#2026-160
Turnstone Senior Housing Phase 2 –
338 Station Drive – Conceptual PUD
Project Review for Planning and Zoning Commission

Meeting Date:	September 2, 2026
Request:	Conceptual Planned Unit Development for 27 senior independent living apartment units.
Location:	338 Station Drive
Acreage:	Approximately 2 acres
Zoning:	B-2 PUD General Commercial
Surrounding Properties:	North: M Manufacturing South: B-2 PUD General Commercial East: R-3B PUD Multi-Family Residential and O PUD Office West: M PUD Manufacturing
Staff Contact:	Elizabeth Maxwell (815.356.3615)

Background:

- The site is a vacant lot. It is adjacent to the first phase of the Residences of Crystal Lake senior housing project. The first phase is a 60-unit senior independent living apartment building.
- When the first phase was approved, the use was classified as a Continuing Care Retirement Community. This use was allowed in the Office zoning district. This use would be classified as an Age-Restricted Independent Living. This use is allowed as a Special Use Permit in the Office zoning district. The property would need to be rezoned to Office.

Development Analysis:

Land Use/Zoning

- The site is currently zoned B-2 General Commercial. It would need to be rezoned to O Office.
- The current land use is Office. This is an appropriate land use for the Office zoning district.

General

- The project is proposing 27 units of income restricted independent living apartments.
- This is the second phase of the project and will be able to utilize the services provided in the main building. New community space will be included in this building that does not duplicate the existing services.

Site Layout

- Access into the site is from Station Drive and the driveway is across from the existing driveways to the east.
- A crosswalk between the two properties will be provided across Station Drive. This allows the residents to pass between the two properties.
- There is green space planned around the building. Including the west side where a drive is not required.

Parking

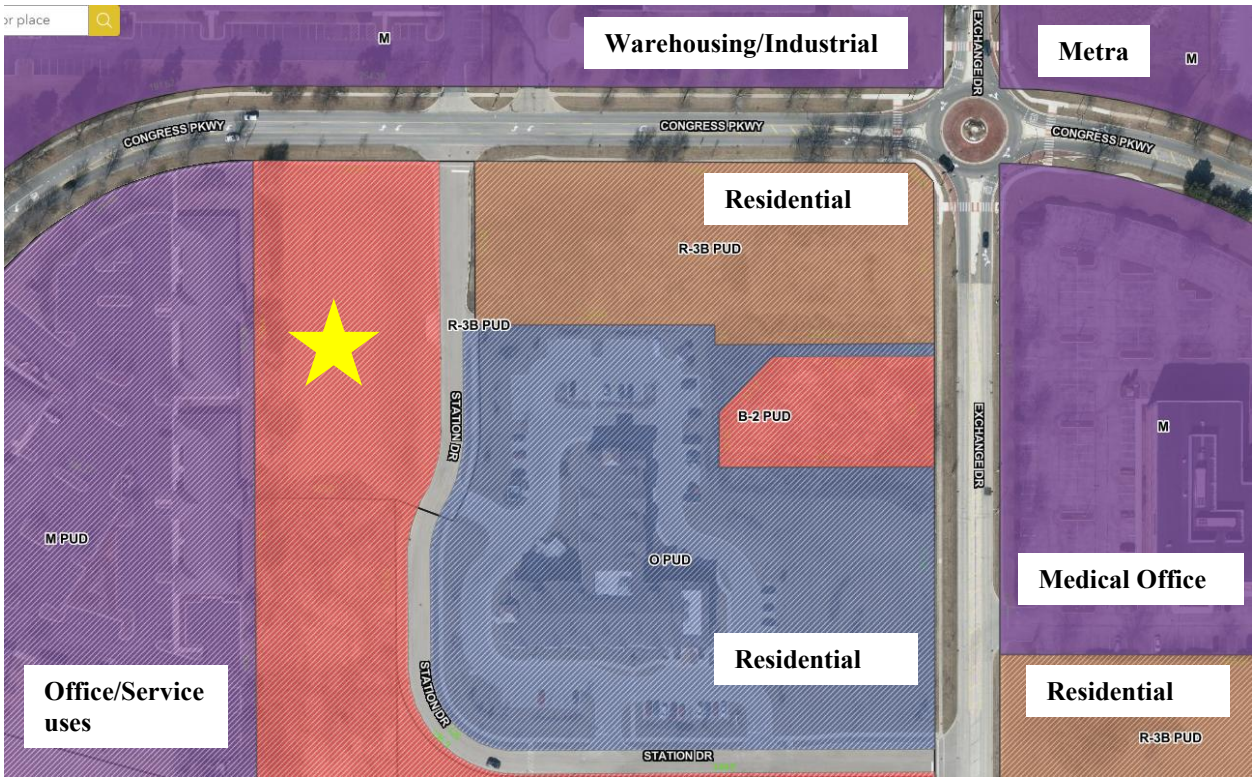
- Traditional multi-family living requires (1.75 per one-bedroom + 2.25 per two-bedroom) 49 spaces. Continuing care retirement living requires (0.5 per unit) 13.5 spaces.
- The site is providing 30 parking spaces. This is sufficient for this type of use.
- Additional accessible spaces are proposed, which is more than required by the Code.

