Agenda Item No: 16

City Council
Agenda Supplement

Meeting Date:	July 19, 2022
Item:	REPORT OF THE PLANNING & ZONING COMMISSION
Request:	Rezoning to B-4 Mixed-Use Business, Preliminary Planned Unit Development (PUD) for a mixed-use development and Preliminary Plat of Subdivision
Petitioner:	Tom Burney, attorney Fiduciary Real Estate Development, petitioner CL Urban, LLC, CL Seven LLC and CL Party City LLC, owners
PZC Recommendation:	To approve the Planning and Zoning Commission (PZC) recommendation and adopt an Ordinance granting a Rezoning to B-4 Mixed-Use Business, Preliminary Planned Unit Development and Preliminary Plat of Subdivision for a mixed-use development at the former Crystal Court Shopping Center.
Staff Contact:	Kathryn Cowlin, Director of Community Development

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Background:
Fiduciary Real Estate Development, Inc. (FRED) is proposing a mixed-use development for the former 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 (CL Urban, LLC, CL Seven LLC and CL Party City LLC) 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 jointly developing the property with the property owners assisted by Hamilton Partners, a strong commerical developer in our area, to attract and develop the commercial uses.

Request:

- Rezoning to B-4 Mixed-Use Business, Preliminary Planned Unit Development and Preliminary Plat of Subdivision for a mixed-use development.
- 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, additional commercial uses 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	--

- The request is for Preliminary approval which provides zoning entitlements. The proposed development would need to return to the Planning & Zoning Commission and City Council for Final PUD and Final Plat of Subdivision approval. It is anticipated that the development would obtain Final PUD approval in stages.

Key Points:

LAND USES:

- 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.
- 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.

- Potential users would be sit-down restaurants, entertainment, grocery and general retail.
- 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.

- Open Space:
  - The proposed open space (labeled #1 on the site plans) would be maintained by FRED, but owned by the City and publicly accessible. Originally, FRED proposed maintaining ownership of the park, but would like to explore the City taking ownership after the improvements are completed.
  - 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.

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.
- 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.
- Sufficient on-site parking is proposed for each land use.

TRAFFIC STUDY RECOMMENDATIONS:

- 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.



PLAT OF SUBDIVISION:

- A four 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.

PZC Highlights:

- **The petitioner have generally agreed with the recommended conditions of approval.**
- The PZC was supportive of a walkable mixed-use plan that integrated residential with commercial uses.
- There was positive sentiment about the building materials and commercial design standards that help evoke a lakeside feel and complement Three Oaks Recreation Area.
- The PZC felt the public park would be a creative addition to the community and supported it being public facing. There was a discussion on access to public restrooms.
- The PZC stated the freestanding sign should be closer to the UDO requirement and supports the recommended condition of approval.
- The PZC stated that the Findings of Fact had been met.

The PZC recommended **approval (7-0)** of the petitioner's request with the following conditions:

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) **(REVISED monument sign dated 07/05/2022)**
   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. **Work with staff to b**reak up the large architectural panel area on the north and west elevations with ~~simulated wood panels~~ **enhanced natural materials** as a portion. **(Revised by PZC)**
   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 D 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.

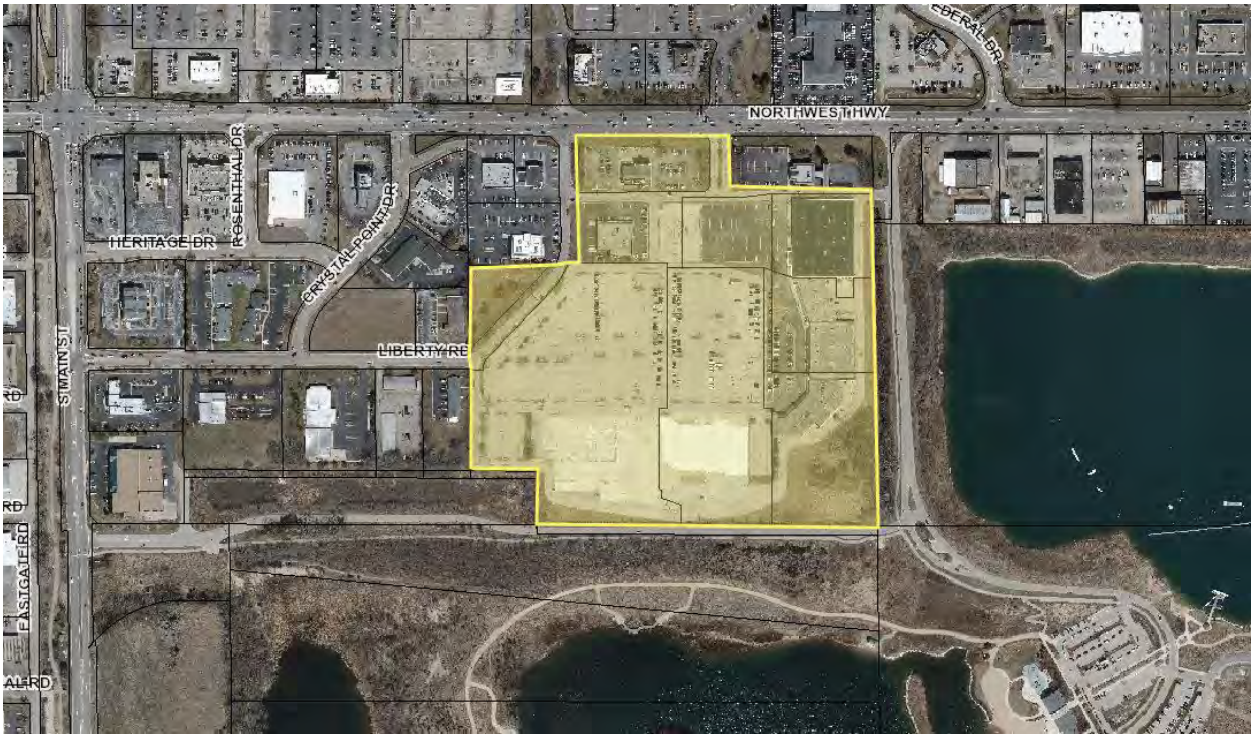
16. **Work with staff to finalize the Streetscape Plan (Teska Associates, dated 03/21/2022). (Revised by PZC)**

Following the vote on the Rezoning to B-4 Mixed-Use Business, Preliminary PUD and Preliminary Plat of Subdivision the petitioners would submit Final Plat and Final PUD applications for the development. The requests would come before the Planning & Zoning Commission and City Council.

Votes Required to Pass: A simple majority.

PIQ MAP

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



ORDINANCE NO.
FILE NO. 440

CITY OF CRYSTAL LAKE

AN ORDINANCE GRANTING A REZONING, PRELIMINARY PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAT OF SUBDIVISION FOR A MIXED-USE DEVELOPMENT KNOWN AS WATER'S EDGE (5689, 5657, 5561, 5577-5583, 5593, 5607-5615, 5625 & 5641 NORTHWEST HIGHWAY)

WHEREAS, CL Urban, LLC, CL Seven LLC and CL Party City LLC (collectively the "***Current Owner***") are the record owners of the real property commonly known as 5689, 5657, 5561, 5577-5583, 5593, 5607-5615, 5625 & 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 and 19-09-126-019 and legally described in Exhibit A attached hereto and made a part hereof (the "***Subject Property***"); and

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WHEREAS, Fiduciary Real Estate Development, Inc. (*"**FRED**"*) is the contract purchaser of a portion of the Subject Property; and

WHEREAS, FRED and Current Owner (collectively, the "***Applicant***") have applied to the City of Crystal Lake (the "***City***") for zoning relief, including rezoning the Subject Property to B-4 Mixed-Use Business, establishing a Planned Unit Development on the Subject Property, and granting a Preliminary Plat of Subdivision for the Subject Property in order to undertake a mixed-use development upon the Subject Property (the "***Proposed Use***"); and

WHEREAS, the Subject Property is currently zoned as B-2 PUD and the Applicant is requesting a reclassification to B-4 PUD and a vacation of the previously approved B-2 PUD designation and regulations; and

WHEREAS, in particular, the Applicant seeks: (i) a rezoning to B-4 Planned Unit Development for the Proposed Use as authorized under Table 650-2-300 in Section 650-2-200 of the City's Unified Development Ordinance ("***UDO***") consistent with the Proposed Use and the Preliminary Plans (as hereinafter defined) (the "***Zoning Relief***"); (ii) a Preliminary Planned Unit Development for the Proposed Use (the "***Preliminary PUD Relief***"); and (iii) a Preliminary Plat of Subdivision for a four lot subdivision (the "***Preliminary Plat***") (collectively, the Zoning Relief, Preliminary PUD Relief and the Preliminary Plat are herein referred to as the "***Requested Relief***"); and

WHEREAS, pursuant to notice duly published and given, the City's Planning and Zoning Commission (the "***PZC***") conducted a public hearing regarding the Requested Relief for the Proposed Use on the Subject Property; and

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WHEREAS, in connection with the public hearing, the Applicant filed its application with a narrative about the Proposed Use dated 12/31/21 and attached hereto as Exhibit B (the "***Application Materials***"), as well as plans and depictions related to the Proposed Use on the Subject Property, to-wit:

C-1: Preliminary Plat of Subdivision (Manhard Consulting, dated 12/17/2021)

C-2: Preliminary Master Site Plan (Manhard Consulting, dated 12/17/2021, revised 03/08/2022)

C-3: PUD Submission - Architecture/Colored Renderings (ag Architecture, dated 03/09/2022)

C-4: Preliminary Seasons Elevations (ag Architecture, dated 03/09/2022)

C-5: Crystal Lake Monument Letters (ag Architecture, dated 12/23/2021)

C-6: Commercial Pattern Book (ag Architecture, received 03/29/2022)

C-7: Preliminary Sign Plan (ag Architecture, dated 12/23/2021)

C-8: Grocery User Elevations (NORR, dated 03/28/2022)

C-9: Preliminary Engineering Infrastructure Plan (Manhard Consulting, dated 12/17/2021, revised 03/08/2021)

C-10: Preliminary Engineering Plan Multi-Family (Manhard Consulting dated 12/17/2021, revised 03/08/2021)

C-11: Preliminary Stormwater Management Report (Manhard Consulting, dated 12/17/2021, revised 03/08/2022)

C-12: Preliminary Landscape Plan (Manhard Consulting, dated 12/17/2021)

C-13: Traffic Study (Gewalt Hamilton Associates, Inc., dated 02/11/2022)

(collectively, Exhibits C-1 through C-13 shall hereinafter be referred to as the "***Preliminary Plans***")]; and

WHEREAS, during the public hearing, the Applicant offered oral testimony and other evidence regarding the Proposed Use as presented in the Application Materials and Preliminary Plans; and

WHEREAS, the Applicant noted that the Proposed Use will occupy the former Crystal Court Shopping Center that had been located on the Subject Property; and

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WHEREAS, during the public hearing, the Applicant testified that the former Walmart ceased operations in 2005 and has remained vacant since that time; and

WHEREAS, following the close of the public hearing, the PZC found, based on the evidence presented, that the Zoning Request to allow the Proposed Use on the Subject Property:

a. will complement the existing uses and zoning of nearby property;

b. will not cause property values to be diminished in the vicinity of the Subject Property;

c. will not cause the destruction of property value of the Subject Property but is expected to promote the health, safety, morals or general welfare of the public;

d. will result in relative gain to the public but will not result in hardship to the Subject Property;

e. will make the Subject Property suitable for its zoned purposes;

f. is justified in light of the length of time the Subject Property has been vacant as zoned, especially in the context of land development in the area;

g. is consistent with the Comprehensive Plan designation and the current applicability of that designation;

h. reflects the community need for the Proposed Use on the Subject Property,

and based on such finding recommend approval of the Zoning Relief; and

WHEREAS, following the close of the public hearing, the PZC found that, based on the evidence presented and subject to the terms and conditions of this Ordinance, the Proposed Use:

a. is necessary or desirable, at the proposed location, to provide a service or facility that will further the public convenience and general welfare;

b. will not be detrimental to area property values;

c. will comply with the zoning districts regulations;

d. will not negatively impact traffic circulation;

e. will not negatively impact public utilities or municipal service delivery systems;

f. will not negatively impact the environment or be unsightly;

g. will, to the extent practicable, preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standard;

h. will meet requirements of all regulating governmental agencies;

i. will be subject to and required to conform to the conditions of this Ordinance; and

j. will be subject to and required to conform to the specific regulations for Planned Unit Developments Mixed-Use under the UDO and City Code,

and based on such findings recommended approval of the Preliminary PUD Relief; and

WHEREAS, the City Council, having considered the recommendations of the PZC and having further considered the Preliminary Plans for the Proposed Use and other pertinent matters relating to the Requested Relief, accepted the findings of the PZC in the context of, and subject to, the terms and conditions this Ordinance:

a. The Subject Property is surrounded by other properties zoned in the B-2 zoning district and a Park and Recreation Facility under the UDO;

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b. The City's 2030 Comprehensive Land Use Plan identifies the Subject Property, as intended for a mixed-use land use;

c. The City's 2030 Comprehensive Land Use Plan identifies the Subject Property as a Unique Area with the goal of maintaining Three Oaks Recreation Area as a premier recreation asset and as a focal point for appropriate redevelopment along the Route 14 and Main Street corridors. More specifically the Crystal Court Shopping Center represents an outstanding redevelopment opportunity and could provide a new gateway to the Three Oaks Recreation Area with traditional retail functions, but with leisure amenities and a greater integration of residential, retail and civic uses;

d. The Subject Property is currently predominately vacant;

e. Three buildings on the Subject Property have been demolished;

f. The Subject Property extends more than 1,200 feet south of Route 14;

g. Due to the pre-existing conditions and the general appropriateness of having mixed-used land uses near other B-2 or more intensely zoned properties, the plight of the Applicant is due to unique circumstances;

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h. Granting the Zoning and Preliminary PUD Relief will not alter the essential character of the locality;

i. The conditions upon which the Preliminary PUD Relief is based would not be applicable generally to other property within the same zoning classification;

j. Granting the Preliminary PUD Relief will allow for the Applicant to move forward with the zoning entitlement process, including applying for Final Planned Unit Development;

and therefore further find and determine that, subject to the terms and conditions of this Ordinance, the Requested Relief satisfies the standards and conditions for approval under the UDO; and

WHEREAS, the Applicant is aware that the Subject Property is included in a tax increment financing district recently established by the City (the "***TIF District***"), and the City acknowledges the Applicant's position that implementation of the redevelopment of the Subject Property for the Proposed Use as herein authorized will not be possible without financial support through the TIF

District, and Applicant acknowledges that approvals granted in this Ordinance shall not represent nor assure Applicant of any assistance from such TIF District; and

WHEREAS, pursuant to the terms of the UDO and the City's home rule authority; the Mayor and City Council, having considered all the relevant facts and circumstances relating to the Requested Relief, the evidence and testimony presented, the findings and recommendations of the PZC, and the other relevant evidence and information available, have determined that it is in the best interests of the City and its residents to grant the Requested Relief, subject to the terms and conditions of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Crystal Lake, County of McHenry, State of Illinois, as follows:

SECTION 1: Incorporation of Recitals. The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth.

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SECTION 2: Granting of Zoning Relief. The City Council hereby grants the Zoning Relief so that the Subject Property shall hereinafter be designated in the City's B-4 zoning district. The City Council further directs that the City's zoning map be revised to reflect the granting of the Zoning Relief in accordance with this Section.

SECTION 3: Granting of Preliminary PUD Relief. Subject to the limitations and the conditions set forth in Section 5 of this Ordinance, the City Council hereby grants the Preliminary PUD Relief pursuant to the Preliminary Plans.

SECTION 4: Granting of Preliminary Plat of Subdivision. Subject to the limitations and the conditions set forth in Section 5 of this Ordinance, the City Council hereby grants approval of the Preliminary Plat pursuant to the Preliminary Plans.

SECTION 5: Conditions on Approval. The Requested Relief granted pursuant to this Ordinance

shall be, and is hereby, conditioned upon and limited by the following conditions, the violation of any of which shall be deemed a violation of the UDO. Further, any violation of the terms of the following conditions or any other provision of this Ordinance shall authorize the City Council, without further public notice or hearing, to terminate the approvals granted in this Ordinance by adopting an ordinance terminating such approvals:

A. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Subject Property pursuant to the approvals granted in this Ordinance except only after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.

B. Compliance with Laws. Except as otherwise expressly provided in this Ordinance, the UDO and City Code and all other applicable ordinances and regulations of the City shall continue to apply to the Proposed Use and the Subject Property. The development and use of the Subject Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.

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C. Final Planned Unit Development Plan. Within one year after the effective date of this Ordinance, the Applicant shall submit for review and approval a final planned unit development plan ("***Final PUD Plan***"), which plan shall be in substantial conformity with the Preliminary Plans and otherwise comply with all applicable laws, including without limitation all applicable provisions of the UDO and the required "Preliminary Plan Modifications" as more fully set forth in Section 5.J of this Ordinance. The Preliminary PUD Request approved in Section Three of this Ordinance shall be null and void unless the Applicant has filed a complete Final PUD Plan for City review and approval within such one-year period. Notwithstanding anything to the contrary in this Section 5.C, the Final PUD Plan for the Subject Property may be presented in phases, so long as the entire residential portion of the Proposed Use is incorporated into the original Final PUD Plan phase, and provided that the City Council may authorize extensions for the presentation of subsequent phases of the Final PUD Plan beyond such one-year period.

D. Final Subdivision Plat. Within one year after the effective date of this Ordinance, the Applicant shall submit to the City for its review and approval a final subdivision plat for the entire Subject Property that substantially conforms with the preliminary plat of subdivision included in the Preliminary Plans and satisfies all applicable requirements of the Subdivision regulations in the UDO for final plats of subdivision, as well as the Preliminary Plan Modifications.

Such final plat shall be subject to the City Engineer's review and City Council approval as part of the Final PUD Plan and in accordance with the Subdivision regulations.

E. Final Engineering. The Applicant shall submit to the City for its review and approval final engineering plans for the Proposed Development that substantially conform with the engineering plans included in the Preliminary Plans subject to the Preliminary Plan Modifications, which plans shall be subject to the City Engineer's review and City Council approval as part of the Final PUD Plan.

F. Final Landscaping. The Applicant shall submit to the City for its review and approval final landscaping plans for the Subject Property that substantially conform with the landscaping plans included in the Preliminary Plans, which plans shall incorporate the Preliminary Plan Modifications and City Council approval as part of the Final PUD Plan.

G. Declaration of Covenants and Restrictions. Prior to the recordation of the Final PUD Plan, the Applicant shall record one or more declaration of covenants and restrictions ("***Declaration***"), which Declaration shall be subject to the review and approval of the City Manager in consultation with the City Attorney. The Declaration shall, at a minimum, include provisions:

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1. For all portions of the Subject Property:

    a. A requirement for all buildings and structures on the Subject Property to be subject to design review and approval by the City, including pursuant to Section 4-900 of the Unified Development Ordinance.

    b. Provisions establishing the City's right to enforce the declarations (or specified provisions therein) and to recover all of its costs, including attorneys' fees and administrative expenses, relating to such enforcement.

    c. Provisions setting forth that no amendment to such declarations relating to the provisions affecting the City (as may be more specifically identified in a declaration) shall be made or recorded without the approval thereof by a resolution of the City Council.

2. For certain portions of the Subject Property, as applicable:

    a. Provisions acceptable to the City regarding the accessibility to the public of open spaces depicted on the Preliminary Plans, the obligation to be financially responsible for the maintenance of such open spaces, and the conveyance by warranty deed of certain open spaces intended for park uses.

b. Provisions acceptable to the City regarding the obligation to maintain any non-public common areas depicted on the Preliminary Plans and any private improvements, including, without limitation, any private parks and open space, storm water facilities, sidewalks and paths, vegetation and landscaping, streets and private roadways, parkways, and off-street parking facilities in perpetuity.

c. For any townhome buildings for which individual units shall be made available for sale, provisions for a financially self-supporting homeowners' association that is capable of meeting all the obligations under this Ordinance applicable to such townhomes and establishing lien rights against the individual owners and residential units within such townhome buildings with respect to those obligations.

d. To the extent requested by the City, provisions for the vacation of existing easements following the completion and acceptance of new public improvements.

