#2021-00131
Water's Edge – Rezoning, Preliminary Planned Unit Development & Plat of Subdivision
Project Review for Planning and Zoning Commission

Meeting Date:	April 6, 2022
Request:	Rezoning to B-4 Mixed-Use Business, Preliminary Planned Unit Development and Preliminary Plat of Subdivision for a mixed-use development.
Location:	Former Crystal Court Shopping Center (5689, 5657, 5561, 5577-5583, 5593, 5607-5615, 5625 & 5641 Northwest Highway)
Existing Zoning:	B-2 General Commercial PUD
Proposed Zoning:	B-4 Mixed-Use Business PUD
Surrounding Properties:	North: B-2 – General Commercial PUD South: Manufacturing (Three Oaks Recreation Area) East: Manufacturing (Three Oaks Recreation Area) West: B-2 – General Commercial PUD
Staff Contact:	Kathryn Cowlin (815.356.3605)

Background:
Fiduciary Real Estate Development, Inc. (FRED) is proposing a mixed-use development for the Crystal Court Shopping Center. The redevelopment of this shopping center has been hindered for years by segmented ownership. In December of 2020, the current ownership group acquired the final parcel in order to present a unified redevelopment plan and selected FRED and Hamilton Partners as their preferred development team. The development team presented a conceptual Planned Unit Development to the City Council and Planning & Zoning Commission in May 2021. The conceptual review received positive feedback for the mixed-use concept.

- Teska Associates, the City's professional planning consultant, provided a review of the petitioner's plan and their comments from the review are incorporated into this summary document.
- Gewalt Hamilton Associates, Inc., a certified traffic engineering firm for the City, completed the traffic impact study for the proposed development. The recommendations are incorporated into this summary document.
- FRED, a predominantly residential developer, is joint venturing with Hamilton Partners, a strong commerical developer in our area, to attract and develop the commercial uses.

Development Analysis:

ZONING:

- The properties are currently zoned B-2 PUD General Commercial Planned Unit Development.
- The properties are all within the Three Oaks Recreation Area PUD Overlay District. This district is primarily characterized by the presence of Three Oaks Recreation Area, associated recreational activities and amenities, and a range of complementary retail, service, commercial, and other uses consistent with the applicable underlying zoning districts. Due to its unique recreational amenities, this district serves as a hub for tourism, employment, and retail activity within the City. Accordingly, development and redevelopment should be well-planned and high-quality, incorporating unique designs that are contextually appropriate and visually appealing. Development should include features and amenities that complement the district's recreation and pedestrian-friendly character such as bike racks, sidewalks, and outdoor seating areas.
- The petitioners are requesting a rezoning to B-4 Mixed-Use Business PUD in order to comply with the area's character, meet the standards of the Three Oaks Recreation Area PUD Overlay District and to permit the development described within the request.
- The B-4 Mixed-Use Business District is characterized by a town-center feel with a variety of uses, including hotels and convention centers, recreation and entertainment uses, transportation stops, high-density residential, and commercial and service uses.

LAND USES:

- The project proposal includes two potential site plans to show various land use options for the mixed-use redevelopment. The primary distinction between these two plans is the use proposed on the triangular "flex parcel" that is south of the proposed grocery, on the east side of the site. The land uses are described below.
- Residential:
    - 251 units of apartments ranging from studio to three-bedroom units. The proposed plan includes nine 20-unit buildings, one 11-unit building and two 30-unit buildings. The 20-unit and 11-unit buildings include units with individual entry doorways, some with attached garages, and some with nearby garages within the parking areas. The 30-unit buildings are three story walk-up apartments with a shared internal central corridor, podium parking on the first level.
    - 20 units of urban-style rental townhomes.
    - 20 units of urban-style owner-occupied townhomes could be a potential land use for the Flex Parcel, depending on the market demand.
- Commercial:
    - 22,000 square feet of retail and/or restaurants
    - A 45,000 square-foot grocery store.

  - The commercial uses anchor the boulevard that extends through the property to connect with the gatehouse entrance to Three Oaks Recreation Area.
  - A 60-120 room hotel could be a potential land use for the Flex Parcel, depending on the market demand.
  - Potential users would be sit-down restaurants, entertainment, grocery and general retail.

- Open Space:
  - The proposed open space (labeled #1 on the site plans) would be owned and maintained by FRED, but publicly accessible. The park includes amenities such as a pavilion, public art murals and sculptures, bocce ball and multiple seating areas.
  - Within the public open space park, the plans show a word art sculpture. This could say "Crystal Lake" instead of "Water's Edge" to be community focused. A rendering illustrating "Crystal Lake" is included in the packet.
  - Additional privately maintained open space is shown throughout the plan, which includes a clubhouse and pool for the apartments, a dog park, and plazas around the commercial buildings for outdoor seating and gathering areas.
  - The site plans illustrate an overlook at the North Lake. This feature would provide incredible views into Three Oaks Recreation Area and the Quarry Cable Park activities.

- There are two site plans proposed. The difference is the use of the "Flex Parcel". Having the flexibility of two approved plans allows for the development team attract a hotel or fill the area with owner-occupied townhomes.

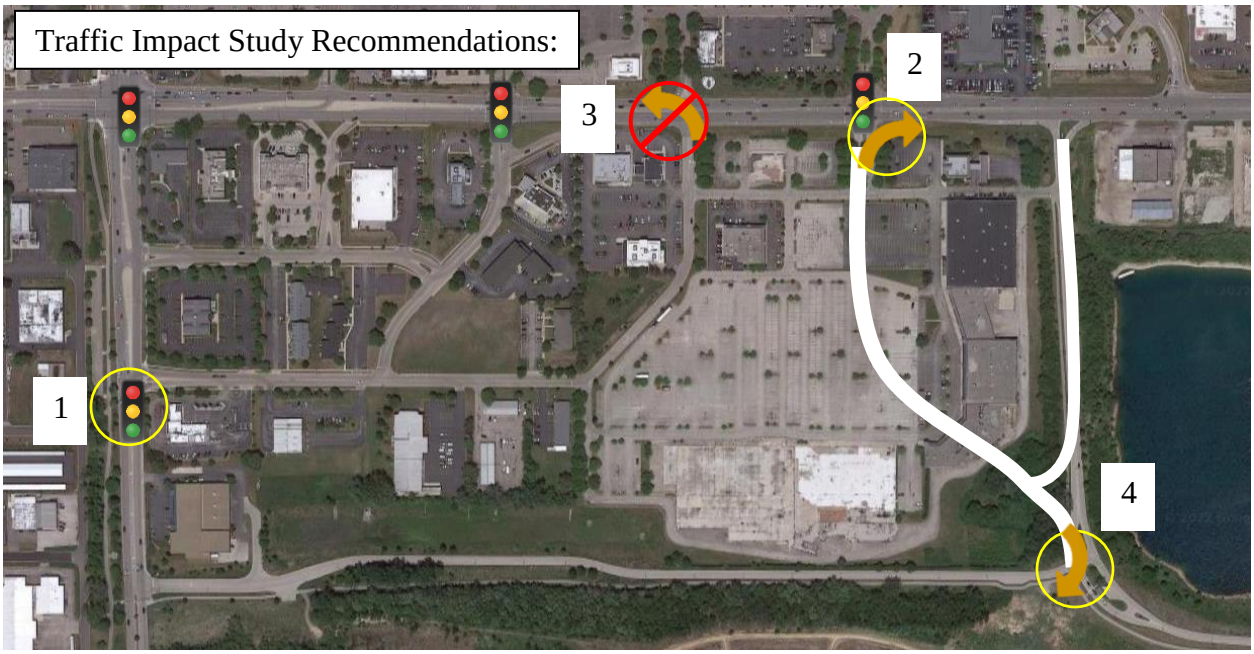
	Apartments	*Townhomes*	*Commercial*	*Hotel*
Plan A	251 units	20 units	67,000 sq ft	60-120 rooms
Plan B	251 units	40 units	67,000 sq ft	--

- Due to the unique mixed-use development and location within the Three Oaks Recreation Area Planned Unit Development Overlay District, staff is recommending incorporating a list of allowable uses as an exhibit to the zoning approval.

SITE PLAN FRAMEWORK:

- A clear and logical site circulation helps make a mixed-use development successful. The proposed roadway and sidewalk framework allows sensible pathways throughout the development and to adjacent properties, and discernable wayfinding for visitors and delivery/service vehicles.
- Placemaking elements such as decorative street lights, lighted bollards and directional kiosks are proposed throughout the public parks, commercial areas and along the main boulevard.

- Roadways: Water's Edge Boulevard connects the entrance of Three Oaks Recreation Area to the existing traffic signal at Northwest Highway. The existing Three Oaks Recreation Area Drives would remain with minor reconfiguration for the north/south roadway, affording greater capacity to handle peak traffic to and from the recreation area.
- Circulation: The roadway and multi-use path framework would allow for vehicular, bike and pedestrian flow to Three Oaks Recreation Area through or around the proposed development.
- Traffic Impact Study:
    - Previously, the property was a fully commercial development with over 285,000 square feet of retail space.
    - The proposed land uses generate less traffic than the previous commercial uses that included several big-box users (Wal-Mart, Cub Foods, and Service Merchandise).
    - The traffic counts were adjusted to incorporate pre-pandemic traffic trends and incorporated recently approved projects in the area like the Amazon distribution center.
    - The following recommendations are outlined in the traffic study and are illustrated below:
        1. A new traffic signal at Liberty Road and Main Street (this is warranted with the existing traffic).
        2. Constructing a new northbound right turn lane at Water's Edge Boulevard and Route 14.
        3. Prohibiting left turns out onto westbound Route 14 from Liberty Road.
        4. Constructing a separate right turn lane from Water's Edge Boulevard to Three Oaks Recreation Drive.



- Streetscape elements are incorporated into the development to create a unique sense of place. There are three "streetscape zones" to help transition from commercial to residential along Water's Edge Boulevard. Examples of these elements include paver accents along sidewalks and crosswalks, landscape planters, decorative lighting, directory kiosks and seating options. These elements are illustrated in the Water's Edge Boulevard Streetscape Plan and Commercial Pattern Book.
- The enhanced streetscape plan was an item that was discussed and recommended during the conceptual review.
- Public open space is proposed along the center boulevard, the intent of this public space is to draw people from the commercial area towards Three Oaks Recreation Area and vice-versa.
- The proposed site plans include the use of City property along the eastern edge of the development and a corner of the stormwater detention basin to the southwest.

PARKING:

- The residential area has both garage parking and surface parking options. The 30-unit apartment buildings have 30 parking spaces under each building.
- The townhomes have two-car garages per unit.
- The proposed parking for the development complies with the requirements of the UDO. A breakdown of the proposed parking is listed below.

Parking Type	Proposed	UDO Standard	Compliance
Multi-Family Residential	597	1 per efficiency unit + 1.5 per 1-bedroom unit + 2 per 2-/3-/4-bedroom unit + 0.25 guest parking per unit	Meets UDO (537.25 required)
Owner-Occupied Townhomes	51	2 per DU, 1 space shall be an enclosed garage and 1 can be a driveway at least 21 feet long + 0.25 guest parking per unit.	Meets UDO (45 required)
Grocery	206	3.3 per 1,000 SF GFA	Meets UDO (149 required)
Restaurant/Retail	264	Retail: 5 per 1,000 GFA Restaurant: 1 per 250 SF GFA or 1 per 4 seats, whichever is greater	Meets UDO (104 required)

LANDSCAPING:

- A preliminary landscape plan illustrates the required street trees and parking lot landscaping throughout the development.
- In order to accommodate sidewalks along the east/west drive aisle in the commercial area, reduced parking lot landscaping is shown. Sidewalk connectivity was a priority in the development proposal.
- The residential area is accented with the required foundation landscaping and landscape screening to buffer the commercial area.
- The enhanced streetscape plan calls for double staggered trees to line the commercial area. This element will help add to the pedestrian level design and create a sense of place along the boulevard.
- The parking lot of the grocery user will be screened with parking lot landscaping and enhanced streetscape elements.

