approval.

Elevations

The buildings illustrate brick and cement board siding. There are two main entrances for each building. Each unit would offer a balcony. The narrow side elevation has very little architectural detail and this is what faces Exchange Drive. Turning one or both of the front buildings would front more detailed architecture toward Exchange Drive and highlight the entry

to the site. The downside with this is more apartment units would be adjacent to the noise and traffic generated on Exchange Drive. Different architectural elevations should be presented for review which explores adding; a more defined entry feature, column elements on the main corners of the buildings, more substantial sills and lintels around the windows and thicker column elements for the balconies.

Landscape Plan

The petitioners have provided a preliminary landscape plan. The petitioners will provide a more detailed plan with the preliminary PUD submittal.

Recommended Actions:

A motion to recommend approval of the petitioner's requests to approve a Comprehensive Land Use Plan Amendment from Commerce to Residential and to rezone the subject property from "I-1" McHenry County to "R-3 PUD" Multi-Family Residential.

CITY OF CRYSTAL LAKE DEVELOPMENT APPLICATION

Please type or print legibly

OFFICE USE ONLY
CASE #

5 3 2011

PROJECT TITLE: Main Street crossing Apartments

ACTION REQUESTED:

Annexation

Comprehensive Plan Amendment

Conceptual PUD Review

Final PUD

Final PUD Amendment

Final Plat of Subdivision

Preliminary PUD

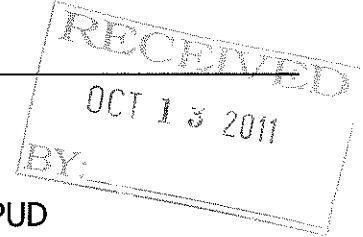
Preliminary Plat of Subdivision

Rezoning

Special Use Permit

Variation

Other



Petitioner Information:

NAME: B-Dev, LLC a subsidiary of Banner Apartments

ADDRESS: 500 Skokie Blvd Ste 600

Northbrook, IL 60062-2831

PHONE: 847 656 5131

FAX: _____

E-MAIL: chris.hooker@bannerapartments.com

Owner Information:(if different)

NAME: Main Street Crossing Development

ADDRESS: c/o Robert Boncosky

Boncross Management LLC

887 Wedgewood Dr.

Crystal Lake, IL 60012

PHONE: _____

FAX: _____

E-MAIL: bkbonco@sbcglobal.com

Property Information:

Project Description: The petitioner is seeking to construct a 71 unit apartment complex on a 6.55 acre portion of a larger parcel. The Parcel must be annexed, zoned R-3bPUD with Concept and preliminary plan approval then subdivided from the larger parcel. The project also request the issuance of the following variations: Lot width reduced to the proposed 530 feet from the required 760 feet; Density increased to 10.9 units per acre from the required 9 units to the acre; the allowance of 126 parking spaces instead of the required 148.

Project Address/Location: This is the 6.55 acres that is in the Southeast corner of the 63 acre Main Street Crossing Parcel. The 6.55 acre parcels Northeast Corner is contiguous to the Southwest corner of the Eastern stub of Exchange Drive.

PIN Number(s): 19-04-176-003

Development Team:

Developer: Tom Suminski, B-Dev, a subsidiary of Banner Apartments, 847 656 5131

Architect: Worn Jerabek Architects 212 W Superior St Ste 900 Chicago IL 60654

Attorney: Joseph Gottemoller of Madsen, Sugden & Gottemoller, (815)459-5152, (FAX 815-459-0290)
Gottemoller@sbcglobal.net

Engineer: IGConsulting Carl Kupfer 847 215 1133 carl@IGconsulting.net

Landscape Architect: none

Planner: none

Surveyor: Ig Consulting see above

Other: _____

Signatures:

B-Dev LLC

X



x TOM SUMINSKI

10-13-11

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 actions.
Main Street Crossing Development

