City of Crystal Lake

Memorandum

To: Planning and Zoning Commission

From: Elizabeth Maxwell

Date: May 19, 2010

Re: 2010-24 Crystal Lake Senior Housing Project

This item was continued from the May 5th meeting so the petitioner could propose several alternatives regarding additional architectural details. The Commission had concerns that the four-story building appeared massive and out of character. Additional architectural details could help the building fit in better.

The architects have provided revisions to the elevations:

1. Shift the western wing south (see the second floor plan) to create an offset in the plan.
2. Combine the two one-story parking "additions" on the south side into one on the northwest side.
3. Shift the center "connector" north to reduce the entry court and increase the landscaped courtyard on the south side.
4. Revise the entry bay such that it projects north and is clad in stone on the first floor and brick on the upper three floors.
5. Clad the stair towers in brick on the first three floors.
6. Clad the garage entries in brick on all floors.
7. Berm up the garage wall with block and planting and eliminate the full-size windows and add some clerestory windows along the east and west elevations (to provide daylight in the garage)
8. Revise the material palette to one color (taupe) of board in two textures, change the brick color and add a stone course at the first floor
9. Eliminate the walk on the west side of the garage (it isn't needed and facilitates the berming).

If a motion is made to approve 2010-24 the Preliminary Planned Unit Development and Use Variation to allow a senior independent living facility it shall be with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Thomas Crystal Lake, LLC, received 04/13/10).
   B. Site Plan (FitzGerald Associates Architects, dated 04/30/10, received 04/13/10)
   C. Floor Plans (FitzGerald Associates Architects, dated 04/30/10, received 04/13/10).
   D. Landscape Plan (FitzGerald Associates Architects, dated 04/13/10, received 04/13/10)
   E. Building Elevations (FitzGerald Associates Architects, dated 04/13/10, received 04/13/10)

2. A complete landscape plan shall be submitted with the Final PUD submittal which illustrates the following:
   A. The species, size and quantity of all selected plant types and a planting detail.
   B. The plan shall provide for foundation base landscape around the buildings, parking lot landscape and perimeter landscape areas.

C. The petitioner shall provide a tree inventory, protection plan and removal calculations which meet Article 4-300 of the Unified Development Ordinance.
D. The plan shall provide the required number of trees necessary to meet the tree replacement calculations.

3. Site Plan
   A. Cross access agreements need to be provided for the parcels to the east and west along the front access drive.
   B. Provide a sidewalk access to Congress Parkway.

4. The following Variation is hereby granted as part of the PUD:
   A. A variation from Article 3 Section 3 Density and Dimensional Standards to allow a building at 56 feet 6 inches exceeding the maximum height of 28 feet, a variation of 28 feet 6 inches.

5. The petitioner shall address all of the review comments and requirements of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

City of Crystal Lake

Memorandum

To: Planning and Zoning Commission

From: Elizabeth Maxwell

Date: May 5, 2010

Re: 2010-24 Crystal Lake Senior Housing Project

This item was continued from the April 21st meeting to set a public hearing for the May 5th meeting. Since the previous meeting, staff has had several conversations and meetings with the development team. There was a concern that complete preliminary engineering had not been submitted. The development team met with staff and addressed our concerns. Stormwater has been calculated through the Camelot School submittal and the availability of utilities in the area will allow them to meet Public Works and Fire Rescue Department requirements.

In addition the Planning and Zoning Commission had questions about the traffic increase on Congress Parkway and the density of the project. Erik Morimoto of the Engineering Department provided a response, "Traffic study threshold is not met for these new developments so a regional study of Congress Parkway is not needed. However, staff considers these matters in-house with any development as they affect the road network. Note that Congress Parkway is a minor collector, not a major. Previous studies with the Pingree Metra station and Crystal Point Annex, by virtue of Planning's PUD conditions, do have future improvements to Congress identified (Congress @ Pingree, Congress @ Exchange, and Congress @ Main) once certain trigger points are reached."

Other age restricted housing in the City is of similar density to what is proposed for this project. This project is requesting 100 units on 5 acres creating a density of 20 units per acre. Sunrise Assisted Living, approved in 1999, was for 58 units on 3 acres creating a density of 19.3 units per acre. Bickford Cottage, approved in 2006, was for 53 units on 2.96 acres creating a density of 17.9 units per acre.

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
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   B. Site Plan (FitzGerald Associates Architects, dated 04/30/10, received 04/13/10)
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2. A complete landscape plan shall be submitted with the Final PUD submittal which illustrates the following:
   A. The species, size and quantity of all selected plant types and a planting detail.
   B. The plan shall provide for foundation base landscape around the buildings, parking lot landscape and perimeter landscape areas.
   C. The petitioner shall provide a tree inventory, protection plan and removal calculations which meet Article 4-300 of the Unified Development Ordinance.

D. The plan shall provide the required number of trees necessary to meet the tree replacement calculations.

3. If this property requires any tree removal, the petitioner shall provide a tree inventory, protection plan and removal calculations which meet Article 4-300 of the Unified Development Ordinance.

4. Site Plan
   A. Cross access agreements need to be provided for the parcels to the east and west along the front access drive.
   B. Provide a sidewalk access to Congress Parkway.

5. Architecture
   A. Eliminate the exterior storage closets off the balconies or provide additional details so that they are better incorporated into the architecture of the elevations and the roof line.
   B. The front entrance bay should be a different color and/or materials starting from the brick ground floor to the roof peak. This will better distinguish the front entrance.
   C. All windows should include a more pronounced sill.
   D. The two building areas where the garage doors are located should be a separate color and/or material.
   E. Include windows in the brick wall elements in the rear elevation, the same as the front elevation.
   F. The Final PUD submittal shall include actual material samples and colors for the elevations.