Building Elevations

- The building is very residential in character with a pitched gable roof, decorative trim around windows and doors, and soft colors.
- The building would be stone along the base with fiber cement board siding in both shingle style and horizontal lap style.
- The colors are an Autumn Tan and Aqua Sea. They will compliment, but not be identical to the first phase.
- The peaked gable roofs and the small roof-top dormers break up the large expanse of the roofline.

Discussion Topics:

1. How does the rezoning fit within the character of the area?



2. How does this use fit within the character of the area?

PIQ Map
338 Station Drive



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: RESIDENCES OF CRYSTAL LAKE PHASE 2

Action Requested

__ Annexation	__ Preliminary PUD
__ Comprehensive Plan Amendment	__ Preliminary Plat of Subdivision
__ Conceptual PUD Review	✓ Rezoning
__ Final PUD	✓ Special Use Permit
__ Final PUD Amendment	✓ Variation (PARKING)
__ Final Plat of Subdivision	__ Other

Petitioner Information

Name: TURNSTONE DEVELOPMENT CORPORATION (SUE WIEMER)
Address: 56 E. NORTH AVE SUITE 100
NORTHLAKE, IL 60164
Phon[redacted]
Fax: _____
E-mail[redacted]

Owner Information (if different)

Name: SAME
Address: _____
Phone: _____
Fax: _____

Property Information

Project Description: PROVIDE A NEW 3-STORY, 27-UNIT AFFORDABLE HOUSING, AGE-RESTRICTED, SENIOR APARTMENT BUILDING INCLUDING REZONING TO "OFFICE" ZONING AND A SPECIAL USE PERMIT FOR AGE RESTRICTED INDEPENDENT LIVING

Project Address/Location: 338 STATION DRIVE, CRYSTAL LAKE, IL. SITE CONSISTS OF APPROXIMATELY 86,027 SF (1.97 ACRES), CURRENTLY ZONED B-2, AND IS CURRENTLY VACANT

PIN Number(s): 19-04-404-006

Development Team — Please include address, phone, fax and e-mail

Developer: TURNSTONE DEVELOPMENT CORPORATION
56 E. NORTH AVE, SUITE 100, NORTHLAKE, IL 60164
312-453-0641 SWIEMER@TURNSTONEDEV.ORG

Architect: WJW ARCHITECTS, 401 W. SUPERIOR ST. SUITE 400
CHICAGO, IL 60654, 312-642-5587, HEIDIW@WJWARCHITECTS.COM

Attorney: TBD

Engineer: HAEGER ENGINEERING, 100 EAST STATE PARKWAY,
SCHAUMBURG, IL, 60173 847-394-6600
MAIL@HAEGERENGINEERING.COM

Landscape Architect: DICKSON DESIGN STUDIO, INC.
9 CRYSTAL LAKE RD, #110, LAKE IN THE HILLS IL 60156
224-241-8181 SDICKSON@DICKSONDESIGNSTUDIO.COM

Planner: N/A

Surveyor: SAME AS ENGINEER

Other: (DEVELOPMENT CONSULTANT JOHN P GREEN SPACE, LLC
JOHN P GREEN
128 ANNAPOLIS DRIVE
VERNON HILLS, IL 60061
847-902-0315
JOHNPGREENSPACE@GMAIL.COM

Signatures

[redacted] 8-4-26

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.

