



#2013-36 Cress Creek Final PUD Amendment Project Review for Planning and Zoning Commission

| | |
|---------------------------------------|--|
| <u>Meeting Date:</u> | April 2, 2014 |
| <u>Request:</u> | Final PUD Amendment to allow the extension of a 12 x 12 screened porch/three-season room off the back of the units, which would require variations to allow encroachment into the rear yard setback and to the maximum permitted building and total impervious surface coverage. |
| <u>Location:</u> | Cress Creek Townhomes along Cress Creek Lane |
| <u>Acreage:</u> | Approximately 7 acres |
| <u>Zoning:</u> | R-3B Multi-Family |
| <u>Surrounding Properties:</u> | North: R-1 Single Family (Four Colonies Unit 1 and Lundahl Middle School) South: R-3B Multi-Family (Four Colonies Resubdivision of Lot 111) East: R-3B Multi-Family (Four Colonies Townhomes Unit 2) West: R-3B Multi Family (Four Colonies Unit 1) |
| <u>Staff Contact:</u> | Elizabeth Maxwell (815.356.3615) |

Background:

- **Previous Approvals:** The subdivision of Four Colonies Lot 110 was approved in 1972 and allowed for the development of 48 units.
- **Existing Use:** Currently the site contains 44 townhome units and 4 apartment units.

Development Analysis:

- **Requests:**
 - The request is to allow a 12 x 12 screened porch/three-season room on the back of the existing townhome units.
 - The screened porches/three-season rooms will encroach into the required 20-foot rear yard setback. The units will have a 6-10-foot rear yard setback past the screened porch/three-season rooms.
 - Variation from the required building coverage and total impervious surface coverage. The UDO permits a 30% building coverage and a 65% impervious surface coverage.
- **Land Use:** The land use map shows the area as High Density Residential.
- **Zoning:** The site is zoned R-3B Multi Family.

Site Layout

- Most of the units back up to Common Area. There are a few instances where lots are directly adjacent to the back or side of another unit.
- Structures cannot be closer than 5 feet to each other or they would need to be constructed with fire-rated walls.
- There are utility easements crossing many of the lots and there are individual sanitary lines exiting the units. The utilities would need to be located to ensure that the structures are not built on any lines.
- Existing trees and shrubs are surrounding the units. This displaced landscape material would need to be replaced.

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, in the form of relief from compliance with conventional zoning ordinance site and design therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often 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.

Cress Creek Townhomes are asking for two variations which are described as follows:

Rear Yard Setback Encroachment

The screened porches/three-season rooms will encroach into the required 20-foot rear yard setback. The units are currently located about 18 – 22 feet from the rear lot line according to the site plan. The 12 x 12 addition would encroach 10 – 14 feet into the required setback. The majority of the units back up to open common area so there will be minimal impact to the other units.

Building and Impervious Surface Coverage

R-3B zoned properties are permitted to have 30% of the lot covered by buildings. This is typically calculated based on one large lot for all of the multi-family homes like an apartment complex, not individual townhome lots. Looking at the entire property only about 25% of the lot is covered by buildings. If you look at the individual townhome lots the existing buildings currently exceed the 30% building coverage. R-3B zoned properties are also permitted to have a total impervious coverage of 65%. Allowing each of the 44 units to have the addition would add approximately 6,300 square feet of impervious surface coverage. This addition is not enough to require a separate detention pond. Depending on the unit's lot size some of the individual lots would exceed this maximum.

Findings of Fact:

Final Planned Unit Development Amendment

The petitioner is requesting approval of an amendment to a Final Planned Unit Development to allow the construction of a 12 x 12 screened porch/three-season room, which will encroach into the rear yard setbacks and exceed the maximum building and impervious surface coverage. 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. 1 Additional standards for Planned Unit Developments Residential 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*

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as High Density Residential, which allows for existing and future multifamily residential uses. The following goal is applicable to this request:

Land Use – Residential

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 actions:

Supporting Action: Preserve and enhance the character and livability of existing residential areas with architectural and development guidelines.

Supporting Action: Promote safe, clean and well-maintained housing by encouraging regular repair and maintenance of housing.