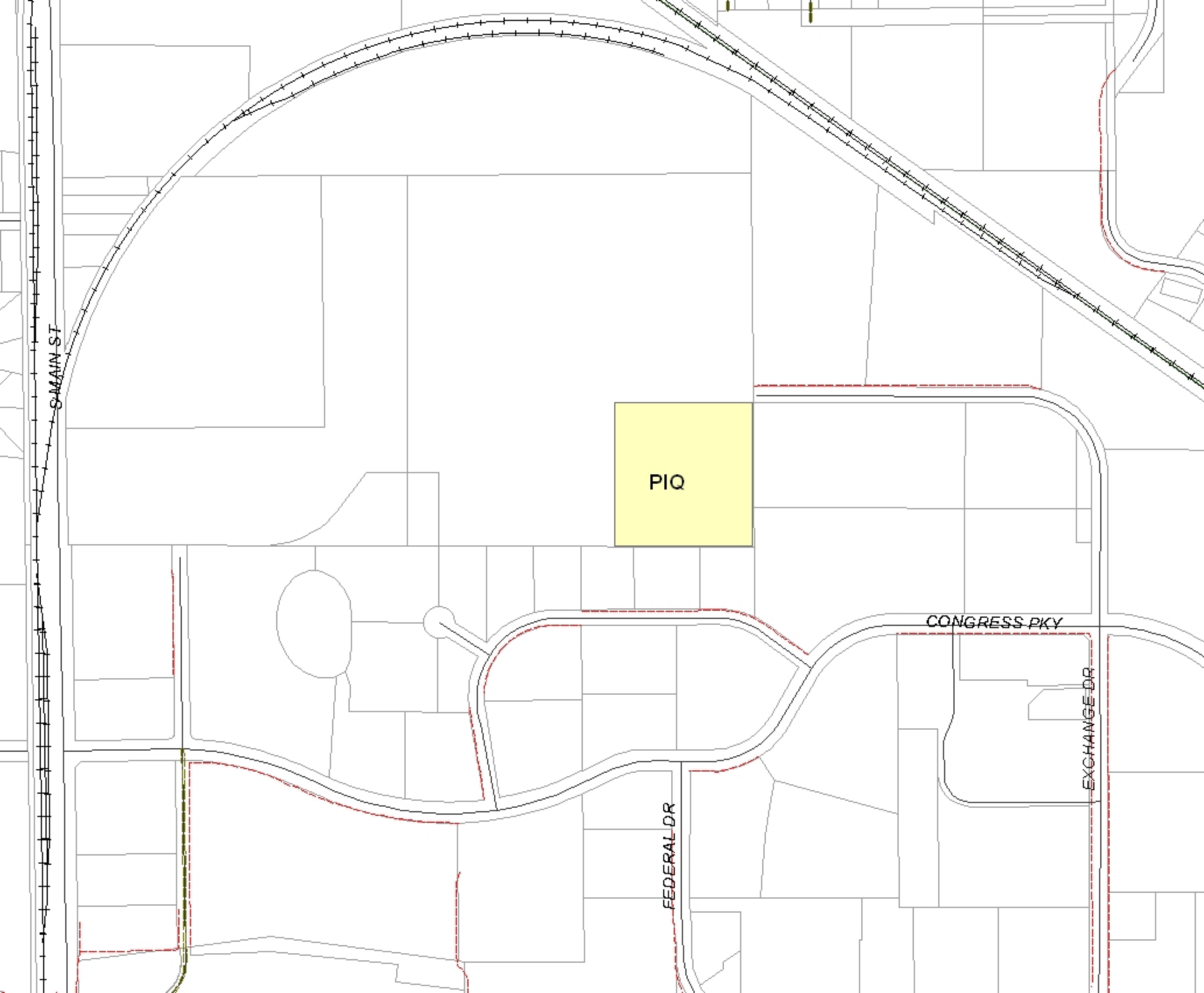
*Banner Management LLC
Robert Bonchowsky, manager*

OWNER: Print and Sign Name

10/13/2011

Date

ROBERT C BONCHOWSKY
NOTE: If the subject property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter which names all beneficiaries of the trust.



