#2014-32
Brownstones Conceptual PUD
Project Review for Planning and Zoning Commission

Meeting Date:	August 6, 2014
Request:	Conceptual PUD review for a 30-unit or 34-unit multi-family townhome development
Location:	NWC of Crystal Lake Avenue and Terra Cotta Road
Acreage:	Approximately 3.9 acres
Existing Zoning:	A-1 McHenry County
Proposed Zoning:	R-3B PUD Multi-Family Residential
Surrounding Properties:	North: R-1 Single Family Residential South: R-1 McHenry County East: A-1 McHenry County West: R-1 Single Family Residential
Staff Contact:	Elizabeth Maxwell (815.356.3615)

Background:

- The property is an existing 3.9-acre lot with a single family residence.
- The petitioner is requesting a Conceptual PUD review for annexation and rezoning to R-3B and the construction of a 30 to 34-unit "Brownstone" style townhome project.

Development Analysis:

Land Use/Zoning

- The site is currently zoned A-1 within McHenry County.
- The land use map shows the area as Urban Residential, which is planned for 1-4 dwelling units per acre.
- 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.

- If a total of 30 units were constructed the density would be 9.1 units/acre and if 34 units were constructed the density would be 10.3 units/acre.
- As part of the subdivision process, the utility lines would be required to be buried, unless granted a deferral and right-of-way would be dedicated.

Site Layout

- Two different site layouts have been provided. The first is a more traditional layout with 6-unit buildings facing the interior of the property. The second splits the buildings into 3 and 4-unit groupings and turns one group of buildings to front onto Terra Cotta Road.
- Resident and guest parking is along the west side of the site.
- An entrance is planned off Crystal Lake Avenue and off Terra Cotta Road.

Building Elevations

- The buildings are comprised of brick, block and siding with asphalt roofs.
- The buildings will take on a "Brownstone" feel with the large brick stairways leading to the units and the architectural materials.
- The front elevation is comprised of brick, with soldier course around the windows, and CMU block base. Vinyl siding makes up some trim elements of the bay windows, gable roof ends and dormers
- The rear elevation features CMU block base and vinyl siding. Shutters should be added to all the rear windows. There are also walk-out balconies off the rear from the kitchen/breakfast area.

Parking

- Multi-family housing requires 2.25 spaces per each 2/3/4 bedroom unit. The required parking is between 67 and 76 parking spaces.
- Each unit would have two garage parking spaces and space in front of the unit and 46 surface parking spaces would be provided.

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

1. The site is zoned A-1 in McHenry County, the petitioner would need annexation and R-3B PUD zoning. Is this site appropriate for this type of development?

2. The petitioner has provided two different site layouts, which layout is preferred?

3. Is the roof pitch, architectural materials and design details and overall height of the building acceptable? A height variation may be needed.

4. The petitioner is not acquiring the property to the north where Primrose Road would go through to Terra Cotta Road. The petitioner is proposing a separate driveway entrance/exit onto Terra Cotta Road. The straight alignment of Primrose would run into a high tension

power pole and the Engineering division is recommending the road angle south then connect to Terra Cotta.

a) Should this property be combined with the property to the north to construct Primrose to Terra Cotta?
b) Should this property be allowed a temporary drive onto Terra Cotta until such time as the property to the north is developed then work together to construct Primrose?

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City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Brownstones Concept

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JUL 28 2014
BY:

Action Requested

- ___ Annexation
- ___ Comprehensive Plan Amendment
- ___ 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: William Hauck
Address: 2 Dauphin Ct
Cary Il
Phone: 847-624-3272
Fax: 888-624-7629
E-mail: hauck@mc.net

Owner Information (if different)

Name: Jeff Wirchz
Address: 1009 State Highway 23
Harvard Il 60033
Phone: _____
Fax: _____
E-mail: _____

Property Information

Project Description: Brick Brown Stones at
Corner of Terra Cotta & Crystal Lake Rd

Project Address/Location: 10017 Terra Cotta.

PIN Number(s): 14.33.476.008.

Development Team

Please include address, phone, fax and e-mail

Developer: SELF

Architect: Joe Meyer

Attorney: _____

Engineer: Joe Meyer.

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

_____ 7/28/14.

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.

