#2023-224
Supportive Living and Storage Conceptual PUD
Project Review for Planning and Zoning Commission

Meeting Date: December 6, 2023

Request: Conceptual Planned Unit Development for 150-unit Supportive Living Facility and Self-Storage.

Location: 7625 Route 14

Acreage: Approximately 10 acres

Zoning: B-1 (McHenry County)

Surrounding Properties:
North: B-1 (McHenry County)
South: W Watershed and B-2 PUD General Commercial
East: W Watershed
West: B-1 (McHenry County)

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The site is the former Flowerwood Nursery. The site was used for the growing and selling of landscape materials.
- The property owner is entertaining two uses, a self-storage/mini-warehouse use along with a supportive living facility. Supportive living allows residents to come and go, but provides them with services for daily life. It is in between independent living and nursing home.
- The property would need to be annexed and zoned in the City. The storage would need to be zoned M Manufacturing. The most appropriate zoning districts for the supportive living would be R-3B multi-family residential, O Office, or W Watershed.

Development Analysis:

Land Use/Zoning

- The site is currently zoned B-1 (McHenry County). Two different zoning districts would be needed to accommodate both uses.
- The current land use is Commerce. A comprehensive land use map amendment is necessary and two different land uses such as industrial and office or industrial and residential are likely.

Site Layout

Concept 1

- The self-storage / mini-warehousing component would be located near the front. It would contain eight (8) buildings with approximately 133 storage units.
- The supportive living would be located toward the rear of the site. The building is "X" shaped and four stories in height.
- This plan would allow the self-storage to be more easily converted to commercial in the future.
- The supportive living facility building features winged hallway corridors.

Concept 2

- The supportive living facility would be located up front along Route 176. The building would be a square shape. It would also be a four-story building.
- The self-storage / mini-warehousing would be located behind along Route 14. It would have ten (10) buildings and approximately 228 units.
- This plan places the self-storage farther back away from the intersection so it can be better screened.
- The supportive living facility building is a more compact shape with a center courtyard.

Elevations

- The developer has proposed several different architectural elements.
- The "X" shaped building would feature residential design characteristics such as peaked roof, decorative dormers, stone panels and Hardie siding panels both horizontal and vertical.
- The square building features a more modern architecture with the flat parapet roof or a pitched roof. It would also have stone panels and Hardie siding panels both horizontal and vertical.
- While elevations for the self-storage / mini-warehousing component were not submitted for review, city staff would suggest that the visible elevations mimic residential garages to complement the supportive living facility. The intent would be to camouflage and screen the storage from the public streets.

Engineering

- There are two access points. A full access off of Route 176 and a right-in/right-out access along Route 14. Both uses would share the access points. Final access design is subject to IDOT review.
- The site is in the Crystal Lake Watershed. The development would need to construct stormwater facilities to meet the requirements of the ordinance.
- Water is available in the area.

- Sanitary sewer capacity in the area is limited. Upgrades to the system will be necessary depending on the demand generated by the uses.

Discussion Topics:

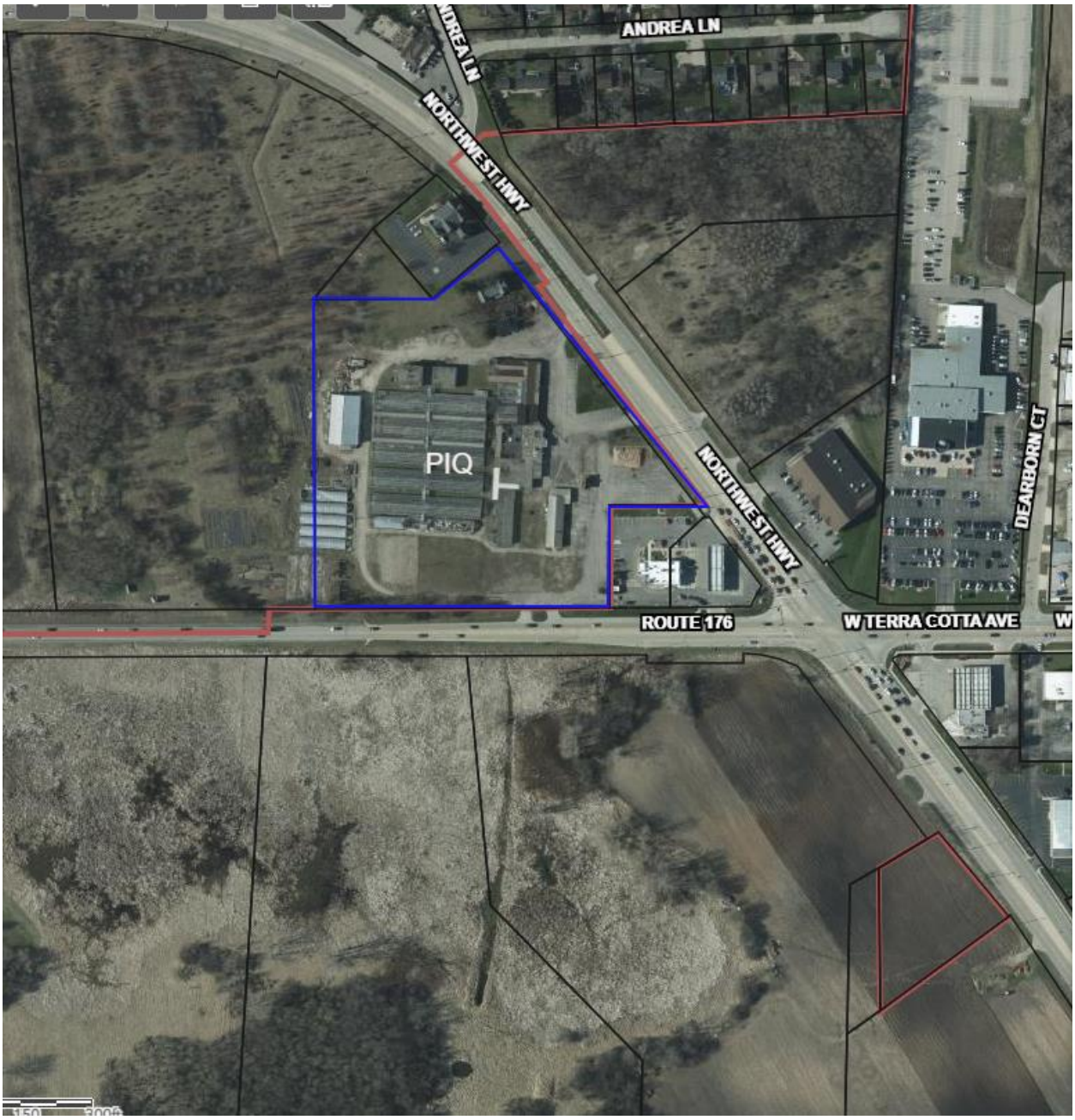
1. Land Uses: How do the two uses complement and support each other and how do they fit with the character of Crystal Lake?

2. Site Design: What elements of the concept plans work best for the area? Review elements of concept plan 1 and concept plan 2, which work to create the best layout?

3. Site Design: Typically a 50-foot landscape buffer is required between storage and residential uses. No buffer is provided. Would a minimum landscape buffer between the two uses through the PUD be considered?

4. Architecture: What aspects of the elevations complement the community? Are there any aspects that do not?

PIQ Map
7625 Route 14



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Crystal Lake Supported Living Faciltiy and Self-Storage Center

Action Requested

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

Petitioner Information

Name: MHDC SLF LLC., Greg Stec
Address: 8 South Michigan Ave.
Suite 3100, Chicago, IL 60603
Phone: (708) 288-2117
Fax: N/A
E-mail: gregstec2020@gmail.com

Owner Information (if different)

Name: Store More 365, Timothy James
Address: 25250 W. Old Rand Rd.
Wauconda, IL 60084
Phone: (847) 313-3904
Fax: N/A
E-mail: tim@storemore365.com

Property Information

Project Description: The petitioners plan to develop the 10 acres into a 150-unit Assisted Living / Supported Living Facility (SLF) and a Self-Storage Center. The SLF / Senior Housing development is to be 4-stories, wood frame, Type 5A construction and the Self Storage Center is proposed to be all single story.

Project Address/Location: 7625 US-14, Crystal Lake, IL 60012. The current site is roughly 10 acres and located at the NWC of IL Rt. 176 and US Rt. 14 in unincorporated McHenry County. Former site is Flowerwood Garden Center.

PIN Number(s): PIN 14-31-177-017 and PIN 14-31-177-012

Development Team

Please include address, phone, fax and e-mail

Developer: MHDC SLF LLC., Greg Stec and Store More 365 Inc., Timothy James

Architect: Gleason Architects, 769 Heartland Drive, Unit A, Sugar Grove, IL 60554
Phone: (630) 466-8740. Email: thadgleason@gleasonarchitectspc.com

Attorney: Zanck, Coen, Wright & Saladin, P.C. 40 Brink Street, Crystal Lake, IL
Phone: (815) 356-2644. Email: msaladin@zcwlaw.com.

Engineer: RWG Engineering, LLC. 975 E. 22nd Street, Suite 400, Wheaton, IL 60189
Phone: (630) 949-2488. Email: mrm@rwg-engineering.com

Landscape Architect: N/A

Planner: N/A

Surveyor: N/A

General Contractor: Charles Hall Construction, LLC. 2027 W. Division St., Suite 244 Chicago, IL.
Phone (630) 774-6834. Email: KevinM@hallmanagement.com

Signatures

Greg Stec 11/14/23

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.

Timothy James Timothy James 11/14/23

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.

November 9, 2023

City of Crystal Lake
Kathryn Cowlin, AICP
Director of Community Development
100 W. Woodstock Street,
Crystal Lake, IL 60014
Office: 815-356-3605
Email: kcowlin@crystallake.org
www.crystallake.org

Re: 7625 US-14, Crystal Lake, IL 60012 – Development Opportunity

Dear Katie,

Thank you for meeting with our team this past Friday, November 3rd regarding the site located at 7625 US-14, Crystal Lake, IL 60012. The following information is for staff consideration and review regarding the proposed development of the subject site.

Narrative for the Illinois Healthcare and Family Service "Supportive Living Program/Facilities"

In 2001, the Illinois Healthcare and Family Service Department saw a need for "affordable assisted living" in our state and decided to act. In short, the department wanted to divert residents from the traditional Skilled Nursing homes to an affordable assisted living model. Ultimately, the "supportive living program" was created under the Executive Director Wayne Smallwood and the first "SLF" licenses were granted in 2001.

The Supportive Living Facilities in the State of Illinois feel like and have a similar culture as regular "private pay" assisted living facility in our State. Most Supportive Living Facilities have all the amenities and "bells and whistles" you would find in a regular Assisted Living Facility. The one overwhelming difference is how the services get paid in a SLF, versus a regular private pay model attached to an Assisted Living Facility. In a SLF model, services are either paid through a Medicaid set amount delivered by the State, or a "private pay spend down" method, till that resident runs out of their own funds, (and then Medicaid would cover). In an ALF model, all the services are paid for privately either through the residents own funds, or most times a conglomerate of Family funds to cover the ALF costs. Thus, if funds "dry up" on the private pay model, most times elder residents are displaced and move back with their family, or try to get into SLF, or possibly end up in a Skilled Nursing Facility.

Because of the Medicaid (reimbursement for services) SLF model, many family decision makers choose a SLF over an ALF just for the mere fact that the family does not know how long the elder family member will live. Typically, because of this demand for SLF's, the unit absorption in the marketplace is much faster than a regular ALF. Most SLF's in Illinois, within the first year, have a waiting list to get into the facility.

Currently, within the State of Illinois Healthcare and Family Service Department, there is a "moratorium" on issuing any new "Frail Elderly" SLF licenses. The last "open round" for SLF licenses in the State of Illinois took place in 2008. Our development team has one of the last three Frail Elderly SLF licenses left in the State. We feel the demand in Crystal Lake for this product is strong and we want to move the SLF license to the site at Route 176 and Route 14 and newly construct a 4-story 150-unit facility. In addition, we would also like to offer the City of Crystal Lake residents a "first right of refusal" for the units over outside residents. Ultimately, we feel if this project moves forward, there will be a waiting list to get in.

PROPERTY: The current site is roughly 10 acres and located at the NWC of IL Route 176 and US Route 14 in unincorporated McHenry County. The property is currently utilized as the Flowerwood Garden Center that has been closed for over a year. The current site is owned by Timothy James who intends to develop a portion of the site.

PROPOSED LAND USE: The proposed land use will be Self-Storage and Senior Living/SLF. The Self-Storage will encompass roughly +/- 4 acres out of the 10 acres. The Senior Living/SLF site will encompass +/- 4 acres out of the 10 acres. A detention basin sized for the future development of the entire site will encompass +/-2 acres of the 10 acres. There are two separate development entities representing each land use.

Timothy James, the current landowner for all 10 acres, will be the Developer of the Self-Storage Center.

Self-Storage
Developer and Landowner
Timothy James
Store More 365, Inc.
847-313-3904
25250 W. Old Rand Rd.
Wauconda, IL 60084
Email: tim@storemore365.com
http://www.storemore365.com

Greg Stec, MHDC SLF LLC, and Kevin Micheli, Sterling Hall, will Co-Develop the Senior Living Community / Supportive Living Facility.

Senior Living Community
Co-Developer
Metropolitan Housing Development Corporation, MHDC SLF LLC
Greg Stec
708-288-2117
8 South Michigan Avenue, Suite 3100
Chicago, IL 60603
Email: gregstec2020@gmail.com

And
Sterling Hall
Kevin Micheli
630-774-6834
5500 Maryland Way, Suite 320
Brentwood, TN. 37027
Email: kevinm@hallmanagement.com

CONCEPTUAL SITE PLAN(S): The Development team is considering two conceptual site plans. The exact location of the Senior Living Community/SLF and Self-Storage Center will be based on completing our due diligence and engineering investigations including topographic survey, IDOT access, geotechnical reports, sewer/water locations, etc.

Conceptual Plan #1: Conceptual Plan #1 shows the Senior Living Community located in the Northwest corner of the site. The proposed shape of the Senior Living Community is designed in a manor to push the building to the north, adjacent to the existing funeral home, to maximize the developable area remaining for the future self-storage center. The Self-storage center is in the Southeast corner of the site. An emergency vehicular access road is designed to allow fire truck access to the rear of the Senior Living Building.

Conceptual Plan #2: Conceptual Plan #2 shows the Senior Living Community located in the Southeast corner of the site. The proposed shape of the Senior Living Community is designed in a manor to maximize the buildable area for the proposed self-storage center. The Self-storage center is in the Northwest corner of the site.

SITE ACCESS: Access to the entire 10 acres site will be from both US Rt 14 and IL Rt 176. The existing property has two access points off Rt 14, both Right-in and Right-outs. In both conceptual plans, the two access points from Rt 14 will be consolidated to a single access point. We will either utilize one of the existing right-in and right-outs or we will have to create a single, future access point. The existing property also has two access points off Rt 176. The plan is to propose full access off Rt 176 that will serve as the main entry to the Senior Living and Self-Storage development. We intend to work with IDOT to obtain full access. IDOT's design requirements may affect the exact location of the proposed access to the site.

ARCHITECTURE: We are proposing a 150-unit Assisted Living, four (4) story, wood frame, Type 5A construction building for the Senior Living site. The 150 assisted living units will consist of a mixture of studios and 1-bedroom units. We are not currently proposing any 2-bedroom units. Market studies may justify adding a few 2-bedroom units. We will have a better understanding of our exact unit mix upon completion of the final market study.

Construction Classification: Since this is a SLF, HFS has a waiver for SLF's from CMS to allow the NFPA 2000 Life Safety Code to govern. Crystal Lake is a Home Rule Community which overrides the State Fire Marshal regulations. Crystal Lake has adopted the NFPA 2000 Life Safety Code. Per our code review, Crystal Lake should allow for this Assisted Living building to be Type 5A construction, wood frame. Please confirm that Crystal Lake will accept our code interpretation for our proposed use.

