#2023-238
Pathway Court Apartments Conceptual PUD
Project Review for Planning and Zoning Commission

Meeting Date: December 6, 2023

Request: Conceptual Planned Unit Development for 312 apartment units in 15 buildings.

Location: 295, 345 and 395 Pathway Court

Acreage: Approximately 24 acres

Zoning: R-2 Single Family Residential

Surrounding Properties:
North: R-2 Single Family Residential
South: B-2 PUD General Commercial
East: (across Main Street) B-2 PUD General Commercial
West: R-2 Single Family Residential

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The site is vacant and was part of the Immanuel Lutheran subdivision. The Immanuel Lutheran school and church is on lot to the west of these parcels.
- The request is for 15 apartment buildings, (11) 20-unit buildings and four (4) 23-unit buildings.
- Teckler Boulevard and Congress Parkway were originally supposed to connect. The railroad storage tracks are hindering this connection. The developer would transform the right-of-way to green space, but preserve the easement for future connection if possible. This green space also creates a boulevard entrance into the development.

Development Analysis:

Land Use/Zoning

- The site is currently zoned R-2 Single Family Residential. The petitioner would be seeking rezoning to R-3B Multi-Family Residential.
- The current land use is Urban Residential. A comprehensive land use map amendment to High Density Residential is necessary.

Site Layout

- The buildings are aligned to hide the parking lots in between the buildings. Each building will then have one side facing a green space for gathering.
- A clubhouse is located at the south end of the development, which will feature a workout room, pool and meeting space.
- A dog run is proposed near the north end of the site.
- The petitioner would retain as many existing mature trees as possible along the north property line between this site and the existing single-family residential neighborhood.
- Per the ordinance 614 parking spaces would be required. They are providing 558 spaces. Based on their other sites they feel this is adequate for the residents and guests.

Elevations

- The elevations combine a variety of brown, tan and greys for an interesting and natural looking color palette.
- Stone accents are added around the buildings along the first floor and on some of the peaked projecting areas.
- The side elevations break up the facades with peaked roof, shed roofs, balconies, windows and trim elements. Many of the buildings have side elevations facing toward Main Street, these elements create a single-family home appearance and reduce any "barracks" appearance.
- These elevations would meet the design standards through a variety of window sizes and styles, horizontal and vertical siding, the color palette, and varying roof peaks.

Engineering

- There are two access points into the site, one through Teckler Boulevard and one via the extension road from Main Street.
- Stormwater detention ponds are on the north and south ends of the site.
- The capacity of the water and sewer utilities will need to be reviewed and upgrades to the system may be necessary depending on the demand generated by the use.

Discussion Topics:

1. Land Use: The subject property is walkable to grocery, retail and PACE bus stops. Is multi-family residential appropriate for the lots?
2. Site Layout: The developer is proposing screened parking and common green space throughout the draft plan. What aspects of the site layout are pleasing?
3. Architecture: The proposed architecture evokes a townhome feel. Please provide any feedback on the proposed elevations.

PIQ Map
Pathway Court



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Pathway Ct. & Teckler Blvd. Multi-family

Action Requested

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

Petitioner Information

Name: Jordan Michalkiewicz - 3LP Acquisitions LLC

Address: 504 W Juneau Ave
Milwaukee, WI 53203

Phone: 414-775-0857

Fax: _____

E-mail: jmichalkiewicz@threeleafdevelopment.com

Owner Information (if different)

Name: Immanuel Evangelical Lutheran Congregation, Inc.

Address: 300 Pathway Court
Crystal Lake, IL 60014

Phone: (815) 459 - 1441

Fax: _____

E-mail: lfreeman@immanuel.org
or
lmobley@immanuel.org

Property Information

Project Description: Three Leaf Partners is proposing a PUD with rezone to R-3B to support the development of a large Class A market rate multi-family community. As proposed, the Project will contain (11) 20-unit residential buildings, (4) 23-unit residential buildings, club house with fitness center and pool, dog run, attached garages, and connection to PrairieTrail.

Project Address/Location: Approximately 24.4 acres on Teckler Blvd. and Pathway Court.
295 Pathway Ct., Crystal Lake, IL 60014 345 Pathway Ct., Crystal Lake, IL 60014
395 Teckler Blvd., Crystal Lake, IL 60014

PIN Number(s): 191-05-281-001, 19-05-427-001, 19-05-428-001

Development Team

Please include address, phone, fax and e-mail

Developer: Three Leaf Partners LLC - Jordan Michalkiewicz, 504 W Juneau Ave., Milwaukee, WI 920-573-6214, jmichalkiewicz@threeleafdevelopment.com

Architect: AG Architecture - Justin Koeppler, 1414 Underwood Ave., #301, Wauwatosa, WI 414-431-3131, jkoeppler@agarch.com

Attorney:

Engineer: The Sigma Group - Chriss Carr, 1300 W Canal St., Milwaukee, WI 414-643-4163, ccarr@thesigmagroup.com

Landscape Architect: The Sigma Group

Planner:

Surveyor: The Sigma Group

Other:

Signatures

Jordan Michalkiewicz — 11/28/23

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.

