#PLN-2024-88
775 S. Main Street – Conceptual PUD
Project Review for Planning and Zoning Commission

Date:	June 5, 2024
Request:	Conceptual Planned Unit Development review for a 108-unit townhome development
Location:	775 S. Main Street
Acreage:	8.1 acres
Zoning:	B-2 PUD General Commercial
Surrounding Properties:	North: M Manufacturing South: M Manufacturing - Three Oaks Recreation Area East: M Manufacturing - Three Oaks Recreation Area West: B-2 PUD General - Commercial & M Manufacturing
Staff Contact:	Katie Rivard (815.356.3612)

Background:

- The site is a vacant parcel, owned by Curran Contracting, and was previously used as a construction yard.
- The property is part of the Vulcan Lake TIF District. The Plan identifies this area as Main Street Mixed Use and states the following redevelopment objective:
    - The land within the Project Area along S. Main Street is occupied by an industrial land use. As redevelopment within the Project Area occurs to the east, the redevelopment of this activity area is planned for commercial uses fronting Main Street with a small amount of attached single-family residences on the activity area's east side. The mix of commercial users, whether retail, service or office, should be based on the market conditions at the time of redevelopment. Proximity to the lakes will allow for some proposed residences to capitalize on the views while site amenities should allow residents direct access to the lake and other adjacent lake oriented recreational amenities.

Development Analysis:

LAND USE/ZONING

- The site is currently zoned M PUD Manufacturing. It would need to be rezoned to R-3B PUD Multi-Family Residential. Nearby residential units includes the apartments and rental townhomes in Water's Edge.
- The current Comprehensive Plan land use designation is Commerce and this proposal will require an amendment to the land use plan to change from Commerce to High Density Residential.
- The Petitioner would request variations in conjunction with the Planned Unit Development. Based on the plans submitted, the following variations are required:
    - Density: 13.3 units to the acres instead of the maximum 9 units to the acres for multi-family residential.
    - Parking for a variation of 27 spaces to allow 216 spaces instead of the minimum required 243 spaces.
    - Sidewalks shall be constructed if none exist whenever any new development, nonresidential or residential is erected. (While a variation is required to not have a sidewalk along Main Street, as part of this development the City is requesting a multi-use path along the rear of the property to provide public access).

GENERAL

- The proposed development would consist of four (4) 4-unit buildings, six (6) 5-unit building and 10 6-unit buildings for a total of 108 units in 20 buildings. Each unit will have a driveway that can fit two (2) additional vehicles.
- The R-3B zoning district permits 9 units to the net acre. The development is proposed at 13.3 units to the acre.
- The proposed development complies with the required setbacks.

SITE LAYOUT

- Access into the site would utilize the existing access at Main Street and Berkshire Drive, and a new, second access will be provided on Main Street at the northwest corner of the property.
- There will be two (2) parks within the site that provide direct access to the future bike path around Three Oaks Recreation Area. The petitioner will be responsible for installing an 8-foot bike path with two (2) shoulders along the eastern property line for public use.
- Sidewalks and parkway trees are provided throughout the site.
- The petitioner will not install a sidewalk on the east side of S. Main Street as they will be required to install pedestrian signal heads to the north leg of S. Main Street at Berkshire Drive. This will allow the site to connect to the Prairie Trail on the west side of S. Main Street.

BUILDING ELEVATIONS

- The buildings are three-story, rear-loading townhomes. A previous conceptual PUD review illustrated front loaded units, the Planning and Zoning Commission expressed a desired for rear-loaded townhomes.
- The buildings will have a combination of brick and vertical and horizontal vinyl siding. There will be brick on the front and side elevations, with brick extending the full length on the front façade of the corner units. There will be two (2) color schemes.