_____ 7/26/2014

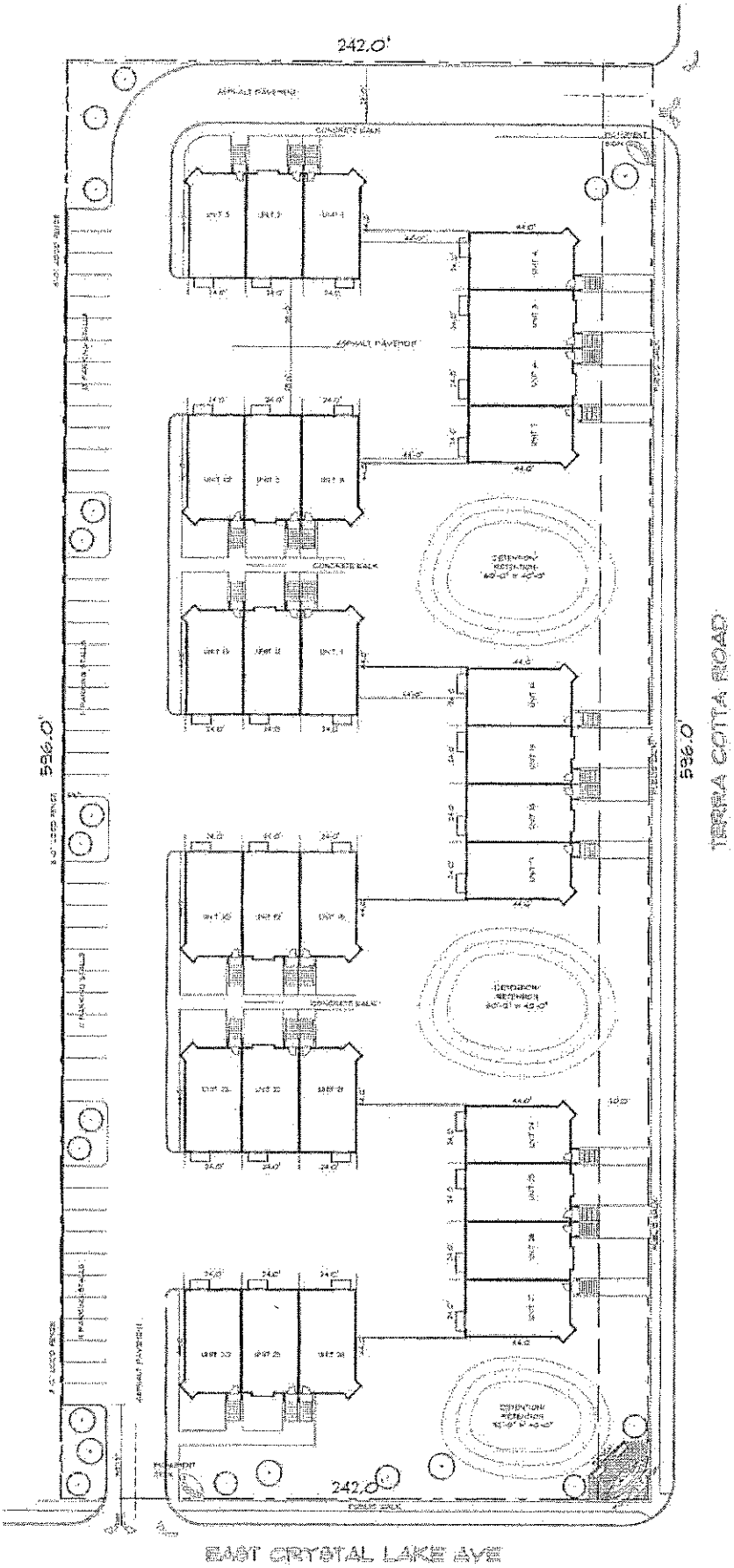
OWNER: Print and Sign name **Date**

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.

JOSEPH A. MEYER
STRUCTURAL & PROFESSIONAL ENGINEER
[illegible]

SITE PLAN
CRYSTAL LAKE, ILLINOIS 60014





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SITE PLAN

SCALE: 1" = 30'-0"