H. Modification of the Preliminary Plans; Interpretation. Except as otherwise provided in this Ordinance, no material modification to the Preliminary Plans shall be permitted unless expressly approved by an ordinance of the City Council (which ordinance may include a final PUD ordinance approval). To the extent that any provision of this Ordinance conflicts with the Preliminary Plans, the City's Director of Community Development shall have the authority to determine which conflicting provisions shall apply so as to protect the health, safety, and welfare of the City and its residents most effectively.

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I. Use Limitations. Notwithstanding the uses otherwise allowed within the B-4 zoning district under the UDO, the uses allowed and prohibited on the Subject Property are set forth in Exhibit D.

J. Required Modifications to Preliminary Plans. Notwithstanding the approvals granted in this Ordinance, in conjunction with Applicant's submissions for Final PUD approvals for the Subject Property, various components of the Preliminary Plans shall be modified as set forth in this Section 5.I:

1, 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 Subject Property to be removed.

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

E. Submit plans acceptable to the City 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.

2. 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 must be specifically identified and must 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.

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3. Grocery User Architecture:

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

   B. The large architectural panel area on the north and west elevations must be enhanced with natural materials to add variability to such elevation.

   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.

4. 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.

5. Signage:

A. Develop, in consultation with City staff, 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. Coordinate with staff in establishing 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.

6. 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, potentially with outdoor seating or a small plaza.

7. Plat of Subdivision:

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A. Provide the appropriate plats for the contemplated transfer of ownership of property between the City and Applicant.

B. Coordinate with staff to finalize easement locations for municipal utilities and resolve any conflicts between easements and landscaping.

8. Provide a photometric and lighting plan that complies with the lighting requirements of the UDO.

9. Identify, in consultation with City staff, a final decorative street light standard for the lighting along Water's Edge and throughout the Subject Property. The light standard should be black and complement the existing lights in Three Oaks Recreation Area.

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

11. 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.

12. The Applicant 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.

13. Finalize and incorporate the Streetscape Plan (Teska Associates, dated 03/21/2022).

K. Impact Fees. The Applicant shall comply with the applicable impact fee requirements contained in the UDO. The final amounts of the impact fees due for the Proposed Use of the Subject Property shall be as set forth in the Ordinance approving the Final PUD Plan.

L. Improvements. The Applicant shall provide sufficient security for all required improvements for the Proposed Use in an amount and form satisfactory to the City and in accordance with the applicable provisions of the City Code.

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M. Transferees. The rights and obligations set forth in this Ordinance are binding on Applicant and upon any and all of their heirs, successors, and assigns, and upon any and all successor legal or beneficial owners of all or any portion of the Subject Property.

N. Fees and Costs. The Applicant shall reimburse the City for all of its costs (including engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or enforcement of this Ordinance. Any amount not paid within 60 days after delivery of a demand in writing for such payment shall, along with the interest and costs of collection, become a lien upon the Subject Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.

SECTION 6: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall be of no force or effect unless and until the Applicant has caused a duly authorized person to execute and thereafter file with the City its unconditional agreement and consent, in the form attached hereto as Exhibit E, and by this reference incorporated herein

and made a part hereof; provided further that, if the Applicant does not so file the unconditional agreement and consent within 30 days following the passage of this Ordinance, the City Council may, in its discretion and without public notice or hearing, repeal this Ordinance and thereby revoke all approvals granted in this Ordinance. Upon this Ordinance having full force and effect, the City Clerk shall cause it to be recorded in the Office of the McHenry County, Illinois Recorder of Deeds.

PASSED THIS ____ DAY OF _____, 2022.

AYES:

NAYS:

ABSTAIN:

ABSENT:

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APPROVED at Crystal Lake, Illinois, this _____ day of _____, 2022.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, Mayor

SEAL

ATTEST:

_____
Nick Kachiroubas, City Clerk

EXHIBIT A

Legal Description of the Subject Property

Lot 1 of the Resubdivision of Lot one in Crystal Court Subdivision being a part of the north half of the northwest quarter of Section 9, Township 43 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded July 14, 2011 as document number 2011R0024670, in McHenry County, Illinois and

PARCEL 1:
LOT 3 IN THE FINAL PLAT OF RESUBDIVISION OF LOT ONE IN CRYSTAL COURT SUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN CRYSTAL COURT SUBDIVISION, BEING A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 2011 AS DOCUMENT NUMBER 2011R0024670, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 2:
LOTS 2, 3, 4 AND 5 IN CRYSTAL COURT SUBDIVISION, BEING A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 25, 1989 AS DOCUMENT NO. 89R16170 AND RE-RECORDED AUGUST 3, 1989 AS DOCUMENT NO. 89R24953, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF LIBERTY AVENUE VACATED BY DOCUMENT NUMBER 90R004207 LOCATED IN NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN IN MCHENRY COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 5 CRYSTAL COURT SUBDIVISION RECORDED MAY 25, 1989 AS DOCUMENT NO. 89R16170 AND RE-RECORDED AUGUST 3, 1989 AS DOCUMENT NO. 89R24953; THENCE SOUTH 43 DEGREES 50 MINUTES 18 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID LOT 5, A DISTANCE OF 119.46 FEET TO A NON-TANGENT CURVE; THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 241.87 FEET, AN ARC DISTANCE OF 101.15 FEET, CHORD BEARING OF NORTH 30 DEGREES 46 MINUTES 22 SECONDS EAST AND A CHORD DISTANCE OF 100.42 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 5; THENCE SOUTH 89 DEGREES 47 MINUTES 33 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 31.36 FEET TO THE POINT OF BEGINNING.

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PARCEL 4:
THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 43, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN MCHENRY COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY NORTHEASTERLY CORNER OF LOT 3 IN THE FINAL PLAT OF RESUBDIVISION OF LOT ONE IN CRYSTAL COURT SUBDIVISION RECORDED JUNE 15, 2011 AS DOCUMENT NUMBER 2011R0024670; THENCE SOUTH 89 DEGREES 47 MINUTES 33 SECONDS EAST, ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 22.00 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 12.66 FEET, A CHORD BEARING NORTH 75 DEGREES 41 MINUTES 48 SECONDS EAST, AND A CHORD DISTANCE OF 12.53 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 03 DEGREES 19 MINUTES 01 SECONDS EAST, A DISTANCE OF 564.84 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 186.72 FEET, A CHORD BEARING SOUTH 16 DEGREES 29 MINUTES 40 SECONDS WEST, AND A CHORD DISTANCE OF 183.02 FEET TO A POINT OF TANGENCY; THENCE SOUTH 36 DEGREES 18 MINUTES 22 SECONDS WEST, A DISTANCE OF 14.39 FEET TO THE EAST LINE OF LOT 3 IN CRYSTAL COURT SUBDIVISION RECORDED MAY 25, 1989 AS DOCUMENT NO. 89R16170 AND RE-RECORDED AUGUST 3, 1989 AS DOCUMENT NO. 89R24953, SAID LINE ALSO BEING THE WEST LINE OF THE SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 29 MINUTES 07 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 747.99 FEET TO THE POINT OF BEGINNING.

PARCEL 5:
THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 43, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN MCHENRY COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3 IN CRYSTAL COURT SUBDIVISION RECORDED MAY 25, 1989 AS DOCUMENT NO. 89R16170 AND RE-RECORDED AUGUST 3, 1989 AS DOCUMENT NO. 89R24953; THENCE NORTH 00 DEGREES 29 MINUTES 07 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 251.40 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 86.03 FEET, A CHORD BEARING SOUTH 39 DEGREES 01 MINUTES 12 SECONDS EAST, AND A CHORD DISTANCE OF 85.66 FEET TO A COMPOUND CURVE; THENCE SOUTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 92.00 FEET, AN ARC DISTANCE OF 39.15 FEET, A CHORD BEARING SOUTH 17 DEGREES 42 MINUTES 00 SECONDS EAST, AND A CHORD DISTANCE OF 38.86 FEET TO A POINT OF TANGENCY; THENCE SOUTH 05 DEGREES 30 MINUTES 27 SECONDS EAST, A DISTANCE OF 119.30 FEET; THENCE SOUTH 68 DEGREES 49 MINUTES 50 SECONDS WEST, A DISTANCE OF 80.50 FEET TO THE POINT OF BEGINNING.

PARCEL 6:
THAT PART OF LOT 9 IN FARMSTEAD SUBDIVISION RECORDED APRIL 14, 1978 AS DOCUMENT NUMBER 730083 AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 43, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN MCHENRY COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY SOUTHWEST CORNER OF LOT 5 IN CRYSTAL COURT SUBDIVISION RECORDED MAY 25, 1989 AS DOCUMENT NO. 89R16170 AND RE-RECORDED AUGUST 3, 1989 AS DOCUMENT NO. 89R24953; THENCE NORTH 00 DEGREES 12 MINUTES 28 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 74.88 FEET TO THE POINT OF BEGINNING; THENCE NORTH 54 DEGREES 48 MINUTES 30 SECONDS WEST, A DISTANCE OF 170.14 FEET; THENCE NORTH 35 DEGREES 11 MINUTES 30 SECONDS EAST, A DISTANCE OF 4.07 FEET TO A POINT ON A SOUTH LINE OF SAID LOT 5; THENCE SOUTH 89 DEGREES 28 MINUTES 28 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 137.06 FEET TO SAID WEST LINE OF LOT 5; THENCE SOUTH 00 DEGREES 12 MINUTES 28 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 100.12 FEET TO THE POINT OF BEGINNING.

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EXHIBIT B

Application Materials

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EXHIBIT C

Preliminary Plans

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EXHIBIT D

Authorized and Prohibited Uses on Subject Property

ALLOWABLE USES.

Allowable residential uses shall be as presented in the Preliminary Plans.

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.

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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.

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EXHIBIT E

Unconditional Agreement and Consent

Pursuant to Section 6 of Crystal Lake Ordinance No. _____ and to induce the City of Crystal Lake to grant the approvals provided for in such Ordinance, the undersigneds acknowledge for the Applicant and the Applicant's respective successors and assigns in title to the Subject Property that Applicant:

1. Has read and understands all of the terms and provisions of said Ordinance No. _____;

2. hereby unconditionally agrees to accept, consent to, and abide by all of the terms, conditions, restrictions, and provisions of Ordinance No. _____ and any amendments thereto; the UDO; and all other applicable codes, ordinances, rules, and regulations;

3. acknowledges and agrees that the City is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the City's issuance of any approvals or permits for the use of the Subject Property, and that the City's issuance of any approval or permit does not, and shall not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time;

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4. acknowledges that all public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any revocation on the grounds of any procedural infirmity or any denial of any procedural right;

5. agrees to and does hereby hold harmless and indemnify the City, the City's corporate authorities, and all City elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of these parties in connection with the Subject Property or any City action respecting the Proposed Use of the Subject Property or the Requested Relief, including without limitation the adoption of this Ordinance or granting the approvals to the Applicant pursuant to the Ordinance (or claims relating to any ordinance or code provision pursuant to which the Requested Relief is otherwise authorized), except as may arise from the City's gross negligence or willful misconduct, and provided that the City shall assert its available immunities in connection with such claims. In the event that the City elects to retain separate counsel in defense of any such claims, the Applicant hereby agrees to reimburse the City for its attorneys' fees and costs incurred in connection of such defense of claims; and

6. represents and acknowledges that the persons signing this Unconditional Agreement and Consent are duly authorized to do so on behalf of the Applicant.

FIDUCIARY REAL ESTATE DEVELOPMENT, INC.

BY_____

ITS_____

CL URBAN LLC

BY_____

ITS_____

CL SEVEN LLC

BY_____

ITS_____

CL PARTY CITY LLC

BY_____

ITS_____

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#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 island at 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.

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

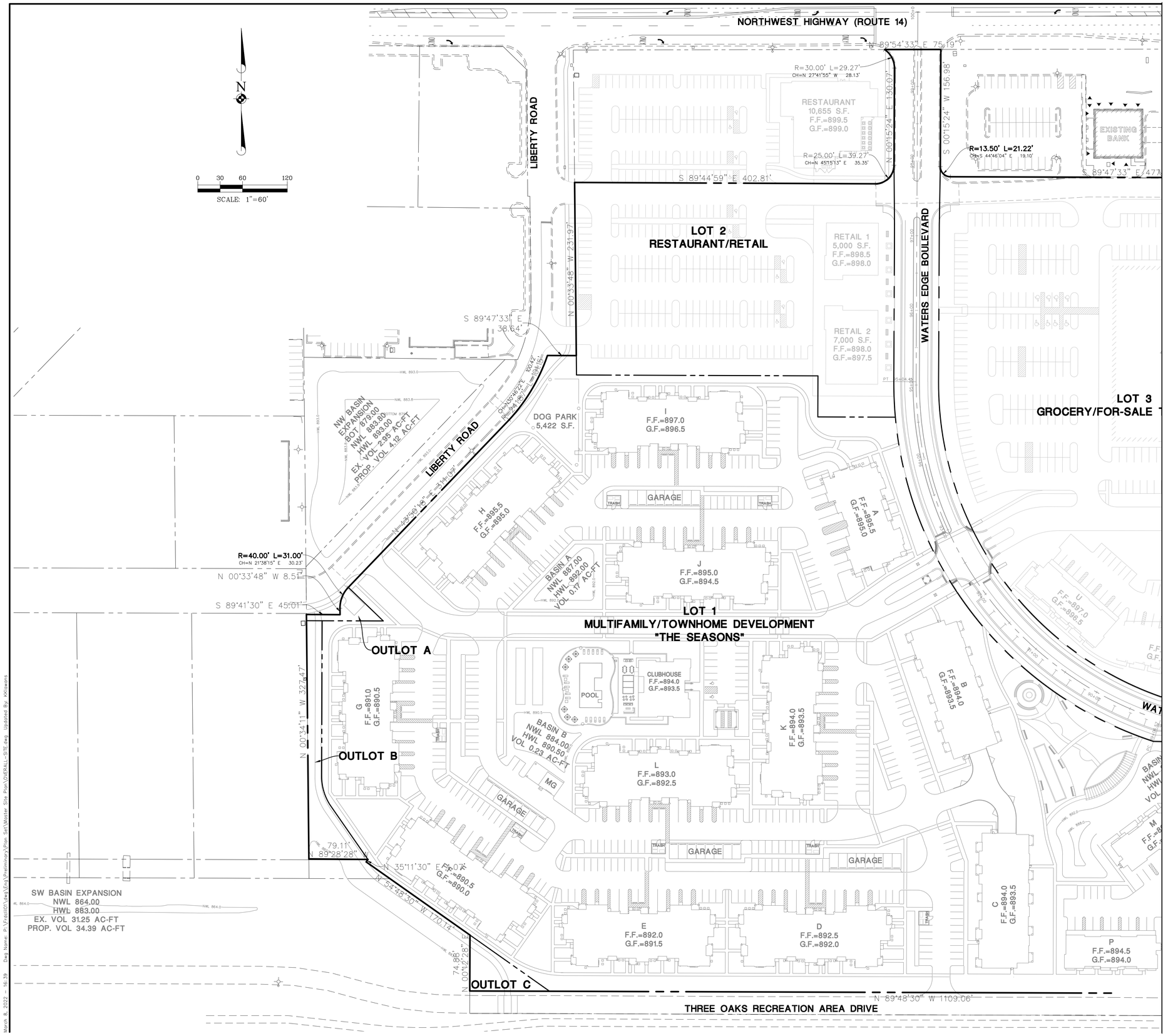
PETITIONER: Print and Sign name (*if different from owner*) **Date**

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.



March 8, 2022 - 16:39 Dwg Name: P:\Projects\Dwg\Eng\Preliminary\Plan Set\Master Site Plan\OVERALL-SITE.dwg Updated By: KKilcawins

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, APRIL 6, 2022
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

The meeting was called to order by Mr. Greenman at 7:00 p.m.

CALL TO ORDER

Mr. Greenman called the meeting to order. On roll call, members Atkinson, Greenman, Jouron, Repholz, Skluzacek and Teetsov were present. Member Gronow was absent.

Kathryn Cowlin, Director of Community Development, Michael Magnuson, Director of Public Works & Engineering, Elizabeth Maxwell, City Planner, Abigail Wilgreen, City Engineer and Commander Luke Behning were present from Staff.

Mr. Greenman said this meeting is being recorded for broadcast and future playback on the City's cable channel. He led the group in the Pledge of Allegiance.

2021-131 – 5689, 5657, 5561, 5577-5583, 5593, 5607-5615, 5625 and 5641 NORTHWEST HIGHWAY – WATER'S EDGE – REZONING, PRELIMINARY PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAT OF SUBDIVISION

Rezoning to B-4 Mixed-Use Business, Preliminary Planned Unit Development and Preliminary Plat of Subdivision for a mixed-use development.

Tom Burney, attorney, Tony DeRosa, Fiduciary Real Estate Development Corporation, Paul Sheridan, Hamilton Partners, Elise Renwick, NORR Architects and Jared Placek, Manhard Engineering were present to represent the petition.

Mr. Burney introduced the development team and Mr. DeRosa gave a summary of the proposed mixed-use development. The last time the Commission saw the plans were 11 months ago for a conceptual review. Mr. DeRosa gave a summary of the development groups past experience. The project is a horizontal mixed-use development that will be $125 million investment. It will create a new tax base and Fiduciary will act as the master developer. In order to attract users, a level of approval is needed. The residential side will have rent rates ranging from $1,500 to $3,000.

Mr. Sheridan reviewed the commercial development side of the plan. The Colonial Café parcel is ideal for a full-service restaurant. The grocery user is 40,000-45,000 square feet in size. The property to the south of the grocery user is considered the flex parcel, it could be commercial, a hotel or owner-occupied townhomes.

Mr. DeRosa reviewed the plan for the public open space. Highlighting the public art, seating areas, lighting, and landscaping.

Mr. Greenman opened up the public hearing. There was no one in the public wishing to comment on the item.

Ms. Cowlin shared staff will go through each major section of the plan for the Commission's comments and discussion. Ms. Cowlin reviewed the site plan layout, circulation, roadway layout and land uses. Ms. Wilgreen reviewed the traffic impact study by Gewalt Hamilton and the recommendations from the report. The study included traffic from recently approved developments and was also adjusted to pre-pandemic numbers to be conservative.

Mr. Jouron stated he loves it and has no comments on the site plan.

Mr. Skulazeck agreed with Mr. Jouron.

Mr. Gronow asked about phasing. Mr. DeRosa responded from development team that the infrastructure and Water's Edge Boulevard would be first, then residential with the grocer. The commercial could go at the same time, right now users want to know when the project is starting and who is anchor. Mr. Gronow shared it is a great plan but there would be more questions down the road.

Mr. Atkinson thought the townhomes would be better than the hotel. Layout is good and loves open space. We do have 6 grocery stores in town, is another one needed.

Ms. Repholz shared she is excited about the housing inventory. Loves the outside place. Mr. Sheridan asked if she would rather the hotel or townhomes on the flex parcel. Ms. Repholz said she would rather see a hotel then the purchase townhomes.

Ms. Teetsov shared she is excited about the development. It is a development that young people would love to move to when moving out of Chicago. The hotel is an exciting use next to Three Oaks Recreation Area and the walkable amenities.

Mr. Greenman shared he had no comments at this time.

Ms. Cowlin reviewed the elements of the plan that create a sense of place. It is a combination of streetscaping, architecture and design. The proposed streetscape plan was created by the City's consultant, Teska Associates. It is a starting point to illustrate the level of detail for pavers, lighting, community wayfinding signs and street furniture.

Mr. Burney requested the streetscape plan be moved in the recommended conditions of approval to the end and add that the development team will continue to work with staff on the plan.

Ms. Teetsov stated it is great to tie in natural places and a restroom in that gathering area would make it accessible to the public.

Ms. Repholz thinks the development needs to be consistent with natural materials and colors, avoid looking like Epcot, do not do fake pavers or crazy colors.

Mr. Atkinson likes it.

Mr. Gronow asked if they can incorporate additional conditions.
Mr. Greenman stated this is an opportunity to be natural compared to manmade, the essence we are trying to capture is complementary to Three Oaks Recreation Area's natural elements so bring that out to this development. The proximity to Three Oaks Recreation Area is a unique opportunity. Creating a combination of community and take advantage of Three Oaks Recreation Area. There needs to be an outdoor public bathroom.

