#2017-26
Senior Housing Project
Project Review for Planning and Zoning Commission

Meeting Dates: September 20, 2017

Requests:
1. Preliminary Plat of Subdivision for two lots.
2. Rezoning Lot 1 from B-2 PUD to O PUD
3. Preliminary Planned Unit Development for a senior residential project.
4. Special Use Permit for a continuing care retirement community.

Location: 355 Station Drive

Acreage: 7.5 acres

Existing Zoning: B-2 PUD General Commercial

Surrounding Properties:
North: B-2 PUD General Commercial (vacant lot)
South: B-2 PUD General Commercial (Centegra medical offices)
East: M Manufacturing (Advocate medical offices)
West: B-2 PUD General Commercial (vacant lot)

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The site is a part of the Congress Station subdivision. Three lots and 2 outlots for detention were created through that subdivision in 2006. This project would be developed on Lot 2, now labeled as "Proposed Lot 1" via the Residences of Crystal Lake Plat of Subdivision that is part of this request.
- The original and current subdivision both restrict direct access onto Exchange Drive.
- The proposed use is an affordable senior living project. Funding is through several different means including tax credit funding granted by IHDA and allocation of Section 8 vouchers.
- In addition to the Preliminary PUD, the petitioner needs to rezone the property to O-PUD Office to allow the use and request a Special Use Permit.

Land Use Analysis:

ZONING

- The site is currently zoned B-2 PUD General Commercial. The petitioner has requested a rezoning to O-PUD Office to allow a Continuing Care Retirement Community without nursing facilities. The office zoning district is appropriate for the area as it would be surrounded by other commercial, manufacturing and offices uses in the Business Park and match the Comprehensive Land Use Plan.
- The Comprehensive Land Use Plan designates this area as Office. The proposed rezoning would be in compliance with the Comprehensive Land Use Plan.
- The developer chose this location because it is near many medical office practices, retail and service providers. 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.

SITE PLAN

- Access to the site is through three entrances off Station Drive as no direct access onto Exchange Drive is permitted.
- The three-story building is located in the center of Lot 1 with parking and sidewalks surrounding the building.
- The project offers an outdoor gazebo, walking trail, benches and substantial green space for the residents.
- The subdivision provides two outlots for detention. These two areas would accommodate the Centegra Lot, this lot, the vacant lot to the north and the vacant lot to the west of Station Drive. Upgrades to the detention facilities would be required with this development.
- Station Drive is currently a private road and would remain a private road with this project.
- A Traffic study was not required as a traffic study was completed for a previous development and the proposed traffic with this development is less. Also, the petitioner will contribute to the proposed traffic signal planned at Congress and Exchange, as was required in the previous traffic study.

FLOOR PLAN

- The building is designed with three floors creating 46 one-bedroom units and 14 two-bedroom units. There are also amenities for the residents such as a community room, laundry facilities, TV/theater room, fitness area and private storage.

PARKING

- The site is providing a total of 67 parking spaces including 7 accessible spaces and 1 van parking space.
- The spaces are spread around the site as there are multiple entrance doors and allows people to park close to their unit.
- 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.

- Parking for a traditional multi-family apartment building is 1.25 for one-bedroom units and 2.25 for two-bedroom units for a total of 90 required parking spaces.
- The site offers more parking that is required by the UDO and less than would be allowed for a traditional multi-family project but the proposed 67 parking spaces would appear to meet the parking demand for this type of use.

ELEVATIONS

- The building would be clad with a combination of fiber cement board and stone.
    - Sandstone Beige Fiber Cement lap siding
    - Woodstock Brown Fiber Cement shingle siding
    - Madison County Cast Stone
- Outlining the windows and providing some decorative trim under the gable roofs is the Artic White Fiber Cement boards.
- The combination of stone and siding gives the building a very classic residential look.
- Additional details should be provided on the roof to help break up the appearance of mass along the roof. Staff suggests increasing the heights of the dormers and covering them with matching stone.
- The project meets the established UDO Design Standards.
- As part of the PUD, the petitioner is seeking relief from the height standards in this district to allow a three-story, 38 foot tall building.

LANDSCAPE PLAN

- The petitioners have provided a preliminary landscape plan. The plan illustrates the following improvements:
    - Foundation base landscape around the building to soften the impact of the building meeting the ground.
    - Perimeter landscape around the site and parking areas. Additional landscape screening is required around the parking lot.
    - Screening around the refuse container and mechanical equipment.
    - Landscape around the two signs.
- Staff will continue to work with the petitioner to revise the landscape plan to meet the UDO requirements.

SIGNAGE

- Two free-standing signs are requested at the entrances along internal private roadway, Station Drive. The signs are setback from the public roadways of Congress Parkway and Exchange Drive. Both signs are 31 square feet and 6 feet in height.
- Multi-family residential is permitted one free-standing sign at 16 square feet and 4 feet in height.
- The other housing projects Gable Point by LSSI on Commonwealth and Congress

Parkway Apartments by Pedcor on Congress met the sign requirements and did not request any variations.

Findings of Fact:

PRELIMINARY PLAT OF SUBDIVISION

The petitioner is requesting approval of a 2-lot subdivision to subdivide Lot 2 of Congress Station Subdivision. This subdivision creates two lots measuring 5.25 and 1.97 acres in size and allows the one lot to be rezoned to OPUD. The bulk requirements of the respective zoning districts would be met through this subdivision.

REZONING

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. The Crystal Lake Business Center has changed over the past few years to a more mixed-use area. The underlying Comprehensive Land Use Plan illustrates this area as Office. The petitioner is requesting rezoning from B-2 to O-PUD Office Planned Unit Development for the new Lot 1. The remaining portion of the property would remain B-2 PUD. The Office zoning district permits the Continuing Care Retirement Community as a Special Use.

The criteria for considering map amendments (rezoning requests) was established through case law and are as follows:

(a) The amendment promotes the public health, safety, comfort, convenience and general welfare and complies with the policies and Official Land Use Plan and other official plans of the City by:

(b) The trend of development in the area of the subject property is consistent with the requested amendment by:

(c) The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification by:

(d) The property cannot yield a reasonable return if permitted to be used only under the conditions allowed under the existing zoning classification by:

(e) The subject property has not been utilized under the existing zoning classification for a substantial period of time by:

(f) The amendment, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property by:

PRELIMINARY PLANNED UNIT DEVELOPMENT/SPECIAL USE PERMIT

The petitioner is requesting approval of a Preliminary Planned Unit Development/Special Use Permit to allow the construction of the affordable senior housing community with variations in

the O 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. 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*

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.

- **Article 4-1000 Sign Variation.**
  - **Allow 2 free-standing signs.**
  - **Allow the signs at 31 square feet rather than the 16 square feet, a variation of 15 square feet.**
  - **Allow the signs at 6 feet in height rather than the 4 feet in height, a variation of 2 feet.**
- **Article 3-200 Height and Stories Variation.**
  - **Allow a building at 38 feet in height above the permitted 28 feet, a variation of 10 feet.**
  - **Allow a three-story building; whereas only two-stories are permitted.**

Comprehensive Land Use Plan 2020 Vision Summary Review:
The Comprehensive Plan designates the subject property as Office, which designates area for office uses. The following goal is applicable to this request:

Land Use – Office
Goal: Maintain and expand the availability of professional and research office in appropriate locations throughout the city to complement commercial and manufacturing uses.

There is no specific action that would support this use.

Housing – Affordable Housing
Goal: Provide an appropriate mix of housing needs for all persons regardless of income level, age, physical ability, race or other characteristic.

This can be accomplished with the following supporting actions:

Supporting Action: Support a variety of affordable housing projects that provide housing options for seniors, young couples and people making 80% or less of the area median income.

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (DKI Inc., received 07/14/17)

B. Preliminary Plat of Subdivision (Dietz Surveying, Inc., dated 09/01/17, received 09/01/17)
C. Preliminary Site Plan (Groundwork Ltd., dated 08/31/17, received 09/01/17)
D. Preliminary Landscape Plan (Krogstad, dated 08/25/17, received 09/01/17)
E. Preliminary Elevations (DKI Inc., dated 06/14/17, received 07/14/17)
F. Floor Plans (DKI Inc., dated 06/15/17, received 07/14/17)
G. Preliminary Engineering Plans (Groundwork Ltd., undated, received 07/14/17)
H. Stormwater Calculations (Groundwork Ltd., dated 07/12/17, received 07/14/17)
I. Sign (DKI Inc., undated, received 07/14/17)

2. Site Plan
   A. Reduce the mass of the sign structure and height of the freestanding signs to meet the UDO requirements.
   B. The trash enclosure must be constructed of materials that match the main building.
   C. As has been provided to the east, provide a sidewalk extension along Station Drive to the north.
   D. All the plans need to be updated to show the revised layout of the Fire Rescue access roadway.
   E. Improvements to the outlots/detention basins are required, which include installing additional drywells.

3. Elevations:
   A. Increase the size of the roof dormers to more significant architectural features and side them with the cast stone.