	
Color Scheme "A"	*Color Scheme "B"*

- Each unit will have a balcony over the driveway.
- Per the UDO's Design Standards for multi-family residential, the following standards must be met.
    - Front facades shall provide at least three (3) of the following design features:
        - One or more dormer windows or cupola - not provided
        - A recessed entry – not provided
        - A covered porch - provided
        - Pillars, posts or pilasters - provided
        - One or more bay windows with a minimum projection of 12 inches from the façade planes - not provided
        - Eaves with a minimum six-inch projection from the façade plane - provided
        - A parapet wall with articulated design - not provided
        - Multiple windows with a minimum four-inch-wide trim - provided

PARKING

- Garage and surface parking would be utilized for the townhomes.
- Based on the submitted plans, 243 parking spaces would be required (2 per DU, 1 space shall be in an enclosed garage and 1 can be at least 21 feet long + 0.25 guest spaces per unit). 216 parking spaces are provided. This would be a variation of 27 parking spaces.
- No guest parking spaces are provided.

STORMWATER

- The stormwater ordinance will need to be met. A review will be required by the City's stormwater consultant.
- The petitioner will utilize the City's detention basin to the north.

Planning and Zoning Commission Discussion:

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

1. Site Design: What is the preferred land use? Is an owner-occupied townhome project desirable for the location based on the proximity to Three Oaks Recreation Area?

2. Density: With a Planned Unit Development, variations can be granted provided the projects is of superior quality. How can the development achieve superior quality to justify the density variation?

3. Elevations: Are there architecture elements and/or features that could be enhanced?

PIQ Map
775 S. Main Street, Crystal Lake, IL





SITE DATA

LAND USE	UNITS	AREA
URBAN TOWNHOMES	108	8.1

0 50' 100' 200'
SCALE: 1"=100'

NORTH

CONCEPT PLAN
CRYSTAL LAKE, ILLINOIS 5/15/2024

LENNAR®

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
WWW.GRWAINC.COM

L:\Projects\LN22128\Acad\LN22128_A09_01CP.dwg

LENNAR

Three Oaks Rec Center

Chicago Division - Renderings

Prepared for the City of Crystal Lake



CHELSEA
ELEVATION #7B

AMHERST
ELEVATION #1B

AMHERST
ELEVATION #1B

CHELSEA
ELEVATION #7B

FRONT CONTROL ELEVATION

SCALE: 1/4" = 1'-0"

BSB DESIGN
BSBDESIGN.COM

220 N Smith St.
Suite 210
Palatine, IL
60074
847-705-2200

Lennar
Chicago Division

COLOR SCHEME 'A'

4-UNIT BUILDING ELEVATIONS

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2023 BSB Design, Inc.



CHELSEA
ELEVATION #7B

AMHERST
ELEVATION #1B

AMHERST
ELEVATION #1B

CHELSEA
ELEVATION #7B

FRONT CONTROL ELEVATION

SCALE: 1/4" = 1'-0"

BSB DESIGN
BSBDESIGN.COM

220 N Smith St.
Suite 210
Palatine, IL
60074
847-705-2200

Lennar
Chicago Division

COLOR SCHEME 'B'

4-UNIT BUILDING ELEVATIONS

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2023 BSB Design, Inc.

September 14, 2023 | SF230345.00



REAR CONTROL ELEVATION

SCALE: 3/16" = 1'-0"



LEFT CONTROL ELEVATION

SCALE: 3/16" = 1'-0"



RIGHT CONTROL ELEVATION

SCALE: 3/16" = 1'-0"

COLOR SCHEME 'A'

4-UNIT BUILDING ELEVATIONS

Lennar
Chicago Division

BSB DESIGN
BSBDESIGN.COM

220 N Smith St.
Suite 210
Palatine, IL
60074
847-705-2200

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2023 BSB Design, Inc.



REAR CONTROL ELEVATION

SCALE: 3/16" = 1'-0"



LEFT CONTROL ELEVATION

SCALE: 3/16" = 1'-0"



RIGHT CONTROL ELEVATION

SCALE: 3/16" = 1'-0"

COLOR SCHEME 'B'

4-UNIT BUILDING ELEVATIONS

Lennar
Chicago Division

BSB DESIGN
BSBDESIGN.COM
220 N Smith St.
Suite 210
Palatine, IL
60074
847-705-2200

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2023 BSB Design, Inc.

