



REVISED

#2012-06

Lutheran Social Services Affordable Senior Housing Project Review for Planning and Zoning Commission

Meeting Dates: January 18, 2012 and February 1, 2012

Requests:

1. Preliminary Plat of Subdivision of Lot 3 in the Crystal Lake Business Center for a for a three lot re-subdivision of Crystal Courtyards.
2. Preliminary Planned Unit Development for a 60-unit senior independent living development.
3. 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: Commonwealth Drive

Acreage: 3 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 (Vacant, adjacent lot is Post Office)
West: B-2 PUD General Commercial (Home State Bank and Baxter Credit Union)

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The site is a portion of a larger 15 acre vacant parcel. The property owner will subdivide 3 acres along Commonwealth Drive for this use.
- The proposed use is an affordable senior living project. Funding will be granted by HUD.
- The City reviewed previous proposals for this site for Camelot School and Dormitory and Crystal Lake Senior Housing. Both received preliminary approvals and were granted extensions due to the economy. Camelot School has abandoned plans for their site.
- 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 building with parking to the north and a fire lane around the entire building.
- This site will have one access point off Commonwealth Drive.
- The site is designed that if future adjacent developments allow it, cross access can be created between this site and the adjacent sites.
- The building is designed with three floors creating 59 one-bedroom units and 1 two bedroom unit. There are also amenities for the residents such as laundry facilities, TV room, and computer area.
- The building will be 38 feet high at the highest point. Height is measured at the midpoint of the roof; the building height will be 33 feet.
- The site will utilize the detention basin at the south end of this property.
- Commonwealth is currently a private road. The petitioners will request this roadway be dedicated to the City as part of their submittal. City Council will act on this request.

PARKING

- The site is providing a total of 85 parking spaces.
- The UDO requirement for Continuing Care Retirement Community is 0.5 spaces per dwelling unit, requiring 30 spaces. That number considers the facility to be similar to a nursing home. These seniors at this facility will still be active and be able to operate vehicles, requiring a higher number of parking spaces to be provided.

ELEVATIONS

- The building is a three-story brick building. The elevations illustrate changes in the vertical and horizontal elements of the façade to provide interest and architectural detail.
- The building is brick and siding, with details around the windows and columns.

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 three-story building at 33 feet 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 previously reviewed Crystal Lake Senior Housing requested a variation to allow 56 feet 6 inches. To reduce the impervious surface coverage the building footprint has been minimized creating the need to go vertical with the development.

Findings of Fact:

USE VARIATION

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 62 years of age and better. This location would allow them to use the existing medical office, retail and recreational services in the vicinity as well as stay within the Crystal Lake community.

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 (Kevin Hagemann, LSSI, received 1/26/12)
 - B. Architectural Plan Set (Tyson and Billy Architects, P.C., dated 01/26/12, received 01/26/12)
 - C. Preliminary Plat of Subdivision (Scheflow, dated 1/25/12, received 1/26/12)
2. Preliminary Plat of Subdivision
 - A. Indicate the floodplain designation for this property.

- B. Indicate all building setback lines and correct the ones that have been shown along Commonwealth to 30 foot setbacks.
 - C. Show the location of Public Utility Easements and Municipal Utility Easements including a municipal utility and pedestrian easement for the sidewalk. Work with staff on the final location of these easements.
3. Site and Landscape Plan
- A. Illustrate the location for possible cross access for the parcels to the east and north.
 - B. Sidewalk access shall be provided along the entire Commonwealth Drive to Congress Parkway with the plat of subdivision.
 - C. The proposed sign is located within a Municipal Utility Easement and needs to be relocated.
 - D. Shrink the perimeter parking spaces to 17.5 feet long, where an overhang exists, to capture more green space on this site.
 - E. 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 UDO.
 - F. Addition building foundation landscaping is required to meet the UDO standards.
 - G. Work with staff to resolve the utility/landscaping conflicts shown where the new sanitary and water mains are proposed.
 - H. A fire hydrant shall be available within 100 feet from the fire department connection and not closer than 1.5 times the height of the building.
4. Elevations
- A. A sample color and material board shall be presented with the Final PUD application.
5. 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 three-story building at 33 feet exceeding the maximum height of 28 feet, a variation of 5 feet and one-story.
6. 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 # _____

Project Title: Fox Hills Senior Living

Action Requested

Annexation

Comprehensive Plan Amendment

Conceptual PUD Review

Final PUD

Final PUD Amendment

Final Plat of Subdivision

Preliminary PUD

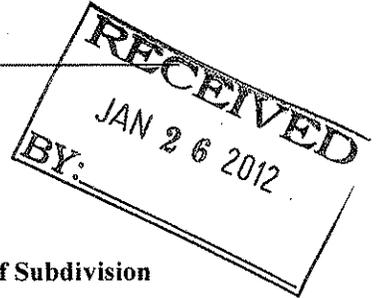
Preliminary Plat of Subdivision

Rezoning

Special Use Permit

Variation

Other



Petitioner Information

Name: Fox Hill Senior Living, Inc.

Address: 1001 E. Touhy Ave., Ste 50

Des Plaines, IL 60018

Phone: 847-635-4616

Fax: 847-390-1426

E-mail: kevin.hagemann@lssi.org
Kevin Hagemann, Executive Director

Owner Information (if different)

Name: Elgin Bancshares, Inc.

Address: 101 East Chicago Street

Elgin, IL 60120

Phone: 847-888-7600 7500

Fax: 847-776-2807 888-2662

E-mail: jemarkowski@comcast.net
Jill Markowski, Corporate Secretary

Property Information

Project Description: Multi-family apartment structure containing 60 affordable housing units for elderly residents. This consists of 59 rentable units and 1 staff unit.

Project Address/Location: Real estate commonly known as East Side of Commonwealth Drive, South of Congress Parkway, Crystal Lake, IL 60014

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

Development Team

Please include address, phone, fax and e-mail

Developer: Fox Hill Senior Housing, Inc., 1001 E. Touhy Avenue, Suite 50, Des Plaines, IL 60018
847/390-1485 (Fax 847/390-1426 kevin.hagemann@lssi.org (an NFP Corp. established by
Lutheran Social Services of Illinois - Not a trust or partnership

Architect: Tyson and Billy Architects, P.C., 4000 Morsay Drive, Rockford, IL 61107

Attorney: To Be Determined

Engineer: To Be Determined

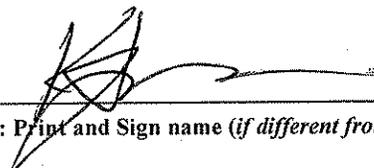
Landscape Architect: To Be Determined

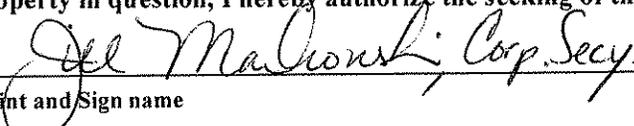
Planner: Tyson and Billy Architects, P.C., 4000 Morsay Drive, Rockford, IL 61107

Surveyor: To Be Determined

Other: _____

Signatures

Kevin Hagemann  1/25/2012
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  1/24/12
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.

Brief Introduction of Lutheran Social Services of Illinois and a proposed Affordable Senior Housing Project

Lutheran Social Services of Illinois (LSSI) over a \$100,000,000 not for profit corporation with management and supportive services to more than 56,000 Illinois citizens. Since LSSI's beginning in 1867, a tradition of caring has been passed on – now extending through a vast network of social service programs to people of all ages, races, religions and economic classes. This not-for-profit corporation has extensive experience in serving elderly individuals in a variety of residential and social services capacities. In addition, LSSI also operates numerous other social service programs for children, adolescents, and drug and alcohol dependent individuals.

LSSI today is one of the largest church-related social service agencies in the country with an operating budget of over 100 million dollars. LSSI's history is a tale of grassroots response to misfortune by diverse groups of people whose common characteristic was – and is – concern for others.

One of LSSI's networks is Affordable Housing, which is led by Kevin Hagemann, Executive Director and Lisa Ingalls, Executive Director. Together they have over 31 years of affordable housing experience. Lutheran Social Services of Illinois' capability to sponsor, develop, own and manage housing for the elderly and to provide the special services required is demonstrated by its extensive experience in the sponsoring, developing, owning and managing this type of housing and providing services thereto.