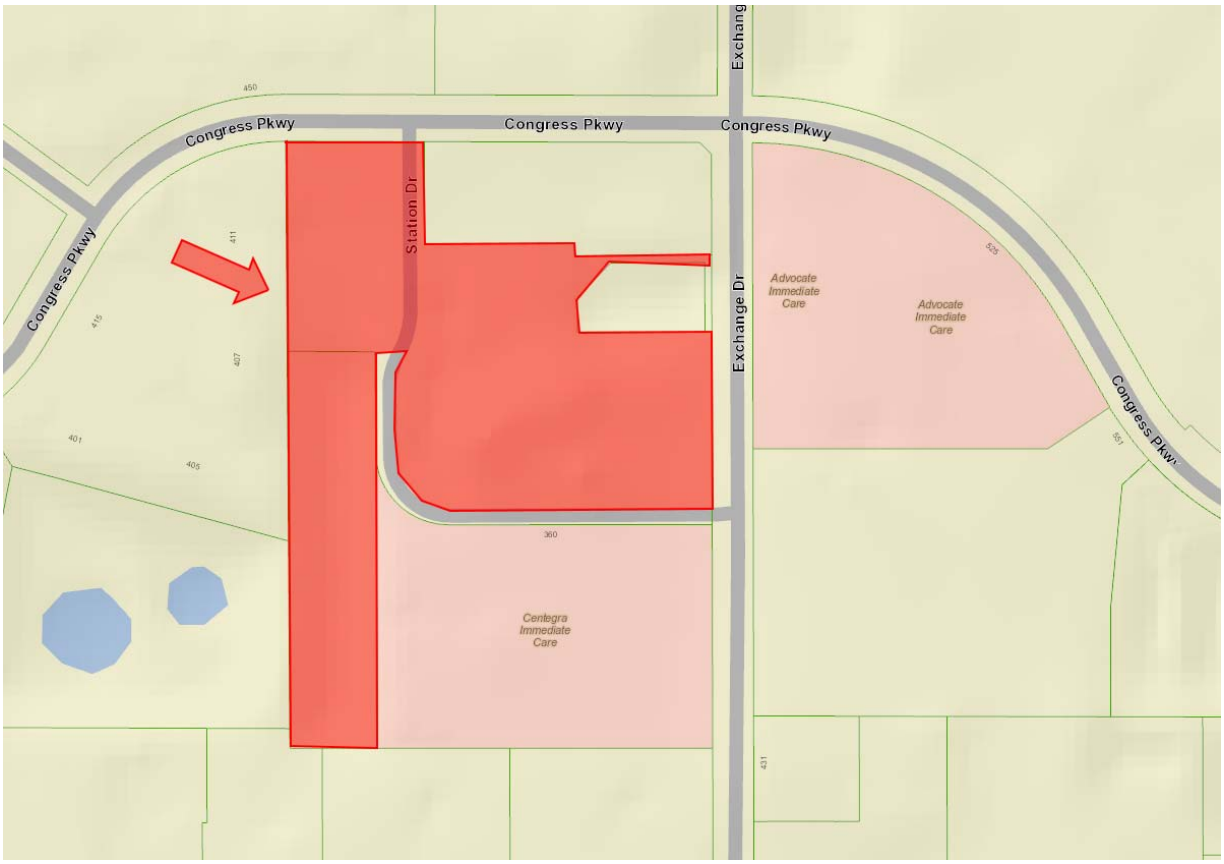
4. Landscape Plan
   A. Add landscape materials around the perimeter of the parking lot. Undulating beds of various planting materials is required.
   B. From the gazebo, for the view corridor towards the large detention area (Outlot 2), provide landscaping.
   C. Show benches on the landscape plan and provide appropriate plantings in these areas.
   D. Provide street trees on the other side of Station Drive.
   E. Work with staff on final placements and plant material selection at Final PUD.

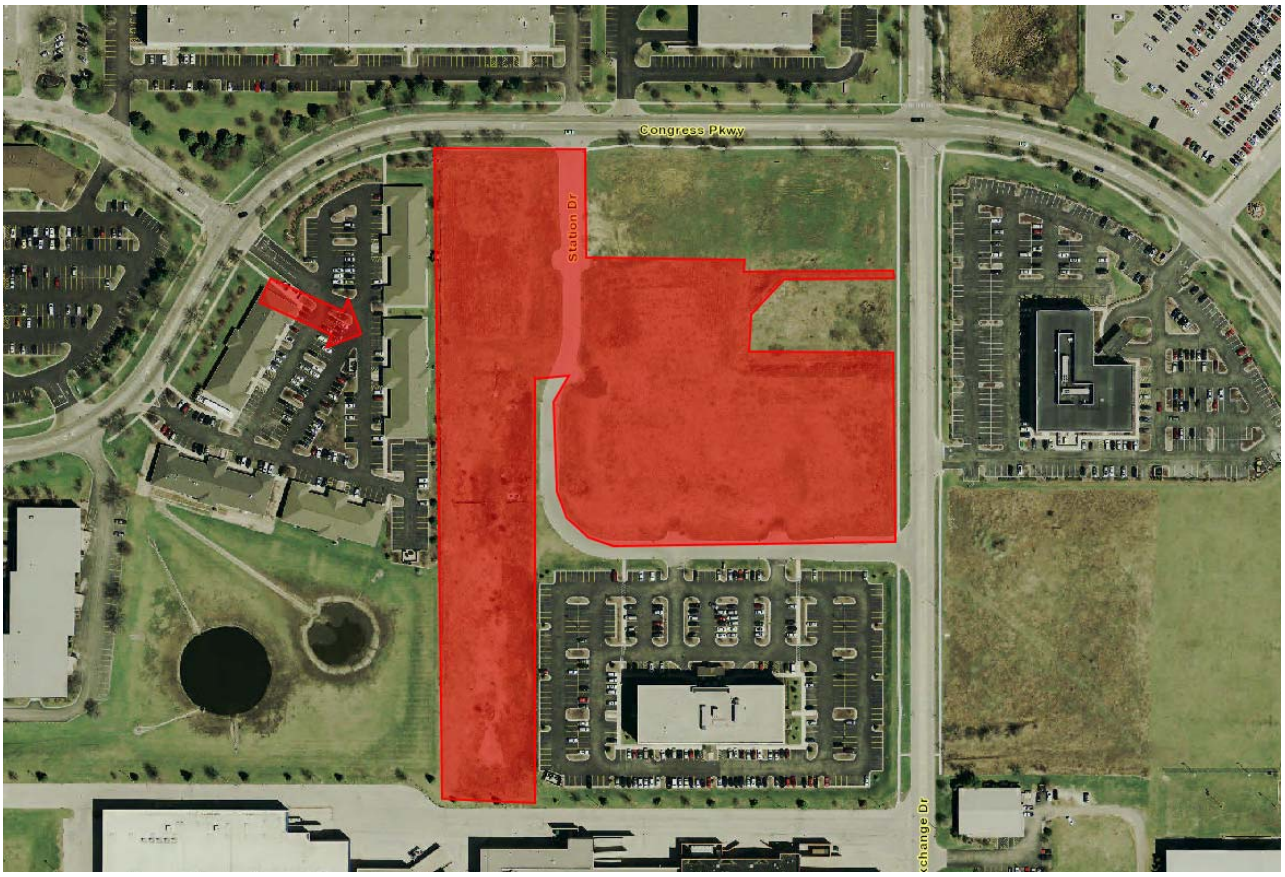
5. Preliminary Plat of Subdivision.
   A. Clearly bold the new property line between Lot 1 and Lot 2 setting the new property pins and monuments.
   B. This plat needs to incorporate Outlot 1.
   C. Work with staff on the correct signature blocks and language for the final plat document.
   D. Provide all the notations and requirements for the preliminary plat of subdivision, as required by the UDO.

6. The petitioner shall contribute 10% of the cost for the planned traffic signal at Congress Parkway and Exchange Drive.

7. The petitioner shall address all of the review comments and requirements of the Fire Rescue, Police, Public Works, and Community Development Departments.

2017-26 DKI SENIOR HOUSING – 320 STATION DR. – PRELIMINARY PUD, REZONE





RECEIVED
JUL 14 2017
BY:

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Proposed Senior Housing Development, 320 Station Drive, Crystal Lake, Illinois 60012

2017 26

Action Requested

___ Annexation	X Preliminary PUD
___ Comprehensive Plan Amendment	___ Preliminary Plat of Subdivision
___ Conceptual PUD Review	___ Rezoning
___ Final PUD	___ Special Use Permit
___ Final PUD Amendment	___ Variation
___ Final Plat of Subdivision	X Other rezoning (partial)

Petitioner Information

Name: DKI, Inc.- Mr. Tim Hedges
Address: 308 W. Erie, Suite 700
Chicago, IL 60654
Phone: 312-961-6627
Fax: n/a
E-mail: hedgestim@yahoo.com

Owner Information (if different)

Name: UNBEL LLC - Ms. Jill Markowski
Address: 101 E. Chicago Street
Elgin, IL 60120
Phone: 847-888-7500
Fax: 847-888-2662
E-mail: n/a

Property Information

Project Description: Rezoning approximately 5.252 acres of an existing 9.557 acre parcel from "B-2" to "O" and creating a Conditional Use to permit a three story, active seniors apartment building (gross square footage approx. 64,500sf)

Project Address/Location: Approximately 9.557 acres located northwest of the intersection of Station Drive and Exchange Drive in Lake, Illinois (known as 320 Station Drive, Crystal Lake, IL 60012

PIN Number(s): Lot 2: 19-04-404-002 | Outlot 1 (detention): 19-04-404-005
Outlot 2 (detention): 19-04-404-003

2017-0036

Development Team

Please include address, phone, fax and e-mail

Developer: DKI, Inc. | 308 W. Erie, Suite 700, Chicago, IL 60654
312-961-6627 P | Mr. Tim Hedges | hedgestim@yahoo.com

Architect: UrbanWorks | 213 W. Institute Place, Suite 710, Chicago, IL 60610
312-202-1200 P|312-202-1202 F|uwoffice@urbanworksarchitecture.com

Attorney: n/a

Engineer: Groundwork, Ltd. | 351 W. Dundee Road, Buffalo Grove, IL 60089
847-541-4151 P | 847-541-4066 F | gworkltd@sbcglobal.net

Landscape Architect: Krogstad Land Design Ltd. | 519 Pembrook Ct. N., Crystal Lake, IL 60014
815-529-1511 P | no fax | krogstad@landdesignlimited.com

Planner: Groundwork, Ltd. | 351 W. Dundee Road, Buffalo Grove, IL 60089
847-541-4151 P | 847-541-4066 F | gworkltd@sbcglobal.net

Surveyor: Dietz Surveying | 519 N. Cedar Lake Road, Round Lake, IL 60073
847-546-9411 P | 847-546-5185 F | jdietz@dietzsurvey.com

Other: n/a

Signatures

Timothy E. Hedges — 7/13/17

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.

