#PLN-2024-108
4306 Three Oaks Road – Conceptual PUD
Project Review for Planning and Zoning Commission

Date: June 19, 2024

Request: Conceptual Planned Unit Development review for a 75-unit townhome development

Location: 4306 Three Oaks Road

Acreage: 18.36 acres

Zoning: R-3B Multi-Family Residential Planned Unit Development

Surrounding Properties:
North: M Manufacturing
South: County Zoning district "E1" Estate
East: County Zoning district "E1" Estate
West: B-2 PUD General Commercial & O Office

Staff Contact: Katie Rivard (815.356.3612)

Background:

- In 2006 the property was rezoned from Office-Research PUD to R-3B Multi-Family Residential PUD for a proposed 60-unit age-targeted, ranch-style, attached residential townhome development and retail development. The development did not move forward after the rezoning.

Development Analysis:

LAND USE/ZONING

- The site is currently zoned R-3B PUD Multi-Family Residential, which is an appropriate zoning for the proposed development.
- The current Comprehensive Plan land use designation is High Density Residential, which is an appropriate designation for the proposed development.
- The Petitioner would be seeking variations in conjunction with the Planned Unit Development. Based on the plans submitted, it appears the following variations are required:

- Minimum Yard Abutting Residential Districts: *Setback of 31 feet instead of the minimum 50 feet for single-family attached development adjacent to residential zoning districts for Building 3 and 32 feet for Buildings 7 and 8.*
- Design Standards: Garage doors of attached garages shall not comprise more than 50% of the total length of a building's front facade. Every two single-bay garage doors or every double garage door shall be offset at least two feet from the plane of an adjacent garage door(s). *It appears this would not be met, dimensioned plans would be submitted at Preliminary PUD to make a determination.*
- Tree Removal and Replacement Standards to allow less replacement trees than required. *The petitioner has expressed that there are a number of low quality trees on the development portion of the site. They has expressed a desire to not replace those trees.*
- Minimum Horizontal Curve to allow less than a minimum 150-foot centerline curve. *It appears this would not be met, dimensioned plans would be submitted at Preliminary PUD to make a determination.*
- Retaining walls are not allowed per Section 595 of the City Code (Stormwater Ordinance).
- Sidewalks shall be constructed if none exist whenever any new development, nonresidential or residential is erected.

GENERAL

- The proposed development would consist of 16 buildings with a total of 75 units. There are eight (8) 4-unit buildings, five (5) 5-unit buildings and three (3) 6-unit 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 7.06 units to the net acre.
- Due to the existing wetland and open water pond, only approximately 10.62 acres is suitable for development.

SITE LAYOUT

- Access into the site will be provided with two (2) new curb cuts on Sands Road. There will be no access to the site from Three Oaks Road.
- There will be five (5) seating/amenity areas within the site.
- A 50-foot setback is required between multi-family residential and residential zoning. The adjacent property is unincorporated McHenry County, and the zoning designation is “E” Estate district. Buildings 3, 7 and 8 are setback less than the required 50 feet.
- A traffic signal is being installed at Sands Road and Three Oaks Road. Right-of-way dedication has been allocated and will be reflected in the Preliminary PUD plan submittal. Construction is scheduled for this summer.

- The stormwater ordinance will need to be met. A review will be required by the City's stormwater consultant.
- Stormwater storage is accounted for in three (3) onsite detention basins. An existing wetland exists to the north which cannot be impacted as part of the development.

BUILDING ELEVATIONS

- The buildings are two-story, owner-occupied front-loading townhomes. Units will range from 2-4 bedrooms, 2-3 full bathrooms and an attached two (2) car garage.
- The buildings will have a combination of vertical board and batten siding, lap siding, shake siding and stone. There will be three (3) color schemes.



- Each unit will have a patio at the rear.
- 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 - provided
        - A recessed entry – 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

LANDSCAPING & TREE PRESERVATION

- There will be a 40-foot landscape buffer along Sands Road to provide additional screening of the side and rear adjacent units.
- A 20-foot landscape buffer will also be provided along the east lot line.
- The site has over 1,700 existing trees. The petitioner would be removing approximately 1,400 trees. The UDO requires a certain amount of trees be replaced. The amount of tree caliper to be replaced is a percentage, based on the group and condition rating, of the total amount of inches of DBH be removed. No replacement is required for dead or dying trees.
- Due to the scope of the project, it appears there is insufficient spaces available for the planting of the required replacement trees.

