



#2012-23

**The Springs of Crystal Lake (The Fountains)
Project Review for Planning and Zoning Commission**

<u>Meeting Date:</u>	June 6, 2012
<u>Request:</u>	Final PUD Amendment and Special Use Permit for a nursing care facility.
<u>Location:</u>	1000 Brighton Lane
<u>Acreage:</u>	3.58 acres
<u>Zoning:</u>	R-3B PUD Multi-Family Residential
<u>Surrounding Properties:</u>	North R-3B PUD Multi-Family Residential South R-1 PUD Single-Family Residential East R-1 PUD Single-Family Residential West R-1 PUD Single-Family Residential
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- The Fountains development was originally approved in 1986 and was originally called Canterbury.
- The original PUD contemplated 4 nursing home buildings connected by a central entrance.
- This request is to construct a second nursing home building with the central entrance area including new dining, office and activity room areas.
- Nursing homes require a Special Use Permit. The changes to the site layout and elevations from the originally proposed PUD require the Final PUD Amendment.

Site Analysis:

Site Layout

- The existing building is located along East Brighton Lane. The new addition would be constructed east on the adjacent lot with a new entrance connecting both buildings.
- Currently, the driveway is centered between the two lots, providing access to the existing building. This driveway would be removed and replaced with a circular parking lot.
- A new driveway would be constructed on the west side, which will also provide access to the vacant lots to the north.
- The first phase would include a new entrance building which would connect the existing and proposed nursing care rooms. The second phase would be additional nursing care rooms.

Building Elevations

- The new building architecture is masonry with pre-cast stone and brick.
- Elements, such as the window style, brick façade, and vertical siding under the gable roof from the existing building, have been carried over into the new building design.
- The new building would also have its own unique design elements including roof style, window ledges, metal window awnings and central entrance with cupola.

Parking

- Nursing home parking is based on several examples of other similar sized cities in the American Planning Association's Planning Advisory Service Parking Standards report. Parking is between 1 per 4 beds, 1 per 4 beds plus employees, 1 per 3 beds, and 1 per 3 beds plus employees. This creates a parking ratio of 24 spaces up to 88 spaces.
- Parking is shown at 81 spaces and meets the requirements. If additional beds are added, additional parking may be required. Parking data illustrating the parking demand and need should be submitted to staff for review.

Landscape

- A few trees will need to be removed to construct the addition; these trees will be replaced on site and are illustrated on the landscape plan.
- Foundation base landscape including trees, shrubs, flowers and groundcover is illustrated around the new portions of the building.
- Natural landscape areas are planned on the west side of the site adjacent to an identified wetland. The natural areas will include low-mow turf grass, short grass prairie native grasses and low-profile prairie native grasses.
- The circular parking lot angles toward patient rooms, additional landscape is recommended to provide screening from headlights for these areas.

Findings of fact:

Final Planned Unit Development Amendment

The petitioner is requesting approval of a Final Planned Unit Development Amendment and Special Use Permit for a second nursing home building. Nursing Homes require a special use permit. The Special Use Permit criteria are listed below:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.

Meets *Does not meet*

2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.

Meets *Does not meet*

3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, Building and Fire Codes and all other applicable City Ordinances.

Meets *Does not meet*

4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.

Meets *Does not meet*

5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.

Meets *Does not meet*

6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.

Meets *Does not meet*

7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.

Meets *Does not meet*

8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.

Meets *Does not meet*

9. That the proposed use shall conform to any stipulations or conditions approved as part of a Special Use Permit issued for such use.

Meets *Does not meet*

10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.

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. A storage shed is planned for a bus. The shed will be 20' x 40' totaling 800 square feet. The shed will be 16' 6" in height with a total top of roof height of 19'. The 16'6" height exceeds the allowable 15-foot height limitation for accessory structures. The storage shed is located in the rear of the property adjacent to the trash enclosure. The garage will be constructed of vinyl siding which will be in similar color to the brick of the new building addition.

2030 Comprehensive Land Use Plan Review:

The Comprehensive Plan designates the subject property as High Density Residential, which is planned for residential uses including a mix of multi-family or group living facilities. The following goals are applicable to this request:

Land Use

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

This can be accomplished with the following supporting action and success indicator:

Supporting Action: Encourage a diversity of housing types throughout the city, which satisfy wide-range needs for all persons regardless of age, race, religion, national origin, physical ability and economic level for existing and future city residents.

Success Indicator: Approval of assisted living developments.

Recommended Conditions:

A motion to recommend approval of the Final Planned Unit Development Amendment, and the following conditions are recommended:

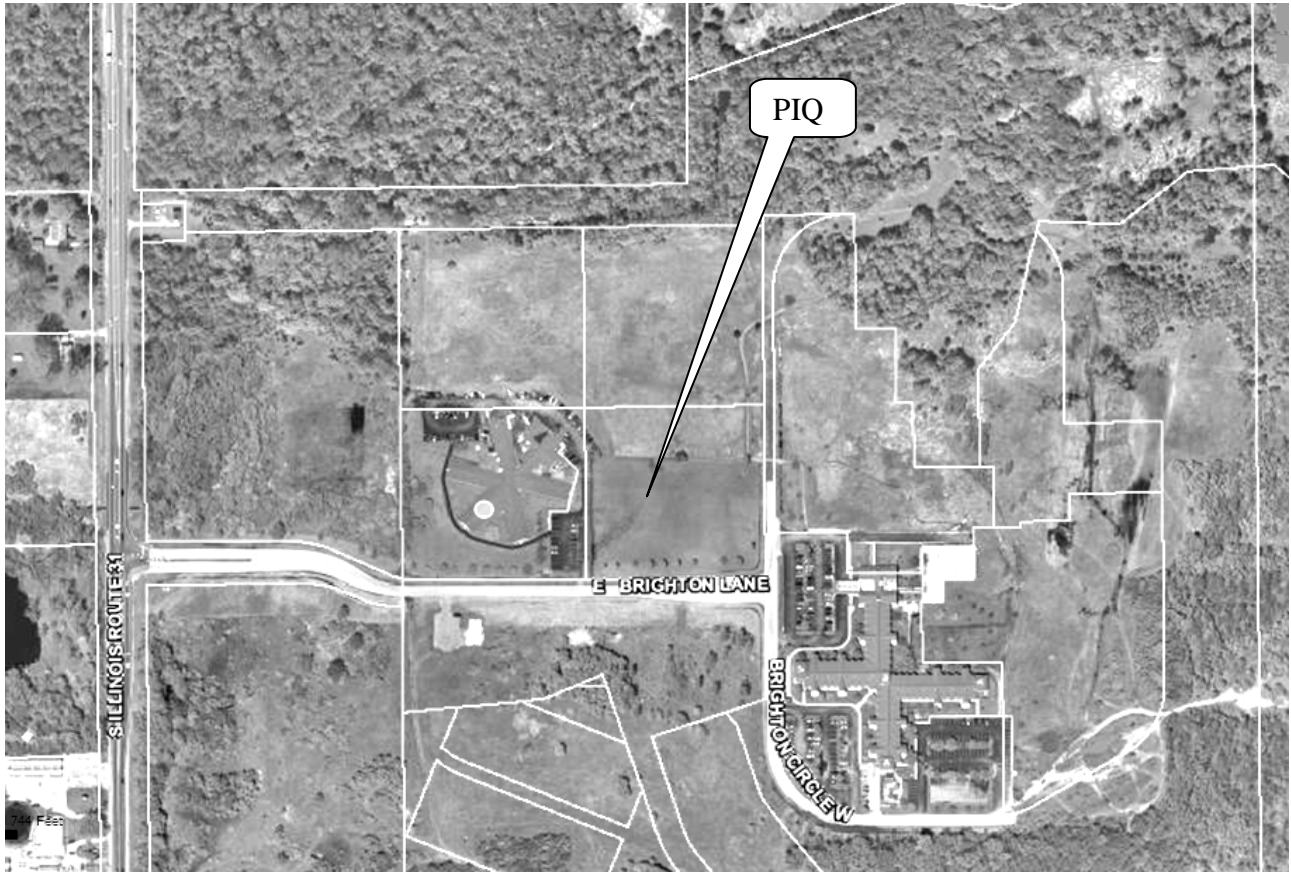
1. Approved plan, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (Greenberg Farrow, received 4/24/12)
 - B. Site and Engineering Plans (Spaceco Inc., dated 2/13/12, revised 4/20/12, received 5/1/12)

C. Architectural Plans (SAS Architects, dated 4/26/12, received 5/1/12)

D. Landscape Plans (SAS Architects, dated 4/25/12, received 5/1/12)

2. Provide parking data relevant to the need and demand of parking for this use to justify a parking ratio.
3. Additional landscape materials shall be added on the north side of the circular parking area to provide screening for patient rooms.
4. The petitioner shall address all of the review comments of Engineering and Building, Fire Rescue, Planning and Economic Development, and Public Works Department as well as the City's Watershed Consultant.

Property Photos



City of Crystal Lake Development Application

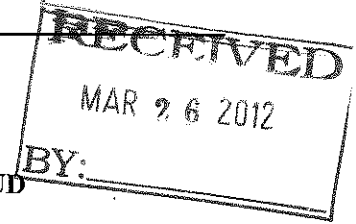
Office Use Only

File # _____ 23 2012

Project Title: THE SPRINGS @ CRYSTAL LAKE

Action Requested

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input 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 checked="" type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Final PUD Amendment | <input type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input checked="" type="checkbox"/> Other PUD AMENDMENT |



Petitioner Information

Name: TS REALTY LLC.
Address: 1000 E. BRIGTON LANE
CRYSTAL LAKE, IL.
Phone: 630-355-3300
Fax: _____
E-mail: MWELDLER@CNRELLC.COM

Owner Information (if different)

Name: _____
Address: _____
Phone: _____
Fax: _____
E-mail: _____

Property Information

Project Description: SINGLE STORY TWO PHASE EXPANSION
OF EXISTING NURSING HOME INCLUDING NEW
ENTRANCE, PARKING FOR BOTH PHASES AND RELOCATION
OF WATERMAIN

Project Address/Location: 1000 ~~BRIGTON~~ BRIGHTON LANE

PIN Number(s): 14-27-201-008 9 14-27-201-007

Development Team

SEE ATTACHED SHEET

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____


Surveyor: _____

Other: _____

Signatures

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.

MARK WELDLER  **3/22/2012**

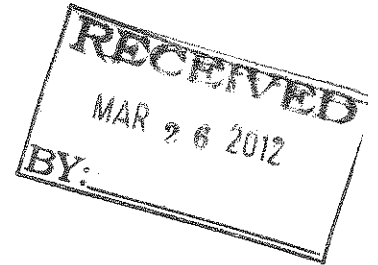
OWNER: Print and Sign name **Date**

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.