[redacted] 8-4-26

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: TURNSTONE DEVELOPMENT CORP. (SUE WIEMER)

Address: 56 E. NORTH AVE., SUITE 100
NORTHLAKE, IL 60164

Phone: 312-435-0641

E-mail: SWIEMER@TURNSTONEDEV.ORG

Project Name & Description: RESIDENCES OF CRYSTAL LAKE, PHASE 2
NEW 3-STORY, 27-UNIT AFFORDABLE HOUSING, AGE-RESTRICTED SENIOR APARTMENT BLDG. REZONING TO "OFFICE" & SPECIAL USE FOR AGE RESTRICTED LIVING

Project Address/Location: 338 STATION DR., CRYSTAL LAKE, IL.

Signature

Susan Wiemer SUSAN WIEMER 8-4-26

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.

PRELIMINARY SITE PLAN
THREE STORY

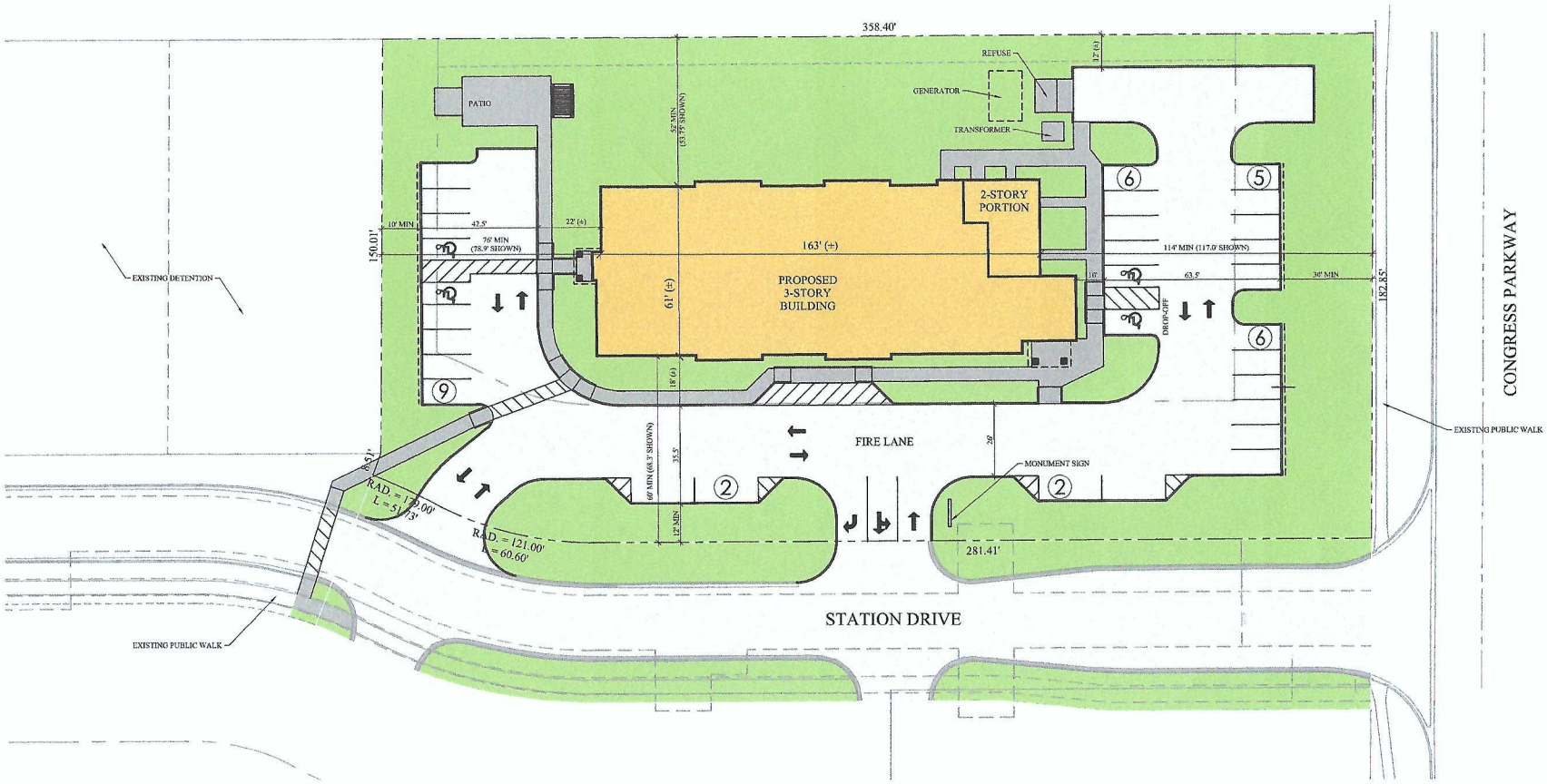
RESIDENCES OF CRYSTAL LAKE 2
338 STATION DRIVE
CRYSTAL LAKE, IL
AUGUST 10, 2026
IHDA PID #11267

