#PLN-2024-144
4202 Three Oaks Road – Conceptual PUD
Project Review for Planning and Zoning Commission

Date:	August 21, 2024
Request:	Conceptual Planned Unit Development review for The Reserve at Oakbrook, an expansion of Oakbrook Estates for 69 new homes
Location:	4202 Three Oaks Road
Acreage:	Approximately 9.5 acres
Zoning:	McHenry County "E1" Estate
Surrounding Properties:	North: R-3B PUD Multi-Family Residential South: County Zoning District "E1" Estate East: R-3B PUD Multi-Family Residential (Oakbrook Estates) West: R-3B PUD Multi-Family Residential
Staff Contact:	Katie Rivard (815.356.3612)

Background:

- In 1999, Oakbrook Estates was annexed and rezoned to R-3B PUD Attached Residence Planned Unit Development. The PUD permitted the existing 179 manufactured home units and 236 additional manufactured home units.
- In 2018, the subject property had a conceptual review for a mixed-use development consisting of office, commercial, single-family and townhomes. The PZC was unsure if commercial would work there and if it should be open/recreation space instead for the residential units.
- In 2022, Oakbrook Estates began the process of the completing the 236 platted manufactured home units to their existing site, which had been vacant for a number of years.

Development Analysis:

LAND USE/ZONING

- The subject property is vacant and located in unincorporated McHenry County. It would need to be annexed and rezoned upon annexation from County Zoning District "E1" Estate to R-3B PUD Multi-Family Residential.
- The current Comprehensive Plan land use designation is Office. The Comprehensive Land Use Plan Map would need to be amended to High Density Residential.



GENERAL

- The proposed development would consist of 69 manufactured home units on approximately nine (9) acres.
- Oakbrook Estates is a 55+ age community. Residents can purchase their home and pay a site rent fee per month, or they can rent new homes.
- Manufactured Homes are subject to the following Special Use Permit Criteria:
    - Site area: The mobile home park must be sited on properties or assemblies of properties that are at least four acres in size.
        - *The site is approximately 9.5 acres.*
    - Maximum residential density: The maximum net residential density of a mobile home
        - *Approximately 8.7 dwelling units per acre.*

- Removal of transportation equipment: Removal of transportation equipment is required after delivery of the dwelling unit.
  - *Currently, Oakbrook Estates has homes delivered and installed on a foundation system.*
- Utility service: All dwelling units and other habitable structures in the park are required to be served by buried electric lines.
  - *The petitioner will submit plans to comply with this requirement.*
- Setback: All development is required to meet the setback requirements for 'All other uses' in accordance with the provisions of Article 3, Density, Intensity and Dimensional Standards.
  - *Does not meet the required rear yard, interior side yard, combined side yard and abutting a residential setback requirements.*
- Spacing between dwelling units: A minimum 15-foot setback from any other dwelling unit, park driveway, or common building (e.g., laundry facilities) is required.
  - *The typical layout provides 16 feet between units.*
- Park roadways: Construct all park roadways using generally accepted engineering practices to provide a minimum pavement width of 24 feet to allow safe and adequate access to each dwelling unit space not served by a public street abutting the park. Park roadways not connecting to public streets shall include a minimum fifty-foot radius cul-de-sac;
  - *The plan illustrates 25 feet.*
- Perimeter landscaping: A perimeter buffer around the park in accordance with the standards specified in Section 4-400, Landscaping and screening standards shall be provided.
  - *No foundation landscaping shown.*
- Complete construction prior to occupancy: All required park roadways, required utilities, common buildings, and active recreation area for at least 15% of the dwelling units before any part of the park is occupied is required.

SITE LAYOUT

- There would be 69 home units.

	Single-Wide Units	**Double-Wide Units**
Number of Units	21	48
Size	960 SF (60’x16’)	1,440 SF (60’x24’)
Lot Width	32 feet	40 feet

- Each unit will have a driveway that can fit two (2) vehicles.
- Access into the site will be provided through the existing entrance to the east. No additional curb cut is required from Three Oaks Road. Although there will be an emergency access only.

- 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 two (2) onsite detention basins.

LANDSCAPING & TREE PRESERVATION

- There will be 50-foot landscape buffer between the units and Three Oaks Road. The petitioner will preserve as many existing trees in this area as possible. There would also be a landscape buffer behind units 64-69.
- Street trees will be provided. No foundation landscaping is shown.
- Park benches will be placed around the detention areas.

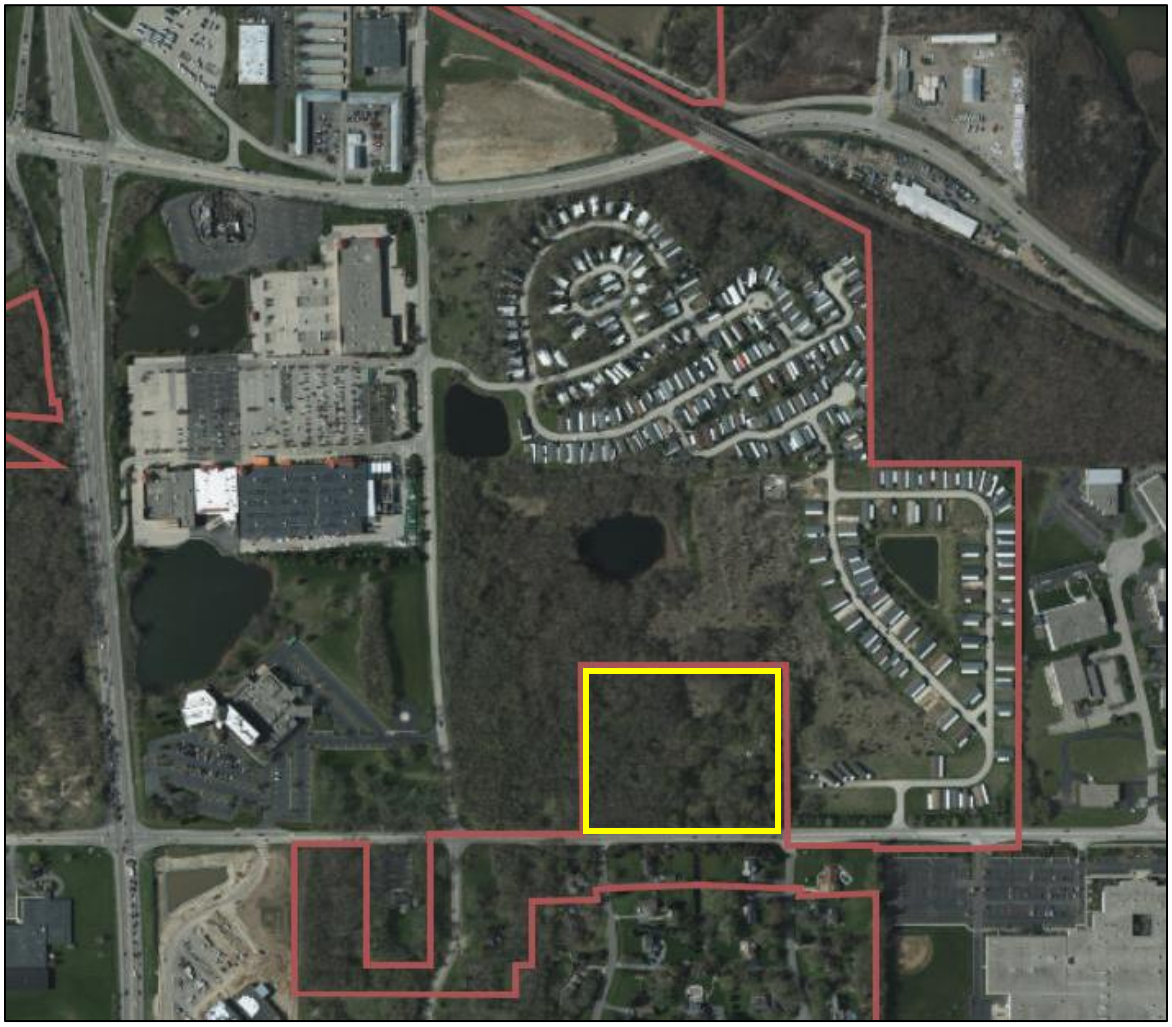
Planning and Zoning Commission Discussion:

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

1. Land Use: The proposed use requires a special use permit. Does the proposed use fit the character of the area and meet the vision for this area?

2. The Comprehensive Plan designates the subject property as Office land use and previously residential was provided favorable feedback at the conceptual level. Is the proposed land use of High Density Residential compatible with the surrounding area?

PIQ Map
4202 Three Oaks Road



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: THE RESERVE AT OAKBROOK

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: Ravinia Communities LLC

Address: 900 Skokie Blvd, Ste 285
Northbrook, IL 60062

Phone: 847-881-2007

Fax: _____

E-mail: dw@raviniacommunities.com

Owner Information (if different)

Name: Vistas Crystal Lakes Fund LLC

Address: 6009 N. Louise
Chicago, IL 60646

Phone: _____

Fax: _____

E-mail: _____

Property Information

Project Description: Additional phase to Oakbrook Estates manufactured home park

Project Address/Location: Three Oaks Road, east of Sands Road

PIN Number(s): 19-10-200-021; 19-10-200-022; 19-10-200-023

Development Team

Please include address, phone, fax and e-mail

Developer: Ravinia Communities LLC c/o David Worth; 847-881-2007; dw@raviniacommunities.com

Architect:

Attorney: Mark S. Saladin, Zanck, Coen, Wright & Saladin, PC; 815-459-8800; msaladin@zcwlaw.com

Engineer: John Talbot, Weaver Consultants Group; 312-922-1030; jotalbot@wcgrp.com

Landscape Architect:

Planner:

Surveyor:

Other:

Signatures

Ravinia Communities, LLC
By:

8/1/24

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.

Samuel Zepeda Jr. 8-5-2024

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.

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
North

RUBY MAY CT

BENJAMIN LANE

RAVINIA WAY

Stormwater Management HW = 897

Rynear & Son, Inc.
Consulting Engineers
Professional Design Firm
Licenses No. 184-004637

595 BUTTONWOOD CIRCLE
NAPERVILLE, ILLINOIS 60540

(630) 355-9889 PHONE
(630) 355-5362 FAX

ISSUE:

#	Date	Description
	03-28-24	Initial Submittal
1	07-19-24	Reduced Unit Density
2	07-25-24	Single Wide to 32'

PROJECT:
Ravinia Communities
OAKBROOK ESTATES
Expansion
Crystall Lake, Illinois

OWNER:

Date:

Design/Drawn:

Approved:

Book No.:

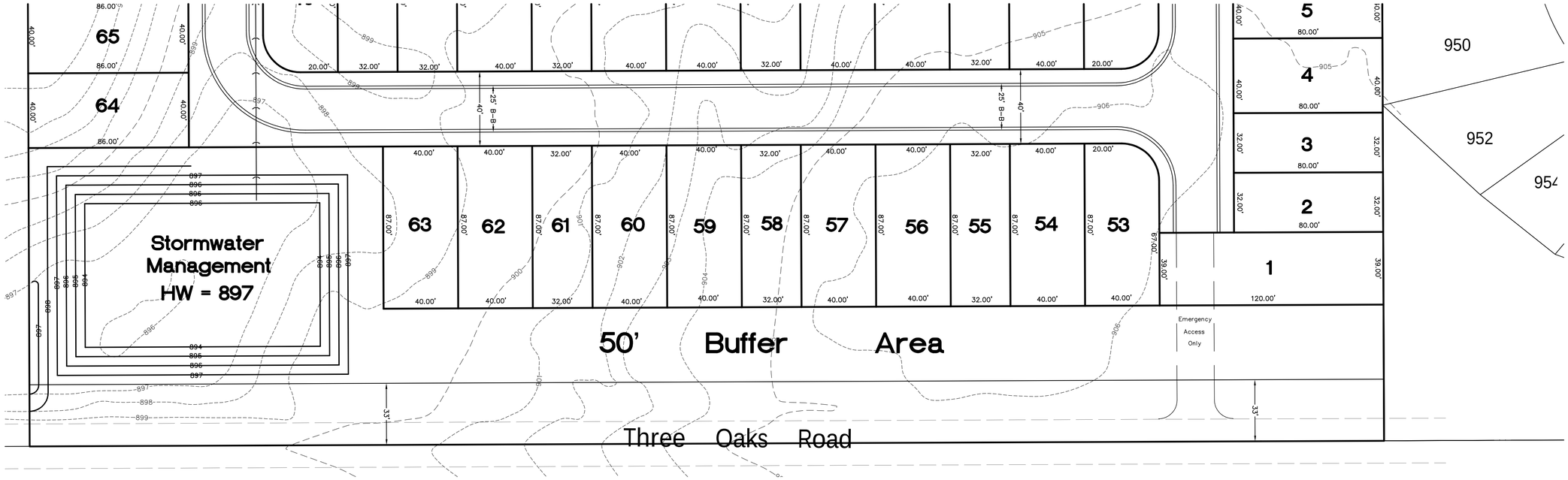
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SHEET TITLE:
Preliminary Site Plan