LSSI owns/manages 20 affordable housing developments, which are funded through HUD and/or IDHA. The last projects developed were Deer Creek Manor in Danville Illinois and Rolling Meadows in Taylorville, Illinois. Both projects broke ground in the summer of 2008 and received permission to occupy in the summer/fall of 2009. Both buildings are currently 100% occupied with a waiting list.

The facility being proposed is to serve elderly who meet HUD age and income eligibility requirements. The facility would include 59 one-bedroom apartments along with a “managers” apartment. Occupancy will be limited to the elderly as described below:

“Elderly Family:” 1) A single person 62 years of age or older, 2) two persons, one of whom is 62 years of age or older, 3) elderly family and another person who is determined, based upon a licensed health care professional's certification, to be essential to an applicant/residents' ability to remain in the apartment.

In addition, the family's income must be at or below 50% of the median income for the area. The figures change annually, and currently are \$26,300 per year for one person and \$30,050 for two persons. Rent is based upon 30% of a person's adjusted income.

This facility will be funded under the HUD 202 PRAC capital advance grant, which LSSI has already received. The capital advance grant is for approximately \$9,500,000.

The building staff would include a full time Manager, full time Maintenance Manager, Relief Maintenance and full time Social Service Coordinator. LSSI's, Housing Management Staff are also available to assist at the property when needed.

Lutheran Social Services of Illinois (LSSI) currently manages over 1,400 housing units for seniors. The average age of incoming residents is about 76+ years of age. This housing will service seniors who are in need of low – income housing. Management will address the needs of the seniors for supportive services. Based on LSSI's experience with other senior housing projects, it is expected that about 30-50% of the residents will require housekeeping and chore services, transportation, nutrition, and home health.

This facility is a non-licensed housing facility designed for residents with a broad range of physical and social needs. A primary goal is to assure that residents are able to secure community services, which meets their needs and allows the resident to remain in compliance with lease provisions

Resident activities and programs are essential in senior facilities. LSSI managed senior facilities have an abundance of programs, planned by both residents and the Manager. The list includes health screenings and education, arts and crafts, games, theme parties, travel and educational speakers, entertainment, movies, potlucks, trips, exercise classes, senior camp, coffee hour, and many others. Most of these activities are provided at little cost to the seniors through either donated time or shared cost.

This has been an extremely short introduction of Lutheran Social Services of Illinois and the Affordable Senior Housing Network along with a brief overview of a HUD funded, Affordable Senior Housing facilities proposed for Commonwealth Drive, south of Congress. LSSI's Housing network looks forward to further explaining this project and answering any questions you may have.

PUBLIC NOTICE

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

IN THE MATTER OF THE PETITION
OF Kevin Hagemann, with Lutheran
Social Services of Illinois, on behalf
of Jill Morkowski with Elgin Banc-
shares, Inc.

LEGAL NOTICE

Notice is hereby given in compli-
ance 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 applica-
tion by Kevin Hagemann, repre-
senting Lutheran Social Services of
Illinois, on behalf of Elgin Banc-
shares, Inc., for a Special Use Per-
mit for a Preliminary Planned Unit
Development, Use Variation and
bulk regulation Variations relating
to the following described real es-
tate commonly known as the east
side of Commonwealth Drive, south
of Congress Parkway, Crystal Lake,
Illinois 60014, PIN: 19-04-303-
008.

This application is filed for the
purposes of seeking a Special Use
Permit, to grant a Preliminary
Planned Unit Development ap-
proval pursuant to Article 4 Section
4-500, Planned Unit Development
Standards, a Use Variation from Ar-
ticle 2 Section 2-300 Permitted

Land Uses, Variation from Article 3
Section 3-200 B.3., to exceed the
maximum 28 feet height, and any
other variations as necessary to ap-
prove the plans as presented as
stated in the Unified Development
Ordinance; to allow a three-story
33-foot high affordable senior liv-
ing facility in the B-2 zoning dis-
trict. Plans for this project can be
viewed at the City of Crystal Lake
Community Development Depart-
ment at City Hall.

A public hearing before the Plan-
ning and Zoning Commission for
this request will be held at 7:30
p.m. on Wednesday February 1,
2012, at the Crystal Lake City Hall,
100 West Woodstock Street, at
which time and place any person
determining to be heard may be
present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald
January 17, 2012)



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JANUARY 18, 2012
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 Batastini, Esposito, Gavle, Goss, Greenman, Jouron, Lembke, Skluzacek, and Hayden were present.

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

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

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

2012-06 LSSI – 15 ACRES OFF COMMONWEALTH – PUBLIC MEETING

A motion is requested to set a public hearing date on February 1, 2012.

Preliminary Planned Unit Development for a senior independent living development; and Use Variation to allow a continuing care retirement community without nursing facilities, in the "B-2" zoning district.

Mr. Hayden stated that this was the public meeting for this petition. The public hearing date will be set.

Kevin Hagemann and Lisa Ingalls, both with Lutheran Senior Services of Illinois, and Ron Bill, architect, were present to represent the petition. Mr. Hagemann said he and Ms. Ingalls both oversee the housing division for LSSI. He said there are 20 senior housing sites in Illinois. They brought additional plans that include building elevations and site grading. Mr. Billy handed out the new plan sets.

Mr. Hayden asked if there was anyone in attendance who would not be able to attend the public hearing at the next PZC meeting. He would allow them to speak now. There was no one in attendance who wished to speak on this matter.

Mr. Goss said the plans show only four handicapped parking spaces. He understands that the number shown may be what is required but he believes more will be needed.

Mr. Skluzacek asked if there is enough room for the fire equipment to maneuver around the site. He said the entrance seems to be a little tight. Ms. Maxwell said staff will be sure that the site meets the maneuvering requirements for the City's equipment.

Mr. Greenman asked for information regarding architecture, building materials to be used, and property enhancements. He also is concerned with being able to maneuver the City's large emergency equipment

on the site.

Mr. Gavle said the scale shown on the drawings they originally received is incorrect. Mr. Billy said that has been corrected on the revised plans that were just handed out. Mr. Gavle said the plans show doors on the east and west sides of the building and asked if there will be a sidewalk leading to the door on the east elevation since that is a further distance from the parking area than the door on the west side. He said he has a relative who lives in one of the LSSI facilities and asked if the side doors will be key operated only or will there be the ability to buzz in someone at those doors. Mr. Hagemann said the front door will have the buzzer system and the side doors will have key entry. He said that is a good idea to have a sidewalk on the east side.

Mr. Gavle asked about the size of the units and added that this will be a factor in the approval. Mr. Billy said the units are 540 square feet for the 1-bedroom units and 800 square feet for the 2-bedroom unit. He said there is only 1 – 2-bedroom unit in the building. The units themselves meet the HUD guidelines for square footage.

Mr. Batastini asked if the development will be age restricted. Ms. Maxwell said it will be for residents 62 years old and up. Mr. Batastini asked if that restriction will be part of the approval. Ms. Maxwell said the petitioners are requesting a Use Variation to allow a retirement community but the City does not have age restrictions in the UDO. Ms. Ingalls said the building is funded under HUD and there are restrictions that the head of household will be 62 years old. The only way someone under 62 would live in the building is if the spouse who was over 62 had passed away.

Mr. Batastini asked what the City's long term plans are for Congress Parkway and Commonwealth. Ms. Maxwell said Commonwealth is currently a private road and HUD requires their facilities to be on a public right of way. Part of this petition is to have the City accept the dedication of the roadway. It would probably only be the portion that does not go through the shopping center. Mr. Batastini said he is concerned that the owner of the property to the south will block off the roadway. Ms. Maxwell said there is a cross access agreement and the roadway can't be barricaded.

Mr. Gavle asked about the sanitary sewer and detention area. Mr. Billy said he understands that the sanitary sewer is there and the detention area will be developed on the property to the east. Mr. Gavle wants to be sure the detention is covered. Ms. Maxwell said the sanitary stubs to the lot. The bank owns the property and our Engineering Department has talked with their engineer. They will be required to expand the detention site since it was designed with this parcel being vacant.

Mr. Batastini said the City will be handcuffed with what can be done with the property to the north because of this residential development. He said this area is all over the map as far as uses are concerned. Ms. Maxwell said the subdivision of the property has not been complete and the bank is looking into other uses for that parcel.