6. The following Variation is hereby granted as part of the PUD:
   A. A variation from Article 3 Section 3 Density and Dimensional Standards to allow a building at 56 feet 6 inches exceeding the maximum height of 28 feet, a variation of 28 feet 6 inches.

7. The petitioner shall address all of the review comments and requirements of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

#2010-24
Crystal Lake Senior Housing
Project Review for Planning and Zoning Commission

Meeting Dates: April 21, 2010 and May 5, 2010

Requests:
1. Preliminary Planned Unit Development for a senior independent living development.
2. Use Variation from Article 2, Land Use of the Unified Development Ordinance, to allow a continuing care retirement community without nursing facilities, in the "B-2" zoning district.

Location: Congress Parkway (201-299 Congress Parkway)

Acreage: Approximately 5 acres

Existing Zoning: B-2 PUD General Commercial

Surrounding Properties:
North: B-2 PUD General Commercial (Medical Offices)
South: B-2 PUD General Commercial (Crystal Point Center)
East: B-2 PUD General Commercial (future Camelot School)
West: B-2 PUD General Commercial (Vacant)

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:
The property is approximately 5 acres adjacent to the proposed Camelot School and southwest of Health Bridge. A previous planned unit development for an office complex was approved on the total 15-acre site. The owner is finding development interest for 5-acre parcels and is proposing that the 15 acres be subdivided into 5 acre lots for separate development. The petitioner proposes the construction of a four-story senior housing development. The building would provide parking on the first floor and three floors of residential units with a dining room and activity rooms. Each residential unit allows for independent living. The petitioners are requesting the preliminary PUD with a variation to the allowable height and a Use Variation to allow the residential retirement community within the B-2 PUD zoning district.

Land Use Analysis:
ZONING
The site is currently zoned B-2 PUD. B-2 Commercial generally permits retail and office uses. The City classifies the proposed use as a continuing care retirement community without nursing facilities. The Land Use Table does not allow this use in the B-2 zoning, but does allow it as a

Special Use within the F Farming, E Estate, R-1 and R-2 Single Family, R-3 A and R-3B multi family and O Office zoning districts. The petitioners are requesting a Use Variation to allow the retirement community within the B-2 zoning district.

The developer chose this location because it is near many medical office practices, retail and service providers and recreational areas. The residents of this facility would be able to utilize those services without creating a significant number of traffic trips. Within one mile of this site, there are numerous office, medical, retail and restaurant establishments. Feinberg Park is within 1 mile and Veterans Acres is within 1 ½ miles.

SITE PLAN

The site illustrates one "H" shaped building. This property would have the one full access point along Congress Parkway for the entire 15-acre site. The site plan shows a roadway across the north part of the site that will provide cross access between this main drive and the Camelot School and any future development to the west. The site would provide 57 parking spaces outside and 100 parking spaces on the first floor of the building. The site would also provide a drive aisle all the way around the building for resident and fire apparatus access. The detention basin at the south end of the site is for this property and the Camelot School property. This basin and the existing basin, Outlot A, have been sized appropriately to accommodate the ultimate development of the entire 15-acre property.

PARKING

The site is providing a total of 156 parking spaces. 56 of these spaces are above-ground for residents, visitors and any staff. 100 spaces are provided within the building as the ground floor. The parking requirement for retirement communities is between 0.75 spaces per unit up to a maximum of 1.25 spaces per unit. This range is made up of three different community's requirements which are similar in size to Crystal Lake within the American Planning Associations Parking Standards Planning Advisory Service Report. The site exceeds the maximum parking by 32 spaces.

ELEVATIONS

The building would be four stories with the first floor being the indoor parking. The first floor would be clad with brick veneer, which will continue up in two columns to a peaked roof on the front and rear elevations. The remainder of the exterior elevation would be fiber cement lap siding. Each unit would offer a balcony.

LANDSCAPE PLAN

The petitioners have provided a preliminary landscape plan. The petitioners will provide a final plan with the Final PUD submittal, which will be required to meet the foundation base, perimeter and parking lot site landscape requirements.

Findings of fact:

Preliminary Planned Unit Development

The petitioner is requesting approval of a Preliminary Planned Unit Development to allow the construction of the retirement community with variations in the B-2 PUD zoning district. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
   ☐ *Meets* ☐ *Does not meet*

2. The use will not be detrimental to area property values.
   ☐ *Meets* ☐ *Does not meet*

3. The use will comply with the zoning districts regulations.
   ☐ *Meets* ☐ *Does not meet*

4. The use will not negatively impact traffic circulation.
   ☐ *Meets* ☐ *Does not meet*

5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
   ☐ *Meets* ☐ *Does not meet*

6. The use will not negatively impact the environment or be unsightly.
   ☐ *Meets* ☐ *Does not meet*

7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
   ☐ *Meets* ☐ *Does not meet*

8. The use will meet requirements of all regulating governmental agencies.
   ☐ *Meets* ☐ *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.
   ☐ *Meets* ☐ *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.
    ☐ *Meets* ☐ *Does not meet*

In addition PUDs must also meet the standards in Section 4-500 C. Development Standards and 4-500 D. 2 Additional standards for Planned Unit Developments Commercial PUDs.

