



**#2012-43**

## **Canyon Custom Homes**

### **Project Review for Planning and Zoning Commission**

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<b><u>Meeting Date:</u></b>	June 20, 2012
<b><u>Request:</u></b>	Conceptual PUD review for a 27-unit single-family attached development
<b><u>Location:</u></b>	271 E. Terra Cotta Avenue
<b><u>Acreage:</u></b>	Approximately 2.52 acres
<b><u>Existing Zoning:</u></b>	“O” Office
<b><u>Surrounding Properties:</u></b>	North: “R-2” Single Family Residential South: “R-3A” Two-Family Residential & “M” Manufacturing East: “R-2” Single Family Residential West: “R-2” Single Family Residential & “M” Manufacturing
<b><u>Staff Contact:</u></b>	Latika Bhide (815.356.3615)

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#### **Background:**

- ❑ The property is an existing 2.52-acre lot located on Terra Cotta Avenue and bordered by a public alley along the west property line. The property is located immediately west of the railroad tracks, west of Erick Street.
- ❑ The petitioner is requesting a conceptual Planned Unit Development review for a proposed townhome development.

#### **History:**

- ❑ A rezoning from the “O” to the “R-4 PUD” district for this property, along with a Comprehensive Plan Amendment and a Preliminary Planned Unit Development for 28 townhomes was reviewed by the City in 1998.
- ❑ The City Council referred the request back to the review bodies and the petitioner withdrew the request.

#### **Development Analysis:**

##### **Land Use/Zoning**

- ❑ The site is currently zoned “O” Office and the Comprehensive Land Use map designates the property as “O” Office.

- ❑ To allow the proposed development, the property must be rezoned to the “R-3B” PUD Multi-family PUD district along with a Comprehensive Plan Amendment to the Central Urban Residential district.
- ❑ The “R-3B” district allows a (net) density of up to 9 units per acre whereas the recommended densities for the Central Urban Residential district are 4 to 6 dwellings per acre.
- ❑ The plan currently proposes a gross density of 10.7 units/acre, and will therefore require a density bonus.

#### Site Layout

- ❑ The site plan proposes 4 buildings in the east-west direction, parallel to Terra Cotta Avenue.
- ❑ Access into the development is proposed off the alley along the west property line. The proposed public alley roadway section must be reviewed and approved by the Engineering and Fire Rescue Division.
- ❑ Detention areas are proposed along the south and east property lines along the railroad right-of-way.

#### Parking

- ❑ Single-family attached dwellings require requires 2 spaces per DU, one space is required to be an enclosed garage and one can be a driveway at least 21 feet long plus an additional 0.25 spaces per unit.
- ❑ As the plan is developed further, provisions for guest parking must be included.

Based on the conceptual plan provided, the petitioner is seeking initial comments on the overall concept of their development. Staff is interested in soliciting the Commission’s input on the overall concept as well as the rezoning and comprehensive plan amendment request

The following comments are for discussion and consideration in future submittals:

1. The site is currently zoned “O” Office. This project would require a rezoning to the “R-3B PUD” district along with a Comprehensive Land Use Plan Amendment. Is this site appropriate for this type of development?
2. What are the Commission’s thoughts about the proposed site layout including access into the development? Should the public alley be improved along the entire western length of the parcel?
3. It appears that a density bonus would need to be granted. The City’s UDO outlines three processes for receiving a density bonus:
  - i. Through the PUD process where bonuses may be granted for encouraging high quality design and environmentally sensitive development, superior design or the provision of additional amenities such as public open space.

- ii. Through the Inclusionary Zoning provision, where bonuses can be granted when at least 10% of the total number of units proposed and not more than 30% of the total number of units proposed for a project are Inclusionary Dwelling Units.
- iii. Through the Transfer of Development Rights (TDR) process where a TDR agreement has been presented to the City.

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**City of Crystal Lake  
Development Application**

Office Use Only **4 3 2012**  
File # \_\_\_\_\_

Project Title: TBD

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

**RECEIVED**  
JUN 15 2012  
BY: \_\_\_\_\_

**Petitioner Information**

Name: CANYON DEVELOPMENT GROUP  
Address: 3665 TALLBACK CIRCLE  
PRAIRIE GROVE, IL 60012  
Phone: 815.356.6889  
Fax: 815.356.0900  
E-mail: STEVE@CDGRP.NET

**Owner Information (if different)**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
SAME  
Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**Property Information**

Project Description: 3 1/2 ACRE multi-family PUD  
CURRENTLY ZONED OFFICE -> RE-ZONE to R-3B

Project Address/Location: LT 1 NILSSONS CONSOLIDATION PLAT  
176 JUST WEST OF TRACKS ~~ROAD~~