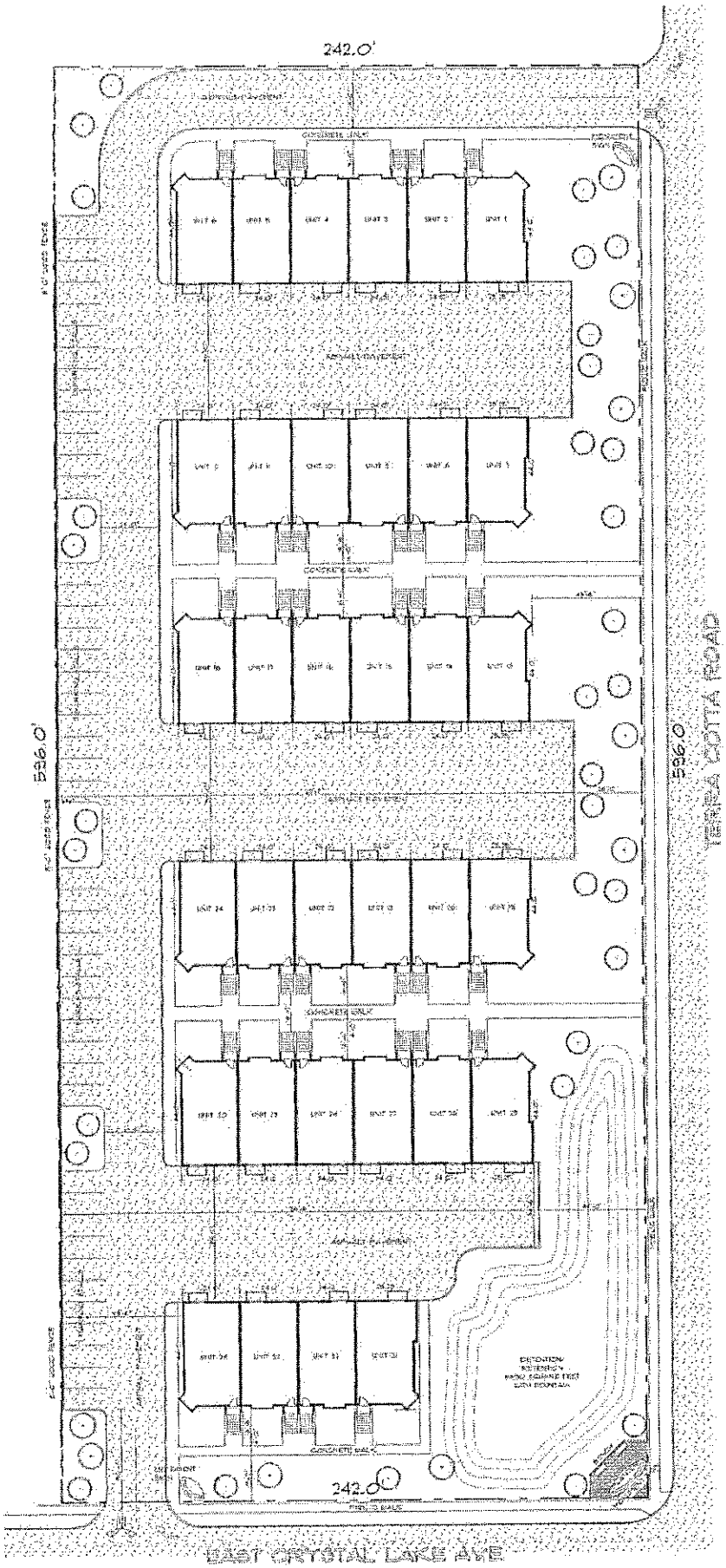
JOSEPH A. MEYER

STRUCTURAL & CIVIL ENGINEERING CONSULTANTS

SITE PLAN

CRYSTAL LAKE, ILLINOIS 60014





2014 22

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SITE PLAN

SCALE: 1" = 30'-0"

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SCALE 1/4" = 1'-0"

LEFT ELEVATION

Summary

PLANNING COMMISSION

August 6, 2014

Applicant
Jeffery Witchie
Bill Hauck

Architect / Structural Engineer
Joseph Meyer & Associates

Property Location
NW Corner Terra Cotta Rd. and Crystal Lake Ave.

Total Lot Area
3.95 Acres (unincorporated)
3.95 Acres

Zoning Unincorporated

Approval Sought
Site Plan Approval, Rezoning, and Annexation to allow for the construction of a residential development.

Requested Action
Provide feedback with respect to the proposed Concept Plan.

PUD Development – Terra Cotta Rd & Crystal Lake Ave.