1. Implements the vision and land use policies of the Comprehensive Plan.
   ☐ *Meets* ☐ *Does not meet*

2. Shall not result in substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matter of public health, safety and welfare.
   ☐ *Meets* ☐ *Does not meet*

3. PUD's must provide transitional uses to blend with adjacent development.
   ☐ *Meets* ☐ *Does not meet*

4. PUD phases must be logically sequenced.
   ☐ *Meets* ☐ *Does not meet*

5. The density and intensity of a PUD shall be in accordance with the Comprehensive Plan.
   ☐ *Meets* ☐ *Does not meet*

6. All dimensional standards shall be listed within the PUD plan if they do not meet the Ordinance minimum standards.
   ☐ *Meets* ☐ *Does not meet*

7. The responsible parties for all on-site and other required public improvements shall be established and a utility plan indicating all proposed easements shall be provided.
   ☐ *Meets* ☐ *Does not meet*

8. Any private infrastructure shall comply with the city standards.
   ☐ *Meets* ☐ *Does not meet*

9. The PUD plan shall establish the responsibility of the applicant/developer.
   ☐ *Meets* ☐ *Does not meet*

10. A bond or letter of credit shall be posted to cover required fees or public improvements.
    ☐ *Meets* ☐ *Does not meet*

Planned Unit Development Variations
The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. If the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation request be lessened or denied.

Specific variation as part of the PUD
The petitioner is asking for a variation in conjunction with their PUD request. It is to allow a four-story building at 56 feet 6 inches in height, from the allowed two-story 28 feet height maximum. Recently Crystal Lake Plaza which is west of this site along Route 14 was granted a height variation to allow up to 40 feet. Immanuel Lutheran School to the west of this site along Main Street is within the R-2 zoning district and is permitted to be 40 feet in height. The developer is reducing the on-site impervious coverage by locating the majority of the parking underground as the first floor, which then increases the height of the building.

Findings of Fact:
USE VARIATION
As illustrated previously in the Land Use Table, this type of residential use is not a permitted use within the B-2 zoning district. B-2 zoning is intended for general business uses. It is evident from recent applications that the nature of this area is changing from the envisioned commercial corridor to more office and low impact residential uses. The proposed project would be independent living for persons 55 years of age and better. This location would allow them to use the existing medical office, retail and recreational services in the vicinity.

Recommended Conditions:
If a motion to recommend approval of the petitioner's request is made it should be with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Thomas Crystal Lake, LLC, received 04/13/10).
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   D. The two building areas where the garage doors are located should be a separate color and/or material.
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7. The petitioner shall address all of the review comments and requirements of the Engineering and Building, Fire Rescue, Police, Public Works, and Planning and Economic Development Departments.

City of Crystal Lake
Development Application

Office Use Only
File # 2010 - 24

RECEIVED
APR 13 2010
BY:

Project Title: Crystal Lake Senior Apartments

Action Requested

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

Petitioner Information

Name: Thomas Crystal Lake, LLC
Address: 343 Wainwright Drive
Suite B, Northbrook, IL 60062
Phone: 847-291-3400
Fax: 847-291-1691
E-mail:

Owner Information (if different)

Name: Elgin Bancshares, Inc.
Address: P.O. Box 641
Elgin, IL 60121
Phone:
Fax:
E-mail:

Property Information

Project Description: Development of a four-story senior housing development to provide independent living.

Project Address/Location: 5 acres located on Congress Parkway at corner of Congress Parkway and Main Street

PIN Number(s): 19-04-303-008

Development Team

Please include address, phone, fax and e-mail

Developer: Thomas Crystal Lake, LLC

Architect: Fitzgerald Associates Architects, 912 West Lake Street, Chicago
www.fitzgeraldassociates.net; phone: 312-563-9100; fax: 312-536-1919

Attorney: Kelly A. Cahill, Zukowski, Rogers, Flood & McArdle, 50 Virginia Street, Crystal Lake, IL 60014; phone: 815-459-2050; fax: 815-459-9057; kcahill@zrfmlaw.com

Engineer: Frank Cuda, Scheflow Engineers, P.C., 1814 Grandstand Place, Elgin, IL 60123; phone: 847-697-7095; fax: 847-697-7099; office@schefloweng.com

Landscape Architect: Fitzgerald Associates Architects

Planner: _____

Surveyor: _____

Other: _____

Signatures

Kelly A. Cahill Kelly A. Cahill 4/9/10

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.

JILL MARKOWSKI 4-8-10

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.

10-24

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE

IN THE MATTER OF THE APPLICATION OF Elgin Bancshares, Inc., as Owner and Thomas Crystal Lake, LLC, as Developer

LEGAL NOTICE

Notice is hereby given in compliance with the Zoning Ordinance of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission of the City of Crystal Lake upon the application of Elgin Bancshares, Inc., Owner and Thomas Crystal Lake, LLC, the Developer, relating to the property located on Congress Parkway at corner of Congress Parkway and Main Street consisting of 5 acres, PIN no. 19-04-303-008.

This application is filed for the purpose of a request for approval of a preliminary PUD to allow senior independent living apartments, a variation from Article 3 Section 3 Density and Dimensional Standards to allow a building at 56 feet 6 inches exceeding the maximum height of 28 feet and two stories and a use variation from Article 2, Land Use of the Unified Development Ordinance, to allow a continuing care retirement community without nursing facilities, in the "B-2" zoning district and in accordance with Article 4, Section 4-500, entitled Planned Unit Development Standard of said ordinance.

A public hearing before the Planning and Zoning Commission on the request will be held at 7:30 p.m. on Wednesday, May 5, 2010, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Thomas Hayden, Chair
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald April 19, 2010)

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, APRIL 21, 2010
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

The meeting was called to order by Vice Chair Greenman at 7:30 p.m. On roll call, members Batastini, Esposito, Jouron, McDonough, Skluzacek, and Greenman were present. Members Goss and Hayden were absent.