PROPOSED 3 STORY BUILDING

23	1-BEDROOM UNITS
4	2-BEDROOM UNITS
27	UNITS

30 PARKING SPACES (1.11/DWELLING UNIT)

SITE AREA = 86,027 SF (1.97 AC)



N

0 10' 20' 40'

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Proposed Age-Restricted Senior Housing Facility

August 14, 2026

338 Station Drive - southwest of intersection with Congress Parkway)

Job #26-E

GENERAL SITE AND ZONING DATA Lot #4

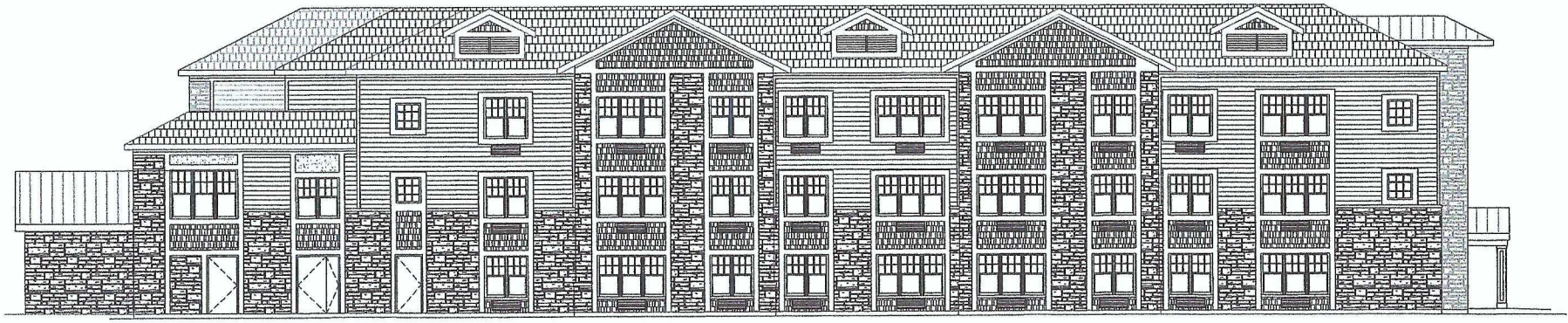
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ZONING:	Existing:			"B-2" Gen Comm
	Proposed:			"O" Office
SITE AREA:	Required:	Minimum	20,000 SF	0.459 Acres
	Actual:	Includes Station Dr	86,027 SF	1.97 Acres (gross)
		Excludes Station Dr	64,898 SF	1.49 Acres (net)
PROPOSED USE		Conditional Use	Indelendent Living	Senior Housing
LOT WIDTH	Required:	Minimum:	100' min (for "B-2")	80' min (for "O")
	Actual	Minimum	Includes Station Dr	216.52'
		Minimum	Excluding Station Dr	155' (+/-)
BUILDING HEIGHT:	Permitted		O & B-2 Zonings	28' **
	Proposed		3- stories	36' (mean height)
** **NOTE:**	Existing adjacent uses up to 3 Stories			Est: Height 40' (+)
IMPERVIOUS SURFACE:	Permitted	O & B-2 Zonings	Includes Station Dr	55,917 SF (65.00%)
			Excludes Station Dr	42,183 SF (65.00%)
	Proposed		Includes Station Dr	53,500 SF (62.2%)
			Excludes Station Dr	38,000 SF (58.6%)
BUILDING COVERAGE:	Permitted	Maximum	Includes Station Dr	43,013 SF (50.00%)
			Excludes Station Dr	32,449 SF (50.00%)
	Proposed		Includes Station Dr	10,800 SF (12.6%)
			Excludes Station Dr	10,800 SF (16.7%)
FLOOR AREA RATIO:	Permitted	Maximum	Includes Station Dr	86,027 SF (1.00)
			Excludes Station Dr	64,898 SF (1.00)
	Proposed		Includes Station Dr	29,650 SF (0.35)
			Excludes Station Dr	29,650 SF (0.46)
YARDS:	Front Yard:	Required	Minimum	50' min (per Plat)
		Proposed	Congress Pky	90' min
	Corner Side:	Required	Minimum	50' min (per Plat)
		Proposed	Station Dr	62' min
	Side (interior)	Required	West Lot line	10' min
		Shown		50' (+/-)
	Rear:	Required	South Lot Line	20' min
		Shown		70' (+/-)
PARKING:	Required:	Multi (1.75/1-bed: 2.25/2-bed)		50 Spaces
Proposed:		Main Parcel (Unit Mix: [23]1-bed & [4] 2-be		30 spaces ***
*** **NOTES:**	Parking required for Continuing Care: spaces (0.5/DU)			14 spaces ***
	Varition request consistent with parking ratio previously applied			
	Shared Parking is also provided with Phase 1 development			
LOADING	Required & Proposed		10'W x 45'L	1 space