**The Springs @ Crystals Lake
1000 Brighton Lane**

Development Team

23 2012



- Developer: The Springs @ Crystal Lake
1000 Brighton Lane , Crystal Lake, Illinois
Contact Person: Mark Weldler
Phone: 630.355.3300 Fax: 630.355.1417
Email: mwelder@cnrcilc.com
- Architect: SAS Architects & Planners
630 Dundee Road, Northbrook, Illinois
Contact Person: Steven Sussholz AIA
Phone: 847.564.8333 x304 Fax: 847.564.9989
Email: sussholz@sasarch.com
- Attorney: The Waggoner Law Firm
Four North Walkup Avenue
Crystal Lake, IL. 60014
Contact Person: Lisa M. Waggoner
Phone: 815.477.0830 Fax: 815.477.0834
Email: lwaggoner@waggonerlaw.com
- Civil
Engineer: Spaceco, Inc.
9575 W. Higgins Road Suite 700, Rosemont, Illinois
Contact Person: Thomas McCabe PE
Phone: 847.696.4060 Fax: 847.696.4065
Email: tmccabe@spacecoinc.com
- Landscape
Architect: Planning Resources, Inc.
402 W. Liberty Drive, Wheaton, Illinois
Contact Person: Lori McCall Vierow
Phone: 630.668.3788 Fax: 630.668.4125
Email: imccallvierow@planres.com
- Planner: None
- Surveyor: Rebrik & Associates
35W388 Miller Road, Dundee, Illinois
Contact Person: John Rebrik
Phone: 847.428.3456 Fax: 847.428.1234
Email: rebiksurveyors@comcast.net
- Other: None

PUBLIC NOTICE

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

**IN THE MATTER OF THE APPLICA-
TION OF TS LOT 5, LLC and TS RE-
ALTY, LLC**

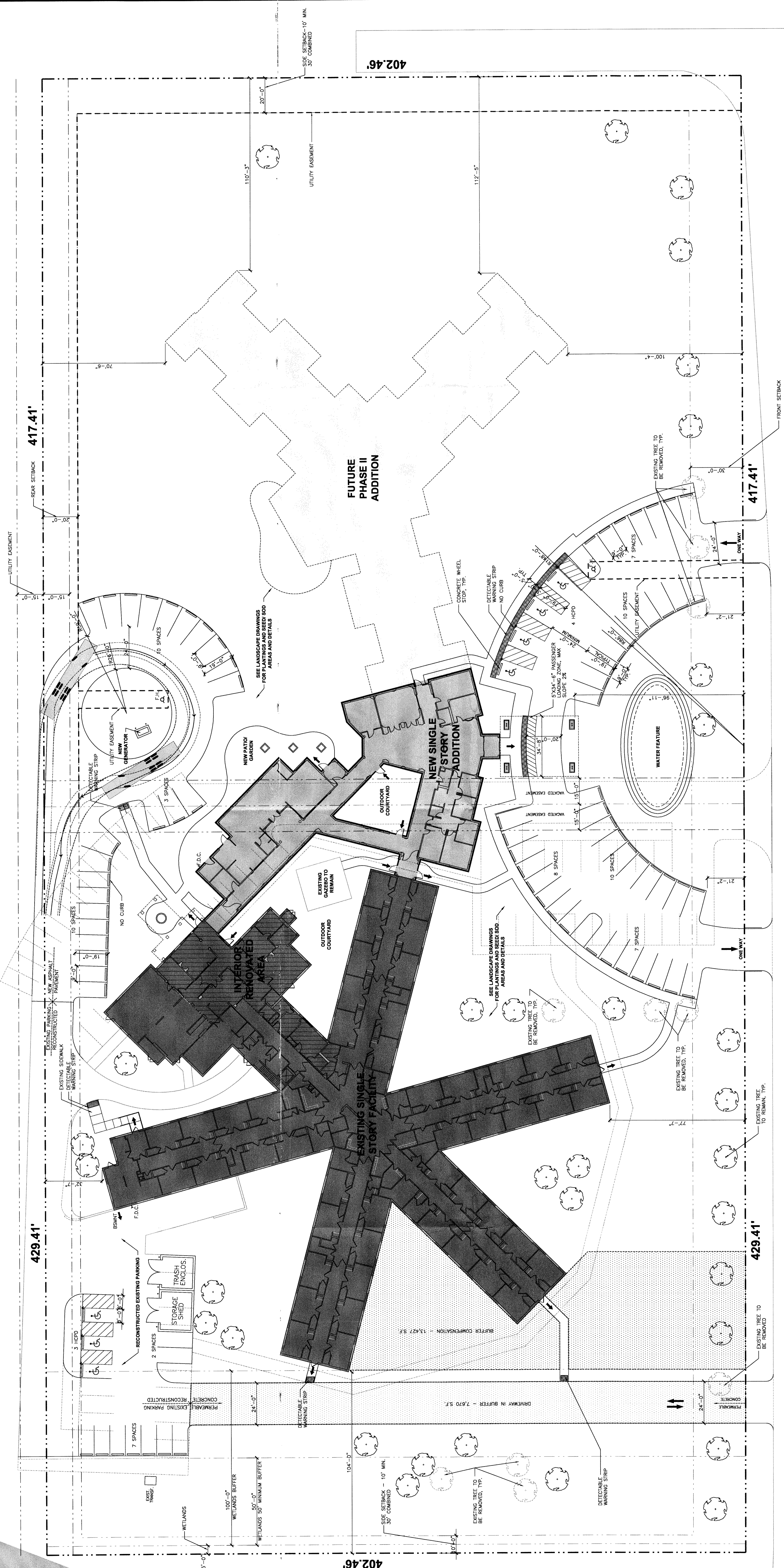
LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance ("UDO") 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 TS LOT 5, LLC and TS REALTY, LLC for approval of a Final Planned Unit Development Amendment, relating to the following described real estate commonly known as 1000 Brighton Lane, Crystal Lake, Illinois, 60014 having permanent index numbers: 14-27-201-008 and 14-27-201-007.