Michelle Rentzsch, Director of Planning and Economic Development, Latika Bhide and Elizabeth Maxwell, both Planners, were present from Staff.

Mr. Greenman stated that this meeting is being televised now as well as being recorded for future playback on the City's cable station.

2010-24 CRYSTAL LAKE SENIOR HOUSING PROJECT – SW Congress & Commonwealth – PUBLIC MEETING
A motion is requested to set a public hearing date of May 5, 2010.
Preliminary Planned Unit Development, Variations for a senior independent living development.

Mr. Greenman said the petitioners are present to give the Commissioners an overview of the project and to set a public hearing date.

Kelly Cahill, attorney, Tom Monico, developer, were present to represent the petition. Ms. Cahill said this project is for people age 55 and older and is located across from Health Bridge. The property has been vacant for some time and they are proposing an affordable senior independent living facility. The building will be 4 stories with the first floor being used for parking. That will reduce the impervious surface of the property. Ms. Cahill showed the site plan for the proposed development as well as color renderings from various angles. She said the entry will be covered and there will be many amenities such as a gym, craft room, etc. Ms. Cahill stated that the developer has several in the area including one in Glenview and one under construction in Fox Lake.

Ms. Cahill said the property is zoned "B-2" and they are requesting a use variation to allow this development in the district. She said this residential use will bring customers in close proximity to businesses, medical facilities, and the downtown area. The density and high quality building materials will add to the property values in the area. She said if this development were to be put next to a residential area, there would be more of an impact on that residential use. Ms. Cahill said this will be a great engine for economic growth and it fits in with the surrounding uses.

There was no one in the public who wished to speak on this petition.

Mr. Batastini asked if these units will be rented or owned. Mr. Monico said the units will be rentals for

the first 15 years. Then they will likely go condo. Mr. Batastini said the building is nice and has good features but it reminds him of a hotel. He is not asking that the building be all brick but it would be nice to have brick further up the building with some type of banding. Mr. Batastini asked if the age restriction is part of the PUD approval. Ms. Maxwell said that could be added as a condition.

Mr. Batastini said he has a concern with traffic. The area is loading up with uses and traffic in that business park is crazy. He asked if a traffic study is required. Ms. Maxwell said Congress Parkway is already designed to handle the traffic. Mr. Batastini said they are getting more non-traditional uses in this area. He asked if a rear access point was being considered. Ms. Maxwell explained that behind this building is the detention basin. There will be a frontage road between all three properties so people can get over to Commonwealth Drive. In addition, she stated the Fire Rescue Department is not requiring the access behind Camelot and their Final PUD request will request its removal. Mr. Monico said more senior drive today but during non-peak hours. That is what they have found at their other locations.

Mr. Jouron asked about the exterior storage. Mr. Monico said each unit has their own furnace and that area is not for storage.

Mr. McDonough said 20 units to the acre seems a bit high. He is 55 and drives during rush hour daily. Mr. Monico said the average age at their current locations is 70. Mr. McDonough asked about the classification of "continuing care facility" used in the staff report. Ms. Maxwell said the UDO doesn't have a designation of independent senior living and the classification used was the closest to this use.

Mr. Skluzacek said he is concerned with the parking spaces especially at the end. He is afraid that people will have a problem backing out. Mr. Monico said there won't be any parking in the corners and not all of the parking spaces will be filled. Each unit will have one parking space assigned to it.

Mr. Greenman reviewed the comments that were made by the Commissioners. He suggested that the petitioner review the conditions listed in the staff report and at the next meeting be ready to review them.

Mr. Monico said they have a project that is up and running in Glenview on Patriot Drive. It is located in The Glen and he would be happy to give anyone a tour if they would like to go through it.

Mr. Esposito moved to continue 2010-24 Crystal Lake Senior Housing Project and set the public hearing date to May 5, 2010. Mr. Batastini seconded the motion. On roll call, all members voted aye. Motion passed.

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, MAY 5, 2010
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

The meeting was called to order by Chair Hayden at 7:30 p.m. On roll call, members Batastini, Esposito, Goss, Jouron, McDonough, and Hayden were present. Members Greenman and Skluzacek were absent.

Mr. Hayden asked those in attendance to rise to say the Pledge of Allegiance. He led those in attendance in the Pledge.

Michelle Rentzsch, Director of Planning and Economic Development, Latika Bhide and Elizabeth Maxwell, both Planners, were present from Staff.

Mr. Hayden stated that this meeting is being televised now as well as being recorded for future playback on the City's cable station.

2010-24 CRYSTAL LAKE SENIOR HOUSING PROJECT – SW Congress & Commonwealth – PUBLIC HEARING
This petition was continued from the April 21, 2010 PZC meeting.
Preliminary Planned Unit Development and variation for a senior independent living development.

Mr. Hayden stated that the fees have been paid, and the sign has been posted. He said the surrounding property owners have been notified and the Certificate of Publication is in the file. Mr. Hayden waived the reading of the legal notice without objection.

Kelly Cahill, attorney, Tom Monico, developer, Mike DeRouin, architect, and Frank Cuda, engineer, were present to represent the petition. Ms. Cahill said this project is 100 unit 4-story building for people age 55 and older and is located across from Health Bridge. The property has been vacant for some time and they are proposing an affordable senior independent living facility. She said this use will build a customer base for the businesses on Route 14 and Downtown Crystal Lake. This project will also increase the property values in the area. Ms. Cahill added that if this residential project were to be put in a residential area they are sure the residents would not care for a 4-story building next to or near their property. This project will provide a benefit to the community.

