#2018-04
Plum Creek -Senior Housing – Conceptual PUD
Project Review for Planning and Zoning Commission

Meeting Date: January 17, 2018

Request: Conceptual review for a 100 unit Senior Housing Facility and 50 duplex senior units.

Location: 8300 Route 14

Acreage: 26.25 acres

Zoning: WPUD Watershed

Surrounding Properties:

North:	W PUD Watershed
South:	A1 in McHenry County
East:	W PUD Watershed
West:	W PUD Watershed

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The site is located in the Northwest area of the City north of Route 14 and west of Ridgefield Road.
- The developer is looking to construct a 100-unit three-story multi-family senior housing facility and 50 duplex senior housing units on approximately 25 acres. The 11 acres to the south along Route 14 would be reserved for commercial uses.
- The petitioner is requesting a Conceptual review for the senior housing project.

Development Analysis:

Land Use/Zoning

- The site is currently zoned W PUD Watershed. Senior housing is classified as Continuing Care Retirement Community without nursing facilities. The Watershed District allows a variety of uses, including the proposed, through a PUD.
- The petitioner would request R-3A or R-3B uses and development standards with the Planned Unit Development overlay.
- The current land use is Office. A comprehensive land use amendment would be necessary.

General

- The project is for low-income active seniors and would be Illinois Housing Development Authority (IHDA) funded.
- The three-story multi-family building is for active seniors and offers shared amenities like dining and a library.
- The 50 duplex units are for more independent seniors, but they also have access to the services provided in the multi-family building and from that service staff.

Site Layout

- Access is from Ridgefield Road, with possible connections to the adjacent parcels as they develop.
- The three-story building would be in front along Ridgefield Road with the duplex units behind in more of a residential neighborhood feel.

Building Elevations

- The three-story building artfully combines stone veneer, cement-board siding, standing seam metal and asphalt roof with other decorative architectural elements.
- The multi-family building would meet the design standards.
- The duplex units all offer a single-car garage. The design of the front elevation looks to blend the garage door into the façade elements to make it less noticeable.
- The duplexes have distinctive architectural details related to their style including farmhouse, craftsman and neo-traditional.
- All of the duplexes feature cement-board siding and would meet the UDO Design Standards.
- The use cement-board siding, which is above and beyond our Design Standard's requirements, provides a unique and high-quality appearance to all of the buildings and a maintenance free exterior to the senior residents.

Parking

- The parking lot provides 331 parking spaces. This is divided into 100 garage spaces and 100 driveway spaces for the duplex unit. The additional 131 spaces are provided for the multi-family senior building.

Planning and Zoning Commission Discussion:

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

1. The northwest area is largely undeveloped; this project would be a three-story 100-room apartment style building and 50 duplex units for independent seniors. Would this use work in this location?

2. Does the proposed architectural style and materials exhibit high quality design appropriate for Crystal Lake?

PLUM CREEK OF CRYSTAL LAKE

ROUTE 14 AT RIDGEFIELD ROAD
CRYSTAL LAKE, IL



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CONCEPT RENDERING - EAST ELEVATION

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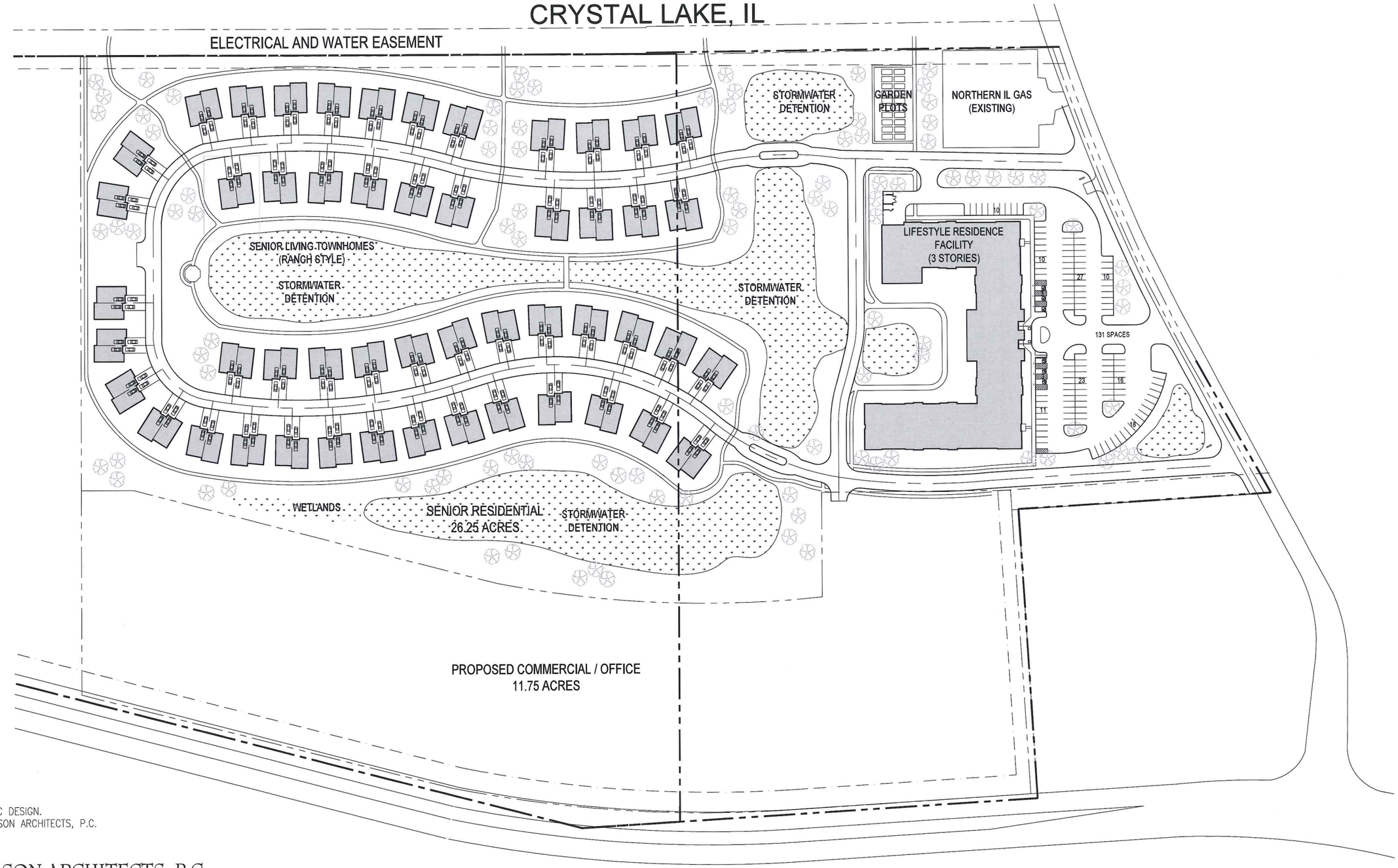
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CONCEPT RENDERING - SOUTHEAST ELEVATION