PARKING

- Garage and surface parking would be utilized for the townhomes.
- The development requires 169 parking spaces (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). The development will provide 314 spaces (includes 14 guest spaces).

Planning and Zoning Commission Discussion:

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

1. Site Design/Tree Removal and Replacement: With a Planned Unit Development, variations can be granted provided the projects is of superior quality. How does the site design achieve superior quality to justify a variation?

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

PIQ Map
4306 Three Oaks Road



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: FOREST VIEW ESTATES CL

Action Requested

__	**Annexation**	X	**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: PROJADES LLC
Address: 33 W HIGGINS RD 720
SOUTH BARRINGTON IL 60010
Phone: 224.577.6225
Fax: _____
E-mail: ram@projades.com

Owner Information (if different)

Name: _____
Address: _____
_____
Phone: _____
Fax: _____
E-mail: _____

Property Information

Project Description: Vacant land. Seeking PUD approval for TWR

Project Address/Location: 3 OAKS AND SANDS RD

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: PROJADES, LLC

Architect: HKM ARCHTIECT

Attorney: TOM BURNEY

Engineer: ADVANTAGE ENGINEERING

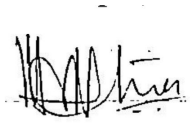
Landscape Architect: DICKSON ENGINEERING

Planner: HKM ARCHTIECT

Surveyor: VENDOR STEPHEN

Other: _____

Signatures



6/12/2024

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.



6/12/2024

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.

City of Crystal Lake
Development Application
Ownership Sign-off Acknowledgement Form

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information

Name: RAM PRASHANTHA/ FOREST VIEW ESTATES CL

Address: 33 W HIGGINS RD STE 720-725

South Barrington, IL 60010

Phone: 224.577.6225

E-mail: ram@projades.com

Project Name & Description: TOWN HOME SUBDIVISION

75 UNITS PUD TOWN HOME SUBDIVISION

Project Address/Location: SANDS AND 3 OAKS RD CRYSTAL LAKE IL

Signature

6/12/2024

Owner: Print and Sign name Date

NOTE: If the property is held in a 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.



NORTH

ILLUSTRATIVE SITE PLAN

SCALE: 1" = 50'

0 25' 50' 100'

dickson design
STUDIO
9 CRYSTAL LAKE ROAD,
SUITE 110
LAKE IN THE HILLS, IL 60156
224 441 8181

PROJADES

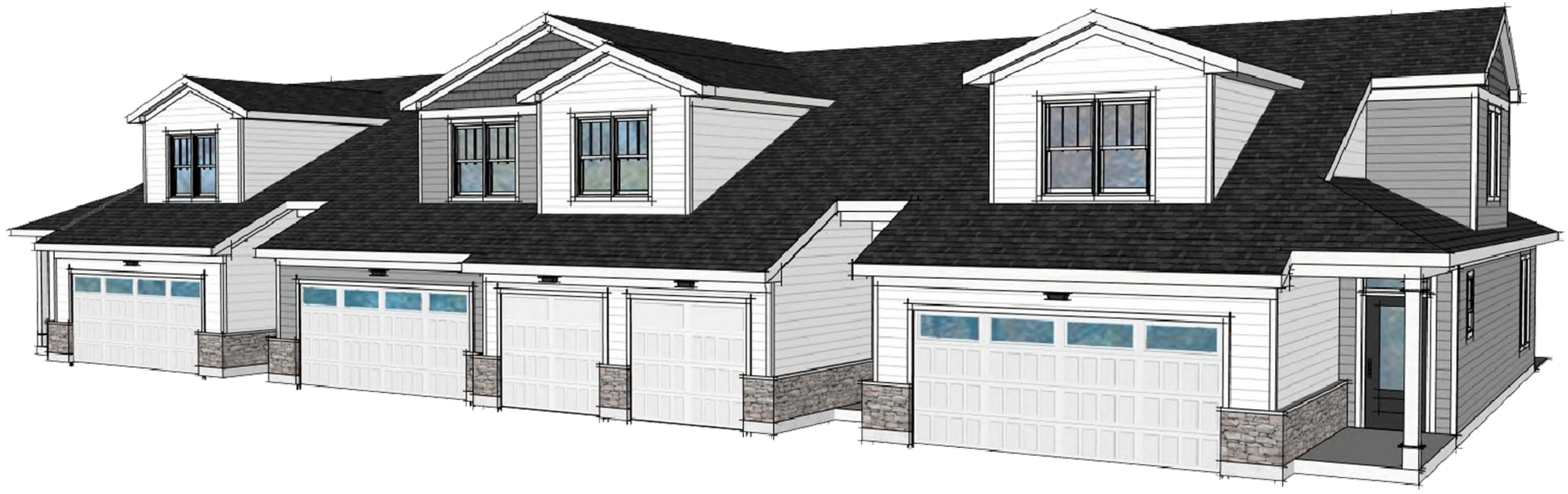
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JUNE 12, 2024