Ms. Cowlin reviewed the proposed zoning and land uses.

The development team had concerns about limiting non-sales tax generating businesses in the commercial area. The stated it could lead to vacancies in the future.

The Commission had no questions on the zoning and directed the development team to work with staff on the restrictions on the land uses.

Ms. Cowlin reviewed the proposed architecture of the residential and commercial areas, highlighting the grocery user's proposed elevations.

Mr. Greenman started with asking what elements within the architecture reflect its name and its community to Three Oaks Recreation Area. There is an opportunity to demonstrate that more in the architecture.

Mr. Atkinson made the statement that the architecture for the residential area is coastal – relaxed.

Ms. Repholz added it seems nautical. Ms. Teetsov shared she likes the dark trim and not being so blue or all similar to the ones we have seen recently.

Mr. Atkinson added they could add an anchor or water artistic feature.

Mr. Gronow shared the buildings at Three Oaks Recreation Area are nature not water, architecture being presented is very complimentary to those buildings at Three Oaks Recreation Area. Maybe there should be more in streetscapes to accomplish this not the architecture. The architecture is on track.

Mr. Jouron likes the townhouses, his personal preference is individual little houses and looks more cozy and like a neighbor.

Ms. Cowlin summarized the sign requests. The development team stated they would like to keep the proposed 30-foot freestanding sign.

Mr. Jouron shared the background on monument signs. Keep the sign near the 18 feet.

Ms. Repholz said she would allow it to go bigger and Mr. Gronow said he would not want it taller than it currently is at 25 feet.

Mr. Greenman summarized the Commissions comments and reviewed the recommended conditions of approval that were brought up by the development team.

Ms. Repholz made a motion to approve the rezoning to B-4, Preliminary Planned Unit Development and Preliminary Plat of Subdivision with the following recommended conditions:

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)
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   F. Crystal Lake Monument Letters (ag Architecture, dated 12/23/2021)
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   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. **Work with staff to b**reak up the large architectural panel area on the north and west elevations with ~~simulated wood panels~~ **enhanced natural materials** as a portion. **(Revised by PZC)**

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.

16. **Work with staff to finalize the Streetscape Plan (Teska Associates, dated 03/21/2022). (Revised by PZC)**

Ms. Teetsov seconded the motion. On roll call Members Atkinson, Jouron, Skluzacek, Teetsov, Gronow, Repholz and Greenman voted aye. Motion passed 7-0.

REPORT FROM PLANNING

Ms. Cowlin summarized the items that were approved by City Council and noted the items scheduled for the next PZC meeting, April 20, 2022.

COMMENTS FROM THE COMMISSION

There were no comments from the Commission.

ADJOURNMENT

Mr. Jouron made a motion to adjourn the meeting. Mr. Atkinson seconded the motion. On voice vote, all members voted aye. The meeting was adjourned at 12:07 a.m.

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

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PLOT FRAME TIME: FILE: K:\PROJ\0134 CRYSTAL LAKE, FIDUCIARY\000 REVIT\0134_000_DEVELOPMENT COVER
PLOTTED BY: ANDREW.SCHMIDT PLOT SCALE: 1.000 PLOT STYLE: AG_24x36.CTB
DEPENDENCIES: K:\PROJ\0134 CRYSTAL LAKE, FIDUCIARY\000 REVIT\PARTS\TITLEBLOCK.RFA LAST SAVED: 3/11/2022



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
414.431.2121 TEL
414.431.0631 FAX
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Seasons

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Seasons

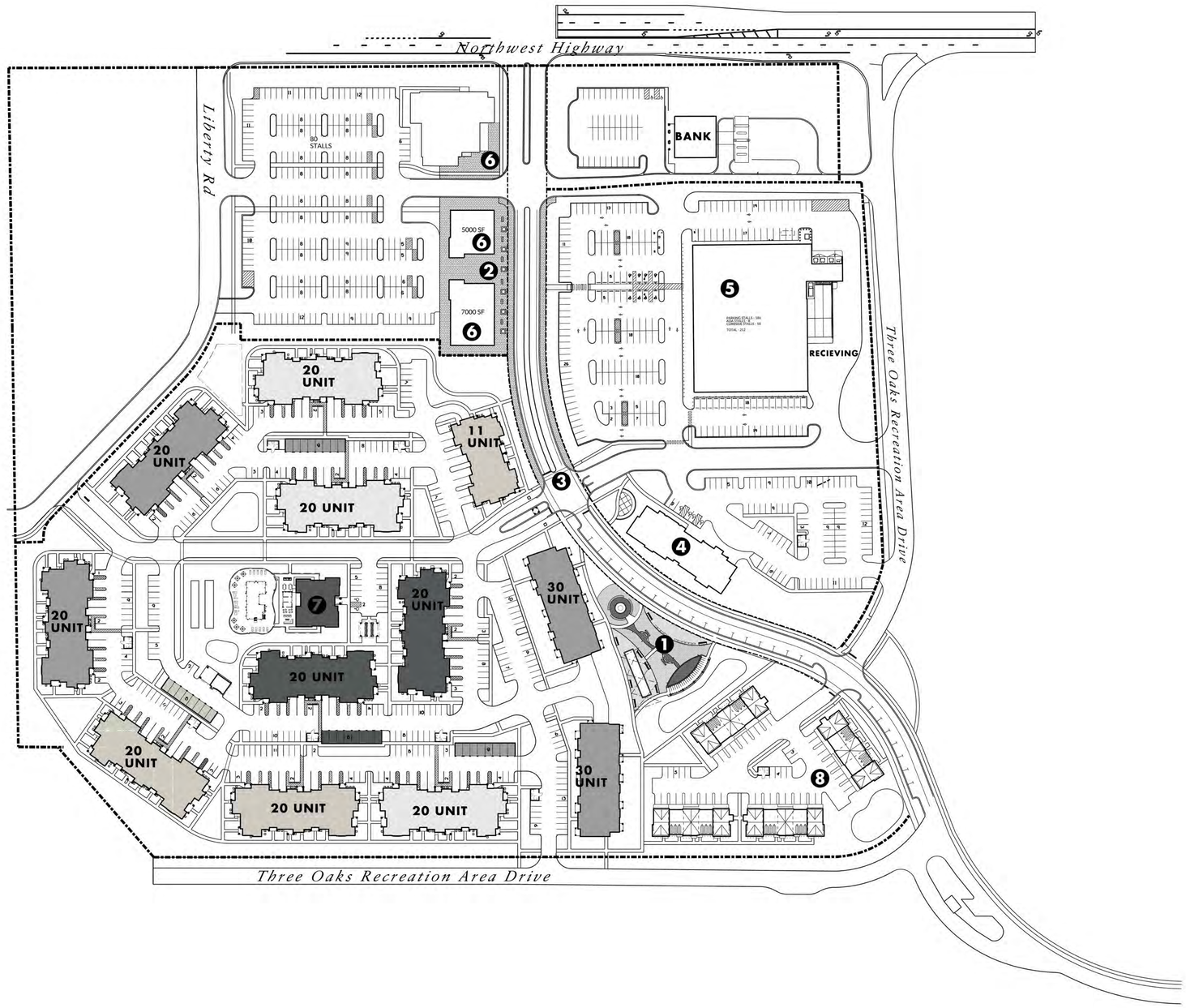
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Seasons

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CLUBHOUSE -	**ON SITE STALLS 15**

ARCTIC WHITE/ PEARL GREY WITH SHAKE

NIGHT GREY/PEARL GREY

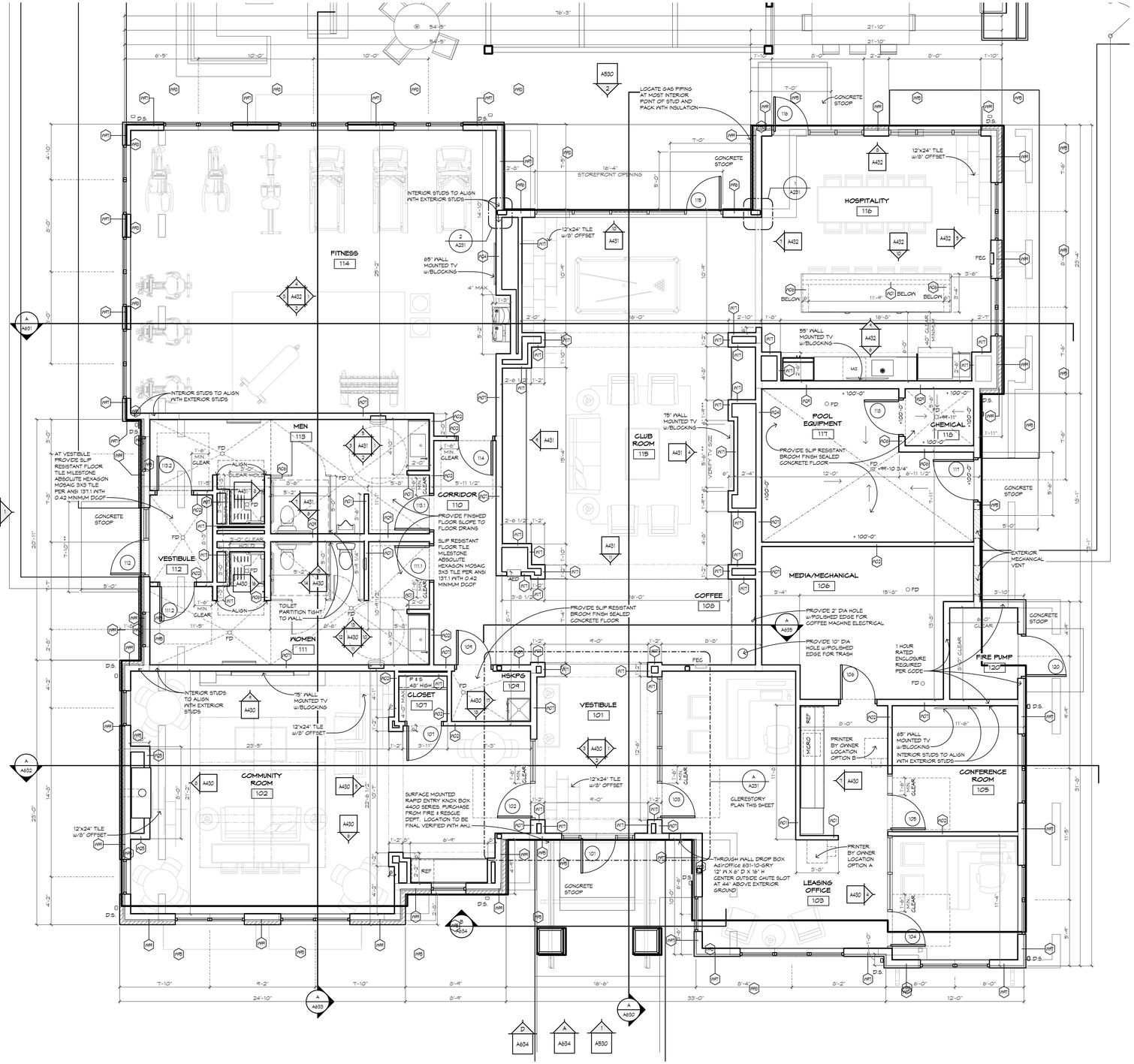
PEARL GREY /NIGHT GREY

AGED PEWTER/COBBLESTONE

SCALE 1"=80'

BUILDING COLORS
MIXED USE DEVELOPMENT AT WATER'S EDGE
Crystal Lake, Illinois

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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

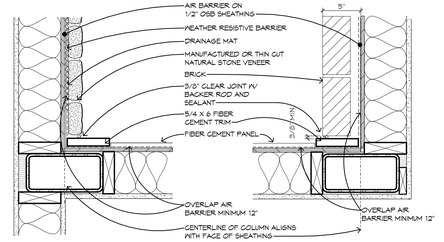
FEC FIRE EXTINGUISHER WITH RECESSED CABINET PER SECTION 10522 - SEE DETAIL 15/AT430

AED AUTOMATED EXTERNAL DEFIBRILLATOR AND CABINET WITH AUDIBLE ALARM PHILIPS HEARTSTART ONSITE AED 9EM1-RECESSED AED CABINET WITH AUDIBLE ALARM 1505R3-1 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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A231

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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

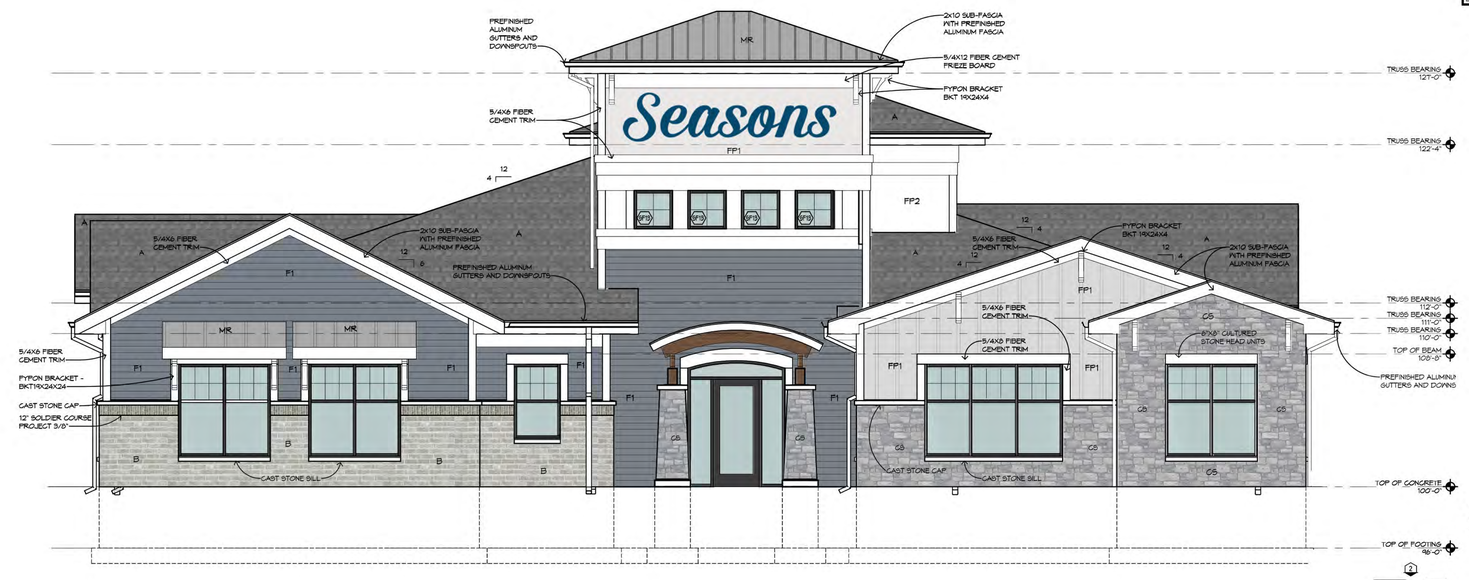
FP1 VERTICAL FIBER CEMENT PANEL BATTENS @ 16" O.C. - PEARL GREY - BATTENS TO MATCH

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

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SHEET NO. A530

1/4" EXTERIOR ELEVATIONS - CLUBHOUSE

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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

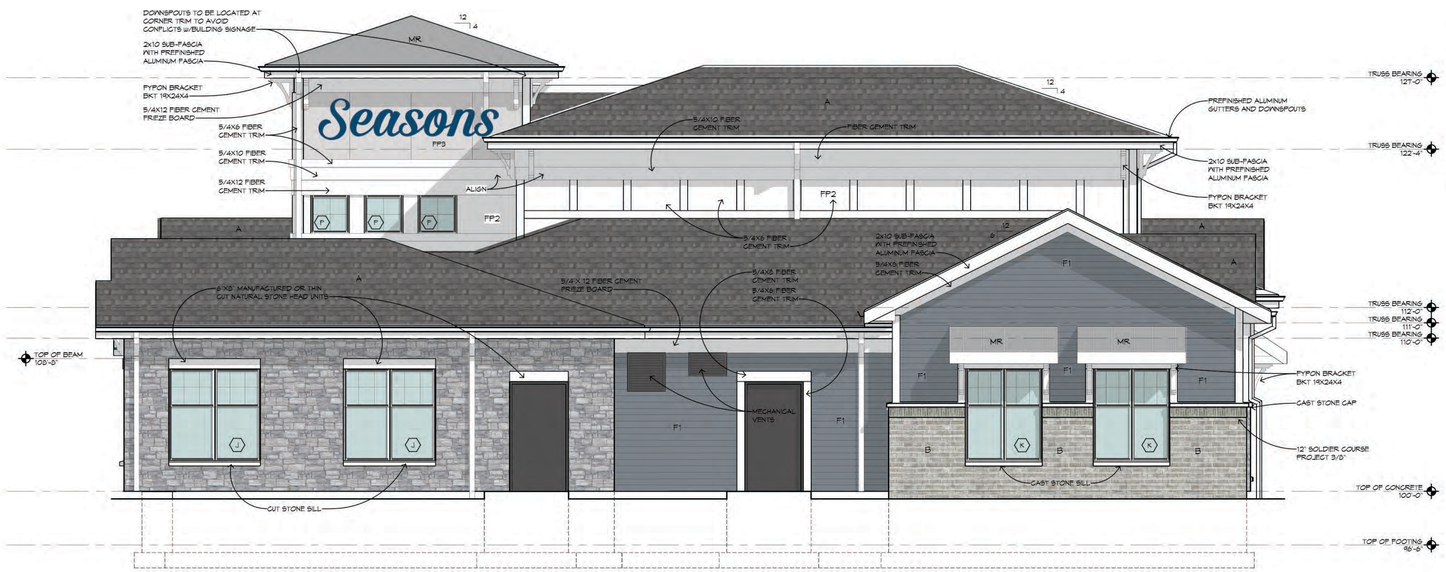
PROVIDE 1/2" WIDE PREFINISHED MUNTINS IN INSULATING GLASS AIR SPACE PER ELEVATIONS.

FIELD VERIFY ALL CUSTOM WINDOWS.