Manager — 7/13/17

OWNER: Print and Sign name LINDEL LLC **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.

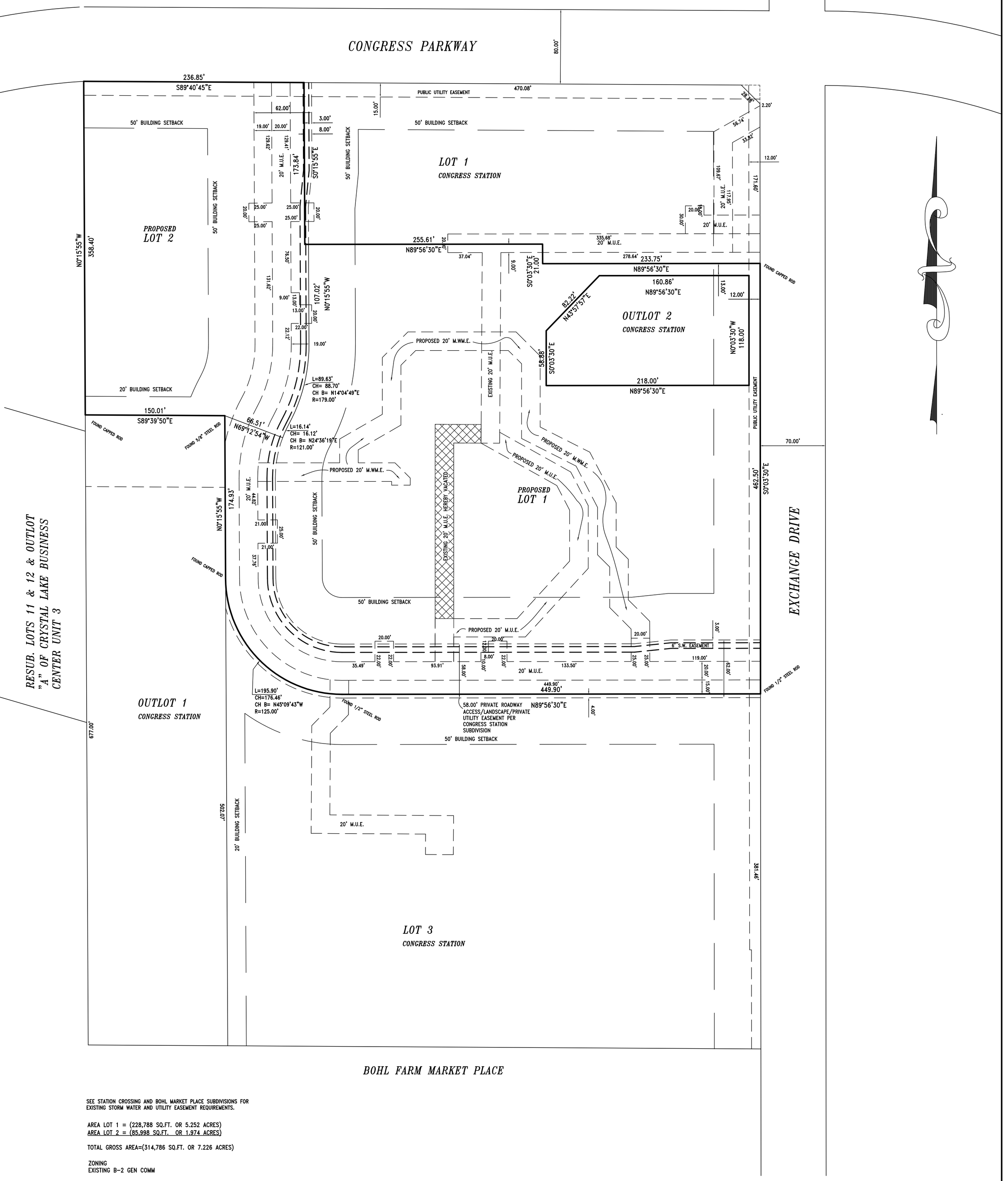
FINAL PLAT
OF
RESIDENCES OF CRYSTAL LAKE
CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

BEING A RESUBDIVISON OF LOT 2 IN CONGRESS STATION, BEING A RESUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



SEE STATION CROSSING AND BOHL MARKET PLACE SUBDIVISIONS FOR EXISTING STORM WATER AND UTILITY EASEMENT REQUIREMENTS.

AREA LOT 1 = (228,788 SQ.FT. OR 5.252 ACRES)
AREA LOT 2 = (85,998 SQ.FT. OR 1.974 ACRES)

TOTAL GROSS AREA=(314,786 SQ.FT. OR 7.226 ACRES)

ZONING
EXISTING B-2 GEN COMM

PROPOSED LOT 1 PROPOSED O Office (Conditional Use)
PROPOSED LOT 2 REMAINS B-2 GEN COMM

DATE: SEPTEMBER 1, 2017
REVISED:

Received 9-1-17

PREPARED FOR:
DKI, INC.
308 W. ERIE STREET, SUITE 700
CHICAGO, IL 60654

SHEET 10F 2

DIETZ SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
519 N. Cedar Lake Road
Round Lake, IL 60073
(847) 546-9411

SCALE: 1"=50' JOB NO.:CL-17-73 S-1

SEE STATION CROSSING AND BOHL MARKET PLACE SUBDIVISIONS FOR EXISTING STORM WATER AND UTILITY EASEMENT REQUIREMENTS.

FINAL PLAT
OF
RESIDENCES OF CRYSTAL LAKE
CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

BEING A RESUBDIVISON OF LOT 2 IN CONGRESS STATION, BEING A RESUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS.

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

This instrument filed for record in the Recorder's office of McHenry County, Illinois, on this ____day of _____, A.D._____, at ___o'clock _M. and recorded as Document Number _____-_____.

_____
County Recorder

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I, _____, County Clerk in McHenry County, Illinois do hereby certify that there are no delinquent general taxes, no unpaid current general taxes, no unpaid forfeited taxes, and no redeemable tax against any of the land included in the annexed plat.
I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal of the County at Woodstock, Illinois, this ____ day of _____, A.D., 2017.

_____
McHenry County Clerk

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

Approved by the City Council of Crystal Lake, Illinois, this ____day of _____, A.D.,2017.

_____
Mayor

Attest:

_____
City Clerk

VILLAGE TREASURER

My signature, as Treasurer of the Village of Lake in the Hills, certifies that there are no delinquent or unpaid, current or forfeited special assessments or any deferred installment thereof that have been apportioned against the land included in this Plat of Subdivision.

_____ Date: _____
Village Treasurer

CERTIFICATE INDICATING APPROVAL BY PLANNING AND ZONING COMMISSION

Approved by the Planning and Zoning Commission of the City of Crystal Lake this ____ day of _____, A.D., 2017.

_____
Chairman of th Planning and Zoning Commision

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

My signature, as City Engineer for the City of Crystal Lake, certifies that this plat meets all the requirements of City ordinances. Approved this _____day of _____, A.D., 2017.

_____
City Engineer

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF MCHENRY)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DISCHARGE OF SURFACE WATERS INTO PUBLIC OR PRIVATE AREAS AND/OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF SUBSTANTIVE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, A.D., 2017.

_____ _____
ENGINEER OWNER OR ATTORNEY

SCHOOL DISTRICTS CERTIFICATE

This is to certify that I, _____, owner of the property described as THE VILLAS OF LAKE IN THE HILLS and legally described on this plat of the same name, have determined to the best of my knowledge that all the lots of this subdivision lie in the following school district(s):

Crystal Lake Elementary School District 47

Community High School District 155

Dated this ___day of _____, A.D., 2017.

_____
Owner

OWNERS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

This is to certify that the UNBEL LLC, an Illinois Limited Liability Company. is the owner of the property described above and, has caused the same to be surveyed and subdivided as shown by the plat hereon drawn, for the uses and purposes therein set forth and as allowed and provided by statutes, do hereby acknowledge and adopt the same under the title aforesaid.

Dated at _____, Illinois, this ____day of _____, A.D. 2017.

_____

By:_____
Title:_____
Attest:_____
Title:_____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, a Notary Public in and for said County, in the State aforesaid do hereby certify that _____President and _____Secretary of said Corporation who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such _____President and _____Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act of said corporation, as owner, for the uses and purposes therein set forth, and the said _____Secretary did also then and there acknowledge that he or she as custodian of the corporate seal of said corporation, did affix said seal of said
corporation to said instrument as his or her own free and voluntary act and as the free and voluntary act of said corporation, as owner, as aforesaid, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this ___day of _____, A.D., 2017.

_____
Notary Public

AREA LOT 1 = (228,788 SQ.FT. OR 5.252 ACRES)
AREA LOT 2 = (85,998 SQ.FT. OR 1.974 ACRES)

TOTAL GROSS AREA=(314,786 SQ.FT. OR 7.226 ACRES)

ZONING
EXISTING B-2 GEN COMM

PROPOSED LOT 1 PROPOSED O Office (Conditional Use)
PROPOSED LOT 2 REMAINS B-2 GEN COMM

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

On behalf of Dietz Surveying, Inc., I, James R. Dietz, an Illinois Professional Land Surveyor do hereby certify that I have surveyed and subdivided the following described property, and that the plat hereon drawn is a representation thereof, all distances are shown in feet and decimal parts thereof.

LOT 2 IN CONGRESS STATION, BEING A RESUBDIVISION OF THAT PART OF THE SOUTH EAST 1/4 OF SECTION 4, TOWNSHIP 43 NORTH, RANGE, 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED OCTOBER 23, 2006 AS DOCUMENT NUMBER 2006R007798, IN MCHENRY COUNTY, ILLINOIS.