September 14, 2023 | SF230345.00



CHELSEA
ELEVATION #7B

AMHERST
ELEVATION #1B

CHELSEA
ELEVATION #6B

AMHERST
ELEVATION #1B

CHELSEA
ELEVATION #7B

FRONT CONTROL ELEVATION
SCALE: 1/4" = 1'-0"

BSB DESIGN
BSBDESIGN.COM

220 N Smith St.
Suite 210
Palatine, IL
60074
847-705-2200

Lennar
Chicago Division

COLOR SCHEME 'A'

5-UNIT BUILDING ELEVATIONS

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2023 BSB Design, Inc.

September 14, 2023 | SF230345.00



CHELSEA
ELEVATION #7B

AMHERST
ELEVATION #1B

CHELSEA
ELEVATION #6B

AMHERST
ELEVATION #1B

CHELSEA
ELEVATION #7B

FRONT CONTROL ELEVATION

SCALE: 1/4" = 1'-0"

BSB DESIGN
BSBDESIGN.COM

220 N Smith St.
Suite 210
Palatine, IL
60074
847-705-2200

Lennar
Chicago Division

COLOR SCHEME 'B'

5-UNIT BUILDING ELEVATIONS

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2023 BSB Design, Inc.

September 14, 2023 | SF230345.00



REAR CONTROL ELEVATION

SCALE: 3/16" = 1'-0"



LEFT CONTROL ELEVATION

SCALE: 3/16" = 1'-0"



RIGHT CONTROL ELEVATION

SCALE: 3/16" = 1'-0"

COLOR SCHEME 'A'

5-UNIT BUILDING ELEVATIONS

Lennar
Chicago Division

BSB DESIGN
BSBDESIGN.COM
220 N Smith St.
Suite 210
Palatine, IL
60074
847-705-2200

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2023 BSB Design, Inc.



REAR CONTROL ELEVATION

SCALE: 3/16" = 1'-0"



LEFT CONTROL ELEVATION

SCALE: 3/16" = 1'-0"



RIGHT CONTROL ELEVATION

SCALE: 3/16" = 1'-0"

BSB DESIGN
BSBDESIGN.COM

220 N Smith St.
Suite 210
Palatine, IL
60074
847-705-2200

Lennar
Chicago Division

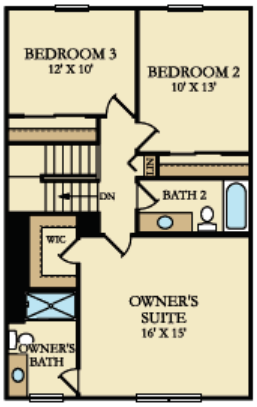
COLOR SCHEME 'B'

5-UNIT BUILDING ELEVATIONS

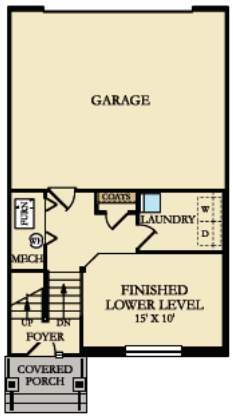
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2023 BSB Design, Inc.

UTH Floorplan – Chelsea Model

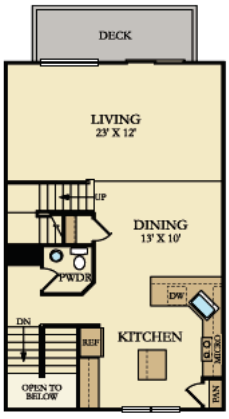
2079 sq. ft. 3 Bedrooms 2.5 Baths 2 – Car Garage