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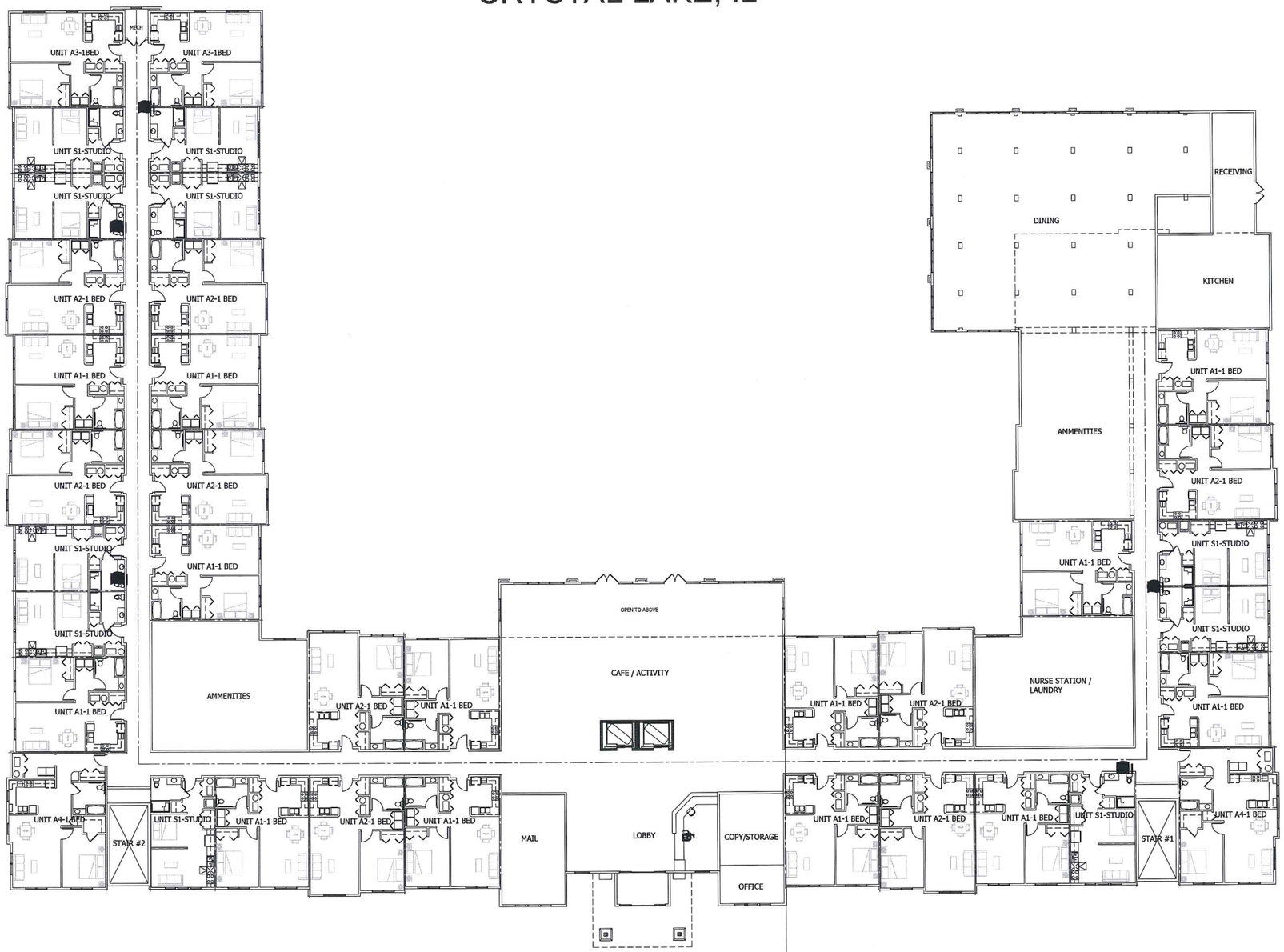
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CONCEPT SITE PLAN

SCALE: 1"=150'