This is also to certify that upon completion of construction, concrete monuments, as shown, and iron pipes at all lot corners and points of change in alignment will be set, as required by the Plat Act (765 ILCS 205/0.01 et seq.). This is also to certify that the property, as described in the annexed plat, lies within the corporate limits of the City of Crystal Lake, Illinois, which has adopted a comprehensive plan.

I certify that none of the above described property is located in a special flood hazard area as identified by the Federal Emergency Management Agency. The above described property as subdivided is within Zone "X" as per FEMA Flood Insurance Rate Map, McHenry County, Illinois, Community Plan Number 17111C0335 J, effective date November 16, 2006.

Given under my hand and seal at Round Lake, Illinois this 1st day of September A.D., 2017.

_____
Illinois Professional Land Surveyor No. 35-2410
My License expires 11/30/2018

PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION License No. 184-004285

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

The person listed in the following note is hereby granted permission to record this plat on behalf of DIETZ SURVEYING, INC.

Signed: _____

Date: _____

This Plat Presented for Recording By:

_____
City Crystal Lake
100 West Woodstock Street
Crystal Lake, Illinois 60014

DATE: SEPTEMBER 1, 2017
REVISED:

PREPARED FOR:
OKI, INC.
308 W. ERIE STREET, SUITE 700
CHICAGO, IL 60654

SHEET 2 OF 2

DIETZ SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS
519 N. Cedar Lake Road
Round Lake, IL 60073
(847) 546-9411

SCALE: 1"=30' JOB NO.:CL-17-73 S-2

Proposed Age-Restricted Senior Housing Facility

August 31, 2017

Station Drive - northwest of intersection with Exchange Drive) **GW #Z113-06**

GENERAL SITE AND ZONING DATA (Excludes [detention] Outlot 2)

ZONING:	Existing:			B-2 Gen Comm
	Proposed:	Main Parcel ((North & East of Station Drive)		O Office
		Northwest Parcel (West of Station Drive)		B-2 (existing to remain)
SITE AREA:	Required:	Minimum	20,000 SF	0.459 Acres
	Actual:	Main Parcel	228,785 SF	5.252 Acres (gross)
		Northwest Parcel	86,004 SF	1.974 Acres
		Detention (Outlot 1)	101,550 SF	2.331 Acres
	Total: (gross)		416,339 SF	9.557 Acres (gross)
	Main Parcel (w/o Station easement)		184,408 SF	4.233 Acres (net)
PROPOSED USE		Main Parcel	(Conditional Use)	Senior Housing
		Northwest Parcel	No zoning change	N/A
LOT WIDTH	Required:	Minimum:	100' min (for B-2)	80' min (for O)
		Main Parcel		521' (net)
		Northwest Parcel		236'
BUILDING HEIGHT:	Permitted		O & B-2 Zonings	28' **
	Proposed		3- stories	38' (mean height)
** **NOTE:**	Existing adjacent uses up to 3 Stories			Est: 40' (+)
IMPERVIOUS SURFACE:	Permitted	(net site)	O & B-2 Zonings	65.00% (119,865 SF)
	Proposed		Main Parcel (net)	44.00% (81,000 SF)
			Northwest Parcel	N/A
BUILDING COVERAGE:	Permitted	Maximum (Main Parcel - net)		50.00% (92,204 SF)
	Proposed	Main Parcel (net)		12.20% (22,500 SF)
		Northwest Parcel		N/A
FLOOR AREA RATIO:	Permitted	Maximum (Main Parcel - net)		1.00 (184,408 SF)
	Proposed	Main Parcel (net)		0.35 (64,500 SF)
		Northwest Parcel		N/A
YARDS:	Front Yard:	Required	Minimum	50' min (per Plat)
		Proposed	Main Parcel (Station)	90' min
			Northwest Parcel	N/A
	Corner Side:	Required	Minimum	50' min (per Plat)
		Proposed	Main Parcel	60' min at Station
				235' min at Exchange
			Northwest Parcel	N/A
	Side (interior)		Main Parcel	N/A
			Northwest Parcel	N/A
	Rear:	Required	Minimum	20' (same in B-2)
		Proposed	Main Parcel	125' min (north side)
PARKING:	Required:	Multi (1.75/1-bed: 2.25/2-bed)		112 spaces ***
(To be provided on Lot 2)	Proposed:	Main Parcel (46 1-bed: 14 2-bed)		66 spaces ***
(See additional parking info)			Plus 1 Van space	1 space
		Total		67 spaces ***
*** **NOTE:**	Parking required for:	Continuing Care: 30 spaces (0.5/DU)		
LOADING	Proposed		10'W x 45'L	1 space

PRELIMINARY SITE PLAN

THREE STORY
SENIOR LIVING FACILITY

EXCHANGE DRIVE
CRYSTAL LAKE, ILLINOIS

08/31/17

NORTHWEST PARCEL
(EXISTING "B-2" TO REMAIN)

358.40'

S89° 39' 50.00"E
150.01

GROUND SIGN

S70° 18' 27.67"E
65.13

L=42.02'
R=121.000'

L=38.52'
R=71.000'

39.23
S65° 35' 12.00"W

147.18
S00° 15' 55.00"E

S89° 39' 50.00"E
89.64
R=129.000'

L=117.32'
R=71.000'

L=169.98'
R=129.000'

N89° 56' 30.00"E
255.61

10'
MIN

S00° 03' 30.00"E
21.00

N89° 56' 30.00"E
233.75

EXISTING
EASEMENT

125' MIN

75'

27'

15'

LOADING/REFUSE

200' (±)

3 STORY
BUILDING

20'
MIN

27'

15'

60' MIN

215'(±)

107.58
S00° 15' 55.00"E

67 PARKING
SPACES TOTAL

95' MIN

PICK-UP/DROP OFF

EXISTING OUTLOT 1
(EXISTING "B-2" TO REMAIN)

N00° 15' 55.30"W
1035.40

160.86
N89° 56' 30.00"E

82.22
N43° 57' 57.49"E

EXISTING OUTLOT 2
(B-2)

58.88
S00° 03' 30.00"E

S00° 03' 30.00"E
118.00

N89° 56' 30.00"E
218.00

GAZEBO

**MAIN PARCEL
PROPOSED
"O" ZONING**

400.50'

28'

46'

166'

240' MIN

NEW 20' WATER EASEMENT

NEW 20' SEWER EASEMENT

1035.56
S00° 03' 30.00"E

EXCHANGE DRIVE

N89° 56' 30.00"E
314.24

N84° 07' 16.00"E
39.44

N89° 56' 30.00"E
96.42

GROUND SIGN

STATION DRIVE

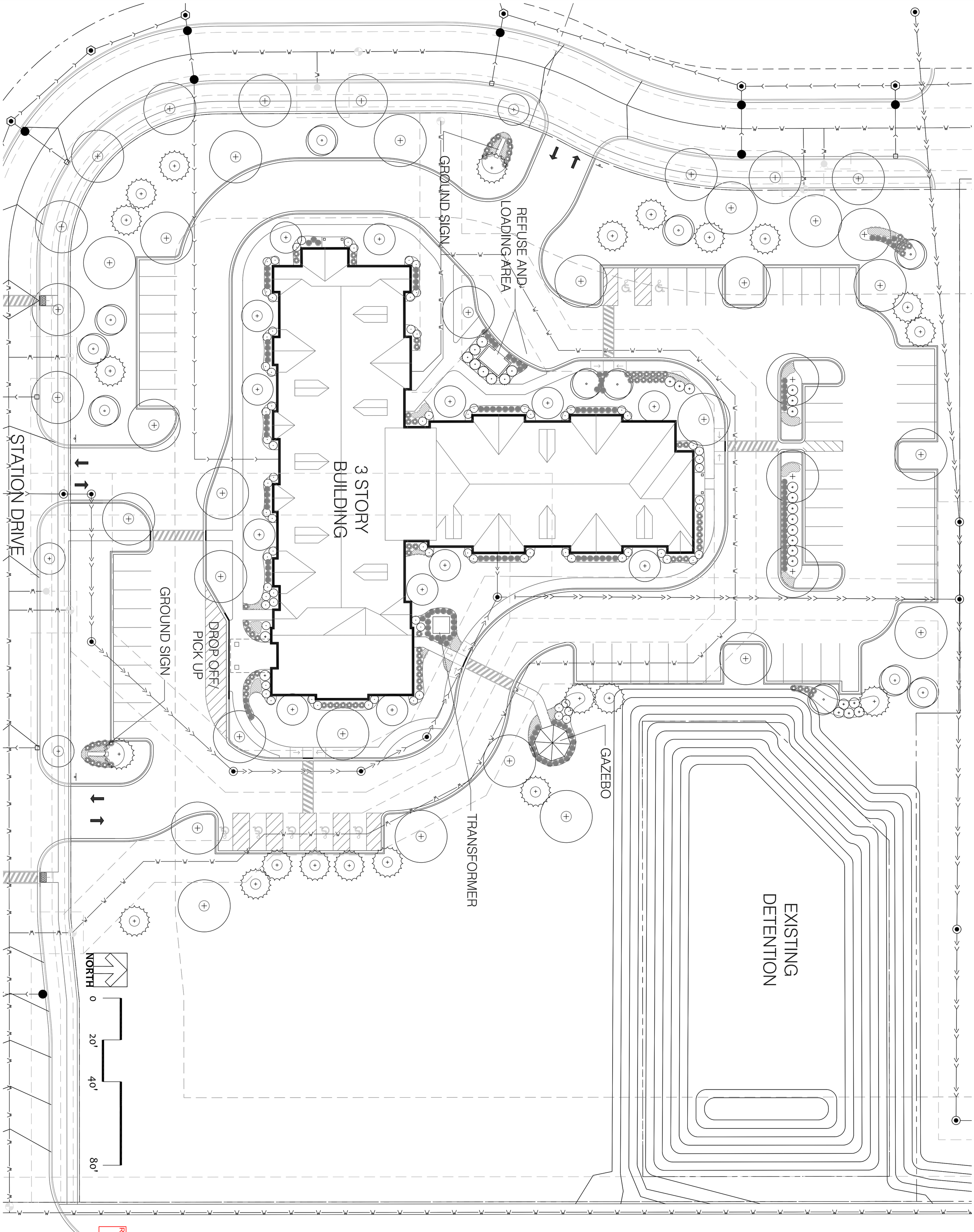
N89° 56' 30.00"E
449.90

Received 9-1-17

N
W E
S

0 15 30 60

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Architects / Planners / Engineers
Z113-06 0817



For Plant List, Details and Notes, see sheet 2 of 2.