*Brian D. Gilleland — 28/Nov/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.

* Chairman, Board of Governance - Immanuel Lutheran Church Congregation



SITE SUMMARY

TWO STORY WALK-UP BUILDINGS WITH 20 AND 23 UNITS PER BUILDING

(4) 23 UNIT -BUILDING AREAS

FIRST FLOOR: 13,485 SQFT
SECOND FLOOR: 13,209 SQFT

UNIT MIX	PER BUILDING	TOTAL
ONE BED	14	56
TWO BED	7	28
THREE BED	2	8
TOTAL	23	92

(11) 20 UNIT -BUILDING AREAS

FIRST FLOOR: 12,050 SQFT
SECOND FLOOR: 12,050 SQFT

UNIT MIX	PER BUILDING	TOTAL
ONE BED	11	121
TWO BED	7	77
THREE BED	2	22
TOTAL	20	220
PROJECT TOTAL		312

REQUIRED PARKING	
1.5 PER ONE BED UNIT	265.5
2 PER 2 BED UNIT	210
2 PER 3 BED UNIT	60
.25 PER UNIT-GUEST	78
TOTAL	613.5 PARKING SPACES

# OF STALLS PROVIDED	558
PARKING	
ENCLOSED	173 STALLS (.55 STALLS/UNIT)
SITE STALLS	385 STALLS
TOTAL	558 STALLS (1.78 STALLS/UNIT)