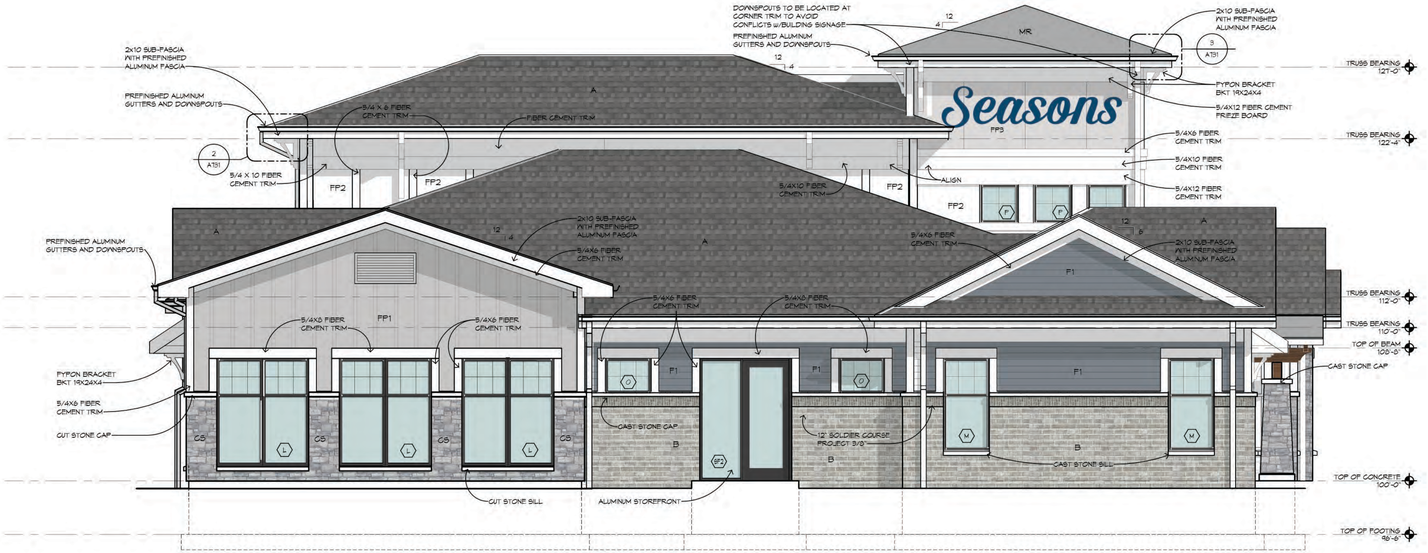
PER 2015 IBC 2406.4.3 GLAZING IN WINDOWS:
GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANELS THAT MEET ALL OF THE FOLLOWING CONDITIONS SHALL PROVIDE SAFETY GLASS.
1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SF
2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE FINISHED FLOOR
3. THE 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"

Seasons at Water's Edge
Clubhouse
Crystal Lake Illinois

AG Architecture

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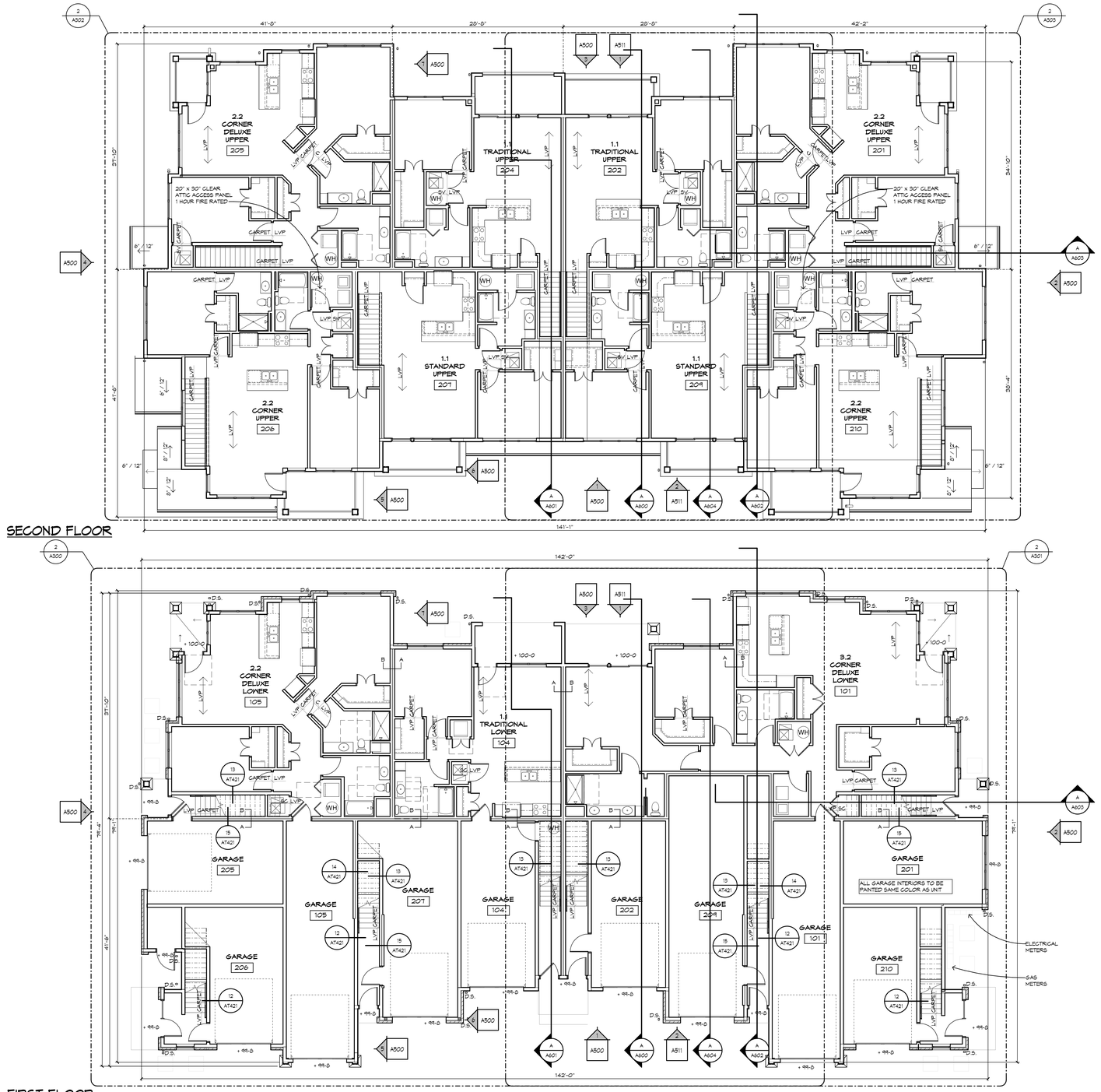
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1/4" EXTERIOR ELEVATIONS - CLUBHOUSE A531

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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.

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

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

Architecture

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WAUWATOSA, WI 53213

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SHEET NO.
A201

1/8" FIRST AND SECOND FLOOR PLANS - 11 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 A523 FOR WINDOW SCHEDULES.

EXTERIOR ELEVATION KEY NOTES:

A THREE DIMENSIONAL ASPHALT SHINGLES

B BRICK GLACIER GREY

F1 FIBER CEMENT SIDING WITH 6" EXPOSURE

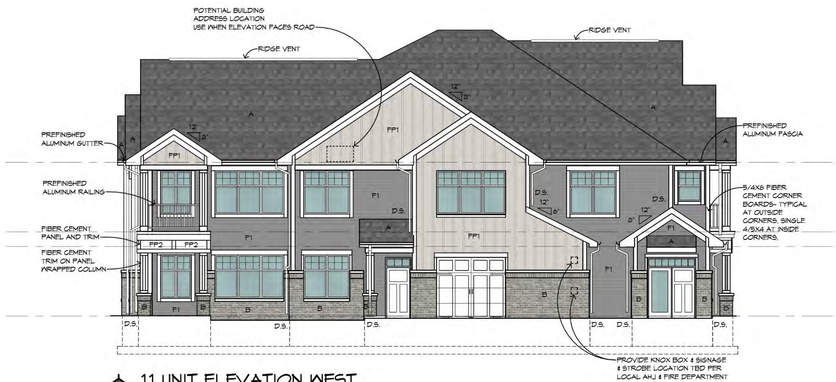
F2 FIBER CEMENT SIDING WITH 6" EXPOSURE

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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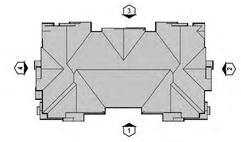
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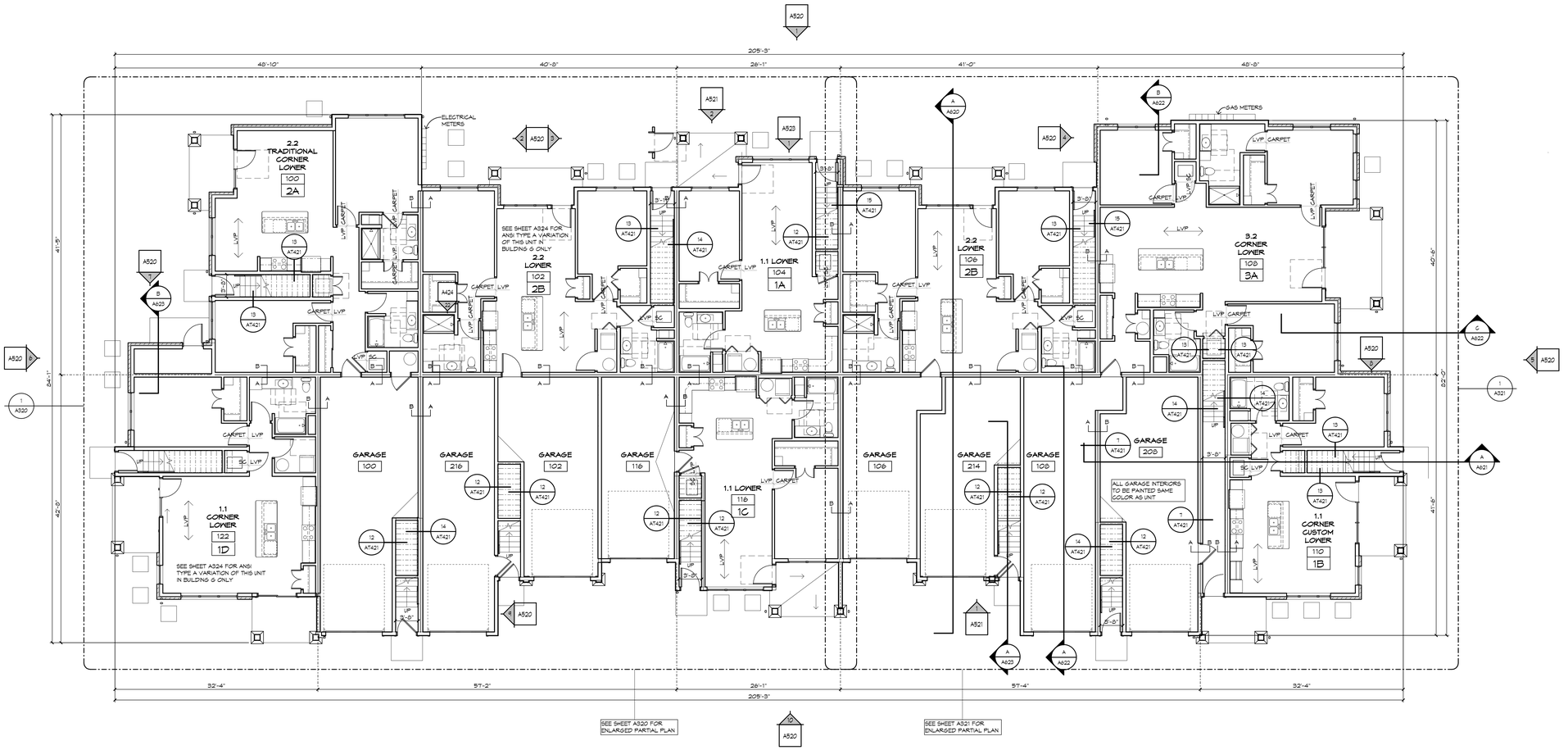
PROJECT
934

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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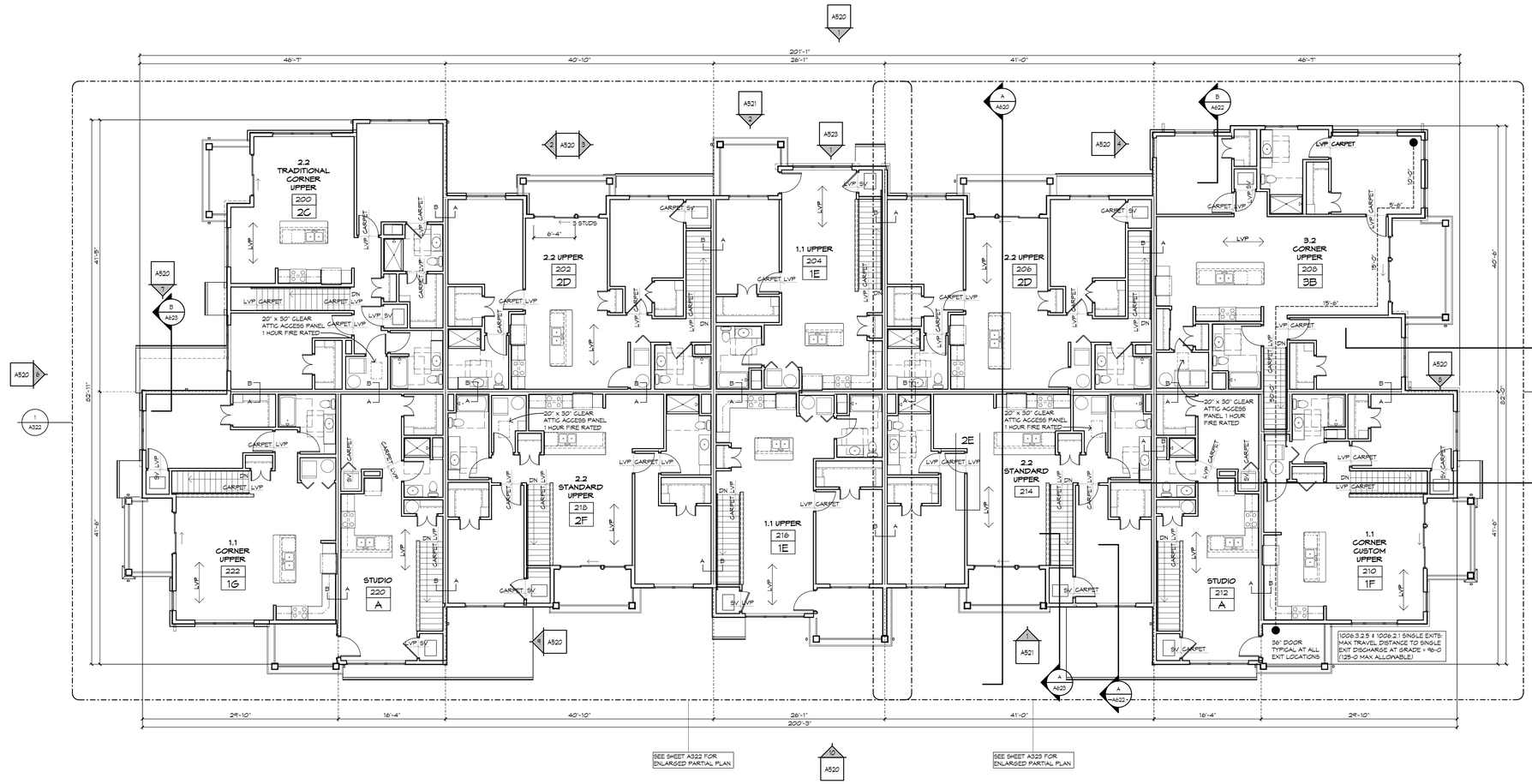
DATE
23 DEC 2021

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 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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SHEET NO.
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1/8" SECOND FLOOR PLAN - 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:

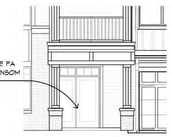
A THREE DIMENSIONAL ASPHALT SHINGLES
B BRICK GLACIER GREY
F1 FIBER CEMENT SIDING WITH 6" EXPOSURE
F2 FIBER CEMENT SIDING WITH 6" EXPOSURE
FP1 VERTICAL FIBER CEMENT PANEL BATTENS AT 16" O.C.
FP2 FIBER CEMENT PANELS

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



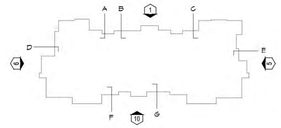
11 A520 20 UNIT REAR ELEVATION

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

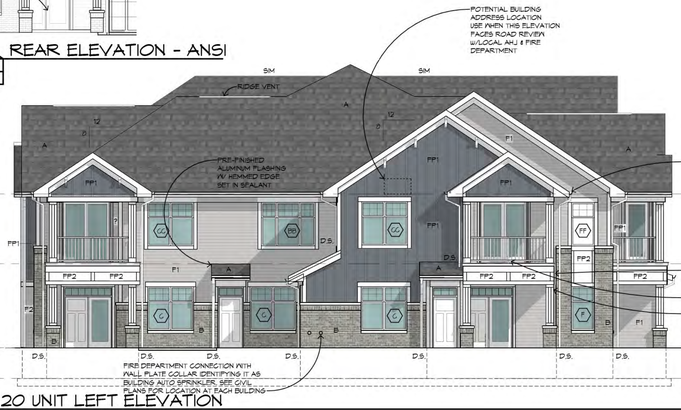
12 A520 REAR ELEVATION - ANSI



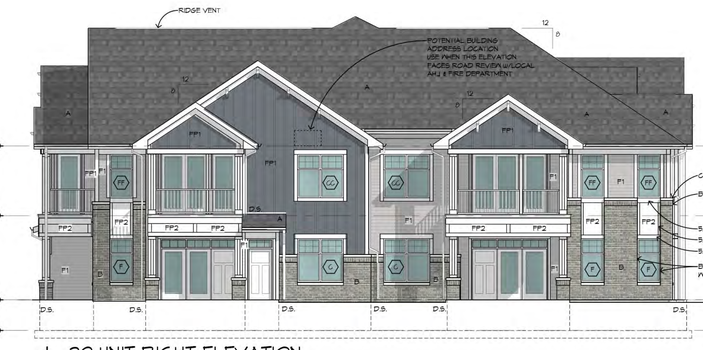
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Crystal Lake
Illinois



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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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.

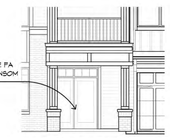
EXTERIOR ELEVATION KEY NOTES:

- 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

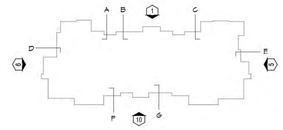
F1 - AGED PEWTER
FP1 - COBBLESTONE
FP2 - ARCTIC WHITE

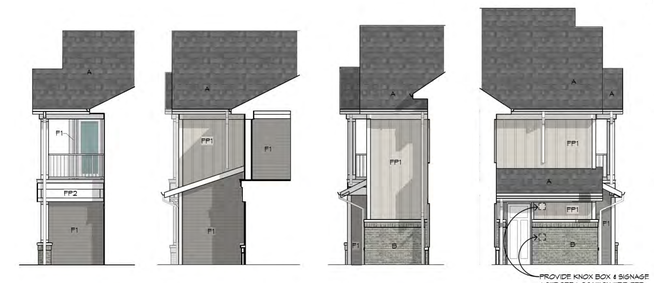


20 UNIT REAR ELEVATION

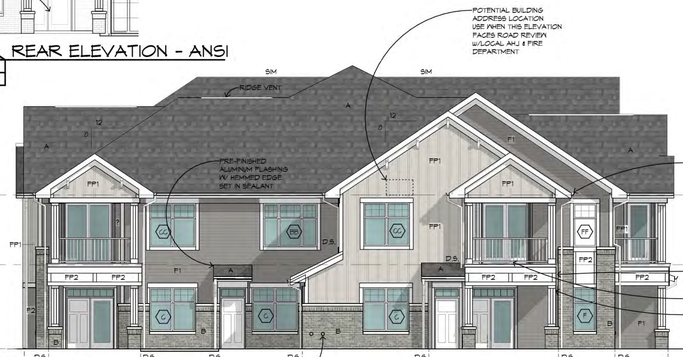


REAR ELEVATION - ANSI





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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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:

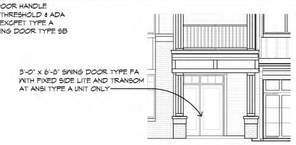
- A THREE DIMENSIONAL ASPHALT SHINGLES
- B BRICK GLACIER GREY
- F1 FIBER CEMENT SIDING WITH 6" EXPOSURE
- F2 FIBER CEMENT SIDING WITH 6" EXPOSURE
- FP1 VERTICAL FIBER CEMENT PANEL BATTENS AT 16" O.C.
- FP2 FIBER CEMENT PANELS