SHEET NUMBER:
SP-1

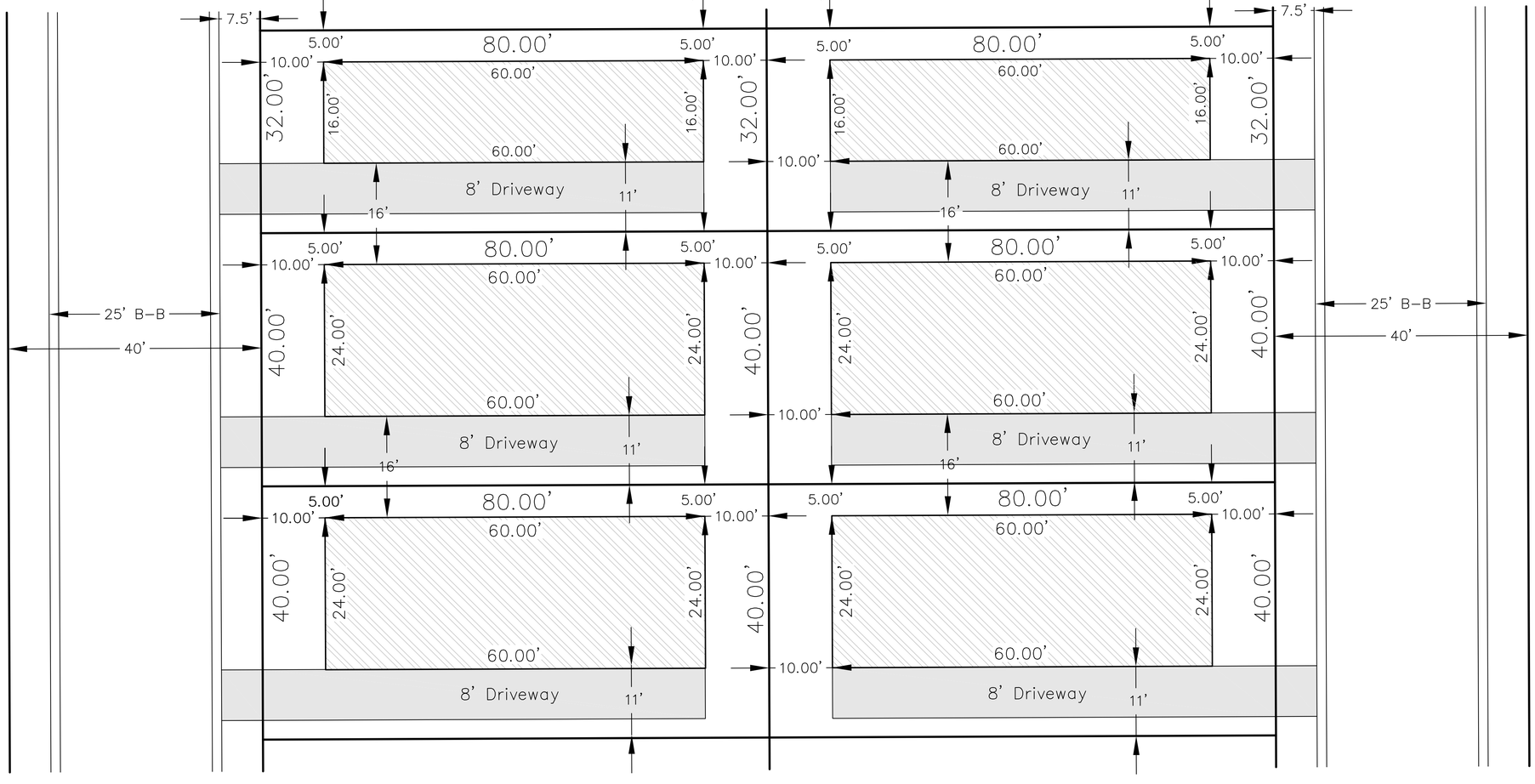
SHEET 1 OF 2

Project No.: 23-8242



Typical Layout

(Scale 1'=10')



Total Units = 69
Total Single Wide Units = 21
Total Double Wide Units = 48

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Consulting Engineers
Professional Design Firm
Licenses No. 184-004637

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Crystall Lake, Illinois

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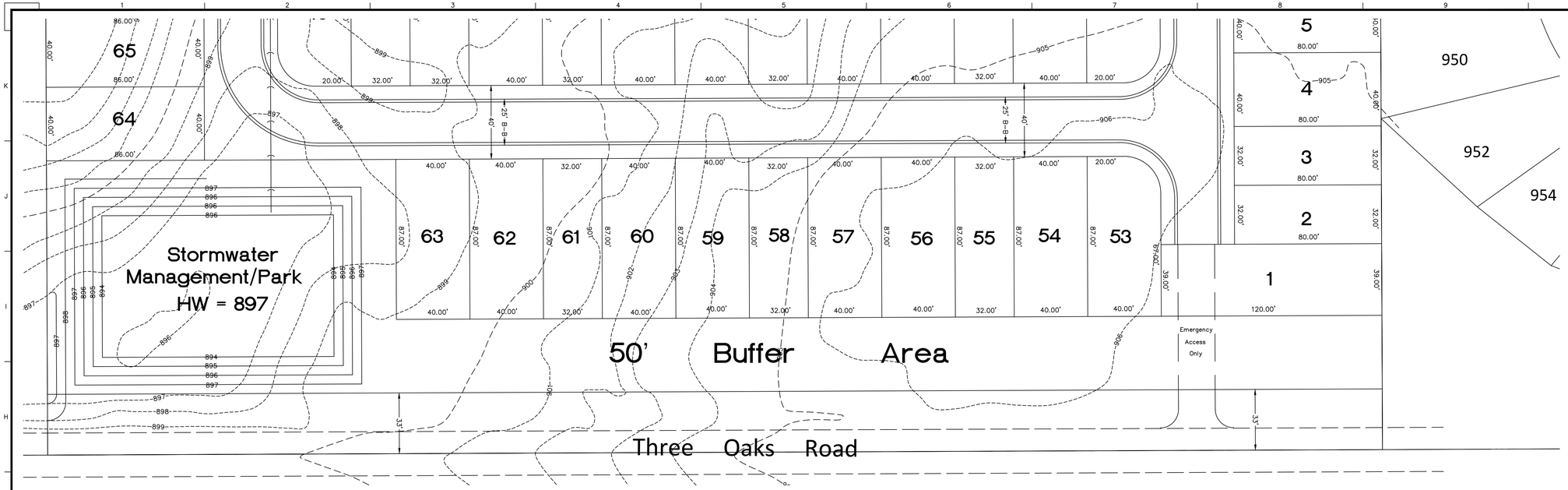
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Design/Drawn:
Approved:
Book No.:
File No.: -