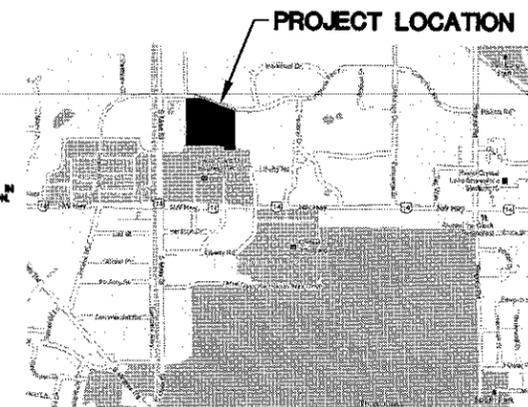
Mr. Hayden said he is confused with term that is used for this use. Ms. Ingalls said the building is

apartment style living with a service coordinator. She said there are no meals provided or nursing care but they can be brought into the building.

Mr. Batastini moved to set the public hearing date for 2012-06 LSSI for the February 1, 2012 PZC meeting. Mr. Esposito seconded the motion. On roll call, all members voted aye. Motion passed.

PRELIMINARY PLAT OF CRYSTAL COURTYARDS

BEING A RESUBDIVISION OF LOT 3 OF CRYSTAL LAKE BUSINESS CENTER UNIT 1, RESUBDIVISION OF LOT 9, AND OUTLOT A OF CRYSTAL POINT RETAIL CENTER, SECTION 4, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.



LOCATION MAP
(N.T.S.)

49.0' HEREBY DEDICATED
TO THE CITY OF CRYSTAL LAKE

COMMONWEALTH DRIVE

CONGRESS

PARKWAY

2.879 ACRES +/-
LOT 2

3.000 ACRES +/-
LOT 1

7.000 ACRES +/-
LOT 3

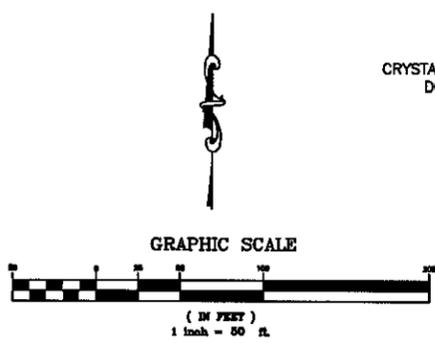
STORM WATER DETENTION EASEMENT
OUTLOT A

DRAINAGE EASEMENT
PER DOC. 2002R24845
HEREBY VACATED

LOT 2
CRYSTAL POINT RETAIL CENTER
DOC. 2005R0043451

LOT 1
CRYSTAL LAKE BUSINESS CENTER UNIT 1
DOC. BBR-19918

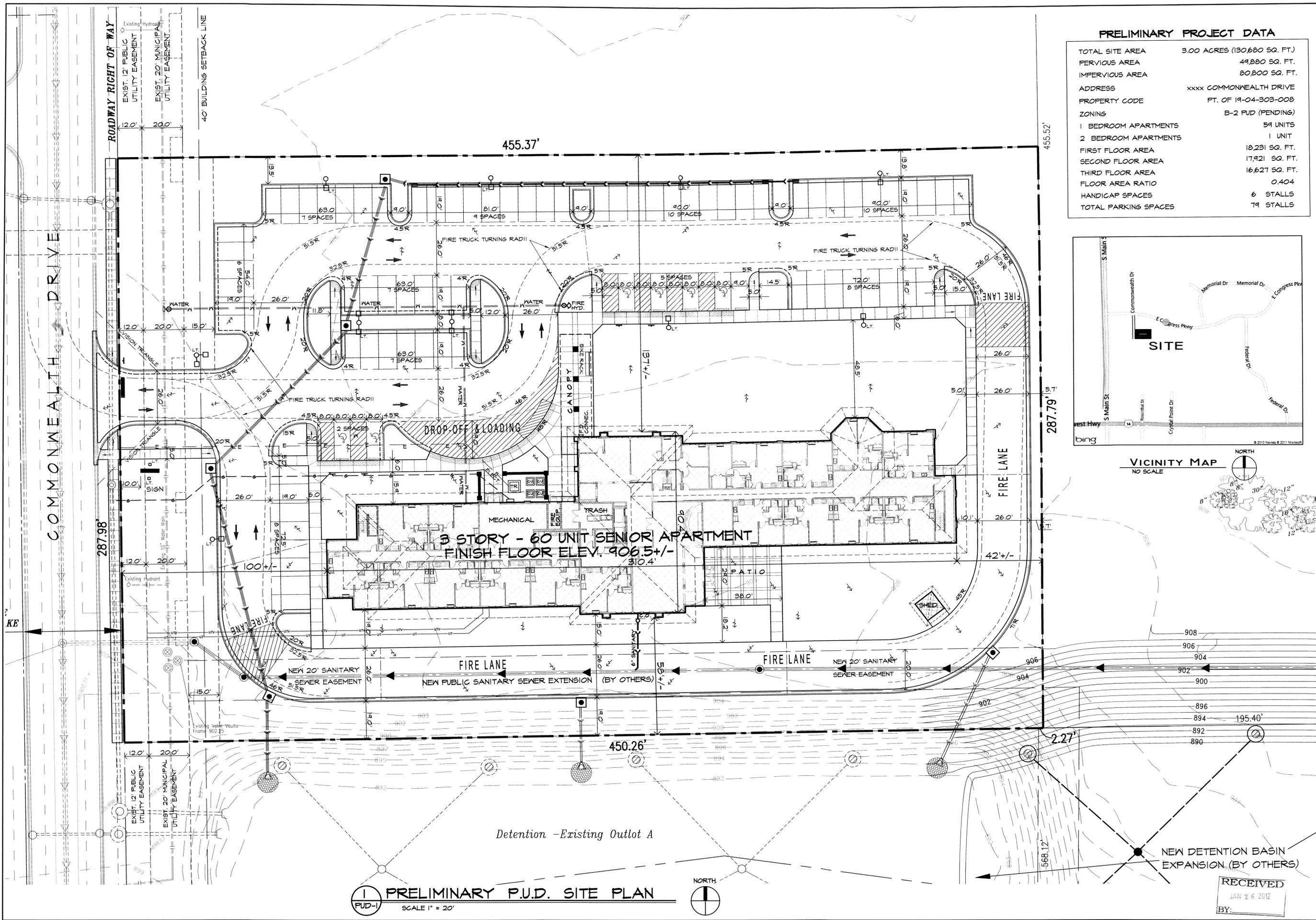
NOTE:
ALL DRAINAGE EASEMENTS GRANTED ON OVER OR ACROSS LOT 3 OF CRYSTAL LAKE BUSINESS CENTER UNIT 1, RESUBDIVISION OF LOT 9, AND OUTLOT A OF CRYSTAL POINT RETAIL CENTER, PER DOCUMENTS 2005R0043451, 2002R024852, AND 2002R0024845 IN MCHENRY COUNTY, ILLINOIS, ARE HEREBY VACATED.



BASIS OF BEARINGS: EAST LINE OF LOT 3 S 00-21-32 E

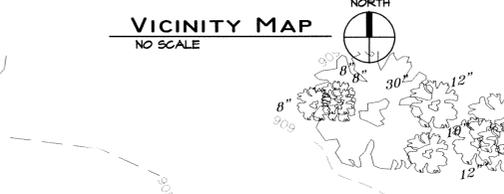
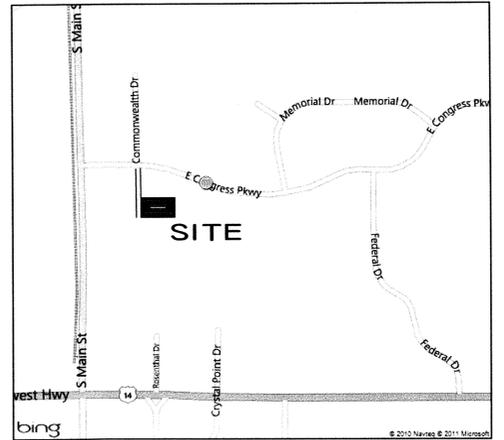
RECEIVED
JAN 25 2012
BY: _____

DATE	REMARKS	<p>1814 GRANDSTAND PLACE ELGIN, ILLINOIS 60123 phone 847.897.7095 fax 847.697.7099 scheffloweng.com Firm License No. 184-001104</p>	<p>Crystal Lake, CRYSTAL COURTYARDS Illinois</p> <p>PRELIMINARY PLAT</p>	SCALE	DATE
				1"=50'	1-25-12
				DRAWN BY	E.K.M.
				CHECKED BY	F.C.C.
				SHEET NO.	1 of 1