This application is filed for the purpose of seeking a Final Planned Unit Development Amendment and Special Use Permit pursuant to Article 4-500 and Article 9-200 D and E of the UDO to allow a second nursing care facility, a Final Planned Unit Development Amendment and Variation pursuant to Article 3-200 and Article 4-600 to allow an accessory structure garage at 16 feet 6 inches with a height variation above the permitted 15-foot height, and any other variations that may be necessary to complete the petitioner's request, as presented. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall.

A public hearing before the Planning and Zoning Commission on the request will be held at 7:30 p.m. on Wednesday, June 6, 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
May 19, 2012)



SITE PLAN
SCALE: 1/8" = 1'-0"

EAST BRIGHTON LANE

ZONING DATA

DESCRIPTION	CODE REQUIREMENTS	EXISTING	PROPOSED - PHASE I	PROPOSED - PHASE II
ZONING CATEGORY	R1-PUD	R1-PUD + R2B-PUD	R2B-PUD	R2B-PUD
USE	NURSING CARE FACILITY - OTHER USE	NURSING CARE FACILITY - OTHER USE	NURSING HOME	NURSING HOME
GROSS SITE AREA	112,222 S.F. (2.56 ACRES)	112,222 S.F. (2.56 ACRES)	340,811 S.F. (7.78 ACRES)	340,811 S.F. (7.78 ACRES)
LOT AREA	107,000 S.F.	112,222 S.F.	340,811 S.F.	340,811 S.F.
LOT IMPROVEMENT COVERAGE	40% MAX.	78,348 S.F. (46%)	99,248 S.F. (29%)	100,683 (30%)
BUILDING COVERAGE	20% MAX.	46,750 S.F. (19.8%)	46,750 S.F. (19.8%)	66,142 S.F. (19.4%)
FLOOR AREA (F.A.R. CALCULATIONS)	0.4 MAX.	33,174 S.F.	33,174 S.F.	65,232 S.F.
F.A.R. (FLOOR AREA RATIO)	0.4 MAX.	0.186	0.134	0.134
BUILDING HEIGHT	40' / 3 STORIES	17' / 1 STORY	30' / 3 STORY	30' / 3 STORY
LANDSCAPING BUFFER	20' @ SINGLE FAMILY DETACHED	NA	NA	NA
NUMBER OF TREES	NA	NA	53	76
NUMBER OF BIRDS	NA	101	101	147
SETBACK REQUIREMENTS:				
FRONT (SOUTH)	30'	30'	37'	37'
REAR (NORTH)	20' (50' ADJUTING RESIDENTIAL)	20' (50' ADJUTING RESIDENTIAL)	20' (50' ADJUTING RESIDENTIAL)	20' (50' ADJUTING RESIDENTIAL)
LEFT (WEST)	20' OR 10' FROM EASEMENT, WHICHEVER LESS	10' (50' ADJUTING RESIDENTIAL)	20' (50' ADJUTING RESIDENTIAL)	20' (50' ADJUTING RESIDENTIAL)
RIGHT (EAST)	20' OR 10' FROM EASEMENT, WHICHEVER LESS	10' (50' ADJUTING RESIDENTIAL)	20' (50' ADJUTING RESIDENTIAL)	20' (50' ADJUTING RESIDENTIAL)
PARKING	1 1/4 BERS - 1 1/2 EMPLOYEES	83	81 (INCL. TRCPD)	81 (INCL. TRCPD)