Recommended Conditions:

If a motion is made to recommend approval of the petitioner's request, the following conditions are recommended:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (Patricia Gedzyk, received 07/22/13).
 - B. Draft CC&R's Rule Revisions (Cress Creek HOA, dated June 13, 2013, received 07/22/13)
 - C. Porch/Three-Season Room Plan (ALA Architects, dated 06/21/13, received 07/22/13)
2. All previous approvals, restrictions and approved plans shall remain in effect, unless specifically modified by this request.
3. No screened porch/three-season room shall be permitted closer than 5 feet from any property line and shall not be permitted within a Municipal Utility Easement, Drainage Easement, Restricted Public Utility Easement, Access Easement or Public Utility Easement (unless permission is granted from that utility).
4. Each homeowner is required to complete a Building Permit application:
 - ◇ Providing complete plans with dimensions, materials, colors and other details.
 - ◇ Showing any landscape, including trees, to be removed and their relocation or in the case of large trees, the location of new trees.
 - ◇ Showing any utility lines including private sanitary sewer main lines, water main lines or public utility lines. The screened porch/three-season room shall not be located over a utility main line or public utility line without their permission. A survey showing the utility lines will need to be provided with the building permit application.
 - ◇ Listing the building surface coverage and the overall impervious surface coverage calculations.
5. Each permit shall be reviewed by the Engineering Division to ensure grading patterns remain intact. Any spoils would need to be removed off site.
6. The petitioner shall comply with all of the requirements of the Community Development Department.
7. Each patio or deck request shall adhere to the following criteria:

Permanent Structure: Permanent Structures are allowed provided they meet current applicable building codes and the following guidelines:

- It shall be 12'w x 12'l and wall height of 8' with one entrance door on side facing a privacy fence.
- The exterior material shall be T-111 plywood with soffits and fascia to match existing building along with commercial-size gutters.
- The knee wall from floor to window may be 10 inches – 24 inches.
- It must have aluminum screens with wood or other approved frame material or vinyl windows. If aluminum screens, they must be full view and door to match screen panels. If vinyl windows, then door shall be a full view storm door.
- It shall have 3 windows across the side facing the common area.
- Aluminum screen or vinyl window coverings shall comply with window coverings as noted on page 6.
- The roof shall be gabled and have the same shingles as the main building if the building has had its roof replaced since 2006. Otherwise, roof to be same as the new shingles as in the re-roofing program. The roof pitch must allow the peak of roof to be below existing roof line.
- It must have a minimum of one (1) exterior light and one (1) exterior outlet per current applicable building codes.
- All exterior utilities shall not be encapsulated.
- The interior of the permanent structure, which includes common area walls, shall be maintained by the homeowner.
- It shall not have heat. It shall be a 3-season room, not an all-year round room addition.
- An indoor ceiling fan is permitted.
- It is the homeowner's responsibility to maintain it and it should be maintained appropriately at all times.

City of Crystal Lake Development Application

Office Use Only
File # 2013

36

Project Title: _____

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 checked="" type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

RECEIVED
JUL 22 2013
BY: _____

Petitioner Information

Name: Patricia Gedzyk
Address: 580 Cress Creek
Terr. Crystal Lake, IL 60014
Phone: (815) 444-1950
Fax: _____
E-mail: teachsouth1@att.net

Owner Information (if different)

Name: Same
Address: _____
Phone: cell 815 260-5881 ^{Pat Gedzyk}
Fax: cell 815 353-1756 ^{Glenn Marney builder}
E-mail: _____

Property Information

Project Description: attached screen porch 12' X 12'

Project Address/Location: 580 Cress Creek Terrace
Crystal Lake, IL 60014

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: ALA _____

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.

Patricia Gedzyk Patricia Gedzyk 7-9-13
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.

FOUR COLONIES #1 TOWNHOME ASSOCIATION

RESOLUTION AFTER SPECIAL MEETING OF MEMBERS

WHEREAS, a specially called meeting of the Members of Four Colonies #1 Townhome Association was conducted, pursuant to Notice to all Owners\Members and based upon the request of the Owners for approval of permanent structures in accordance with Article 6.4 of the Declaration;

AND WHEREAS, after placing the matter before Membership for a vote, two-thirds (2/3) of the Members voting in person or by proxy approved the following proposal:

“That permanent structures located on the rear deck of any townhome may be constructed and maintained by an Owner, provided that the Owner has first presented all required plans and specification to the Architectural Review Committee for the Association and provided further that the Architectural Review Committee shall have approved said plans and specifications for the permanent structure and further provided that the Board thereafter approves any recommendation and/or approval from the Architectural Review Committee. The Board and the Architectural Review Committee are authorized to develop regulations and guidelines with respect to any and all such permanent structures.”

WHEREAS, this Resolution has been approved by two-thirds (2/3) of the Owners at a meeting specially called for consideration of this proposal and two-thirds (2/3) of the Members having approved the Resolution, the Resolution shall hereafter be in full force and effect.