Process

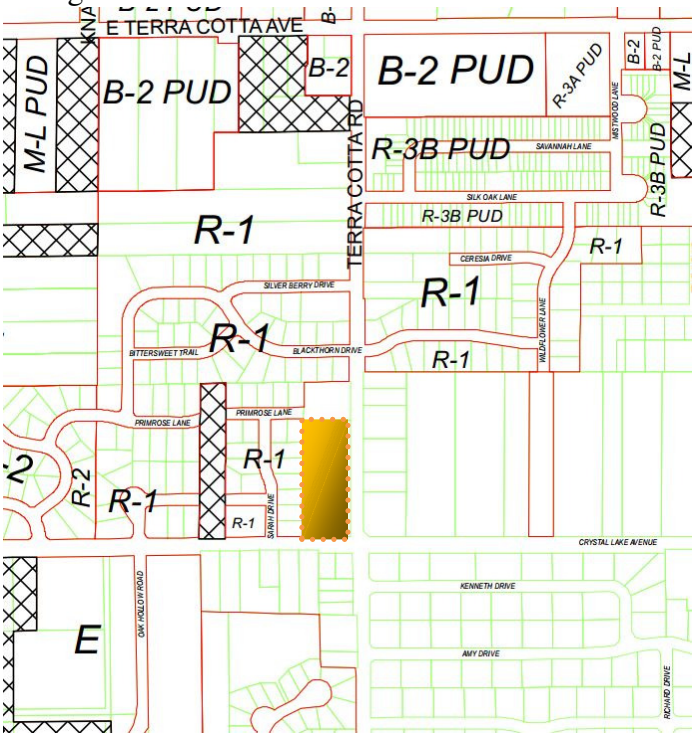
LOCATION MAP

At this time, the Petitioner seeks input from the Plan Commission (PC) with respect to the **CONCEPT PLAN** for the subject site. As such, they have submitted for review an abbreviated set of plans consisting of a Site Plan and an example of the anticipated housing type. If the PC finds the site layout acceptable, the Petitioner will commence completion of a full submission package, which will be reviewed by Staff per the Village's normal operating procedures. Ultimately, this project will require Site Plan approval, Rezoning and Annexation, requiring a public hearing and final approval by the Village Board.

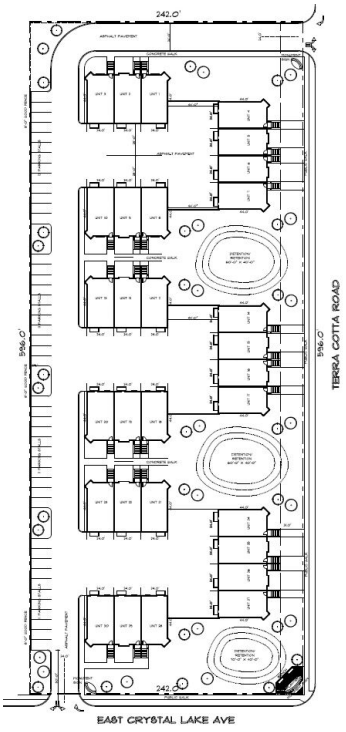
****No formal action is required at this meeting****

Property Description

The subject property is comprised of a single parcel; the parcel is currently zoned A1 in McHenry County, the parcel is unincorporated Crystal Lake. As such, annexation of this parcel will be required as part of the approval process. The total site area is 3.95 acres, located just outside the Village.



Zoning Map



Concept site plan

Project Review

Public Improvements

The developer is required to construct a new street on the northern edge of the property. This street will serve this property as well as any future redevelopment to the north. New utilities will be brought in, including sanitary sewer, storm sewer, and water service. The corner of Terra Cotta Road and Crystal Lake Ave will feature the monument sign and public paver patio corner with benches overlooking the detention pond area.

Development Concept

Along Crystal Lake Ave, a row house product will be constructed, the concept plan shows sidewalks connecting to collector walks that will connect directly to the public sidewalk; at the rear, garages are accessed via a new north south street and parking area. The concept plan proposes the construction of 30 units. The units are oriented north to south with front semipublic courtyards between buildings providing each unit with front yards. The site is planned to leave ample amounts of landscaping and greed space to the east along Terra Cotta Road with the buildings themselves being setback 31.0 feet from the property line and about 40.0 feet from Terra Cotta Road and 54.0 feet from Crystal Lake Ave.