SITE AREA

24.4 ACRES (1,064,666 SF)
12.77 UNITS/ACRE

IMMANUAL LUTHERAN SITE

Crystal Lake, Illinois

PRELIMINARY DRAFT - NOT FOR CONSTRUCTION

SITE PLAN

Nov 28 2023

A01

ARCHITECTURE

PATHWAY COURT DEVELOPMENT

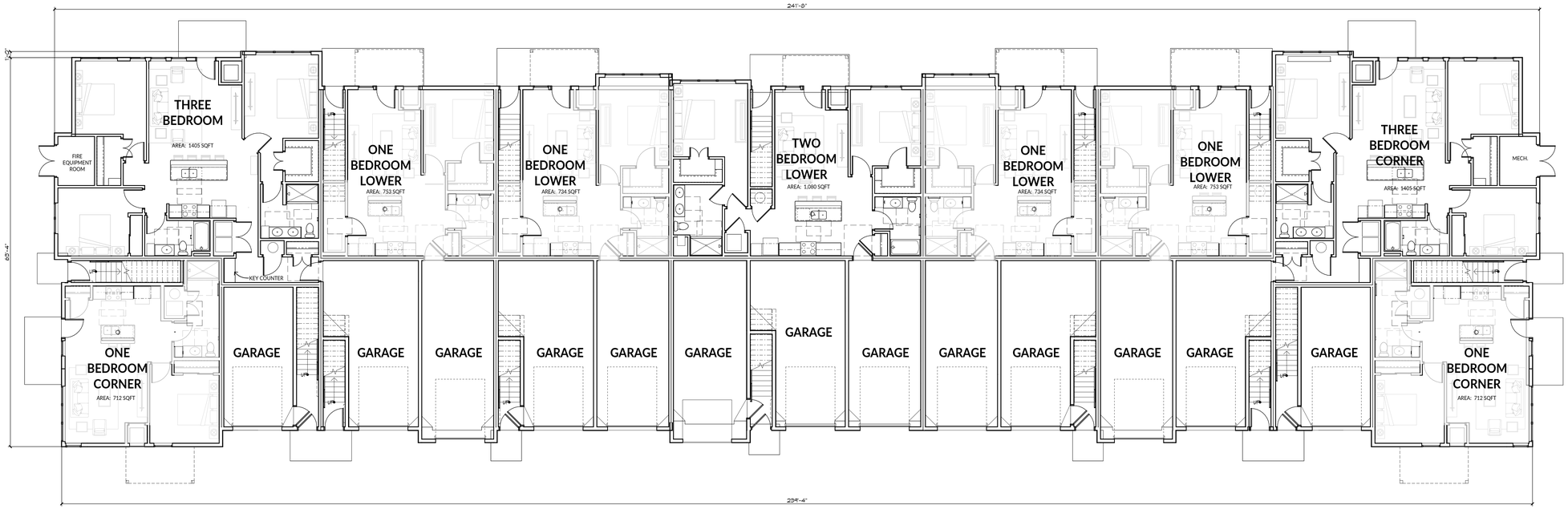
ARCHITECTURE

PATHWAY COURT DEVELOPMENT

ARCHITECTURE

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ARCHITECTURE



Pathway Court Development | Concept

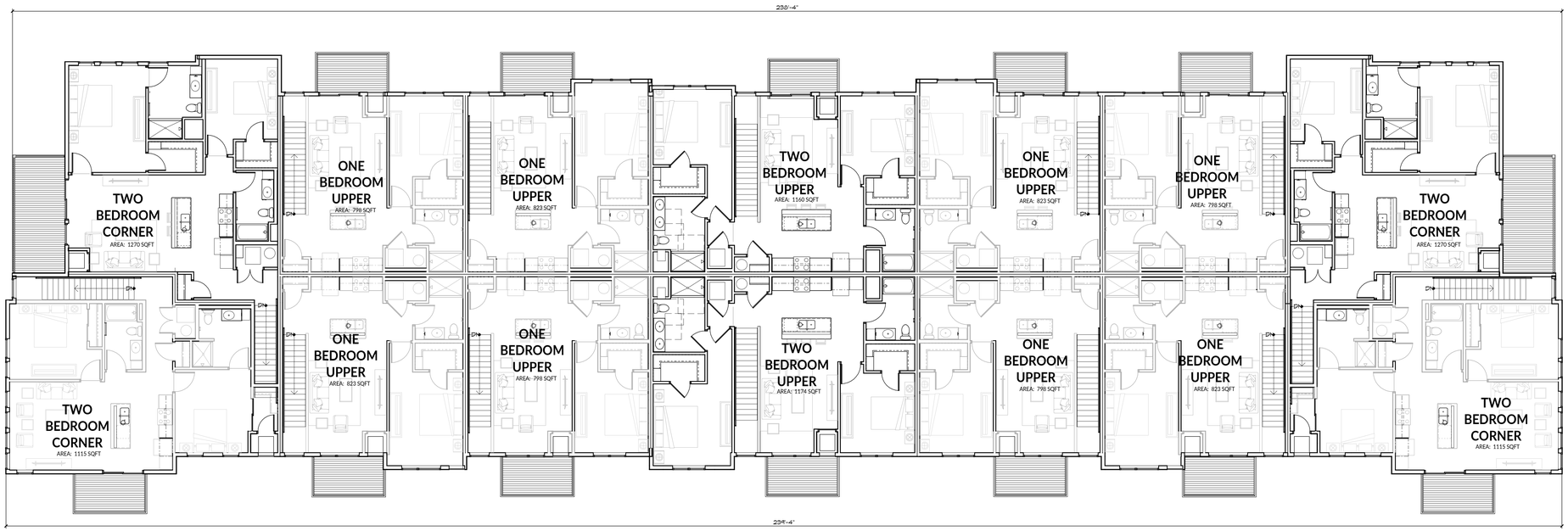
Crystal Lake, Illinois

PRELIMINARY DRAFT - NOT FOR CONSTRUCTION

OVERALL 23-UNIT PLANS

17 NOV 2023

A 201 ARCHITECTURE



Pathway Court Development | Concept

Crystal Lake, Illinois

PRELIMINARY DRAFT - NOT FOR CONSTRUCTION

OVERALL 23-UNIT PLANS

17 NOV 2023

A 202

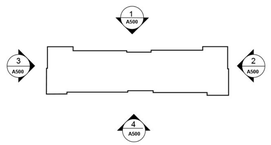
ARCHITECTURE

F1 - LAP SIDING SMOOTH - COLOR A

FP1 - VERTICAL PANEL WITH BATTENS 16" O.C. - SMOOTH- COLOR B

FP2 - PANEL-PANEL SMOOTH

W - WOODTONE RUSTIC SERIES LAP SIDING - SUMMER WHEAT



KEY PLAN



GARAGE ELEVATION 4 A500



RIGHT ELEVATION 3 A500



LEFT ELEVATION 2 A500



FRONT ELEVATION 1 A500

20 UNIT | **CONCEPTUAL ELEVATIONS**

PATHWAY COURT DEVELOPMENT

CRYSTAL LAKE, ILLINOIS

NOVEMBER 17, 2023

SCALE: 1/8" = 1' **A501**



F1 - LAP SIDING SMOOTH - COLOR A



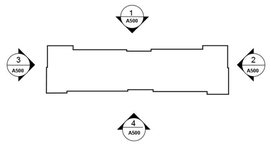
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FP2 - PANEL-PANEL SMOOTH



W - WOODTONE RUSTIC SERIES LAP SIDING - SUMMER WHEAT



KEY PLAN



GARAGE ELEVATION 4 A500



RIGHT ELEVATION 3 A500

LEFT ELEVATION 2 A500



FRONT ELEVATION 1 A500

23 UNIT | **CONCEPTUAL ELEVATIONS**

PATHWAY COURT DEVELOPMENT
CRYSTAL LAKE, ILLINOIS

NOVEMBER 17, 2023
SCALE: 1/8" = 1' **A500**