ARCHITECTURE:

Commercial Area:

- The petitioner has proposed to utilize building materials that would complement the buildings within the Three Oaks Recreation Area. The materials include stone, brick and wood accents. The natural building materials would be high quality materials and create an overarching unified look with individual treatments amongst the varying land uses.
- A pattern book will be established that will outline requirements for building materials and building articulation to complement Three Oaks Recreational Area and the residential area.
- Grocery User: The proposed architecture includes neutral tones and a mix of brick, stone veneer and architectural fiber cement panels. In order to comply with the design criteria for the development, wood panels should be incorporated into the front and north elevations.

Residential Area:

- The architecture of the apartment buildings is similar to the petitioner's other *Seasons* developments around the Chicago, Milwaukee and Madison areas.
- There are three types of buildings proposed: two-story apartment buildings with individual access, three-story corridor buildings with parking below and three-story townhomes with attached garages at grade level.
- The variety in building forms breaks up the monotony and provides housing options for residents.
- The color scheme of the residential area is gray/blue tones with accents of natural wood colors, whites and creams.
- The proposed architecture evokes a lake house feel that complements Three Oaks Recreation Area.

SIGNAGE:

- There are multiple freestanding signs located throughout the develoment. Below is a table of the requested signage.
- Commercial building wall signage would comply with the requirements outlined in the UDO, including the allowance for additional square-footage based on the PUD bonus criteria.

Sign Type	Height	Quantity/Sqaure Footage	Location	Variations
Residential				
Seasons Wall Sign	--	(3) 31.62 sq ft each	Clubhouse	Yes – Type of Sign
Seasons Monument Sign	5 feet 4 inches	(1) 15 sq ft	Liberty Road	Yes – Height: > 4 ft Quanity: 4 total signs for freestanding signs
Seasons "Guard House" Sign	11 feet 6 inches	(1) 15 sq ft	Center islandat entrance to residential drive on Water's Edge Boulevard	Yes – Height: > 4 ft Base: non-monument
Entry Column	8 feet 10 inches	(2) 3 sq ft each	Flanking entrance to residential drive on Water's Edge Boulevard	Yes – Height: > 4 ft
Commercial				
Entry Multi-Tenant Sign	30 feet	(1) 186.11 sq ft total	BMO Property Sign Easement	Yes – Height: > 9 ft Square-Footage: >80 sq ft Base: non-monument
Monument Sign	11 feet	(2) 30.33 sq ft	Flanking Water's Edge Boulevard at east/west drive aisle	Yes – Height: > 9 ft
Wayfinding Signs	10 feet	Multiple 14.90 sq ft	Throughout commercial area and along Water's Edge Boulevard	Yes – Not defined in UDO

- The wayfinding signs add to the sense of place and walkability. While the UDO does not define these types of signs in the commercial section, they would be comparable to government signs (signs for a community benefit), which are permitted.

PLAT OF SUBDIVISION:

- A three lot subdivision is proposed. The multi-family/townhome development will be located on one lot, the restaruant/retail on lot 2 and the grocery/flex parcel on lot 3.
- The former Colonial Café property does not need to be resubdivided since it is an existing lot.
- Water's Edge Boulevard would be a publicly dedicated roadway.
- The Three Oaks Recreation Area Drives would remain under the City's jurisdiction. Liberty Road currently is a public road.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Land Use Plan designates the subject property as Mixed-Use and encourages mixed-use developments that allow people to live, work and play in the same area, as well as support the transfer of goods and services between businesses and limit the number of traffic trips generated.

7.3 Three Oaks Recreation Area and surrounding properties
Goal: Maintain Three Oaks Recreation Area as a premier recreation asset and as focal point for appropriate redevelopment along the Route 14 and Main Street corridors.

Supporting Actions: Encourage a variety of uses that can be self-sustaining and that attract people from and to the Three Oaks Recreation Area.

Success Indicators: Redevelopment of Crystal Court.

Findings of Fact:

REZONING

- The property is currently zoned B-2 General Commercial PUD.
- The property would be rezoned to the B-4 Mixed-Use Business PUD to accommodate the mixed-use development.

Criteria for Rezoning:

(a) The existing uses and zoning of nearby property.

☐ *Meets* ☐ *Does not meet*

(b) The extent to which property values are diminished by a particular zoning classification or restriction.

☐ *Meets* ☐ *Does not meet*

(c) The extent to which the destruction of property value of a petitioner property owner promotes the health, safety, morals or general welfare of the public.

☐ *Meets* ☐ *Does not meet*

(d) The relative gain to the public as opposed to the hardship imposed on a petitioning property owner.

☐ *Meets* ☐ *Does not meet*

(e) The suitability of the subject property for its zoned purposes.

☐ *Meets* ☐ *Does not meet*

(f) The length of time the property has been vacant as zoned, considered in the context of land development in the area.

☐ *Meets* ☐ *Does not meet*

(g) The Comprehensive Plan designation and the current applicability of that designation.

☐ *Meets* ☐ *Does not meet*

(h) The evidence or lack of evidence, of community need for the use proposed.

☐ *Meets* ☐ *Does not meet*

PRELIMINARY PLAT OF SUBDIVISION

The petitioner is requesting a Preliminary Plat of Subdivision for Waters Edge Subdivision. The subdivision is a three lot subdivision to divide the 30.27 acres into three parcels for separate ownership.

PRELIMINARY PLANNED UNIT DEVELOPMENT

The petitioner is requesting approval of a Preliminary Planned Unit Development to allow the development of a mixed-use community consisting of 271 residential units and 67,000 square feet of commercial area with variations. 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 Mixed-Use PUDs.

a. Location: A mixed-use PUD may be located anywhere within the City, including lands proposed for annexation.
   ☐ *Meets* ☐ *Does not meet*

b. Permissible uses: A mixed-use PUD should be structured to provide a mix of uses, like residential, retail, civic, and recreational uses. The integration of residential and nonresidential uses allows residents to meet more of their daily needs within the development. In addition, a variety of housing options must be provided to allow a greater diversity of residents within the neighborhood.
   ☐ *Meets* ☐ *Does not meet*

c. Density/Intensity: Densities and intensities should be sufficient to support a compact, pedestrian-oriented environment.
   ☐ *Meets* ☐ *Does not meet*

d. Relationship between building types: Buildings within a mixed-use PUD shall be designed with a common, harmonious architectural vocabulary and landscape with intent not to create a uniform appearance, but rather to create a sense of place.
   ☐ *Meets* ☐ *Does not meet*

e. Pedestrian paths: Pedestrian paths shall connect residential uses and nonresidential uses within a mixed-use PUD.
☐ *Meets* ☐ *Does not meet*

f. Growth management: A growth management schedule shall be provided to and approved by the City Council, which indicates the number and type of residential units to be constructed in each calendar year. The maximum number of units to be constructed shall be 25 residential units or 15% of the total number of residential units (including all phases of the proposal), whichever is greater, in any calendar year. The City Council with recommendations from the Planning and Zoning Commission, at Final PUD approval can approve, deny or adjust the percentage of an increase in the number of units that can be built in one calendar year, based on the criteria provided:

i. Advance dedication of school and park sites and advance payment of school, park and other impact fees;
☐ *Meets* ☐ *Does not meet*

ii. Payment for installation of road impact improvements or fees applicable by law;
☐ *Meets* ☐ *Does not meet*

iii. Smaller subdivisions which encourage in-filling within an established part of the community;
☐ *Meets* ☐ *Does not meet*

iv. Completion of major and collector road networks and critical linkages in the street systems;
☐ *Meets* ☐ *Does not meet*

v. Fulfill a need for various unit types and income levels such as low and moderate-income housing;
☐ *Meets* ☐ *Does not meet*

vi. Provisions which satisfy needed public facilities;
☐ *Meets* ☐ *Does not meet*

vii. Innovative architectural design, quality of exterior materials and creative use of landscaping;
☐ *Meets* ☐ *Does not meet*

viii. Other criteria or extraordinary amenities, not listed above, which may meet the development goals of the City.
☐ *Meets* ☐ *Does not meet*

PRELIMINARY PLANNED UNIT DEVELOPMENT – Planned Unit Development Variation

The petitioner is requesting approval of a Preliminary Planned Unit Development to allow variations for maximum building height, rear yard setback, growth management allowance and additional signage. 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 which may otherwise require individual requests and applications for zoning variations.

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. Although a formal variation request is not required to be made in conjunction with a Planned Unit Development, staff identifies those aspects of the Planned Unit Development which effectively result in variations from UDO requirements. If the evidence is not found to justify these variations from the UDO that fact shall be reported to the City Council with a recommendation that the variations from the UDO which are proposed as part of the Planned Development be lessened or denied.

The Planned Unit Development Amendment proposed by the Petitioner includes the following variations from the UDO:

1. Article 3-200(B)(4) Maximum building height of a principal structure of 36 feet and 3 stories to allow 42 feet in height.

2. Article 3-200(B)(4) Rear yard setback of 20 feet to allow 11 feet for the unit abutting the City's stormwater detention basin.

3. Article 4-400(F) Parking lot landscaping to allow for reduced perimeter parking lot landscaping along the north side of the grocery user and reduced parking lot landscape islands in the commercial shared parking lot as illustrated on the proposed plan.

4. Article 4-500(D)(4)(F) Growth management requirement of 25 residential units or 15% of the total number of residential units in a calendar year.

5. Article 4-1000 Signs:

    a. To allow a multi-tenant sign for the commercial area that is greater than 9 feet in height and 187 square feet in area.

    b. To allow for wayfinding kiosk signage with maps or other community information.

c. To allow for Water's Edge monuments at the entrance of the development that are greater than 9 feet in height.

d. To allow three Seasons signs on the clubhouse that are 31.62 square feet each.

e. To allow four freestanding signs for the multi-family residential area.

f. To allow the four freestanding signs to be greater than four feet in height (5'4", 11'6" and two 8'10" signs).

The height and setback variations are minimal. Allowing for reduced setbacks allows for better circulation and placement of the building footprints. The maximum height for the 30-unit buildings exceeds the UDO standard, yet the buildings meet the 3-stories requirement. The high ceilings and gables allow for articulated elevations and creates a variety of rooflines and heights for the buildings.

The minor reduction in parking lot landscaping is compensated by increased landscaping along Water's Edge Boulevard, enhanced landscape areas and public parks.

The growth management section of the mixed-use and residential planned unit development sections of the UDO is geared towards single-family detached housing developments. Multi-family apartments and townhome developments require a waiver of this requirement.

The petitioners are requesting signage allowances to designate the various areas within the mixed-use development. While there are multiple freestanding signs for the multi-family area, this area is setback and the proposed signs act as architectural features at the drive aisle.

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 (Fiduciary and Hamilton Partners, dated 12/13/2021)
   B. Preliminary Plat of Subdivision (Manhard Consulting, dated 12/17/2021)
   C. Preliminary Master Site Plan (Manhard Consulting, dated 12/17/2021, revised 03/08/2022)
   D. PUD Submission - Architecture/Colored Renderings (ag Architecture, dated 03/09/2022)
   E. Preliminary Seasons Elevations (ag Architecture, dated 03/09/2022)
   F. Crystal Lake Monument Letters (ag Architecture, dated 12/23/2021)
   G. Commercial Pattern Book (ag Architecture, received 03/29/2022)
   H. Preliminary Sign Plan (ag Architecture, dated 12/23/2021)
   I. Grocery User Elevations (NORR, dated 03/28/2022)
   J. Preliminary Engineering Infrastructure Plan (Manhard Consulting, dated 12/17/2021, revised 03/08/2021)
   K. Preliminary Engineering Plan Multi-Family (Manhard Consulting dated 12/17/2021, revised 03/08/2021)
   L. Preliminary Stormwater Management Report (Manhard Consulting, dated 12/17/2021, revised 03/08/2022)
   M. Preliminary Landscape Plan (Manhard Consulting, dated 12/17/2021)

N. Traffic Study (Gewalt Hamilton Associates, Inc., dated 02/11/2022)
O. Streetscape Plan (Teska Associates, dated 03/21/2022)

2. Landscape Plan:

   A. Provide a list of quantities and species for the final landscape plan that comply with the minimum sizing requirements of the UDO.

   B. Provide the UDO requirement for landscaping around freestanding signs.

   C. Provide quantities, health and species of the existing trees on the property to be removed.

   D. Work with staff on the placement of street trees along the existing Three Oaks Recreation Area Drives.

   E. Work to preserve the existing tree line along the east property line and Three Oaks Recreation Area Drive to screen the rear of the grocery user.