PRELIMINARY PROJECT DATA

TOTAL SITE AREA	3.00 ACRES (130,680 SQ. FT.)
PERVIOUS AREA	49,880 SQ. FT.
IMPERVIOUS AREA	80,800 SQ. FT.
ADDRESS	XXXX COMMONWEALTH DRIVE
PROPERTY CODE	FT. OF 19-04-303-008
ZONING	B-2 PUD (PENDING)
1 BEDROOM APARTMENTS	59 UNITS
2 BEDROOM APARTMENTS	1 UNIT
FIRST FLOOR AREA	18,231 SQ. FT.
SECOND FLOOR AREA	17,921 SQ. FT.
THIRD FLOOR AREA	16,627 SQ. FT.
FLOOR AREA RATIO	0.404
HANDICAP SPACES	6 STALLS
TOTAL PARKING SPACES	79 STALLS



PRELIMINARY P.U.D. SITE PLAN
 SCALE 1" = 20'

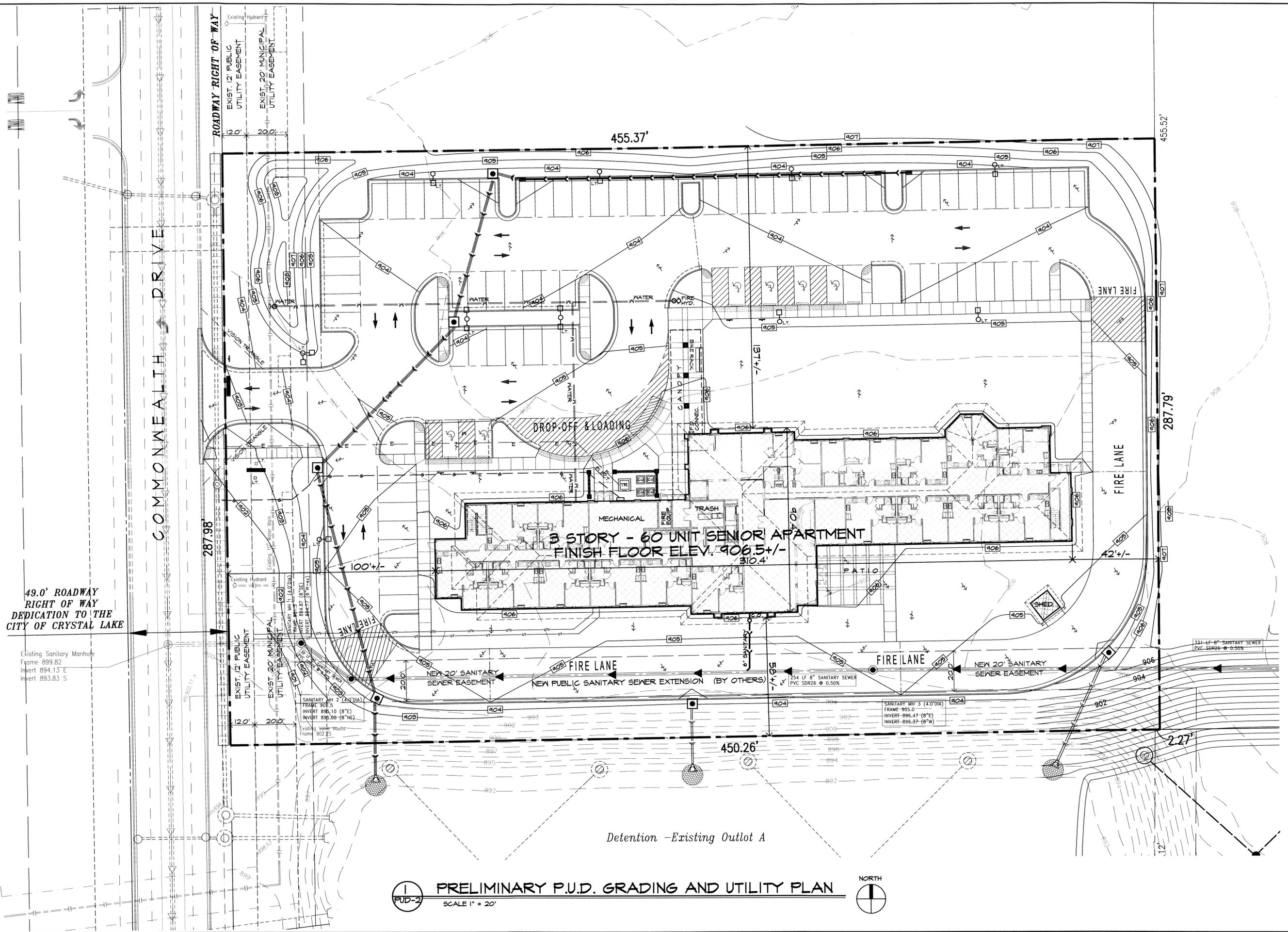
RECEIVED
 JAN 26 2012
 BY:

Tyson and Billy Architects, P.C.
 4000 Morsley Drive
 Roseford, IL 61801
 (815) 224-4216
 FAX (815) 224-4216
 WWW.TYSONANDBILLY.COM

ARCHITECT	BONDING CO.
OWNER	CONTRACTOR
RGB	JD
10-4030	1/26/12

LSSI - FOX HILLS SENIOR LIVING
 60 UNIT APARTMENT
 CRYSTAL LAKE, ILLINOIS

PRELIM. PUD SITE PLAN
 Sheet No. **PUD-1**
 of 3 sheets



49.0' ROADWAY
RIGHT OF WAY
DEDICATION TO THE
CITY OF CRYSTAL LAKE

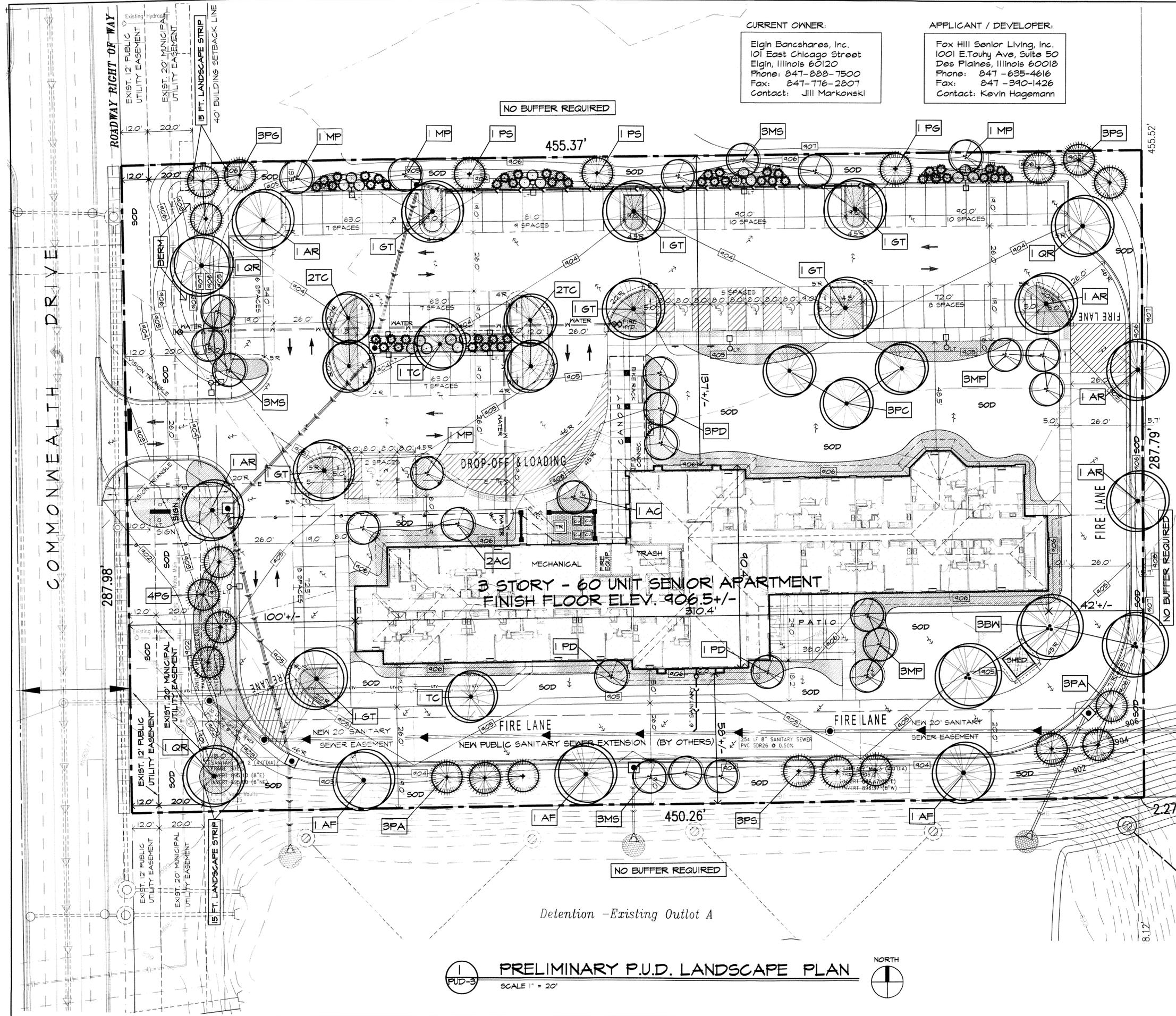
Existing Sanitary Manhole
Frame 899.82
Invert 894.13 E
Invert 893.83 S