Roof Type: The Development team is considering both a flat roof and a pitched roof on our 4-story building. The approximate total building height for a flat roof building is roughly 48 feet, which includes the parapet height. The approximate total building height for a pitched roof building is 55 feet. We are still evaluating construction costs for both options. Our preference is a pitched roof, taller building, as we feel this represents a more "residential" style building rather than a flat roof building.

Fire Sprinkler System: The Assisted Living building will require a fire sprinkler system. Per our initial code review, we will be designing to NFPA 13 design standards. NFPA 13 will require sprinklers in interstitial spaces, thus we are studying our options between a pitched roof and flat roof system. If sprinklers are to be required in our attic spaces, then we may decide to option for a flat roof system in lieu of a pitched roof.

Elevations: The 4-story, wood frame building will consist mostly of fiber cement material. We have included in the submittal packet design ideas for reference. We may entertain some masonry, stone/brick, on a small portion of the building, preferably, on the lower floors of the 4-story building. The Assisted Living building will not have any balconies. We will design some type of covered entrance like a porte-cochere. The design goal is to have little, if any, masonry on the building and introduce some of the James Hardie new product lines. James Hardie recently introduced a new Hardie Architectural Collection: Aritsan Square Channel Siding, Aritsan Shiplap Siding, Artisan V Groove (which can be installed both horizontally and vertically) and the James Hardie Panel Vertical Siding: Cedarmill, Smooth, Stucco, and Sierra. I encourage Staff to consider these new fiber cement options. Our design team will continue to finalize our exterior façade options that we will present to the City of Crystal Lake upon completion.
https://www.jameshardie.com/products/hardie-architectural-collection
https://www.jameshardie.com/products/hardiepanel-vertical-siding

Parking: The Institute of Transportation Engineers (ITE) reports an average parking ratio: 0.5 spaces per dwelling unit for Assisted Living Communities. In past projects, our development team has provided an average of 0.73 parking spaces per unit for Assisted Living. Most of the parking spaces will be taken up by our onsite staff and not our residents. Very little, if any, residents will have cars. The exact parking counts will be determined once we finalize our site plan.

ENGINEERING: The final location of the Senior Living building will be determined based on our engineering studies. If we received positive feedback from Staff and the Planning and Zoning Committee on our proposed use, we would engage our consultants to complete the topographic surveys, as-builts, geotechnical studies, traffic studies, etc. so that we will be able to finalize the site plan and design.

Sanitary Sewer: We ask the City to confirm the location of the nearest sanitary sewer manhole that has adequate capacity and depth to service this future development. We ask the City for assistance to confirm or deny the need for a sanitary lift station. We understand that the City will require a grease trap as well as a grinder pump for our sanitary sewer system.

Watermain: We ask the City to confirm the location of the nearest watermain system that we can tap into to service the site. We ask the City to confirm the existing water pressures in that system so that we can design our fire sprinkler system and potable water distribution system.

Storm Sewer and Detention: We acknowledge that our project will be subject to the enforcement of the City of Crystal Lake Watershed Development Ordinance. The design intent is to have one single detention basin that will service the entire 10 acres. Please review the existing topographic map that shows multiple watersheds that we are intending to combine into one basin. The detention facility is currently proposed to be a wetland or "dry" basin. We understand that a pre-treatment water system would be required. We do not plan to design a deep/open water basin with elevations exceeding 3 feet below our normal water level. Preliminary engineering design still needs to be completed for the proposed development.

Permit Fees / Impact Fees / Tap Fees: We ask the City of Crystal Lake to provide the development team a list of soft cost expenses relating to the permit fees, impact fees (school, library, park, fire, etc.) and the sewer / water tap fees. Please forward any tables or charts that we can reference to determine our soft costs required for permitting.

Thank you to the staff at Crystal Lake for considering our proposed development. We look forward to hearing your feedback. Once we receive your comments and questions, we will review internally and respond. If all parties are in favor of this project and we can come to an agreement on a path to proceed with this development, we welcome the opportunity to be placed on the preliminary Planning and Zoning Commission meeting for **December 6th.**

Thanks again for your time and consideration.

Sincerely,



Kevin Micheli, P.E.
Principal
STERLING HALL LLC
a
President & Chief Operating Officer
CHARLES HALL CONSTRUCTION LLC
M: 630 774-6834 kev all a a e e all a a e e

CC: Timothy James, Store More 365, Inc., Via email: tim@storemore365.com
Greg Stec, MHDC SLF LLC., Via email: gregstec2020@gmail.com
Elizabeth, Liz, Maxwell – City Planner, Via email: Emaxwell@crystallake.org
Mark Saladin, ZCW Law, Via email: msaladin@zcwlaw.com

Attachments:

- ALTA ACSM Title Survey
- Topographic Map
- Concept Site Plan #1 – Crystal Lake Supportive Living Facility
- Concept Site Plan #1 – Crystal Lake Supportive Living Facility
- Parking Study Report, prepared by Gleason Architects
- ITE Parking Generation Assisted Living
- ELEVATIONS
    - Crystal Lake Elevation Concept 1
    - Crystal Lake Elevation Concept 2
    - Crystal Lake Elevation Concept 3, Flat Roof
- Development Team Completed Projects (for reference only)
    - Mount Prospection Senior Living – 88 unit Assisted Living and Memory Care Community $18 million https://mountprospectseniorliving.com/
    - Traditions of Smyrna, TN – 68 unit, 4 story, wood frame, Independent Living - $14M https://www.vitalityseniorliving.com/senior-living-locations/tennessee/traditions-of-smyrna/
    - Echo Lake Sage Atwater – 250 unit Independent & Assisted Living with dedicated Skilled Nursing - $84 million https://www.sagelife.com/echo-lake/
    - Amazing Grace Senior Living - https://amazinggracesenior.com/

CONCEPT PLAN #1

Existing Funeral Home

Existing Rt-in-Rt-out access

Proposed Rt-in-Rt-out access

Existing Rt-in-Rt-out access

Proposed Full access

Existing Full access

NORTH

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

ABBREVIATIONS LEGEND
(IN ADDITION TO TITLE SHEET LEGEND)

EX	=	EXISTING
PR	=	PROPOSED
BC	=	BACK OF CURB
FC	=	FACE OF CURB
EP	=	EDGE OF PAVEMENT
PL	=	PROPERTY LINE
FB	=	FACE OF BUILDING
FW	=	FACE OF WALK (SIDEWALK)
ROW	=	RIGHT OF WAY
BC/BC	=	BACK OF CURB TO BACK OF CURB
SW	=	SIDEWALK
R	=	RADIUS
RW	=	RETAINING WALL
(TYP)	=	TYPICAL

4 STORY SUPPORTIVE LIVING FACILITY

3.68 ACRES

STORM WATER DETENTION
2.12 ACRES

SELF STORAGE FACILITY
4.63 ACRES

EMERGENCY VEHICLE ACCESS

LOADING

ENTRANCE GATE

ILLINOIS STATE ROUTE 176

U.S. ROUTE 14

EXISTING SIGNAL

DRAWN BY | REVISIONS | DATE

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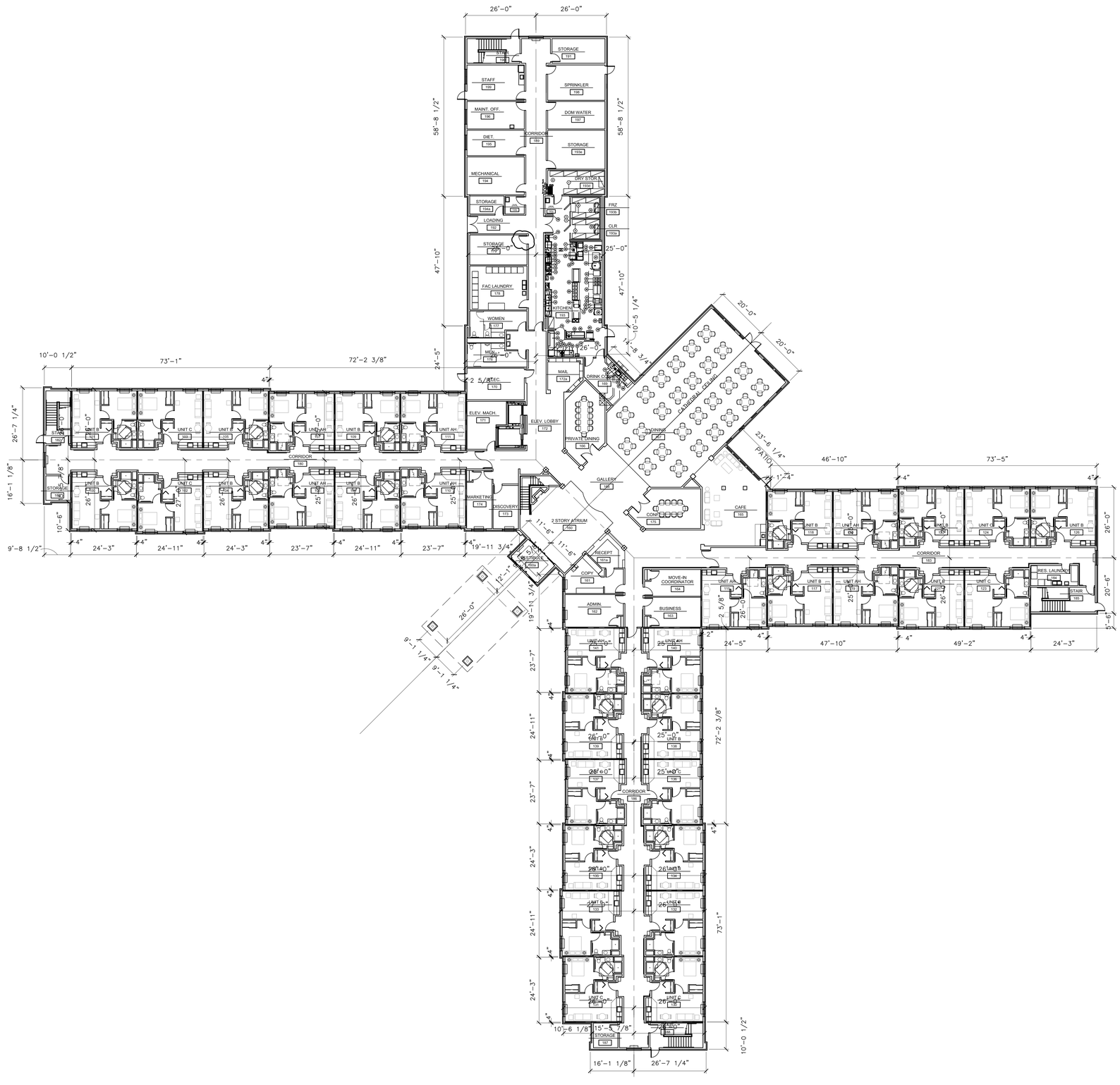
FLOWER WOOD PROPERTY
CRYSTAL LAKE, ILLINOIS
CONCEPT SITE PLAN

RWG Engineering, LLC
Civil Engineering ◆ Real Estate Consulting ◆ Project Management
975 E. 22nd St. Suite 400
Wheaton, IL 60189
630.480.7889
www.rwg-engineering.com

PROJECT NO. 75520423
DATE 10/02/23
SCALE 1"=50'
PROJ. MGR. RWG
PROJ. ASSOC. MRM
DRAWN BY TLM

SHEET
1 OF 1

October 02, 2023 9:04:23 a.m. AcadVer:24.2s (LMS Tech)
Drawing: S:\75520423 – MIXED USE CRYSTAL LAKE\300_ENGINEERING\310_CADD\PRELIM\75520423_BASE.DWG



NOTE:
ALL STEEL COLUMNS SHALL RECEIVE SPRAY APPLIED FIREPROOFING
UL # X752 1 HR. RATING

FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

GLEASON
ARCHITECTS, P.C.
769 Heartland Drive, Unit A
Sugar Grove, Illinois 60554
Phone: 630-466-8740
Fax: 630-466-8760
E-mail: thadgleason@gleasonarchitectspc.com

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ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
1 Permit Rev 1	11/11/11
2 Owner Rev	7/25/12
3 Dim Clarification	8/14/2012
4 ASI #2	8/22/2012
5 ASI #5	8/29/12
6 ASI #6 (elevator)	8/30/12
7 ASI #8	9/10/12
Low Voltage Dwg	9/12/12
8 Elev clarification	9/14/12
9 Millwork revs	9/17/12
10 ASI #10	9/17/12
11 Kitchen revision	9/20/12
12 KE1 drawing	9/27/12
13 ASI #11	10/2/12

PROJECT:
Saint Anthony Supportive Living Facility
117623 Lorenz Avenue
Lansing, IL 60438

CLIENT:
Bravo Properties LLC
205 Briarwood Pass
Oak Brook, IL 60523

JOB NO. 08-114
DATE
FILE A1-1
PLOT SCALE 1:1

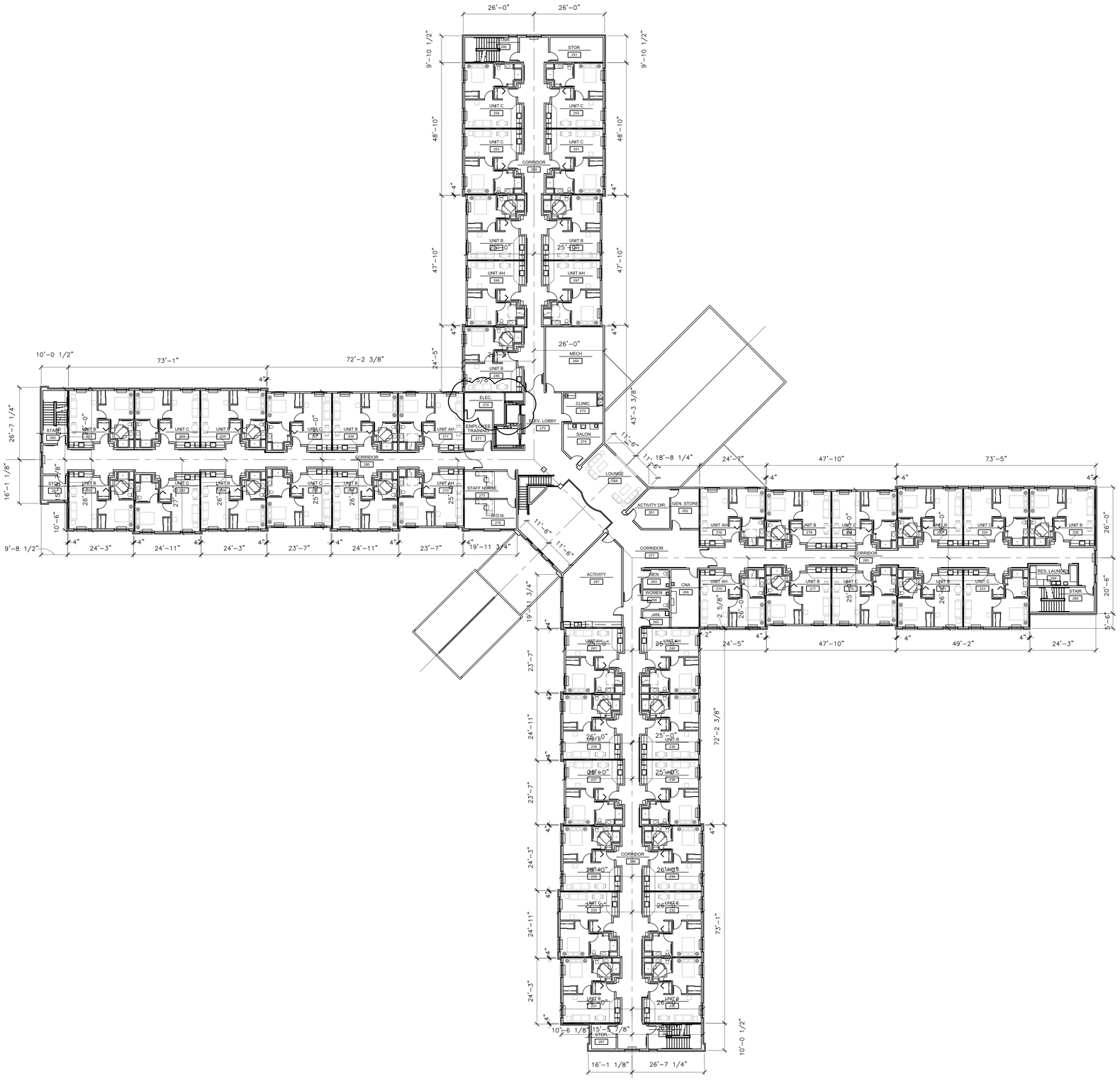
OWNER APPROVAL

Signature

Date

SHEET TITLE
OVERALL
FIRST FLOOR
PLAN

SHEET NUMBER
A1.1



NOTE:
ALL STEEL COLUMNS SHALL RECEIVE SPRAY APPLIED FIREPROOFING
UL # X752 1 HR. RATING

SECOND FLOOR PLAN

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

GLEASON
ARCHITECTS, P.C.