Project Phasing

Staff proposes the following phasing plan in order to meet the developer's needs and satisfy the Village's expectations:

Phase 1

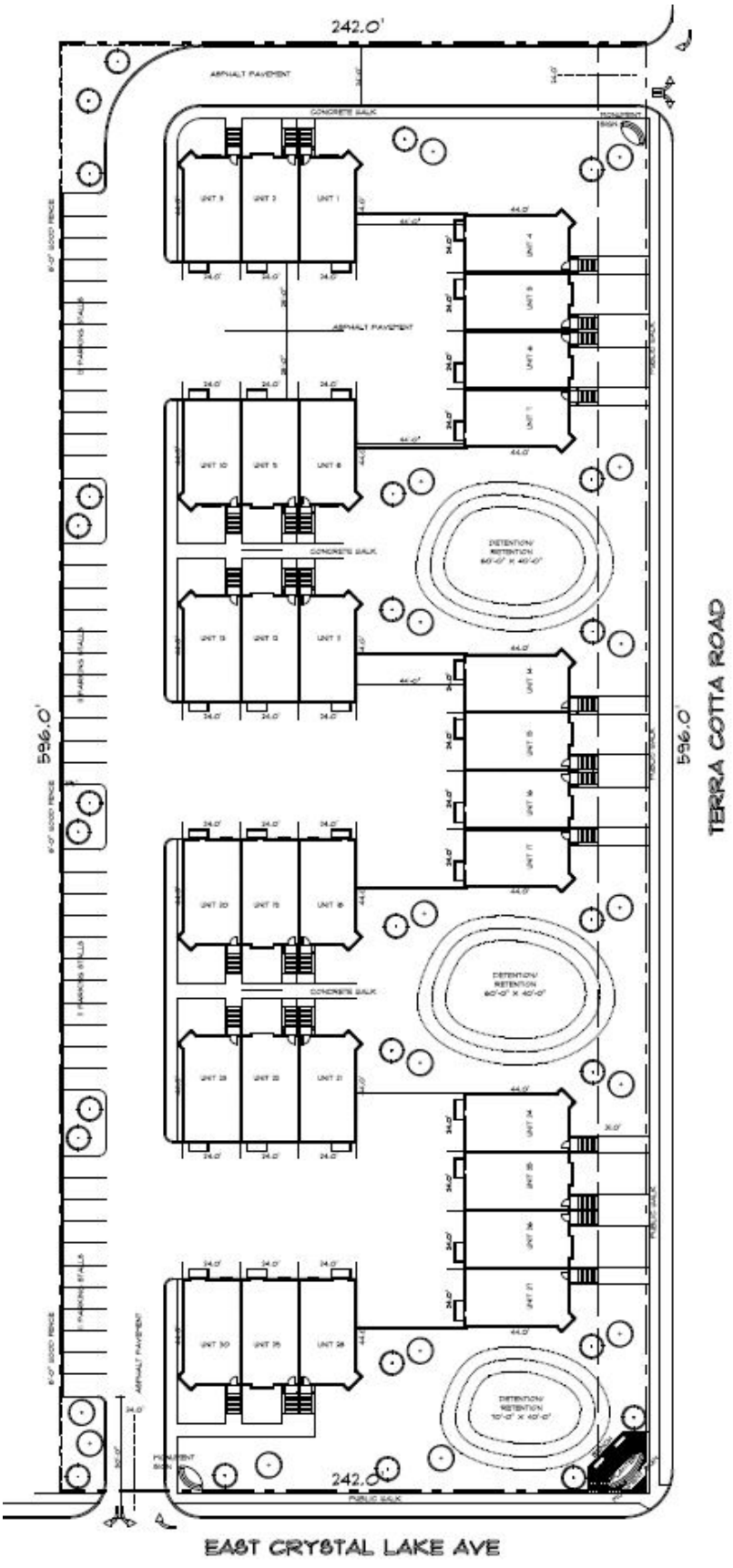
- The South Half of the street is constructed
- Parking at west end south half installed
- Sanitary sewer, storm sewer and water utilities installed south half
- Grading and detention areas constructed along south half
- Landscaping installed along south half of Terra Cotta Road
- The Crystal lake Avenue residential structure is constructed
- Monument sign on Crystal Lake Ave and at corner of Terra Cotta is Constructed with public patio and benches at detention pond area

- *Phase 2 (*After three (3) three unit and one (1) four unit buildings facing Terra Cotta Road at the south half have been constructed.)

- The internal residential structures are constructed
- The full street loop to Terra Cotta is completed with parking North half developed
- Grading, Utilities and landscaping installed
- Monument sign on Terra cotta entrance installed

Residential Design

An example of the housing product contemplated is included in the packet.