3. Commercial Area Design Standards:

   A. Stone/brick must make up 70% of the exterior building material. Stone materials must be complementary to the cinder limestone stone or glacier gray brick of the residential area.

   B. Wood tone material must make up 20% of the exterior building material.

   C. Window glazing must make up at least 10% of the exterior building material.

   D. Window and storefront window trim must be a dark color in the commercial area.

   E. Roofing materials should be an architectural shingle or other quality material to complement the facades, if a flat roof is not utilized.

   F. Building heights should vary, similar to examples shown in the commercial pattern book.

   G. All mechanical roof or ground-mounted equipment, trash receptacles, and utility equipment must be screen with landscaping or building-matching architectural enclosures.

4. Grocery User Architecture:

   A. The knee wall under the windows must be constructed of brick or stone.

   B. Break up the large architectural panel area on the north and west elevations with simulated wood panels as a portion.

   C. Break up the expansive brick on the west elevation face brick with either a shoulder course, band of a different brick color or columns to create a shadow line.

5. The Seasons Architecture:

   A. Utilize shake siding instead of board and batten on one additional model of the 20-unit building to break up the monotony for a total of two models utilizing shake siding.

6. Signage:
   A. Work with staff on a final design of the development monument signs that will flank the entrance to the development at Water's Edge Boulevard and the east/west drive aisle. The monuments should be primarily an architectural feature with accompanying signage.
   B. Work with staff to determine the final locations of the kiosk/directories throughout the development.
   C. The multi-tenant commercial sign can be no greater than 18 feet in height.

7. Site Plan:
   A. Fill any gaps in the sidewalk connections within the development boundary, such as the sidewalk along Route 14, along the north property line of the grocery store and connecting the townhomes to the multi-use path near the entrance to Three Oaks Recreation Area.
   B. Allow for an additional gathering space between the 11-unit residential building and the southern commercial building. This could be an opportunity for outdoor seating or a small plaza.

8. Plat of Subdivision:
   A. Provide the appropriate plats for the transfer of ownership of property between the City and Developer.
   B. Work with staff to finalize easement locations for municipal utilities and resolve any conflicts between easements and landscaping.

9. Provide a photometric and lighting plan for Final Planned Unit Development that complies with the lighting requirements of the UDO.

10. Work with staff to determine a final decorative street light standard for the lighting along Water's Edge and throughout the development. The light standard should be black and complement the existing lights in Three Oaks Recreation Area.

11. Provide a copy of Covenant, Codes and Restrictions for the City's review and approval.

12. The internal drive aisles within The Seasons shall be posted with "No Parking" signs.

13. Exhibit A includes a list of allowable and prohibited uses for the development area.

14. Traffic Impact Study/Roadway Improvements.
    A. Installation of a new traffic signal at Liberty Road and Main Street which will be interconnected with the existing traffic signal at Route 14 and Main Street.

B. Construct a new northbound right turn lane at Water's Edge Boulevard and Route 14.

C. Prohibit left turns out onto westbound Route 14 from Liberty Road.

D. Construct a separate southbound right turn lane from Water's Edge Boulevard to Three Oaks Recreation Drive.

E. Submit the traffic study to IDOT for review prior to application for Final PUD.

15. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works, Police and Fire Rescue Departments, as well as the City's stormwater consultant, Christopher B. Burke Engineering.

Exhibit A

ALLOWABLE USES. Allowable Commercial Subarea tenants include retail, restaurant, service, medical, financial, hospitality and entertainment users who will activate the area into an energized dining and entertainment district, which generally correlates with the permitted use table in Section 2-300 of the UDO for the B-4 zoning district. The following use criteria are outlined for the Project below, when silent on a use group, the permitted use table (Table 2-300 of the UDO) shall apply, as determined by the Zoning Administrator:

1. List of Permitted Uses:

    - Full-service sit-down and limited service restaurants, including outdoor seating,
    - Restaurant users with an entertainment components,
    - Drinking Places,
    - Retail uses of clothing, footwear or merchandise,
    - Specialty brewery or distillery, wine, coffee, tea, bakery establishments,
    - Grocery under 65,000 square feet,
    - Or a combination of these uses.
    - Fitness, salons, service, medical, financial, real estate offices shall only be permitted for up to 15% of the Commercial Subarea.

2. List of Conditional/Special Uses:

    - Drive-through (For food services),
    - Indoor Entertainment Uses such as bocce ball courts, bowling, shuffleboard, whirly ball or other similar entertainment user commonly referred to "All other amusement and recreation facilities" in the UDO,
    - Grocery, 65,000 square feet or more.

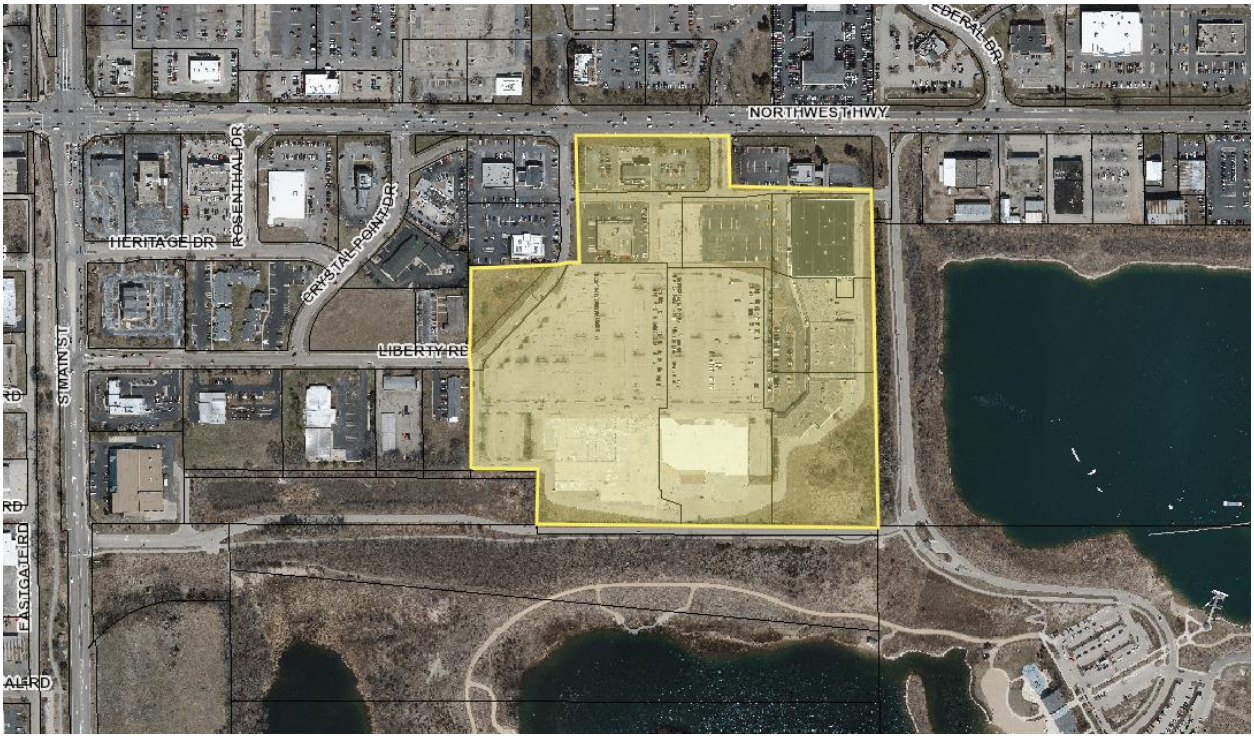
PROHIBITED USES. The land uses identified hereto and make a part hereof are referred to herein, individually and collectively, as the "Prohibited Uses". The Prohibited Uses shall be applied to the Project as a whole. Even though the Prohibited Uses may otherwise be permitted in the B-4 Mixed-Use Business Zoning District under the City's Unified Development Ordinance, the Developer agrees to not lease to, sell or allow any such Prohibited Uses to operate on the Property. In addition to the uses listed below, which are specifically prohibited, no more than fifteen percent (15%) of the total square footage of the buildings in the Commercial Subarea of the entire Project may be occupied by non-retail uses.

List of Prohibited Uses:

- Automobile/Motor Vehicle Part Stores,
- Automobile/Motor Vehicle Repair Shops (Major or Minor),
- Automotive Oil Change and Lubrication Shops,
- Bed and/or Mattress Stores,
- Cannabis Dispensary and Medical Cannabis Dispensary,
- Currency Exchanges,
- Dry Cleaners with on-site equipment,
- Gas Stations,
- Laundromats,
- Tobacco Stores, smoke shops, vape shops,
- Thrift Stores, Used Merchandise Stores, Consignment Stores and Junk Stores,
- Vehicle/Equipment Rental Stores, and
- Retail or wholesale stores exceeding 65,000 SF.

PIQ MAP

Water's Edge – Rezoning, Preliminary PUD & Preliminary Plat of Subdivision



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Three Oaks Redevelopment

Action Requested

__ **Annexation**
__ **Comprehensive Plan Amendment**
__ **Conceptual PUD Review**
__ **Final PUD**
__ **Final PUD Amendment**
__ **Final Plat of Subdivision**
X **Preliminary PUD**
X **Preliminary Plat of Subdivision**
__ **Rezoning**
__ **Special Use Permit**
__ **Variation**
__ **Other**

Petitioner Information

Name: Fiduciary Real Estate Development, Inc

Address: 789 North Water Street, Suite 200

Milwaukee, WI 53202

Phone: 414-246-8402

Fax:

E-mail: tderosa@fred-inc.com

Owner Information (if different)

Name: CL Urban, LLC and CL Party City, LLC

Address: P.O. Box 648

Cary, IL 60013

Phone:

Fax:

E-mail: john@johngreennldc.com

Property Information

Project Description: See attached plans.

Project Address/Location: 5641, 5625, 5607 and 5561 Northwest Hwy

PIN Number(s): 19-09-126-014, 19-09-126-006, 19-09-126-010, 19-09-126-011, 19-09-126-012, 19-09-126-013

Development Team

Please include address, phone, fax and e-mail

Developer: Fiduciary Real Estate Development, Inc 789 North Water Street, Suite 200, Milwaukee, WI 53202

Architect: AG Architecture 1414 Underwood Ave, Wauwatosa, WI 53214 - 414-431-3131

Attorney:

Engineer: Manhard Consulting 700 Springer Drive, Lombard, IL 60148 - 847-325-7234

Landscape Architect:

Planner:

Surveyor:

Other:

Signatures

Anthony DeRosa 12/13/2021

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.

John Green 12/13/21

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.