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Preliminary Site Plan

SHEET NUMBER:
SP-2

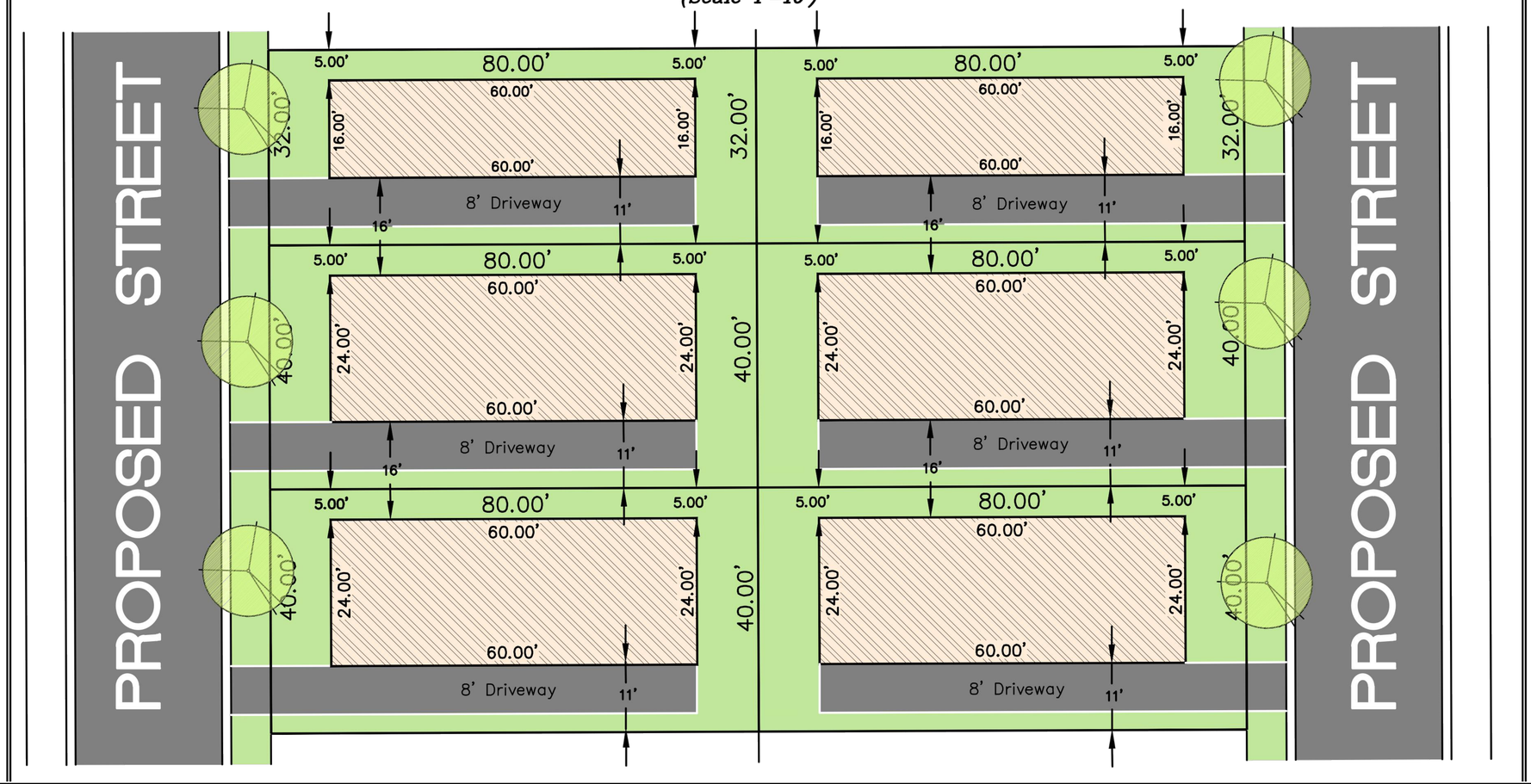
SHEET 2 OF 2

Project No.: 23-8242



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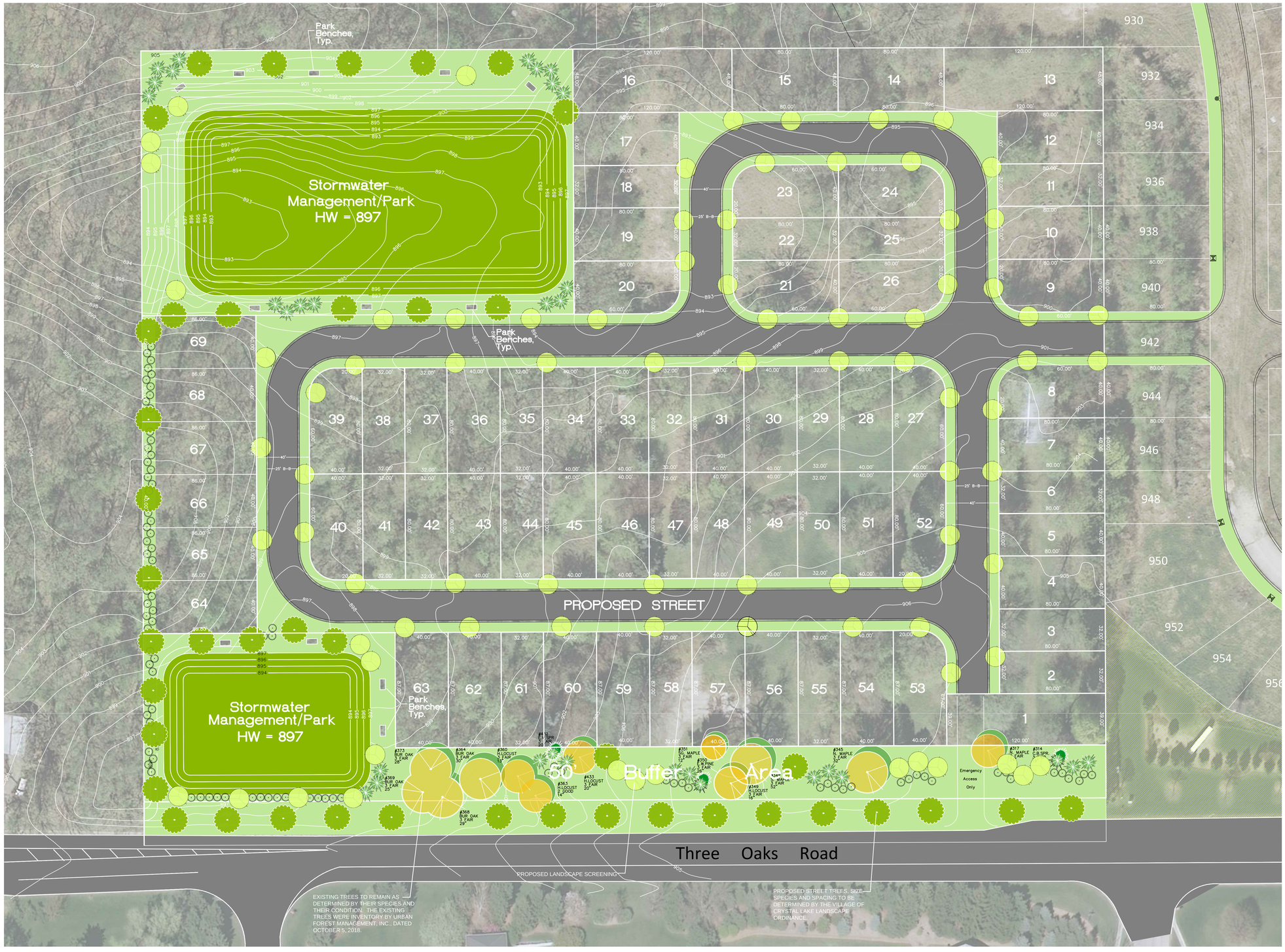
SHEET TITLE:
Preliminary
Site Plan

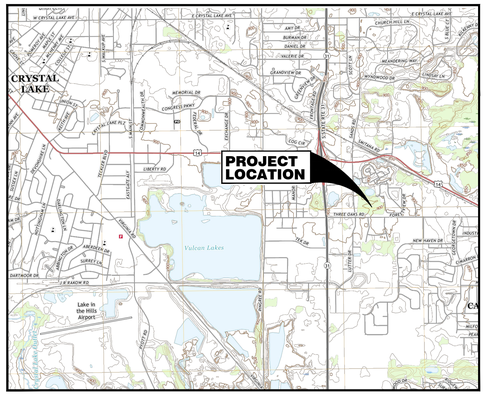
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SP-2

SHEET 2 OF 2

Project No.: 23-8242

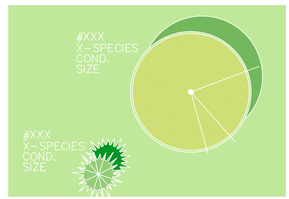
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LOCATION MAP

NO SCALE



EXISTING TREES TO REMAIN AS DETERMINED BY THEIR SPECIES AND THEIR CONDITION. THE EXISTING TREES WERE INVENTORY BY URBAN FOREST MANAGEMENT, INC., DATED OCTOBER 5, 2018.

EXISTING TREES LEGEND

EXISTING TREES IDENTIFICATION

NO.	COMMON NAME	CONDITION	DIA. SIZE (IN.)
314	COLORADO BLUE SPRUCE	3-FAIR	19
317	NORWAY MAPLE	3-FAIR	24
345	NORWAY MAPLE	3-FAIR	32
348	SILVER MAPLE	3-FAIR	52
349	HONEYLOCUST	3-FAIR	16
350	EASTERN WHITE PINE	3-FAIR	26
351	SUGAR MAPLE	3-FAIR	12
360	HONEYLOCUST	3-FAIR	13
363	HONEYLOCUST	2-GOOD	14
364	BUR OAK	3-FAIR	30
368	BUR OAK	3-FAIR	29
369	BUR OAK	3-FAIR	25
373	BUR OAK	3-FAIR	28
432	EASTERN WHITE PINE	3-FAIR	20
433	HONEYLOCUST	3-FAIR	20

PLANT MATERIAL LISTING

DECIDUOUS TREES

RED OAK
LITTLELEAF LINDEN
HONEYLOCUST
KENTUCKY COFFEETREE
RED MAPLE

EVERGREEN TREES

WHITE PINE
COLORADO BLUE SPRUCE
ARBOR VITAE
EASTERN RED CEDAR
CONCOLOR FIR

ORNAMENTAL TREES

AMERICAN REDBUD
SERVICEBERRY
DOGWOOD – SPP