Mr. Monico said the large units will be 1 and 2 bedrooms and they want this to be a high quality development. He added that the construction company has built Lakepointe Towers in Chicago as well as being the preferred builder for Crate and Barrel as well as the Disney Stores. The architectural firm has won many awards for their designs. Mr. Monico described several of the amenities such as a gym, craft room, etc. The units range in size from 700 to 1000 square feet and each unit has a balcony. He said this development will be similar to the one in Glenview and one under construction in Fox Lake.

Mr. Monico said their marketing shows there is a ready market here in Crystal Lake. Their research shows that 70% of the occupancies are from area residents and the remaining 30% are from people wanting to move close to their families in the area. He added that they will be the long term holders of the property.

Mr. DeRouin said they have done residential developments in all shapes and sizes. This building will be "H" shaped with parking both enclosed and outside. He showed the site plan and aerial view of the development. The roof is a hip roof to keep the height of the building down. Mr. DeRouin passed around samples of materials and colors and showed the elevations of the building. He said they increased the height of the brick on the building and added a band. Mr. DeRouin said the mechanical closets don't project out past the roof line and gives privacy to the balcony. They have changed the entry to lighten it up.

Ms. Cahill reviewed the criteria for both the PUD and Special Use Permit. They believe this use is desirable in Crystal Lake. This use won't impact traffic circulation and the architectural materials are high end. She said they have been working with staff to be sure they meet the City requirements.

Mr. DeRouin reviewed the changes to the elevations including adding a third garage door to load and unload the trash easier.

Ms. Cahill said there is a theme in the Comprehensive Land Use Plan. That is to have mixed uses and residential close to businesses. This allows people to live, work and play in the same area. Ms. Cahill said this also fills a market and it is affordable. She added that the only conditions that are of concern are 5B and D regarding different color materials by the front entrance and garage doors.

There was no one in the public who wished to speak on this petition. The public hearing was closed at this time.

Ms. Maxwell stated that revised plans were received and condition #1A date should be changed from 4-13-10 to 5-3-10.

Mr. McDonough asked if this property were zoned Residential what district would this use best fall in. Ms. Maxwell said "R-3b." Mr. McDonough asked what the allowable density would be. Ms. Rentzsch said it would be 9 units per acre. Mr. McDonough said when looking at a PUD they look at the overall site creativity for bonus density. He said he is struggling with the creativity of the building design and this development pretty much fills the entire site. Mr. McDonough asked what the floors are made of. Mr. DeRouin said the first floor is pre-cast concrete and the others are wooden trusses. Mr. McDonough asked what the cost per square foot of the building is. Mr. DeRouin said approximately $105 to $110 per square foot for the complete exterior and building structure. Mr. McDonough said that is not what he would call high quality building price.

Mr. Goss is concerned with the parking garage and asked what would be the size of the drive aisles and

widths of the parking spaces. Mr. Thomas said they would be standard size. He said they found in their Glenview site that seniors drive smaller sized cars. Mr. Goss said he would prefer more color above the portico to make it more distinctive. Mr. McDonough added that he would prefer the brick that was removed be put back.

Mr. Esposito asked if a senior would park outside of the building would they need to walk around to the front of the building to enter. Mr. DeRouin said there are areas such as the fenced courtyard in the rear that could be keyed to allow entry. He said they could also go through the garage.

Mr. Batastini said this use makes sense here. It is very close to many things. He asked if the brick to be used is regular size brick or a thin brick cover. Mr. DeRouin said it is a full size brick. Mr. Batastini said he is concerned that there are no sidewalks shown on the plan and he feels that the seniors will be active and walking in the area. He doesn't want them walking in the street. He is also concerned with how hard it is currently to get out of Health Bridge which is across the street from this development at just about any time of the day. It will be very difficult for the senior to get out of this development. Mr. Batastini said he would prefer that a connection be made to the property to the south. Ms. Maxwell said that is the detention area. She said the residents can access Commonwealth Drive. Mr. Batastini suggested a bridge to go over the detention area and connect to the property to the south.

Mr. Batastini asked what will happen if this development doesn't fill up with 55 years or older seniors. He said he is not in favor of changing the age restriction. Mr. Monico said he has complete confidence that this building will be full and the number of people turning 65 goes up every year. Mr. Batastini said this is a nice project but was hoping for more masonry elements since just about everything in the business park is brick. He would like the entry way to be brick up to the roof to distinguish it from rest of the building. Mr. Batastini added that this is a lot of units to this building. Mr. Monico said the brick was increased to 30%. He said there are 144 units at Glenview. Mr. Batastini said most of the buildings in the business center are brick except for the warehouse buildings. He also worries about the seniors getting in and out of the site regularly because of the congestion there.

Mr. Jouron said he is not crazy about the color scheme for the building. Mr. McDonough said he is not concerned about the color as much as the density of the project and the cost of the building. He said the school that will be built next to this property is only going to be 2 stories tall and the building in Glenview that is similar to this project is only 3 stories tall. Mr. McDonough said this size of a building is more suited for a larger lot that will allow open space and walking paths for the seniors to use. He does agree that the use is ok in this area.

Mr. Jouron said the Commission has been picky before. Mr. Batastini said the Bickford Cottage building originally looked similar to this and with some changes it looks beautiful. Mr. McDonough said that is not a fair density comparison. They have rooms and not apartments. The density is not comparable.