769 Heartland Drive, Unit A
Sugar Grove, Illinois 60554
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7 ASI #8	9/10/12
Low Voltage Dwg	9/12/12
8 Elev clarification	9/14/12
9 Millwork revs	9/17/12
10 ASI #10	9/17/12

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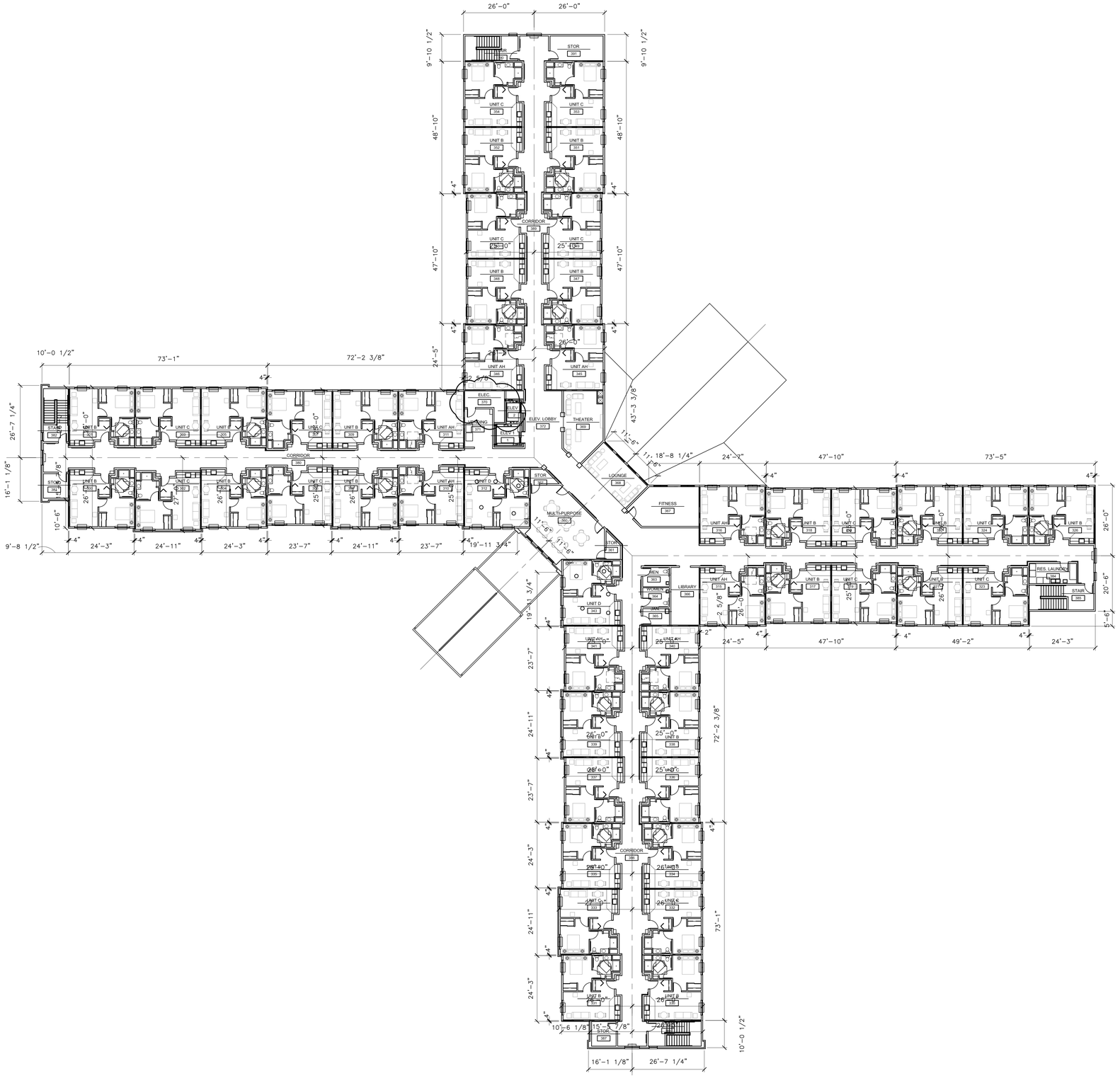
OWNER APPROVAL

Signature

Date

SHEET TITLE
OVERALL
SECOND FLOOR
PLAN

SHEET NUMBER
A1.2



NOTE:
ALL STEEL COLUMNS SHALL RECEIVE SPRAY APPLIED FIREPROOFING
UL # X752 1 HR. RATING

THIRD FLOOR PLAN

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

AND
FOURTH FLOOR PLAN

GLEASON
ARCHITECTS, P.C.

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JOB NO. 08-114
DATE
FILE A1-3
PLOT SCALE 1:1

OWNER APPROVAL

Signature

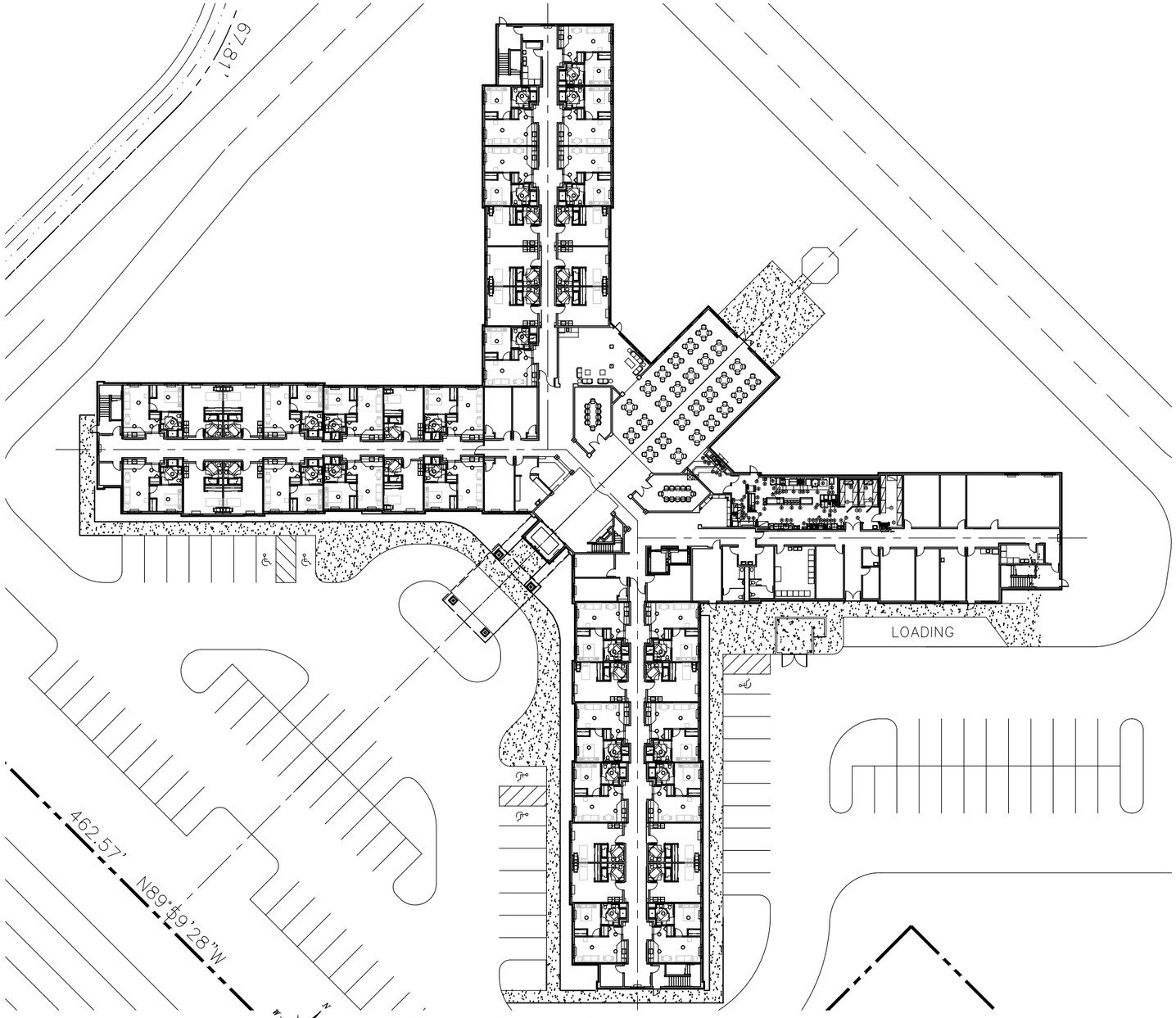
Date

SHEET TITLE
OVERALL
THIRD FLOOR
PLAN

SHEET NUMBER
A1.3

CRYSTAL LAKE SUPPORTIVE LIVING FACILITY

NORTHWEST CORNER OF IL RTE 176 AND US RTE 14, CRYSTAL LAKE, IL



FIRST FLOOR PLAN

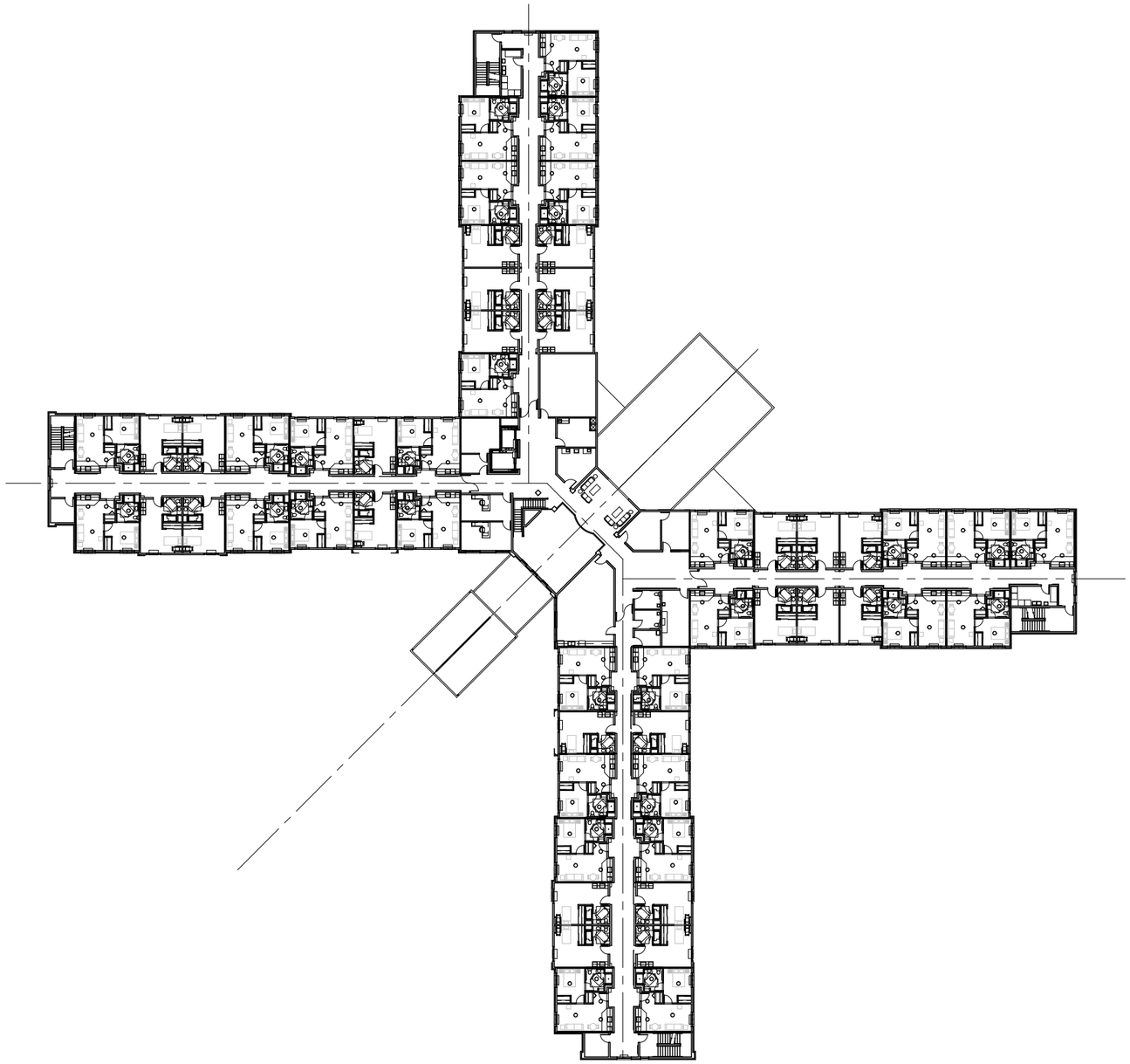
SCALE: 1" = 50'

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CRYSTAL LAKE SUPPORTIVE LIVING FACILITY

NORTHWEST CORNER OF IL RTE 176 AND US RTE 14, CRYSTAL LAKE, IL



SECOND FLOOR PLAN

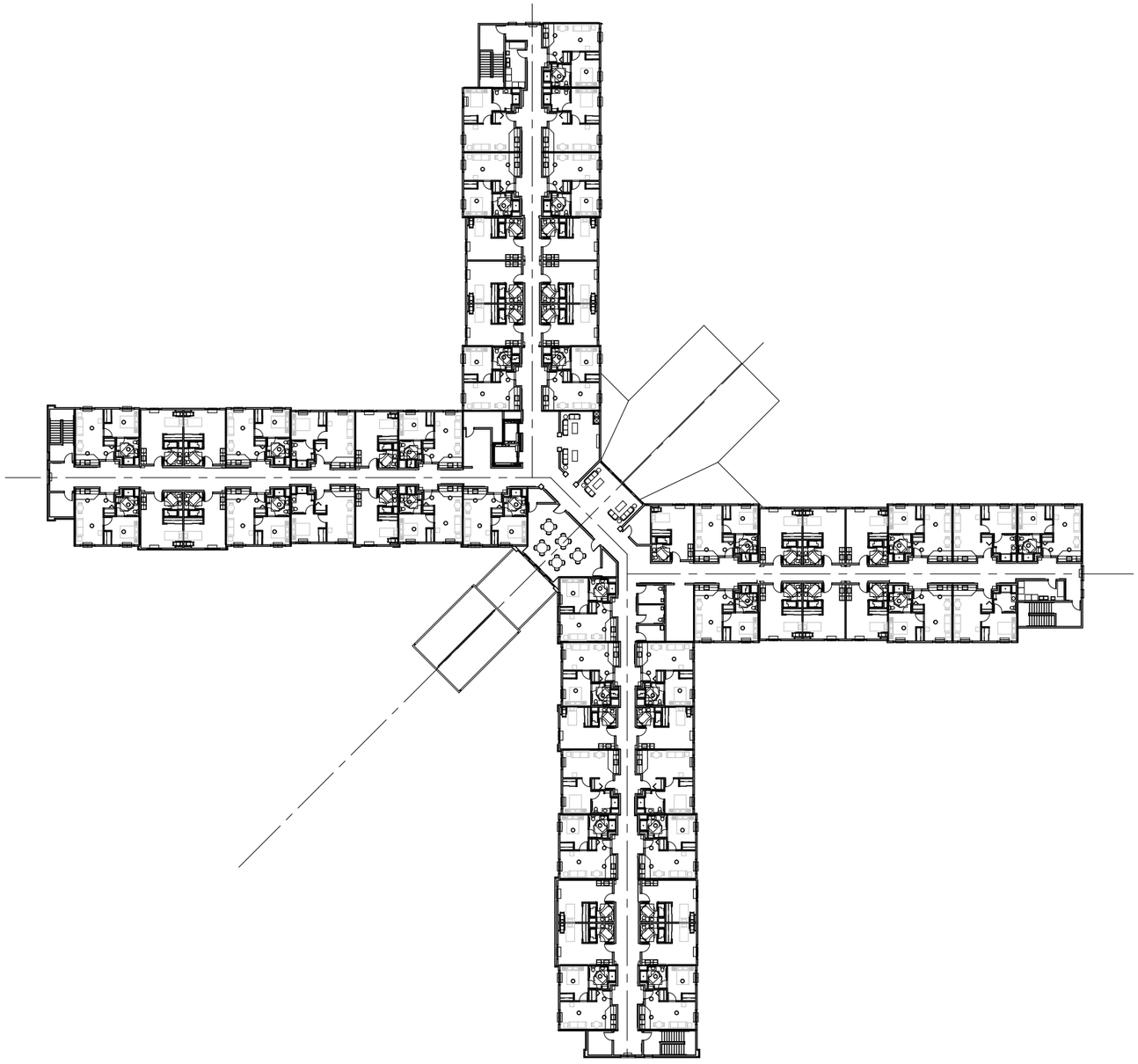
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CRYSTAL LAKE SUPPORTIVE LIVING FACILITY

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THIRD FLOOR PLAN

SCALE: 1" = 50'

AND
FOURTH FLOOR PLAN

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Pitched Roof

SCALE: N.T.S.

