#2019-157
Faith Lutheran HS and ILC buildings
Multi-Family – Conceptual PUD Review
Project Review for Planning and Zoning Commission

Meeting Date: October 16, 2019

Request: Conceptual review to convert the former Faith Lutheran High School and the Immanuel Lutheran buildings to multi-family residential.

Location: 174 McHenry Avenue

Acreage: Approximately 2.46 acres

Zoning: R-2 Single Family and R-3A Two Family

Surrounding Properties:
North: R-2 Single Family
South: R-3 A Two Family
East: R-2 Single Family and R-3A Two Family
West: R-1 Single Family

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The site is the former Immanuel Lutheran church, school and buildings. The school was sold to Faith Lutheran High School, which operated it until last year. The Immanuel Lutheran Church still holds services in the old church building on Saturday evenings for a small group.
- The Immanuel Lutheran School is now located off Pathway Court, this is also where they are holding their Sunday morning services.

Development Analysis:

Land Use/Zoning

- The site is currently zoned R-2 Single Family and R-3A Two Family. The main portion of the site is R-2 Single Family residential.
- The current land use is Urban Residential.

General

- The project is proposing 36 units with 28 in the main school building and the additional 8 in the other 3 existing buildings.
- The request would require a Comprehensive Lane Use Map Amendment to High Density Residential and a Rezoning to R-3B PUD.
- The R-3B zoning district permits 9 units to the net acre. The project is proposed at 13.3 units to the acre. The developer would need a density variation or to acquire density in an alternate way.
- Density can be obtained in three alternative ways without needing a variation.
    - Density can be obtained by adding inclusionary units (below market rate) to the mix of the product. This method is not recommended for this site due to the numerous existing below market rate units in the vicinity.
    - Projects which provide inclusionary units can also get additional density by also adding "green" design elements into the project.
    - Density can be obtained by purchasing development rights from another parcel that is less suitable for development. This could be a site in the northwest area that contains natural features like wetlands that would be better to be preserved.

Site Layout

- The site would remain largely unchanged. The petitioner would use the existing surface parking lot and residential driveways for the residents' parking needs.
- 36 units require 68 parking spaces, 84 surface parking spaces are provided. Additional parking in the driveways and on-street is also available.

Building Elevations

- The petitioner is planning to do major interior renovations, but leave the exterior facades relatively unchanged.

Planning and Zoning Commission Discussion:

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

1. Density near City centers, which have emergency services, transit, shopping and services is more appropriate than on the outskirts of the City. The proposed density is 13.3 du/acre.

2. The request would require a comprehensive land use map amendment and rezoning with a variation for the density.

#


POMEROY AVE
MAPLE ST
MCHENRY AVE
CHURCH ST
COLLEGE ST
ROSEDALE AVE

#

#


DOLLE LN
POMEROY AVE
MAPLE ST
MCHENRY AVE
CHURCH ST
ROSEDALE AVE
COLLEGE ST
174

CITY OF CRYSTAL LAKE
DEVELOPMENT APPLICATION

Please type or print legibly

OFFICE USE ONLY
CASE #

PROJECT TITLE: Church Street Apartments

ACTION REQUESTED:

_____Annexation	_____Preliminary PUD
_____Comprehensive Plan Amendment	_____Preliminary Plat of Subdivision
_X_Conceptual PUD Review	_____Rezoning
_____Final PUD	_____Special Use Permit
_____Final PUD Amendment	_____Variation
_____Final Plat of Subdivision	_____Other

Petitioner Information:

NAME: George Ieremciuc

ADDRESS: 660 E Liberty #100

Wauconda Il 60084

PHONE: 847 909 3838

FAX:

E-MAIL:

Owner Information:(if different)

NAME: Immanuel Lutheran

ADDRESS:

PHONE:

FAX:

E-MAIL:

Property Information:

Project Description: Original Immanuel Lutheran School Church and other buildings to be converted to Apartments

Project Address/Location: Northwest Corner of McHenry and Church Street

PIN Number(s): 19-05-131-013, 023, 024, 025, 027, 031, 032, & 033

RECEIVED
SEP 20 2019
BY:

PLN-2019-00157

Development Team:

Developer: True North Properties , Inc see petitioner

Architect: Joseph A Meyer 135 park Ave. Barrington Il 60010 847 382 0200

Attorney: Joseph Gottemoller of Madsen, Sugden & Gottemoller, (815)459-5152, (FAX 815-459-0290)

Engineer:

Landscape Architect:

Planner:

Surveyor:

Other:

Signatures:

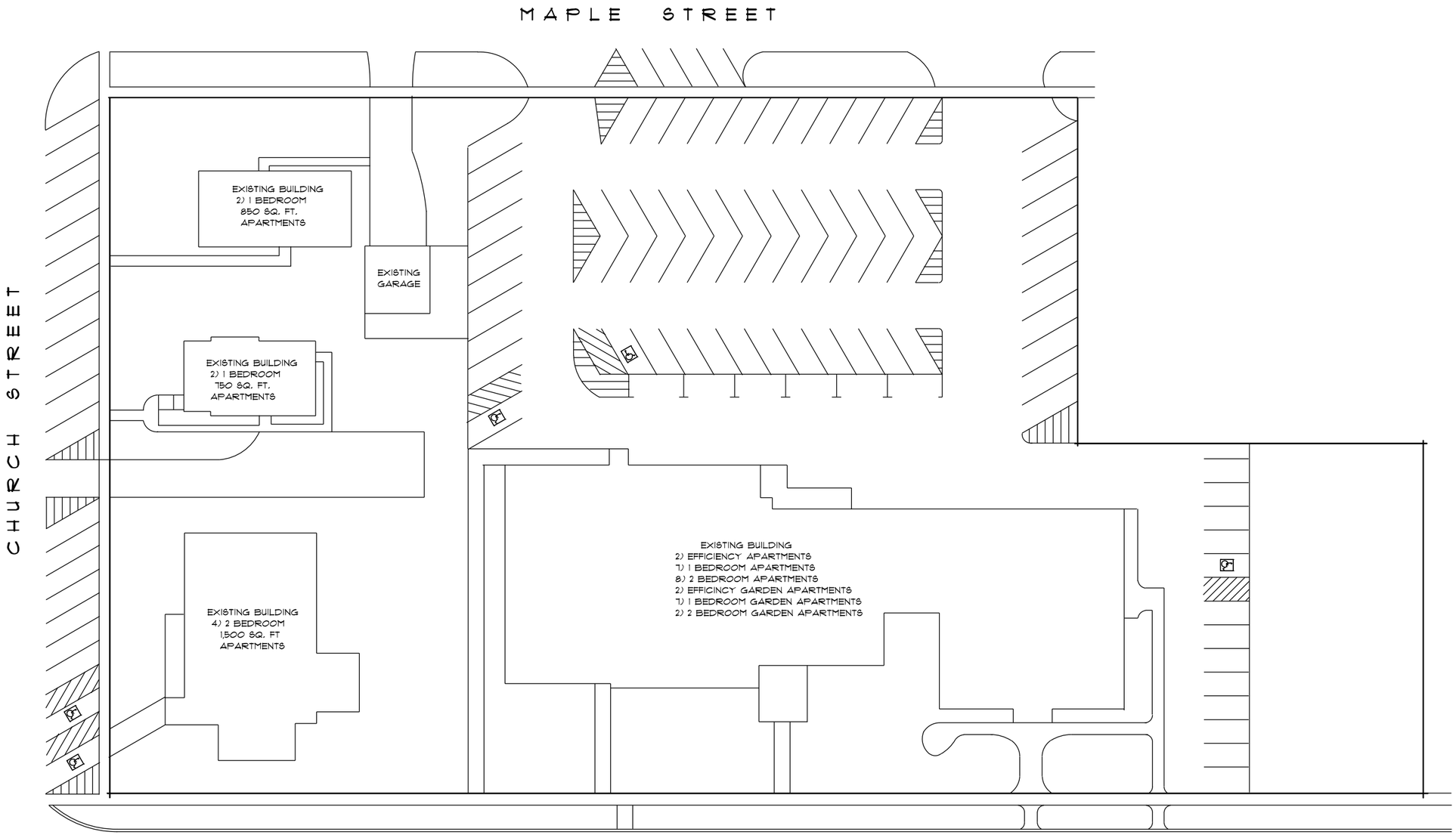
X X

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 actions.