S MAIN ST

PIQ

CONGRESS PKY

FEDERAL DR

EXCHANGE DR

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF B-DEV LLC A SUBSIDIARY OF BANNER APARTMENTS PETITIONER AND CONTRACT PURCHASER FOR THE APPROVAL OF A ZONING UPON ANNEXATION TO R-3BPUD AND THE APPROVAL OF A PRELIMINARY PUD FOR A 71 UNIT APARTMENT COMPLEX PURSUANT TO THE CRYSTAL LAKE ORDINANCES

**No. 2011-53
LEGAL NOTICE**

Notice is hereby given in compliance with the Unified Development 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 B-Dev LLC a subsidiary of Banner Apartments, Petitioner and Contract Purchaser and Main Street Crossing Development Inc. Owner, and Contract Seller relating to a 6.5 acre parcel more or less which is located in the Southeast Corner of a larger parcel. The Northeast corner of the Parcel in Question is contiguous to the Southwest Corner of the stub of Exchange Drive. The Property Index Number for this and other property is PIN# 19-04-176-003. The lot is currently vacant. The lot is commonly known as the south side of the proposed extension of Exchange Dr. Crystal Lake, Illinois.

This application is filed for the purpose of rezoning upon annexation to R-3b PUD, with the approval of a preliminary PUD to allow the construction of an apartment complex with the following bulk variations: Lot width reduced to the proposed 530 feet from the required 760 feet; Density increased to 10.9 units per acre from the required 9 units per acre; the allowance of 126 parking spaces instead of the required 148.

A public hearing before the Planning and Zoning Commission regarding this request will be held at 7:30 p.m. on November 2, 2011, at the Crystal Lake City Hall, 100 West Woodstock Street, Crystal Lake 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

Prepared By
Joseph Gottemoller
MADSEN, SUGDEN &
GOTTEMOLLER
1 N. Virginia Street
Crystal Lake, Illinois, 60014
815 459 5152
(Published in the Northwest Herald
October 17, 2011)



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, OCTOBER 19, 2011
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Chairman Hayden at 7:30 p.m. On roll call, members Esposito, Gavle, Goss, Greenman, Jouron, Lembke, Skluzacek, and Hayden were present. Mr. Batastini was absent.

Michelle Rentzsch, Director of Planning and Economic Development, Elizabeth Maxwell, Planner, were present from Staff.

Mr. Hayden asked those in attendance to rise to say the Pledge of Allegiance. He led those in attendance in the Pledge.

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

2011-53 MAIN STREET APARTMENTS – E. Main St.; N. Congress Pkwy. – PUBLIC MEETING
A motion is requested to set a public hearing date on November 2, 2011.
Annexation, Rezone to "R-3BPUD, Preliminary PUD for a 71 unit apartment development.

Joe Gottemoller, attorney, was present to represent the petition. Mr. Gottemoller said the petitioner, Banner Company, has many apartment complexes in many states. They build and manage the units. Mr. Gottemoller said the publication of the public hearing stated they would be presenting a Preliminary PUD for the property, but that will not be ready to be discussed. Instead they will be moving forward with annexation and rezoning but will discuss a conceptual plan. He showed an aerial photo of the area as well as a conceptual site plan and building elevation. He said utilities will need to be brought to the site but are nearby. The detention area is the concern and that is what is holding up the Preliminary PUD review.

Mr. Gottemoller said the surrounding properties are manufacturing and office and there are no current plans for the remaining vacant acreage of approximately 60 acres. The conceptual plan will include 4 – two-story buildings with a total of 72 apartments, which will be a combination of 1-, 2-, and 3-bedroom apartments.

Mr. Hayden said public comments are normally taken at the public hearing but asked if there was anyone in the public who wished to speak on this request. There was no one present who wished to speak on this petition. The public comment portion of the meeting was closed at this time.

Mr. Jouron asked about the density. Mr. Gottemoller said it is 10.9 gross units per acre and will be

around 9 units when the detention area is determined.

Mr. Skluzacek asked if the water and sewer lines would be extended to the end of the property. Mr. Gottemoller said they would, which is something the ordinance requires. Mr. Skluzacek asked about parking. Mr. Gottemoller said the petitioners are well versed in the parking needs of a development of this type and he is certain that they will not under-park the site. Mr. Skluzacek asked if there will be a restriction that there is one car for a 1-bedroom apartment and so on. Mr. Gottemoller said he was not certain, but would ask the petitioner.