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

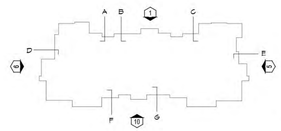


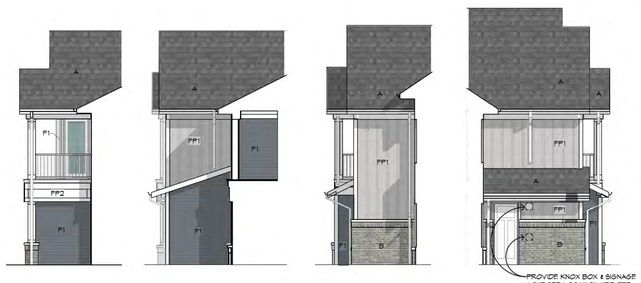
11 / A520 — 20 UNIT REAR ELEVATION

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

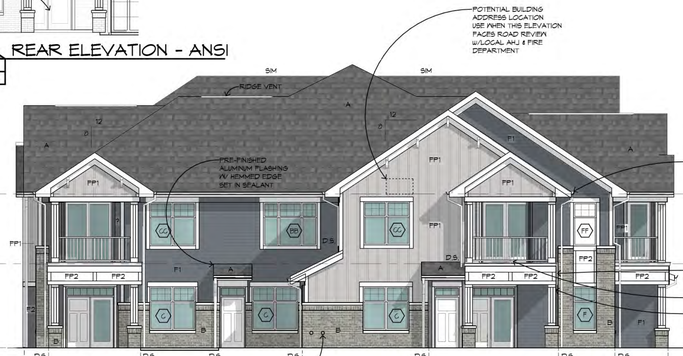


12 / A520 — REAR ELEVATION - ANSI





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



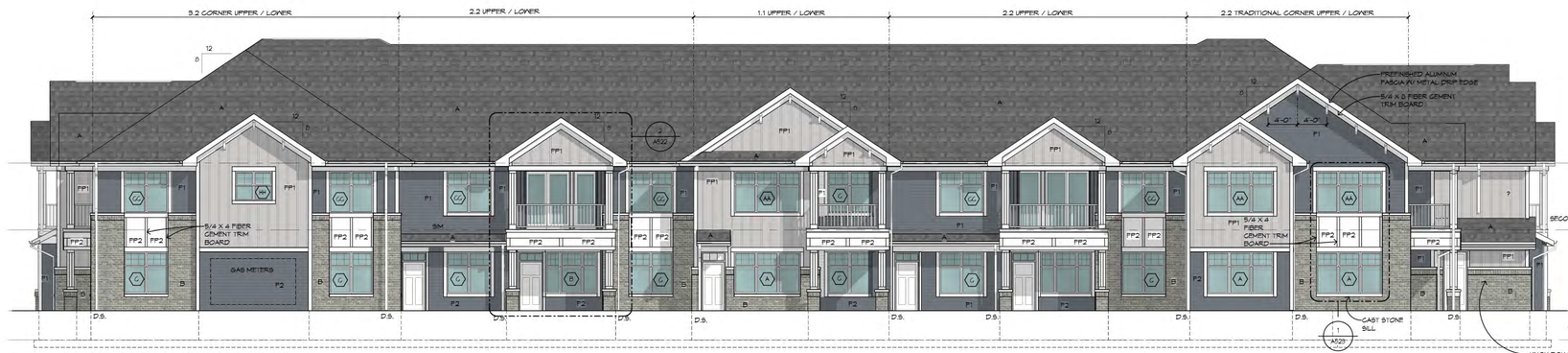
6 / A520 — 20 UNIT LEFT ELEVATION



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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1/8" EXTERIOR ELEVATIONS - 20 UNIT

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MATERIAL LEGEND

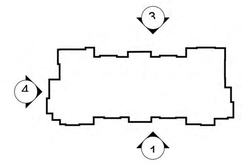
A - ASPHALT SHINGLES

FC - FIBER CEMENT LAP SIDING - ARCTIC WHITE

FP1 - FIBER CEMENT PANEL - BATTENS 16" O.C. - PEARL GREY
FP2 - FIBER CEMENT PANEL - ARCTIC WHITE
FP3 - FIBER CEMENT PANEL - BATTENS 16" O.C. - ARCTIC WHITE

FS - FIBER CEMENT SHAKE PANEL





2 / A501 — 20 UNIT REAR ELEVATION
1/8" = 1'-0"



2 / A501 — 20 UNIT LEFT ELEVATION
1/8" = 1'-0"



2 / A500 — 20 UNIT RIGHT ELEVATION
1/8" = 1'-0"



1 / A500 — 20 UNIT FRONT ELEVATION
1/8" = 1'-0"

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PROJECT

SHEET NO.
A500

1/8" EXTERIOR ELEVATIONS

PARKING PLAN GENERAL NOTES

DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF BRICK OR CONCRETE FOUNDATION.

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.

FEC FIRE EXTINGUISHER WITH RECESSED CABINET PER SECTION 10522

FE FIRE EXTINGUISHER WITH SURFACE MOUNTED BRACKET PER SECTION 10522

PROVIDE # OF FIRE EXETINGUISHERS THIS FLOOR

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 A340 - A345

WALL TYPES SHEET AT340

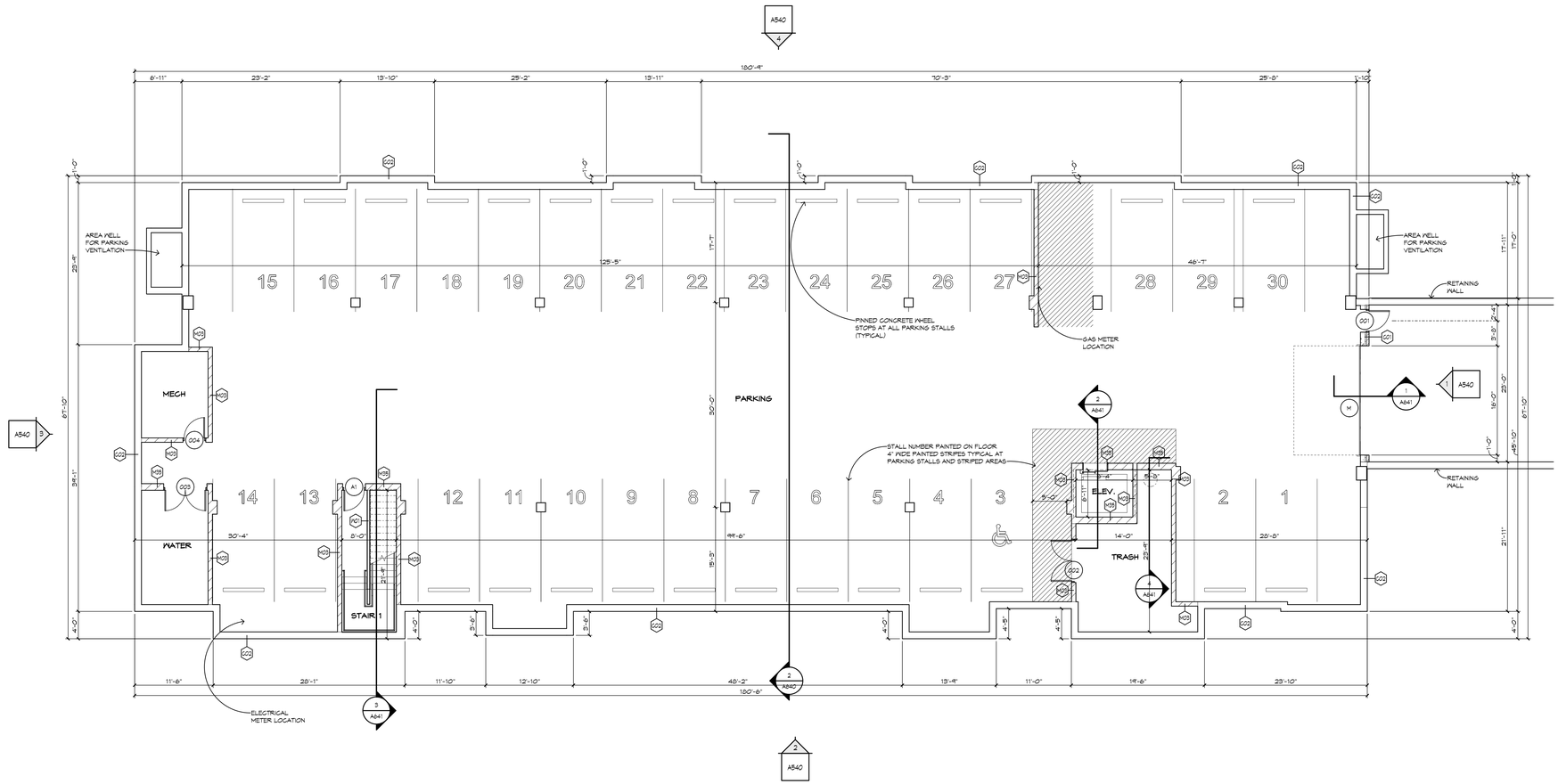
DOOR SCHEDULE SHEET AT140

WINDOW SCHEDULE SHEET A342

ROOM FINISH SCHEDULE SEE SPEC

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

VERIFY WALL CONSTRUCTION WITH WALL TYPES.



Seasons at Water's Edge

30 Unit Apartment

Crystal Lake Illinois

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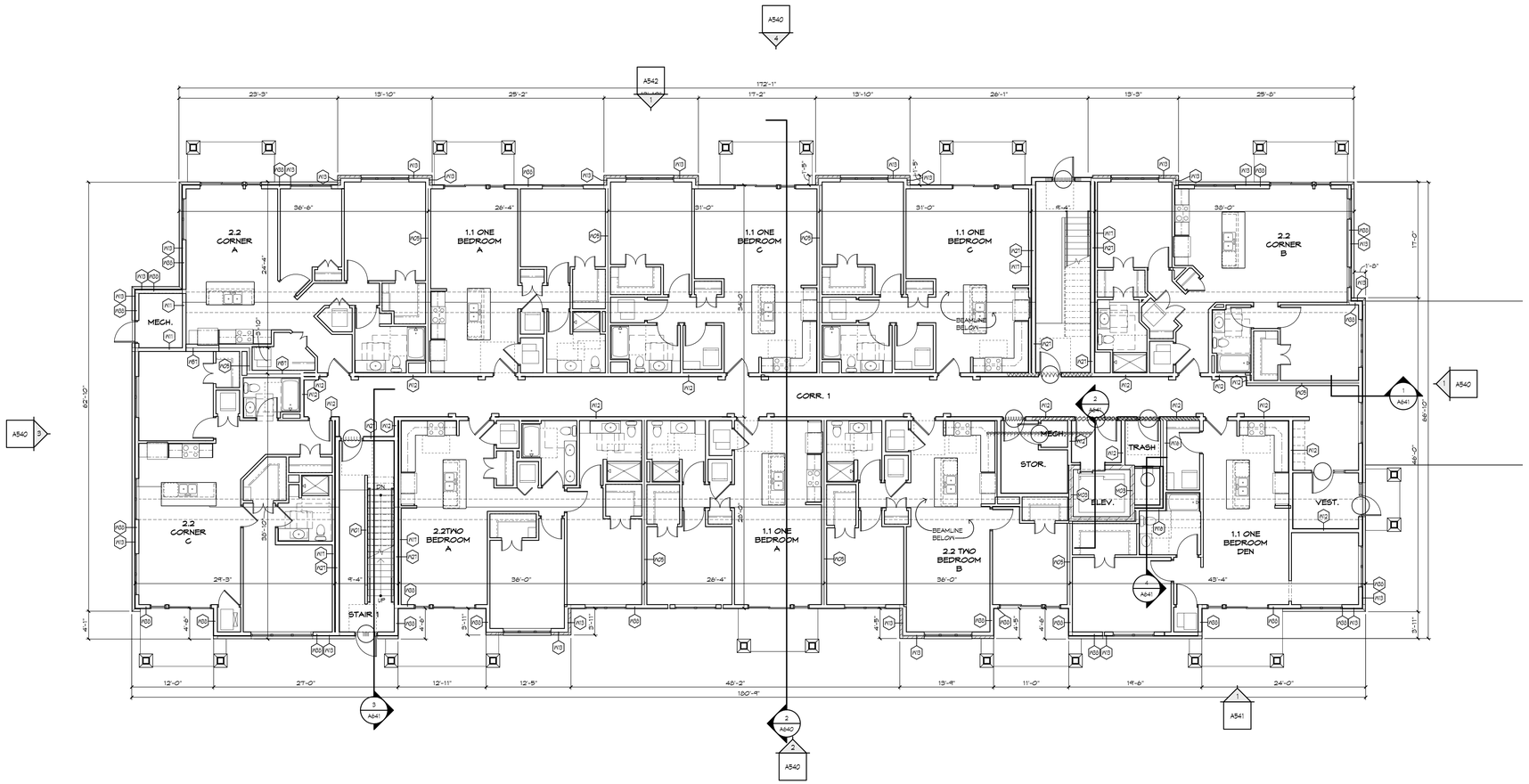
DATE
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SHEET NO.

1/8" PARKING PLAN A240
30 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.

FEC FIRE EXTINGUISHER WITH RECESSED CABINET PER SECTION 10522

PROVIDE # OF FIRE EXETINGUISHERS THIS FLOOR

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 A340 - A345
WALL TYPES	SHEET AT340
DOOR SCHEDULE	SHEET AT140
WINDOW SCHEDULE	SHEET A842
ROOM FINISH SCHEDULE	SEE SPEC

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

VERIFY WALL CONSTRUCTION WITH WALL TYPES.

A — TYPICAL DEMISING WALL SEE SHEET AT340
B — 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

Seasons at Water's Edge
30 Unit Apartment
Crystal Lake Illinois

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WAUWATOSA, WI 53213

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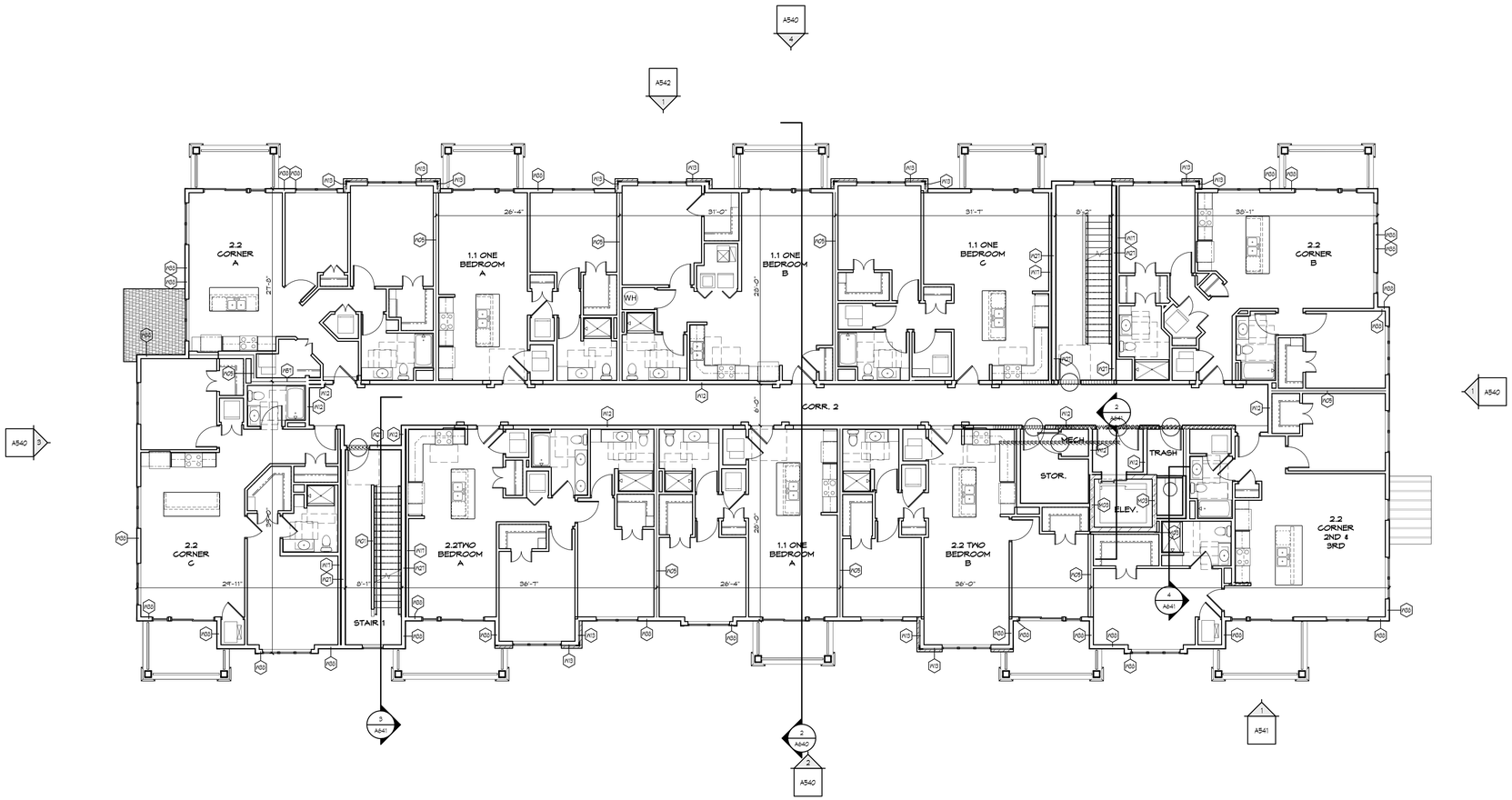
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PROJECT
211901

SHEET NO.

1/8" FIRST FLOOR PLAN A241 INDEPENDENT

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FLOOR PLAN GENERAL NOTES

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WINDOW SCHEDULE	SHEET A542
ROOM FINISH SCHEDULE	SEE SPEC

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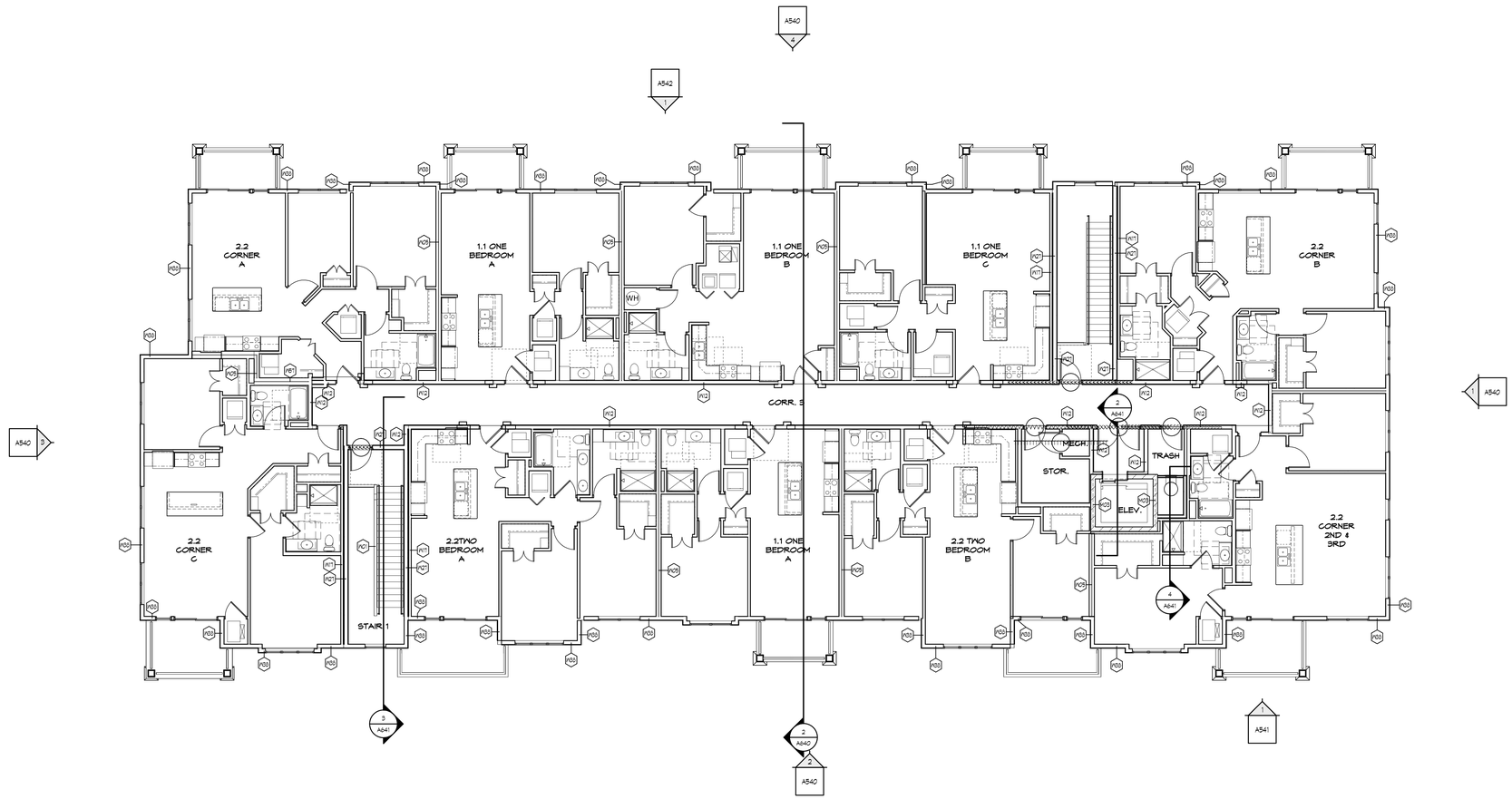
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211901

SHEET NO.

