



#2013-26

Bartley Square

Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	June 20, 2012
<u>Request:</u>	Conceptual PUD review for two-40 unit apartment buildings and an approximately 12,000 square foot retail development.
<u>Location:</u>	SWC of Bard Road and Huntley Road
<u>Acreage:</u>	Approximately 6.8 acres
<u>Existing Zoning:</u>	“B-1 PUD” Neighborhood Commercial PUD and “R-3B PUD” Multi-Family PUD
<u>Surrounding Properties:</u>	North: “R-2” Single-family residential South: “R-1 PUD” Single-family PUD (<i>Harvest Run</i>) East: “R-1 PUD” Single-family PUD (<i>Wedgewood</i>) West: “E” Estate (<i>City Fire Station/ Water Tower</i>) “R-3B PUD” Multi-Family PUD (<i>Walnut Glen</i>)
<u>Staff Contact:</u>	Latika Bhide (815.356.3615)

Background:

- ❑ The property in question is two lots, approximately 6.8-acre in area at the southwest corner of Bard and Huntley Roads.
- ❑ A larger portion of the property was annexed into the City in 1992, whereas the portion at the southwest corner of Bard and Huntley Roads was involuntarily annexed into the City in 2000.
- ❑ A Final PUD approval for Bartley Square was granted in 2007 to allow a 38-unit townhome development and 12,000 square feet in-line retail center for these properties. That approval has since lapsed as no development has commenced.
- ❑ As part of the PUD approval, a portion of Crabapple Drive adjacent to this property was vacated back to this development.

Development Analysis:

Land Use/Zoning

- ❑ With the Bartley Square PUD approval, the property was rezoned to the Neighborhood Commercial PUD “B-1 PUD” and Multi-Family PUD “R-3B PUD” districts. A Comprehensive Plan Amendment was also granted for Lot 2 (residential portion) to allow High Density Residential.
- ❑ The “R-3B” district allows a (net) density of up to 9 units per acre whereas the recommended densities for the High Density Residential land use are 6 to 10 dwellings per acre.

- ❑ The plan currently proposes a density of 12.35 units/acre and will therefore require approval of a density bonus.

Site Layout

- ❑ The site plan proposes two-40 unit apartment buildings, 3 stories high, sited in the east-west direction, located closer to Bard and Huntley Roads.
- ❑ Two access points into the development are proposed, one off Bard and Huntley Roads, consistent with earlier approval.
- ❑ The portion of the site closest to the adjoining residential development (Harvest Run) is proposed to be stormwater retention and created wetlands.