PIN Number(s): 14-33-326-011

**Development Team**

Please include address, phone, fax and e-mail

Developer: CANYON DEVELOPMENT GROUP

Architect: MIDWEST DESIGN GROUP

Attorney: ROBERT ZOTH

Engineer: HAEGER ENGINEERING

Landscape Architect: \_\_\_\_\_

Planner: \_\_\_\_\_

Surveyor: \_\_\_\_\_

Other: \_\_\_\_\_

**Signatures**

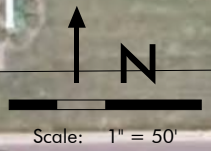
 STEPHEN GREENBERG 6/14/12  
PETITIONER: Print and Sign name (if different from owner) Date

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

 STEPHEN GREENBERG 6/14/12  
OWNER: Print and Sign name Date

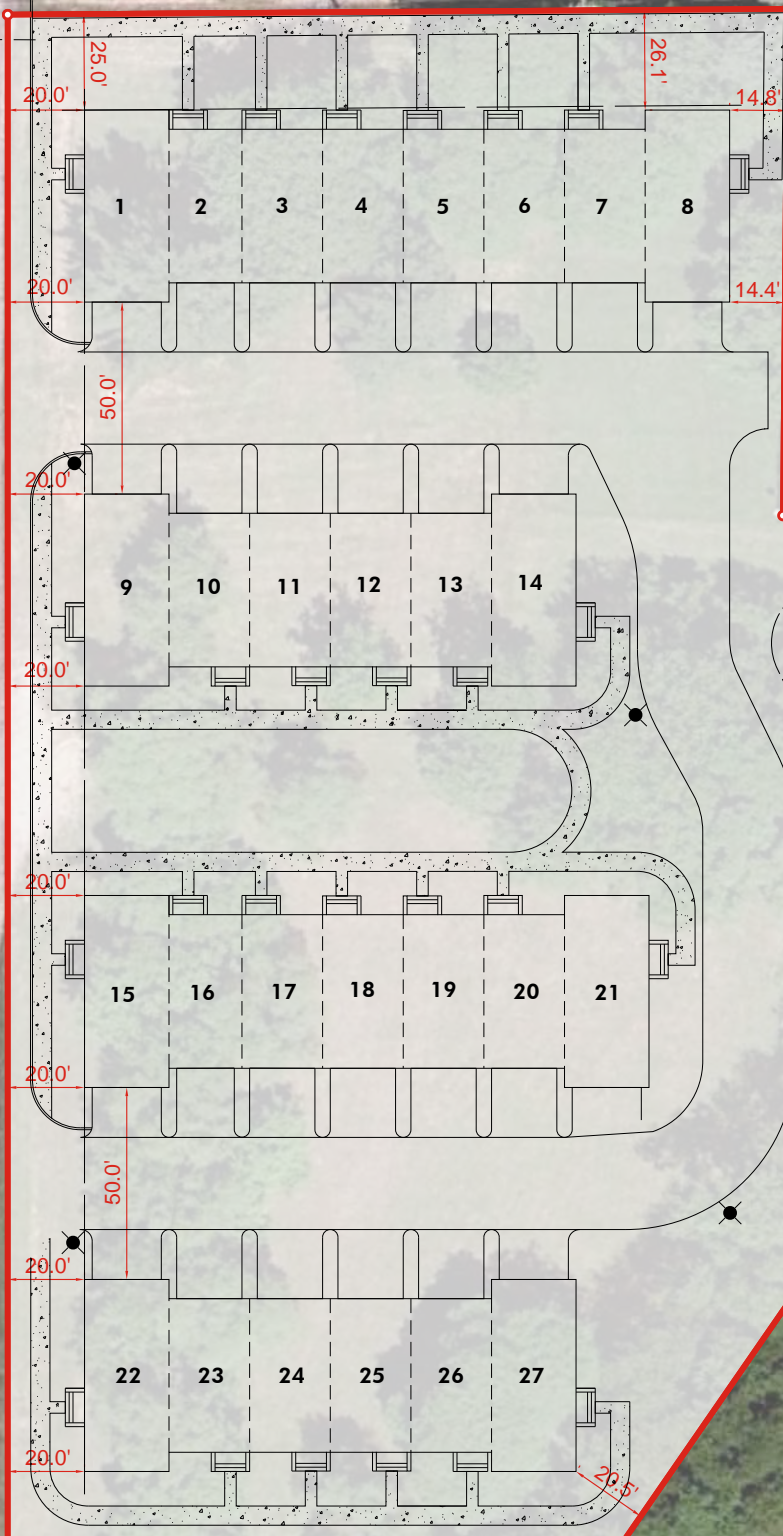
NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.





ROUTE 176

PUBLIC ALLEY



PROPOSED  
DETENTION  
AREA  
NWL = 883  
HWL = 886

PROPOSED  
DETENTION  
AREA  
NWL = 883  
HWL = 887

**27 TOTAL  
TOWNHOME UNITS**

**TOWNHOME  
SITE PLAN**

**ROUTE 176 PROPERTY  
CANYON CUSTOM HOMES**  
CRYSTAL LAKE, IL

**HAEGER ENGINEERING**  
consulting engineers • land surveyors  
1300 Plum Grove Road, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608  
www.haegerengineering.com

Project Manager: MLA Engineer: Sheet **1**  
Date: 8-2-06 Project No. 05033