Northwest Herald

NORTHWEST HERALD

Publication Name:
Northwest Herald

Publication URL:
www.nwherald.com

Publication City and State:
Crystal Lake, IL

Publication County:
McHenry

Notice Popular Keyword Category:

Notice Keywords:

Notice Authentication Number:
202203211518458807735
852185474

Notice URL:

Back

Notice Publish Date:
Monday, March 21, 2022

Notice Content

PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE PETITION OF Fiduciary Real Estate Development, Inc. CL Urban, LLC, CL Seven LLC, and CL Party City, LLC 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 Fiduciary Real Estate Development, Inc, CL Urban, LLC and CL Party City, LLC, for a Preliminary Planned Unit Development and Preliminary Plat of Subdivision, relating to the 30-acre property located south of Northwest Highway, east of Liberty Road and west of Three Oaks Recreation Area, commonly known as 5689, 5657, 5561, 5577-5583, 5593, 5607-5615, 5625 and 5641 Northwest Highway, Crystal Lake, Illinois 60014. PINs: 19-09-103-007, 19-09-126-006, 19-09-126-010, 19-09-126-011, 19-09-126-012, 19-09-126-013, 19-09-126-014, 19-09-126-018 & 19-09-126-019. This application is filed for the purpose of seeking a Rezoning from B-2 PUD General Commercial to B-4 PUD Mixed-Use Business, Preliminary Planned Unit Development and Preliminary and Preliminary Plat of Subdivision Approval allowing a mixed-use development with variations for rear yard setback, maximum height of a building to allow greater than 36 feet, perimeter parking lot landscaping, freestanding signage, growth management allowance for mixed-use PUDs and any other variations as necessary to approve the plans as presented, pursuant to Article 1, Article 3, Article 4, Article 5 and Article 9. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall. A public hearing before the Planning and Zoning Commission for this request will be held at 7:00 p.m. on Wednesday April 6, 2022 at the Crystal Lake City

Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present. Jeff Greenman, Chairperson
Planning and Zoning Commission City of Crystal Lake (Published in the Northwest Herald on March 21, 2022)1968448

Back

N

0 30 60 120

SCALE: 1"=60'

NORTHWEST HIGHWAY (ROUTE 14)

N 89°54'33" E 75.19'

LIBERTY ROAD

R=30.00' L=29.27'
CH=N 27°41'55" W 28.13'

RESTAURANT
10,655 S.F.
F.F.=899.5
G.F.=899.0

R=25.00' L=39.27'
CH=N 45°15'13" E 35.35'

N 00°15'24" E 130.07'

S 89°44'59" E 402.81'

S 00°15'24" W 156.98'

R=13.50' L=21.22'
CH=S 44°46'04" E 19.10'

EXISTING BANK

S 89°47'33" E 477.37'

R=25.00' L=12.66'
CH=N 73°41'48" E 12.53'

LOT 2
RESTAURANT/RETAIL

RETAIL 1
5,000 S.F.
F.F.=898.5
G.F.=898.0

RETAIL 2
7,000 S.F.
F.F.=898.0
G.F.=897.5

WATERS EDGE BOULEVARD

N 00°33'48" W 231.97'

S 89°47'33" E
38.64'

GROCERY
45,000 S.F.
F.F.=901.5
G.F.=901.0

LOT 3
GROCERY/FOR-SALE TOWNHOMES

THREE OAKS RECREATION AREA DRIVE

S 03°19'01" E 564.84'

NW BASIN
EXPANSION
BOT. 879.00
NWL 883.00
HWL 893.00
EX. VOL 2.95 AC-FT
PROP. VOL 4.12 AC-FT

LIBERTY ROAD

CH=N35°48'22"E 100.43'
L=104.08'
R=75.00'

DOG PARK
5,422 S.F.

I
F.F.=897.0
G.F.=896.5

GARAGE

H
F.F.=895.5
G.F.=895.0

A
F.F.=895.5
G.F.=895.0

BASIN A
NWL 887.00
HWL 892.00
VOL 0.77 AC-FT

J
F.F.=895.0
G.F.=894.5

R=40.00' L=31.00'
CH=N 21°38'15" E 30.23'

N 00°33'48" W 8.51'

S 89°41'30" E 45.01'

LOT 1
MULTIFAMILY/TOWNHOME DEVELOPMENT
"THE SEASONS"

OUTLOT A

OUTLOT B

POOL

CLUBHOUSE
F.F.=894.0
G.F.=893.5

G
F.F.=891.0
G.F.=890.5

BASIN B
NWL 884.00
HWL 890.50
VOL 0.23 AC-FT

K
F.F.=894.0
G.F.=893.5

B
F.F.=894.0
G.F.=893.5

L
F.F.=893.0
G.F.=892.5

MG

GARAGE

N 00°34'11" W 324.47'

N 79.11'
N 89°28'28" W

N 35°11'30" E 97.07'

F
F.F.=890.5
G.F.=890.0

N 54°48'30" W 170.14'

N 00°12'28" E
74.98'

SW BASIN EXPANSION
NWL 864.00
HWL 883.00
EX. VOL 31.25 AC-FT
PROP. VOL 34.39 AC-FT

E
F.F.=892.0
G.F.=891.5

D
F.F.=892.5
G.F.=892.0

C
F.F.=894.0
G.F.=893.5

WATERS EDGE BOULEVARD

S 36°18'22" W
14.39'

BASIN C
NWL 888.00
HWL 892.00
VOL 0.55 AC-FT

M
F.F.=894.5
G.F.=894.0

N
F.F.=894.5
G.F.=894.0

R=92.00'
L=39.15'
CH=S17°42'00"E
38.86'

P
F.F.=894.5
G.F.=894.0

O
F.F.=894.5
G.F.=894.0

BASIN D
NWL 885.00
HWL 892.00
VOL 0.41 AC-FT

S 05°30'27" E 119.90'

S 89°49'50" E
80.50'

U
F.F.=897.0
G.F.=896.5

T
F.F.=897.5
G.F.=897.0

R
F.F.=898.5
G.F.=898.0

S
F.F.=898.0
G.F.=897.5

R=700.00' L=356.72'
CH=N 29°40'E 352.82'

S 00°29'07" E 93.66'

OUTLOT C

N 89°48'30" W 1109.06'

THREE OAKS RECREATION AREA DRIVE

DRAWN BY			KRK
REVISIONS			
DATE			
	03-08-22	REVISED PER CITY COMMENTS	

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8800 fx:630.691.8885 manhard.com
700 Springer Drive, Suite 200, Lombard, IL 60148 ph:630.691.8800 fx:630.691.8885 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

MIXED USE DEVELOPMENT AT WATERS EDGE

CITY OF CRYSTAL LAKE, ILLINOIS

MASTER SITE PLAN

PROJ. MGR.:	JSP
PROJ. ASSOC.:	KRK
DRAWN BY:	MH
DATE:	12-17-21
SCALE:	1"=60'

SHEET

EX. A

FRDCLIL01

PRELIMINARY

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March 8, 2022 - 10:39 Dwg Name: P:\Projects\Clients\Fox\Preliminary\Plan Sets\Master Site Plan\OVERALL_SITE.dwg Updated By: KKlawiter

SEASONS AT WATER'S EDGE

Crystal Lake, IL

OWNER
FIDUCIARY REAL ESTATE DEVELOPMENT INC.

Fiduciary
REAL ESTATE DEVELOPMENT, INC



RENDERING IS REPRESENTATIVE ONLY... SEE DOCUMENTS FOR SPECIFIC DETAILS

DATE: 09 MARCH 2022

PUD SUBMISSION

Architecture
A Sense of **Community**

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PLOT FRAME TIME: - FILE: K:\PROJ\1514 CRYSTAL LAKE, FIDUCIARY\000 REGISTERED\1514_000_DEVELOPMENT COVER
PLOTTED BY: - PLOT SCALE: 1.0000 '= 1' / 1.0000 UNITS LAST SAVED BY: - LAST PLOTTED: 3/11/2022
DETAIL DATA: K:\PROJ\PLACEHOLDER\DWG\DETAILS\DETAILS.DWG



SITE STATISTICS

TWO STORY WALKUP BUILDINGS WITH 20 UNIT CONFIGURATIONS ALONG WITH A CLUBHOUSE AND POOL

CLUBHOUSE - 4,942 SF

20 UNIT BUILDING - 25,797 SF (1,072 SF/UNIT*)
*** SF/UNIT DOES NOT INCLUDE GARAGE**
TOTAL AREA: 232,173 SF

11 UNIT - 17,462 SF

30 UNIT - 45,652 SF (91,304 SQFT TOTAL)

5 UNIT TOWNHOME - 14,400 SF (57,600 SQFT TOTAL)

UNIT MIX

STUDIO	18
ONE BEDROOM	109
TWO BEDROOM	105
THREE BEDROOM	19
THREE BED TOWNHOME	20

TOTAL UNIT COUNT - 271

RESIDENTIAL PARKING

TOTAL ENCLOSED STALLS -	238 (.88 STALLS/UNIT)
TOTAL ON SITE STALLS -	359 (1.32 STALLS/UNIT)
OVERALL PARKING -	597 (2.2 STALLS/UNIT)
CLUBHOUSE -	ON SITE STALLS 15

SITE KEY

1. ART PARK
2. PUBLIC PLAZA WITH OUTDOOR SEATING
3. BOULEVARD TO CONNECT TO THREE OAKS DRIVE
   1.97 ACRES DEDICATED TO R.O.W.
4. HOTEL
5. 43,000 SQFT GROCERY
   215 PARKING STALLS
6. RESTAURANT/SHOPS WITH OUTDOOR SEATING
7. SEASONS AT THREE OAKS
   251 RESIDENTIAL UNITS
   CLUBHOUSE WITH INDOOR AND OUTDOOR AMENITIES
8. TOWNHOMES
   20 UNITS

Fiduciary
REAL ESTATE DEVELOPMENT, INC

3 MARCH 2022

SCALE 1"=80'

SITE DESIGN CONCEPT

MIXED USE DEVELOPMENT AT WATER'S EDGE

Crystal Lake, Illinois

a Architecture
1414 UNDERWOOD AVE.
WAUWATOSA, WI 53213
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414.431.0631 FAX
WWW.AGARCH.COM



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Fiduciary
REAL ESTATE DEVELOPMENT, INC

3 MARCH 2022

SCALE 1"=80'

SITE DESIGN CONCEPT

MIXED USE DEVELOPMENT AT WATER'S EDGE

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REAL ESTATE DEVELOPMENT, INC

Seasons

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Seasons

Architecture
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Seasons

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Seasons

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Fiduciary
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Seasons

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Seasons

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Fiduciary
REAL ESTATE DEVELOPMENT, INC

Seasons

Architecture
A Sense of Community



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CLUBHOUSE -	ON SITE STALLS 15

ARCTIC WHITE/ PEARL GREY WITH SHAKE

NIGHT GREY/PEARL GREY

PEARL GREY /NIGHT GREY

AGED PEWTER/COBBLESTONE

SCALE 1"=80'

BUILDING COLORS

MIXED USE DEVELOPMENT AT WATER'S EDGE

Crystal Lake, Illinois

Architecture
1414 UNDERWOOD AVE.
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FLOOR PLAN GENERAL NOTES

1. DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING. ALIGN WITH FOUNDATION WALL BELOW.
2. ALL OTHER DIMENSIONS ARE TO FACE OF STUD.
3. VERIFY ALL ROUGH AND MASONRY OPENINGS (M.O.) WITH APPROVED SHOP DRAWINGS.
4. FIELD VERIFY ALL TOPS, MIRRORS AND CABINETRY DIMENSIONS.
5. VERIFY WALL CONSTRUCTION WITH WALL TYPES.
6. COORDINATE WALL AND FLOOR CERAMIC TILE PATTERN WITH OWNER.
7. COORDINATE LOCATION OF RENT DROP BOX WITH OWNER.

6'-6" * — DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIC PRODUCTS BASED ON CURRENT INFORMATION AVAILABLE AT TIME OF DRAWING PREPARATION. CONTRACTOR TO VERIFY AS APPROPRIATE.

6'-6" ** — PLUS OR MINUS - FOR REFERENCE ONLY.