OWNER - Print and Sign Name Date

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



CHURCH STREET APARTMENTS

CRYSTAL LAKE, ILLINOIS

APARTMENTS

4) EFFICENCY APARTMENTS
18) 1 BEDROOM APARMTENTS
18) 2 BEDROOM APARTMENTS

PARKING STALLS

81) ON-SITE PARKING
3) ON-SITE ADA PARKING
19) OFF-STREET PARKING
2) OFF-STREET ADA PARKING

TOTALS

100) PARKINGING STALLS
5) ADA PARKING STALLS

EACH APARTMENT = 2.625 PARKING STALLS
EACH BEDROOM = 1.81 PARKING STALLS

JOSEPH A. MEYER
62-23325
LICENSED
PROFESSIONAL
ENGINEER
OF
ILLINOIS

JOSEPH A. MEYER
STRUCTURAL & PROFESSIONAL ENGINEER
135 PARK AVE. BARRINGTON IL. 60010 847-382-0200

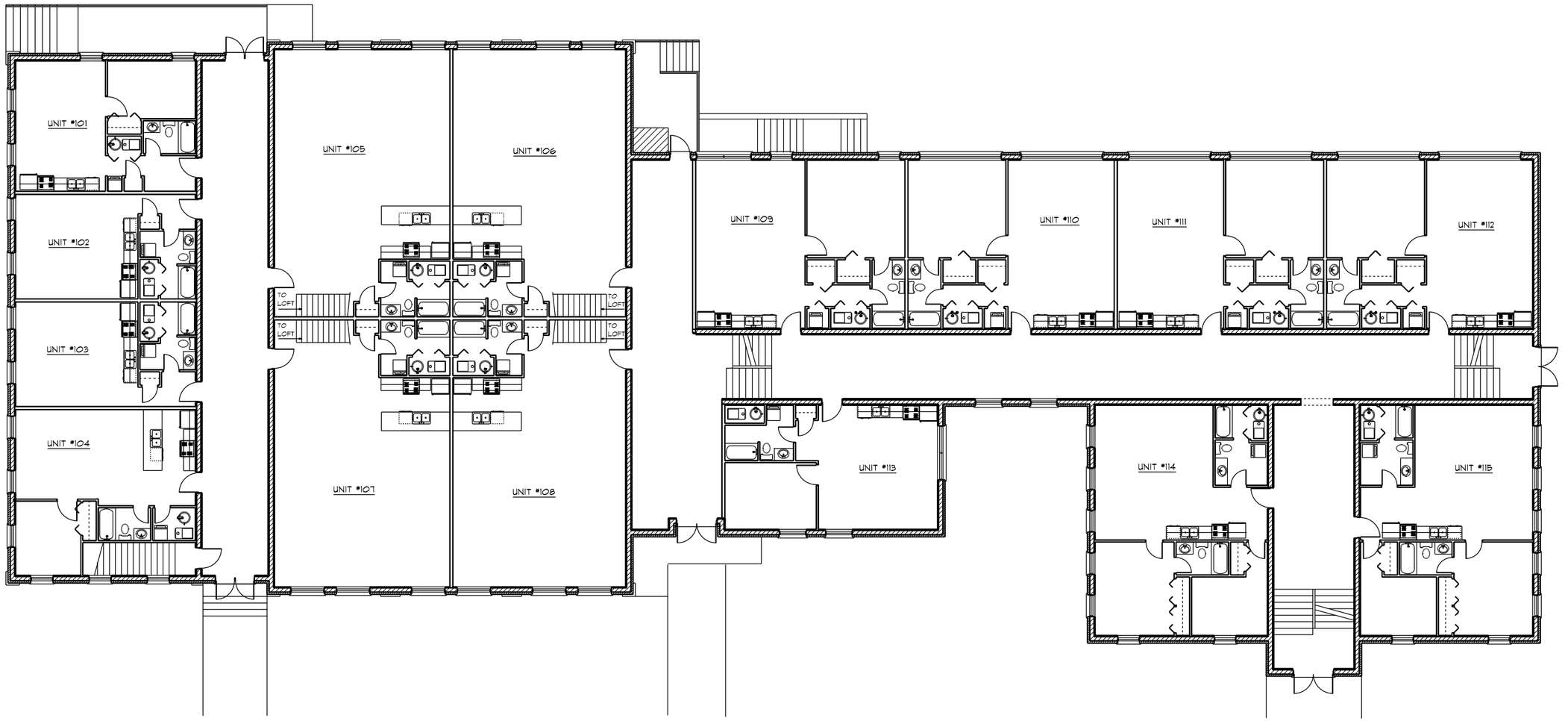
APARTMENT COMPLEX FOR:
TRUE NORTH PROPERTIES, INC.
McHENRY AVENUE & CHURCH STREET CRYSTAL LAKE ILLINOIS

DATE
SEPT 18, 2019

REVISION

JOB #

SHEET #
CS



CHURCH STREET APARTMENTS

SCALE 1/8" = 1'-0"

JOSEPH A. MEYER
STRUCTURAL & PROFESSIONAL ENGINEER
135 PARK AVE. BARRINGTON IL. 60010 847-382-0200

APARTMENT COMPLEX FOR:
TRUE NORTH PROPERTIES, INC.
McHENRY AVENUE & CHURCH STREET CRYSTAL LAKE ILLINOIS

DATE
SEPT 18, 2019

REVISION

JOB #

SHEET #
A1

JOSEPH A. MEYER
081-002661
LICENSED STRUCTURAL ENGINEER
OF ILLINOIS
BARRINGTON, IL



CHURCH STREET APARTMENTS

174 McHENRY AVENUE, CRYSTAL LAKE, ILLINOIS