CRABAPPLE

SHRUBS

RED TWIG DOGWOOD
HONEYSUCKLE
SPIREA
VIBURNUM

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NO.	DATE	DESCRIPTION	BY:

Ravina Communities
Oakbrook Estates Expansion
Crystal Lake, Illinois

Conceptual Landscaping Plan Along Three Oaks Road

30 0 15 30 60
Original Scale: 1 inch = 30 ft.

PROJECT NORTH

FILE NO.: CONCEPT_LANDSCAPING PLAN.DWG

PROJECT NO. 23-8242
DESIGN/DRAWN: DSB
DATE: JULY 12, 2024
REVISED:
JULY 30, 2024

Oakbrook Estates Expansion

–

The Reserve at Oakbrook

The Reserve at Oakbrook

Oakbrook Estates

Premier
Age-Qualified MHC



High quality, low maintenance homes.

Oakbrook Estates welcomes those aged 55+ seeking an active lifestyle and friendly neighbors.

Extraordinary Housing at a Reasonable Price

- Modern, quality built manufactured homes with open floor plans, energy-star compliance, custom features, and kitchens with high-end appliances for 55+ living and entertaining.
- New Homes at Oakbrook Estates are priced between $120,000 and $180,000. After purchasing a home, residents pay site rent of approximately $900 per month.
- Residents also have the option to rent new homes for “all in” payments of $1,700 to $2,200 per month.
- We currently have more high quality demand for 55+ housing than we can keep up with.







Friendly Community

"The homes are spacious and beautiful, and the neighbors are super friendly. On any given day, we can join in for a walk with other residents... it really feels like home."