Mr. Hayden is concerned with the massiveness of the building. He doesn't have a problem with a 3

story building and the garage underground. Mr. Monico said that increases the cost of the entire building. The parking for the Glenview site is underground but the Village gave them the additional property and a $1 million loan. He doesn't believe there is enough room on this site to allow for the ramps to go to an underground garage.

Mr. Hayden said they need to get back to discussing the fundamentals of this project. He asked what would happen with this project if it doesn't work out like the petitioner thinks it will. What would the site be turned into? Mr. Monico said marketing is an important point. Ms. Cahill said a condition could be added restricting the age. Mr. Hayden said that is the fear. This is giving up commercial for residential. Mr. Monico said their least fear is marketing. He said in Glenview they didn't even put up additional signage and closed the applications after 1 month with the building was filled in 3 months. He added that the Fox Lake site has over 120 people on the list for 75 units. Mr. Hayden said those are indicators but not necessarily what would happen here.

Mr. Hayden agrees with the Commissioners that the building is very large for this site. He asked about the length of the leases. Mr. Monico said they will be 1 year with no subleasing.

Mr. Hayden said this building looks like a less expensive hotel. Mr. Monico said they will add more masonry. Mr. Batastini said he struggles with the negative impact on traffic. It will be a hassle to get in and out there. He said this is a Special Use Permit without rezoning. He asked if this should be rezoned. Ms. Cahill said staff preferred the use variation. It is safer to have the variation because once the property is rezoned it stays rezoned.

Mr. McDonough asked about the rent. Mr. Monico said the rent will be between $600 to $840 per month not including utilities. Mr. McDonough said that is very inexpensive. Mr. Monico said they will hold the building for at least 15 years.

Mr. Batastini said he doesn't believe this project meets some of the findings of fact. He said the traffic volume is steady all day because of the types of uses in the business center. Mr. Goss said the master plan shows this property as office which would create more traffic that this use. Mr. Esposito said he lives off of Golf Course Road and there are townhouses there with many seniors. He believes Golf Course Road is just as busy as Congress Parkway.

The consensus of the Commission was the use was ok for the site.

Mr. Hayden said the next question is the size of the building. Mr. Goss said he is concern that the school next door is half the height. Mr. McDonough said he is concerned with 10 to15 years down the road and fears that they will be looking at a building in need of upgrading. Mr. Jouron feels it is too tall for the area. Mr. McDonough asked how tall the Crystal Lake Medical Arts building is. Ms. Rentzsch said it is 3 stories and so is the medical building across the street from it. Mr. Esposito said he is not opposed to it. Mr. Hayden feels it is too massive and possibly more details would help as well as underground parking. He asked if there is anything the City can do to keep the building from going condo. Ms.

Maxwell said that would require a condo plat.

Mr. Monico said they would be willing to add masonry to the building but he isn't sure where it would look the best. Also the underground parking would be expensive since there would need to be lights on 24 hours a day because it is public space besides there the fact that there isn't room for ramps to get down to the property. Mr. McDonough said he would prefer to see what the changes would be prior to approval. Ms. Cahill said they are under a time frame to apply for state funds for affordable housing tax credits. Mr. Monico said if they show the state that this project is in the review process there is a possibility that they may get the approval but it's also possible to be denied. Mr. Goss suggested a special meeting next week. Ms. Maxwell said the Council information is due on Wednesday at noon. Mr. Monico suggested that they vote on the use variation and continue the remaining request to the next meeting. They will continue with the state application process and hope for the best.

Mr. Batastini moved to continue the Preliminary Planned Unit Development for a senior independent living development for Crystal Lake Senior Housing Project to the May 19, 2010 PZC meeting. Mr. McDonough seconded the motion. On roll call, all members voted aye. Motion passed.

Mr. Batastini moved to approve the Use Variation from Article 2, Land Use of the Unified Development Ordinance, to allow a continuing care retirement community without nursing facilities, in the "B-2" zoning district for Crystal Lake Senior Housing Project located at the southwest corner of Congress Parkway and Commonwealth Drive with the age restriction of 55 years or older. Mr. McDonough seconded the motion. On roll call, all members voted aye. Motion passed.

Site Area = 217,800 sf (5 acres)