WALL TYPES — SHEET AT330

DOOR SCHEDULE — SHEET AT130

WINDOW AND STOREFRONT SCHEDULE — SHEET A530

ROOM FINISH SCHEDULE — SEE SPECIFICATIONS AND A231

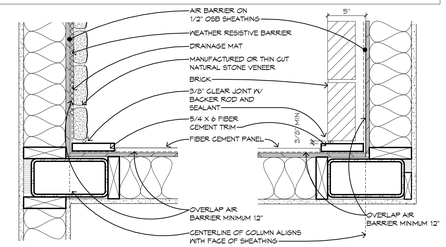
FEC — FIRE EXTINGUISHER WITH RECESSED CABINET PER SECTION 10522 - SEE DETAIL 15/AT430

AED — AUTOMATED EXTERNAL DEFIBRILLATOR AND CABINET WITH AUDIBLE ALARM PHILIPS HEARTSTART ONSITE AED SEMI-RECESSED AED CABINET WITH AUDIBLE ALARM 1809R3-1 aedsurvivor.com - SEE DETAIL 15/AT430 SIM

ROOM FINISH SCHEDULE

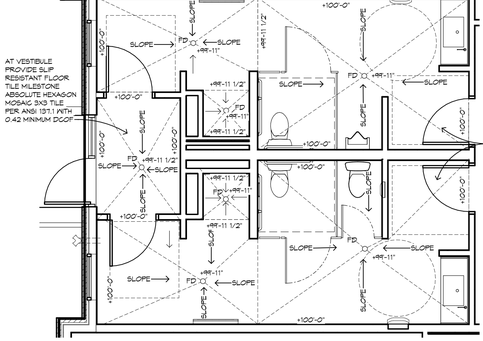
CLUB HOUSE - FINISH SELECTION PROVIDED BY OWNER - SEE SPECIFICATIONS

FLOORING	CARPET	CERAMIC TILE	RUBBER	SEALED CONCRETE
	LEASING OFFICE CONFERENCE ROOM OFFICE	VESTIBULE 101 COMMUNITY ROOM & CLOSET CLUB ROOM COFFEE CORRIDOR 110 HOSPITALITY WOMEN MEN VESTIBULE 112	FITNESS	MEDIA/MECHANICAL HSKPG POOL EQUIPMENT CHEMICAL
TRIM	WOOD BASE	CERAMIC TILE BASE	VINYL BASE	WOOD CASING
	LEASING OFFICE CONFERENCE ROOM OFFICE VESTIBULE 101 COMMUNITY ROOM & CLOSET CLUB ROOM COFFEE CORRIDOR 110 HOSPITALITY FITNESS	WOMEN MEN VESTIBULE 112	MEDIA/MECHANICAL HSKPG POOL EQUIPMENT CHEMICAL	ALL DOORS APRONS BELOW SILLS NO TRIM @ DRYWALL RETURNS AT ALL WINDOWS
WALLS & CEILINGS	PAINTED DRYWALL	DECORATIVE WOOD BEAMS	ACOUSTICAL TILE CEILING	WOOD TOUNGE AND V-GROOVE CEILING	WALL CERAMIC TILE
	ALL AREAS	COMMUNITY ROOM CLUB ROOM COFFEE HOSPITALITY	CLUB ROOM	HOSPITALITY	MENS WOMENS CORRIDOR 110 FITNESS DRINKING FOUNTAINS CLUB ROOM COFFEE HOSPITALITY

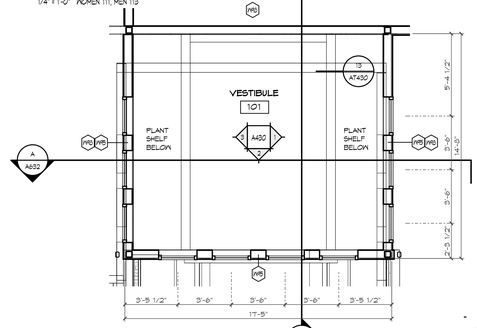


2 / A231 PLAN DETAIL 1 1/2" = 1'-0"

1 / A231 PLAN DETAIL 1 1/2" = 1'-0"



FLOOR SLOPE PLAN
1/4" = 1'-0" WOMEN 111, MEN 113



CLERESTORY PLAN
1/4" = 1'-0"

1/4" CLUBHOUSE FLOOR PLAN

A231

Seasons at Water's Edge
Clubhouse
Crystal Lake Illinois

Architecture

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WAUWATOSA, WI 53213

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414.431.0331 FAX

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Architecture Engineering Planning

REVISIONS

NO.	DATE	DESCRIPTION

PERMIT SET

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DATE
TBD

PROJECT
211901

SHEET NO.

SHEET PRINTED ON:
5/6/2021 2:37:17 PM
FILE PATH:
Autodesk Docs://Project RED Crystal Lake & Empire_Arch_Clubhouse_R24.rvt

WINDOW NOTES

PROVIDE 1/2" WIDE PREFINISHED MUNTINS IN INSULATING GLASS AIR SPACE PER ELEVATIONS.

FIELD VERIFY ALL CUSTOM WINDOWS.

ALL GLASS LOCATIONS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF A DOOR IN THE CLOSED POSITION WILL BE SAFETY GLASS WHER THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

ALL GLASS IN ANY DOOR SHALL BE SAFETY GLASS.

EXTERIOR ELEVATION GENERAL NOTES

1. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.

2. GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALUMINUM.

3. SEE SHEET A830 FOR STOREFRONT SCHEDULE.

4. FIBER CEMENT TRIM TO BE ARTIC WHITE.

EXTERIOR ELEVATION KEY NOTES:

A THREE DIMENSIONAL ASPHALT SHINGLES

B BRICK - GLACIER GREY

CS MANUFACTURED STONE - CINDER LIMESTONE

F1 FIBER CEMENT SIDING WITH 5" LAP - NIGHT GRAY

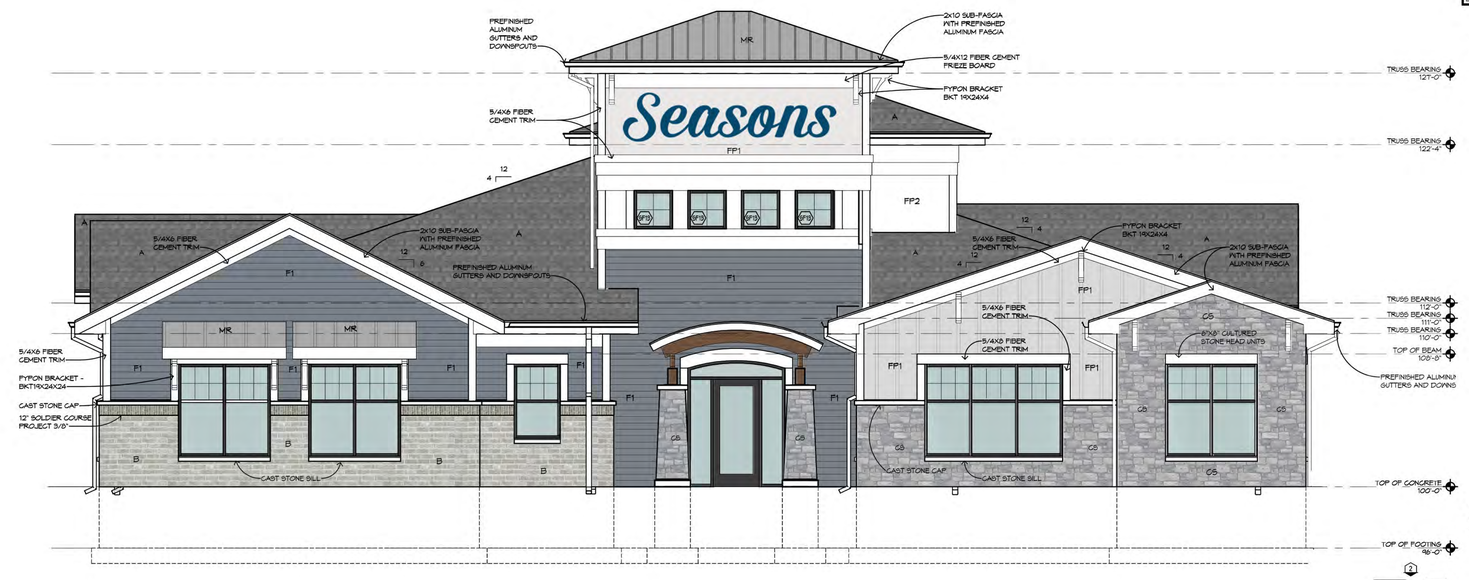
FP1 VERTICAL FIBER CEMENT PANEL BATTENS @ 16" O.C. - PEARL GREY - BATTENS TO MATCH

FP2 SMOOTH FIBER CEMENT PANEL - ARCTIC WHITE

MR STANDING SEAM METAL ROOF



2 A830 EAST 1/4" = 1'-0"



1 A830 WEST 1/4" = 1'-0"

Seasons at Water's Edge
Multi-Family Development
Crystal Lake
Illinois

AG Architecture

1414 UNDERWOOD AVE.
WAUWATOSA, WI 53213

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414.431.0331 FAX

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Architecture
Engineering
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SHEET NO. A530

1/4" EXTERIOR ELEVATIONS - CLUBHOUSE

SHEET PRINTED ON:
04/06/2021 4:08 PM
FILE PATH:
I:\e_projects\19-FED Rowan\Architecture_Arch_Clubhouse.rvt

EXTERIOR ELEVATION GENERAL NOTES

1. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.

2. GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALUMINUM.

3. SEE SHEET A550 FOR WINDOW AND STOREFRONT SCHEDULE.

4. FIBER CEMENT TRIM TO BE ARTIC WHITE.

EXTERIOR ELEVATION KEY NOTES:

A THREE DIMENSIONAL ASPHALT SHINGLES

B BRICK - GLACIER GREY

CS THIN CUT NATURAL STONE (EDEN VALDERS GREY STERLING)
OR
THIN CUT NATURAL STONE (HALQUIST STERLING GREY)

F1 FIBER CEMENT SIDING WITH 6" LAP - NIGHT GRAY

FP1 VERTICAL FIBER CEMENT PANEL BATTENS @ 16" O.C. - PEARL GREY - BATTENS TO MATCH

FP2 SMOOTH FIBER CEMENT PANEL - ARCTIC WHITE

FP3 SMOOTH FIBER CEMENT PANEL - PEARL GREY

MR STANDING SEAM METAL ROOF - GITYSCAPE

WINDOW NOTES

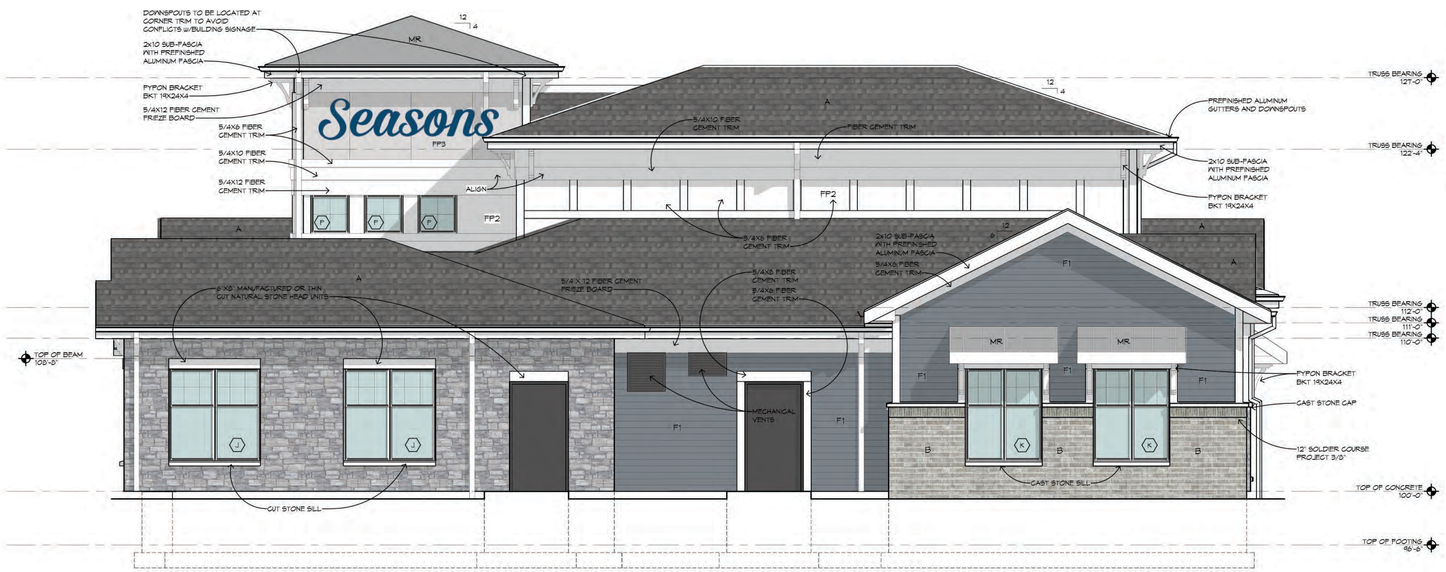
PROVIDE 1/2" WIDE PREFINISHED MUNTINS IN INSULATING GLASS AIR SPACE PER ELEVATIONS.

FIELD VERIFY ALL CUSTOM WINDOWS.