Received 9-1-17

REVISIONS	
REV:	7/12/17
REV:	8/25/17
DATE	6/15/17
PROJECT	DKI1703
DRAWN	KTK
CHECKED	KTK
SHEET NO.	1 of 2

Senior Living
Crystal Lake, IL
DKI, Inc.

CONCEPT LANDSCAPE PLAN

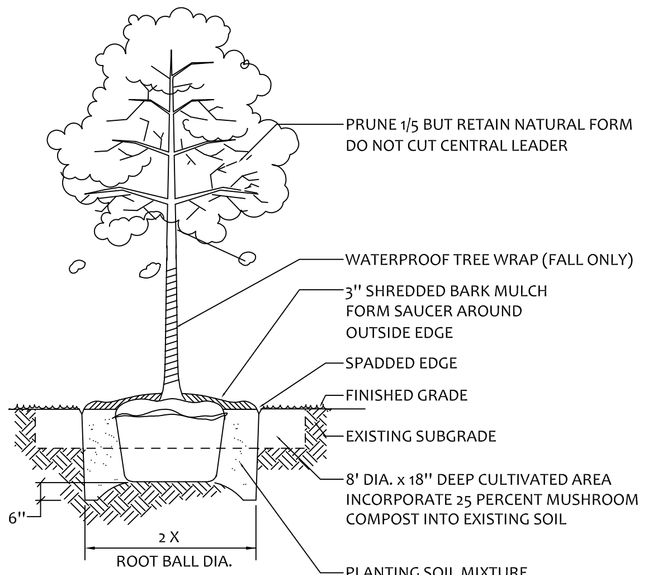
KROGSTAD
LAND DESIGN LIMITED
LANDSCAPE ARCHITECTURE * CONSULTING
519 PEMBROOK CT. N., CRYSTAL LAKE, IL 60014
P: 815-529-1511
KROGSTAD@LANDDESIGNLIMITED.COM

PLANT MATERIAL KEY

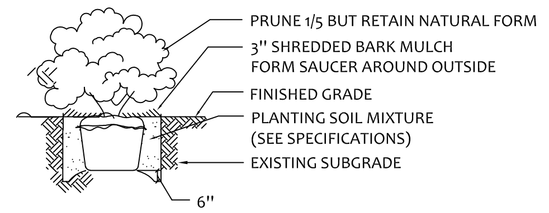
BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
SHADE TREES			
Acer freemanii	Autumn Blaze Maple	2 1/2"	Central Leader
Celtis occidentalis	Common Hackberry	2 1/2"	Central Leader
Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2 1/2"	Central Leader (Male)
Gymnocladus dioicus	Kentucky Coffee Tree	2 1/2"	Central Leader
Quercus bicolor	Swamp White Oak	2 1/2"	Spring Dig
Quercus robar 'Crimson Spire'	Crimson Spire Columnar Oak	2 1/2"	Spring Dig
Ulmus 'Homestead'	Homestead Elm	2 1/2"	Central Leader
ORNAMENTAL TREES			
Betula nigra	River Birch	8'	Spring Dig
Cornus mas	Corneliancherry Dogwood	8'	Clump Form
Hammamelis virginiana	Common Witchhazel	8'	Clump Form
Malus 'Prairiefire'	Prairiefire Crabapple	8'	Clump Form
EVERGREEN TREES			
Abies concolor	While Fir	6'	Natural Form
Picea abies	Norway Spruce	6'	Natural Form
Pseudotsuga menziesii	Douglas Fir	6'	Natural Form
Thuja occidentalis 'Technii'	Mission Arborvitae	6'	Sheared
DECIDUOUS SHRUBS			
Aronia melanocarpa	Black Chokeberry	36"	4' O.C.
Forsythia 'Meadowlark'	Meadowlark Forsythia	36"	4' O.C.
Rhus aromatica 'Gro-low'	Gro-low Sumac	24"	42" O.C.
Rosa 'knockout'	Knockout Rose	24"	42" O.C., wide
Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnums	36"	4' O.C.
Viburnum dentatum	Arrowwood Viburnum	36"	4' O.C.
Viburnum trilobum 'compactum'	Compact Am. Cranberrybush Vib.	36"	4' O.C.
EVERGREEN SHRUBS			
Juniperus chinensis 'Seagreen'	Seagreen Juniper	30"	4' O.C.
Juniperus chinensis 'Kallay Compact'	Kallay's Compact Juniper	24"	3' O.C., wide
Juniperus chinensis 'Sargentii'	Sargent Juniper	24"	3' O.C., wide
Taxus media 'densiformis'	Dense Yew	24"	30" O.C., wide
PERENNIALS, GROUNDCOVERS AND ORNAMENTAL GRASSES			
Aster novae-angilae	New England Aster	1 Gal.	18" O.C.
Calamogrostris 'Karl Foerster'	Karl FoersterReed Grass	1 Gal.	36" O.C.
Echinacea purpurea	Purple Coneflower	1 Gal.	18" O.C.
Heuchera 'Caramel'	Caramel Coral Bells	1 Gal.	18" O.C.
Hosta sieboldiana 'Elegans'	Elegans Hosta	1 Gal.	30" O.C.
Hosta sieboldiana 'Francis Williams'	Francis Williams Hosta	1 Gal.	18" O.C.
Hemerocallis 'Stella De Oro'	Stella De Oro Daylilly	1 Gal.	18" O.C.
Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 Gal.	36" O.C.
Perovskia atriplicifolia	Russian Sage	1 Gal.	36" O.C.
Rudbeckia 'Goldsturm'	Black-eyed Susan	1 Gal.	18" O.C.

MISCELLANEOUS MATERIALS

Kentucky Bluegrass Blend sod:
Kentucky Bluegrass Blend seed w/ erosion control blanket:
Shredded Hardwood Mulch:

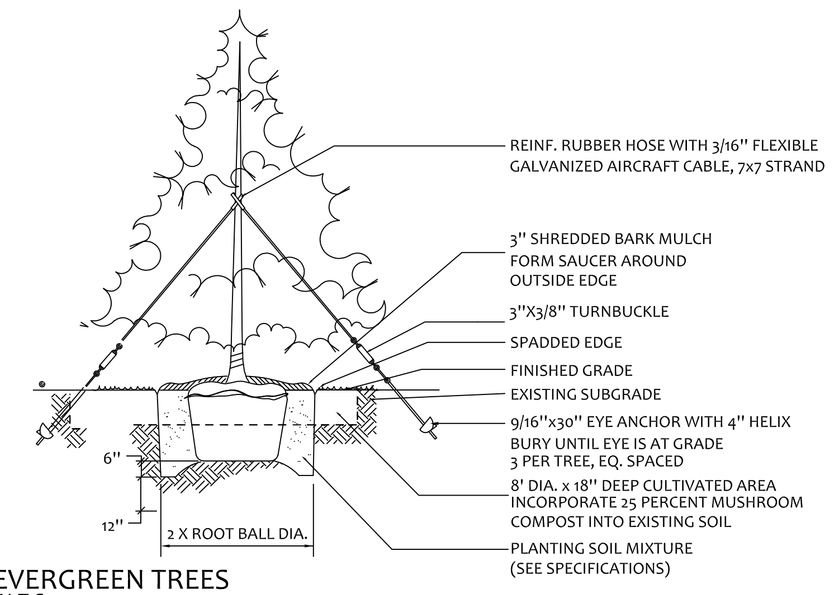


DECIDUOUS TREES
N.T.S.



DECIDUOUS AND EVERGREEN SHRUBS
N.T.S.

PERENNIALS AND GROUNDCOVERS
N.T.S.



EVERGREEN TREES
N.T.S.

MISCELLANEOUS PLACEMENT STANDARDS

1. A minimum 8' radius, free of trees or any plant material with a mature height greater than 12" shall be maintained around fire hydrants.
2. All parkway trees must be planted at least 25' from any light poles, 8' from drives, 5' from manholes an B-boxes and 15' from stop signs.
3. No planting shall be permitted within the stormwater emergency overland flow routes.
4. Plant material branching higher than 2 ½' and lower than 10' above the top of curb shall not be planted or maintained within the clear view triangle (as defined in section 4-100). All planting must be located at least 25' from an intersection.
5. Nothing except groundcover shall be planted or installed within any underground or overhead (municipal or private) utility, drainage, or gas easement without the consent of the utility provider, easement holder, or the City, as applicable.
6. Plantings shall be at least 30' from overhead power lines, unless appropriate species are selected.
7. Where less than 8' of space exists between curb and sidewalk, parkway trees will not be permitted. In such cases, the required number of parkway trees shall be planted on private property.
8. Parkway trees shall be planted within 35' to 50' of space between trunks and 40' on center spacing (depending on species). Trees should be alternately spaced along a street, rather than opposite one another.

KROGSTAD
LAND DESIGN LIMITED
LANDSCAPE ARCHITECTURE • CONSULTING
519 PEMBROOK CT. N., CRYSTAL LAKE, IL 60014
(P) - 815-519-1131
KROGSTAD@KROGSTADLIMITED.COM

Senior Living
Crystal Lake, IL
DKI, Inc.