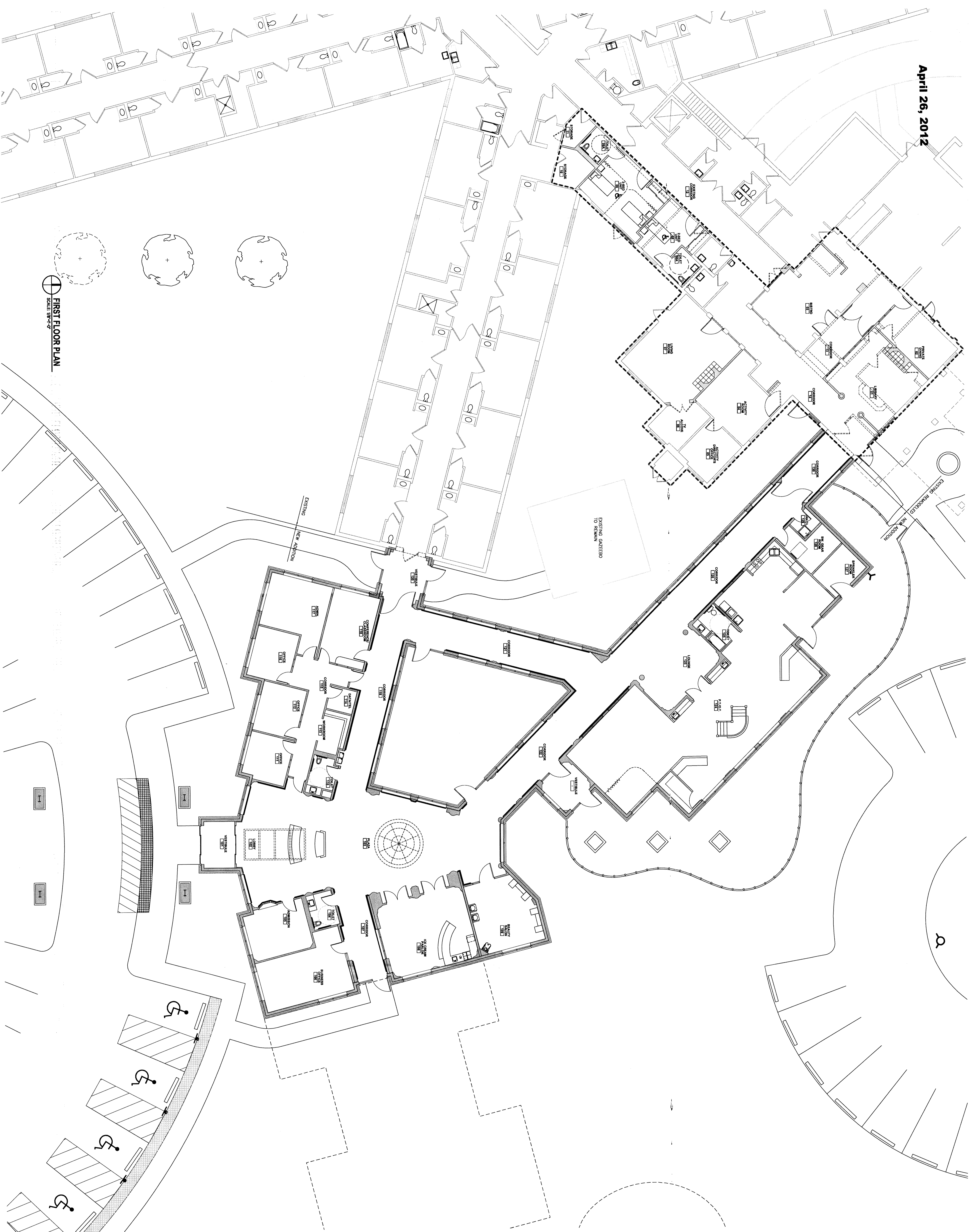
LEGEND:

- EXISTING BUILDING
- PROPOSED PHASE I
- PROPOSED PHASE II

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BY:

Springs At Crystal Lake Crystal Lake, Illinois

April 26, 2012



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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A2

Springs At Crystal Lake

Crystal Lake, Illinois

April 26, 2012

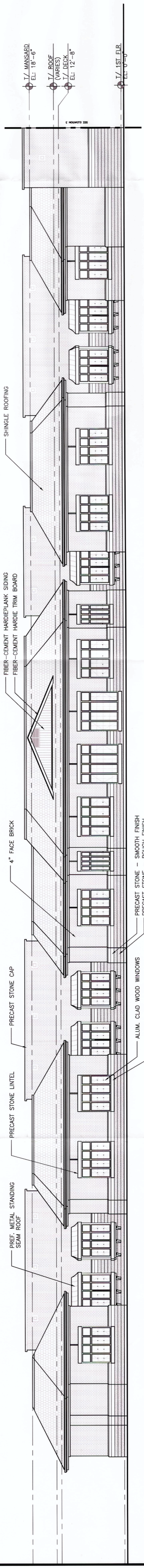
SAS Architects & Planners
 630 Dundas Road Northbrook, IL 60062 Tel: 847.584.9088 www.sasarch.com



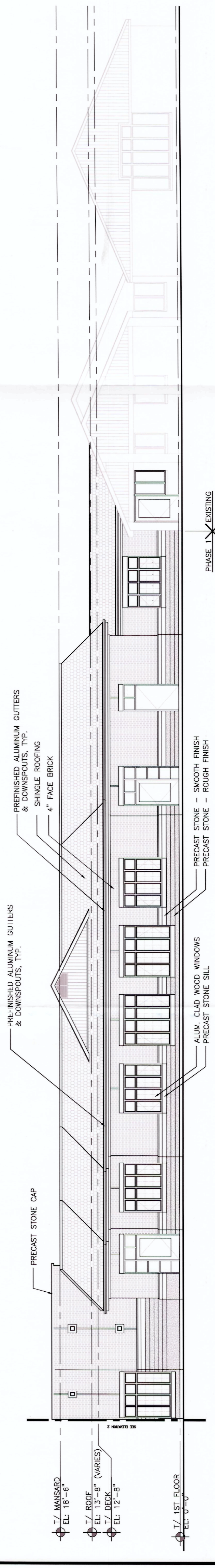
1 PROPOSED SOUTH ELEVATION - PHASE 1
 SCALE 1/8"=1'-0"