Phase 2 North End

Phase 1 South End

Site Plan



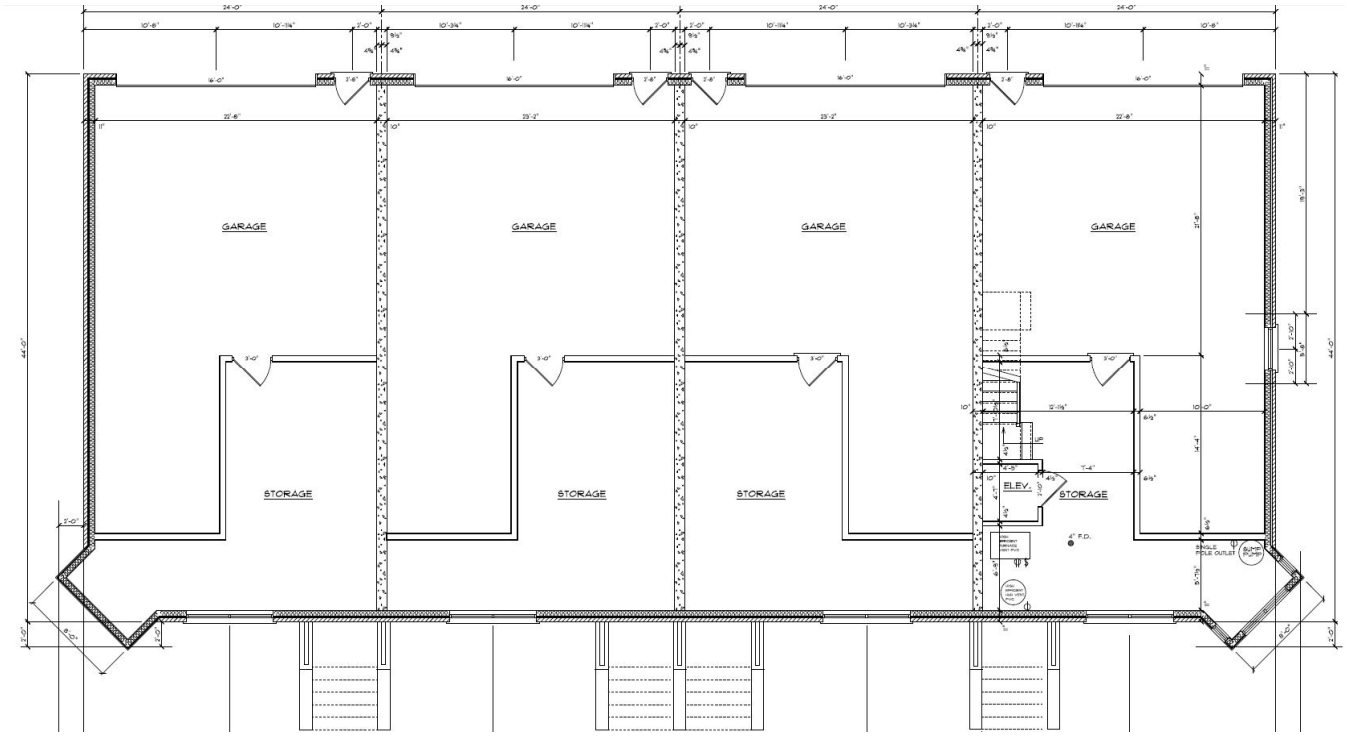
Front Elevation – Elevation at Terra Cotta Ave featuring covered porches & large bay windows.