1/8" SECOND FLOOR PLAN A242
INDEPENDENT

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FLOOR PLAN GENERAL NOTES

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SHEET NO.
A243
INDEPENDENT

1/8" THIRD FLOOR PLAN

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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 A542 FOR WINDOW AND STOREFRONT SCHEDULES.

EXTERIOR ELEVATION KEY NOTES:

COLOR LEGEND
ALL FIBER CEMENT TRIM TO BE ARCTIC WHITE UNLESS NOTED OTHERWISE
FIBER CEMENT COLUMN TRIM AND PANEL TO BE ARCTIC WHITE

MR STANDING SEAM GALVALUME METAL ROOF - CITYSCAPE
A THREE DIMENSIONAL ASPHALT SHINGLES - WEATHERED WOOD
B BRICK - GLACIER GREY
F1 FIBER CEMENT SIDING WITH 6" - PEARL GREY
F2 FIBER CEMENT SIDING BOARD AND BATTEN - NIGHT GREY
F3 FIBER CEMENT SIDING WITH 6" LAP - STAINED WOOD LOOK
FP FIBER CEMENT PANEL - ARCTIC WHITE



North
4
A540



West
3
A540



South
2
A540



East
1
A540

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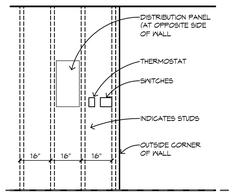
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1/8" EXTERIOR ELEVATIONS

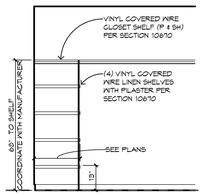
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WALL ELEVATION

2 / A350

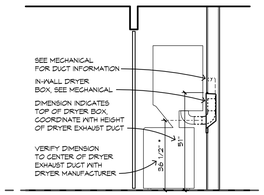
SWITCHES & THERMOSTAT LOCATIONS



CLOSET SHELVING

3 / A350

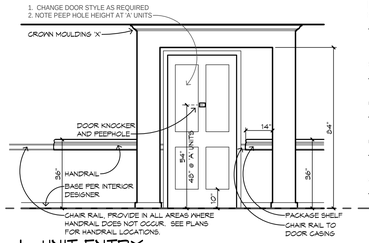
AT UNITS



LAUNDRY

1 / A350

STACKED WASHER / DRYER AT UNITS



UNIT ENTRY

4 / A350

TYPICAL ALL INDEPENDENT AND ASSISTED LIVING UNIT ENTRIES

room finish schedule...independent living units

floor

ceramic tile	unfinishes (sealed)	sheet vinyl	carpet
kitchen	hvac closet at concrete	laundry closet adjacent carpet	all other areas
bath		hvac closet at insulating underlayment	
laundry closet adjacent bath			

base

vinyl	painted wood type a
hvac closet	all other areas

walls

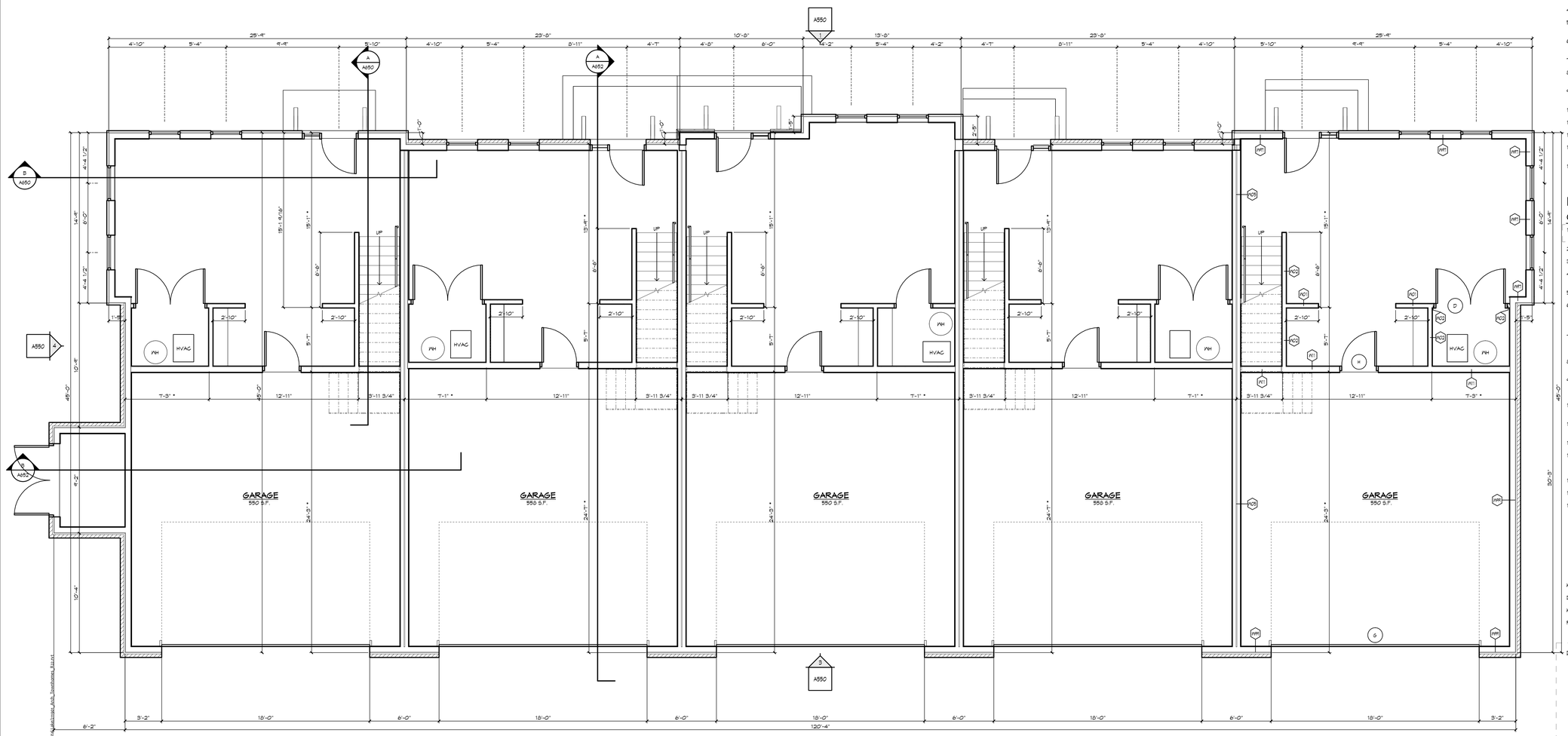
painted drywall
all walls

wood trim

painted door casing type f
all areas

ceiling

painted drywall
all areas



INDEPENDENT LIVING UNIT INTERIOR ELEVATION GENERAL NOTES:

1. FIELD VERIFY ALL TOPS, MIRRORS AND CABINETRY DIMENSIONS.
2. FRAMED MIRROR SIZE SHOWN DOES NOT INCLUDE FRAME.
3. COUNTERTOP AND UPPER CABINET HEIGHTS AS SHOWN IN INTERIOR ELEVATIONS ARE BASED ON FINISHED FLOOR. INSTALL CASEWORK WITH BLOCKING PER SPEC SECTION 12356 TO MAINTAIN INDICATED HEIGHTS IN AREAS WITH CERAMIC TILE, WOOD OR SIMILAR FLOORING.
4. CONTINUE FLOOR MATERIALS INTO ALL APPLIANCE SPACES.
5. PROVIDE FINISHED END PANELS AT ALL EXPOSED CABINET ENDS INCLUDING NEXT TO APPLIANCES.
6. PROVIDE SILICONE SEALANT AT FULL PERIMETER OF TOILET, SHOWER/TUB AT FLOOR ONLY - TYPICAL.
7. PROVIDE CAULK BETWEEN SPLASHES AND WALLS.
8. PROVIDE BASE SHOE AT ALL BASE (MATCH COLOR) AND CABINETRY (BY CABINET MANUFACTURER) WITH VINYL, WOOD OR CERAMIC FLOORING.
9. ALL COUNTERTOPS, SPLASHES AND CABINETS TO BE SCRIBED TO FLOOR, CEILING AND WALL.
10. PROVIDE BASE BEHIND REFRIGERATOR AND RANGE.
11. SEE SHEET AT400 FOR TRIM PROFILES.
12. RETURN VALANCES AND CROWN MOULDING TO WALL (TYPICAL OF ALL).
13. EMERGENCY CALL PULL CORDS TO BE TRIMMED SO BOTTOM OF CORD IS 4" ABOVE THE FLOOR.
14. ALL DISTRIBUTION PANELS TO BE POWDER PAINTED PER 09912.

I.L. AND A.L. UNIT PLANS GENERAL NOTES

1. DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING. ALIGN WITH FOUNDATION WALL BELOW. CHANGE TO FACE OF BLOCK FOR PLANK / BLOCK BUILDING
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6. COORDINATE STUD LOCATION WITH ELECTRICAL AND MECHANICAL CONTRACTORS TO ALLOW FOR WASHING MACHINE OUTLET BOXES, BATH EXHAUST, DRYER VENTS, ELECTRICAL PANELS, RECESSED MEDICINE CABINETS, ETC.
7. AT ALL CONCEALED SPACES THE FIRE RATED WALL, CEILING, FLOOR, ROOF ASSEMBLY IS TO BE CONTINUOUS THROUGHOUT THE CONCEALED SPACE. SEE DETAIL -/----
8. THE FIRE RATED FLOOR/CEILING AND WALL ASSEMBLIES ARE TO BE CONTINUOS ABOVE DROPPED CEILINGS AND SOFFITS.
9. THE UNDERLAYMENT AND SOUND MAT OF THE FIRE RATED FLOOR ASSEMBLY IS TO BE INSTALLED PRIOR TO THE TUB/SHOWER UNIT ENCLOSURE BEING INSTALLED.
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6'-6" * / 6'-6" **

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PLUS OR MINUS - FOR REFERENCE ONLY.

WALL TYPES — SHEET AT300

DOOR SCHEDULE — SHEET AT100 (I.L.) AND AT102 (A.L.)

WINDOW SCHEDULE — SHEET X

ROOM FINISH SCHEDULE — SHEET X

INDICATES DROPPED CEILING/SOFFIT TO X'-X"

SD / DO NOTE ONLY - REVISE DOOR STYLES AS REQUIRED. DELETE WHEN DOOR SCHEDULE IS COMPLETE

DOORS - UNITS:

SWING DOOR - ENTRY: 3'-0" x 6'-8" x 1-3/4" THREE PANEL 'WINSLOW' 20 MINUTE DOOR (BOTTOM RAIL 10" HIGH) IN FIRE-RATED WOOD FRAME (FIRE-RATED WOOD FRAME PER SECTION 08420)

SWING DOOR - TYPICAL: 3'-0" x 6'-8" x 1-3/8" THREE PANEL 'WINSLOW' HOLLOW CORE PREHUNG DOOR IN WOOD FRAME

POCKET DOOR: 3'-0" x 6'-8" x 1-3/8" THREE PANEL 'WINSLOW' HOLLOW CORE IN POCKET DOOR FRAME

SLIDE BY AND BI-FOLD DOOR: WIDTH AS SHOWN x 6'-8" X 1-3/8" THREE PANEL 'WINSLOW' HOLLOW CORE IN DRYWALL OPENING

PATIO/BALCONY AND FRENCH DOOR: WIDTH AS SHOWN x 6'-8" X 1-3/4" FULL LITE PREHUNG (WITH INTEGRAL BLINDS) IN METAL-CLAD WOOD FRAME

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IL UNIT PLANS

NOTE AT ALL SIDE BY SIDE W/D COMBOS (TOP LOAD AND FRONT LOA

INDICATES WASHER AND DRYER. WASHER IS ALWAYS TO BE INSTALLED ON THE LEFT WHEN FACING THE CLOSET. COORDINATE WITH PLUMBING

REVISIONS

DESCRIPTION

TRANSFER GRILLE 6" BELOW CEILING ON GREAT ROOM SIDE, 2" ABOVE FLOOR ON BEDROOM SIDE (SEE MECHANICAL)
FACE STUDS WITH 5/8" FIRE RATED DRYWALL AT METAL STUDS.

PROVIDE EXTENSION ON PANTRY AND UPPER CABINET TO CLOSE OFF SIDE AND TOP. VERIFY DEPTH WITH REFRIGERATOR DOOR SWING CLEARANCE

TYPICAL ALL WALLS WITHIN UNIT

TYPICAL ALL DEMISING WALLS

TYPICAL ALL CONCEALED SPACES

TYPICAL ALL UNIT CORRIDOR WALLS

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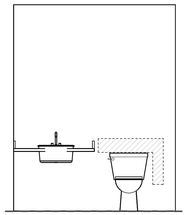
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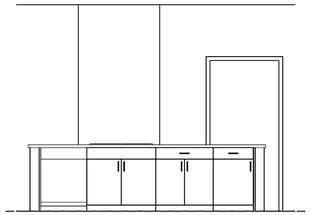
1/4" FIRST FLOOR PLAN

INDEPENDENT

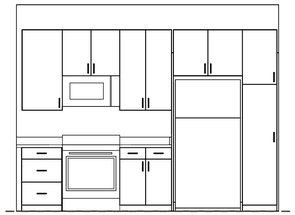
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POWDER
4
A351



KITCHEN
3
A351



KITCHEN
2
A351

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DOORS - UNITS:
SD / DD NOTE ONLY - REVISE DOOR STYLES AS REQUIRED. DELETE WHEN DOOR SCHEDULE IS COMPLETE.

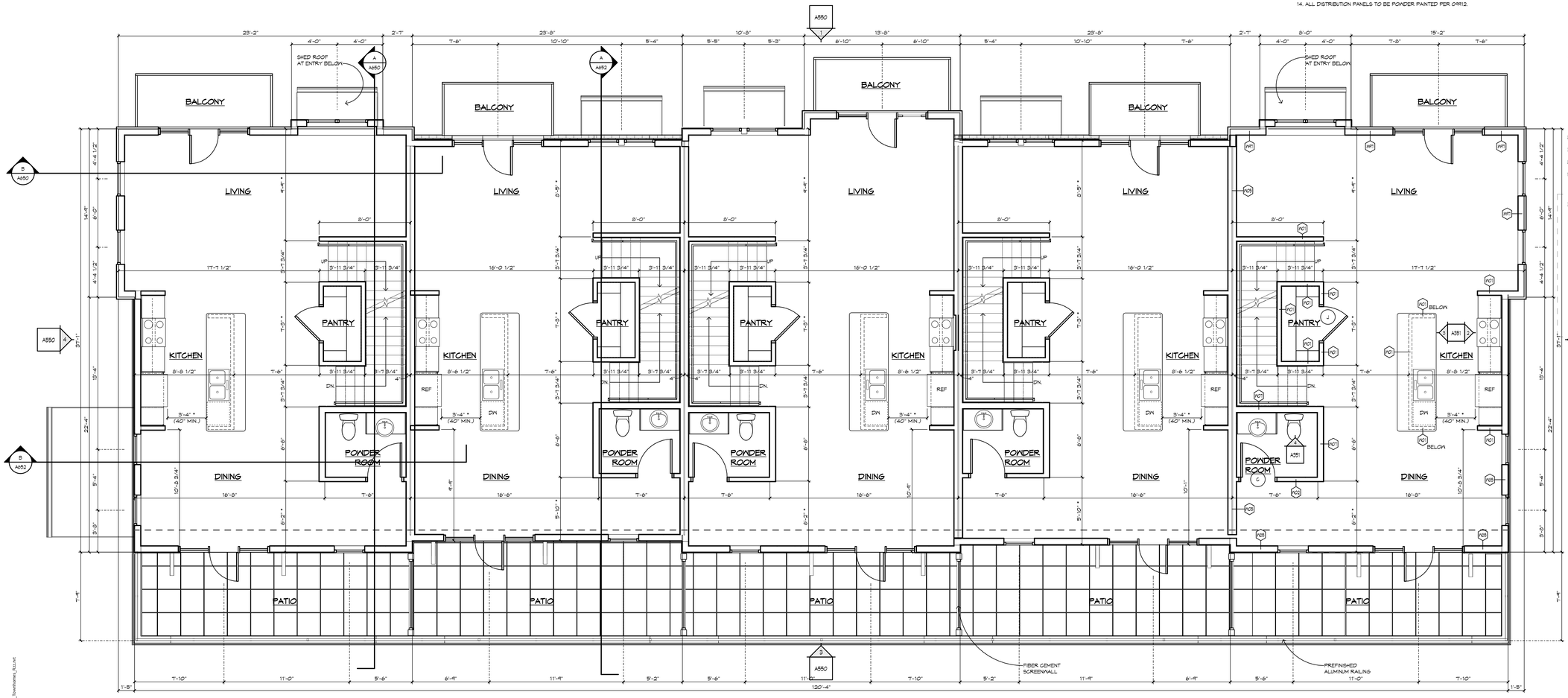
SWING DOOR - ENTRY: 3'-0" x 6'-8" x 1-3/4" THREE PANEL "WINSLOW" 20 MINUTE DOOR (BOTTOM RAIL 10" HIGH) IN PRE-RATED WOOD FRAME (PRE-RATED WOOD FRAME PER SECTION 08402)

SWING DOOR - TYPICAL: 3'-0" x 6'-8" x 1-3/8" THREE PANEL "WINSLOW" HOLLOW CORE PREHUNG DOOR IN WOOD FRAME

POCKET DOOR: 3'-0" x 6'-8" x 1-3/8" THREE PANEL "WINSLOW" HOLLOW CORE IN POCKET DOOR FRAME

SLIDE BY AND BI-FOLD DOOR: WIDTH AS SHOWN x 6'-8" X 1-3/8" THREE PANEL "WINSLOW" HOLLOW CORE IN DRYWALL OPENING

PATIO/BALCONY AND FRENCH DOOR: WIDTH AS SHOWN x 6'-8" x 1-3/4" FULL LITE PREHUNG (WITH INTEGRAL BLINDS) IN METAL-CLAD WOOD FRAME



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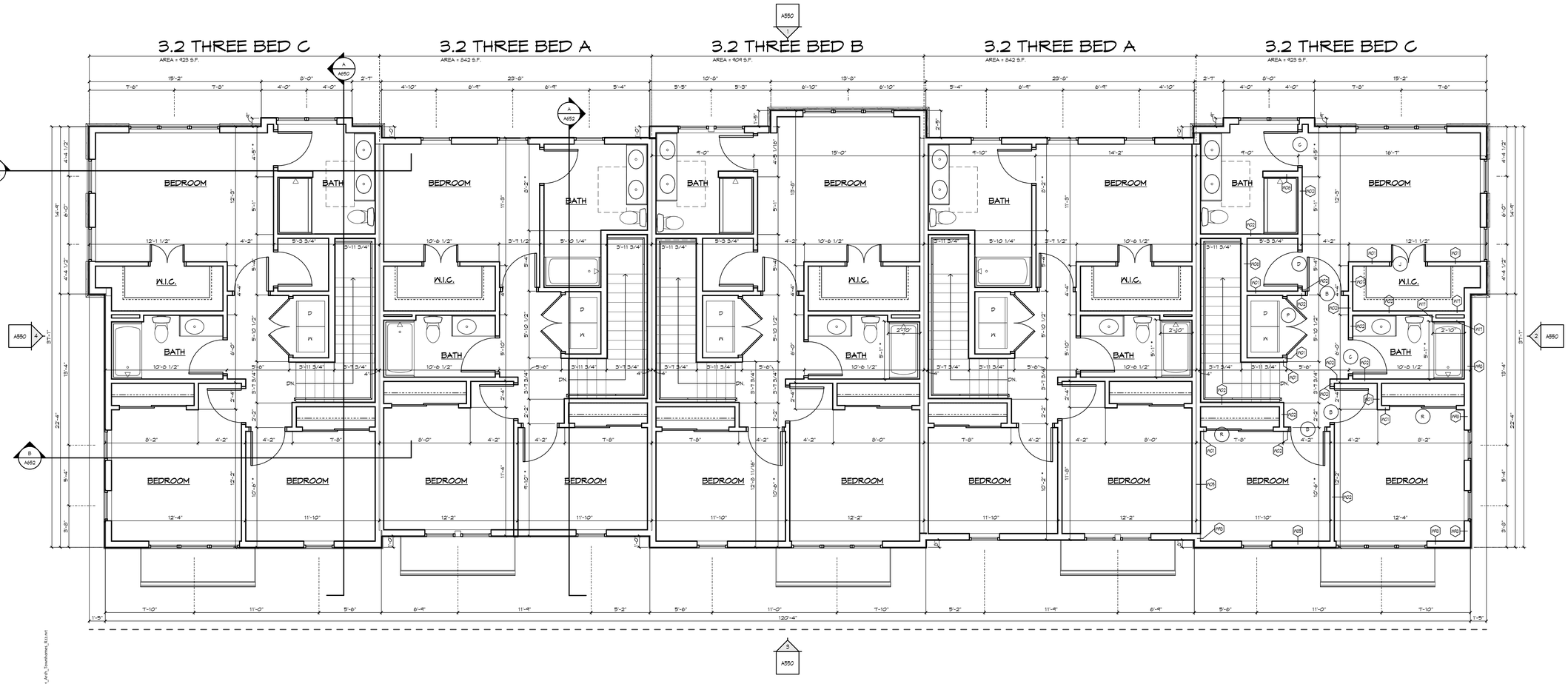
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23 DEC 21
PROJECT
211901
SHEET NO.