CRYSTAL LAKE SUPPORTIVE LIVING FACILITY

NORTHWEST CORNER OF IL RTE 176 AND US RTE 14, CRYSTAL LAKE, IL



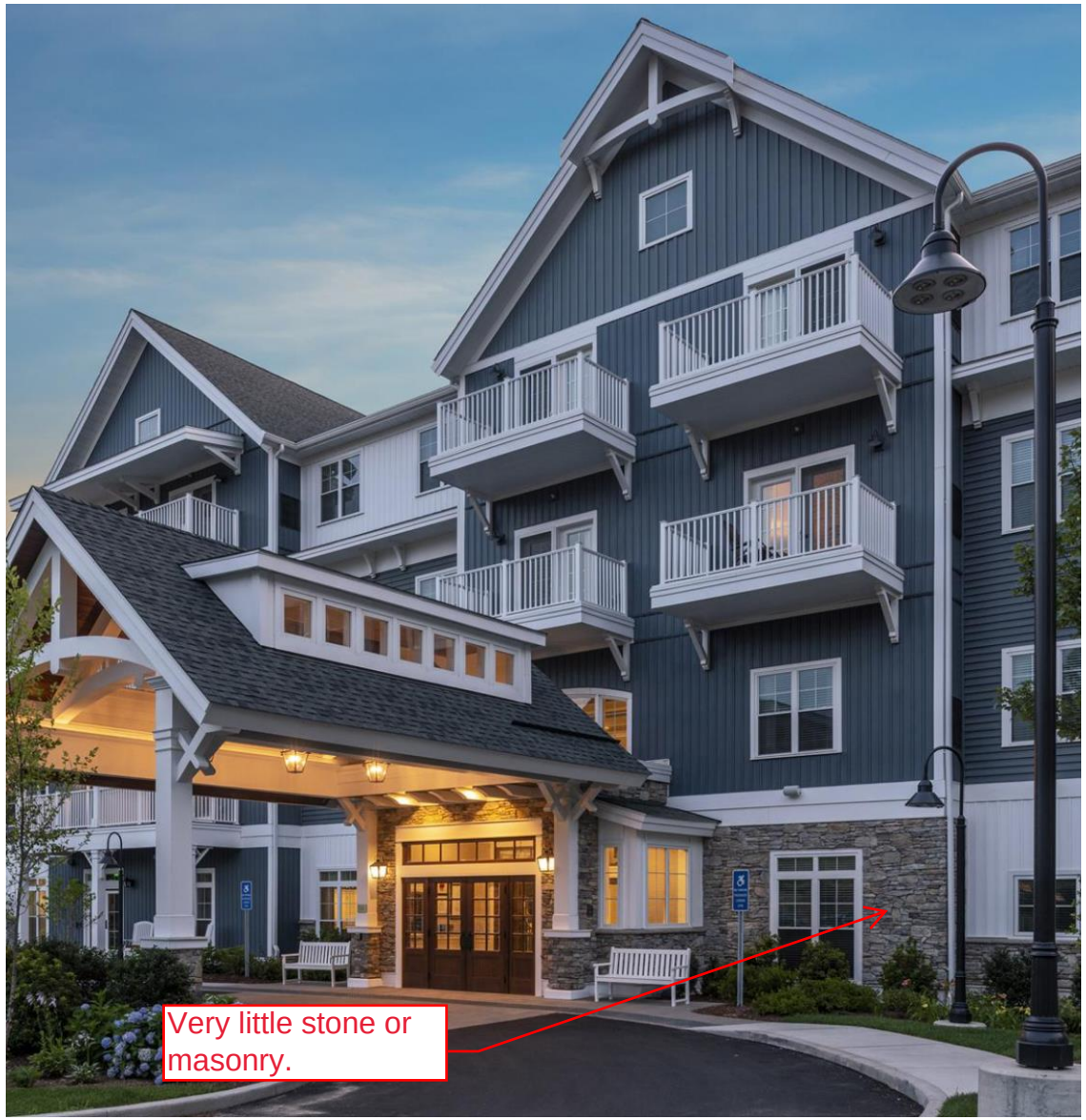
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Pitched Roof - Materials

SCALE: N.T.S.


Assisted Living will not have balconies.

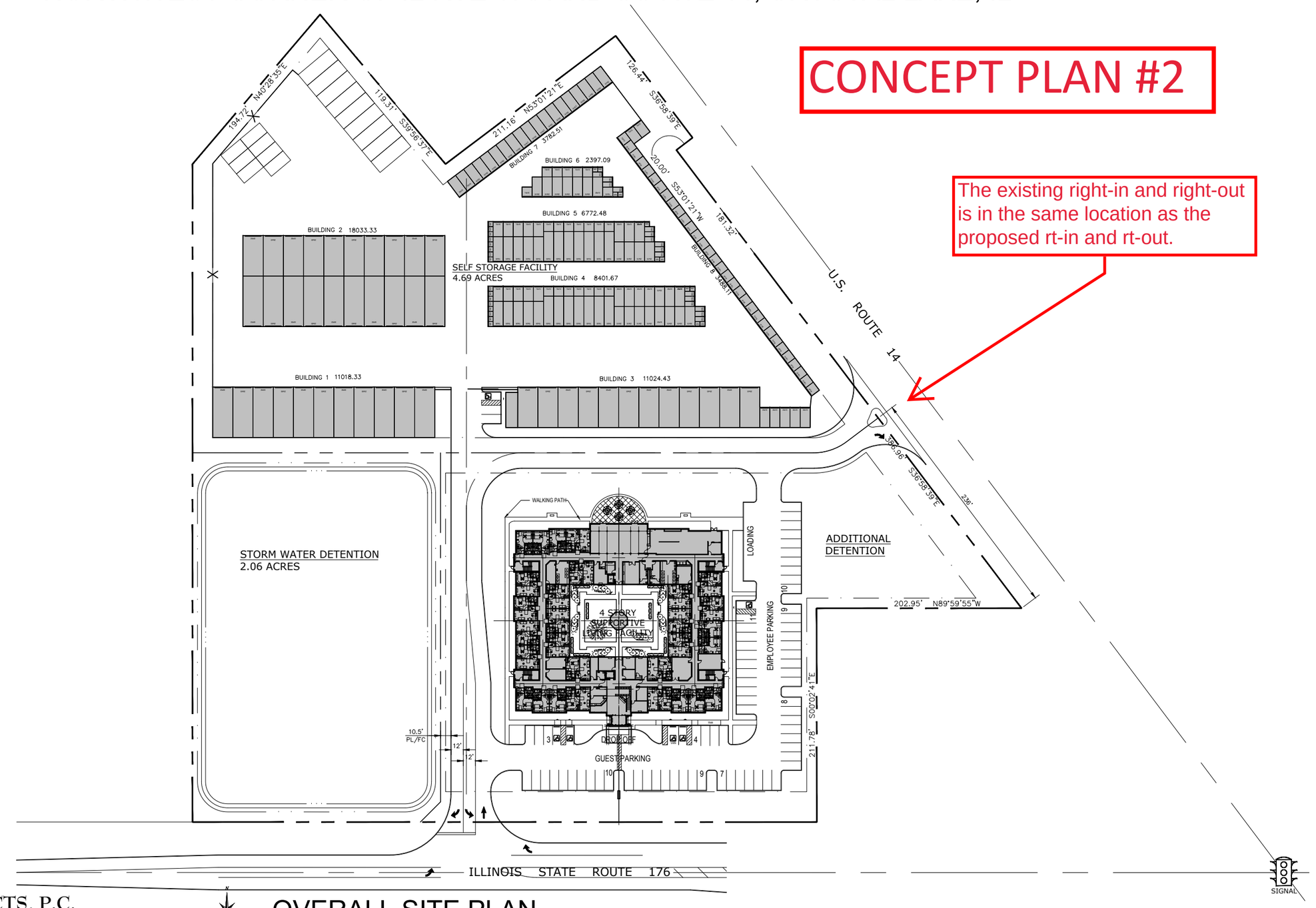

Very little stone or masonry.

CRYSTAL LAKE SUPPORTIVE LIVING FACILITY

NORTHWEST CORNER OF IL RTE 176 AND US RTE 14, CRYSTAL LAKE, IL

CONCEPT PLAN #2

The existing right-in and right-out is in the same location as the proposed rt-in and rt-out.



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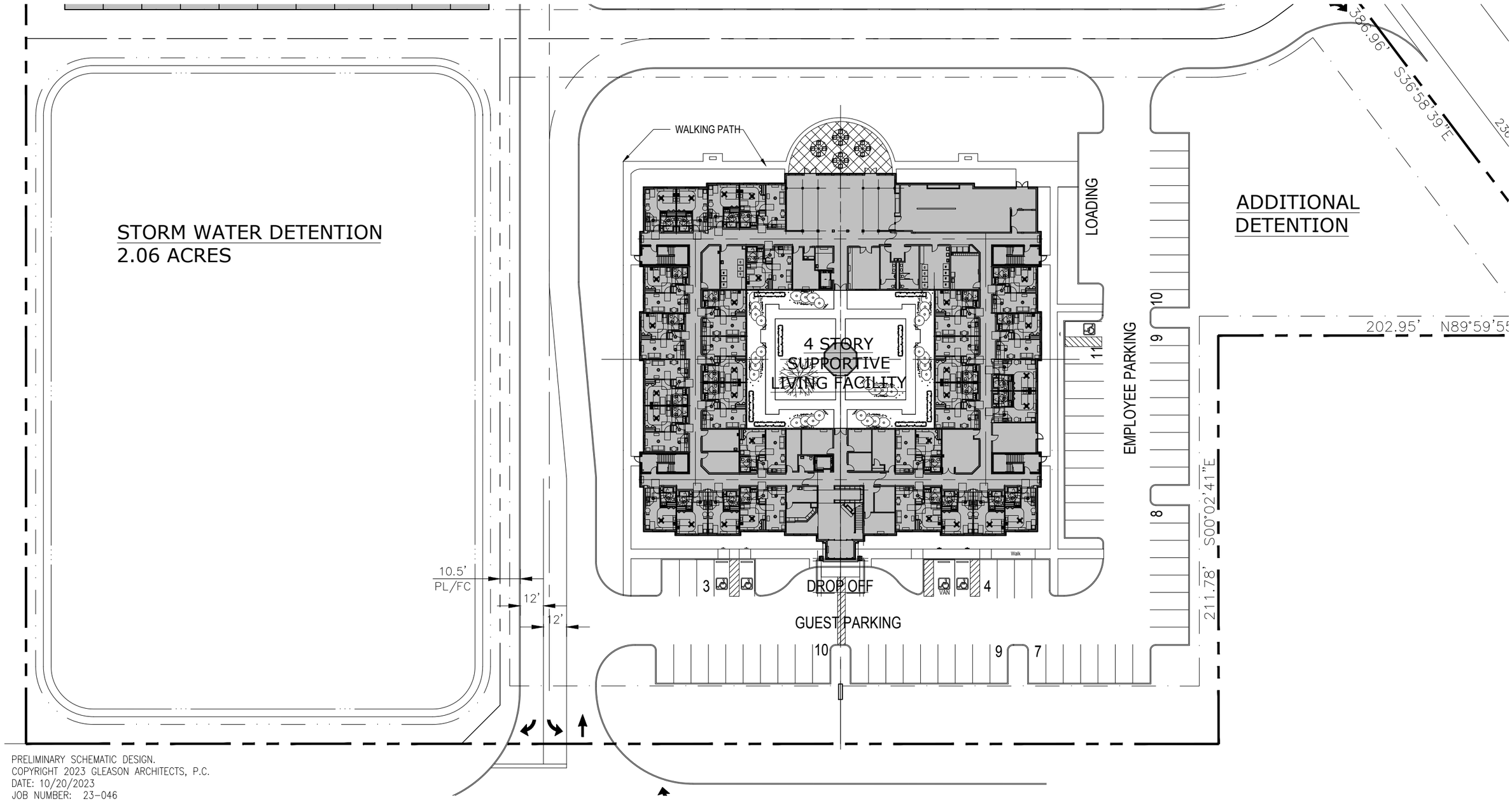
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OVERALL SITE PLAN

SCALE: 1" = 100'

CRYSTAL LAKE SUPPORTIVE LIVING FACILITY

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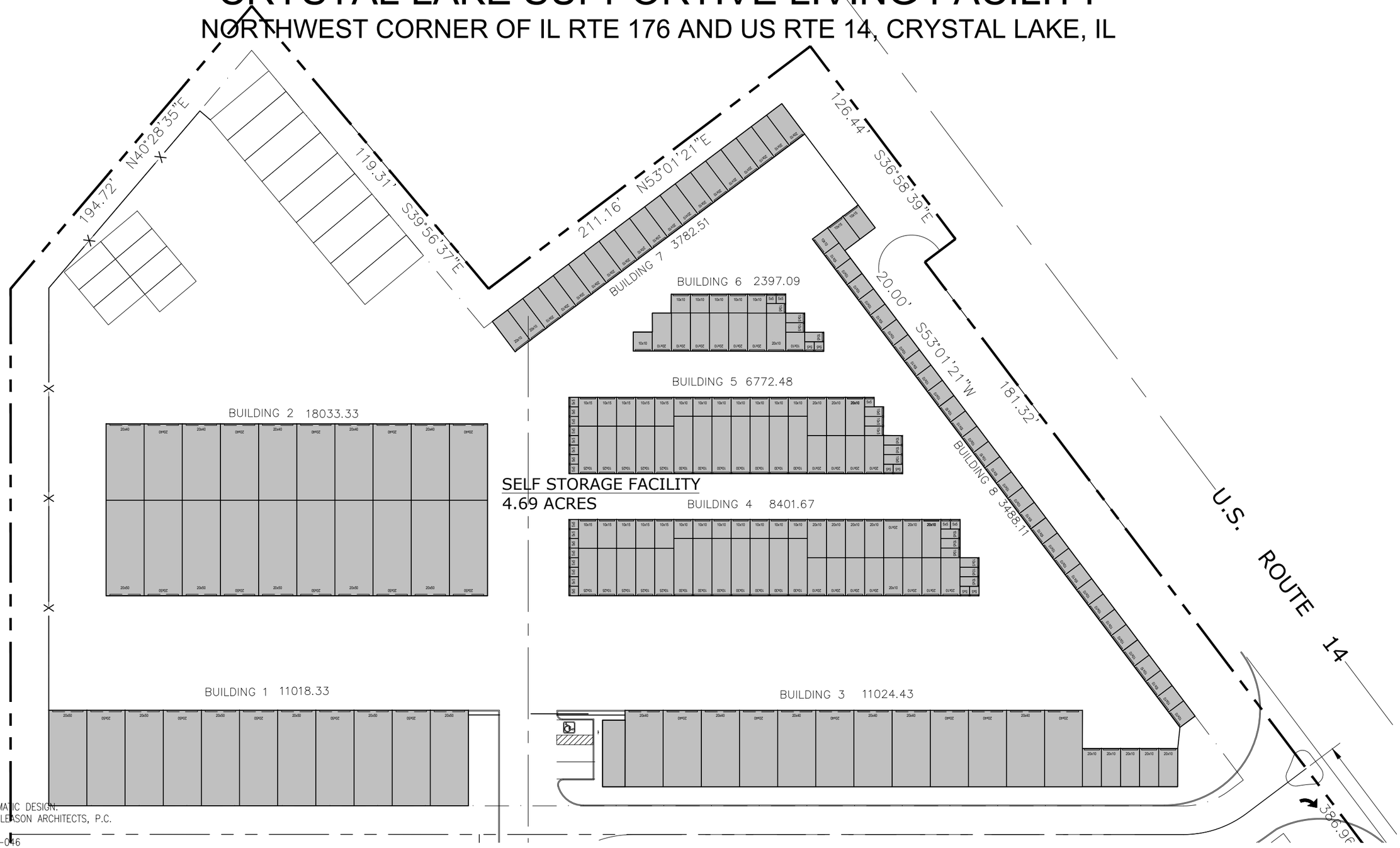
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SUPPORTIVE LIVING FACILITY SITE PLAN