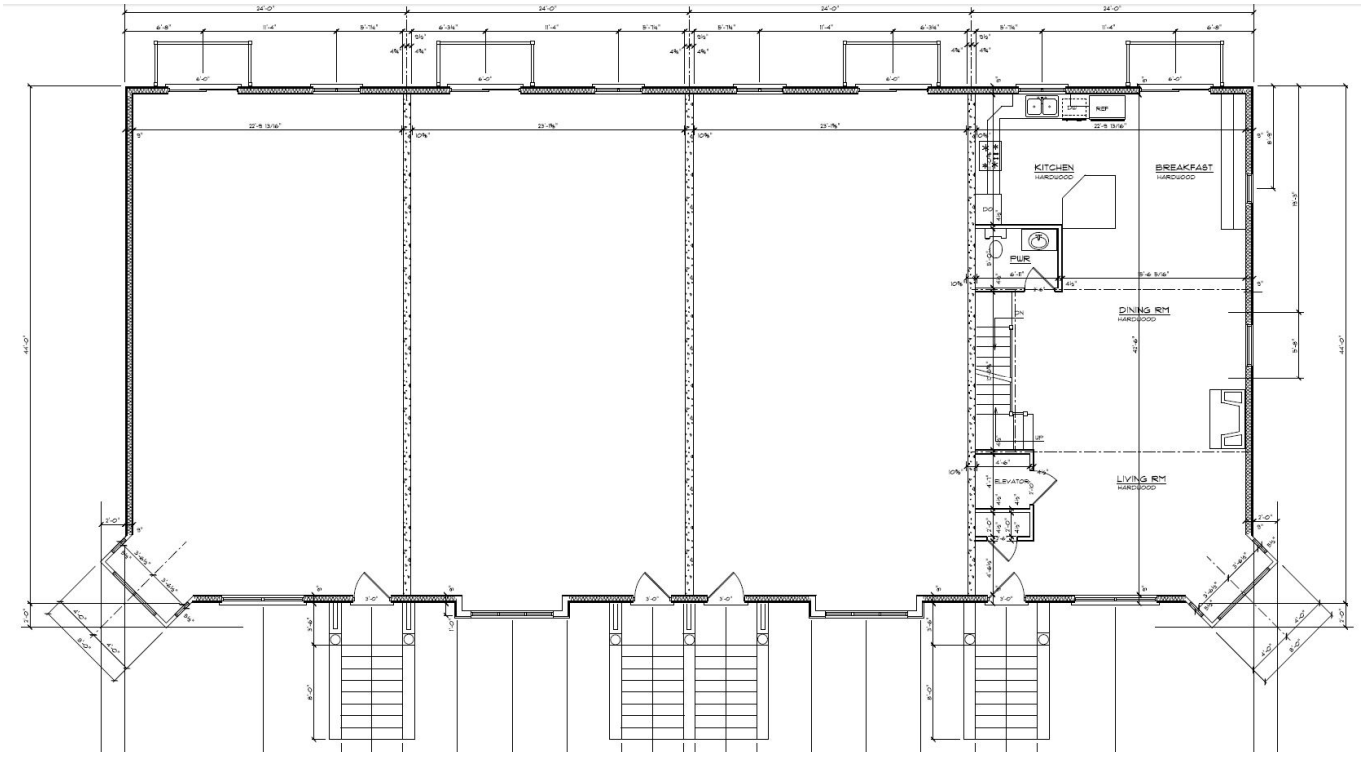
Side Elevation –Featuring large corner bay & double gable facade



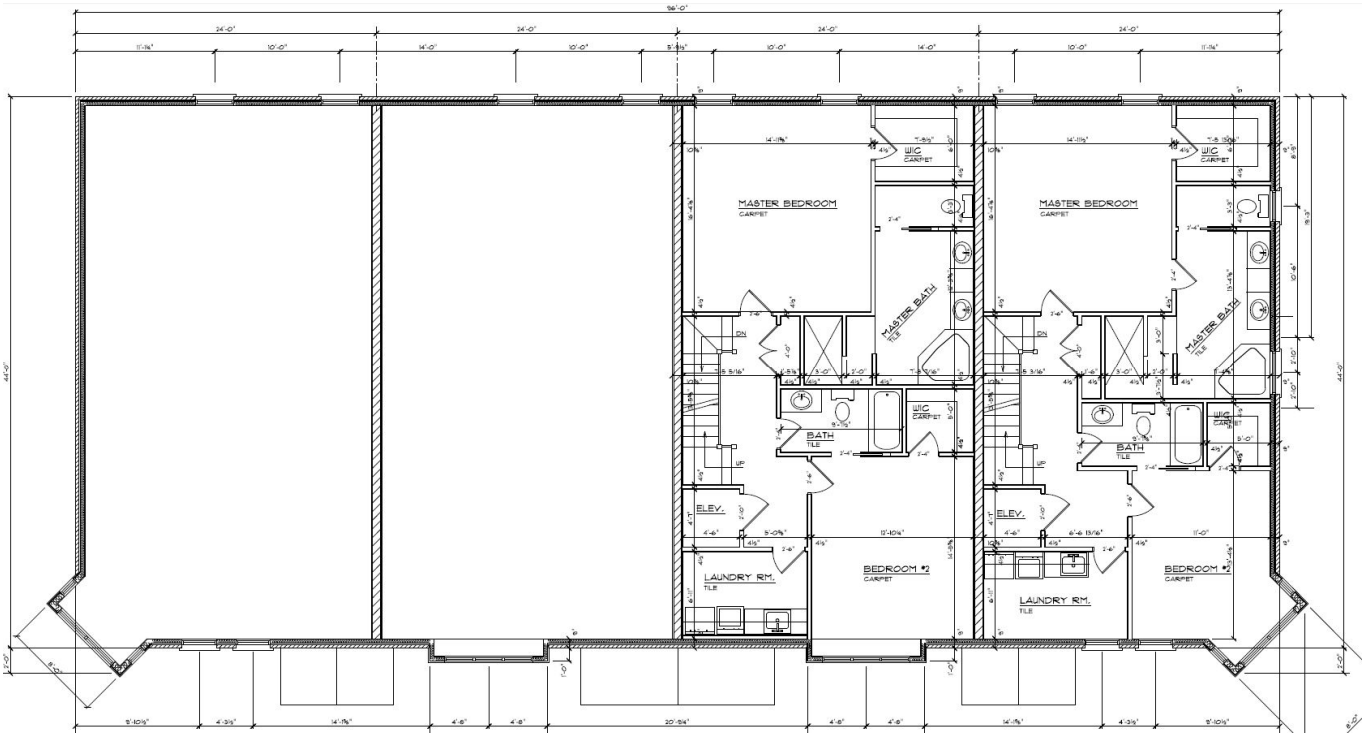
Rear Elevation – Internal Site Elevation featuring private 2.5 car garages & balconies