Mr. Gavle asked if there will be apartments that are two stories. Mr. Gottemoller believes the units will be single story, but stacked.

Mr. Esposito said he is concerned with the lack of infrastructure in the area for biking, walking, etc. He feels that needs to be in place before a development like this is built. He also has a problem with the density and that the location is off by itself.

Mr. Greenman said this use does not align with the Comprehensive Plan. He will be looking for rationale for this type of zoning in this area. Also the property is not landlocked and he would prefer the petitioners purchase enough property to meet the ordinance requirements and not request variations.

Mr. Goss said the original proposal for this property did not include residential. He is concerned with only one road access to the site.

Mr. Hayden agreed with the comments that have been made. He asked about the target residents for this development. Mr. Gottemoller said the petitioners build their complexes to target the median income of the area. Mr. Hayden said that the 3-bedroom units could have a family of 4 that includes two teen age drivers so there could be 4 cars from that unit. Mr. Gottemoller said the parking is not designed for that. Mr. Hayden asked about guest parking. Mr. Gottemoller said the site won't be over or under parked. Mr. Hayden said they need to discuss the Comprehensive Plan designation. He is also concerned with the project receiving federal funding, i.e. what happens to the development if the funding is not available. Mr. Gottemoller said they don't want to apply for the funding if the City is not in favor of this use in this location. He explained that if the petitioner were to apply and receive the funding, and not use the money and give it back, they would be sanctioned for a number of years for applying in the future.

Mr. Esposito moved to set a public hearing date for 2011-53 Main Street Apartments to discuss annexation, rezoning, and the conceptual plan at the November 2, 2011 PZC meeting. Mr. Goss seconded the motion. On roll call, all members voted aye. Motion passed.



FRONT PERSPECTIVE VIEW

DRAFT-NOT FOR CONSTRUCTION

Banner Apartments
500 North Skokie Blvd, Suite 600
Northbrook, IL 60062

Crystal Lake Apartments

Exchange Drive
Crystal Lake, Illinois 60014
10/18/11

© 2011 WORN JERABEK ARCHITECTS, P.C.