SCALE: 1" = 50'

CRYSTAL LAKE SUPPORTIVE LIVING FACILITY

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SELF STORAGE FACILITY
4.69 ACRES

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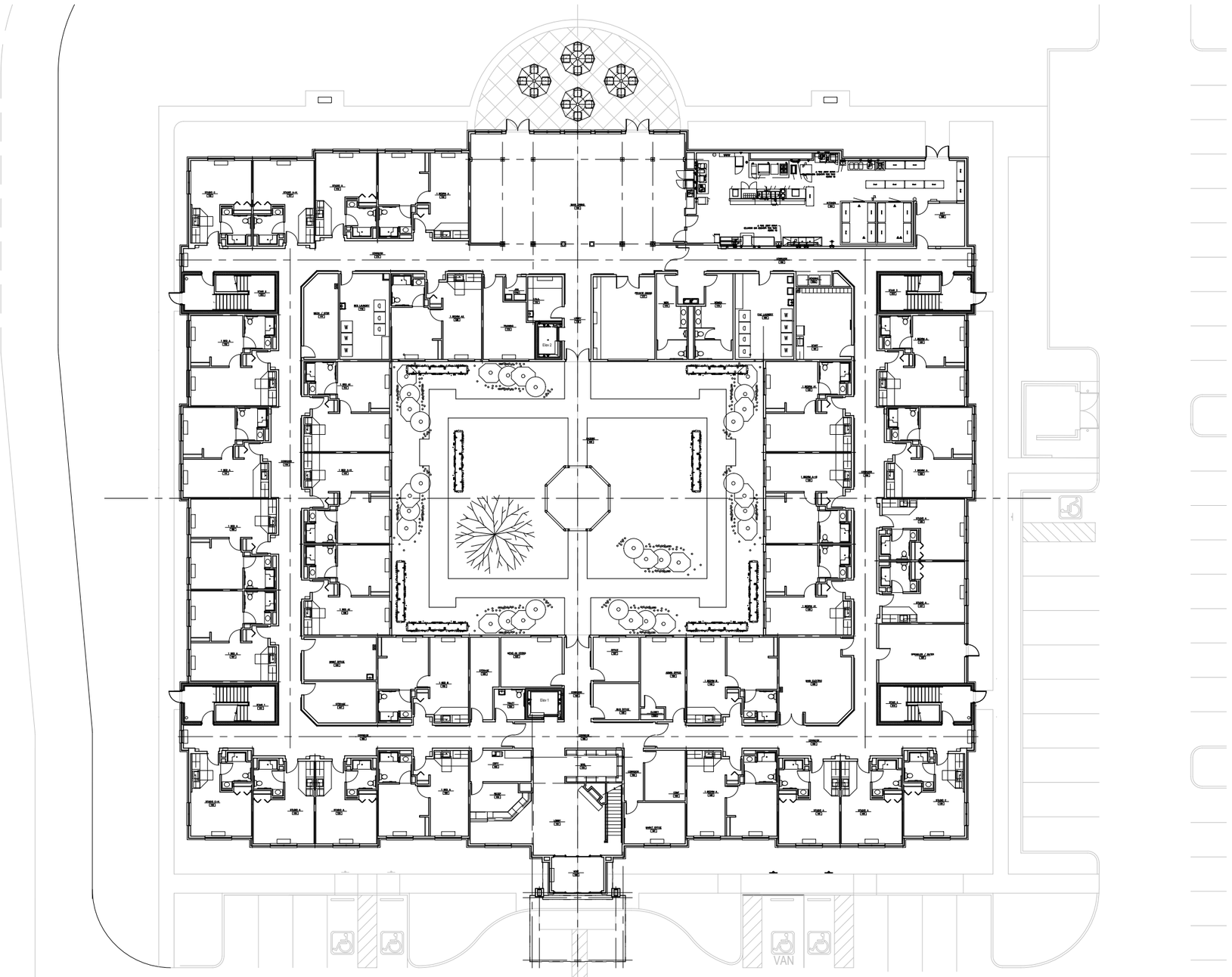
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SELF-STORAGE SITE PLAN

SCALE: 1" = 50'

CRYSTAL LAKE SUPPORTIVE LIVING FACILITY

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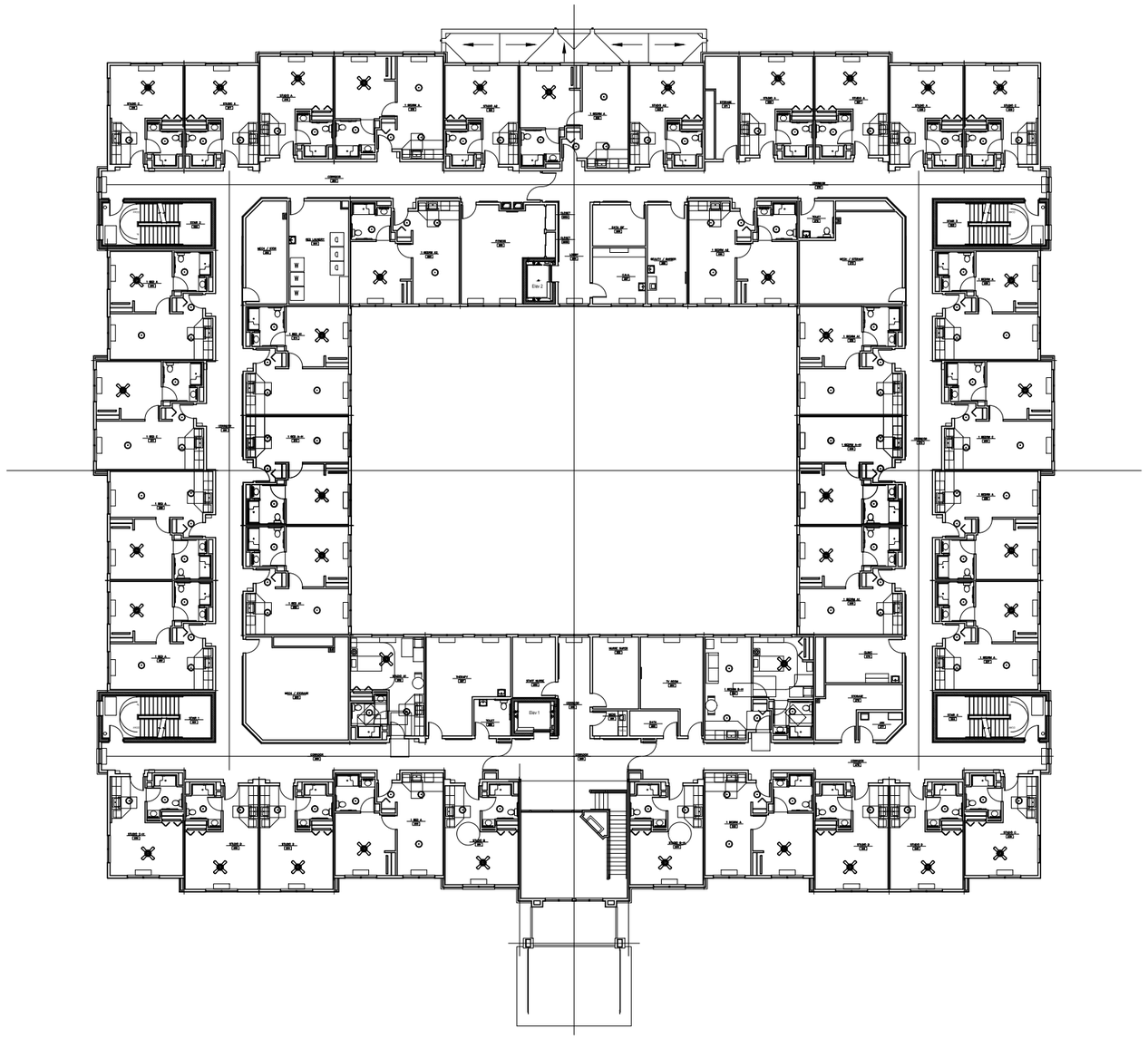
N
W E
S

FIRST FLOOR PLAN

SCALE: 1" = 30'

CRYSTAL LAKE SUPPORTIVE LIVING FACILITY

NORTHWEST CORNER OF IL RTE 176 AND US RTE 14, CRYSTAL LAKE, IL



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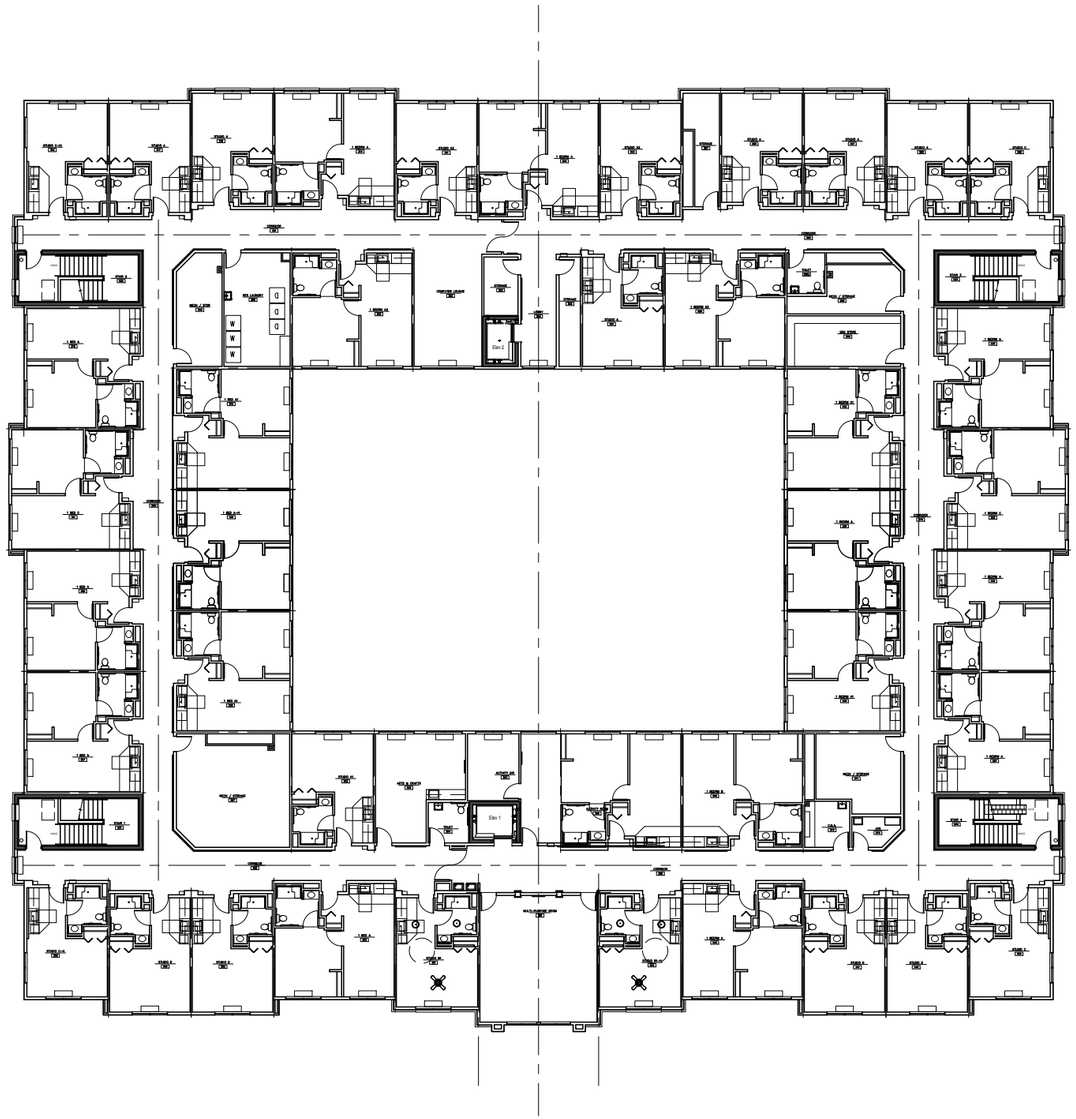
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SECOND FLOOR PLAN

SCALE: 1" = 30'

CRYSTAL LAKE SUPPORTIVE LIVING FACILITY

NORTHWEST CORNER OF IL RTE 176 AND US RTE 14, CRYSTAL LAKE, IL



THIRD FLOOR PLAN

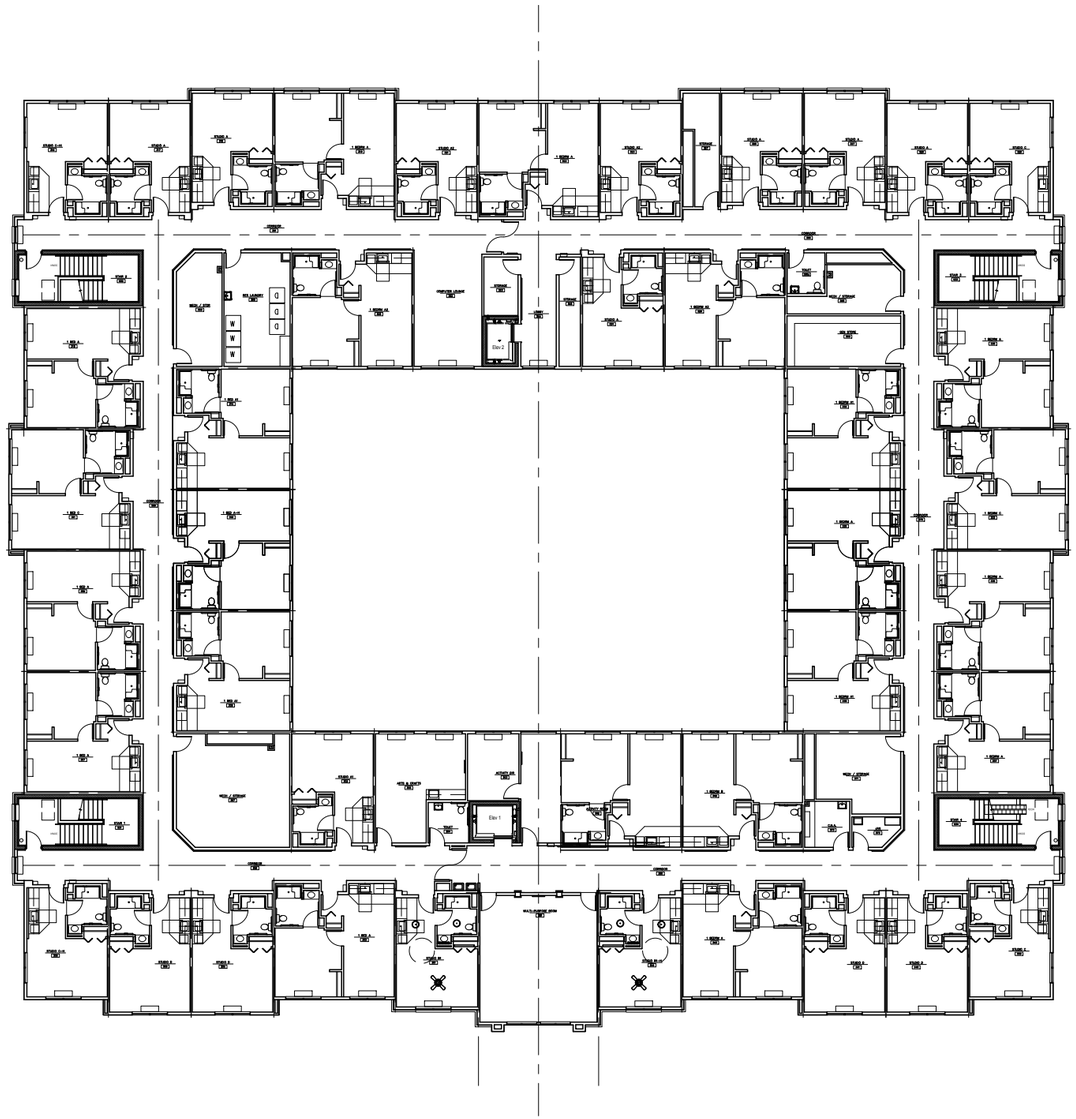
SCALE: 1" = 30'