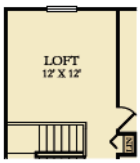
SECOND FLOOR



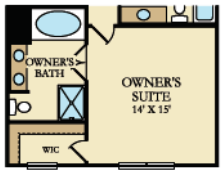
LOWER LEVEL



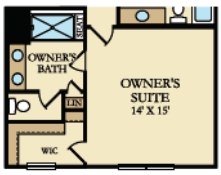
FIRST FLOOR



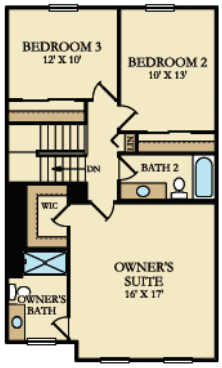
OPTIONAL LOFT



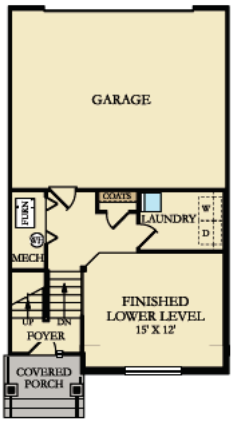
OPTIONAL GARDEN BATH



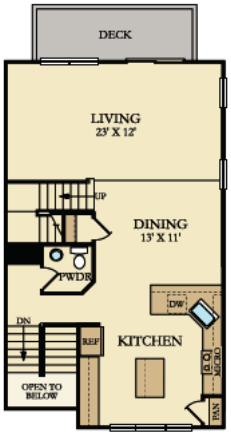
OPTIONAL DELUXE
SHOWER BATH



OPTIONAL END UNIT CONDITION



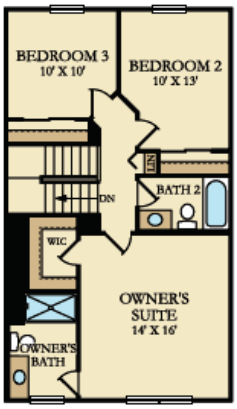
OPTIONAL END UNIT CONDITION



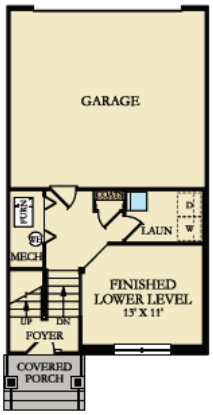
OPTIONAL END UNIT CONDITION

UTH Floorplan – Chatham Model

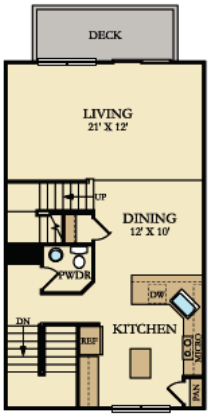
1,894 sq. ft. 3 Bedrooms 2.5 Baths 2 – Car Garage