PRELIMINARY P.U.D. GRADING AND UTILITY PLAN
SCALE 1" = 20'



Detention - Existing Outlet A

Tyson and Billy Architects, P.C. 4000 Marely Drive Rockford, IL 61071 (815) 224-8222 FAX (815) 224-8218 WWW.TYSONBILLY.COM	
ARCHITECT	BONDING CO.
OWNER	CONTRACTOR
LSSI - FOX HILLS SENIOR LIVING 60 UNIT APARTMENT CRYSTAL LAKE, ILLINOIS	RSB JD Date: 01-26-12 Project Number: 10-4030
P.U.D. GRADING & UTILITY PLAN	Rev. Date
Sheet No:	
PUD-2	of 3 sheets

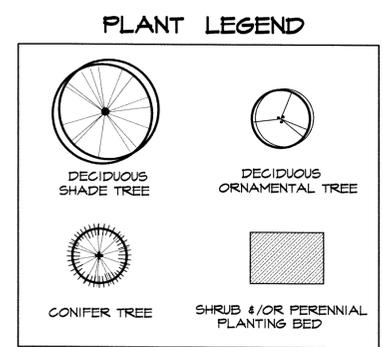


CURRENT OWNER:
 Elgin Bancshares, Inc.
 101 East Chicago Street
 Elgin, Illinois 60120
 Phone: 847-888-7500
 Fax: 847-776-2807
 Contact: Jill Markowski

APPLICANT / DEVELOPER:
 Fox Hill Senior Living, Inc.
 1001 E. Touhy Ave, Suite 50
 Des Plaines, Illinois 60018
 Phone: 847-635-4616
 Fax: 847-390-1426
 Contact: Kevin Hagemann

PLANTING LIST

MARK	BOTANICAL NAME	COMMON NAME	QUANT.	SIZE	REMARKS
TREES					
PS	Pinus strobus	White Pine	5	Min. 6 FT.	Plant 17 FT. O.C.
PA	Picea abies	Norway Spruce	6	Min. 6 FT.	Plant 17 FT. O.C.
PG	Picea canadensis	Colorado Blue Spruce	8	Min. 6 FT.	Plant 17 FT. O.C.
AR	Acer rubrum	Red Sunset Maple	5	2 1/2" DIA.	
AF	Acer freemanii	Autumn Blaze Maple	3	2 1/2" DIA.	
GT	Gleditsia triacanthos	Skyline Honeylocust	7	2 1/2" DIA.	
BW	Betula platyphylla	Whitespire Japanese Birch	3	Min. 3 Trunks 1/2" DIA. EA.	CLUMP FORM
QR	Quercus rubra	Red Oak	3	2 1/2" DIA.	
TC	Tilia cordata	Glenleven Little Leaf Linden	6	2 1/2" DIA.	
PC	Pyrus calleryana	Aristocrat Pear	3	2 1/2" DIA.	
MP	Malus 'Prairiefire'	Prairiefire Crab	10	2 1/2" DIA.	
MS	Malus 'Snowdrift'	Snowdrift Crab	4	2 1/2" DIA.	
AC	Aamelanchier canadensis	Shadblow Serviceberry	3	Min. 8 FT.	CLUMP FORM
FD	Cornus alternifolia	Pagoda Dogwood	5	Min. 8 FT.	
SHRUBS					
HA	Hydrangea arborescens	Annabelle Hydrangea	TBD	5 GAL.	Plant 4'-0" O.C.
EA	Eunonymus alata	Dwarf Burning Bush	TBD	5 GAL.	Plant 5'-0" O.C.
TM	Taxus media	Densiformis Yew	TBD	5 GAL.	Plant 5'-0" O.C.
SB	Spiraea bumalda	Gold Mound Spirea	TBD	5 GAL.	Plant 5'-0" O.C.
BT	Berberis thiansensis	Crimson Pymy Barberry	TBD	5 GAL.	Plant 5'-0" O.C.
JC	Juniperus chinensis	Gold Coast Juniper	TBD	5 GAL.	Plant 5'-0" O.C.
JP	Juniperus procumbens	Japanese Juniper	TBD	5 GAL.	Plant 5'-0" O.C.
CA	Cotoneaster adpressa	Hesse Cotoneaster	TBD	3 GAL.	Plant 4'-0" O.C.
SP	Syringa patula	Miss Kim Dwarf Lilac	TBD	5 GAL.	Plant 5'-0" O.C.
VL	Viburnum lantana	Mohegan Viburnum	TBD	5 GAL.	Plant 5'-0" O.C.
VD	Viburnum dentatum	Arrowwood Viburnum	TBD	5 GAL.	Plant 5'-0" O.C.
GRASSES / PERENNIALS					
RA	Rhus aromatica	Gro Low Sumac	TBD	3 GAL.	Plant 3'-0" O.C.
HS	Hemerocallis	Stella de Oro Daylily	TBD	1 GAL.	Plant 16" O.C.
IS	Iris sibirica	Caesar's Brother Siberian Iris	TBD	1 GAL.	Plant 16" O.C.
CA	Calamagrostis arundinacea	Karl Foerster Feather Reed Grass	TBD	1 GAL.	Plant 2'-0" O.C.
MS	Miscanthus sinensis	Purple Flame Grass	TBD	1 GAL.	Plant 2'-0" O.C.
EF	Eunonymus fortunei	Purpleleaf Wintercreeper	TBD	1 GAL.	Plant 16" O.C.
HF	Hosta fortunei	Variegated Hosta	TBD	1 GAL.	Plant 16" O.C.



PRELIMINARY P.U.D. LANDSCAPE PLAN
 SCALE 1" = 20'



Tyson and Billy Architects, P.C.
 4000 Norwalk Drive
 Roseford, IL 6107
 (815) 224-8222
 FAX (815) 224-8218
 WWW.TYSONANDBILLY.COM

LSSI - FOX HILLS SENIOR LIVING
 60 UNIT APARTMENT
 CRYSTAL LAKE, ILLINOIS

10-10050 Date: 01-26-12
 10-10050-1
 Rev. Date: _____
 Sheet No: **PUD-3**
 of 3 sheets

BUILDING CODES:

BUILDING:
2006 (IBC) ICC INTERNATIONAL BUILDING CODE W/ LOCAL AMENDMENTS

ACCESSIBILITY:
1991 ILLINOIS ACCESSIBILITY CODE W/ LOCAL AMENDMENTS

FIRE PREVENTION:
2006 (IFC) ICC INTERNATIONAL FIRE CODE W/ LOCAL AMENDMENTS

MECHANICAL:
2006 (IMC) ICC INTERNATIONAL MECHANICAL CODE W/ LOCAL AMENDMENTS
2006 (IFGC) ICC INTERNATIONAL FUEL GAS CODE W/ LOCAL AMENDMENTS

PLUMBING:
2004 (IPC) ILLINOIS STATE PLUMBING CODE W/ LOCAL AMENDMENTS

ELECTRICAL:
2005 (NEC) NFPA TO NATIONAL ELECTRIC CODE W/ LOCAL AMENDMENTS

ENERGY:
2004 ICC INTERNATIONAL ENERGY CONSERVATION CODE W/ LOCAL AMENDMENTS

BUILDING CODE DESIGN DATA:

OCCUPANCY GROUPS:
RESIDENTIAL GROUP R-2 AND ASSEMBLY A-3 SEPARATED MIXED USE.