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CRYSTAL LAKE SUPPORTIVE LIVING FACILITY

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FOURTH FLOOR PLAN

SCALE: 1" = 30'

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GLEASON
ARCHITECTS, P.C.
769 Heartland Drive, Unit A, Sugar Grove, IL 60554
Phone: (630) 466-8740
email: thadgleason@gleasonarchitectspc.com

PROJECT DATA

Date:	Friday, October 20, 2023	
Client:	Sterling Hall Kevin Micheli 601 Oakmont Lane Suite 400 Westmont, IL, 60559	
Project / Job Number:	Crystal Lake SLF	23-046
Project Address:	NWC IL Route 176 and US Route 14	
Project City, State:	Crystal Lake, IL	

SITE DATA

GENERAL

Frontage:	1333	ft		
Supportive Living Site Area:	160016		3.67	acres
Self-Storage Site Area:	204464		4.69	acres
Storm Water Detention Area:	89670		2.06	acres
Gross Site Area:	454150	sq ft =	10.43	acres
Lot Width:	618	ft		

COVERAGE AND DENSITY

Building Coverage:	7%	
Floor Area Ratio (FAR):	0.29	
Density	3027.666667	sq ft of site area per unit
	8	units per acre

Landscaped Area:	70918	sq ft	44%	of site area
Pavement / Building Area:	89098	sq ft	56%	of site area

PARKING

Required

	Assisted Living	Guests	Total Stalls Required	
Requirement (stalls/Unit)	0.5	0		
Total Stalls Required:	75	0	**75**	stalls

Provided

	Guest Parking	Employee Parking	Total Pkg Provided	
Standard Parking Stalls (9' x 19'):	33	38	71	stalls
Accessible Parking Stalls:	4	1	5	stalls
Total Stalls Provided:	37	39	**76**	stalls
Ratio, Stalls/Unit:			0.51	stalls/Unit
Min. Acc. Parking Stalls Req'd:			4	stalls

BUILDING DATA

AREAS AND HEIGHT BY FLOOR

	GROSS FLOOR AREA		BUILDING HEIGHT	
Roof			4	ft
4th floor	32665	sq ft	9.09	ft
3rd floor	32665	sq ft	11.28	ft
2nd floor	32665	sq ft	11.28	ft

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Phone: (630) 466-8740
email: thadgleason@gleasonarchitectspc.com

1st floor	33093	sq ft	11.28	ft
Grade			0.5	ft
Total of All Floors	131088	sq ft	47.43	ft
Area per Unit	873.92		4	stories

UNIT TYPES BY FLOOR

	Studio	1-Bedroom	Total All Units	
4th floor	19	22	41	units
3rd floor	19	22	41	units
2nd floor	18	21	39	units
1st floor	11	18	29	units
Total of All Floors	67	83	150	units
% of Total Units	45%	55%		

RENTABLE FLOOR AREA

Unit Type	Number of Units	Floor Area per Unit	Total Floor Area	
Studio	67	325	21775	sq ft
1-Bedroom	83	485	40255	sq ft
			0	sq ft
Total	150		62030	sq ft

OCCUPANT COUNT

Unit Type	Number of Units	Number of Occupants per Unit	Total Number of Occupants	
Single Occupancy	67	1	67	occupants
Double Occupancy	83	2	166	occupants
Total	150		233	occupants

CRYSTAL LAKE SELF-STORAGE

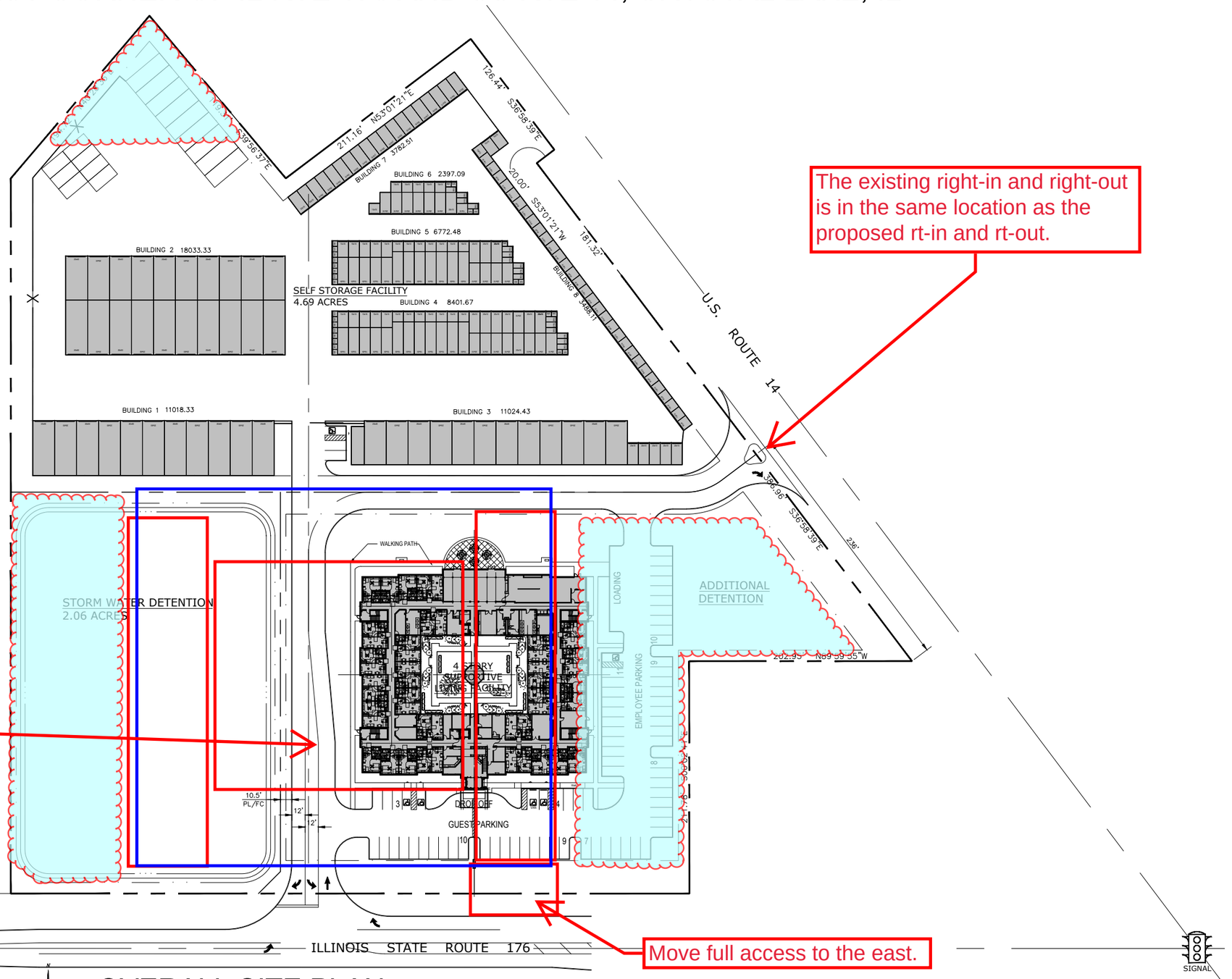
OUT DOOR DRIVE UP UNIT MIX SCHEDULE

10/20/23

	GROSS S.F.										*OF UNITS	MISC. AREAS - SQUARE FOOTAGE
STORAGE UNITS		5'x5'	5'x10'	10'x10'	10'x15'	10'x20'	10'x25'	10'x30'	20'x40'	20'x50'		
WIDTH		5	5	10	10	10	10	10	20	20		
DEPTH		5	10	10	15	20	25	30	40	50		
BUILDING 1	11018	0	0	0	0	0	0	0	0	11	11	
BUILDING 2	18033	0	0	0	0	0	0	0	10	10	20	
BUILDING 3	11024	0	0	0	0	0	0	0	0	12	12	
BUILDING 4	8402	12	6	7	5	8	5	7	0	0	50	
BUILDING 5	6772	11	5	7	5	4	5	7	0	0	44	
BUILDING 6	2397	4	4	7	0	7	0	0	0	0	22	
BUILDING 7	3783	0	0	0	0	19	0	0	0	0	19	
BUILDING 8	3488	0	0	32	2	0	0	0	0	0	34	
# OF UNITS		**27**	**15**	**53**	**12**	**38**	**10**	**14**	**10**	**33**	**212**	**TOTAL # OF UNITS**
S.F. PER UNIT		25	50	100	150	200	250	300	800	1000		
TOTAL S.F.	64,917	675	750	5,300	1,800	7,600	2,500	4,200	8,000	33,000	63,825	NET RENTABLE AREA 1ST FLOOR
% UNITS (#)		12.74%	7.08%	25.00%	5.66%	17.92%	4.72%	6.60%	4.72%	15.57%		
% UNITS (S.F.)		1%	1%	8%	3%	12%	4%	7%	13%	52%		
											301.06	AVERAGE UNIT (S.F.)
											98.32%	EFFICIENCY

CRYSTAL LAKE SUPPORTIVE LIVING FACILITY

NORTHWEST CORNER OF IL RTE 176 AND US RTE 14, CRYSTAL LAKE, IL



The existing right-in and right-out is in the same location as the proposed rt-in and rt-out.

Shift proposed building to the west. Design detention on either side of the Senior Living Building.

Move full access to the east.

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OVERALL SITE PLAN

SCALE: 1" = 100'



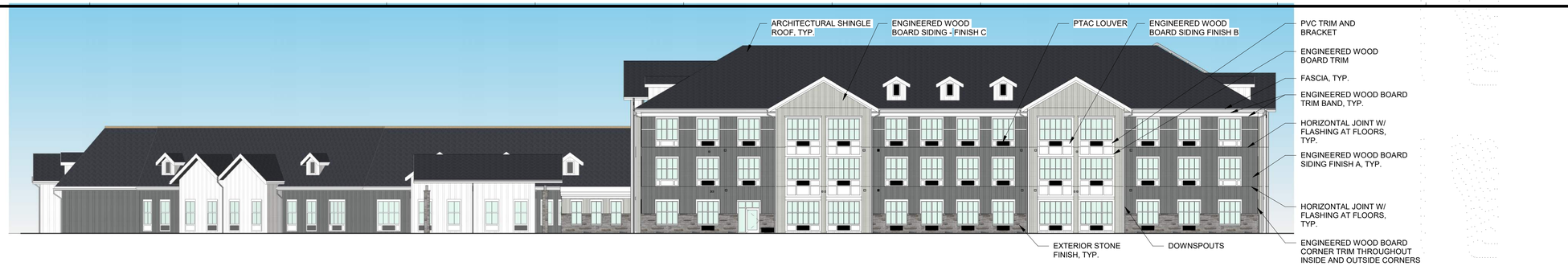
EXTERIOR RENDERING

08/23/2022

MUNDELEIN, ILLINOIS

BLDD ARCHITECTS

BLDD Project No. 184SX12.400



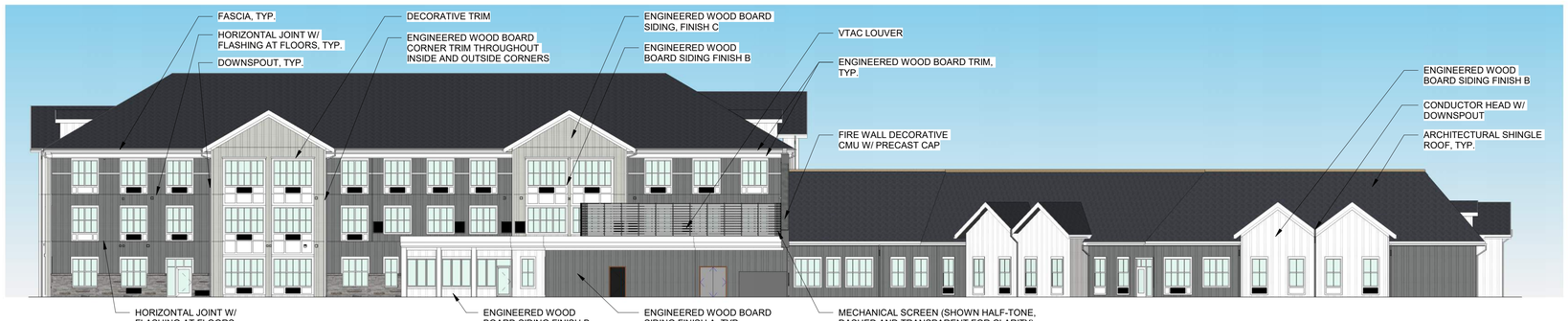
1A RENDERED NORTH ELEVATION
1/16" = 1'-0"

0' 8' 16' 32' 64'



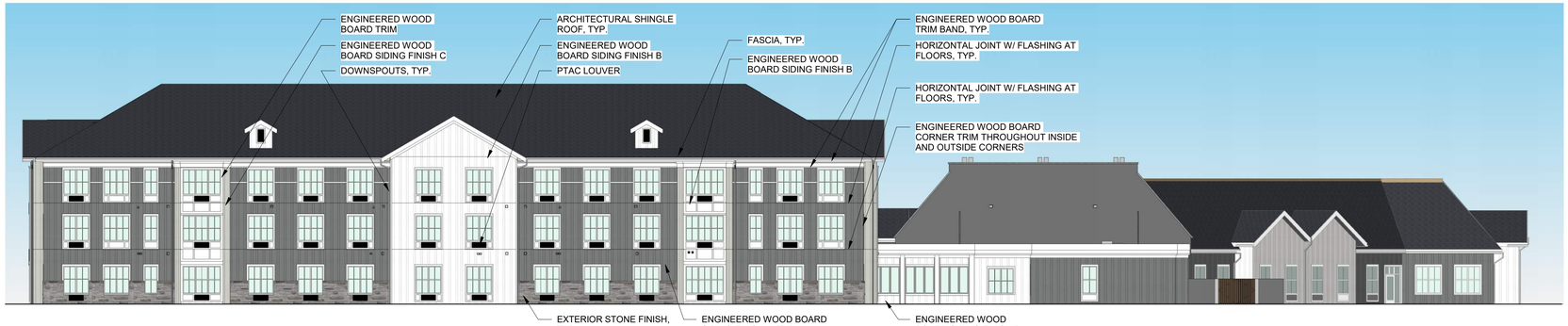
3A RENDERED EAST ELEVATION
1/16" = 1'-0"

0' 8' 16' 32' 64'



4A RENDERED SOUTH ELEVATION
1/16" = 1'-0"

0' 8' 16' 32' 64'



6A RENDERED WEST ELEVATION
1/16" = 1'-0"

0' 8' 16' 32' 64'

date 08/23/2022
revised

drawn by Author
checked by Checker

BLDD ARCHITECTS

Design Firm Registration #184-000723

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RENDERED BUILDING ELEVATIONS

CCSL MUNDELEIN
100 SOUTH MIDLOTHIAN ROAD
MUNDELEIN, ILLINOIS

sheet
A200A

project 184SX12.400

8/23/2022 2:14:49 PM C:\Revit_TEMP\184SX12.200 CCSL Mundelein - Revit 2020 - CENTRAL - 3 STORY NEW_rjp.rvt

50% CONSTRUCTION DOCUMENTS

CRYSTAL LAKE SUPPORTIVE LIVING FACILITY

NORTHWEST CORNER OF IL RTE 176 AND US RTE 14, CRYSTAL LAKE, IL



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NORTHWEST CORNER OF IL RTE 176 AND US RTE 14, CRYSTAL LAKE, IL



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Rendering "01"

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NORTHWEST CORNER OF IL RTE 176 AND US RTE 14, CRYSTAL LAKE, IL



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CRYSTAL LAKE SUPPORTIVE LIVING FACILITY

NORTHWEST CORNER OF IL RTE 176 AND US RTE 14, CRYSTAL LAKE, IL



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Rendering "03"

SCALE: N.T.S.