Certified by:

Board of Directors

Mary Ann Roulik
Director

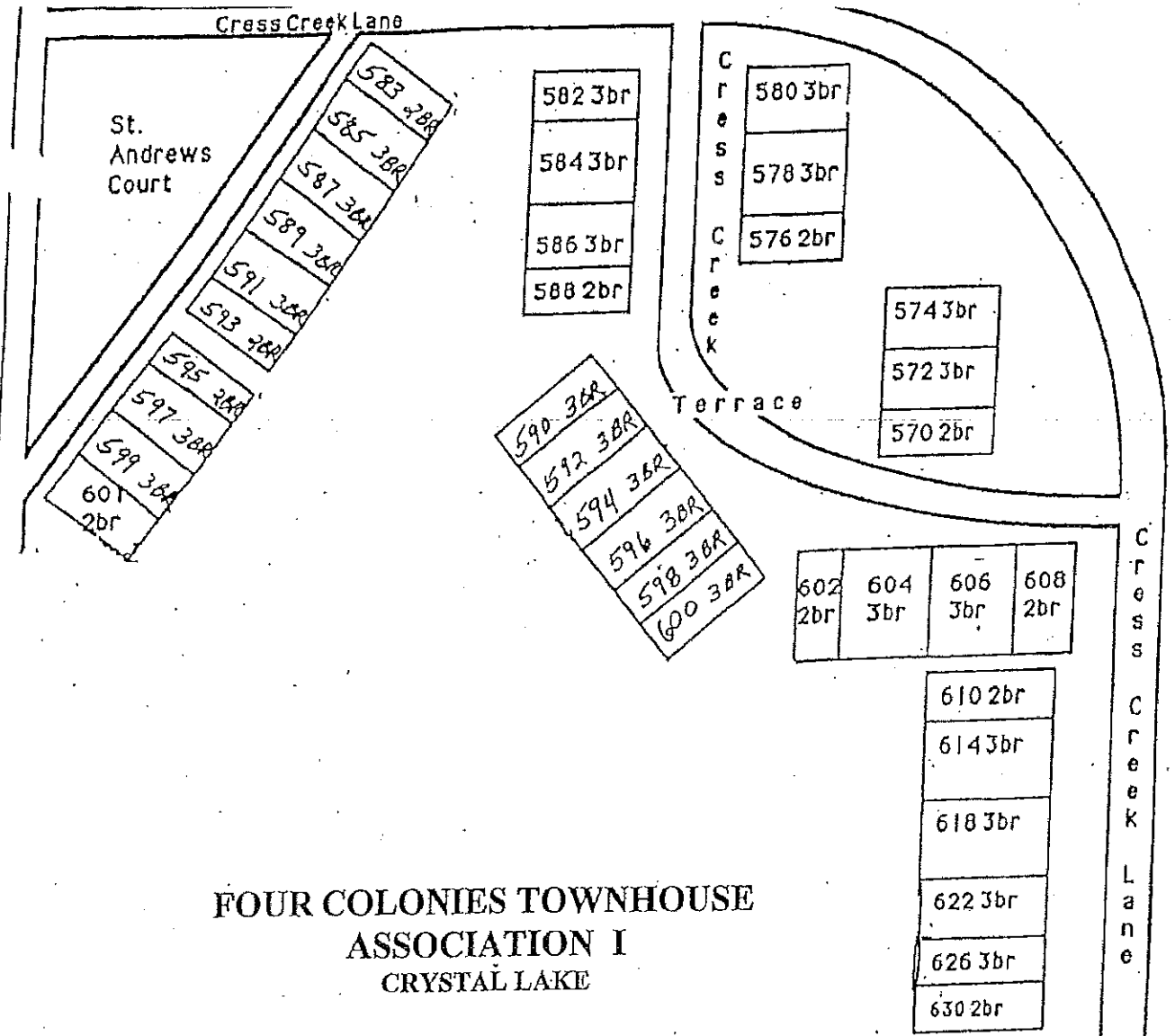
Joyce Stevenson
Director

Barbara K. Krauss
Director

Robin Rubenaker
Director

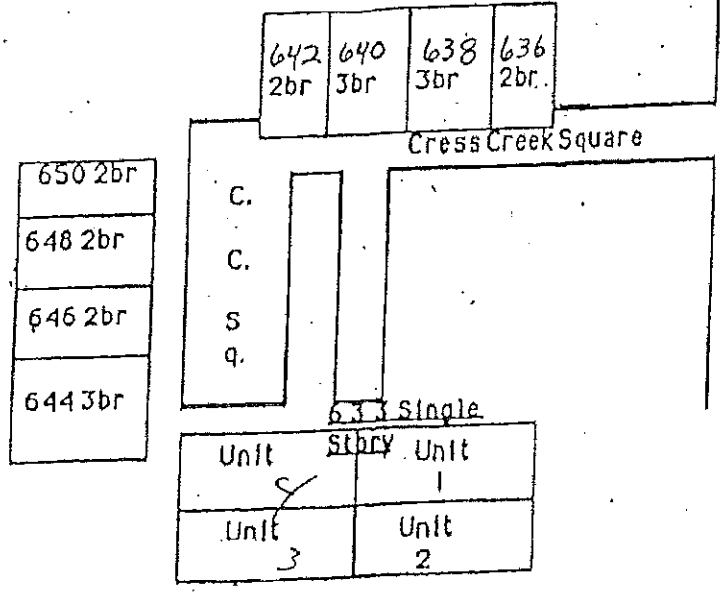
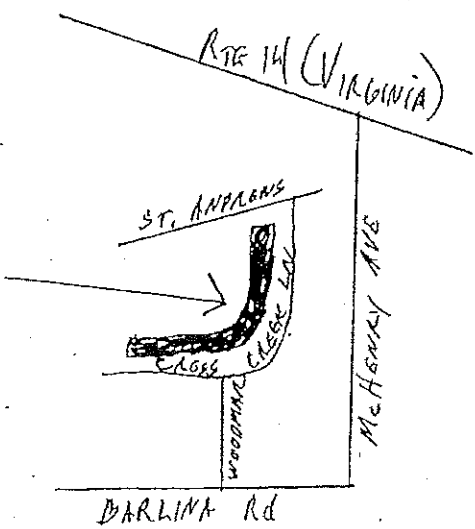
Patricia Gedzyk
Director

Date: November 12, 2012



**FOUR COLONIES TOWNHOUSE
ASSOCIATION I
CRYSTAL LAKE**

SITE LOCATION N ↑



| Unit | Stbr | Unit |
|--------|------|--------|
| Unit 3 | 1 | Unit 2 |

1. **Permanent Structure:** Permanent Structures are allowed provided they meet current applicable building codes and the following guidelines:
- It should be a minimum of 12'w x 12'l and wall height of 8' with one entrance door on side facing a privacy fence.
 - The exterior material shall be T-111 plywood with soffits and fascia to match existing building along with commercial-size gutters.
 - The knee wall from floor to window may be 10 inches – 24 inches.
 - It must have aluminum screens with wood or other approved frame material or vinyl windows. If aluminum screens, they must be full view and door to match screen panels. If vinyl windows, then door shall be a full view storm door.
 - It shall have 3 windows across the side facing the common area.
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 - The interior of the permanent structure, which includes common area walls, shall be maintained by the homeowner.
 - It shall not have heat. It shall be a 3-season room, not an all-year round room addition.
 - An indoor ceiling fan is permitted.
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Patricia Sedzyk

PUBLIC NOTICE

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

**IN THE MATTER OF THE PETITION
OF Four Colonies Unit 1 Lot 110