CONCEPT LANDSCAPE PLAN

REVISIONS

REV:	7/12/17
REV:	8/25/17

DATE 6/15/17
PROJECT DKI1703
DRAWN KTK
CHECKED KTK

SHEET NO.

2 of 2

PRELIMINARY ELEVATION

THREE STORY
SENIOR HOUSING FACILITY

EXCHANGE DRIVE
CRYSTAL LAKE, IL

JULY 12, 2017



PRELIMINARY MATERIALS SELECTIONS

Roofing Shingles
Material: Asphalt
Color: Cool Barkwood

Trim
Material: Fiber Cement
Color: Arctic White

Shingle Siding
Material: Fiber Cement
Color: Woodstock Brown

Lap Siding
Material: Fiber Cement
Color: Sandstone Beige

Cast Stone
Material : Cast Stone
Color: Madison County

EAST ELEVATION



SOUTH ELEVATION

2017 26
RECEIVED
JUL 14 2017
BY:

PRELIMINARY ELEVATION

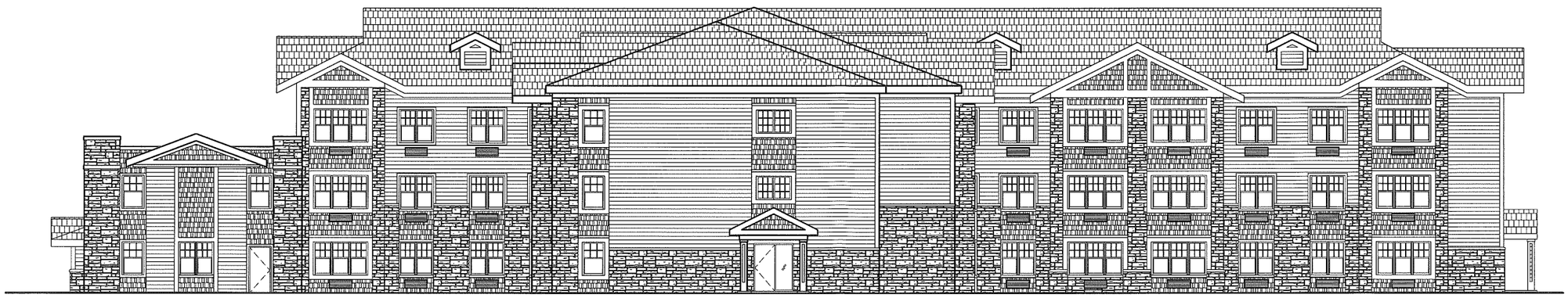
THREE STORY
SENIOR HOUSING FACILITY

EXCHANGE DRIVE
CRYSTAL LAKE, IL

JULY 12, 2017



WEST ELEVATION



NORTH ELEVATION

CONCEPT ELEVATION

THREE STORY
SENIOR HOUSING FACILITY

EXCHANGE DRIVE
CRYSTAL LAKE, IL

JUNE 14, 2017



PRELIMINARY MATERIALS SELECTIONS

Roofing Shingles
Material: Asphalt
Color: Cool Barkwood

Trim
Material: Fiber Cement
Color: Arctic White

Shingle Siding
Material: Fiber Cement
Color: Woodstock Brown

Lap Siding
Material: Fiber Cement
Color: Sandstone Beige

Cast Stone
Material : Cast Stone
Color: Madison County

2017 26

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BY:

EAST ELEVATION



SOUTH ELEVATION

CONCEPT ELEVATION

THREE STORY
SENIOR HOUSING FACILITY

EXCHANGE DRIVE
CRYSTAL LAKE, IL

JUNE 14, 2017



WEST ELEVATION



NORTH ELEVATION

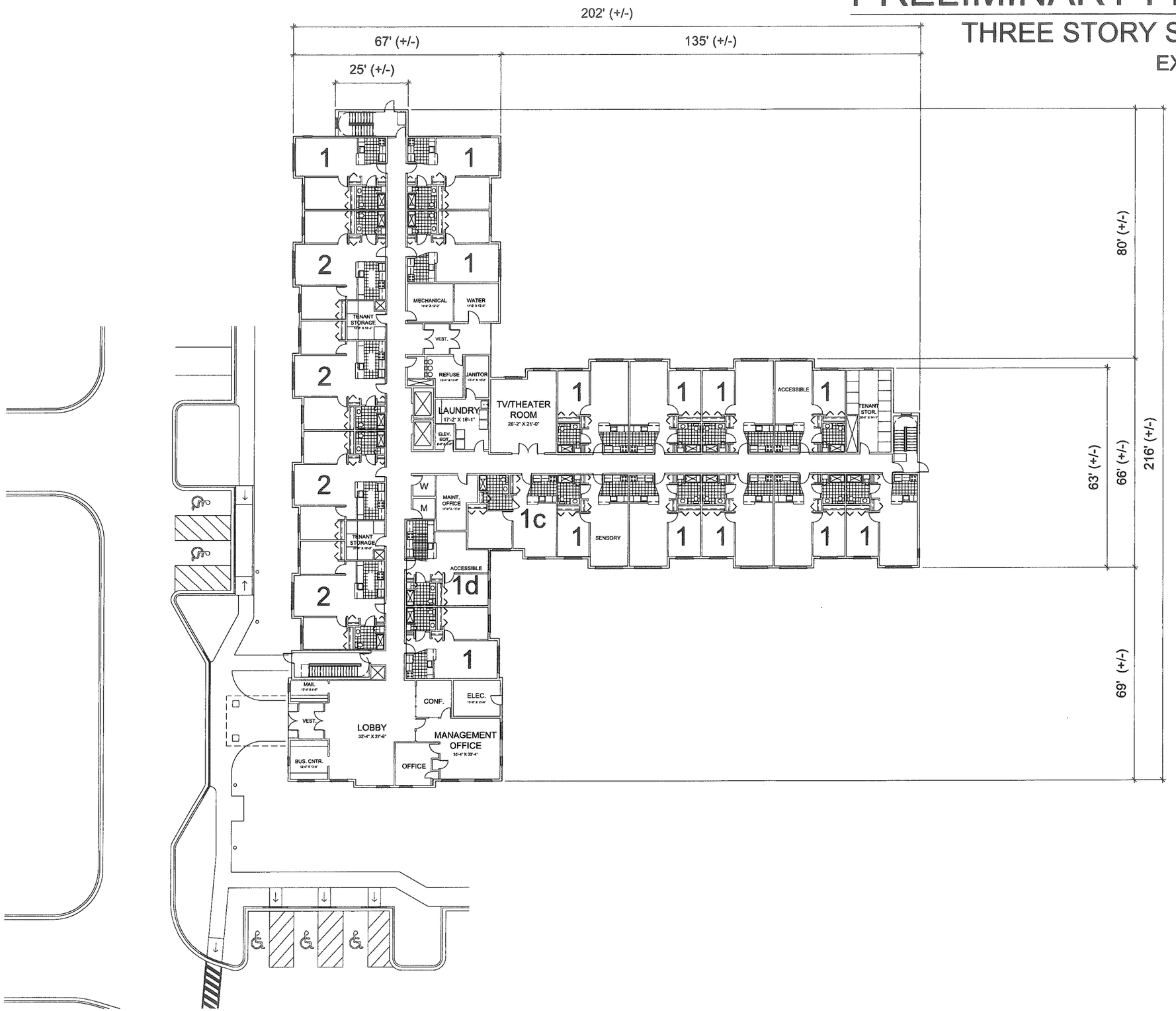
PRELIMINARY FIRST FLOOR PLAN

THREE STORY SENIOR HOUSING FACILITY

EXCHANGE DRIVE, CRYSTAL LAKE, IL

JULY 12, 2017

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PRELIMINARY UNIT MIX	
ONE BEDROOM UNIT	46
TWO BEDROOM UNIT	14
TOTAL UNITS	60

0 16' 32'

N

PRELIMINARY SECOND FLOOR PLAN

THREE STORY SENIOR HOUSING FACILITY

EXCHANGE DRIVE, CRYSTAL LAKE, IL

JULY 12, 2017



0 16' 32'