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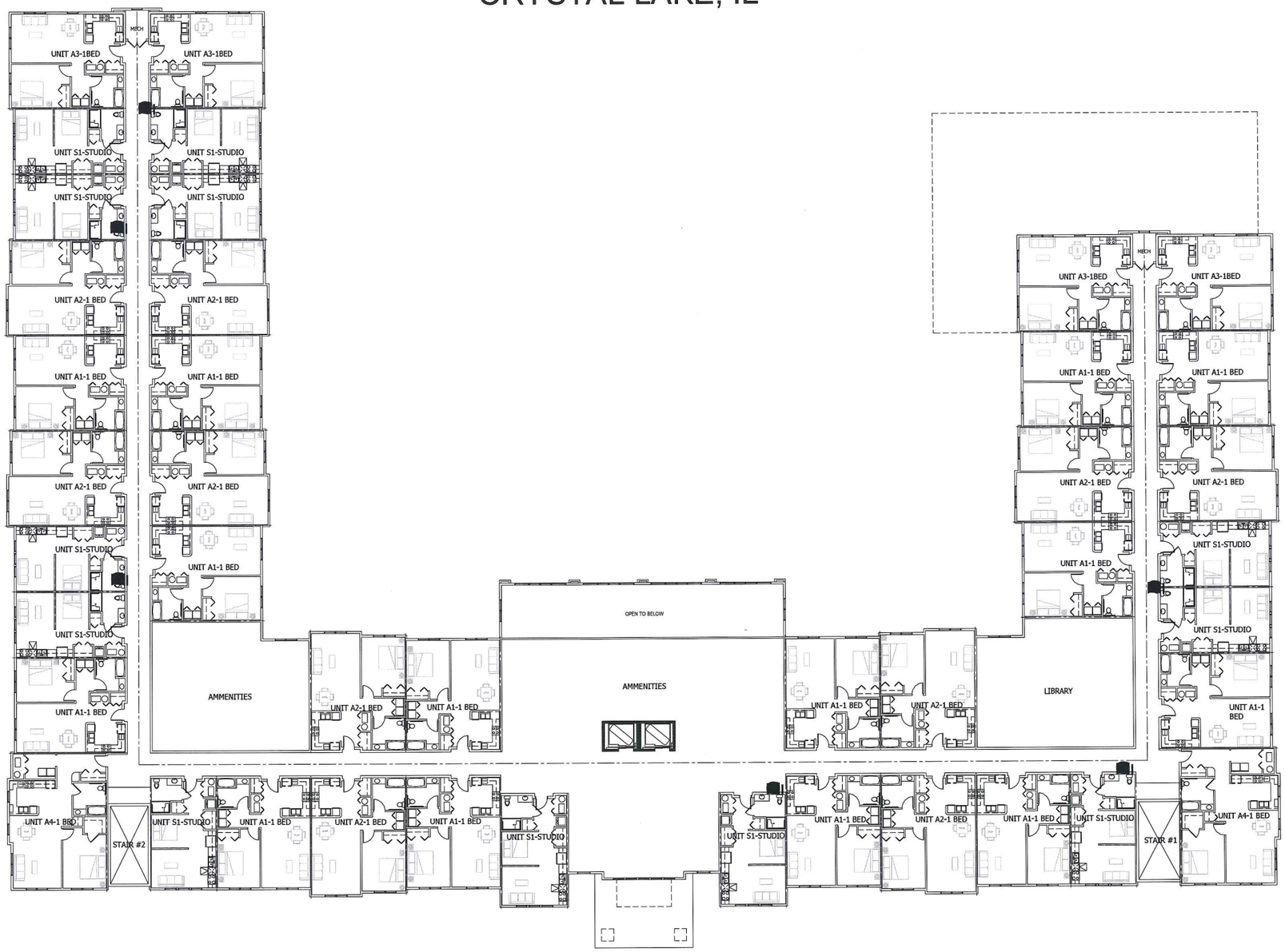
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FIRST FLOOR PLAN

SCALE: 1/32" = 1'-0"

PLUM CREEK OF CRYSTAL LAKE

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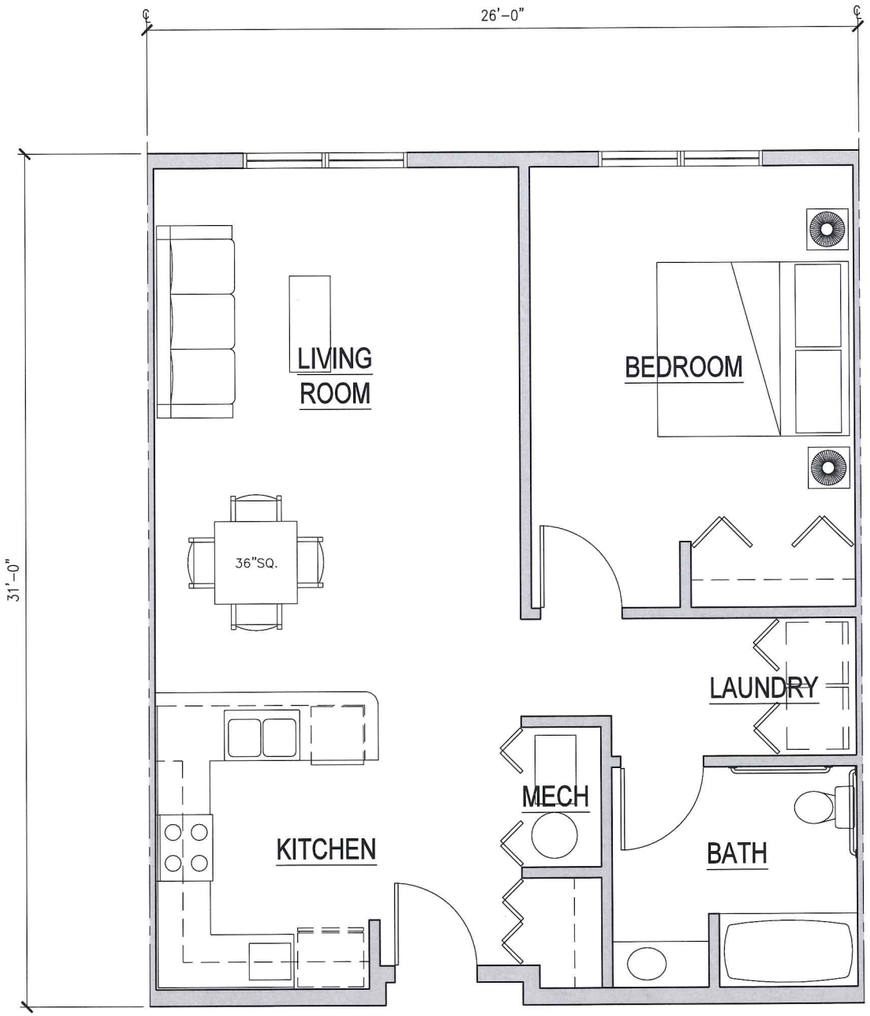
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SECOND & THIRD FLOOR PLAN