"Cress Creek Homeowners Association"**

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 upon the application by Pat Gedzyk, on behalf of the Cress Creek Townhomes Homeowners Association, for a Planned Unit Development Amendment relating to the real estate commonly known as Cress Creek generally located along Cress Creek Lane.

In accordance with Article 4 Section 4-500 and Article 3 Section 3-200, this application is filed for the purposes of seeking a Planned Unit Development amendment to allow the extension of 12-foot x 12-foot screened porches / three-season rooms to extend into the required rear yard setbacks leaving a 6-8-foot rear yard area, exceed the maximum 65% impervious coverage and 30% building coverage and any other variations necessary to allow the plans as presented and available for view at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday, April 2, 2014, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person desiring to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald
March 14, 2014. #A2883)

RESUBDIVISION OF LOT 110 IN UNIT ONE OF FOUR COLONIES
ST. ANDREWS LN.



Small text block, possibly a note or disclaimer, located in the lower right quadrant of the plan.

John J. ...
 [Signature]

PORCH ADDITION FOR PAT GEDZYK AT 580 CRESS CREEK TERRACE CRYSTAL LAKE, IL

NOTE TO CONTRACTORS
ALL CONTRACTORS PRIOR TO CONSTRUCTION ARE TO FAMILIARIZE THEMSELVES WITH THE PLANS AND EXISTING CONDITIONS OF THE PROJECT. ALL CONTRACTORS ARE RESPONSIBLE FOR PERFORMING WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, LOCAL ORDINANCES, AND ANY CONDITIONS OR DISCREPANCIES ON PLANS WHICH MAY INTERFERE WITH SUCCESSFUL COMPLETION OF THE PROJECT, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION.