WORN JERABEK ARCHITECTS, P.C.
212 West Superior St, Suite 600
Chicago, IL 60654



REAR PERSPECTIVE VIEW

DRAFT-NOT FOR CONSTRUCTION

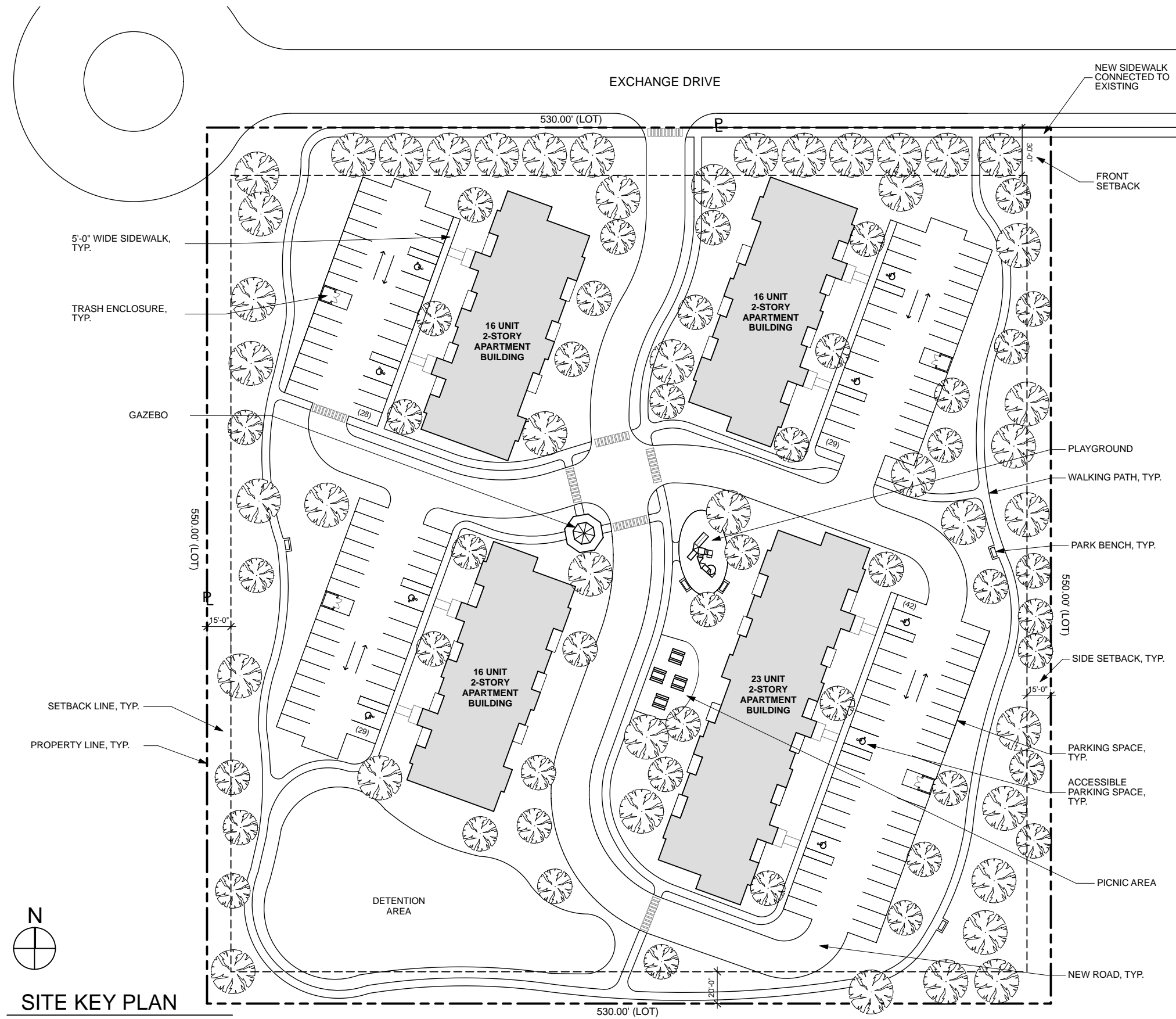
Banner Apartments
500 North Skokie Blvd, Suite 600
Northbrook, IL 60062

Crystal Lake Apartments

Exchange Drive
Crystal Lake, Illinois 60014
10/26/11

© 2011 WORN JERABEK ARCHITECTS, P.C.

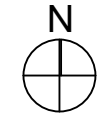
WORN JERABEK ARCHITECTS, P.C.
212 West Superior St, Suite 600
Chicago, IL 60654



PROJECT SITE DATA	
LOT AREA:	6.69 ACRES (APPROX. 291,500 SF)
DWELLING UNITS:	71 (9 ACCESS., 6 ADAPTABLE)
	-1 BEDROOM: 24 (3 ACCESS., 2 ADAPTABLE)
	-2 BEDROOM: 24 (3 ACCESS., 2 ADAPTABLE)
	-3 BEDROOM: 23 (3 ACCESS., 2 ADAPTABLE)
PARKING SPACES:	128 (INCL. 9 ACCESS.)