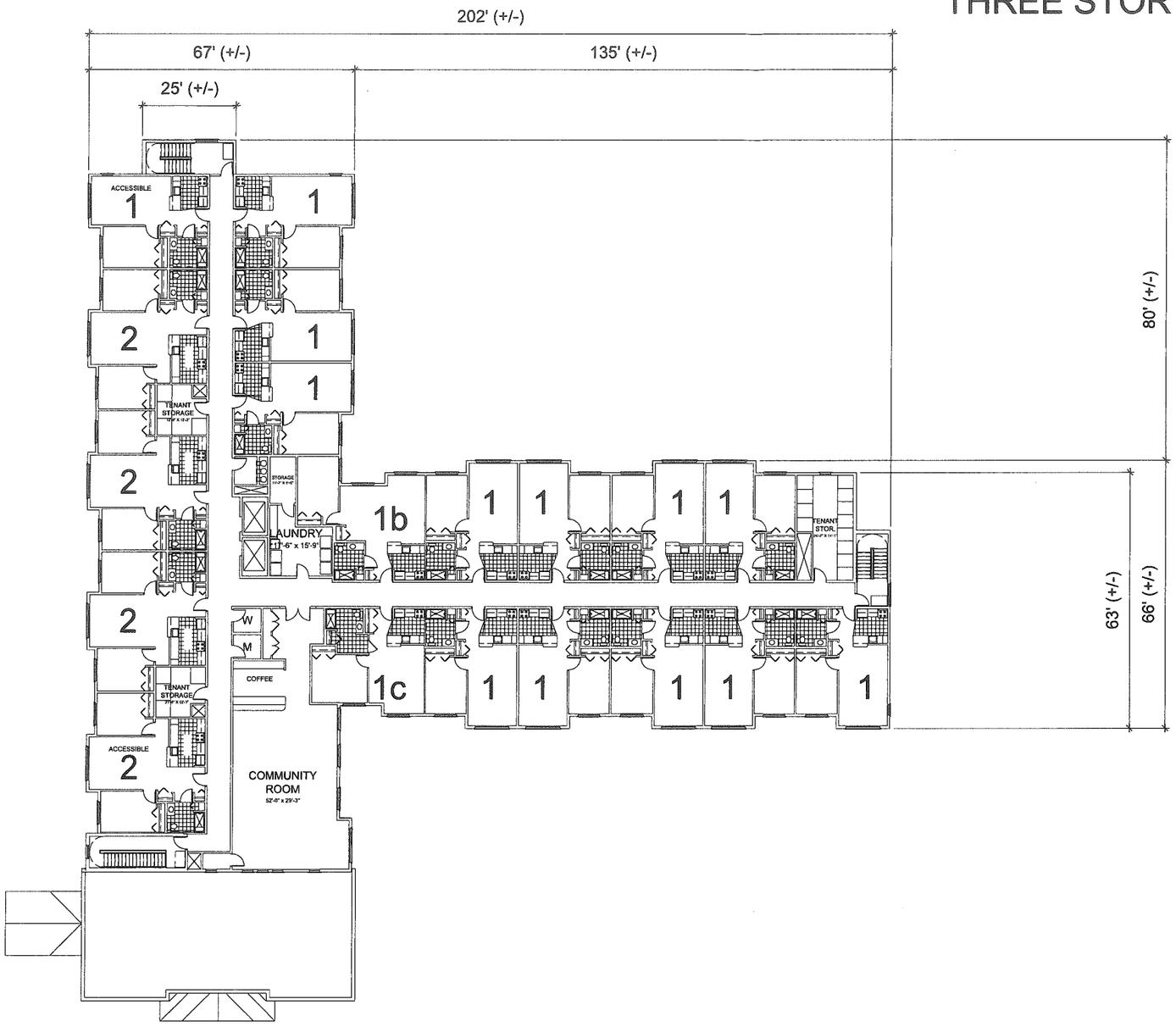
N

PRELIMINARY THIRD FLOOR PLAN

THREE STORY SENIOR HOUSING FACILITY

EXCHANGE DRIVE, CRYSTAL LAKE, IL

JULY 12, 2017



0 16' 32'

N

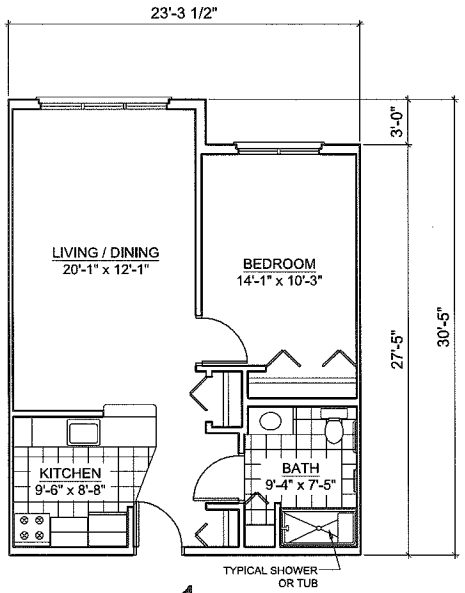
TYPICAL UNIT TYPE CONCEPT PLANS

THREE STORY SENIOR HOUSING FACILITY

EXCHANGE DRIVE, CRYSTAL LAKE, IL

JUNE 15, 2017

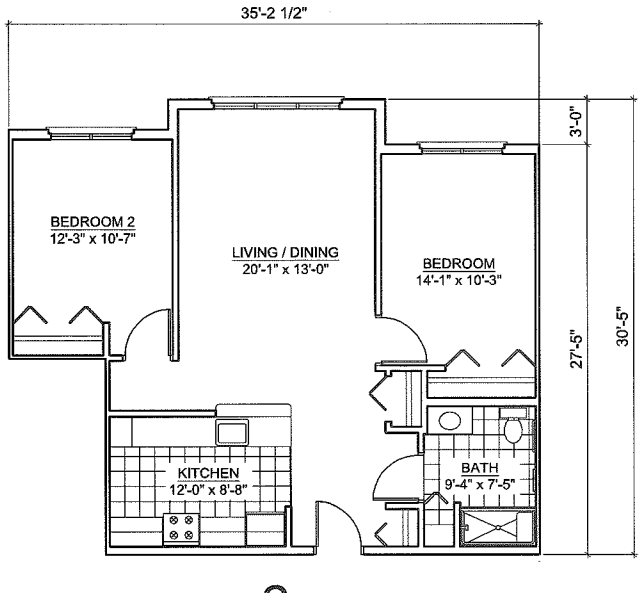
0 4' 8'



1

677 SF GROSS

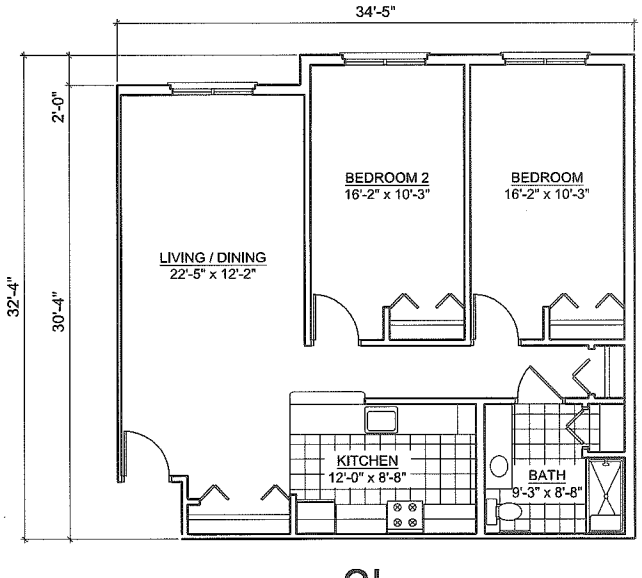
633 SF NET



2

935 SF GROSS

877 SF NET



2b

1,062 SF GROSS

1,008 SF NET

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JUL 14 2017
BY:

2017 26

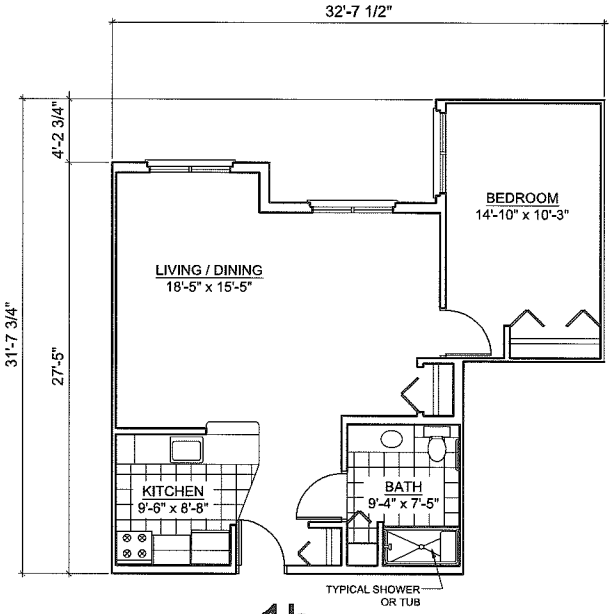
TYPICAL UNIT TYPE CONCEPT PLANS

THREE STORY SENIOR HOUSING FACILITY

EXCHANGE DRIVE, CRYSTAL LAKE, IL

JUNE 15, 2017

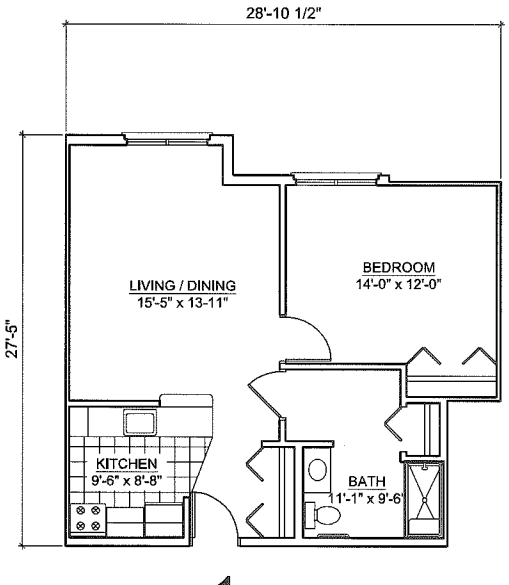
0 4' 8'



1b

780 SF GROSS

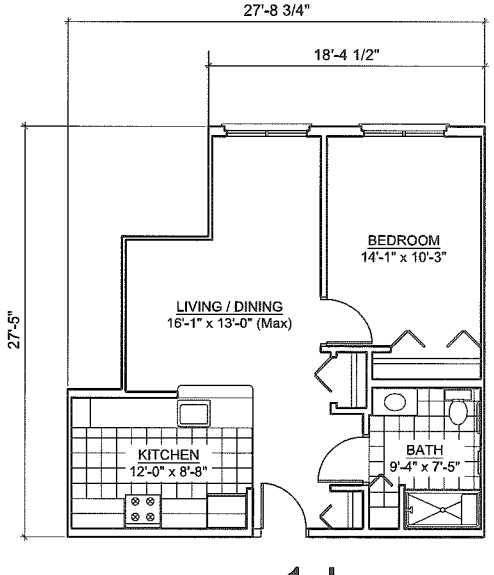
726 SF NET



1c

706 SF GROSS

660 SF NET



1d

654 SF GROSS

610 SF NET

1 C3.0 ACCESSIBLE PARKING - WEST
SCALE: 1" = 10'

2 C3.0 ACCESSIBLE PARKING - SOUTH
SCALE: 1" = 10'

3 C3.0 ACCESSIBLE PARKING - EAST
SCALE: 1" = 10'

NORTHWEST PARCEL

OUTLOT 1

OUTLOT 2

EXCHANGE DRIVE

STATION DRIVE

EXISTING GRADING TO REMAIN

FF = 906.75

LEGEND

OUTLOT 2
NOT IN SCOPE OF WORK

0 15 30 60

N W E S

GROUNDWORK
ARCHITECTS
PLANNERS
ENGINEERS
GROUNDWORK, LTD.
351 WEST DUNDEE ROAD, SUITE A
BUFFALO GROVE, ILLINOIS 60089
847.541.4151
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NO	DATE	BY	REVISION / ISSUE

SCOPE DOCUMENTS

THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE CIVIL ENGINEERING DESIGN CONCEPT OF THE BUILDING AND THE MAJOR CIVIL ENGINEERING ELEMENTS. AS SCOPE DOCUMENTS THESE DOES DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR FULL PERFORMANCE AND/OR COMPLETION OF ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE GENERAL CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR COORDINATION OF EACH OF THE TRADES WORK AS RELATED TO THE SCOPE OF WORK REQUIRED FOR A COMPLETE PROJECT.