CODE CONFORMANCE
THE DRAWINGS AND RELATED CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING:
2006 INTERNATIONAL RESIDENTIAL CODE
2006 INTERNATIONAL MECHANICAL CODE
2006 INTERNATIONAL FUEL GAS CODE
2006 INTERNATIONAL FIRE CODE
2005 NATIONAL ELECTRIC CODE (NECA)
2004 ILLINOIS PLUMBING CODE
2002 INTERNATIONAL PROPERTY MAINTENANCE CODE
2002 INTERNATIONAL ENERGY CONSERVATION CODE
CITY OF CRYSTAL LAKE CODES AND AMENDMENTS

DESIGN LOADING VALUES
ROOF: 20 PSF LIVE LOAD
CEILING: 10 PSF LIVE LOAD
FLOOR: 40 PSF LIVE FOR FLOORS, DECKS, STAIRS
WALLS: 20 PSF WIND FOR 0-20 FT HEIGHT
25 PSF WIND FOR 20-29 FT HEIGHT
30 PSF WIND FOR 30 FT AND ABOVE
3000 PSF ASSUMED UNIFORM BEARING CAPACITY, CONTACT ARCHITECT IF LESS

FOUNDATION NOTES:
* USE FOUNDATION PLAN AND SECTIONS FOR HEIGHT OF CONCRETE PIER.
* CONCRETE PIERS TO BE 12" DIA. UNLESS NOTED OTHERWISE.
* STRENGTH OF CONCRETE AFTER 28 DAYS TO BE 3000 PSI FOR CONCRETE WALLS AND 3000 PSI FOR CONCRETE FOOTINGS AND CONCRETE FOUNDATIONS.
* ALL PORCHES, STEPS AND GANGE FLOOR SLABS SHALL BE A MIN. OF 3000 PSI AND BETWEEN 6" AND 7" AIR EXTRACTION.
* SLABS SUPPORTED BY OTHERS SHALL VERIFY THE SOIL BEARING CAPACITY PRIOR TO CONCRETE PLACEMENT, CONTACT ARCHITECT IF LESS THAN 1000 PSF.

WINDOW NOTES:
* TOP OF SCREEN OPERINGS TO 3/4" ABOVE SUB-FLOOR UNLESS NOTED OTHERWISE.
* FINISH FLOORING ABOVE ALL WINDOWS AND DOORS UNLESS NOTED OTHERWISE.

STRUCTURAL NOTES:
* DOUBLE JOISTS UNDER PORT LOADS.
* ALL PISTS TO BE TR. 6'S.
* ALL INCHES TO BE TR. 2X4 W/ 1/2" TR. FLUCCO SIZING.
* ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR OF WALL SHEATHING.
* ALL FLOOR JOISTS TO BE TR. 2X6 @ 24" OR BETTER.
* THE NUMBER OF BOLDS SPORED INTO SOLID SAWN MEMBERS SHALL NOT EXCEED 1/2 THE LENGTH OF THE MEMBER AND SHALL NOT BE CLOSER THAN 2" FROM THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER BOLT.

STAIR NOTES:
* FINISH FLOORING ABOVE ALL STAIRS UNLESS NOTED OTHERWISE.
* STAIRS SHALL HAVE MINIMUM 7-1/2" RISE PER TREAD AND MINIMUM 10" TREAD DEPTH.

ELECTRICAL NOTES:
* ALL EXTERIOR OUTLETS SHALL BE WEATHERPROOF & GFI.
* ALL CEILING ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING A CEILING FAN.

DRAWING INDEX

| | |
|------|---|
| A100 | PLANS, NOTES & DETAILS EXTERIOR ELEVATIONS |
|------|---|

ARCHITECT'S CERTIFICATION
I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my professional obligation, they are in compliance with applicable codes.

SCOTT R. BATHOLIC
001-018291-1114-01/13
Architect



RECEIVED
JUL 22 2013
BY: 2013 36

ARCHITECTS & PLANNERS, INC.
 2000 Babcock Road at IL 176
 Crystal Lake, Illinois 60014
 Telephone: 815-708-7000
 Fax: 815-708-7011
 Job Number: 13127
 Sheet Number: A100
 File Name: 13127100