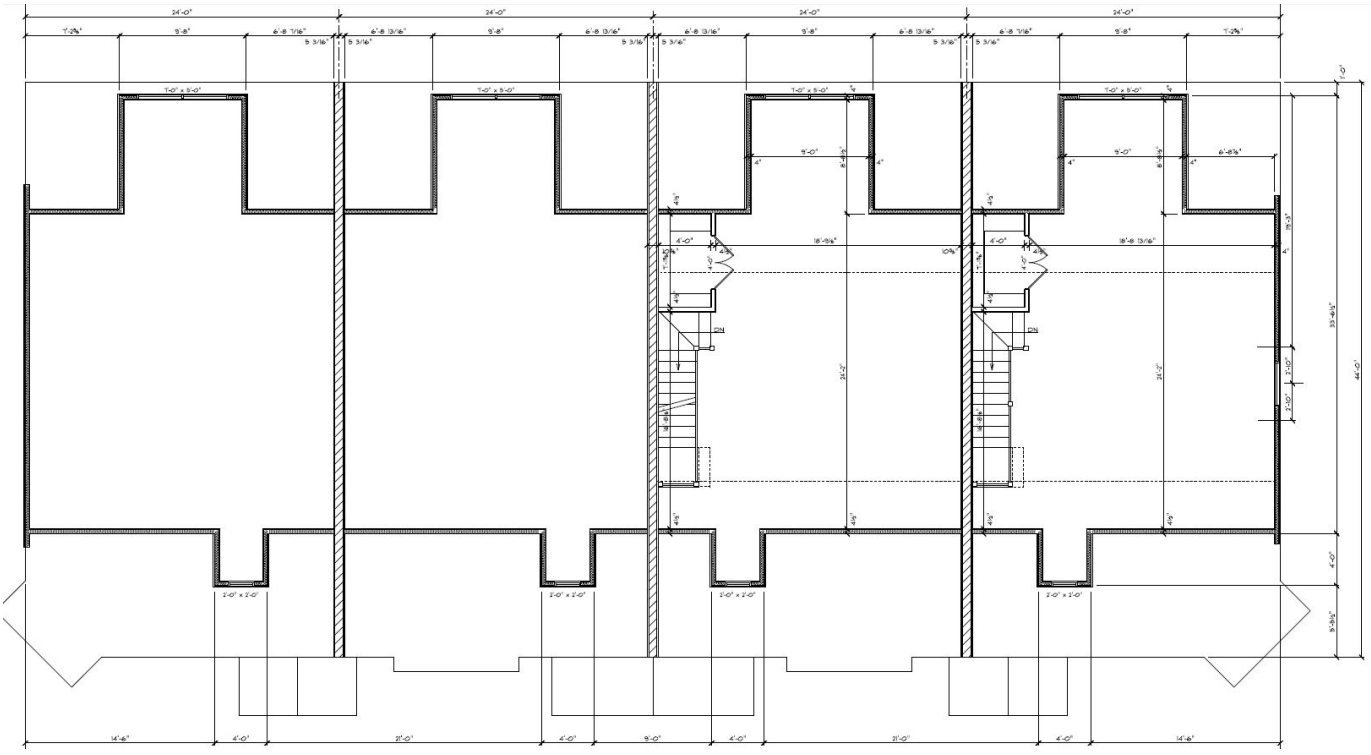
Basement plan – 358 sqft - Garage 700 sqft (per unit)



First Floor Plan – 1054 sqft (per unit)



Second Floor Plan – 1054 sqft (per unit)



Attic Floor Plan 710 sqft (per unit)