OCCUPANT LOAD:
TO BE DETERMINED

MIXED OCCUPANCIES OPTION:
TO BE DETERMINED

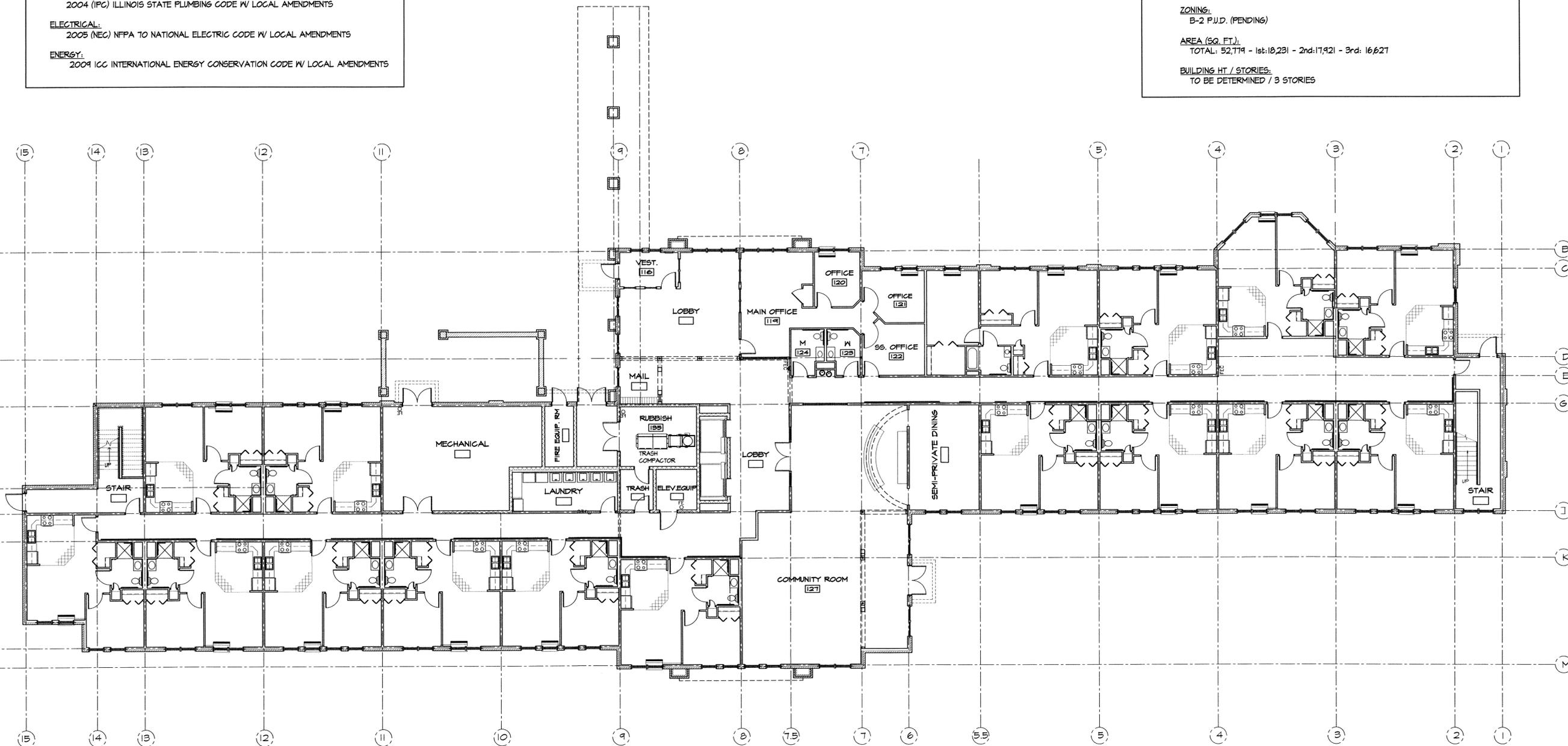
BUILDING CONSTRUCTION TYPE:
TYPE 5 B UN-PROTECTED

FIRE PROTECTION:
100% SPRINKLERED - BUILDING EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH IBC SECTION 903

ZONING:
B-2 P.U.D. (PENDING)

AREA (SQ. FT.):
TOTAL: 52,774 - 1st:18,231 - 2nd:17,921 - 3rd:16,627

BUILDING HT. / STORIES:
TO BE DETERMINED / 3 STORIES



PRELIMINARY FIRST FLOOR PLAN
SCALE 3/32" = 1'-0"



Tyson and Billy Architects, P.C.
4600 Monticelli Drive
Rockford, IL 61107
(815) 224-6222
FAX (815) 224-8218
WWW.TYSONANDBILLY.COM

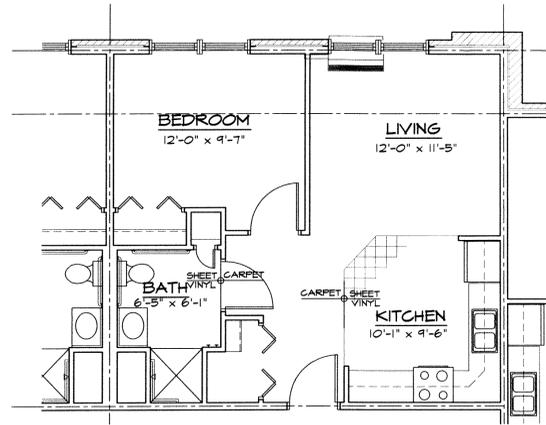
<p>LSSI - FOX HILL SENIOR LIVING</p> <p>60 UNIT APARTMENT CRYSTAL LAKE, ILLINOIS</p> <p>10-1030 Project Number</p>	<p>01/26/12 Date</p> <p>BRL Architect</p> <p>RGB Contractor</p> <p>BONDING CO. Bonding Co.</p>
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PRELIMINARY FIRST FLOOR PLAN