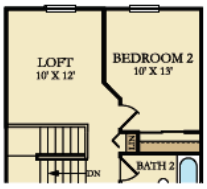
SECOND FLOOR



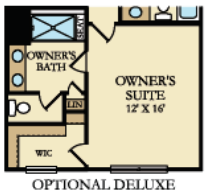
LOWER LEVEL



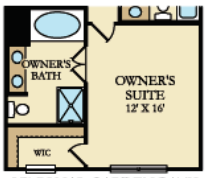
FIRST FLOOR



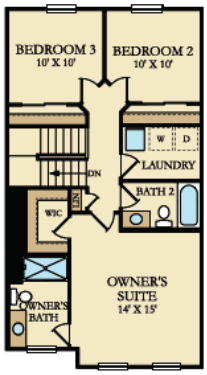
OPTIONAL LOFT



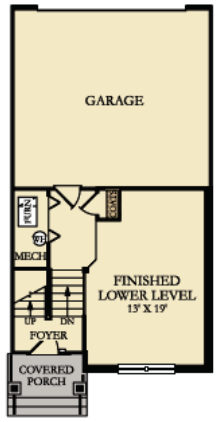
OPTIONAL DELUXE
SHOWER BATH



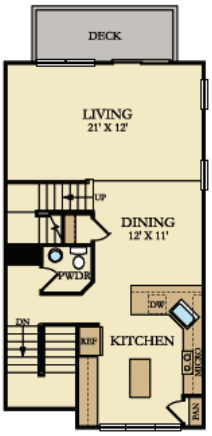
OPTIONAL GARDEN BATH



OPTIONAL END UNIT CONDITION



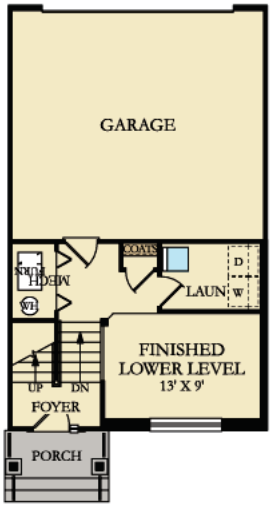
OPTIONAL END UNIT CONDITION



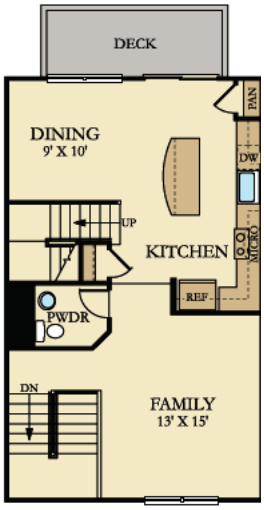
OPTIONAL END UNIT CONDITION

UTH Floorplan – Amherst Model

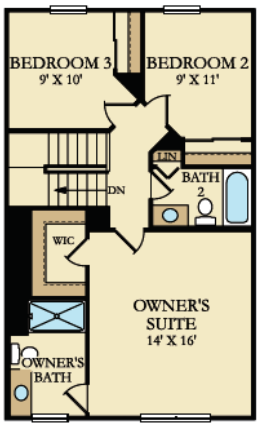
1,764 sq. ft. 3 Bedrooms 2.5 Baths 2 – Car Garage



LOWER LEVEL



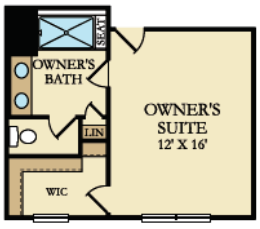
FIRST FLOOR



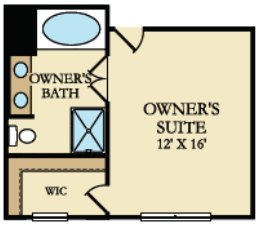
SECOND FLOOR



OPTIONAL LOFT



OPTIONAL DELUXE
SHOWER BATH



OPTIONAL GARDEN BATH

Building Materials

- 30 - year architectural shingle on all homes
- Maintenance free aluminum soffit, facia, and gutters.
- .044 Premium grade vinyl siding per plan. Double 5 exposure with multiple color option and manufactured by Royal Building Products.
- Full thickness face brick on front and side elevations per plan.
- Cultured Stone on front elevations per plan
- 4’’ Window surrounds and / or shutters at all elevations.
- Front elevations supplemented by dormers, porch columns, pillars and shutters and material variation
- Corbeling, brackets, decorative gable vents, shakes, and battens per plan
- In glass window grills on front, side, and rear elevations
- Fully landscaped front and rear yards.



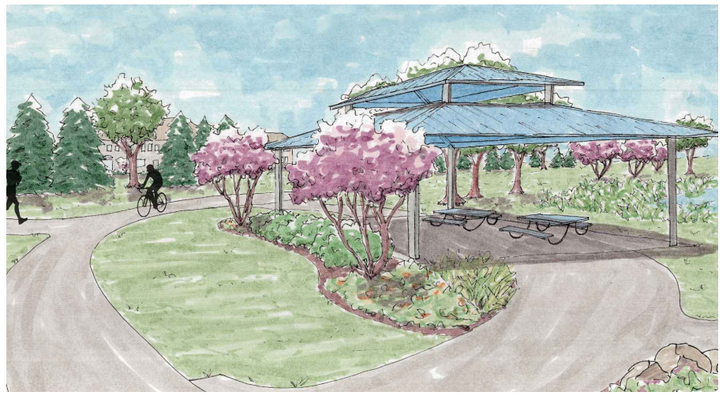
PARK ENLARGEMENT



SHELTER



TRAIL PERSPECTIVE



SHELTER AREA PERSPECTIVE