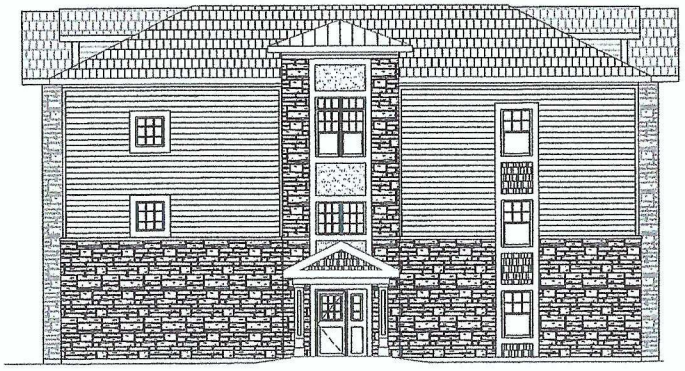
Page 1

BUILDING ELEVATIONS

RESIDENCES OF CRYSTAL LAKE 2
338 STATION DRIVE
CRYSTAL LAKE, IL
JULY 9, 2026
IHDA PID #11267



WEST ELEVATION



SOUTH ELEVATION

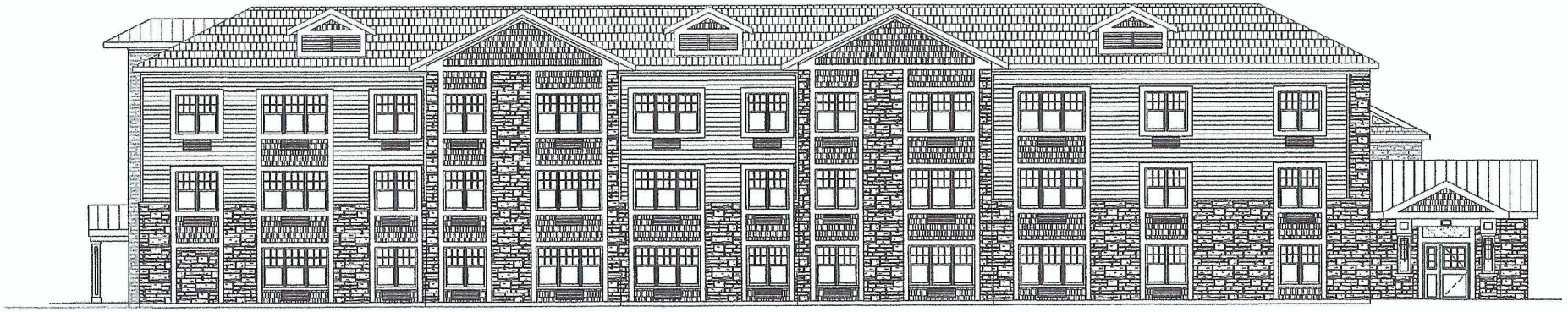
0 2' 4' 8' 16

GROUNDWORK

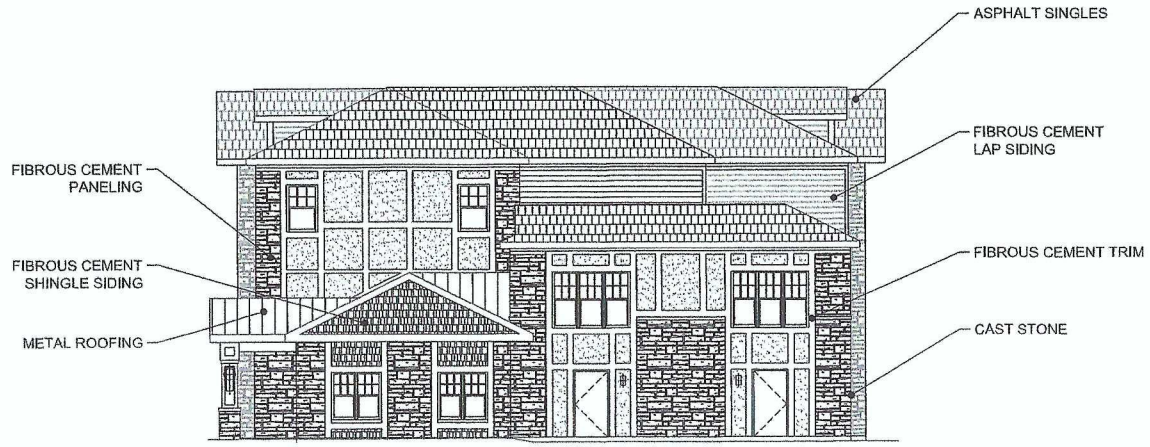
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BUILDING ELEVATIONS