Building Footprint = 48,350 sf

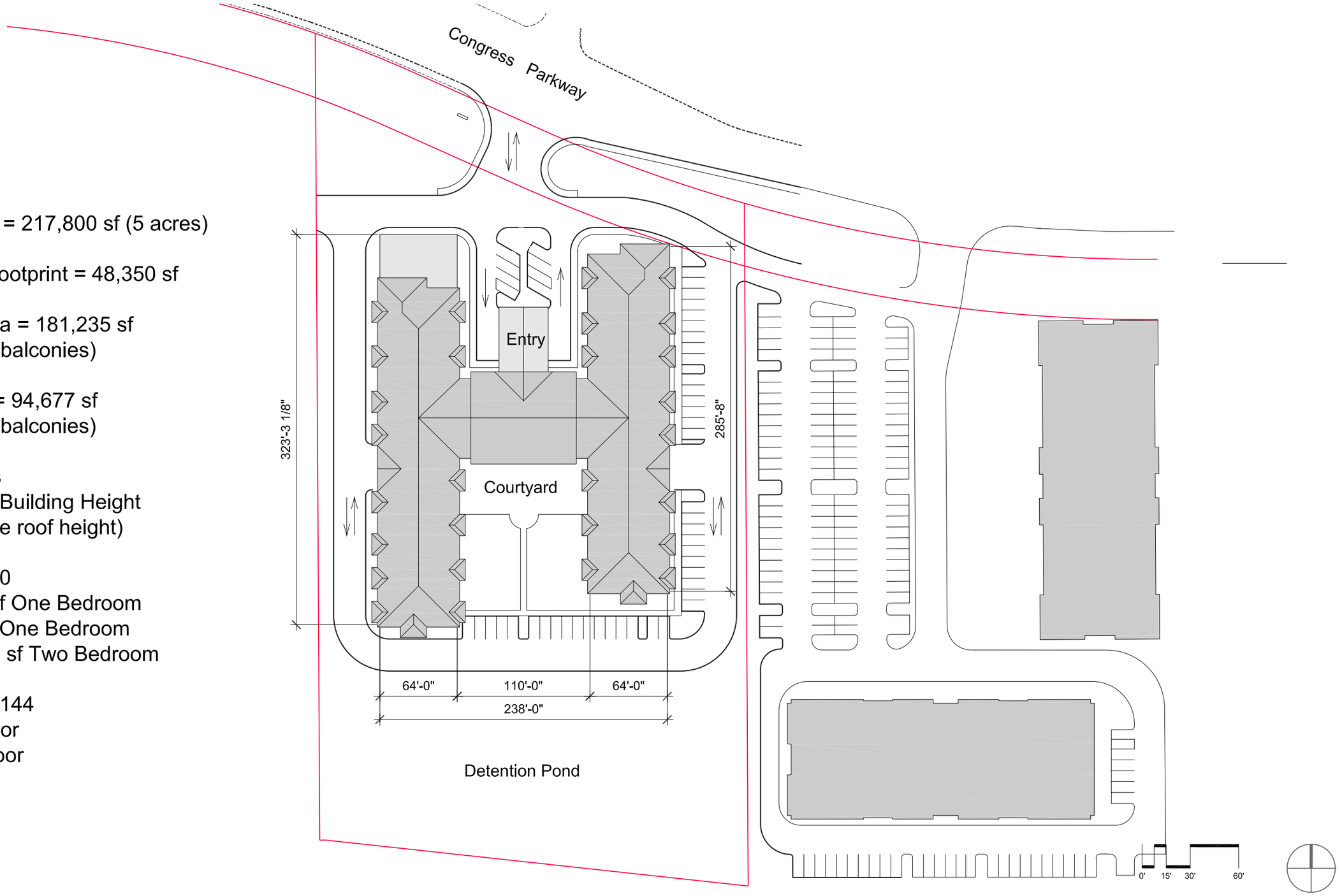
Gross Area = 181,235 sf
(excludes balconies)

Net Area = 94,677 sf
(excludes balconies)

(4) Stories
56'-4 3/8" Building Height
(to average roof height)

Units = 100
(33) 767 sf One Bedroom
(1) 770 sf One Bedroom
(66) 1,016 sf Two Bedroom