SCALE: 1/32" = 1'-0"

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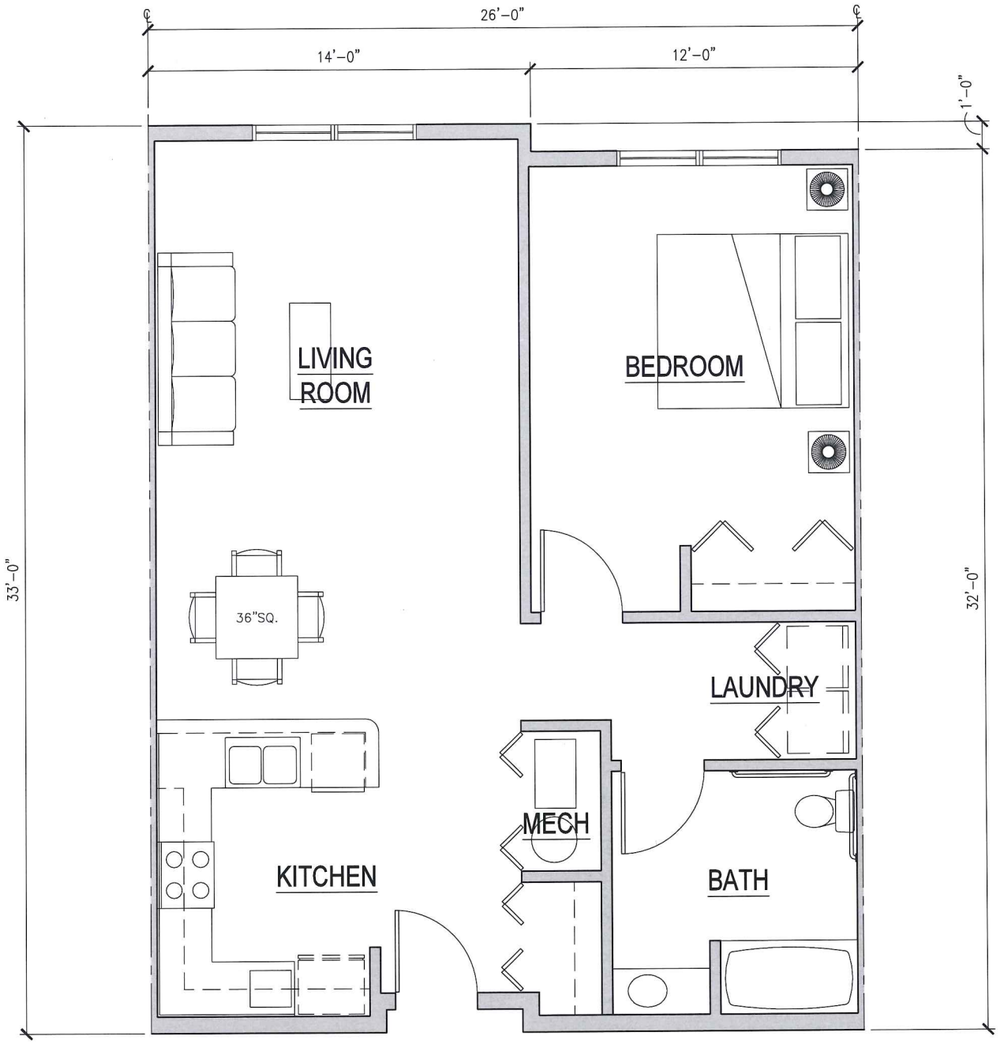
1 BED FLOOR PLAN A1-1

SCALE: 3/16" = 1'-0"

NET FLOOR AREA = 757 square ft.

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1 BED FLOOR PLAN A2-1

SCALE: 3/16" = 1'-0"

NET FLOOR AREA = 797 square ft.