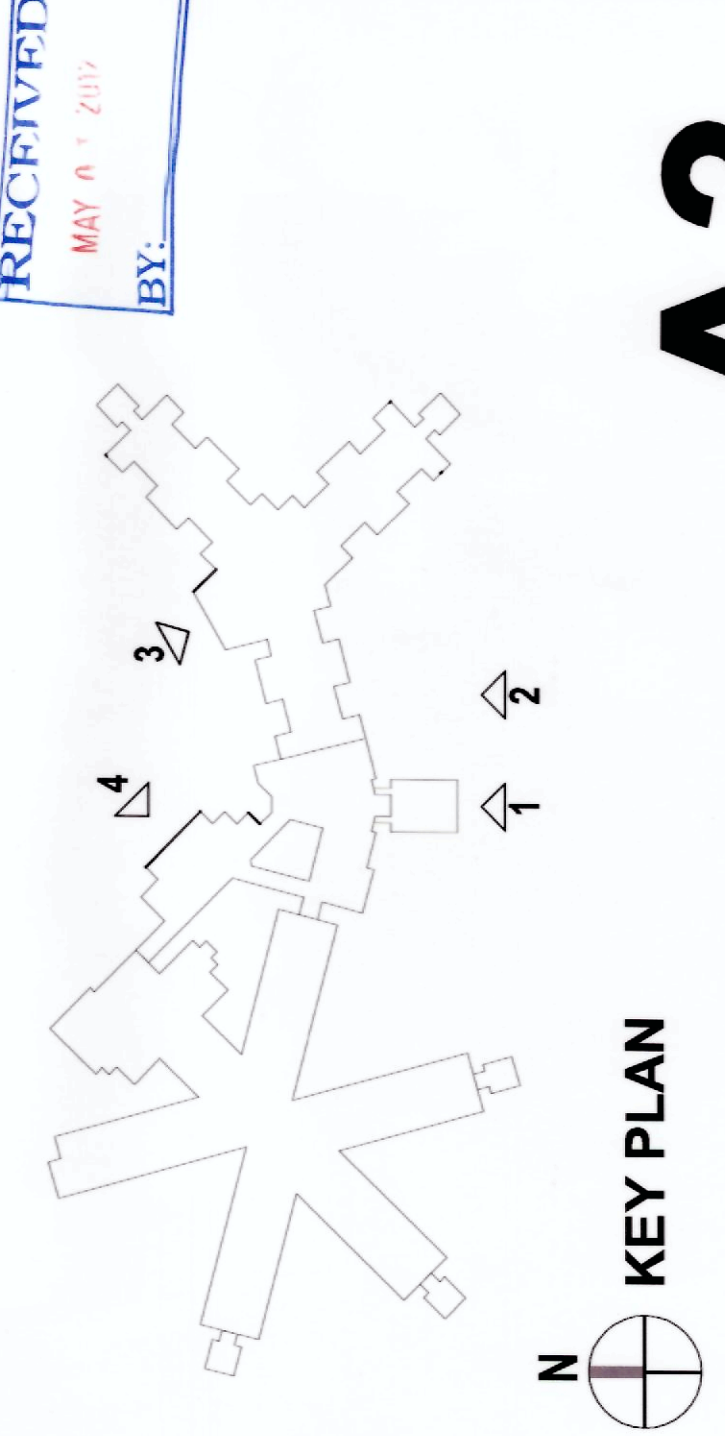
2 PROPOSED SOUTH ELEVATION - PHASE 1 & 2
 SCALE 1/8"=1'-0"