SHEET PRINTED ON:
TUESDAY, DECEMBER 28, 2021
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1/4" SECOND FLOOR PLAN A351
INDEPENDENT



INDEPENDENT LIVING UNIT INTERIOR ELEVATION GENERAL NOTES:

1. FIELD VERIFY ALL TOPS, MIRRORS AND CABINETRY DIMENSIONS.
2. FRAMED MIRROR SIZE SHOWN DOES NOT INCLUDE FRAME.
3. COUNTERTOP AND UPPER CABINET HEIGHTS AS SHOWN IN INTERIOR ELEVATIONS ARE BASED ON FINISHED FLOOR. INSTALL CASEWORK WITH BLOCKING PER SPEC SECTION 12356 TO MAINTAIN INDICATED HEIGHTS IN AREAS WITH CERAMIC TILE, WOOD OR SIMILAR FLOORING.
4. CONTINUE FLOOR MATERIALS INTO ALL APPLIANCE SPACES.
5. PROVIDE FINISHED END PANELS AT ALL EXPOSED CABINET ENDS INCLUDING NEXT TO APPLIANCES.
6. PROVIDE SILICONE SEALANT AT FULL PERIMETER OF TOILET, SHOWER/TUB AT FLOOR ONLY - TYPICAL.
7. PROVIDE CAULK BETWEEN SPLASHES AND WALLS.
8. PROVIDE BASE SHOE AT ALL BASE (MATCH COLOR) AND CABINETRY (BY CABINET MANUFACTURER) WITH VINYL, WOOD OR CERAMIC FLOORING.
9. ALL COUNTERTOPS, SPLASHES AND CABINETS TO BE SCRIBED TO FLOOR, CEILING AND WALL.
10. PROVIDE BASE BEHIND REFRIGERATOR AND RANGE.
11. SEE SHEET AT400 FOR TRIM PROFILES.
12. RETURN VALANCES AND CROWN MOULDING TO WALL (TYPICAL OF ALL).
13. EMERGENCY CALL PULL CORDS TO BE TRIMMED SO BOTTOM OF CORD IS 4" ABOVE THE FLOOR.
14. ALL DISTRIBUTION PANELS TO BE POWDER PAINTED PER 09912.

I.L. AND A.L. UNIT PLANS GENERAL NOTES

1. DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING. ALIGN WITH FOUNDATION WALL BELOW. CHANGE TO FACE OF STONE OR PLANK / BLOCK BEYOND
2. UNIT DEMISING WALL DIMENSIONS ARE TO CENTER OF WALL.
3. ALL OTHER DIMENSIONS ARE TO FACE OF STUD.
4. VERIFY ALL ROUGH AND MASONRY OPENINGS (M.O.) WITH APPROVED SHOP DRAWINGS.
5. FIELD VERIFY ALL TOPS, MIRRORS AND CABINETRY DIMENSIONS.
6. COORDINATE STUD LOCATION WITH ELECTRICAL AND MECHANICAL CONTRACTORS TO ALLOW FOR WASHING MACHINE OUTLET BOXES, BATH EXHAUST, DRYER VENTS, ELECTRICAL PANELS, RECESSED MEDICINE CABINETS, ETC.
7. AT ALL CONCEALED SPACES THE FIRE RATED WALL, CEILING, FLOOR AND ROOF ASSEMBLY IS TO BE CONTINUOUS THROUGHOUT THE CONCEALED SPACE. SEE DETAIL -/---
8. THE FIRE RATED FLOOR/CEILING AND WALL ASSEMBLIES ARE TO BE CONTINUOUS ABOVE DROPPED CEILINGS AND SOFFITS.
9. THE UNDERLAYMENT AND SOUND MAT OF THE FIRE RATED FLOOR ASSEMBLY IS TO BE INSTALLED PRIOR TO THE TUB/SHOWER UNIT ENCLOSURE BEING INSTALLED.
10. FIRE RATED WALL CONSTRUCTION MUST RUN CONTINUOUS BEHIND TUBS, SHOWERS, ETC. REFER TO DETAIL -/---
11. PROVIDE SILICONE SEALANT AT FULL PERIMETER OF TOILET, SHOWER/TUB AT FLOOR ONLY - TYPICAL.
12. PROVIDE CAULK BETWEEN SPLASHES AND WALLS.
13. PROVIDE BASE SHOE AT ALL BASE (MATCH COLOR) AND CABINETRY (BY CABINET MANUFACTURER) WITH VINYL, WOOD OR CERAMIC FLOORING.
14. VERIFY WALL CONSTRUCTION WITH WALL TYPE.
15. ALL DISTRIBUTION PANELS TO BE POWDER PAINTED PER 09912.
16. SOFFITS THAT ARE NOT SHOWN TO ALIGN WITH ENDS OF WALLS TO BE ONLY AS WIDE AS REQUIRED TO CONCEAL DUCT.

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 AT300
DOOR SCHEDULE — SHEET AT100 (I.L.) AND AT102 (A.L.)
WINDOW SCHEDULE — SHEET X
ROOM FINISH SCHEDULE — SHEET X
INDICATED DROPPED CEILING/SOFFIT TO X'-X"

SD / DO NOTE ONLY - REVISE DOOR STYLES AS REQUIRED. DELETE WHEN DOOR SCHEDULE IS COMPLETE.

DOORS - UNITS:

SWING DOOR - ENTRY:	3'-0" x 6'-8" x 1-3/4" THREE PANEL 'WINSLOW' 20 MINUTE DOOR (BOTTOM RAIL 10" HIGH) IN FIRE-RATED WOOD FRAME (FIRE-RATED WOOD FRAME PER SECTION 08402)
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SLIDE BY AND BI-FOLD DOOR:	WIDTH AS SHOWN x 6'-8" X 1-3/8" THREE PANEL 'WINSLOW' HOLLOW CORE IN DRYWALL OPENING
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SHEET NO.
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INDEPENDENT

1/4" THIRD FLOOR PLAN

SHEET PRINTED ON:
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Z:\Projects\211901 Seasons at Water's Edge\Crystal Lake\Design_Arch_Townhomes_R21.rvt

MATERIAL LEGEND

A - THREE DIMENSIONAL ASPHALT SHINGLES
MS - NATURAL THIN VENEER STONE
B - BRICK
F1 - FIBER CEMENT SIDING WITH 6" EXPOSURE - COBBLESTONE
FW - FIBER CEMENT SIDING - STAINED WOOD LOOK
FP1 - FIBER CEMENT PANEL - NIGHT GREY
FP2 - VERTICAL FIBER CEMENT PANEL BATTENS AT 16" O.C. -COBBLESTONE



RIGHT ELEVATION
4 / A550
1/8" = 1'-0"



BACK ELEVATION
3 / A550
1/8" = 1'-0"



LEFT ELEVATION
2 / A550
1/8" = 1'-0"



FRONT ELEVATION
1 / A550
1/8" = 1'-0"

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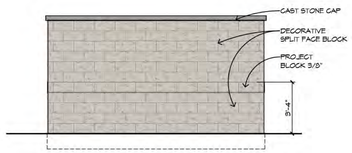
1/8" EXTERIOR ELEVATIONS - TOWNHOMES UNIT

(4202)

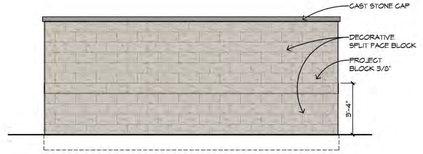
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F1 - AGED PEWTER

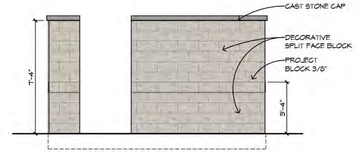
FP1 - COBBLESTONE BOARD AND BATTEN



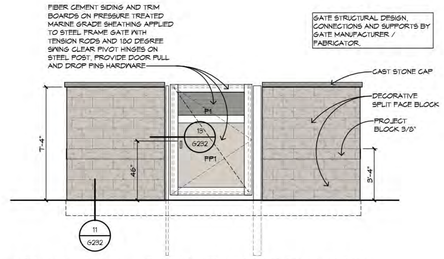
8 / 6232 TRASH ENCLOSURE SIDE ELEVATION



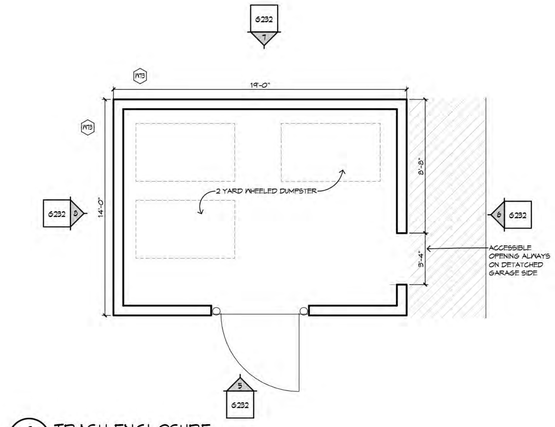
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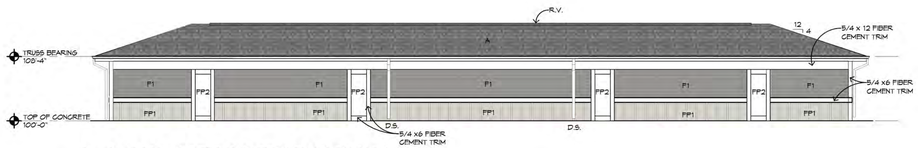
6 / 6232 TRASH ENCLOSURE SIDE ELEVATION



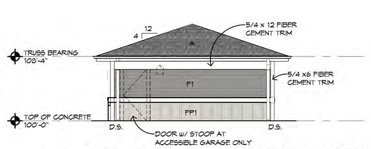
5 / 6232 TRASH ENCLOSURE FRONT ELEVATION



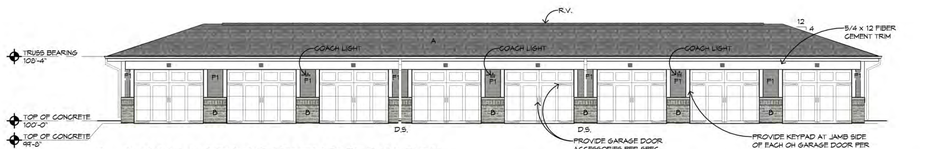
9 / 6232 TRASH ENCLOSURE



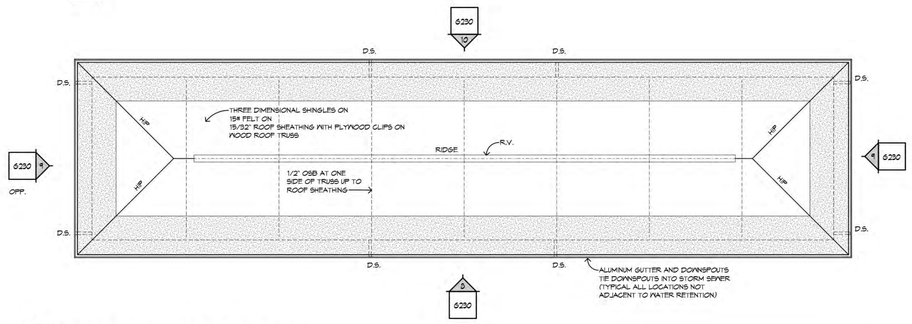
10 / 6230 TYPICAL — 8 CAR GARAGE REAR ELEVATION



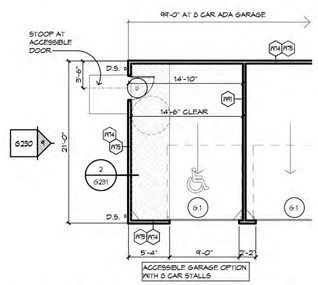
9 / 6230 TYPICAL — 8 CAR GARAGE SIDE ELEVATION



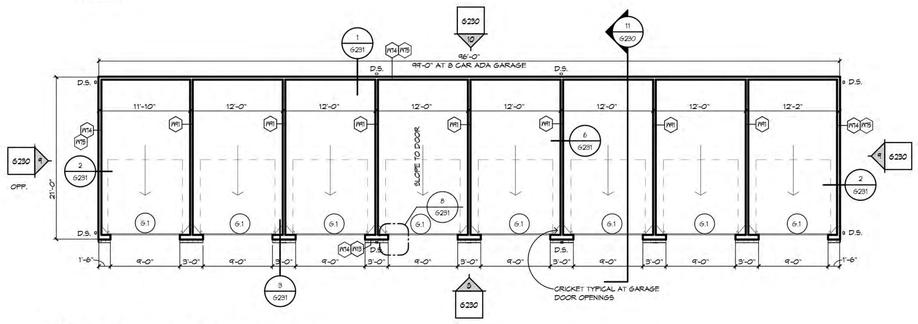
8 / 6230 TYPICAL — 8 CAR GARAGE FRONT ELEVATION



7 / 6230 TYPICAL — 8 CAR GARAGE ROOF PLAN



6 / 6230 ACCESSABLE — 8 CAR GARAGE PARTIAL FLOOR PLAN



5 / 6230 TYPICAL — 8 CAR GARAGE FLOOR PLAN

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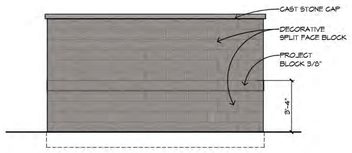
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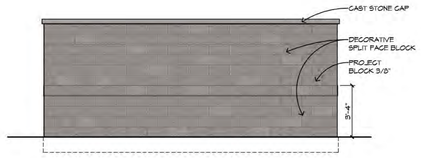
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F1 - NIGHT GREY

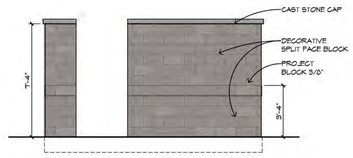
FP1 - PEARL GREY BOARD AND BATTEN



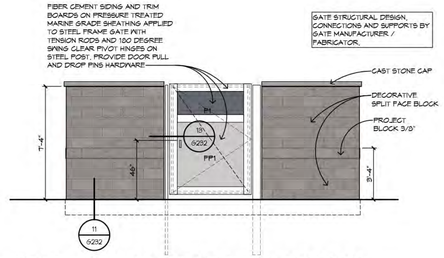
8 6232 TRASH ENCLOSURE SIDE ELEVATION



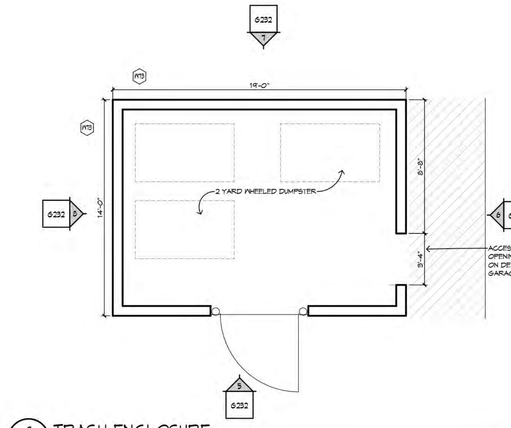
7 6232 TRASH ENCLOSURE REAR ELEVATION



6 6232 TRASH ENCLOSURE SIDE ELEVATION



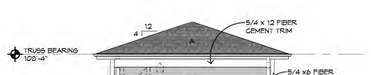
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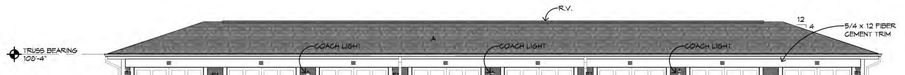
9 6232 TRASH ENCLOSURE



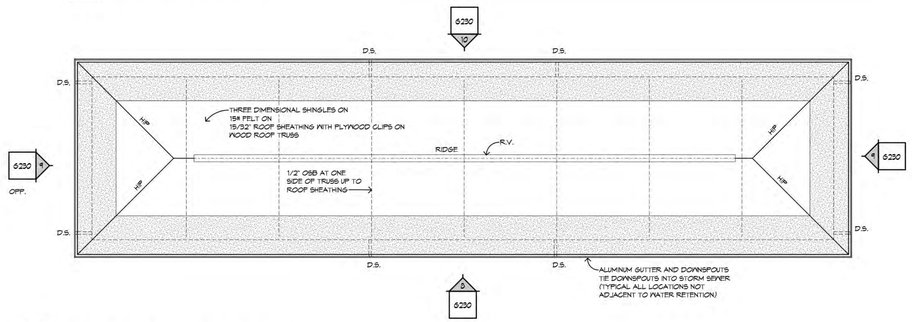
10 6230 TYPICAL 8 CAR GARAGE REAR ELEVATION



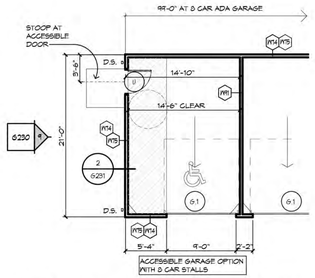
8 6230 TYPICAL 8 CAR GARAGE SIDE ELEVATION



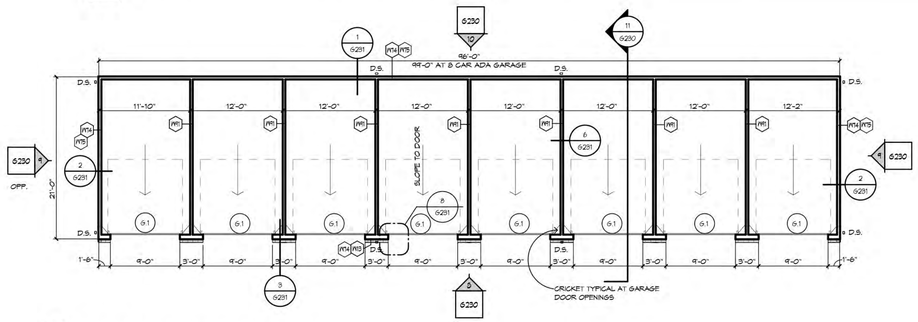
9 6230 TYPICAL 8 CAR GARAGE FRONT ELEVATION



7 6230 TYPICAL 8 CAR GARAGE ROOF PLAN



6 6230 ACCESSIBLE 8 CAR GARAGE PARTIAL FLOOR PLAN



5 6230 TYPICAL 8 CAR GARAGE FLOOR PLAN

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30 OCT 2020

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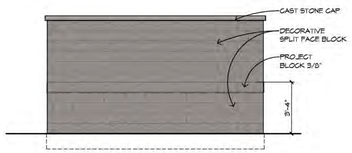
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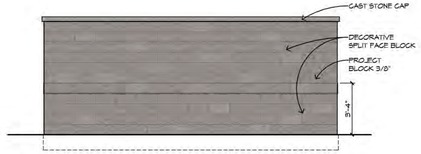
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F1 - NIGHT GREY