Parking

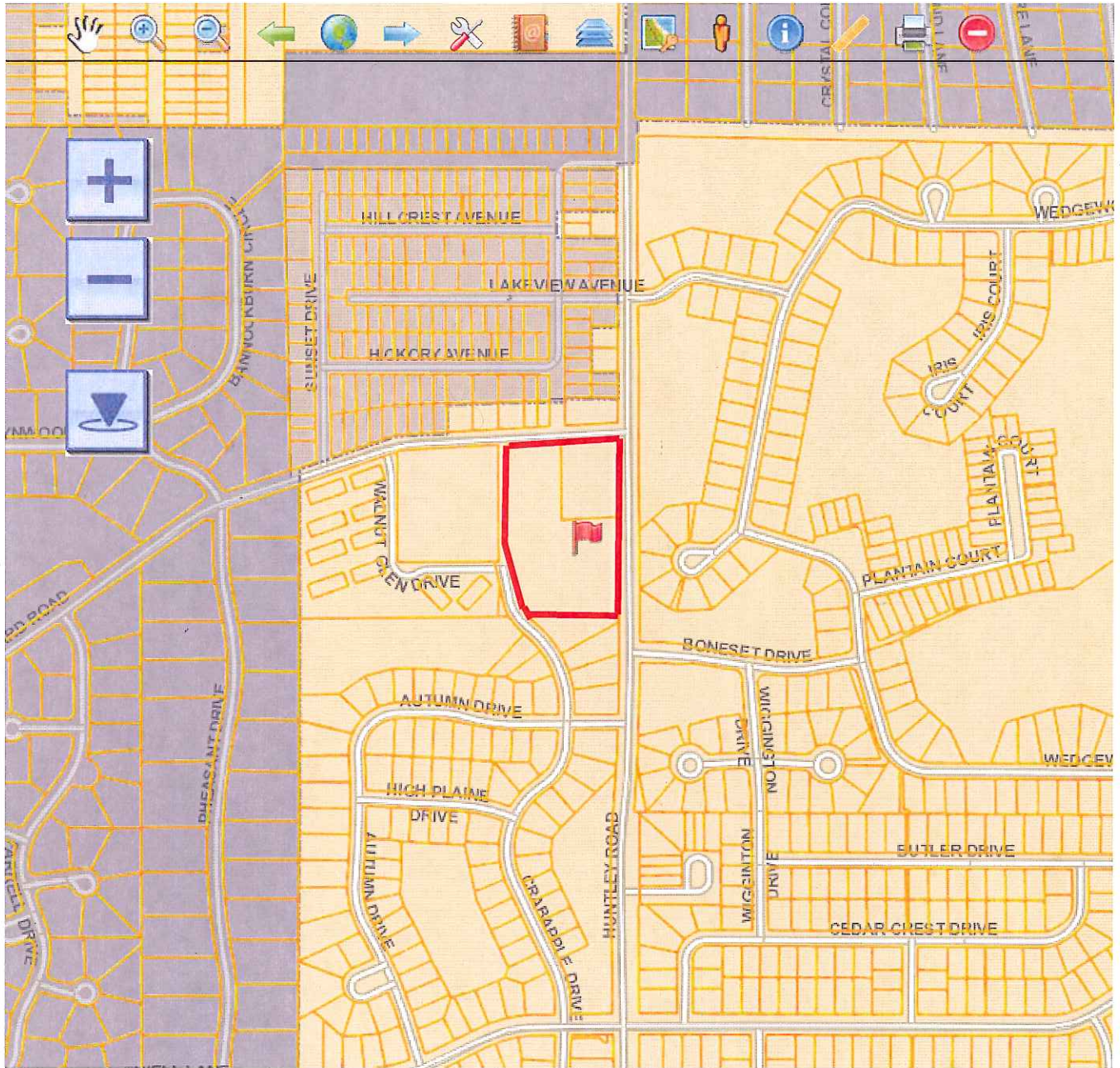
- ❑ Bulk of the parking requirement (88 spaces) for the apartment buildings is provided via underground parking beneath both buildings. 69 surface parking spaces are also provided for the residential component. Based on the conceptual unit configuration, it appears that adequate parking, including guest parking is propose,
- ❑ Surface parking is proposed for the inline-retail portion of the development.

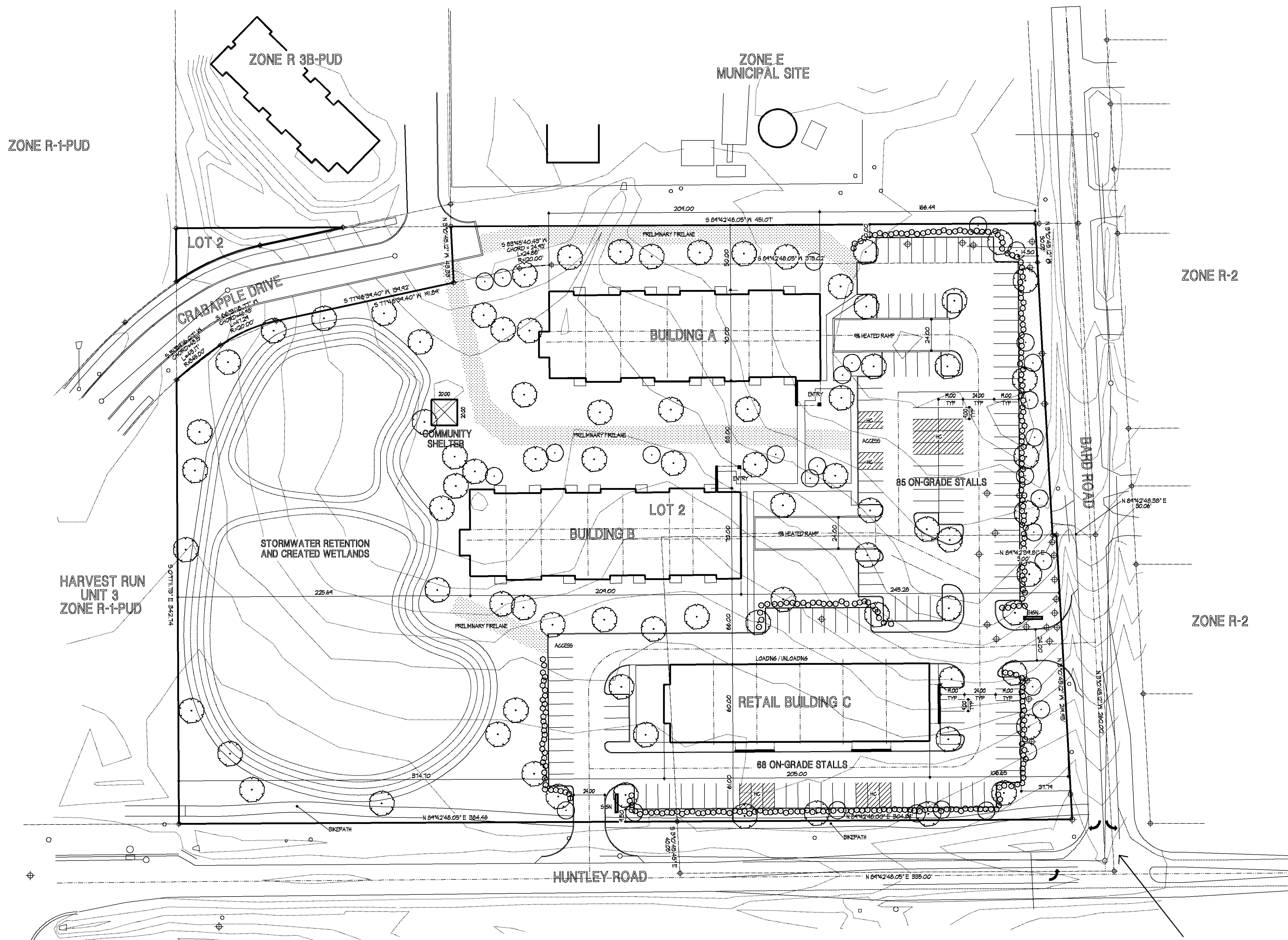
It should be noted that the petitioner will be required to update the traffic study that was completed for the previous development. Based on the conceptual plan provided, the petitioner is seeking initial comments on the overall concept of their development.