3 PROPOSED NORTH ELEVATION - PHASE 2
 SCALE 1/8"=1'-0"



4 PROPOSED EAST ELEVATION - PHASE 1
 SCALE 1/8"=1'-0"

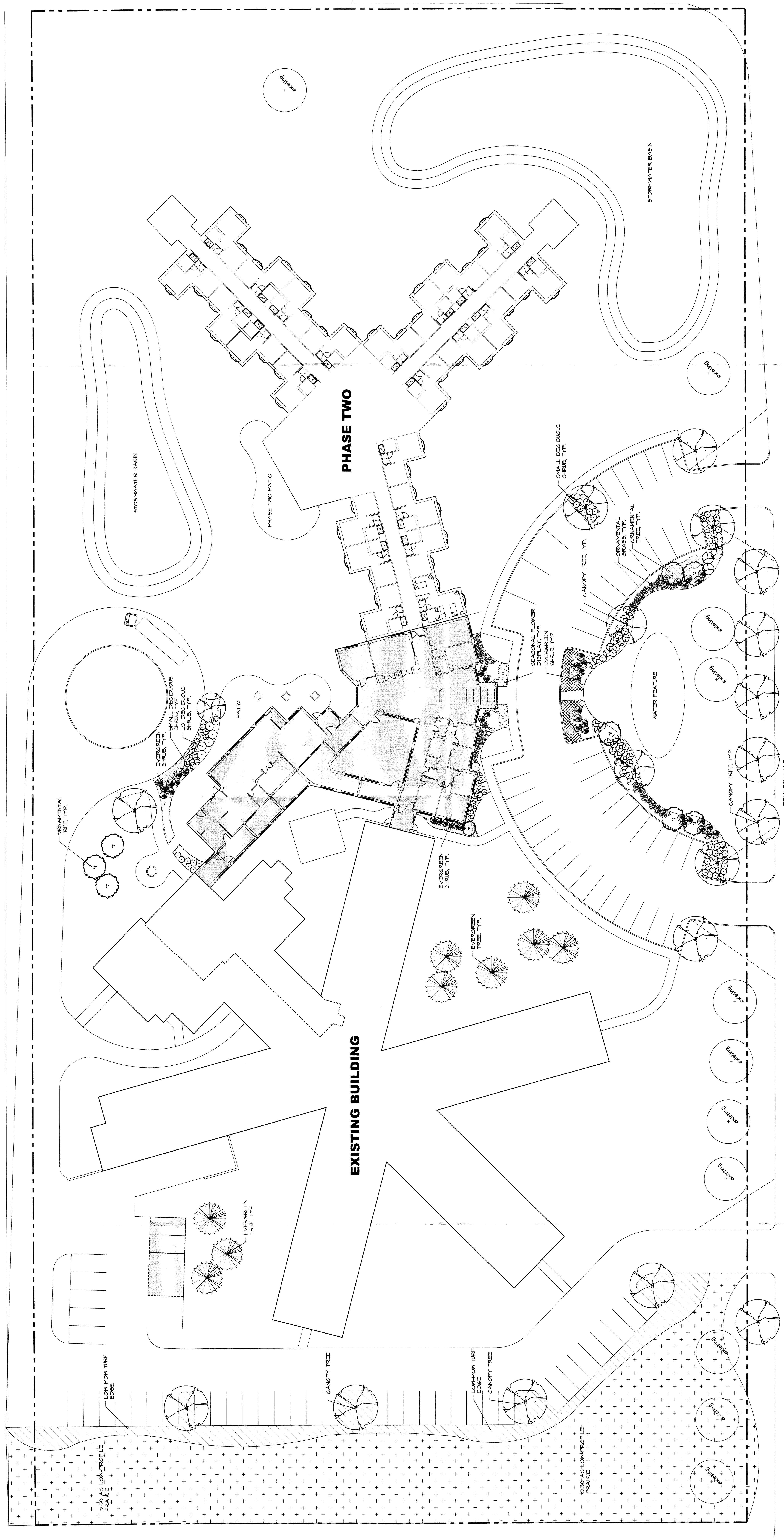


A3

Springs At Crystal Lake Crystal Lake, Illinois

LANDSCAPE PLAN PHASE ONE

February 17, 2012



LEGEND

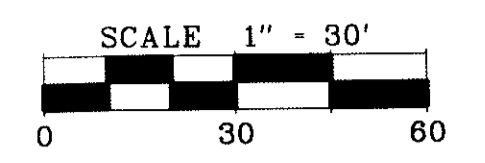
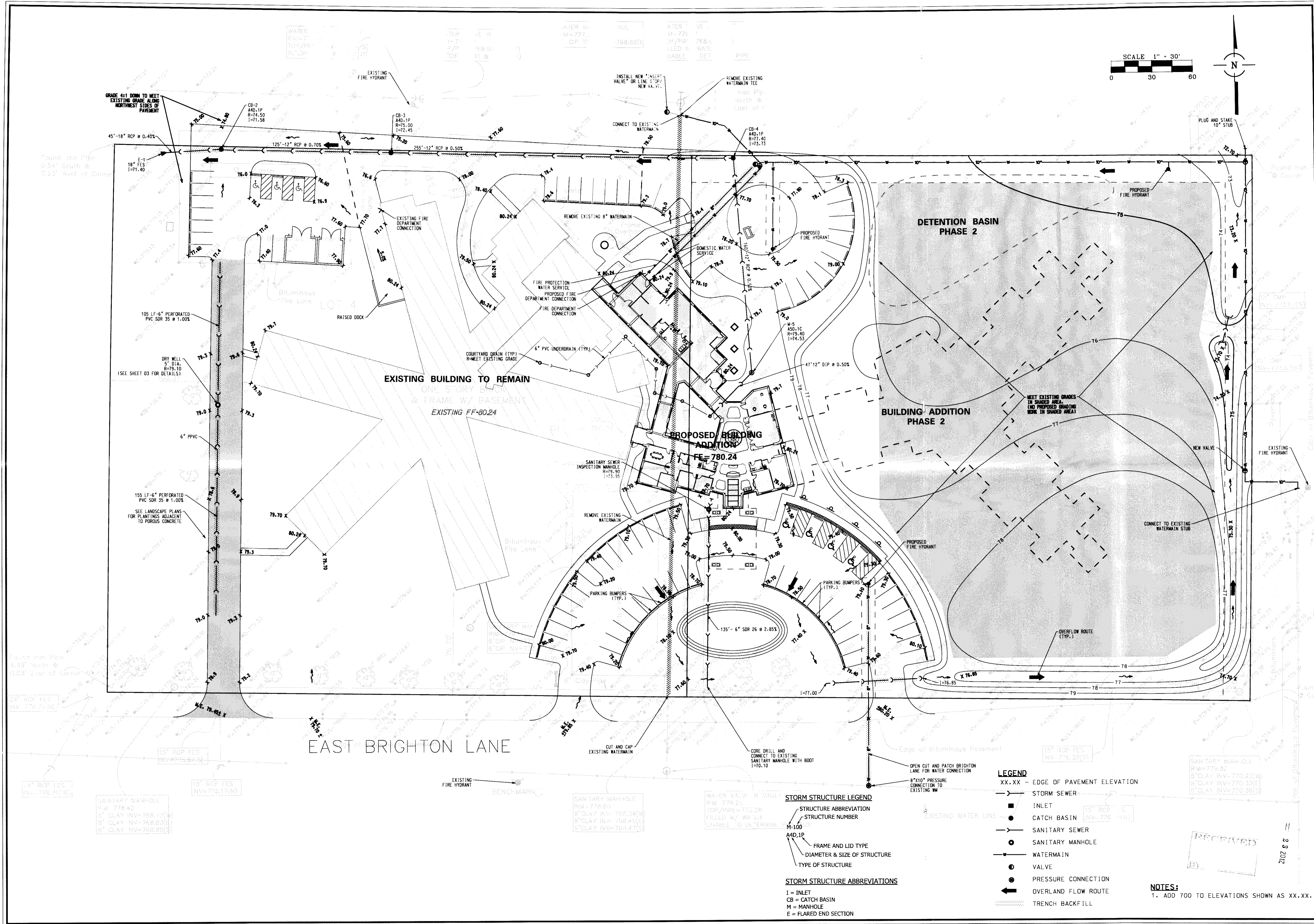
- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE/SHRUB
- ORNAMENTAL GRASSES
- PERENNIAL MASS
- DECIDUOUS SHRUBS

