#2012-35
Landover Corporation Apartment Housing
Project Review for Planning and Zoning Commission

Meeting Date: June 6, 2012

Request: Conceptual PUD review for an 84-unit multi-family apartment development

Location: Main Street and Teckler Boulevard (adjacent to Immanuel Lutheran Church)

Acreage: Approximately 5.6 acres

Existing Zoning: R-2 Single Family Residential

Surrounding Properties:

North:	R-2 Single Family Residential
South:	B-2 PUD General Commercial (The Commons)
East:	R-2 Single Family (portion of lot to be subdivided from this site)
West:	R-2 Single Family Residential (Immanuel Lutheran Church)

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The property is an existing approximately 12-acre lot, which is proposed to be subdivided into two lots. The first lot would be 5.6 acres for this project. The second lot would be approximately 6.4 acres with an unknown use.
- The site plan illustrates 4 buildings, (2) 20-unit buildings and (2) 22-unit buildings.
- The project is a workforce housing apartment complex. Workforce housing helps stabilize the daytime and nighttime population fluctuation.
- The petitioner is requesting a Conceptual PUD review.

Development Analysis:

Land Use/Zoning

- The site is currently zoned R-2 Single Family Residential, which allows 4.15 dwelling units per acre.
- The land use map shows the area as Urban Residential, which is planned for 1-4 dwelling units per acre.

- Previous similar projects reviewed were proposed in business areas. The request for those included a Use Variation, as changing one piece of commercial property in a commercial area would be seen as spot zoning and not practical if the residential use were to go away. This proposed site is zoned residential so it is logical to zone the property for the appropriate residential density; hence the rezoning and Comprehensive Land Use Amendment necessity.
- This project would require a rezoning to R-3B Multi-Family, which allows up to 9 dwelling units per acre.
- It would also require a Comprehensive Land Use Map Amendment from Urban Residential to High Density Residential. High Density Residential permits 6-10 dwelling units to the acre.
- 15 dwelling units to the acre are proposed, a density bonus would need to be granted.
- The proposed project is adjacent to the Immanuel Lutheran Church and school, a retail shopping area and near the MCCD Prairie Trail.

Site Layout

- There are (4) 3-story apartment buildings oriented around the perimeter with parking in front and to the sides.
- In the center of the parking area is an area of open space planned for a tot lot.
- An additional open space area is planned along the curve of Teckler Boulevard.
- Two entrances to the site are proposed off Teckler Boulevard.

Building Elevations

- The building is comprised of brick and siding with an asphalt roof.
- Other architectural details include shutters on a few windows and headers and sills around all of the windows.

Parking

- Multi-family housing requires 1.75 spaces per each 1 bedroom unit and 2.25 spaces per each 2/3/4 bedroom unit. The bedroom mix cannot be determined from the information provided.
- Parking is shown at 173 spaces, all as surface parking lots.

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

1. The site is zoned R-2 single-family. This project would require a rezoning of R-3B PUD and a Comprehensive Land Use Plan Amendment. Is this site appropriate for this type of development?

2. A density bonus would need to be granted. The City's UDO outlines three processes for receiving a density bonus:
    i. Through the PUD process. "In specific instances, encouraging high quality design and environmentally sensitive development by allowing increases in residential density or non-residential square footage where such increases are

justified by superior design or the provision of additional amenities such as public open space." The requirement has not been demonstrated by this development.

ii. Through the Inclusionary Zoning provision. "Inclusionary Dwelling Units (IDU's) at least 10% of the total number of units proposed and not more than 30% of the total number of units proposed for a project shall be IDU's." Anything less or anything more would not create a good mix of housing choices. This project is more than 30% it is 100% of the units, so it would not qualify for the density bonus.

iii. Transfer of Development Rights. "The 30% maximum may be exceeded if a Transfer of Development Rights (TDR) Agreement has been presented to the City." This requirement has not been demonstrated by this development.

3. A 20-unit building is a large building; the building should be designed to better break up the mass.

4. Sidewalk connections. Sidewalks are shown along this development, but they do not connect to any existing sidewalks leading to Main Street. These sidewalk connections should be installed. The sidewalk connection south to the Commons should line up with the existing sidewalk stub.

5. The traffic study is required to be revised which will determine the appropriate access and roadway improvements.

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CITY OF CRYSTAL LAKE
DEVELOPMENT APPLICATION

Office Use Only
File # _____

PROJECT TITLE: Residences of Crystal Lake



Action Requested:

	Annexation		Variations
	Rezoning	X	Conceptual PUD Review
	Special Use Permit		Comprehensive Plan Amendment
	Preliminary Plat of Subdivision		Preliminary PUD
	Final Plat of Subdivision		Final Planned Unit Development
	Other:		Final PUD Amendment

PETITIONER:

Name: Landover Corporation

Address: 80 Cedar Ridge, Ste. B
Barrington, IL 60010

Phone: 847-550-8500

Fax: 847-381-1887

E-mail: landovercorp@comcast.net

OWNER (IF DIFFERENT):

Name: Immanuel Evangelical Lutheran Congregation, Inc.

Address: 300 S. Pathway Court
Crystal Lake, IL 60014

Phone: 815-459-1441

Fax:

E-mail:

Property Information:

Project Description: The Applicant is proposing an 84 unit multi-family development on a 5.6 acre site.

Project Address/Location: The subject site is located on the east side of Teckler Boulevard directly south of the Immanuel Lutheran Church and School.

PIN Number(s): 19-05-428-001

Development Team

Please include address, phone, fax, and e-mail

Developer: Landover Corporation/Banner Apartments

Architect: BSB Design 3436 North Kennicott, Suite 100, Arlington Heights, IL 60004

Attorney: Lisa M. Waggoner, 4 N. Walkup Ave., Crystal Lake, Illinois 60014; 815 477 0830; (FAX) 815 477 0834

Engineer:

Landscape Architect:

Planner:

Surveyor:

Other:

Signatures:

PETITIONER: Print and Sign name Richard S. Sova Date 05/04/2012

As owner of the property in question, I hereby authorize the seeking of the above requested action.

By: Lynette Mobley 5/4/12

OWNER: Print and Sign name Lynette Mobley Date 05/04/12

NOTE: If the subject property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter which names all beneficiaries of the trust.



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SITE INFORMATION

UNIT TYPE	TOTAL
Residential	
20 Unit Buildings	40
22 Unit Buildings	44
TOTAL	84 Units
Site Area	5.6 Acres
Density	15 Du/Ac.
PARKING	
Surface Spaces	173
TOTAL	173 Spaces (2.1:1 Ratio)

North

Development Plan
Scale: 1"=50'

Concept Development Plan

Residences of Crystal Lake

Crystal Lake, IL

Landover Corporation

bsbdesign.com

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

Date: April 18, 2012

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BSB DESIGN



Front Elevation (Brick Option)
scale: 3/16" = 1'-0"

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Building Elevation
Residences of Crystal Lake
Crystal Lake, IL

Landover Corporation

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