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

1. Is this site appropriate for this type of development?
2. What are the Commission's thoughts about the proposed site layout?
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.

CITY OF *Crystal Lake* Illinois





SITE DEVELOPMENT SUMMARIES

PARCEL SIZE	296,246 SF	6.80 AC
BUILDING SUMMARY		
BLDGs A & B	84,526 SF	
TOTAL UNITS MIX	80 EA	
EFFICIENCY	6 EA	
1 BEDROOM	42 EA	
2 BEDROOM	32 EA	
COMMERCIAL	12,154 SF	
PARKING SUMMARY		
RESIDENTIAL		
6 EFF X 1.0	6 EA	
42 1 BR X 1.5	63 EA	
32 2 BR X 2.0	64 EA	
GUEST 25% X 80	20 EA	
TOTAL RESIDENTIAL	153 EA REQ'D	
UNDERGRND	88 EA	
ON-GRADE	85 EA	
TOTAL RES	173 EA PROV	
COMMERCIAL	66 EA	(5.43 / 1000 GSF)
FLOOR AREA RATIO		
RES	84,526 GSF	
COMM	12,154 GSF	
TOTAL	96,680 GSF	0.3264 FAR
BUILDING COVERAGE		
TOTAL	40,729 GSF	0.1375 BLDG COVER
IMPERVIOUS AREA		
BUILDING COVER	40,729 GSF	
PARKING / DRIVES	71,271 GSF	
WALKWAYS	5,500 GSF	
TOTALS	117,500 GSF	0.3986 IMP COVER
RES UNITS PER ACRE	11.76 / AC.	
MAX BLDG HEIGHTS		
RESIDENTIAL	35' MAX	
COMMERCIAL	25' MAX	

1 PRELIMINARY SITE PLAN
SCALE: 1" = 40' 0"

REVISED 05/13/13

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REVISIONS		
MARK	DATE	DESCRIPTION
05/13/13		SITE AND SUMMARY ADJUSTMENTS FOR ASSUMED R.O.M. VACATION ON WEST

ronald c. flubacker a.i.a.
architecture
construction management
Barrington, Illinois (847) 361-0400

BARTLEY SQUARE PROPOSED DEVELOPMENT
SOUTHWEST CORNER OF HUNTLEY AND BARD ROADS
CRYSTAL LAKE, ILLINOIS

DRAWN	RCF
CHECKED	05/13/13
APPROVAL	
OWNER APPROVAL	

THIS SHEET IS	DATE ISSUED
NOT FOR REVIEW	05/06/13
NOT FOR PERMIT	REV 05/13/13
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