Parking = 144
(100) Indoor
(44) Outdoor

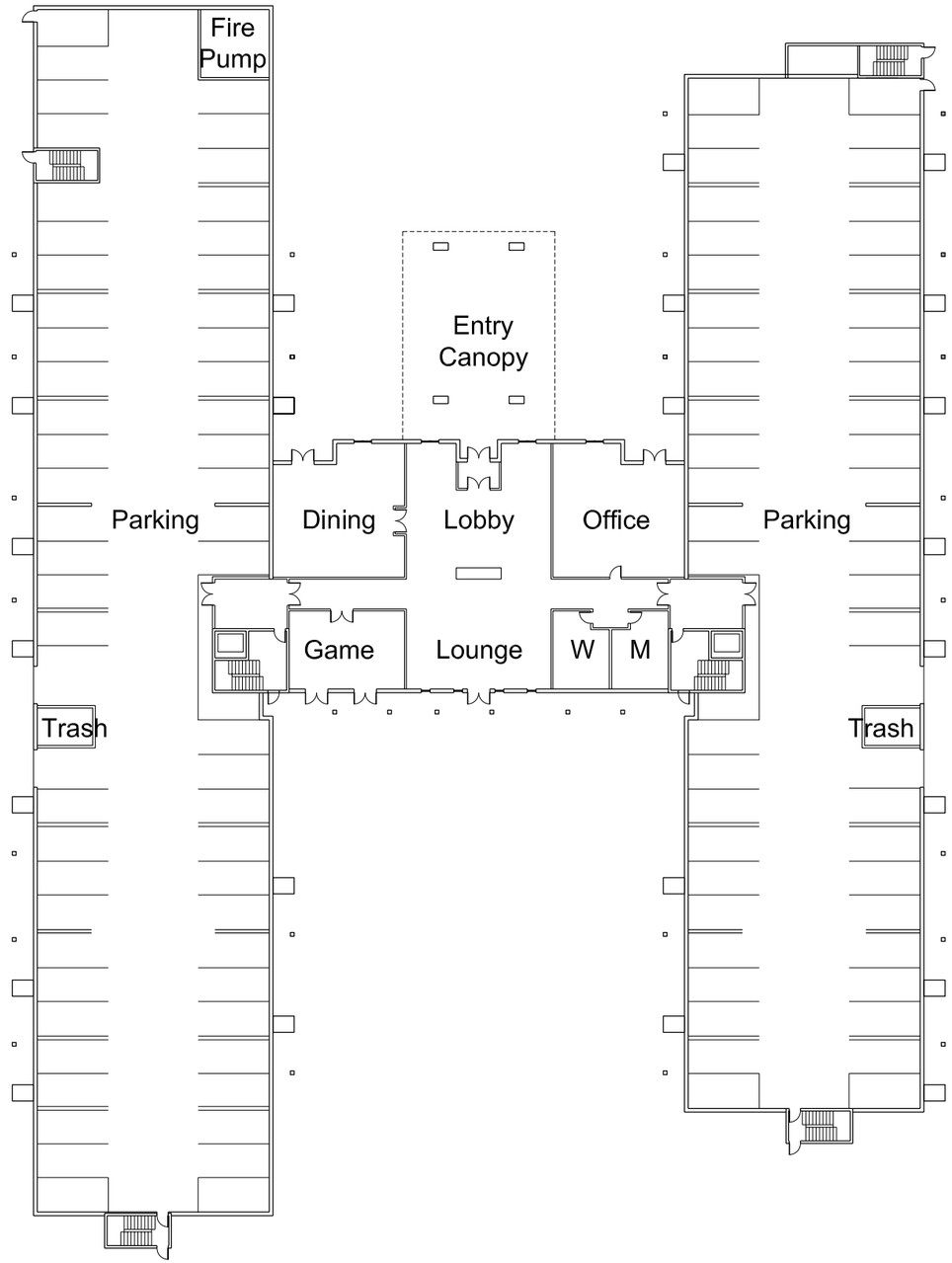


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Associates Architects

Site Plan

Crystal Lake Senior Apartments
Job #10002
05-14-2010

A0-1



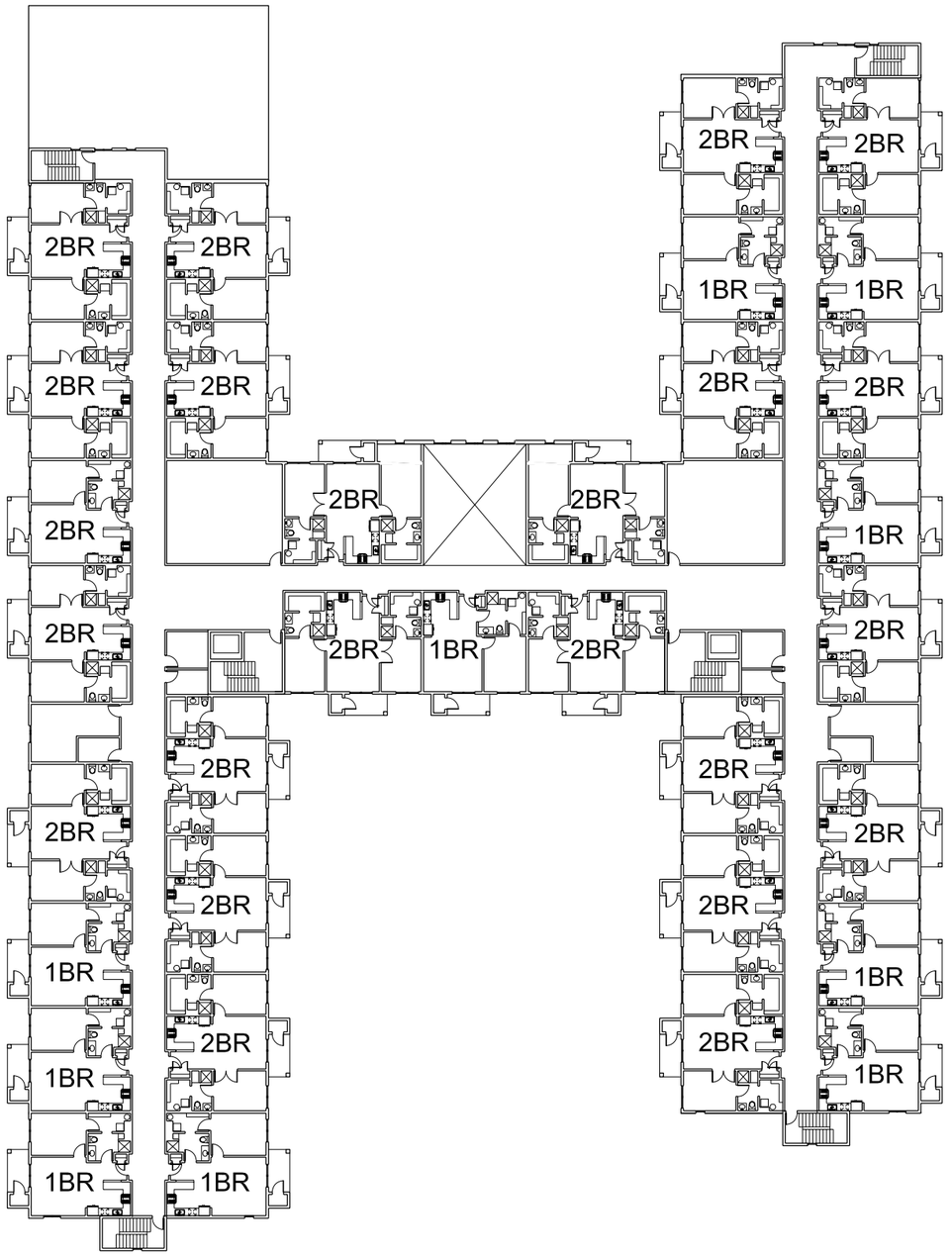
0' 10' 20' 40'

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Ground Floor Plan

Crystal Lake Senior Apartments
Job #10002
05-14-2010

A1-1



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Typical Floor Plan

Crystal Lake Senior Apartments
Job #10002
05-14-2010

A1-2



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North Elevation

Crystal Lake Senior Apartments
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05-14-2010

A2-1