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- ☐ PERMIT
- ☐ BIDDING
- ☐ CONSTRUCTION
- ☐

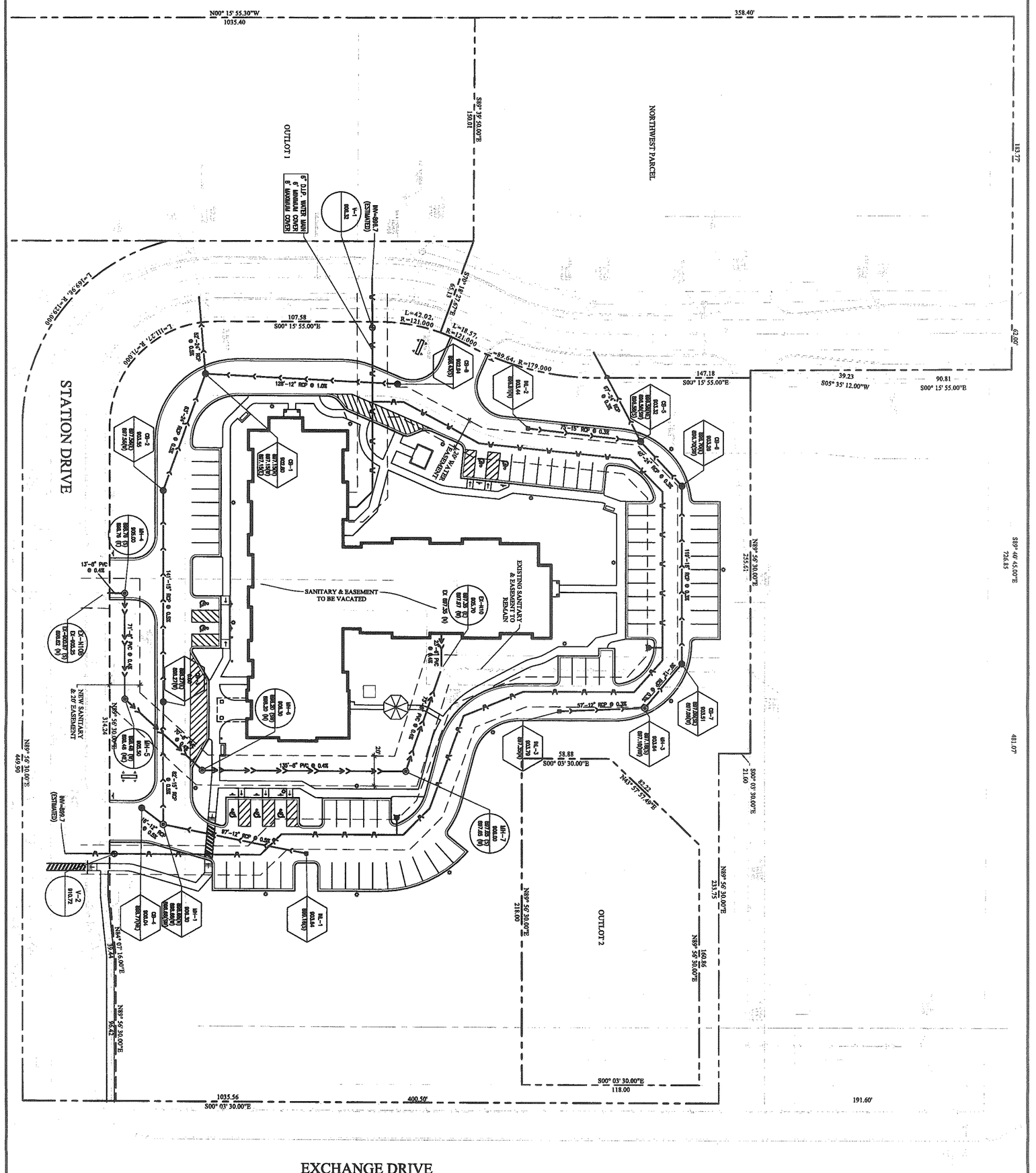
CRYSTAL LAKE SENIOR LIVING

EXCHANGE DRIVE & STATION DRIVE
CRYSTAL LAKE, ILLINOIS

DKI, INC.
308 WEST ERIE STREET SUITE 700
CHICAGO, ILLINOIS 60654

DRAWN BY	SCALE	
RJT	AS SHOWN	PRELIMINARY GRADING PLAN
CHK'D BY		FILE NAME
DATE		JOB NO. Z113-06

SHEET NO. C3.0



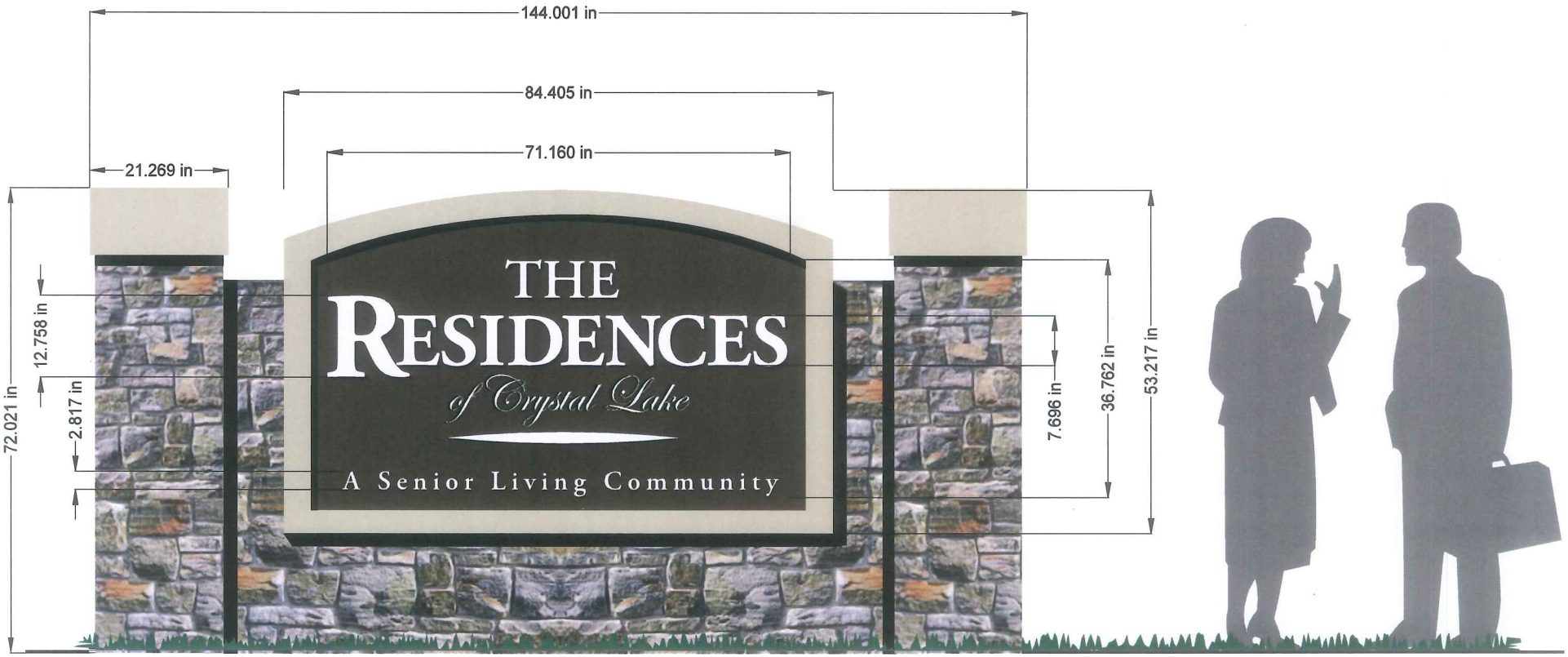
LEGEND

OUTLOT 2 NOT IN SCOPE OF WORK

0 15 30 60

SHEET NO. C4.0	DRAWN BY RJT	CRYSTAL LAKE SENIOR LIVING	THESE PLANS ARE FOR THE FOLLOWING PURPOSED ONLY, AS INDICATED	NO	DATE	BY	REVISION / ISSUE
	CHK'D BY	EXCHANGE DRIVE & STATION DRIVE CRYSTAL LAKE, ILLINOIS	☐ REVIEW ONLY ☐ PERMIT ☐ BIDDING ☐ CONSTRUCTION ☐ _____				
	DATE	DKI, INC. 308 WEST ERIE STREET SUITE 700 CHICAGO, ILLINOIS 60654					
	SCALE AS SHOWN						
	JOB NO. 2113-06						
	FILE NAME PRELIMINARY UTILITY PLAN						

GROUNDWORK ARCHITECTS PLANNERS ENGINEERS
GROUNDWORK, LTD. 847.541.4151
351 WEST DUNDEE ROAD, SUITE A FAX 847.541.4086
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EXAMPLE GROUND SIGN ELEVATION

2017 26

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