SITE KEY PLAN

NOT TO SCALE



DRAFT-NOT FOR CONSTRUCTION

Banner Apartments
 500 North Skokie Boulevard, Suite 600
 Northbrook, IL 60062

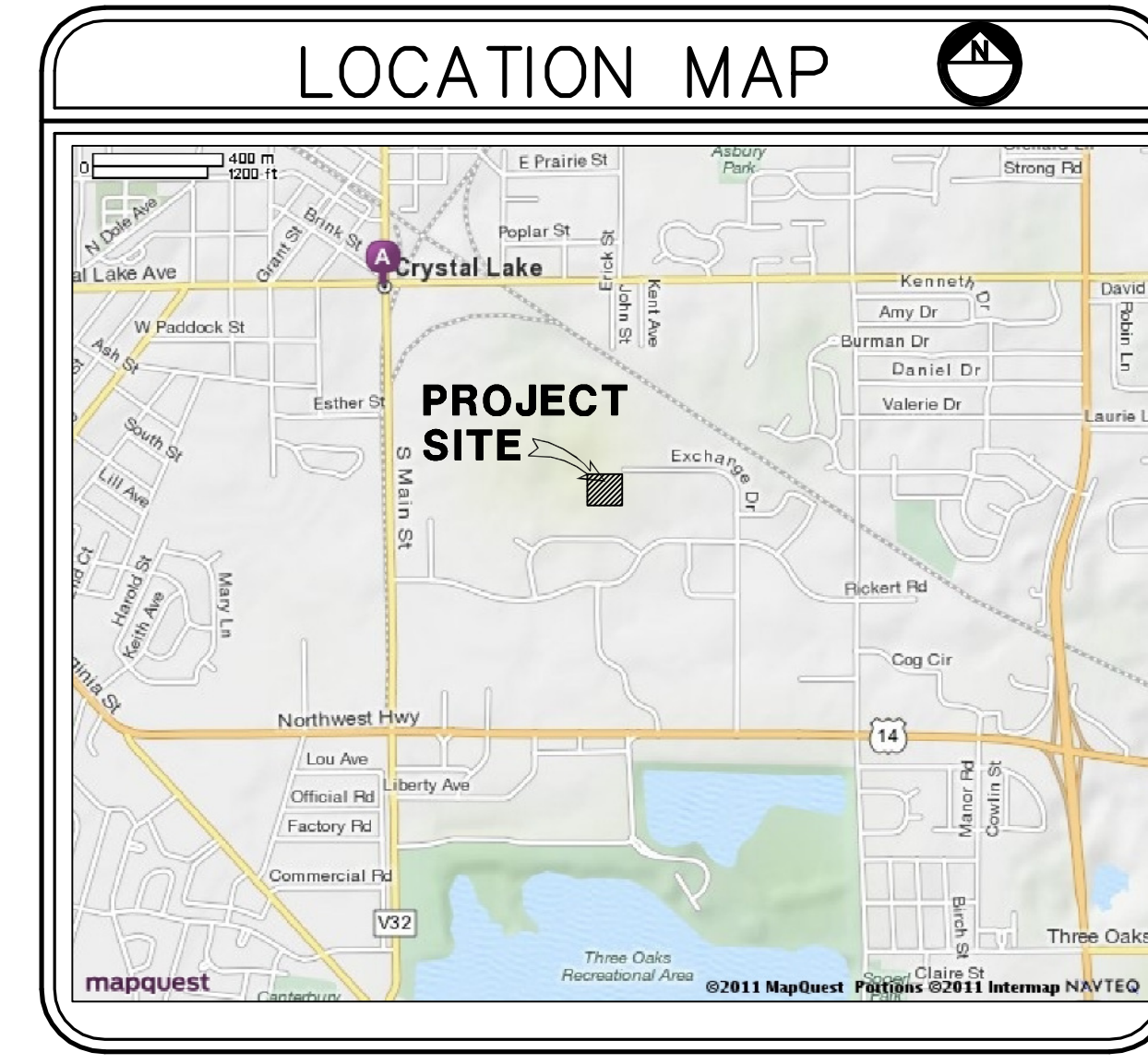
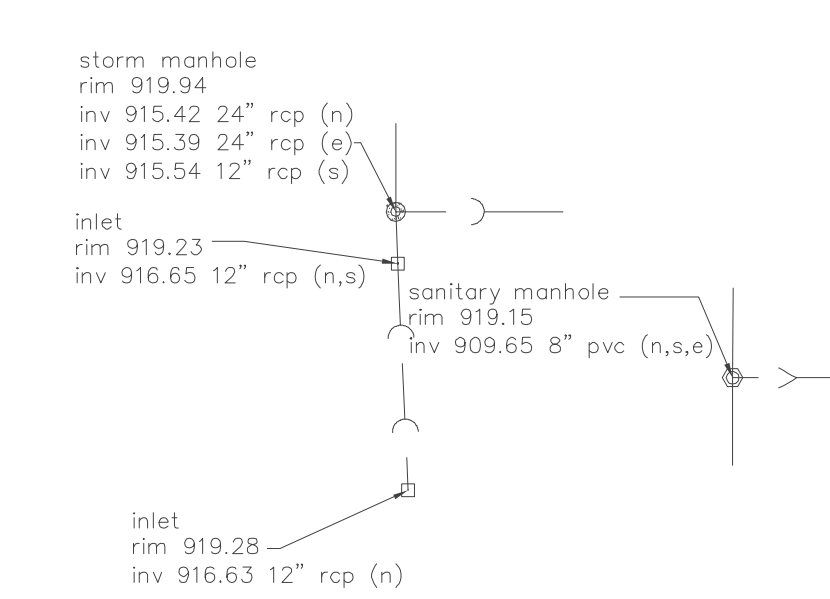
Crystal Lake Apartments