RESIDENCES OF CRYSTAL LAKE 2
338 STATION DRIVE
CRYSTAL LAKE, IL
JULY 9, 2026
IHDA PID #12107



EAST ELEVATION



NORTH ELEVATION

0 2' 4' 8' 16'

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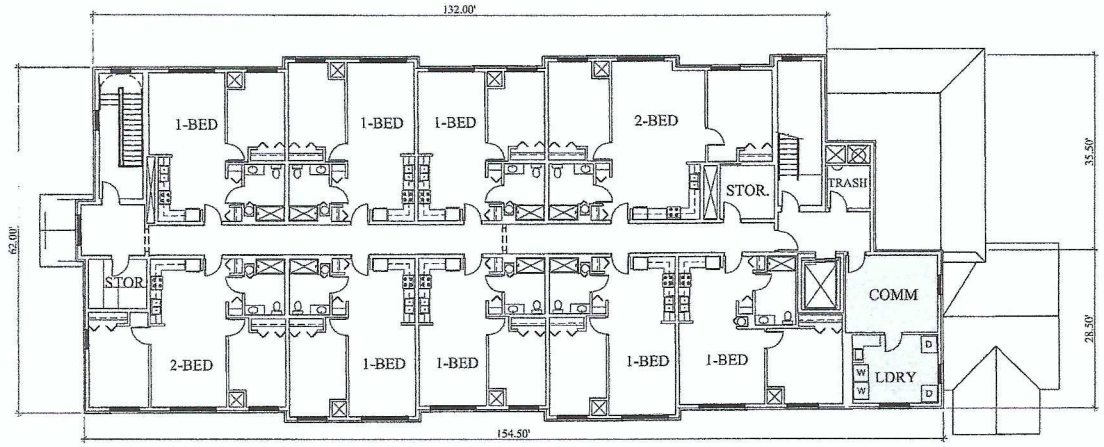


FLOOR PLANS

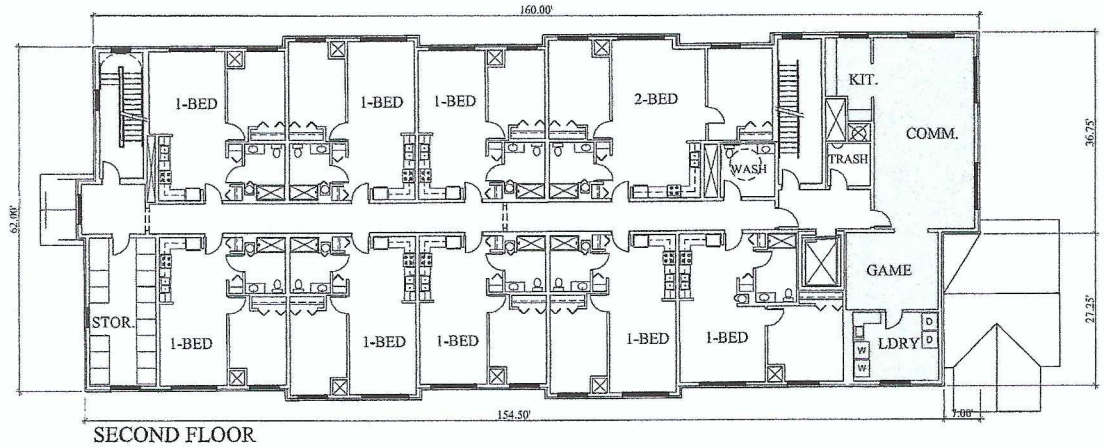
RESIDENCES OF CRYSTAL LAKE 2
338 STATION DRIVE
CRYSTAL LAKE, IL
JULY 14, 2026
IHDA PID #12107