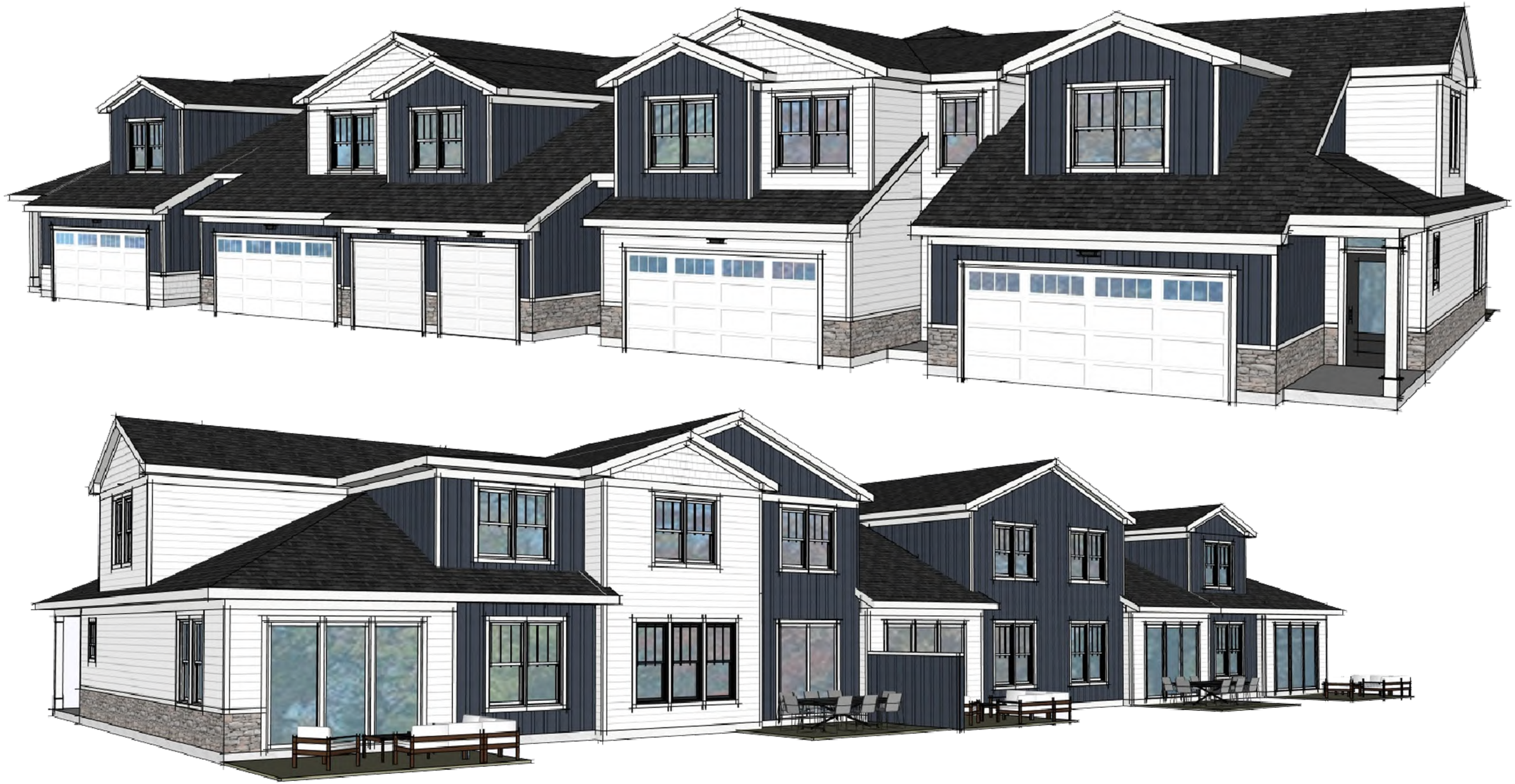
FOREST VIEW

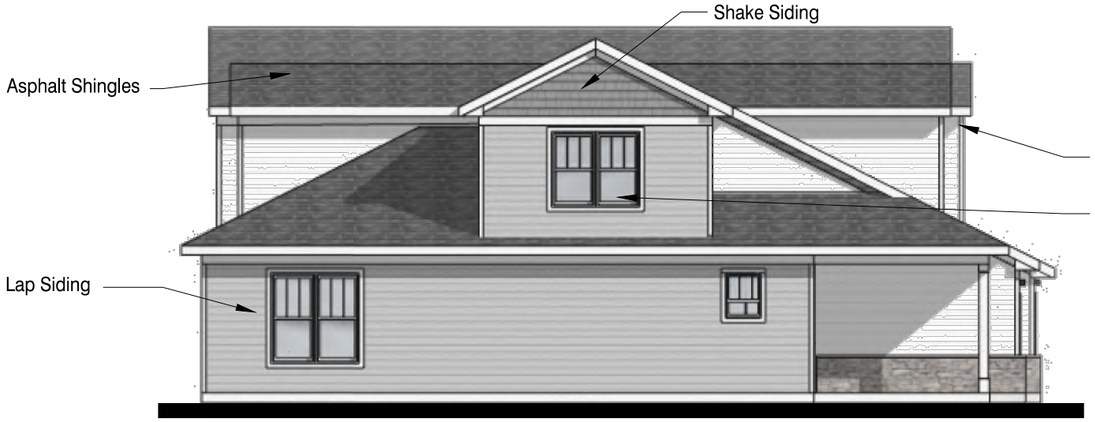
CRYSTAL LAKE, IL

ILLUSTRATIVE SITE PLAN





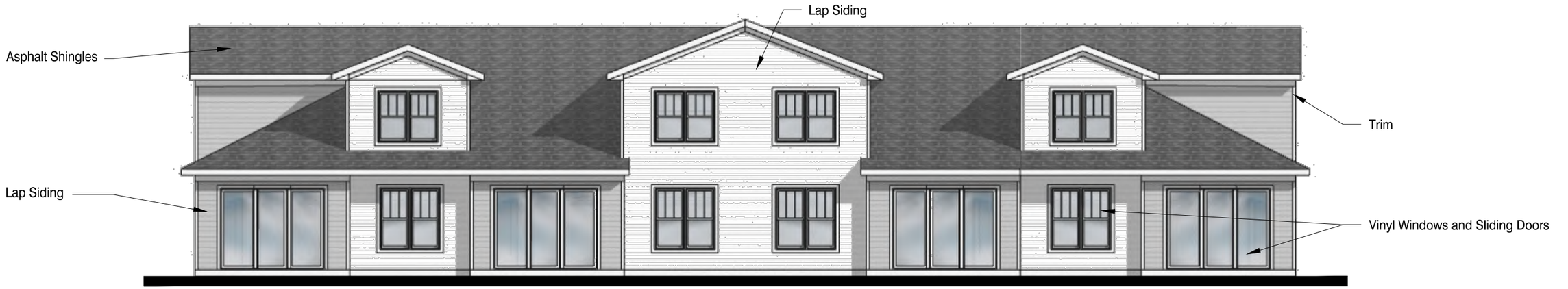




Left Elevation



Right Elevation



Rear Elevation

All siding and trim to be fiber cement or similar.



Front Elevation

0 5' 10 20'

HKM Forest View of Crystal Lake Crystal Lake, Illinois
Architecture Planning Landscape Architecture

Preliminary Elevations: 4-Unit in Material Scheme B

June 7, 2024



Left Elevation



Right Elevation



Rear Elevation

All siding and trim to be fiber cement or similar.



Front Elevation

0 5' 10 20'

HKM Forest View of Crystal Lake Crystal Lake, Illinois
Architecture Planning Landscape Architecture

Preliminary Elevations:

5-Unit in Material Scheme A

June 7, 2024



Left Elevation

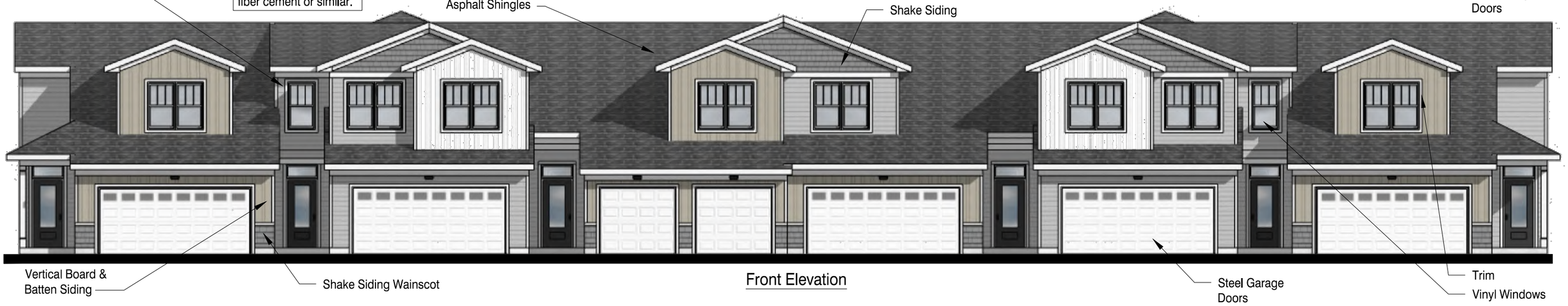


Right Elevation



Rear Elevation

All siding and trim to be fiber cement or similar.



Front Elevation

0 5' 10 20'

HKM Forest View of Crystal Lake Crystal Lake, Illinois

Architecture Planning Landscape Architecture

Preliminary Elevations:

6-Unit in Material Scheme C

June 7, 2024

June 11, 2024

Proposed Development at the NEC of Sands and Three Oaks Road

(*Forest View of Crystal Lake* – Crystal Lake, IL)

By PROJADES, LLC

We are delighted to present *Forest View of Crystal Lake*, a new residential development of 75 townhomes situated at the intersection of Three Oaks and Sands Roads, in the picturesque locale of Crystal Lake, Illinois. Each new residence will offer between two to four bedrooms, accompanied by two to three full bathrooms, and an attached two-car garage. The community will also offer guest parking areas, common open space, onsite stormwater management areas, and a large, preserved, woodland area.

The existing site is wooded with rolling hills and consists of approximately 18.35 acres. The south portion of the site's elevations are higher and more suitable to development than the north portion, which drops downhill to an existing wetland and open water pond. Thus, the northern portion of the site (approximately 6.5 acres) will remain in its current state, as a conservation area and existing woodland, while the southern portion will be developed. The proposed developed portion of the site (approximately 10.5 acres) will integrate new homes and lush landscape into the fabric of this new community.

The townhomes at *Forest View of Crystal Lake* are designed to create a desirable residential development, with careful consideration given to building massing and proportions, the façade and roof articulation, and materials.

Using a variety of high-quality and durable materials that require minimal maintenance, the buildings have a visually heavier base, with the appearance of lighter elements above. The roof is articulated with varying portions of two-story areas and dormers, and the façades have differing wall planes and offsets, as well as, recessed entrances, covered porches and posts to add interest.

To achieve a balance for a development that avoids monotony, but also feels cohesive and not chaotic, the buildings will have a few elements in common and three overall material/color schemes that complement each other well. All sides of the buildings are designed to have a similar level of detail, quality, and architectural appeal.

Homes will be landscaped to enhance the overall development and the proposed architecture, offering multiple seasons of interest and include a diversity of plant species, sizes, textures, bloom times, and colors. All plants will be selected for quality, long-term sustainability, disease-resistance, and desired growth habits. All homes will have foundation landscape flanking their front, side and rear elevations. A 40-foot landscape buffer will be planted along Sands Road to provide screening of the side and rear of the adjacent units. Similarly, a 20-foot-wide landscape buffer will provide screening for the units backing onto the east property line.

Stormwater management for the project will be handled via three, small basins located in areas south, central and north of the developed area. These areas will be naturalized with native plantings that are able to withstand periods of wet and dry times. Native plantings will aid in water storage and water purification, along with providing habitat for pollinators and other beneficial insects. The monitoring and care of the

stormwater management areas will be handled in perpetuity by the development homeowner's association (HOA).

Nestled within the esteemed Crystal Lake School District, our community ensures access to quality education. Moreover, its prime location places it in close proximity to the vibrant heart of Downtown Crystal Lake. Residents will enjoy the ease of access to a plethora of amenities, including proximity to major retail outlets such as Walmart and Home Depot, Mercey Hospital, as well as, national and local grocery stores and retail businesses. With convenient access to public transportation and recreation, our community promises seamless connectivity for its residents. We warmly invite you to join us in welcoming *Forest View* into the comfortable and convenient living of the City of Crystal Lake.