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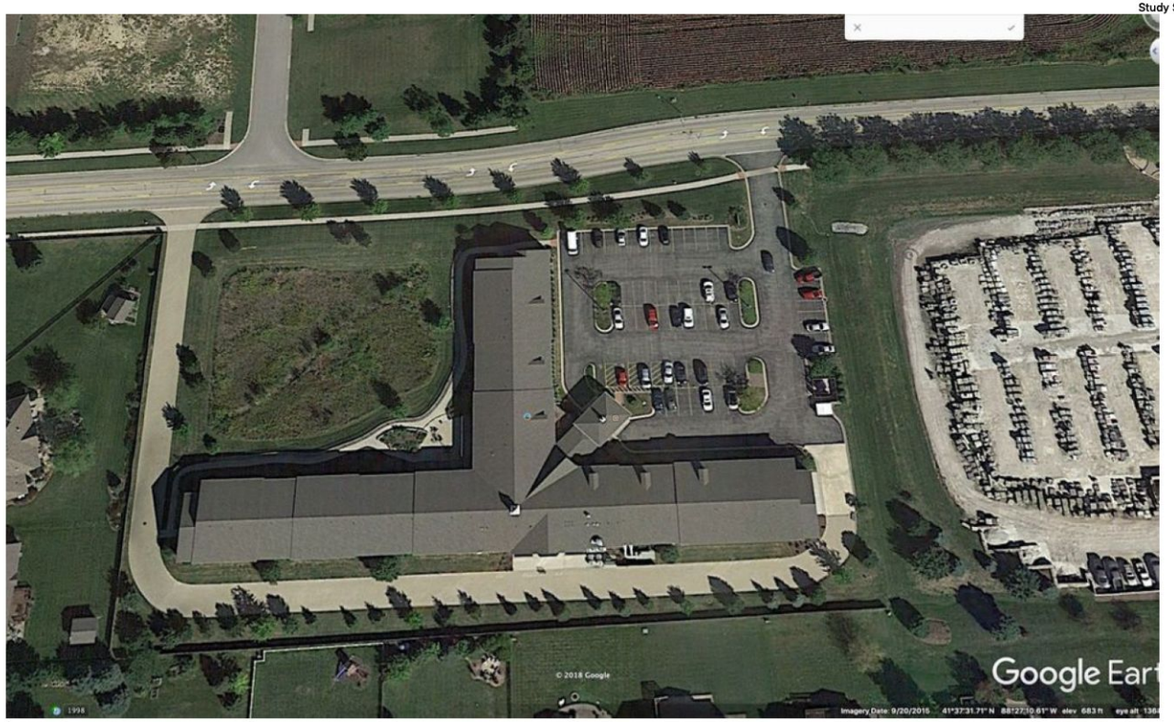
STUDY OF PARKING STALLS AND PARKING DEMAND FOR PROJECTS DESIGNED BY Gleason Architects PC

August 22, 2019

Survey of ALF Parking Demand

7/17/19

Project Name	Project Location	Number of Units	Parking Stalls	Ratio Stalls Per Unit	Vehicle Count	Ratio Vehicles Per Unit	Survey Date
Heritage Woods of Yorkville	Yorkville IL	87	69	0.79	25	0.29	9/20/15
Heritage Woods of Bolingbrook	Bolingbrook IL	105	51	0.49	17	0.16	
Heritage Woods of Batavia	Batavia	148	80	0.54	32	0.22	
Heritage Woods of Manteno	Manteno	87	50	0.57	10	0.11	
Heritage Woods of Watseka	Watseka	65	52	0.8	10	0.15	9/29/17
Heritage Woods of McLeansboro	McLeansboro	40	52	1.3	11	0.28	
Evergreen Village of Normal	Normal	99	59	0.6	35	0.35	
Heritage Woods of Rockford	Rockford	99	61	0.62	35	0.35	
Heritage Woods of Aledo	Aledo	66	58	0.88	24	0.36	
Plum Creek of Rolling Meadows	Rolling Meadows	102	58	0.57	13	0.13	
Heritage Woods of McHenry	McHenry	99	77	0.78	15	0.15	
Tabor Hills Supportive Living Community	Naperville	95	88	0.93	29	0.31	
Heritage Woods of Mt. Vernon	Mt. Vernon	66	41	0.62	18	0.27	
Courtyards of Sullivan	Sullivan	50	45	0.9	17	0.34	
Heritage Woods of Centralia	Centralia	75	53	0.71	13	0.17	
Heritage Woods of Huntley	Huntley	72	91	1.26	20	0.28	
Castle Manor of St Claras	Lincoln	54	62	1.15	20	0.37	
Heritage Woods of South Elgin	South Elgin	150	94	0.63	49	0.33	
Heritage Woods of Dwight	Dwight	68	51	0.75	14	0.21	
Heritage Woods of Freeport	Freeport	76	73	0.96	32	0.42	
St Anthony of Lansing	Lansing	125	96	0.77	No Count		
Heritage Woods of Plainfield	Plainfield	108	70	0.65	26	0.24	
Oak Hill Supportive Living Community	Round Lake Beach	94	60	0.64	20	0.21	
Long Grove Senior Care	Long Grove	100	65	0.65	36	0.36	
Belvedere Assisted Living	Merrillville, IN	126	132	1.05	No Count		
Glasswater Creek of Lafayette	Lafayette, IN	133	53	0.4	No Count		
Averages		91.88	66.96	0.73	22.65	0.25	



8-22-19 9:28:40 AM CDTYorkville_result



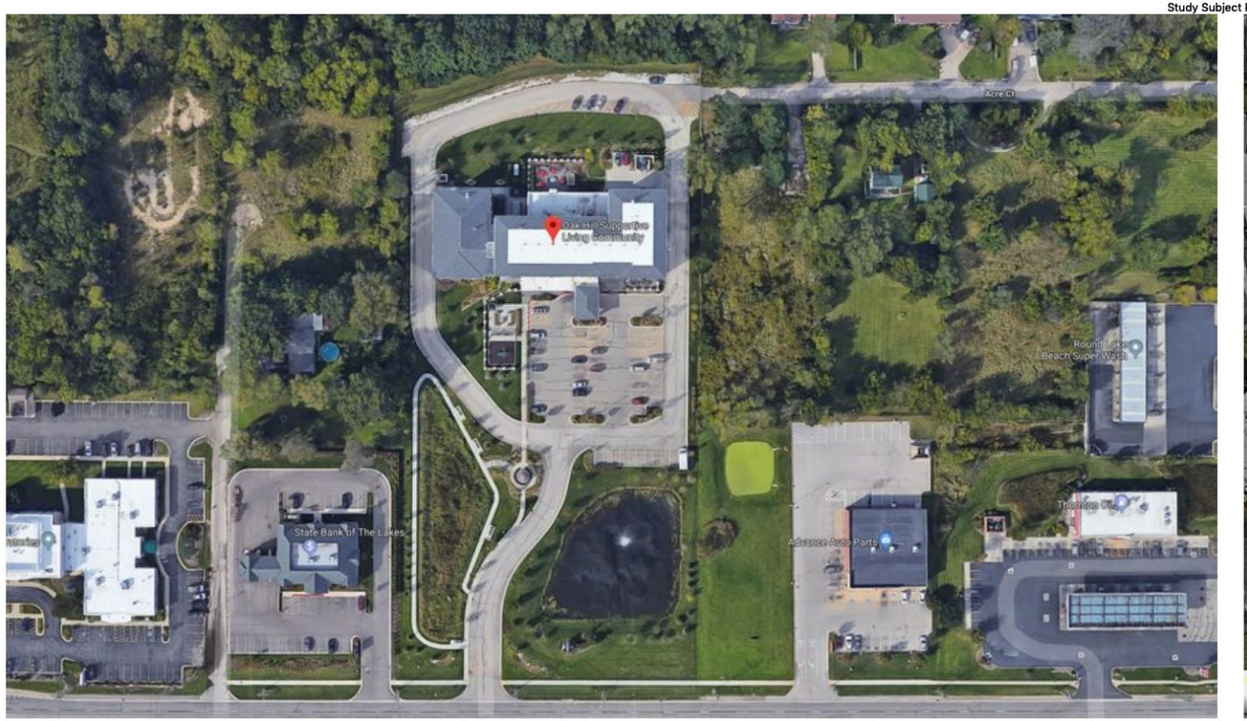
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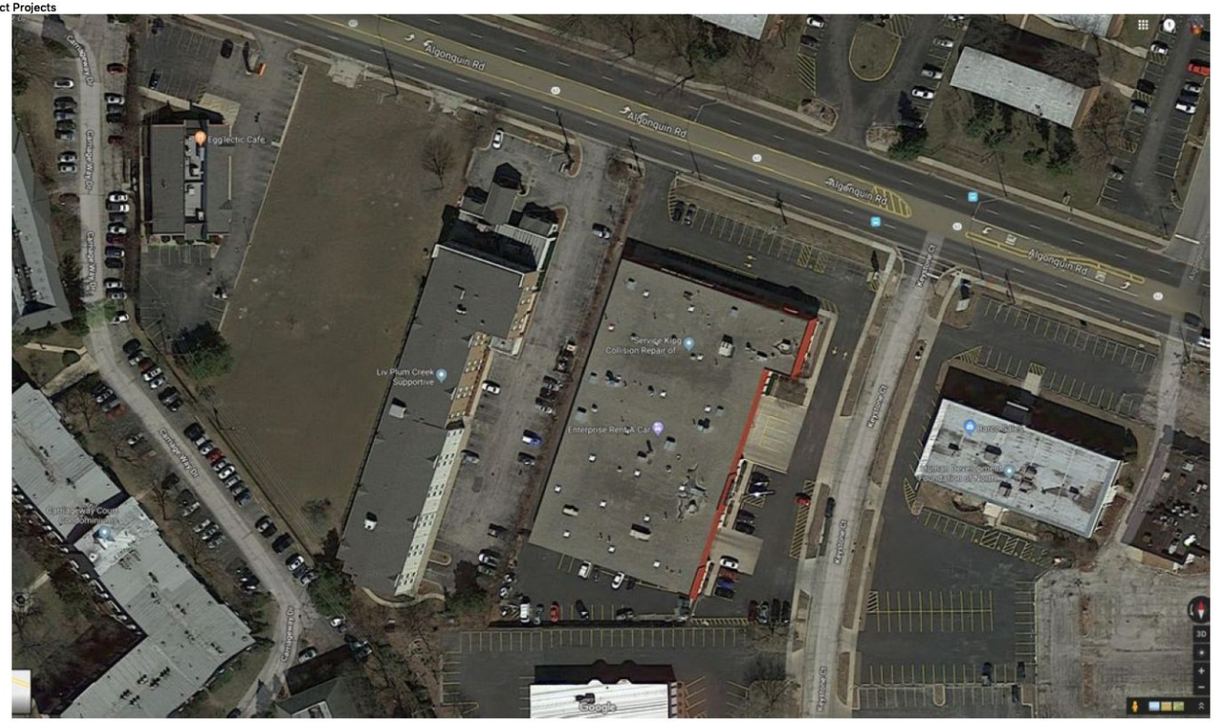
8-22-19 9:28:42 AM CDTSullivan_result



8-22-19 9:28:43 AM CDTSouth Elgin_result



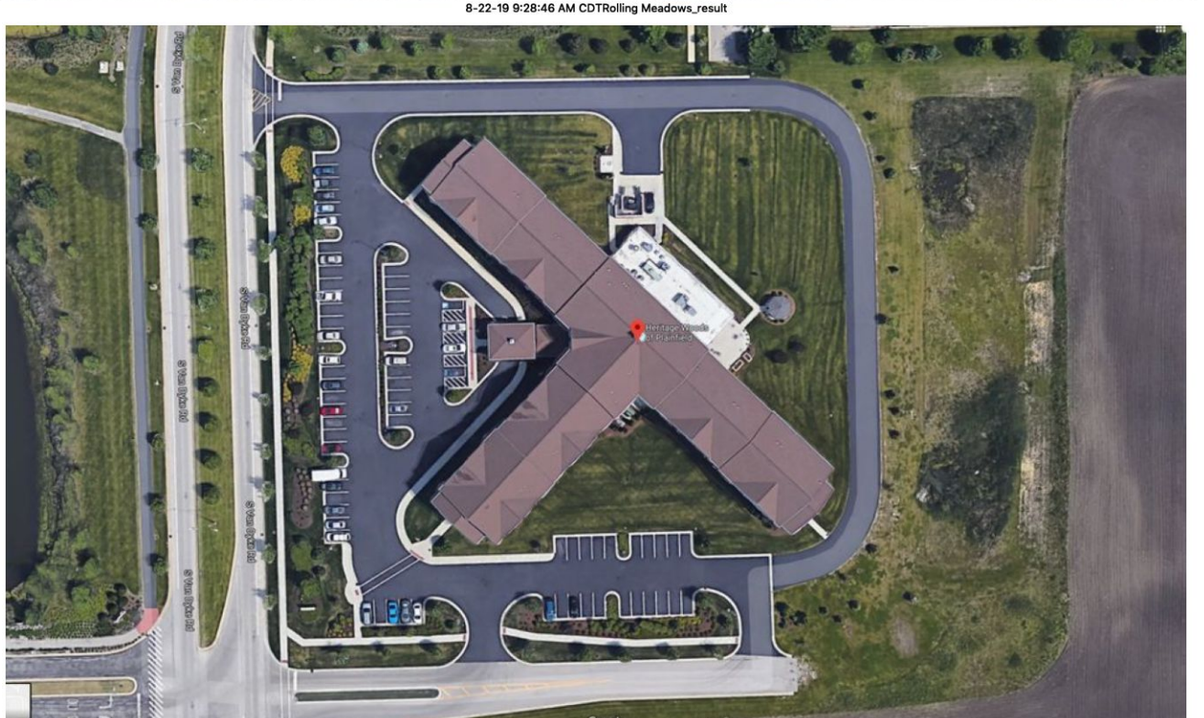
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8-22-19 9:28:46 AM CDTRolling Meadows_result