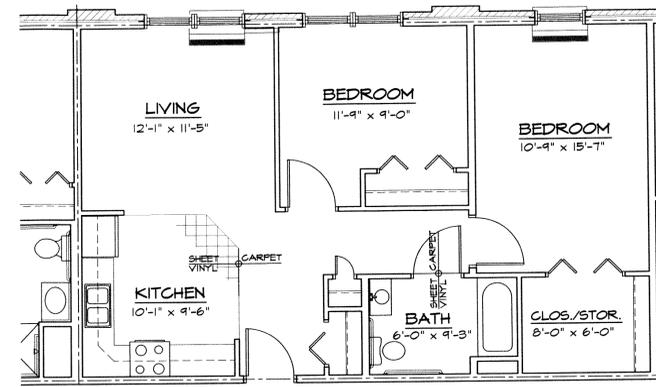
Rev. Date

Sheet No:
A-1

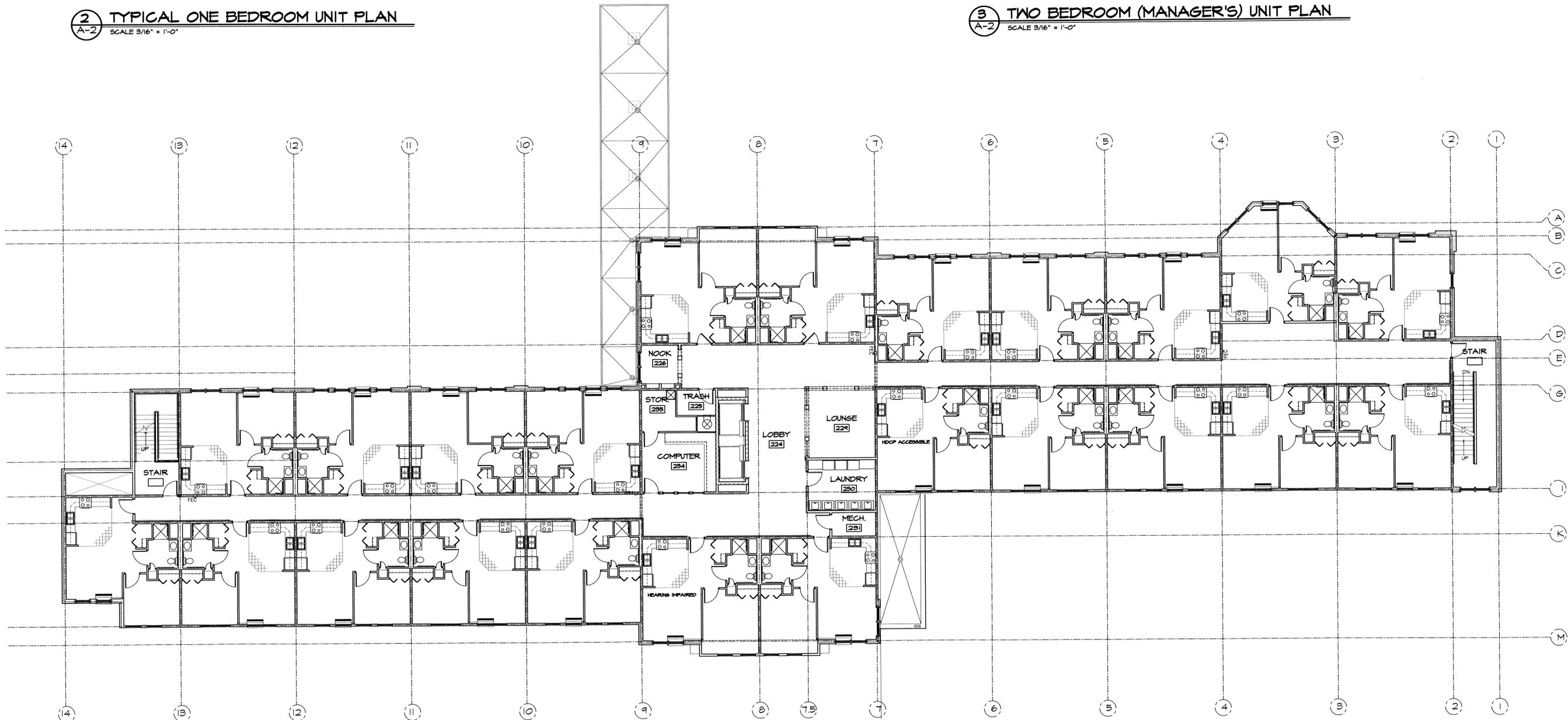
of 4 sheets



2 TYPICAL ONE BEDROOM UNIT PLAN
A-2 SCALE 3/16" = 1'-0"



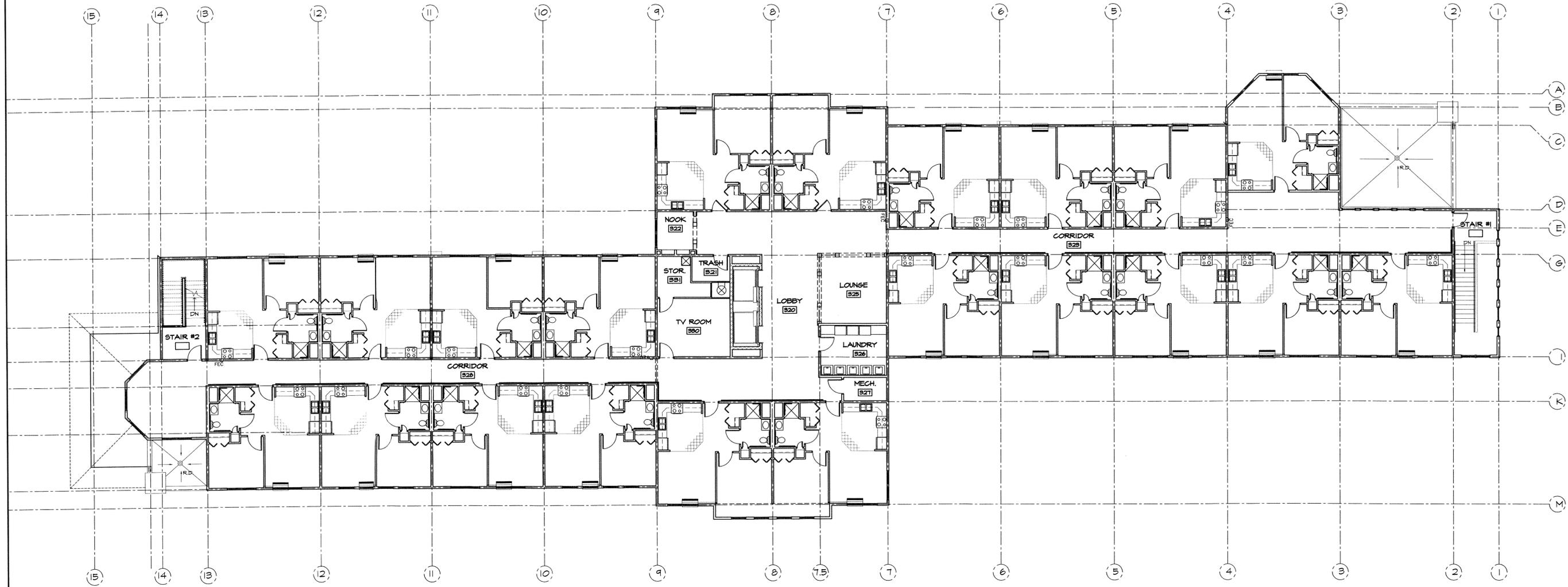
3 TWO BEDROOM (MANAGER'S) UNIT PLAN
A-2 SCALE 3/16" = 1'-0"



1 PRELIMINARY SECOND FLOOR PLAN
A-2 SCALE 3/32" = 1'-0"



Tyson and Billy Architects, P.C.	
4000 Menard Drive Rockford, IL 61107 (815) 224-8222 FAX (815) 224-8216 WWW.tysonandbilly.com	
ARCHITECT	BONDING CO.
OWNER	CONTRACTOR
LSSI - FOX HILL SENIOR LIVING 60 UNIT APARTMENT CRYSTAL LAKE, ILLINOIS Project Number: 10-4080 Date: 01/26/12	
PRELIM. SECOND FLOOR PLAN	Sheet No. A-2
of 4 sheets	



1 PRELIMINARY THIRD FLOOR PLAN
 A-3 SCALE 3/32" = 1'-0"

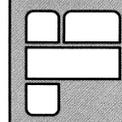


PRELIM. THIRD FLOOR PLAN
 Rev. Date
 Sheet No.
A-3
 of 4 sheets

L551 - FOX HILL SENIOR LIVING
 60 UNIT APARTMENT
 CRYSTAL LAKE, ILLINOIS
 10-4080
 Project Number
 01/26/12
 Date
 BRU
 Appr.
 RCB
 Appr.
 CONTRACTOR

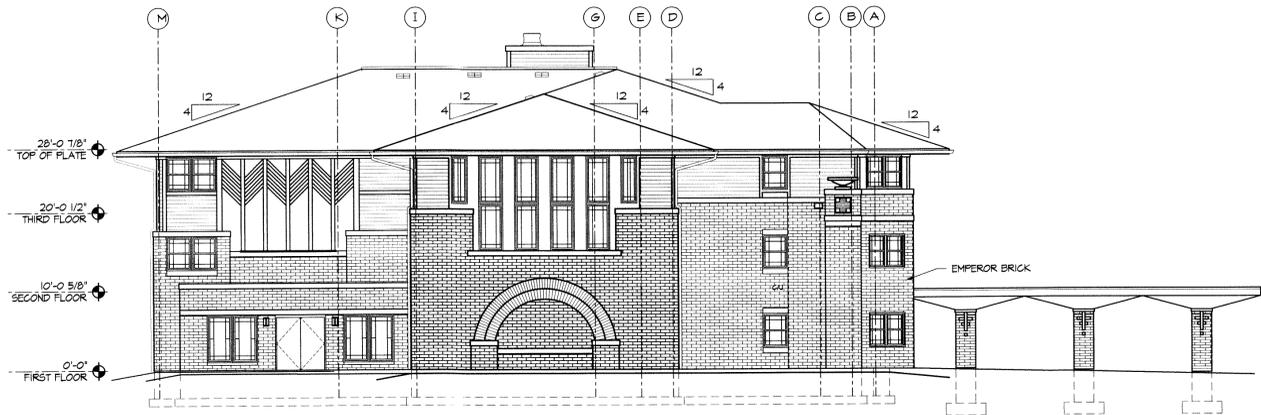
OWNER	ARCHITECT
CONTRACTOR	BONDING CO.