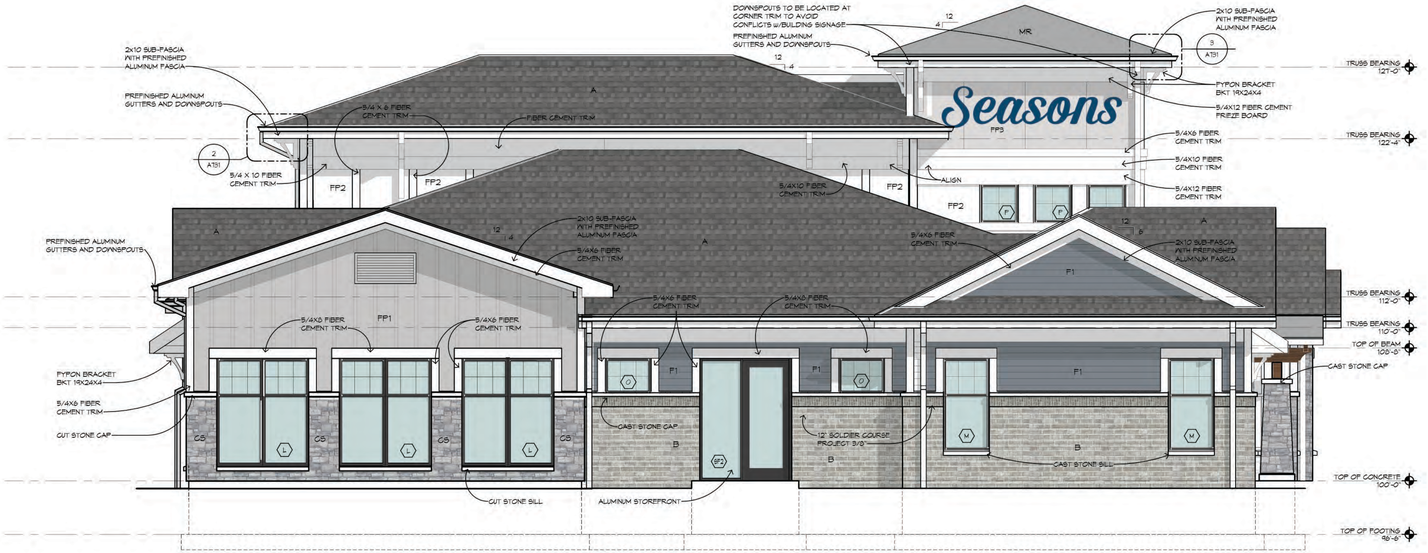
PER 2015 IBC 2406.4.3 GLAZING IN WINDOWS:
GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANELS THAT MEET ALL OF THE FOLLOWING CONDITIONS SHALL PROVIDE SAFETY GLASS.
1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SF
2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE FINISHED FLOOR
3. THE TOP EDGE OF THE GLAZING IS GREATER THAN 36" ABOVE FINISHED FLOOR
4. ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36" MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE PANE OF GLAZING.

PER 2015 IBC 2406.4.2 GLAZING ADJACENT TO DOORS:
ALL GLASS LOCATIONS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF A DOOR IN THE CLOSED POSITION WILL BE SAFETY GLASS WHER THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

ALL GLASS IN ANY DOOR SHALL BE SAFETY GLASS.



2 A551 NORTHWEST
1/4" = 1'-0"



1 A551 SOUTHEAST
1/4" = 1'-0"

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NO. DATE DESCRIPTION

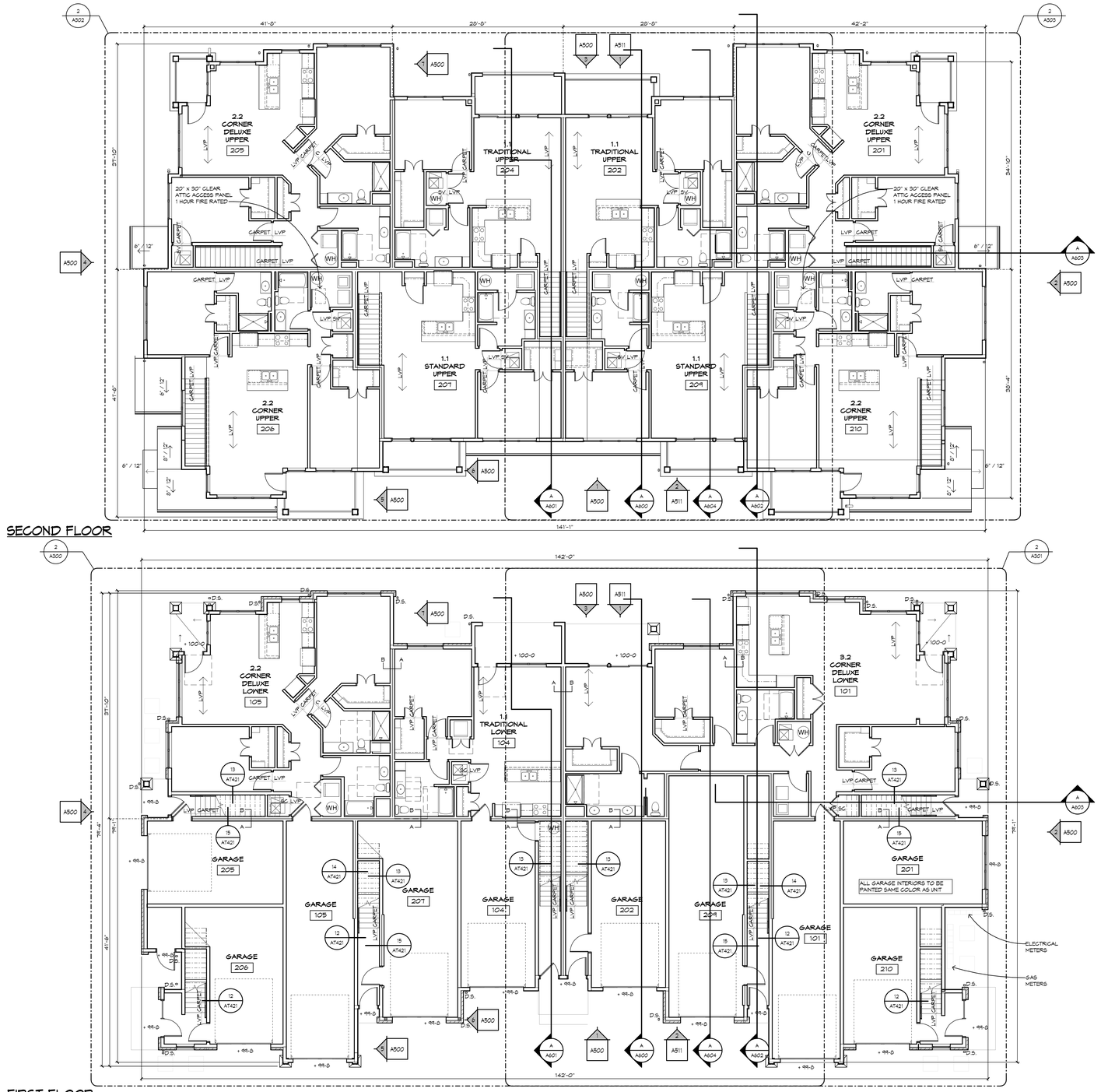
PERMIT SET

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DATE
TBD
PROJECT
211901
SHEET NO.

1/4" EXTERIOR ELEVATIONS - CLUBHOUSE A531

SHEET PRINTED ON:
3/6/2020 2:00:00 PM
FILE PATH:
Autodesk Docs://Import/FIED Crystal Lake 211901_Arch_Clubhouse_R21.rvt



FLOOR PLAN GENERAL NOTES

DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING. ALIGN WITH FOUNDATION WALL BELOW.

UPPER FLOOR EXTERIOR DIMENSIONS ARE TO THE FACE OF MASONRY BELOW. ALIGN FRAMING WITH FRAMING BELOW.

ALL OTHER DIMENSIONS ARE TO FACE OF STUD.

VERIFY ALL ROUGH AND MASONRY OPENINGS (M.O.) WITH APPROVED SHOP DRAWINGS.

LVP — INDICATES VINYL PLANK FLOORING INSTALLATION DIRECTION

INDICATES 1 HOUR WALL

INDICATES 2 HOUR WALL

6'-6" * — DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIC PRODUCTS BASED ON CURRENT INFORMATION AVAILABLE AT TIME OF DRAWING PREPARATION. CONTRACTOR TO VERIFY AS APPROPRIATE.

6'-6" ** — PLUS OR MINUS - FOR REFERENCE ONLY.

1/4" UNIT PLANS — SHEET A310-A313.1

WALL TYPES — SHEET AT320

DOOR SCHEDULE — SHEET AT120

WINDOW SCHEDULE — SHEET A525

ROOM FINISH SCHEDULE — SEE SPEC

FIRE RATED WALL CONSTRUCTION MUST RUN CONTINUOUS BEHIND TUBS, SHOWERS, ETC.

VERIFY WALL CONSTRUCTION WITH WALL TYPES.

A / B — TYPICAL DEMISING WALL SEE SHEET AT320
SIDE A INSTALL EXTRA LAYER OF DRYWALL PER WALL TYPE
CONTRACTOR OPTION INSTALL OPPOSITE SIDE AS NEEDED

FLOORING TRANSITION LOCATIONS
LOCATE CENTER OF DOOR TYPICAL

CARPET
LVP = LUXURY VINYL PLANK
SC = SEALED CONCRETE @ LOWER LEVEL HVAC ONLY
SV = SHEET VINYL @ UPPER LEVEL HVAC ONLY

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DATE
23 Dec 2021

PROJECT
211901

SHEET NO.
A201

1/8" FIRST AND SECOND FLOOR PLANS - 11 UNIT

SHEET PRINTED ON:
12/23/2021 7:54:49 PM
FILE PATH:
Autodesk Docs://Hyperlink/FIXED Crystal Lake/Hyperlink_Arch_211901_R22.rvt

EXTERIOR ELEVATION GENERAL NOTES

1. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH SPILL ONTO GRADE OR ROOFS.

2. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.

3. GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALUMINUM.

4. SEE SHEET A523 FOR WINDOW SCHEDULES.

EXTERIOR ELEVATION KEY NOTES:

A THREE DIMENSIONAL ASPHALT SHINGLES

B BRICK GLACIER GREY

F1 FIBER CEMENT SIDING WITH 6" EXPOSURE

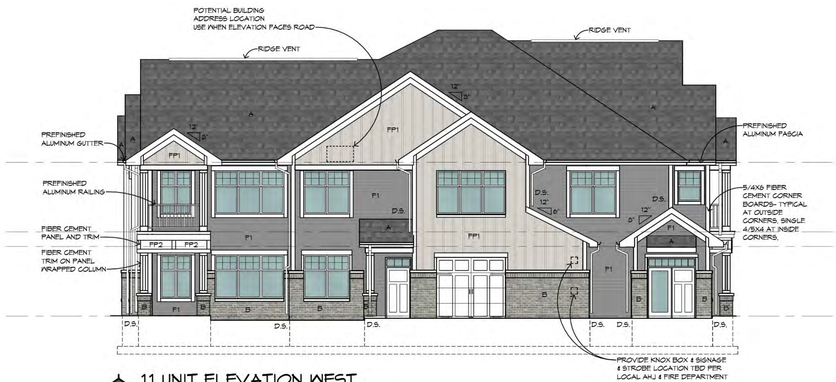
F2 FIBER CEMENT SIDING WITH 6" EXPOSURE

FP1 VERTICAL FIBER CEMENT PANEL BATTENS AT 16" O.C.