PROPOSED 3 STORY BUILDING	
23	1-BEDROOM UNITS
4	2-BEDROOM UNITS
27	UNITS

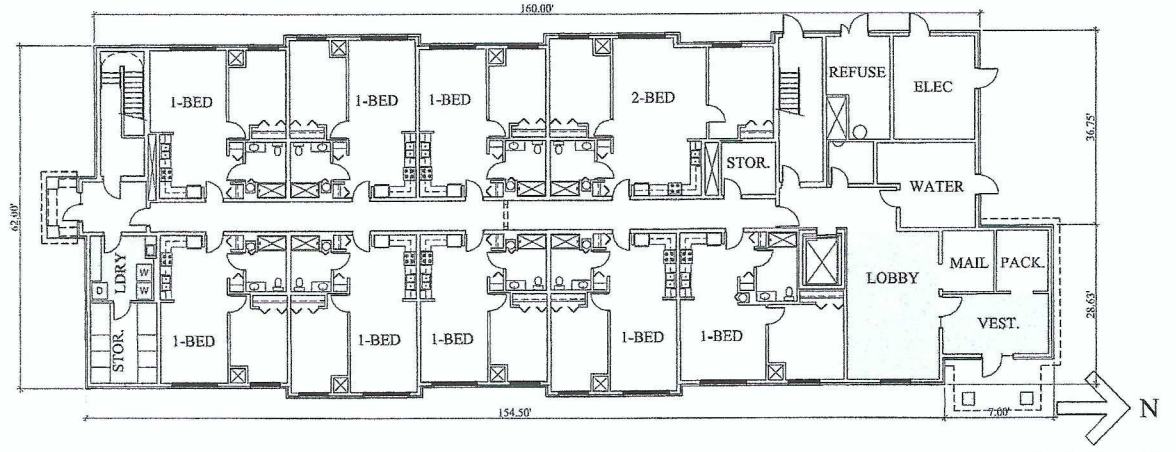
BUILDING AREA		
1ST FLOOR	-	10,450 SF
2ND FLOOR	-	10,000 SF
3RD FLOOR	-	9,200 SF
TOTAL	-	29,650 SF
(FAR = 0.34)		



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

0 5' 10' 20'

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EE28 0720

PLAT OF SURVEY

OF

LOT 4 IN CONGRESS STATION 2, BEING A RESUBDIVISION OF LOT 2 AND OUTLOT 2 IN CONGRESS STATION, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 2019R0012873 IN MCHENRY COUNTY, ILLINOIS.

AREA OF SURVEY:

CONTAINING 85027 SQ. FT. OR 1.97 ACRES MORE OR LESS

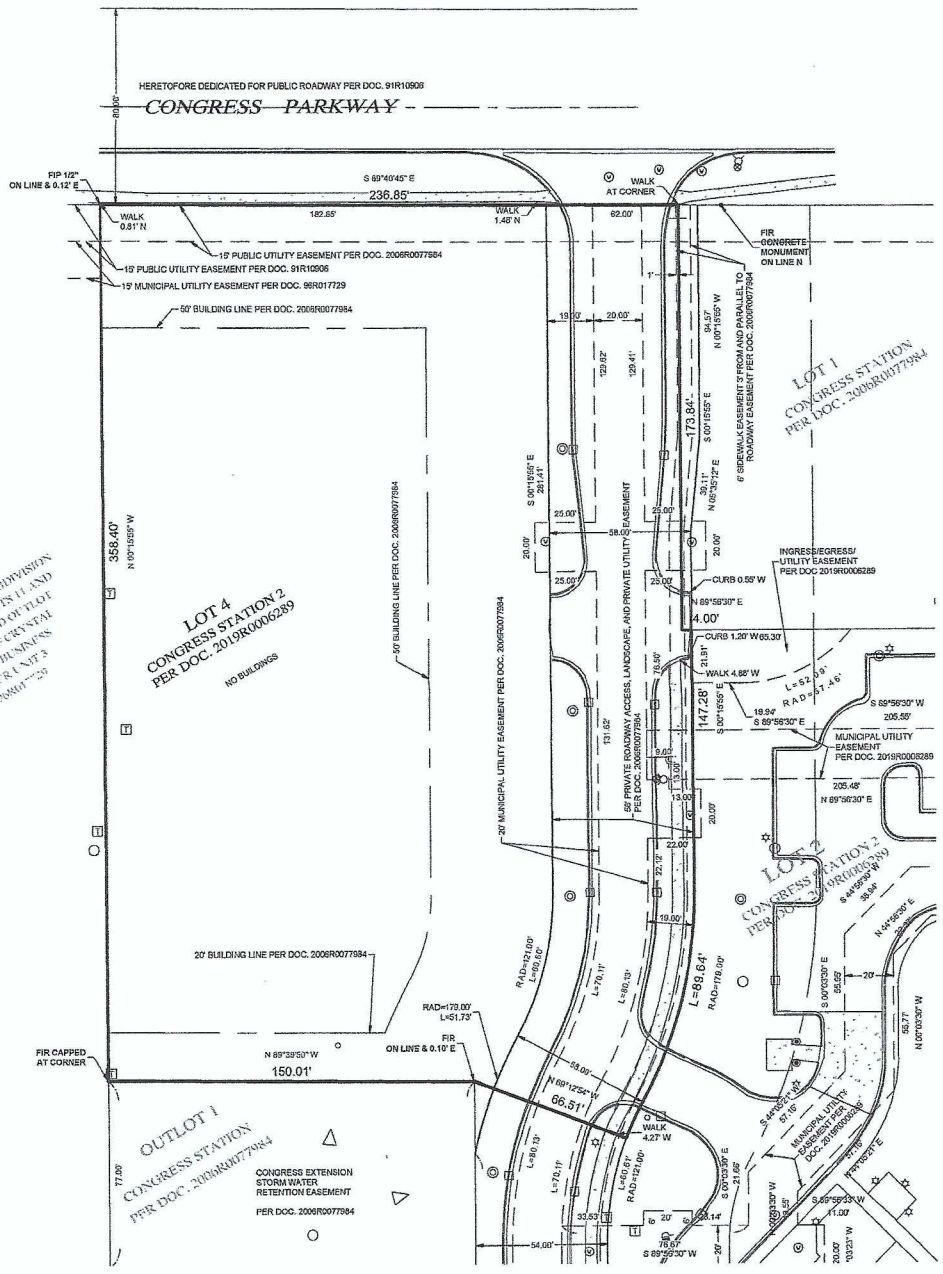
LEGEND

A = ASSUMED	NE = NORTHEAST
C = CALCULATED	NW = NORTHWEST
CH = CHORD	P.O.B. = POINT OF BEGINNING
CL = CENTERLINE	P.O.C. = POINT OF COMMENCEMENT
D = DEED	R = RECORD
E = EAST	RAD = RADIUS
F.I.P. = FOUND IRON PIPE	R.O.W. = RIGHT OF WAY
F.I.R. = FOUND IRON ROD	S = SOUTH
FT. = FEET/FOOT	S.I.P.= SET IRON PIPE
L = ARC LENGTH	S.I.R.= SET IRON ROD
M = MEASURED	SE = SOUTHEAST
N = NORTH	SW = SOUTHWEST
NE = NORTHEAST	W = WEST

w CHAIN LINK FENCE
x WOOD FENCE
x METAL FENCE
x VINYL FENCE
EASEMENT LINE
SETBACK LINE
INTERIOR LOT LINE

30' 15' 0 30'

BASIS OF BEARING:
SOUTH LINE OF CONGRESS PARKWAY AS FOUND MONUMENTED PER RECORD SUBDIVISION.
S 89°40'45" E (ASSUMED)



Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE }

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 21ST DAY OF JANUARY, A.D., 2022, AT LISLE, ILLINOIS.

Thomas J Ciesal

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205
LICENSE EXPIRATION DATE NOVEMBER 30, 2022
ILLINOIS BUSINESS REGISTRATION NO. 184-001245

THOMAS J. CIESAL 2205 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LISLE, ILLINOIS

NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS LOT 4 CONGRESS STATION 2 RESUB CRYSTAL LAKE, ILLINOIS

CLIENT TURNSTONE DEVELOPMENT CORPORATION

FIELDWORK DATE (CREW)

DRAWN BY: CJS REVISED: JOB NO. 18-07-1001