—The Scandora-Palmsiano Family

Ravinia Communities

- Based in Northbrook, we specialize in operating manufactured housing communities.
- Our portfolio includes more than 5,000 home sites in 9 states.
- The Principals of Ravinia average more than 20 years experience in MHC operations and development.
- We own and operate some of the highest quality, best located communities in the country.
- We are committed to long-term ownership.

Oakbrook Estates – Recent History

- December 2021: Ravinia Communities takes over management. At that time, there are 215 occupied homes in the community.
- 2022- July 2024: Construction begins on the undeveloped section of the community. Occupancy increases from 215 to 314.
- Extraordinary Demand: We currently have more high quality demand for 55+ housing in Crystal Lake than we can keep up with. Given housing trends over the past decade, we do not see that level of demand changing.



Oakbrook Residents Since January 2022

New Resident Averages

- Age 65
- Household Income $58,957
- Credit Score 711

- “Move-Ins” since January 2022 147

Investment in Oakbrook – 2022 to 2024

110 New Manufactured Homes Moved into the Community	$15,000,000
Development of Existing Entitled Expansion	$2,200,000
New Landscape and Signage	$100,000
New Community Park	$75,000
New Resident Mailboxes	$50,000
New Street Lighting	$150,000
Misc Additional Improvements	$250,000

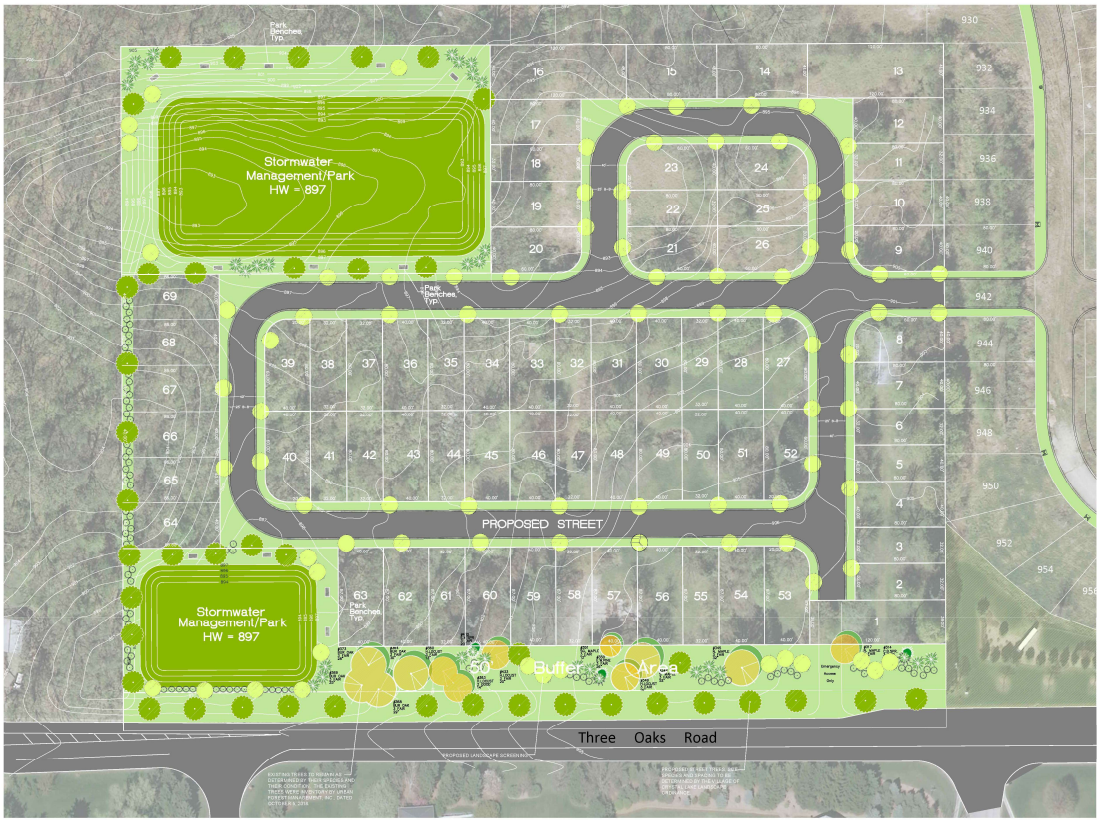

Welcome To...
Illinois' Most Beautiful
Manufactured Home Community
Oakbrook Estates
Crystal Lake
Oakbrook Estates

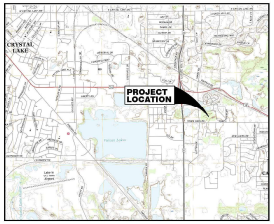



Oakbrook Drive
Crookedstick Ct.
STOP
SPEED LIMIT
10
MPH

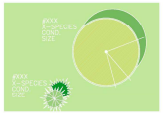
The Reserve at Oakbrook

- 69 new home sites, each with 2 parking spaces.
- Lower density per acre than existing community.
- Meets Fire Safety Requirements: Building Separation; Turning Radii; etc.
- Tree Preservation: Meets Code Requirements
- **No Additional Curb Cut Needed on Three Oaks Road.**





LOCATION MAP
NO SCALE



EXISTING TREES TO REMAIN AS DETERMINED BY PLANT SPECIES AND THEIR CONDITION. THE EXISTING TREES WERE INVENTORIED BY URBAN FOREST MANAGEMENT, INC., DATED OCTOBER 5, 2016.

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314	SILVER MAPLE	3-FAIR	32
315	HONEYLOCUST	3-FAIR	16
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317	SILVER MAPLE	3-FAIR	17
318	HONEYLOCUST	3-FAIR	15
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323	EASTERN WHITE PINE	3-FAIR	20
324	HONEYLOCUST	3-FAIR	22

PLANT MATERIAL LISTING

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Ravina Communities
Oakbrook Estates Expansion
Crystal Lake, Illinois