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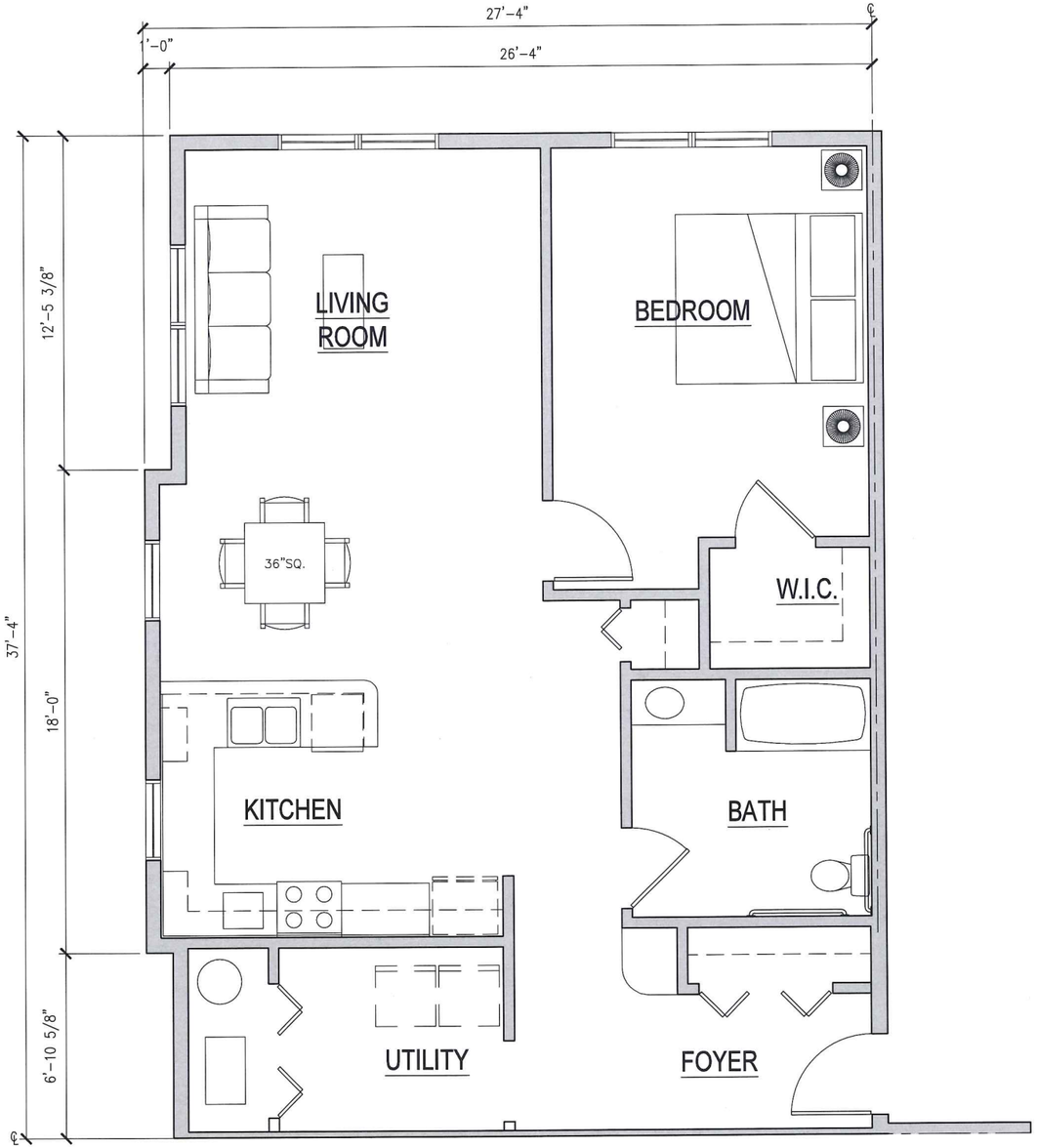
1 BED FLOOR PLAN A3-1

SCALE: 3/16" = 1'-0"

NET FLOOR AREA = 783 square ft.

PLUM CREEK OF CRYSTAL LAKE

ROUTE 14 AT RIDGEFIELD ROAD
CRYSTAL LAKE, IL



1 BED FLOOR PLAN A4-1

SCALE: 3/16" = 1'-0"

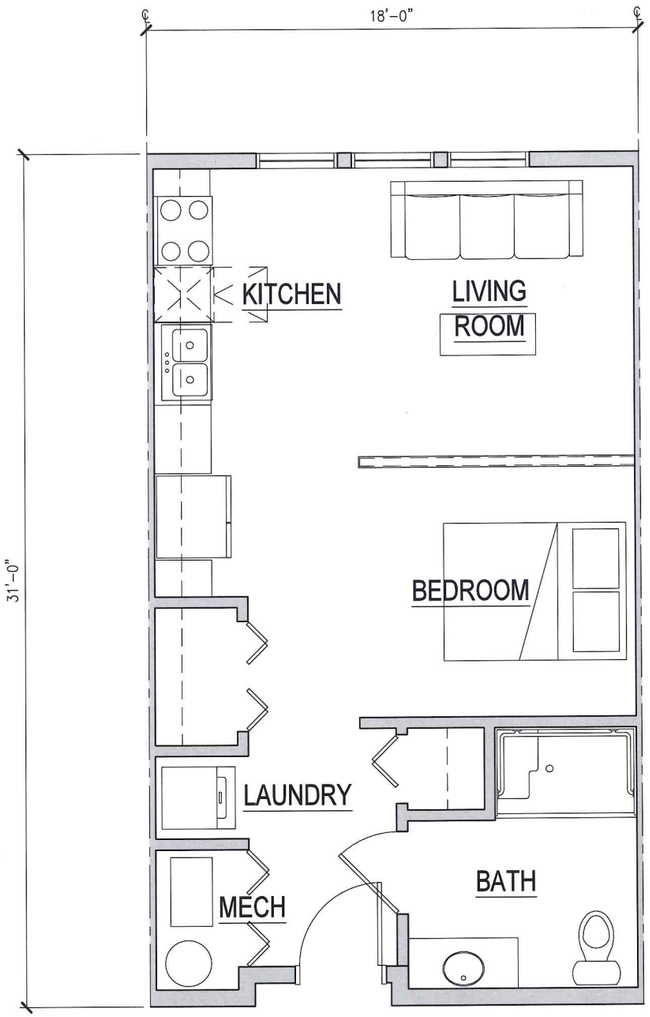
NET FLOOR AREA = 951 square ft.

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PLUM CREEK OF CRYSTAL LAKE

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STUDIO FLOOR PLAN S1

SCALE: 3/16" = 1'-0"

NET FLOOR AREA = 519 square ft.

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PLUM CREEK OF CRYSTAL LAKE

ROUTE 14 AT RIDGEFIELD ROAD
CRYSTAL LAKE, IL



EAST ELEVATION

SCALE: 1/32" = 1'-0"



SOUTH ELEVATION

SCALE: 1/32" = 1'-0"

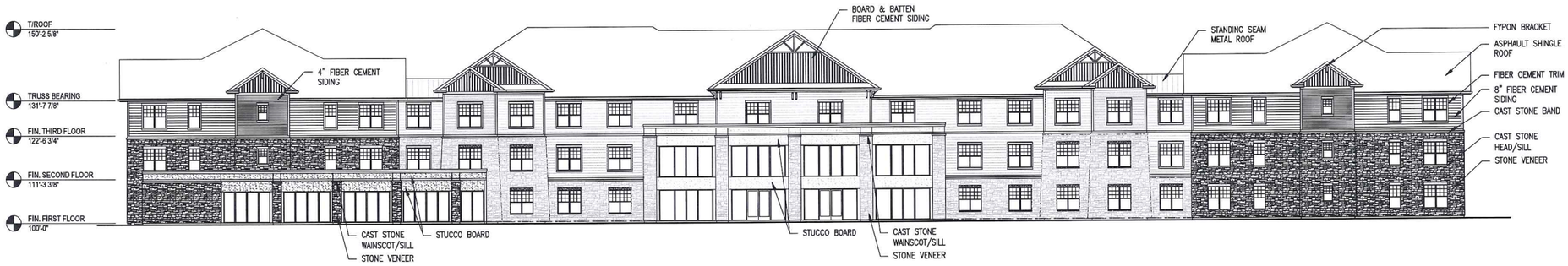
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CONCEPT ELEVATIONS - LIFESTYLE RESIDENCE