Tyson and Billy Architects, P.C.
 4000 Mering Drive
 Roseland, IL 6107
 (815) 224-5210
 FAX (815) 224-5216
 www.tysonandbilly.com

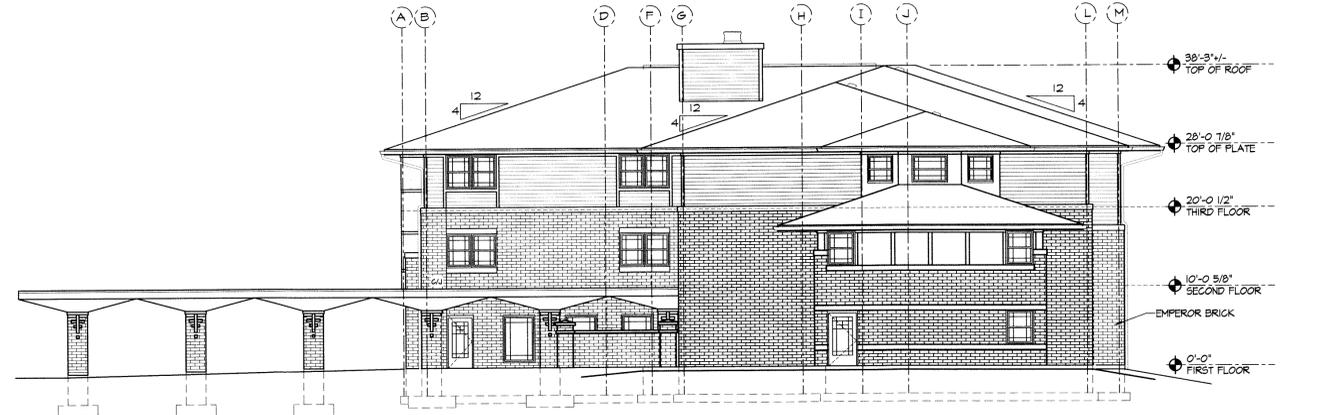




1 NORTH ELEVATION
 SCALE 3/32" = 1'-0"



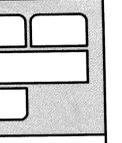
2 EAST ELEVATION
 SCALE 3/32" = 1'-0"



3 WEST ELEVATION
 SCALE 3/32" = 1'-0"



4 SOUTH ELEVATION
 SCALE 3/32" = 1'-0"



Tyson and Billy Architects, P.C.
 4000 Menard Drive
 Rockford, IL 61107
 (815) 224-8222
 FAX (815) 224-8218
 www.tysonandbilly.com

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OWNER	CONTRACTOR

LSSI - FOX HILL SENIOR LIVING
 60 UNIT APARTMENT
 CRYSTAL LAKE, ILLINOIS

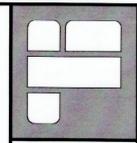
10-0030
 01/26/12
 BRL
 RSB

PRELIMINARY EXTERIOR ELEVATIONS

Rev. Date

Sheet No.
A-4
 of 4 sheets

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Tjyson and Billy Architects, P.C.
4000 Morseway Drive
Rockford, IL 61107
(815) 224-6222
FAX: (815) 224-6216
www.tjysonandbilly.com

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CONTRACTOR		

LSSI - FOX HILLS SENIOR LIVING
60 UNIT APARTMENT
CRYSTAL LAKE, ILLINOIS

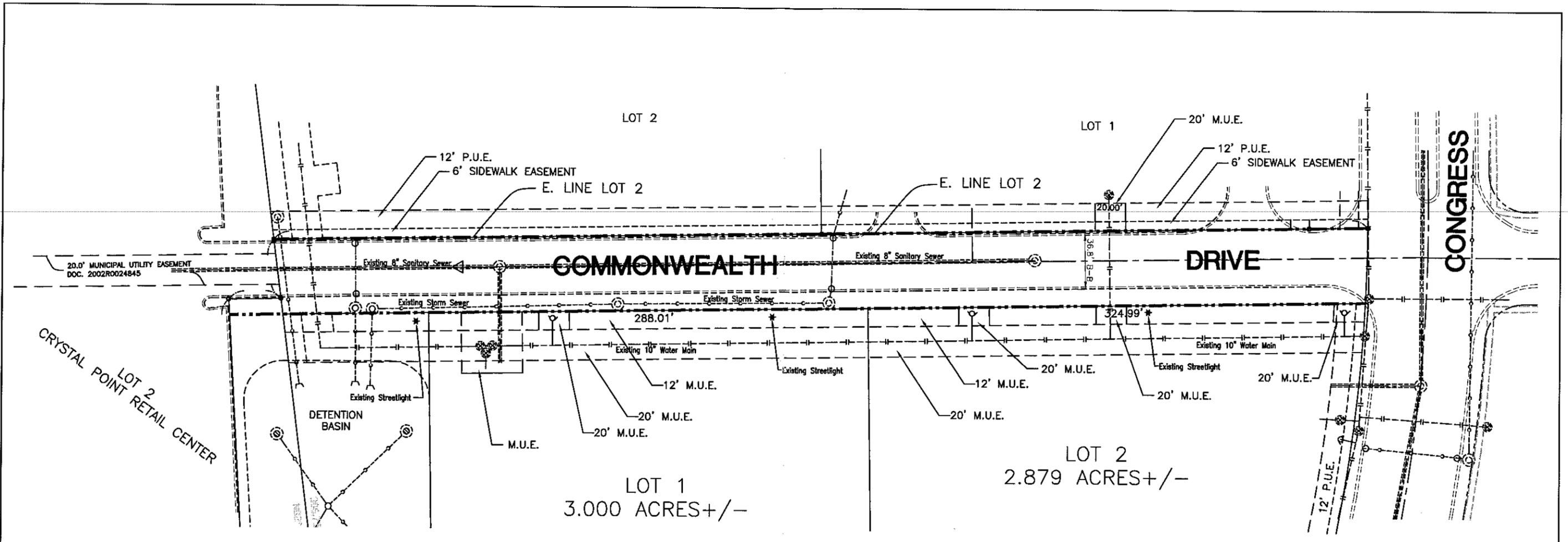
Project Number: 10-4030
Date: 01/26/12
BRL
Appr.
RGS

REVISION DATE	
PERSPECTIVE	Sheet No: A102 of sheets

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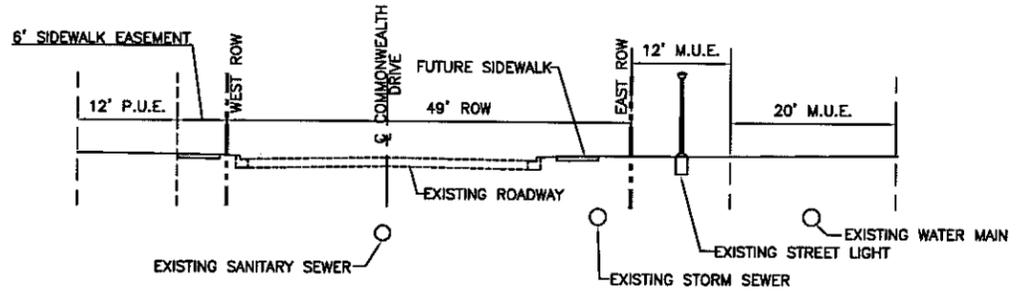


LUTHERAN SOCIAL SERVICES
OF
ILLINOIS



CRYSTAL POINT RETAIL CENTER
LOT 2

SCALE: 1"=30'



TYPICAL SECTION

SCALE: 1"=10'

06 2012

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#	DATE	REVISION

SCHEFLOW
engineers
1814 GRANDSTAND PLACE
ELGIN, ILLINOIS 60123
phone 847.697.7095
fax 847.697.7099
scheffloweng.com
Firm License No. 184-001104

Crystal Lake,
**CRYSTAL COURTYARDS
COMMONWEALTH DRIVE**
Exhibit

SCALE	DATE
1"=30'	1-25-12
DRAWN BY E.K.M.	JOB NO. 4733
CHECKED BY F.C.C.	SHEET NO. 1 of 1