FP2 FIBER CEMENT PANELS

COLOR LEGEND
FIBER CEMENT TRIM TO BE ARCTIC WHITE
FIBER CEMENT COLUMN TRIM AND PANEL TO BE ARCTIC WHITE

COLOR GROUP 6
F1- AGED PEWTER
F2 - AGED PEWTER
FP1 - COBBLESTONE - BATTENS TO MATCH
FP2 - ARCTIC WHITE



4 A500 — 11 UNIT ELEVATION WEST



3 A500 — 11 UNIT ELEVATION NORTH



2 A500 — 11 UNIT ELEVATION EAST



1 A500 — 11 UNIT ELEVATION SOUTH

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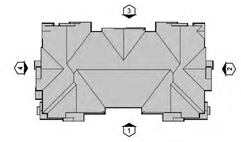
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25 June 2021

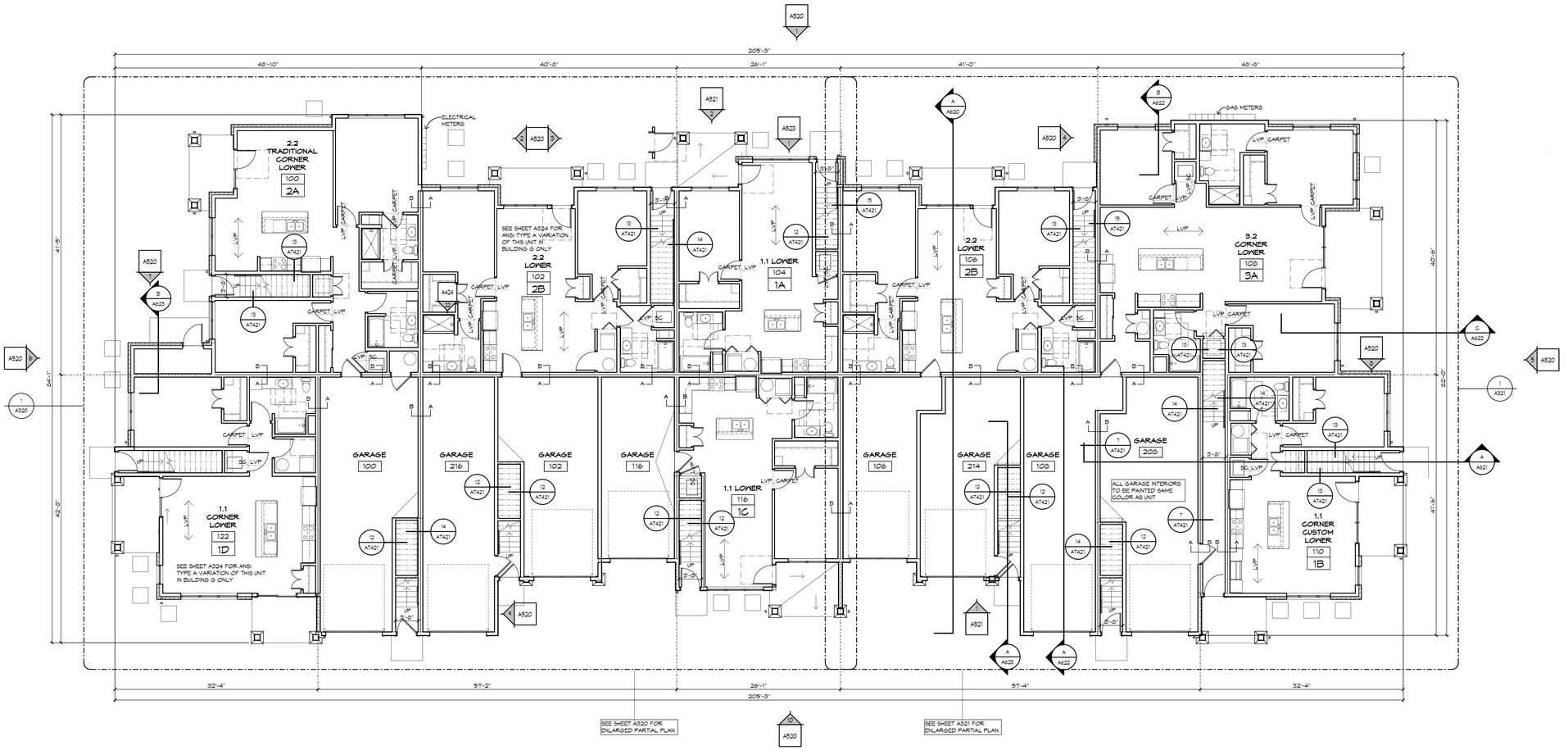
PROJECT
934

SHEET NO.

1/8" EXTERIOR ELEVATIONS - 11 UNIT

A500
Designer

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6/25/2021 7:56 AM
FILE PATH:
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FLOOR PLAN GENERAL NOTES

DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING. ALIGN WITH FOUNDATION WALL BELOW.

UPPER FLOOR EXTERIOR DIMENSIONS ARE TO THE FACE OF MASONRY BELOW. ALIGN FRAMING WITH FRAMING BELOW.

ALL OTHER DIMENSIONS ARE TO FACE OF STUD.

VERIFY ALL ROUGH AND MASONRY OPENINGS (M.O.) WITH APPROVED SHOP DRAWINGS.

PROVIDE PORTABLE FIRE EXTINGUISHER AT ALL UNITS WITH A MIN. RATING OF 1A:10-BC AS REQUIRED PER IFC 906.1(1)

LVP — INDICATES VINYL PLANK FLOORING INSTALLATION DIRECTION

INDICATES 1 HOUR WALL

INDICATES 2 HOUR WALL

6'-6" * — DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIC PRODUCTS BASED ON CURRENT INFORMATION AVAILABLE AT TIME OF DRAWING PREPARATION. CONTRACTOR TO VERIFY AS APPROPRIATE.

6'-6" ** — PLUS OR MINUS - FOR REFERENCE ONLY.

1/4" UNIT PLANS	SHEET A320 - A324
WALL TYPES	SHEET AT320
DOOR SCHEDULE	SHEET AT120
WINDOW SCHEDULE	SHEET A523
ROOM FINISH SCHEDULE	SEE SPEC

FIRE RATED WALL CONSTRUCTION MUST RUN CONTINUOUS BEHIND TUBS, SHOWERS, ETC.

VERIFY WALL CONSTRUCTION WITH WALL TYPES.

A / B — TYPICAL DEMISING WALL SEE SHEET AT320
SIDE A INSTALL EXTRA LAYER OF DRYWALL PER WALL TYPE
CONTRACTOR OPTION INSTALL OPPOSIDE SIDE AS NEEDED

FLOORING TRANSITION LOCATIONS
LOCATE CENTER OF DOOR TYPICAL

CARPET
LVP = LUXURY VINYL PLANK
SC = SEALED CONCRETE @ LOWER LEVEL HVAC ONLY
SV = SHEET VINYL @ UPPER LEVEL HVAC ONLY

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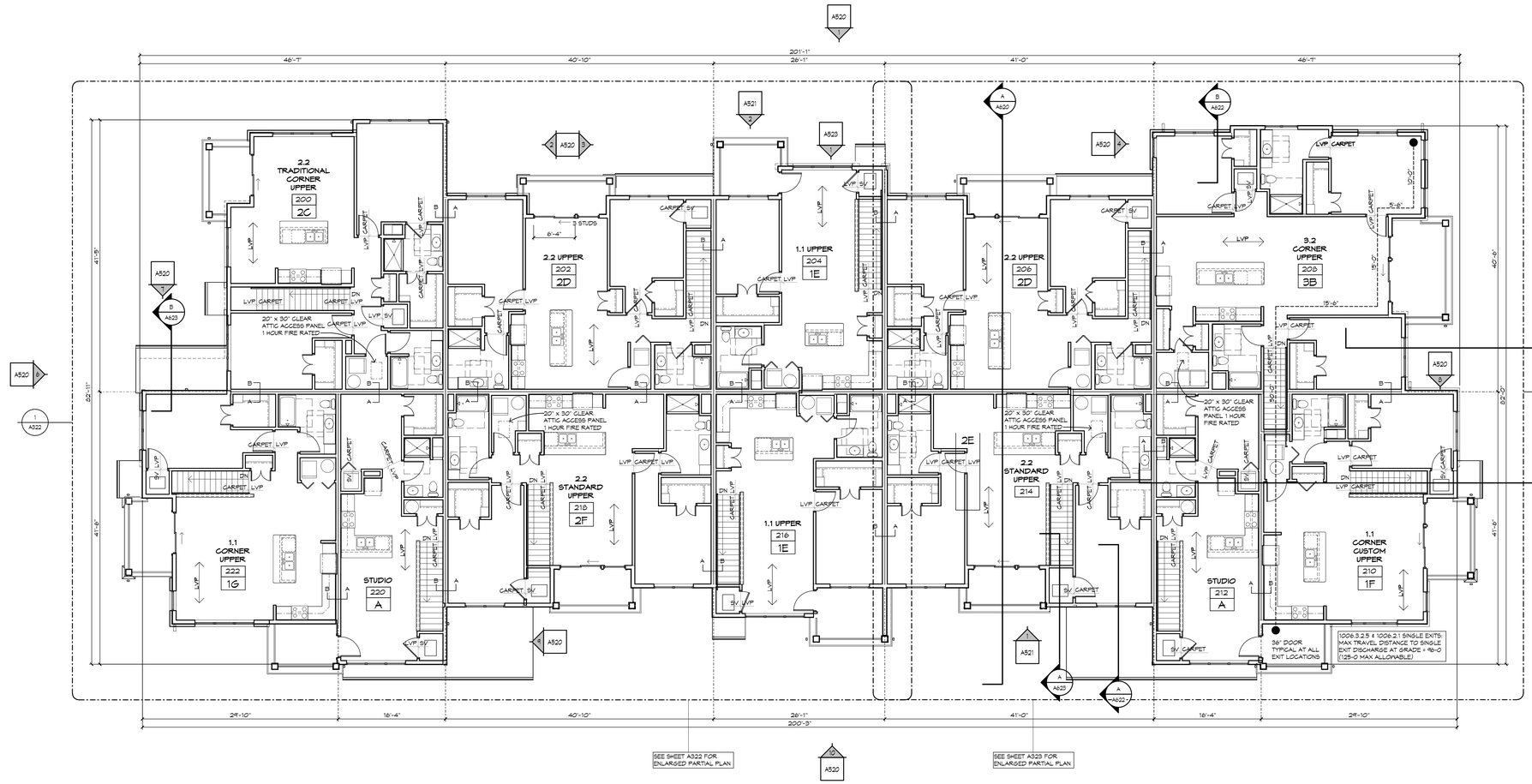
DATE
23 DEC 2021

PROJECT
211901

SHEET NO.
A221

1/8" FIRST FLOOR PLAN - 20 UNIT

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FLOOR PLAN GENERAL NOTES

DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING. ALIGN WITH FOUNDATION WALL BELOW.

UPPER FLOOR EXTERIOR DIMENSIONS ARE TO THE FACE OF MASONRY BELOW. ALIGN FRAMING WITH FRAMING BELOW.

ALL OTHER DIMENSIONS ARE TO FACE OF STUD.

VERIFY ALL ROUGH AND MASONRY OPENINGS (M.O.) WITH APPROVED SHOP DRAWINGS.

PROVIDE PORTABLE FIRE EXTINGUISHER AT ALL UNITS WITH A MIN. RATING OF 1A:10-BC AS REQUIRED PER IFC 906.1(1)

LVP — INDICATES VINYL PLANK FLOORING INSTALLATION DIRECTION

INDICATES 1 HOUR WALL

INDICATES 2 HOUR WALL

6'-6" * — DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIC PRODUCTS BASED ON CURRENT INFORMATION AVAILABLE AT TIME OF DRAWING PREPARATION. CONTRACTOR TO VERIFY AS APPROPRIATE.

6'-6" ** — PLUS OR MINUS - FOR REFERENCE ONLY.

1/4" UNIT PLANS	SHEET A320 - A324
WALL TYPES	SHEET AT320
DOOR SCHEDULE	SHEET AT120
WINDOW SCHEDULE	SHEET A523
ROOM FINISH SCHEDULE	SEE SPEC

FIRE RATED WALL CONSTRUCTION MUST RUN CONTINUOUS BEHIND TUBS, SHOWERS, ETC.

VERIFY WALL CONSTRUCTION WITH WALL TYPES.

A / B — TYPICAL DEMISING WALL SEE SHEET AT320
SIDE A INSTALL EXTRA LAYER OF DRYWALL PER WALL TYPE
CONTRACTOR OPTION INSTALL OPPOSITE SIDE AS NEEDED

FLOORING TRANSITION LOCATIONS
LOCATE CENTER OF DOOR TYPICAL

CARPET
LVP = LUXURY VINYL PLANK
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SHEET NO.
A222

1/8" SECOND FLOOR PLAN - 20 UNIT

SHEET PRINTED ON:
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FILE PATH:
Autodesk Docs://Impact/FIELD Crystal Lake/Impact_Arch_20 UNI_R24.rvt

EXTERIOR ELEVATION GENERAL NOTES

1. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH SPILL ONTO GRADE OR ROOFS.
2. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.
3. GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALUMINUM.
4. SEE SHEET A525 FOR WINDOW SCHEDULES.