REPRESENTATIVE PLANT LIST

Code	Qty	Scientific Name	Common Name	Size	Evergreen Shrub	Perennials	Deciduous Shrub	Ornamental Grass
ACAB	2	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	2.5' cal	JUNO	Alchemilla mollis		
ACSA	2	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	2.5' cal	THOC	Alchemilla mollis		
GUER	2	Gleditsia triacanthos var. inermis	Thornless Honeylocust	2.5' cal		Alchemilla mollis		
PVAR	2	Pyrus calleryana 'Atanaroc'	Callery Pear	2.5' cal		Alchemilla mollis		
TADI	2	Taxodium distichum	Common Bald Cypress	2.5' cal		Alchemilla mollis		
TKM	2	Thuja occidentalis	American Larch	2.5' cal		Alchemilla mollis		
PIBB	6	Picea pungens 'Baby Blue Eyes'	Baby Blue Eyes Spruce	6'		Alchemilla mollis		
ANCA	7	Anemone canadensis	Shade Blue Anemone	7" hb		Alchemilla mollis		
ANCA	7	Anemone canadensis	Shade Blue Anemone	7" hb		Alchemilla mollis		
COCA	6	Cornus alternifolia	Common Dogwood	6" hb		Alchemilla mollis		
MACR	7	Malus 'Cardinal's Rose'	Cardinal's Rose Crabapple	7" hb		Alchemilla mollis		
MARJ	6	Malus 'Red Jewel'	Red Jewel Crabapple	6" hb		Alchemilla mollis		
ELALC	3	Elymus glaucus	Dwarf Blazing Star	3" hb		Alchemilla mollis		
HYAN	2	Hydrangea macrophylla 'Annabelle'	Annabelle Smooth Hydrangea	2' cal		Alchemilla mollis		
RHR	2	Rhus glabra 'Sawtooth Holly'	Sawtooth Holly	2' cal		Alchemilla mollis		
RHR	2	Rhus glabra 'Sawtooth Holly'	Sawtooth Holly	2' cal		Alchemilla mollis		
RHR	2	Rhus glabra 'Sawtooth Holly'	Sawtooth Holly	2' cal		Alchemilla mollis		
SPBE	3	Spirea betulifolia 'Tor'	Betula Spirea	3" hb		Alchemilla mollis		
SPFR	3	Spirea x china 'Scheuch'	China Spirea	3" hb		Alchemilla mollis		
SVPA	3	Syringa paulina 'Miss Kim'	Miss Kim Lilac	3" hb		Alchemilla mollis		
WEVR	3	Wegelia Korea 'Wine and Roses'	Wine and Roses Weigela	3" hb		Alchemilla mollis		

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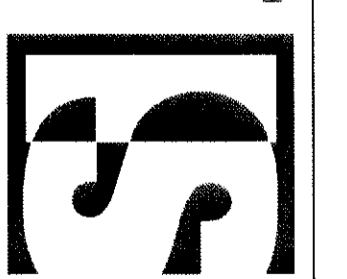
NO.	DATE	REMARKS
2	04/23/12	PER CITY OF CRYSTAL LAKE
1	02/22/12	PER SPACECO

NO.	DATE	REMARKS

GRADING AND UTILITY PLAN
THE SPRINGS AT CRYSTAL LAKE
CRYSTAL LAKE, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 676-4060 Fax: (847) 676-1065



SPACECO INC.

FILENAME:
7002P-GR

DATE:
02/13/12

JOB NO.
7002

SHEET
P-GRUT
4 OF 8

- LEGEND**
- XX.XX - EDGE OF PAVEMENT ELEVATION
 - STORM SEWER
 - INLET
 - CATCH BASIN
 - SANITARY SEWER
 - SANITARY MANHOLE
 - WATERMAIN
 - VALVE
 - PRESSURE CONNECTION
 - OVERLAND FLOW ROUTE
 - ▨ TRENCH BACKFILL

- STORM STRUCTURE LEGEND**
- STRUCTURE ABBREVIATION
STRUCTURE NUMBER
- M-100
A4D,1P
FRAME AND LID TYPE
DIAMETER & SIZE OF STRUCTURE
TYPE OF STRUCTURE
- STORM STRUCTURE ABBREVIATIONS**
- I = INLET
CB = CATCH BASIN
M = MANHOLE
E = FLARED END SECTION

NOTES:
1. ADD 700 TO ELEVATIONS SHOWN AS XX.XX.

RECEIVED
BY
2 3 2012