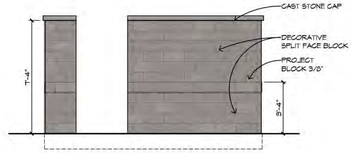
FP1 - PEARL GREY BOARD AND BATTEN



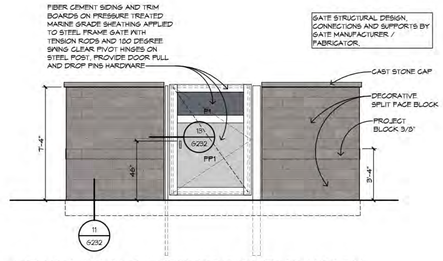
8 / 6232 TRASH ENCLOSURE SIDE ELEVATION



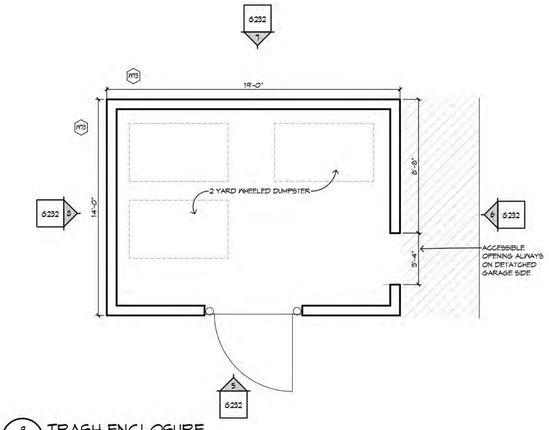
7 / 6232 TRASH ENCLOSURE REAR ELEVATION



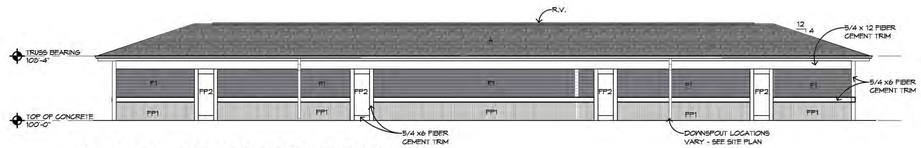
6 / 6232 TRASH ENCLOSURE SIDE ELEVATION



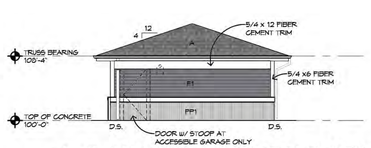
5 / 6232 TRASH ENCLOSURE FRONT ELEVATION



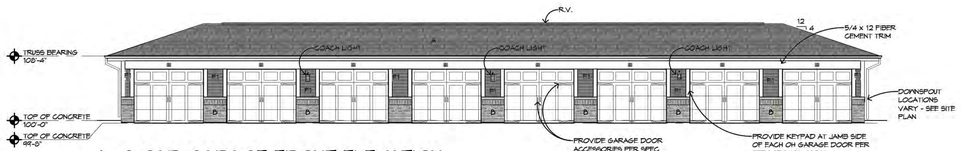
9 / 6232 TRASH ENCLOSURE



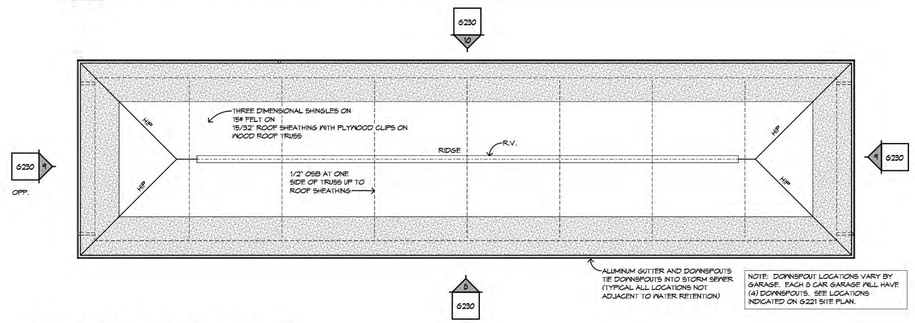
10 / 6230 TYPICAL — 8 CAR GARAGE REAR ELEVATION



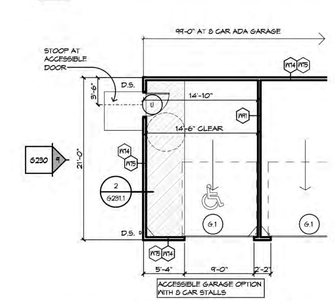
9 / 6230 TYPICAL — 8 CAR GARAGE SIDE ELEVATION



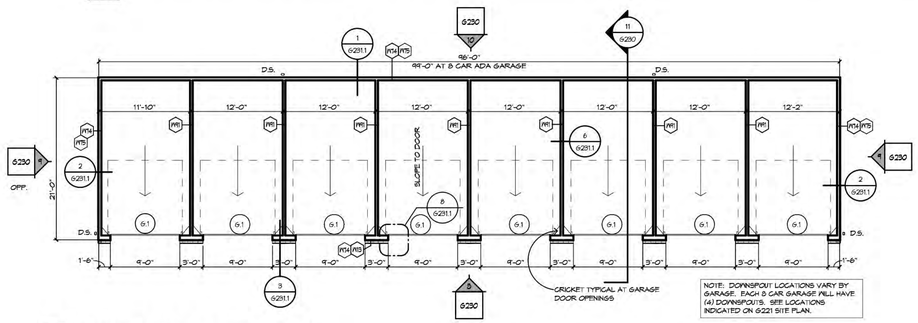
8 / 6230 TYPICAL — 8 CAR GARAGE FRONT ELEVATION



7 / 6230 TYPICAL — 8 CAR GARAGE ROOF PLAN



6 / 6230 ACCESSIBLE — 8 CAR GARAGE PARTIAL FLOOR PLAN



5 / 6230 TYPICAL — 8 CAR GARAGE FLOOR PLAN

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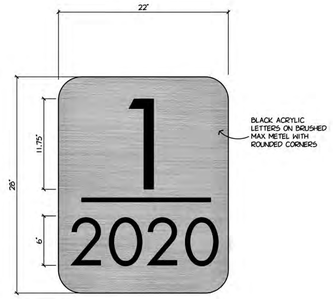
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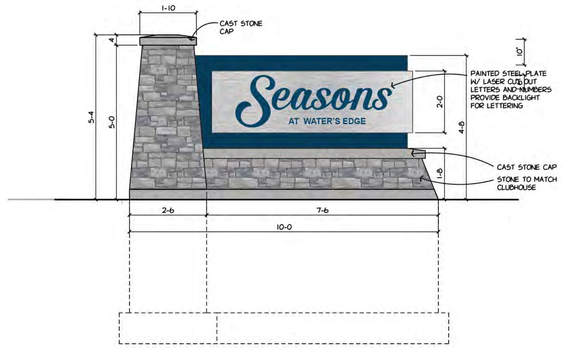
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SITE DETAILS G230 TYPICAL

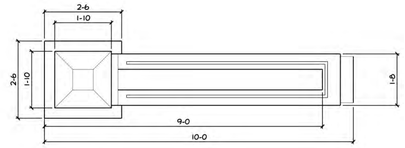
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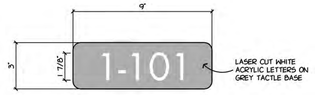
BUILDING ID/ADDRESS SIGNAGE
ELEVATION — 1 1/2" = 1'-0" — E G232



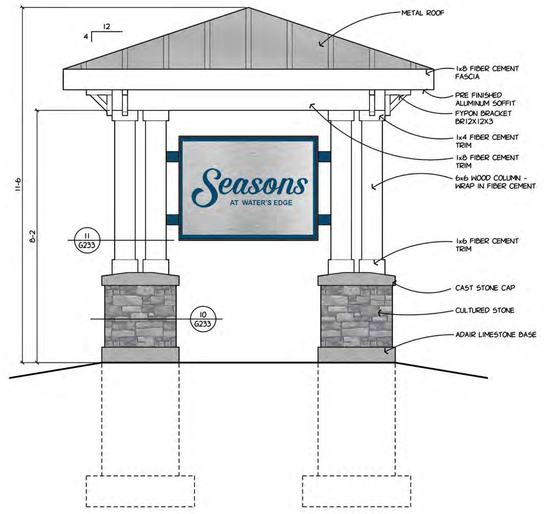
MONUMENT SIGN
ELEVATION — 1/2" = 1'-0" — D G232



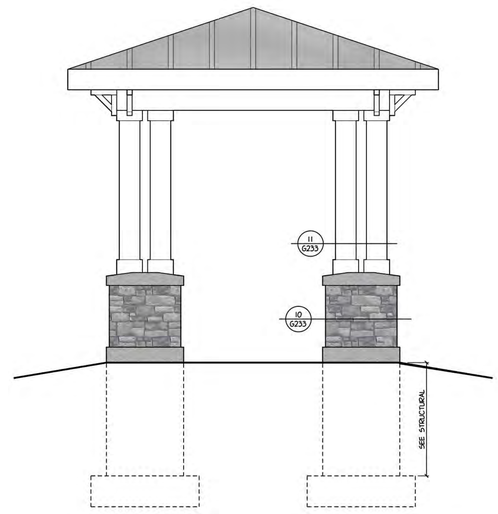
MONUMENT SIGN
PLAN — 1/2" = 1'-0" — C G232



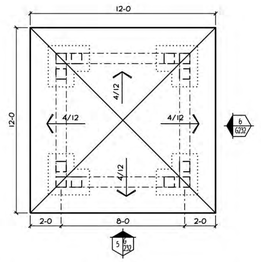
DOOR ID SIGNAGE
ELEVATION — 3" = 1'-0" — B G232



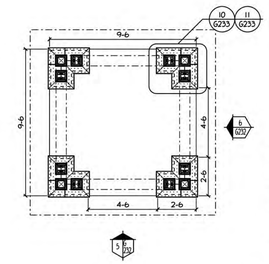
GUARD HOUSE
ELEVATION — 1/2" = 1'-0" — 6 G232



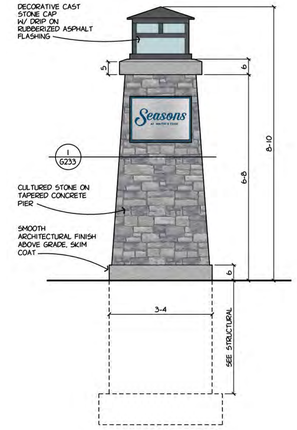
GUARD HOUSE
ELEVATION — 1/2" = 1'-0" — 5 G232



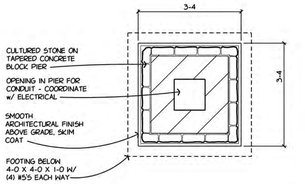
GUARD HOUSE
ROOF PLAN — 1/4" = 1'-0" — 4 G232



GUARD HOUSE
PLAN — 1/4" = 1'-0" — 3 G232



ENTRY COLUMN
ELEVATION — 1/2" = 1'-0" — 2 G232



ENTRY COLUMN
PLAN — 1/2" = 1'-0" — 1 G232

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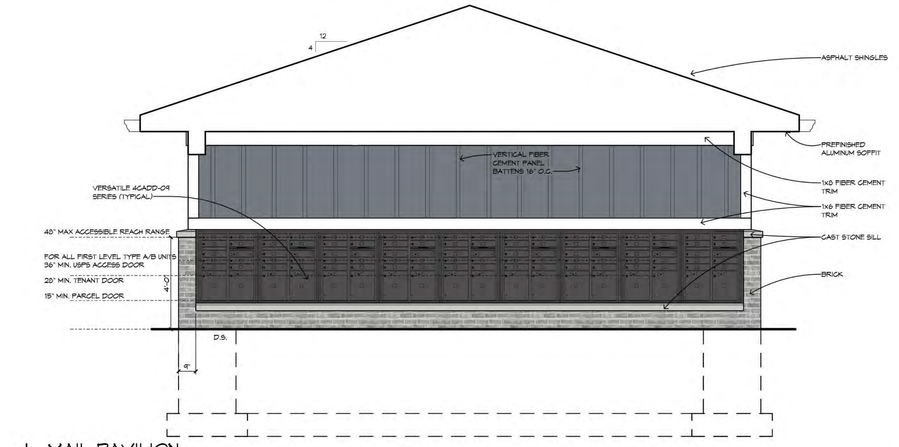
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CONCEPTUAL PACKAGE NOT FOR CONSTRUCTION

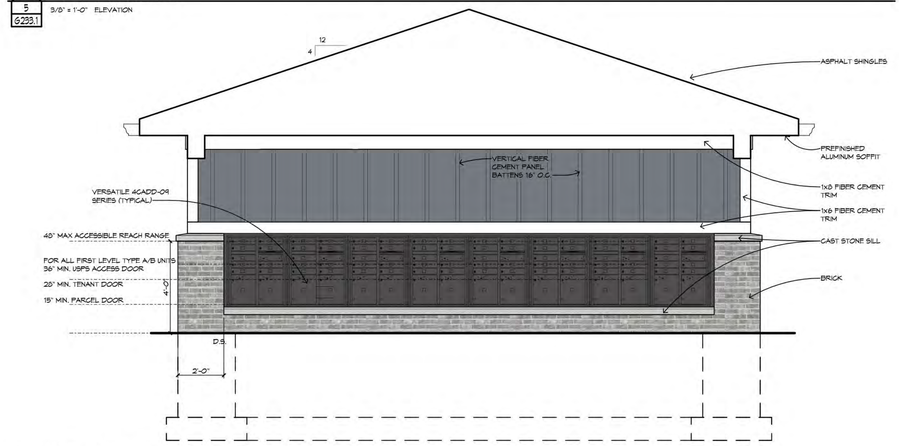
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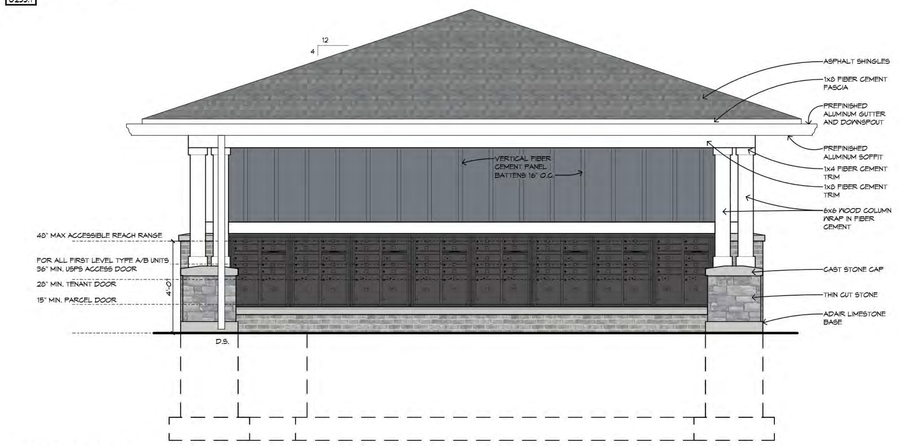
MAIL PAVILION

5 / G233.1 3/8" = 1'-0" ELEVATION



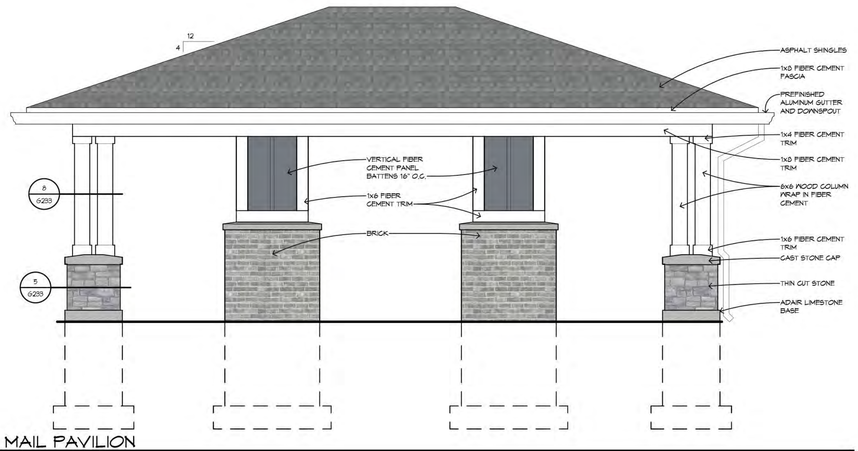
MAIL PAVILION

4 / G233.1 3/8" = 1'-0" ELEVATION



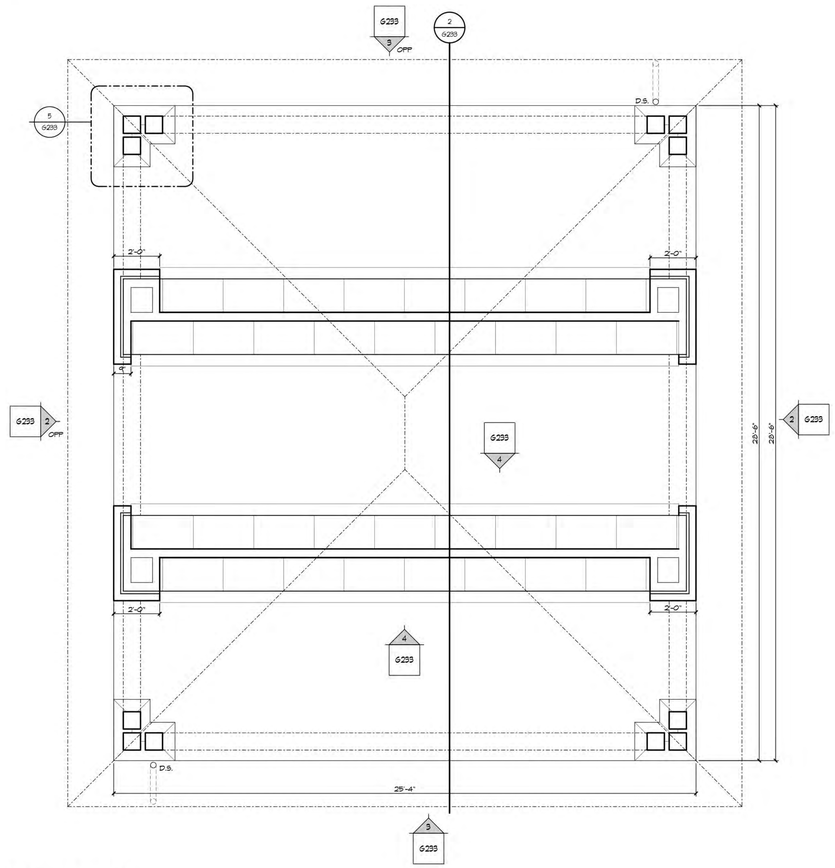
MAIL PAVILION

3 / G233.1 3/8" = 1'-0" ELEVATION



MAIL PAVILION

2 / G233.1 ELEVATION



MAIL PAVILION

3/8" = 1'-0" FLOOR PLAN

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ARTIFICIAL TURF

PRAIRIE SEED MIX

BRICK PAVERS

16 DECEMBER 2021

SCALE: 1"=20'

MIXED USE DEVELOPMENT AT WATER'S EDGE

Crystal Lake, Illinois

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- Monument and directional signage to utilize materials similar to what is shown in the renderings (ex. stone structures, back lit signage and metal accents)
- Street lighting to be consistent on all public roads
- Building signage shall be complementary to the development signage



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CONCEPTUAL DEVELOPMENT

Architecture



- Building exteriors should be complementary to the Three Oaks Recreations Center and Seasons Multifamily Development
- Exterior materials should Mimic natural materials including stone, brick, wood like materials, and incorporate varying roof lines
- Active gathering spaces to be incorporated throughout the retail develpment



- Lighted bollards shall be utilized along the main retail entrance
-Accent building lights should be complementary to the building exteriors

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CONCEPTUAL DEVELOPMENT

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- Outdoor spaces should incorporate string lights, pavers, landscaping planters, decorative trash cans and elevated furnishings.

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CONCEPTUAL DEVELOPMENT

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-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.
-Wood tone material must make up 20% of the exterior building material.
-Window glazing must make up 10% of the exterior building material.
-Window and storefront window trim must be a dark color in the commercial area.
-Roofing materials should be an architectural shingle or other quality material to complement the facades, if a flat roof is not utilized.



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