EXTERIOR ELEVATION KEY NOTES:

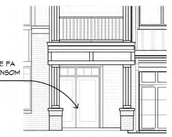
A THREE DIMENSIONAL ASPHALT SHINGLES
B BRICK GLACIER GREY
F1 FIBER CEMENT SIDING WITH 6" EXPOSURE
F2 FIBER CEMENT SIDING WITH 6" EXPOSURE
FP1 VERTICAL FIBER CEMENT PANEL BATTENS AT 16" O.C.
FP2 FIBER CEMENT PANELS

F1 - PEARL GREY SIDING
F2 - NIGHT GREY SIDING
FP1 - NIGHT GREY BOARD AND BATTEN
FP2 - ARCTIC WHITE



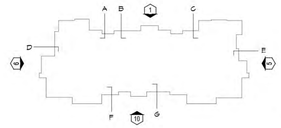
11 A520 20 UNIT REAR ELEVATION

COMPLIANT DOOR HANDLE W/RECESSED THRESHOLD & ADA AT ALL UNITS EXCEPT TYPE A 6'-0x8'-0 SLIDING DOOR TYPE 5B



3'-0" x 6'-8" SWING DOOR TYPE 7A WITH FIXED SIDE LITE AND TRANSOM AT ANSI TYPE A UNIT ONLY

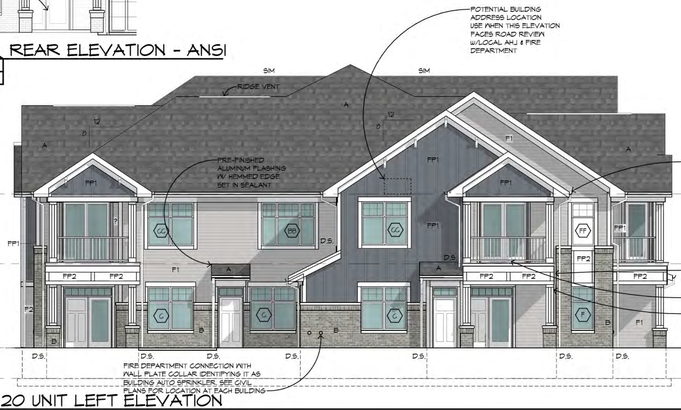
12 A520 REAR ELEVATION - ANSI



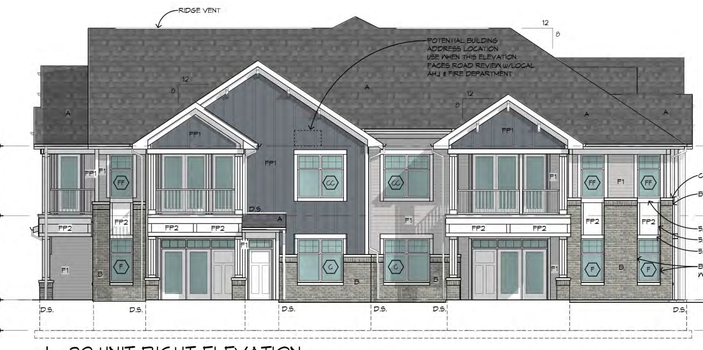
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Multi-Family Development
Crystal Lake
Illinois



10 A520 SIDE G
9 A520 SIDE F
8 A520 SIDE E
7 A520 SIDE D
PROVIDE KNOX BOX & SIGNAGE & STROBE LOCATION TBD PER LOCAL AHJ & FIRE DEPARTMENT



6 A520 20 UNIT LEFT ELEVATION



5 A520 20 UNIT RIGHT ELEVATION



4 A520 SIDE C
3 A520 SIDE B
PROVIDE FLAT PANEL PAINTED TO MATCH SIDING BEHIND ELECTRICAL METERS TYPICAL
2 A520 SIDE A



1 A520 20 UNIT FRONT ELEVATION

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DATE
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PROJECT
211901
SHEET NO.
A520

SHEET PRINTED ON:
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FILE PATH:
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1/8" EXTERIOR ELEVATIONS - 20 UNIT

EXTERIOR ELEVATION GENERAL NOTES

1. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH SPILL ONTO GRADE OR ROOFS.
2. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.
3. GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALUMINUM.
4. SEE SHEET A525 FOR WINDOW SCHEDULES.

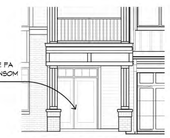
EXTERIOR ELEVATION KEY NOTES:

- A THREE DIMENSIONAL ASPHALT SHINGLES
- B BRICK GLACIER GREY
- F1 FIBER CEMENT SIDING WITH 6" EXPOSURE
- F2 FIBER CEMENT SIDING WITH 6" EXPOSURE
- FP1 VERTICAL FIBER CEMENT PANEL BATTENS AT 16" O.C.
- FP2 FIBER CEMENT PANELS

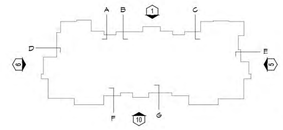
F1 - AGED PEWTER
FP1 - COBBLESTONE
FP2 - ARCTIC WHITE

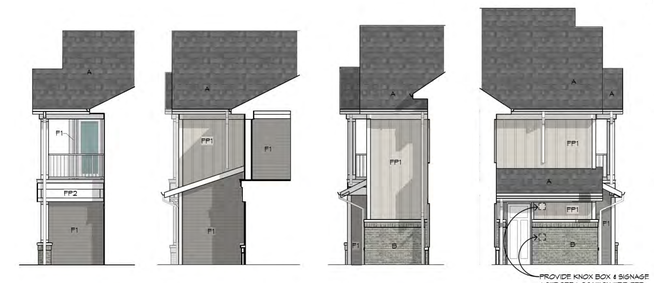


20 UNIT REAR ELEVATION

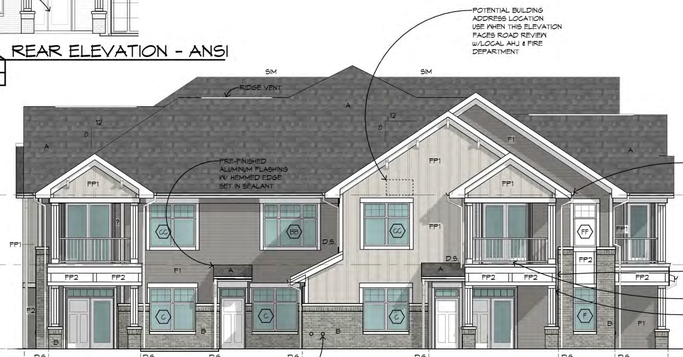


REAR ELEVATION - ANSI





SIDE G | SIDE F | SIDE E | SIDE D



20 UNIT LEFT ELEVATION



20 UNIT RIGHT ELEVATION



SIDE C | SIDE B | SIDE A



20 UNIT FRONT ELEVATION

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PROJECT
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1/8" EXTERIOR ELEVATIONS - 20 UNIT

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EXTERIOR ELEVATION GENERAL NOTES

1. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH SPILL ONTO GRADE OR ROOFS.
2. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.
3. GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALUMINUM.
4. SEE SHEET A525 FOR WINDOW SCHEDULES.

EXTERIOR ELEVATION KEY NOTES:

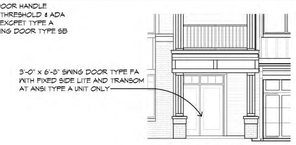
- A THREE DIMENSIONAL ASPHALT SHINGLES
- B BRICK GLACIER GREY
- F1 FIBER CEMENT SIDING WITH 6" EXPOSURE
- F2 FIBER CEMENT SIDING WITH 6" EXPOSURE
- FP1 VERTICAL FIBER CEMENT PANEL BATTENS AT 16" O.C.
- FP2 FIBER CEMENT PANELS

F1 - NIGHT GREY
FP1 - PEARL GREY
FP2 - ARCTIC WHITE

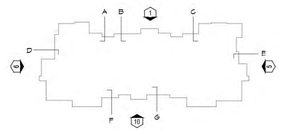


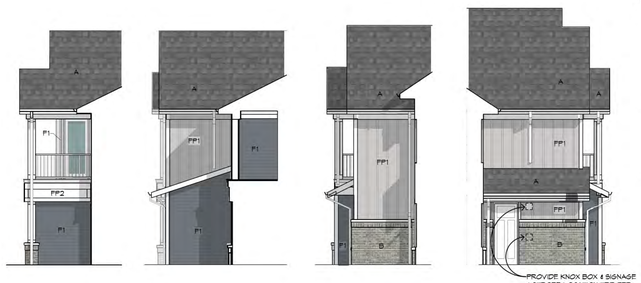
11 / A520 — 20 UNIT REAR ELEVATION

COMPLIANT DOOR HANDLE W/RECESSED THRESHOLD & ADA AT ALL UNITS EXCEPT TYPE A
6'-0x8'-0 SLIDING DOOR TYPE 5B

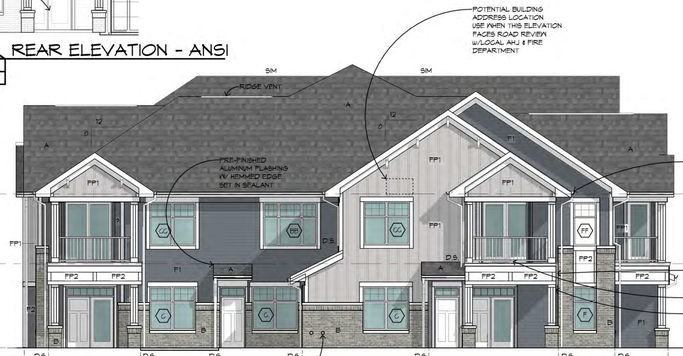


12 / A520 — REAR ELEVATION - ANSI





10 / A520 — SIDE G
4 / A520 — SIDE F
9 / A520 — SIDE E
7 / A520 — SIDE D



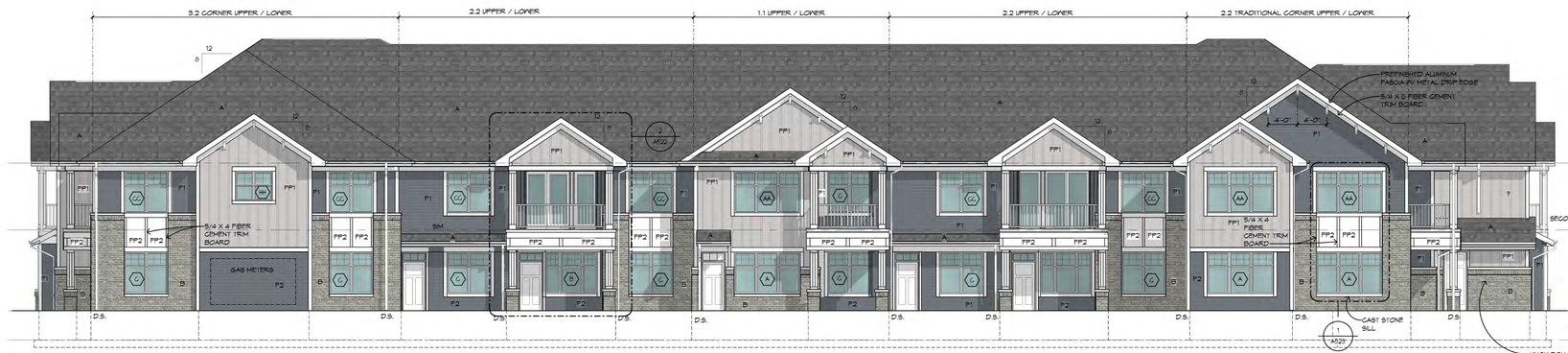
6 / A520 — 20 UNIT LEFT ELEVATION



5 / A520 — 20 UNIT RIGHT ELEVATION



4 / A520 — SIDE C
3 / A520 — SIDE B
2 / A520 — SIDE A



1 / A520 — 20 UNIT FRONT ELEVATION

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REVISIONS

NO.	DATE	DESCRIPTION

SCHEMATIC DESIGN SET
NOT FOR CONSTRUCTION

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DATE
23 DEC 2021
PROJECT
211901
SHEET NO.
A520

1/8" EXTERIOR ELEVATIONS - 20 UNIT

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