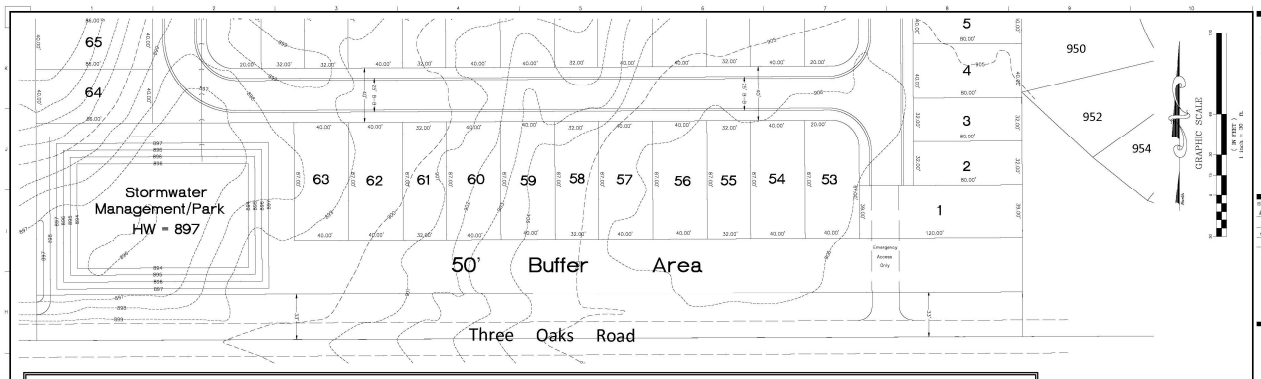
Conceptual Landscaping Plan Along Three Oaks Road

PROJECT NORTH

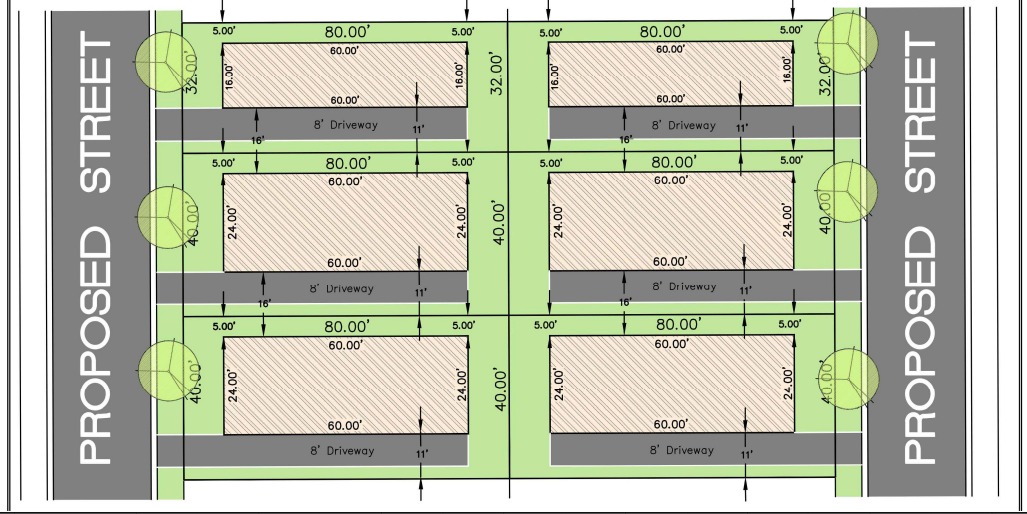
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FILE NO.: CONCEPT_LANDSCAPING PLAN.DWG

PROJECT NO. 23-8242
DESIGN/DRAWN: DSB
DATE: JULY 12, 2024
REVISED:
JULY 30, 2024



Typical Layout
(Scale 1"=10')



Total Units = 69
Total Single Wide Units = 21
Total Double Wide Units = 48

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Consulting Engineers
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#	Date	Description
	03-26-24	Initial Submittal
1	07-19-24	Reduced Unit Density

PROJECT:
Ravinia Communities
OAKBROOK ESTATES
Expansion
Crystal Lake, Illinois

OWNER:

Date:
Design/Drawn:
Approved:
Book No.:
File No.:

SHEET TITLE:
Preliminary
Site Plan

SHEET NUMBER:
SP-2
SHEET 2 OF 2

Project No.: 23-8242






SPEED LIMIT 15
724


OFFICE



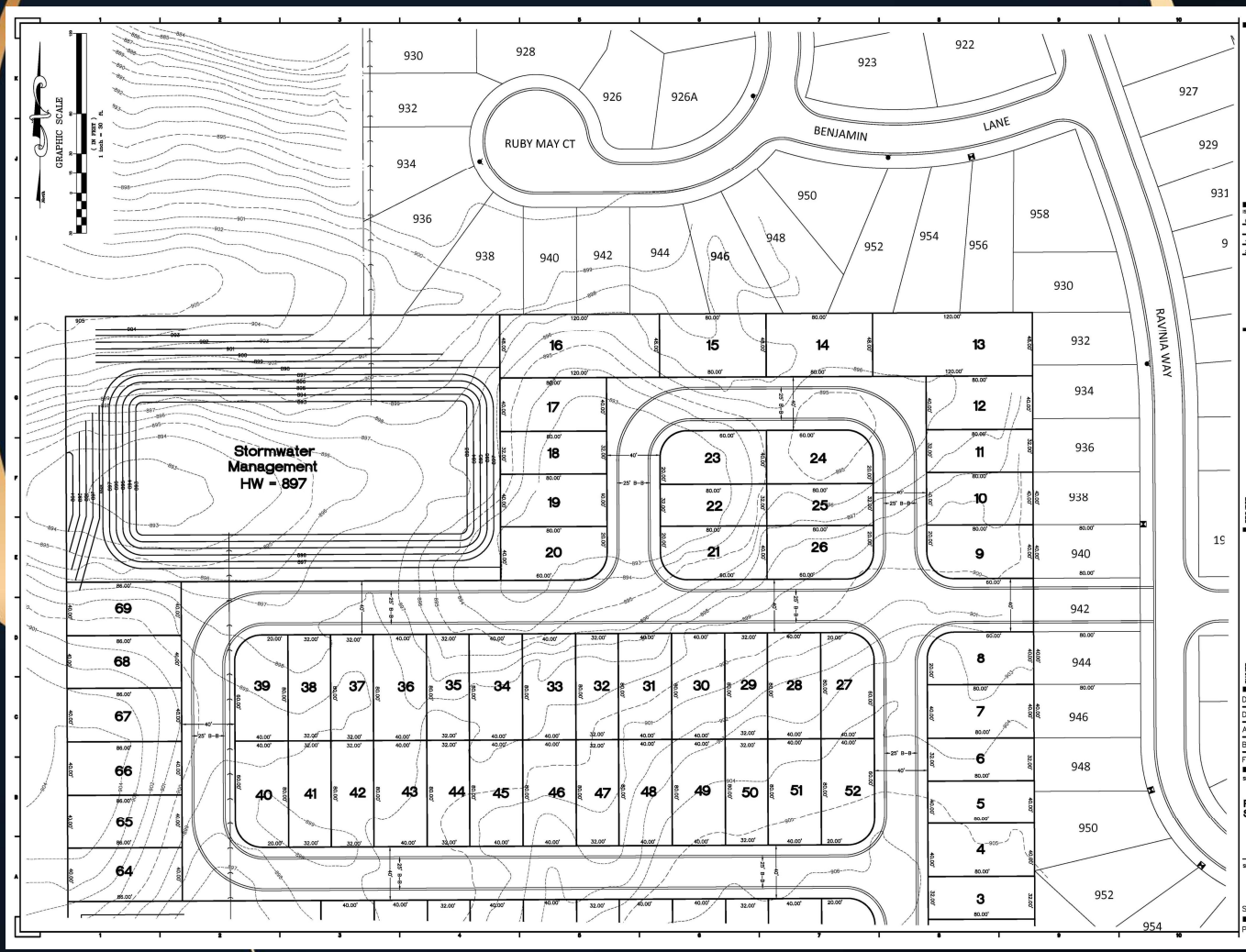
55+ Community in Crystal Lake

The expansion of Oakbrook Estates aligns with Crystal Lake's interests:

- Contributes to the local economy
- Has different traffic patterns compared to younger, working families
- Does not overburden public services
- Does not add to the school population

In Conclusion, Oakbrook Expansion:

- Fosters an inclusive and vibrant community in Crystal Lake.
- Provides safe, affordable, high-quality housing for seniors—a demographic that is often underserved.
- Allows Crystal Lake to retain its aging residents, who bring a wealth of experience and stability to the community.
- Alleviates the need for seniors to move out of the area due to financial or physical constraints.
- Demonstrates the community's dedication to inclusive, affordable, and accessible housing for seniors.
- Exemplifies compassionate urban planning and community development.



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NAPERVILLE, ILLINOIS 60540

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(630) 355-9362 FAX

ISSUE:

#	Date	Description
1	03-26-24	Initial Submittal
2	07-19-24	Reduced Unit Density
3	07-26-24	Style Mix to 3F

PROJECT:
Ravinia Communities
OAKBROOK ESTATES
Expansion
Crystal Lake, Illinois

OWNER

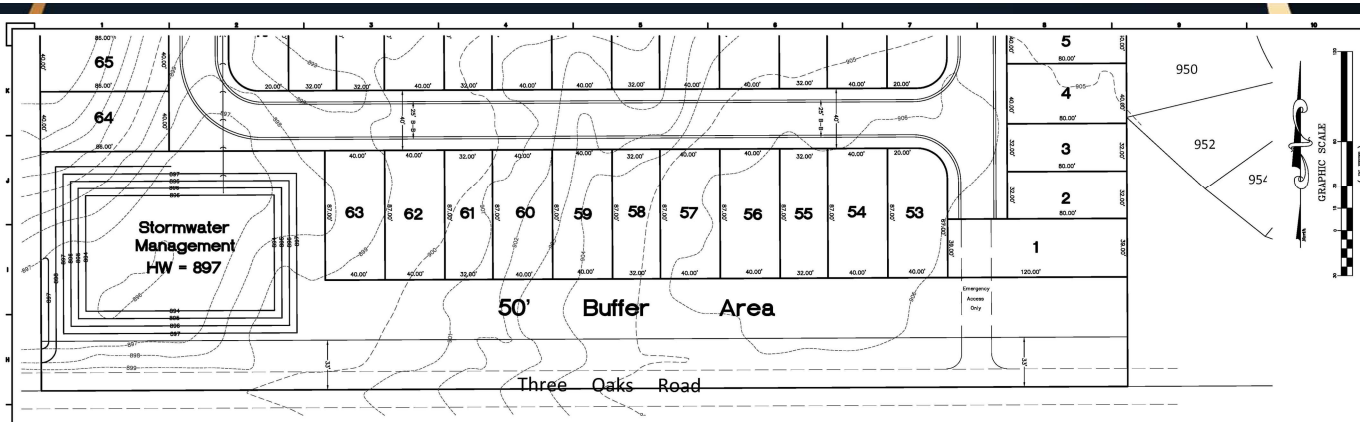
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SHEET TITLE:
Preliminary Site Plan

SHEET NUMBER:
SP-1

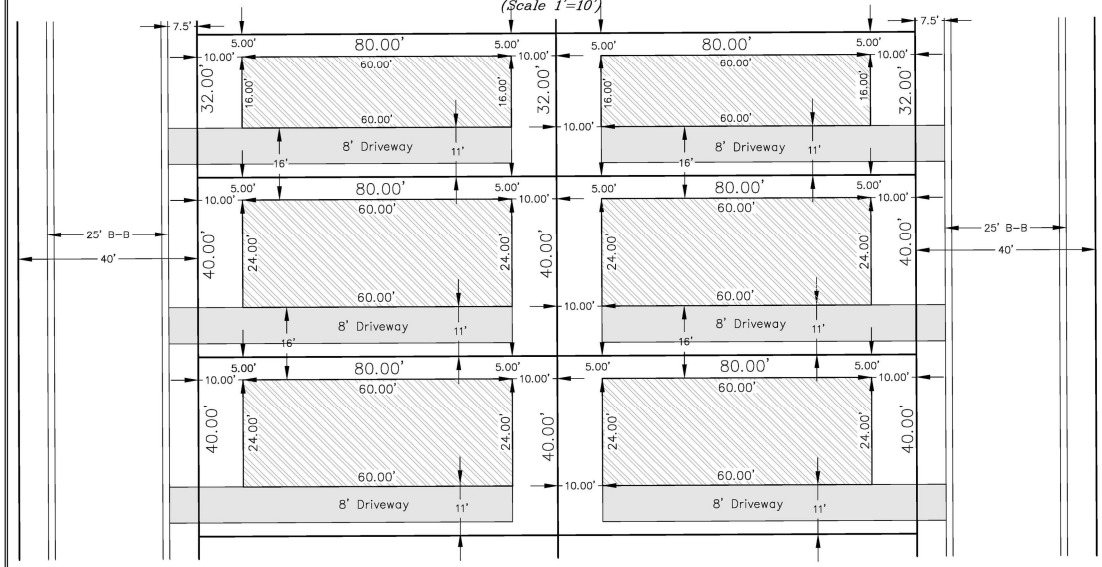
SHEET 1 OF 2

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Crystal Lake, Illinois

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SHEET NUMBER:
SP-2

SHEET 2 OF 2

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