PLUM CREEK OF CRYSTAL LAKE

ROUTE 14 AT RIDGEFIELD ROAD
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WEST ELEVATION

SCALE: 1/32" = 1'-0"



NORTH ELEVATION

SCALE: 1/32" = 1'-0"

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CONCEPT ELEVATIONS - LIFESTYLE RESIDENCE

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2-BED TYPICAL DUPLEX

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

NET UNIT FLOOR AREA = 834 square ft.

PLUM CREEK OF CRYSTAL LAKE

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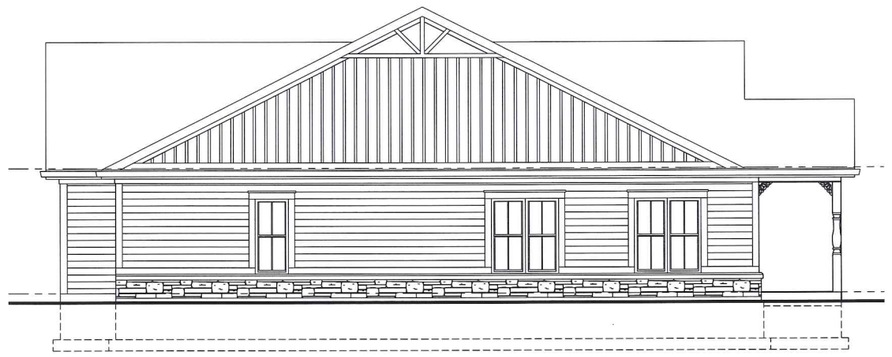
1-BED TYPICAL DUPLEX OPTION

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

NET UNIT FLOOR AREA = 997 square ft.

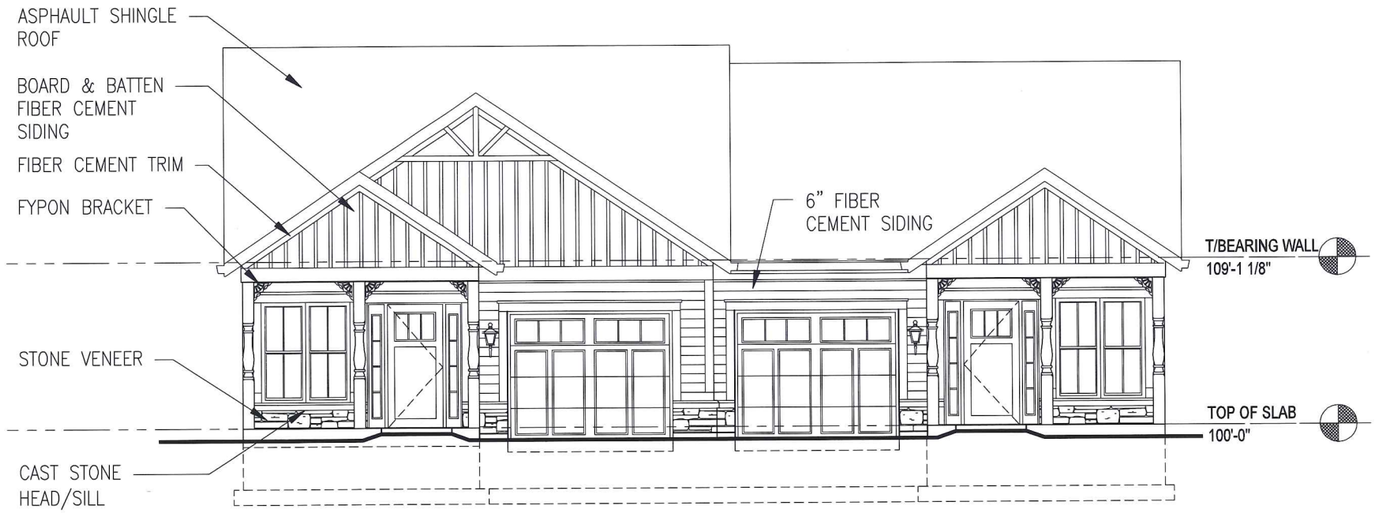
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RIGHT ELEVATION

SCALE: 3/32"=1'-0"



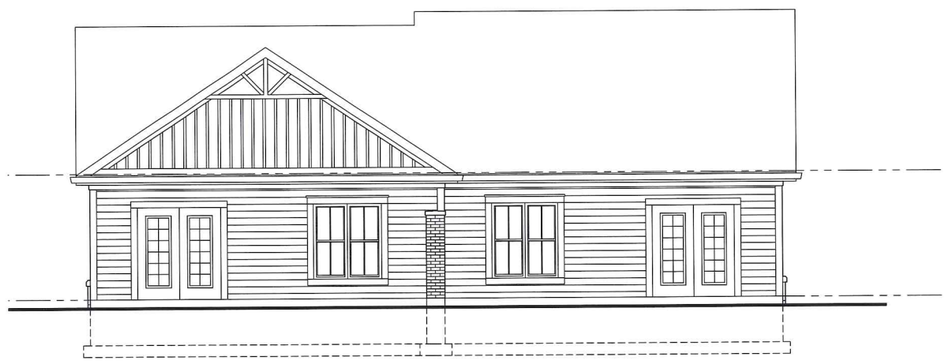
FRONT ELEVATION-FARMHOUSE

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



LEFT ELEVATION

SCALE: 3/32"=1'-0"