Exchange Drive
 Crystal Lake, IL 60014
 10/25/11

© 2011 WORN JERABEK ARCHITECTS, P.C.
WORN JERABEK ARCHITECTS, P.C.
 212 West Superior St, Suite 600
 Chicago, IL 60654

EXCHANGE DRIVE

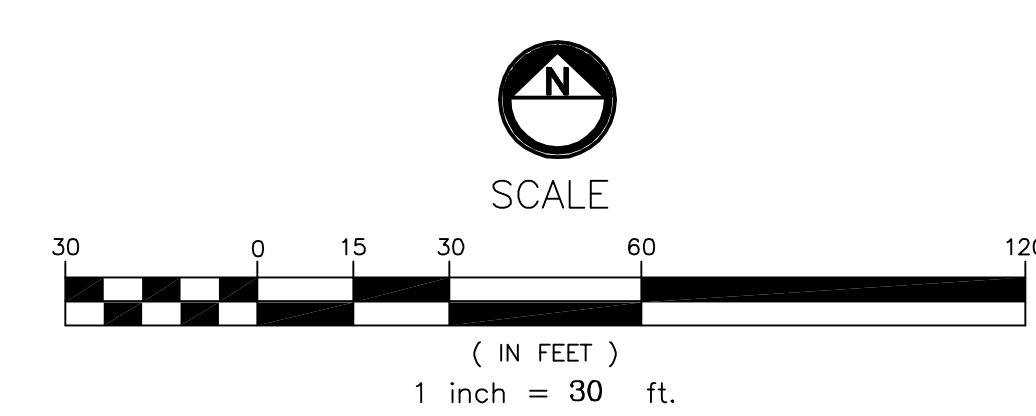
EXCHANGE DRIVE



SKETCH PLAN BANNER APARTMENTS

CRYSTAL LAKE, ILLINOIS

SITE DATA	
EXISTING ZONING - UNINCORPORATED McHENRY COUNTY (A-I)	
PROPOSED ZONING	R3-B/PUD
SITE AREA	6.69 AC.
PROPOSED # OF UNITS	71
APPROXIMATE UNIT SIZES	
1 BR	800 SQ. FT.
2 BR	1000 SQ. FT.
3 BR	1200 SQ. FT.
PARKING PROVIDED	119 REGULAR SPACES 9 HANDICAPPED SPACES 128 TOTAL SPACES
PARKING RATIO	1.8 PER UNIT
DEVELOPER:	BANNER ACQUISITIONS LLC
PLANNING/ENGINEERING CONSULTANTS:	IG CONSULTING INC.



IG CONSULTING, INC.
INFRACON GECON
 CONSULTING · CIVIL ENGINEERS · & LAND SURVEYORS
 300 MARQUART DRIVE WHEELING, ILLINOIS 60090 Ph: (847) 215-1133 · Fax: (847) 215-1177
 e-mail: ig@igconsulting.net

PROJECT #1169
 PREPARED: 10-26-11

UNINCORPORATED McHENRY COUNTY

ZONE **M** MANUFACTURING PLANNED UNIT DEVELOPMENT CITY OF CRYSTAL LAKE

ZONE **M** MANUFACTURING CITY OF CRYSTAL LAKE

catch basin rim 912.04

electric pedestal

catch basin rim 912.72

valve box

fire hydrant