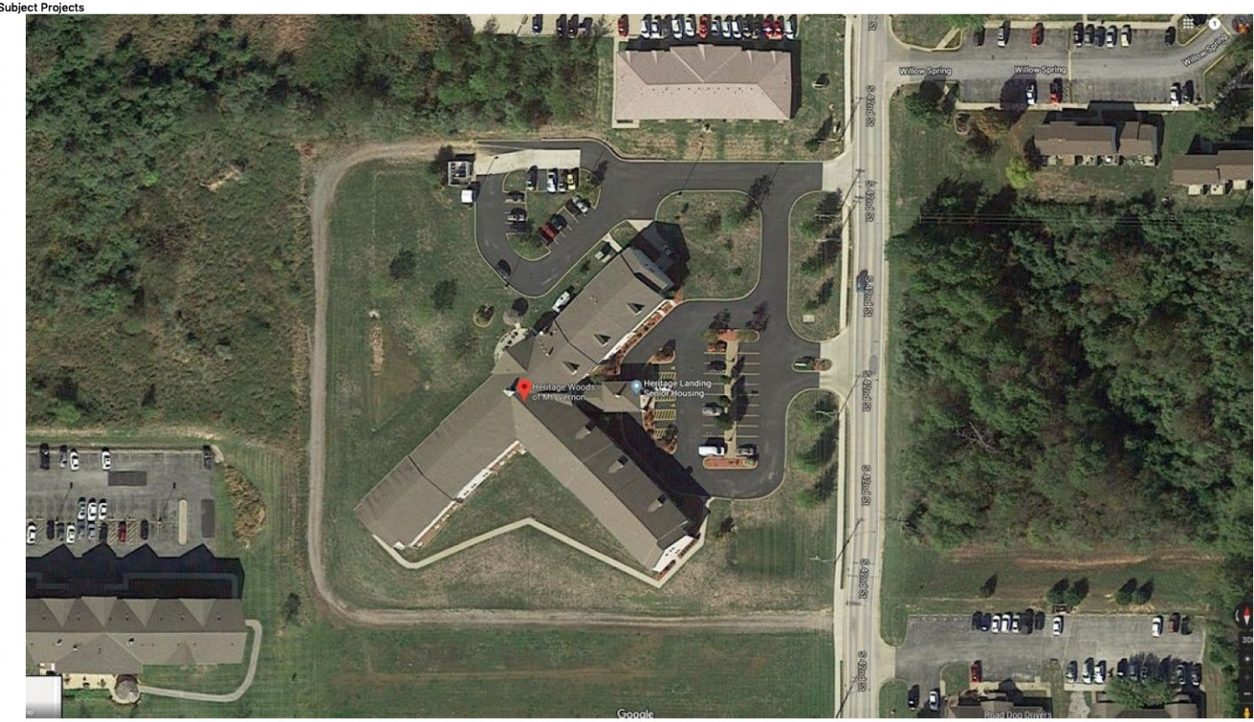
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8-22-19 9:28:48 AM CDTPlainfield_result



8-22-19 9:28:49 AM CDTNormal_result



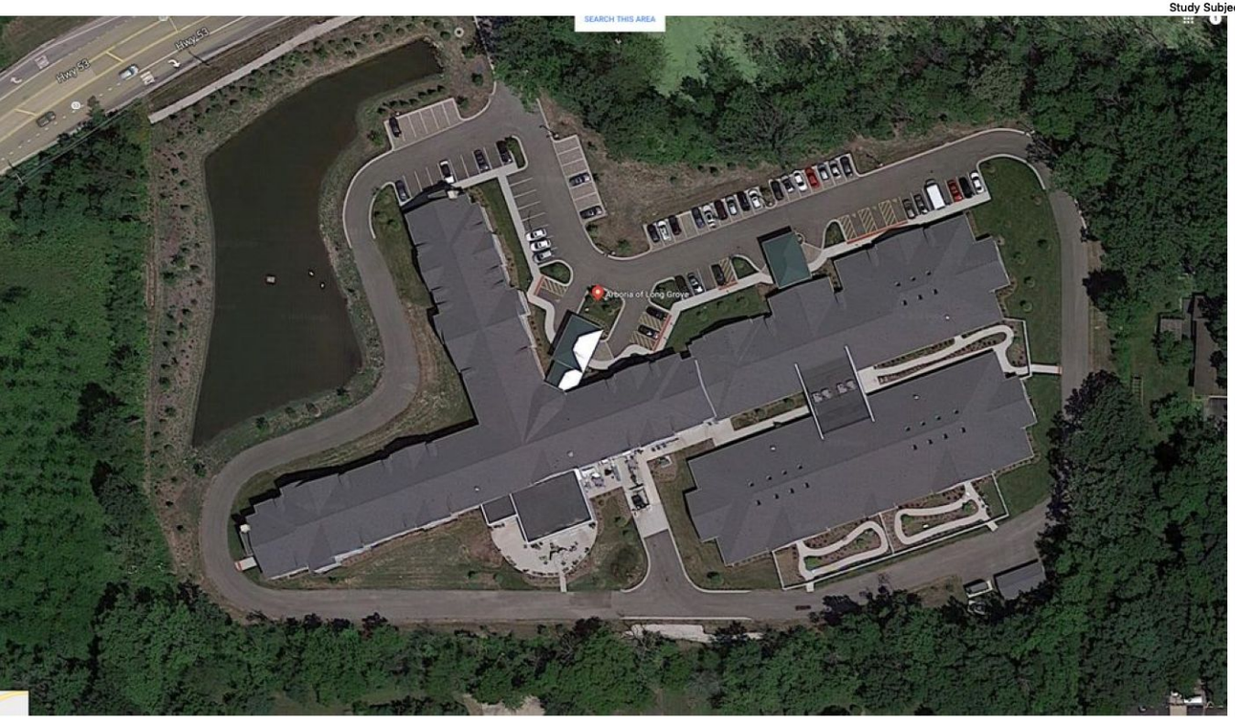
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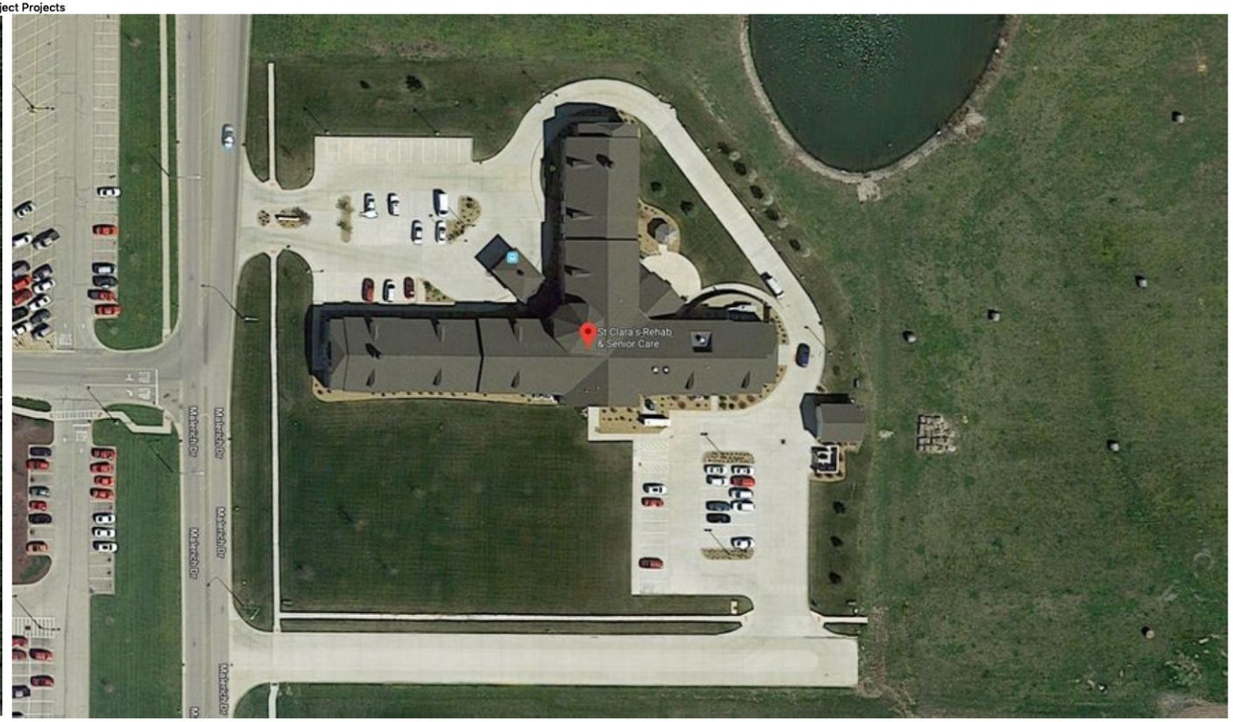
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8-22-19 9:28:53 AM CDTMcHenry_result



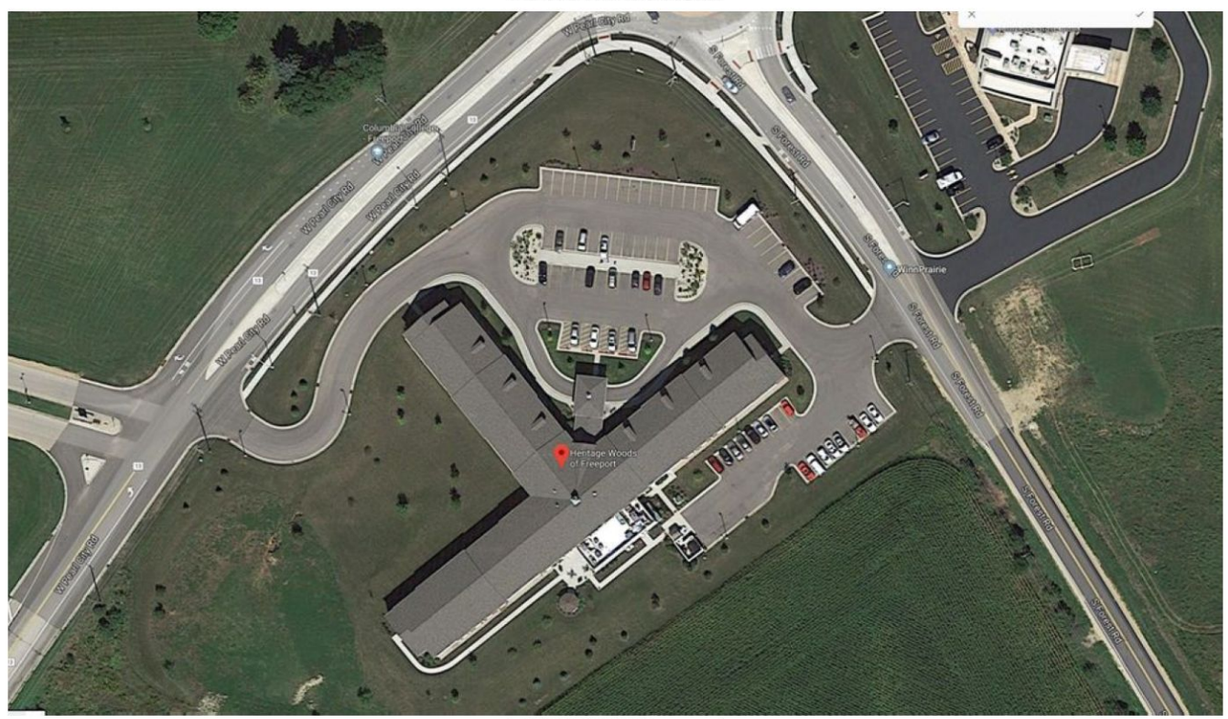
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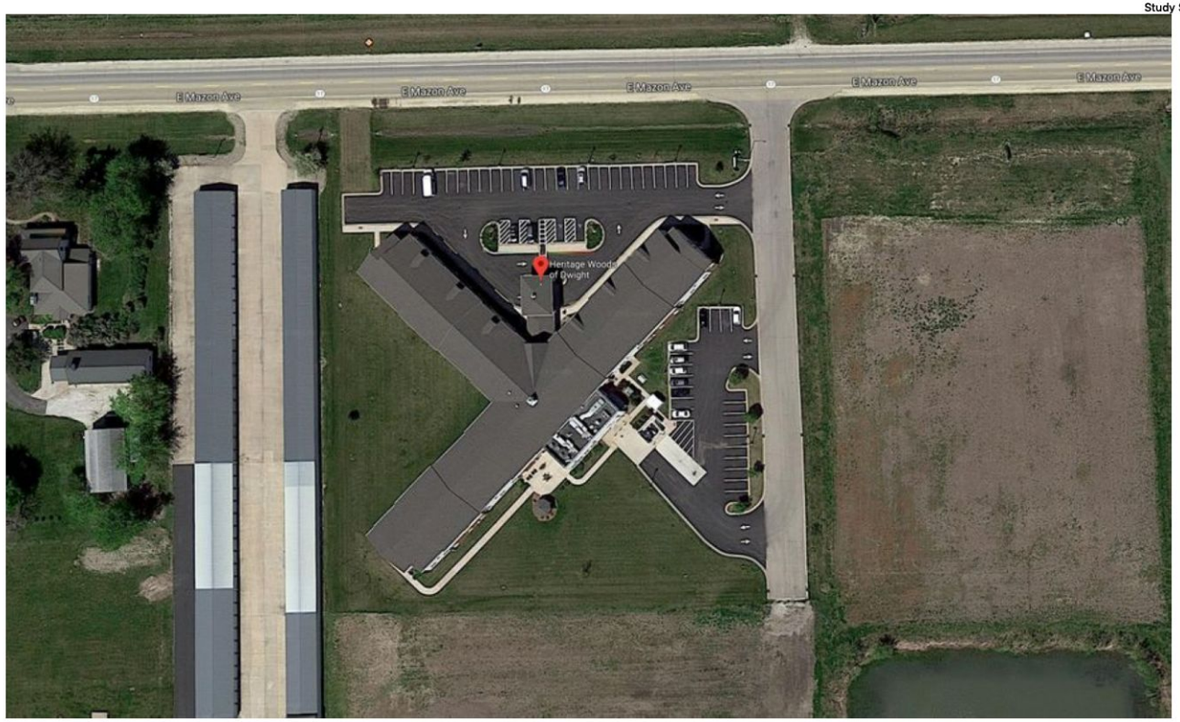
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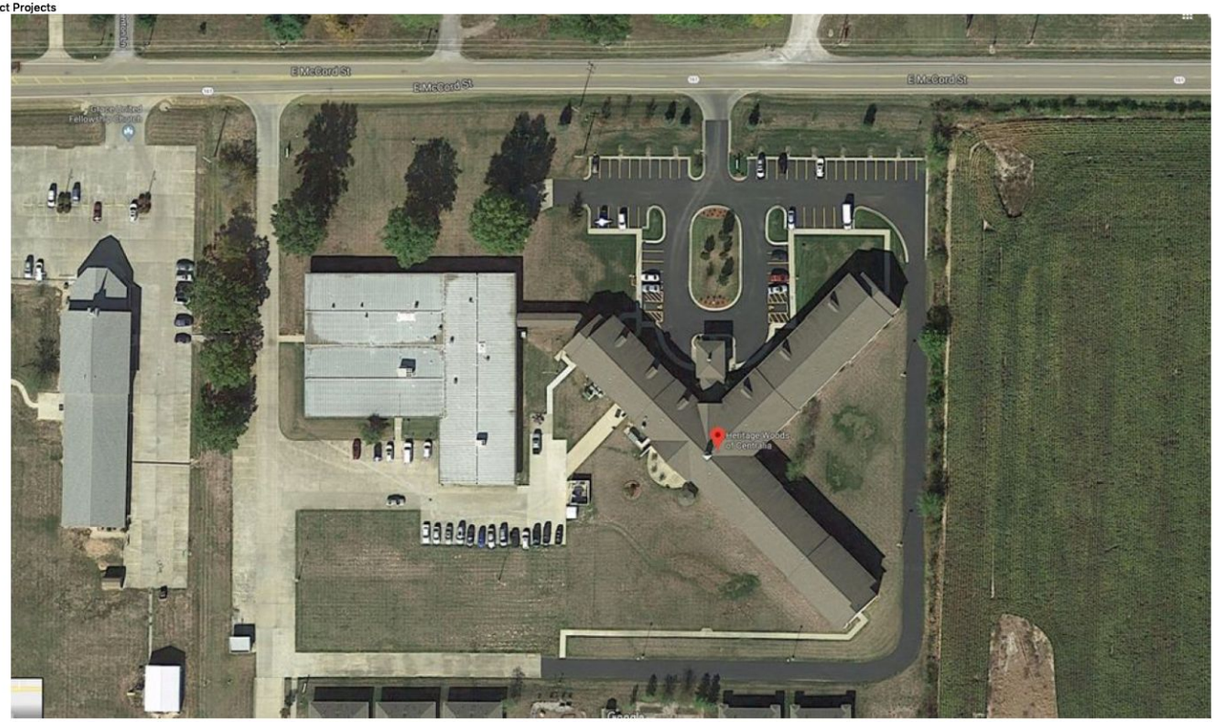
8-22-19 9:28:57 AM CDTHuntley_result



8-22-19 9:28:58 AM CDTFreeport_result



8-22-19 9:28:59 AM CDTDwight_result



8-22-19 9:29:01 AM CDTCentralia_result



8-22-19 9:29:02 AM CDTAledo_result