REAR ELEVATION

SCALE: 3/32"=1'-0"

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CONCEPT ELEVATIONS - DUPLEX

PLUM CREEK OF CRYSTAL LAKE

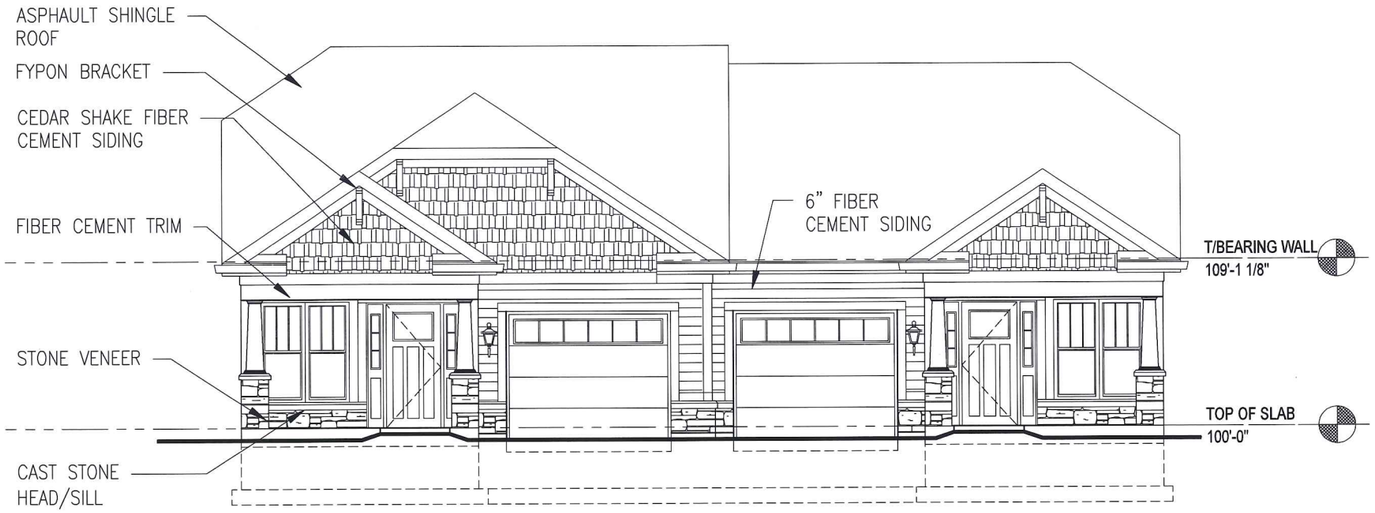
ROUTE 14 AT RIDGEFIELD ROAD

CRYSTAL LAKE, IL



RIGHT ELEVATION

SCALE: 3/32"=1'-0"



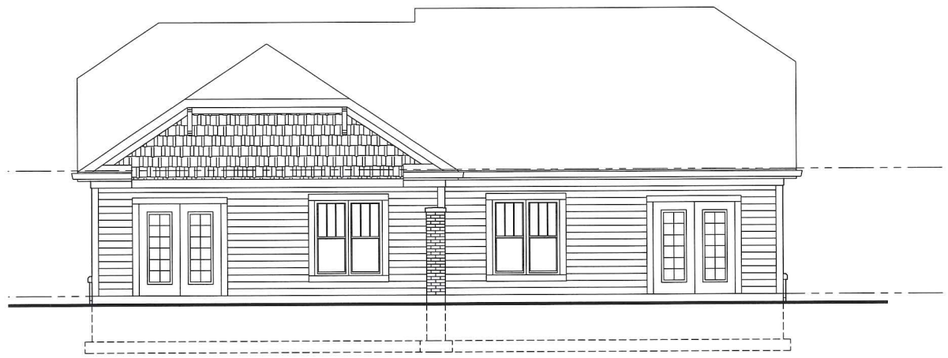
FRONT ELEVATION-CRAFTSMAN

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



LEFT ELEVATION

SCALE: 3/32"=1'-0"



REAR ELEVATION

SCALE: 3/32"=1'-0"

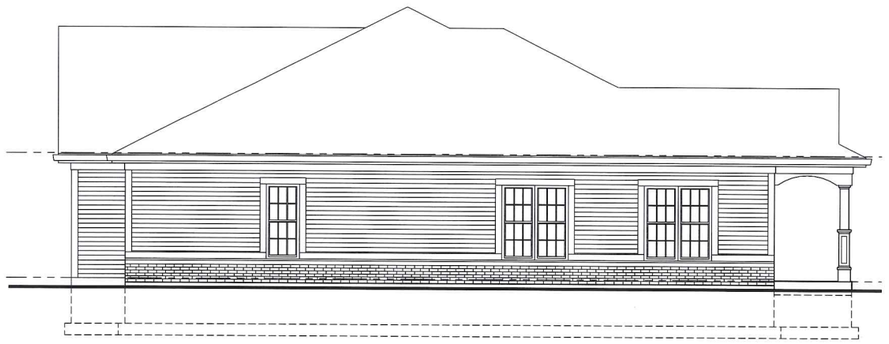
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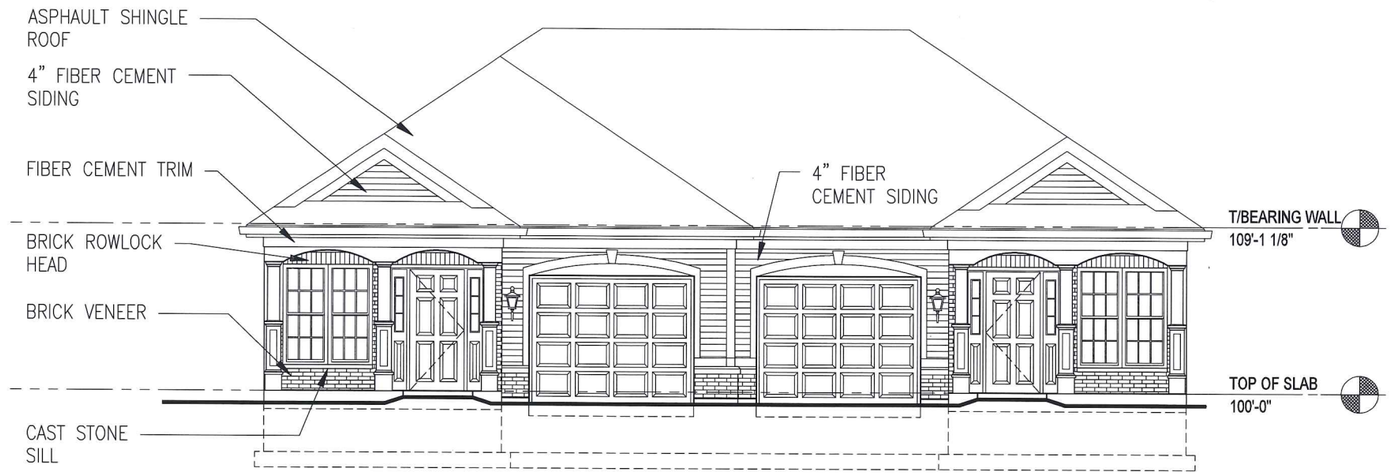
CONCEPT ELEVATIONS - DUPLEX

PLUM CREEK OF CRYSTAL LAKE

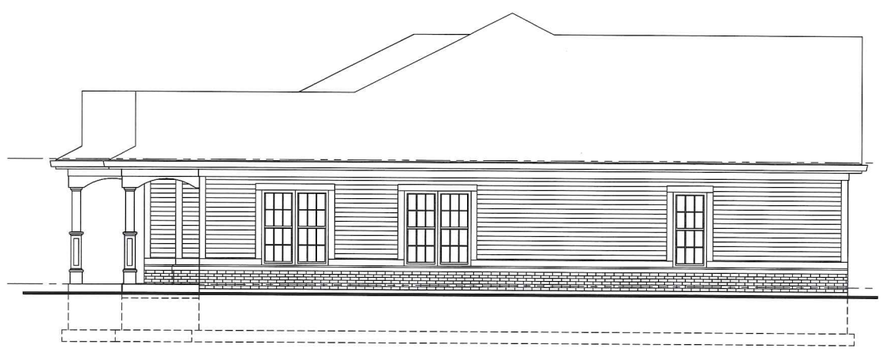
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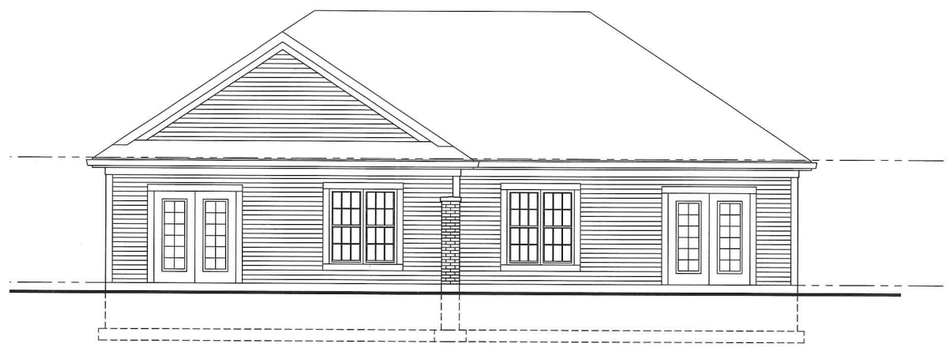
RIGHT ELEVATION
SCALE: 3/32"=1'-0"



FRONT ELEVATION-NEO TRADITIONAL
SCALE: 1/8"=1'-0"



LEFT ELEVATION
SCALE: 3/32"=1'-0"



REAR ELEVATION
SCALE: 3/32"=1'-0"

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CONCEPT ELEVATIONS - DUPLEX

PLUM CREEK OF CRYSTAL LAKE

CRYSTAL LAKE, IL

GENERAL				
Frontage:	557.95	ft		
Gross Site Area:	1143586	sq ft	26.25	acres

COVERAGE AND DENSITY				
Building Coverage:	14%			
Floor Area Ratio (FAR):	0.22			
Density (Senior Living Units)	8.38	Units per acre		
Landscaped Area:		sq ft	Percent of Gross Site:	0%
Pavement / Building Area:		sq ft	Percent of Gross Site:	0%

PARKING				
Required				
	Senior Living Townhomes (2-Bedroom)	Residential Care Facility: Independent Living	Total Stalls	
Requirement (stalls/unit)	2	1		
Units	100	120		
Stalls Required:	200	120	**320**	
Provided				
	Standard Stalls (9'x18')	Accessible Stalls (16'x18')	Total Stalls	Guest Parking
Enclosed (Garages)	100	4	104	
Driveway Parking	100	4	104	
Open Parking	131	6	137	
Stalls Provided	331	14	**345**	25

BUILDING DATA				
GROSS FLOOR AREAS				
	Townhomes (each building)		Residential Care Facility: Independent Living	
	Duplex	Quads		
1st floor	2240	0	46217	
2nd floor	0	0	44484	
3rd floor	0	0	44484	
Total of All Floors	2240	0	135185	
Units	2	4	120	
Gross Bldg Area Per Unit	1120	0	1126.54	

	Townhomes (total all buildings)		Residential Care Facility: Independent Living	Total
	Duplex	Quads		
1st floor	112000	0	46217	158217
2nd floor	0	0	44484	44484
3rd floor	0	0	44484	44484
Total of All Floors	112000	0	135185	**247185**

UNITS				
	Townhomes		Residential Care Facility: Independent Living	Total
	Duplex	Quads		
Buildings	50	0	1	
Units Per Building	2	4	120	
Total Units	100	0	120	**220**

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