



**#2010-26**

**Lexington Homes – Crystal Creek  
Northwest corner of Randall & Miller Roads  
Project Review for Planning and Zoning Commission**

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<b>Meeting Dates:</b>	May 19, 2010
<b>Zoning Requests:</b>	1) Rezoning from B-1 to B-2 PUD. 2) Final PUD/Final Plat of Subdivision for a townhome development.
<b>Location:</b>	Northwest corner of Randall and Miller Roads
<b>Acreage:</b>	15.7 acres
<b>Existing Zoning:</b>	“R-3bPUD” Multi-Family Planned Unit Development & B-1 PUD Neighborhood Commercial PUD
<b>Surrounding Properties:</b>	North (R-1 PUD) Single-family residential, PUD South (R-2) Single-family (Lake in the Hills) East (R-2) Single-family (Lake in the Hills) West (R-1 PUD) Single-family residential, PUD
<b>Staff Contact:</b>	Michelle Rentzsch (815-356-3615)

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**Background:**

In August of 1987, the City Council approved the Annexation and Preliminary Planned Unit Development for the entire Villages Residential and Commercial Development, which included the subject property. The Annexation Agreement was amended and extended twice since the original Annexation, first in 1997 and then again in 2002, and authorized the development of the property for commercial uses, even though it is classified on the Zoning Map as “R-1” Single-family. In 2004, a shopping center developer presented a retail project for preliminary zoning approval. Based on the objections of the neighbors, concerns of the PZC members and the onerous requirements of the McHenry County Highway Department, the petitioner never proceeded with that project. In 2009, the property owner was granted a rezoning to R-3bPUD and B-1PUD and preliminary PUD approval for a townhome development.

Currently, the petitioner is seeking Final PUD/Final Plat approval. In addition, a request to rezone to the B-2 PUD district has been filed, to have access to additional uses, with the understanding that some land uses may be restricted via the PUD. The petitioner has addressed the vast majority of the conditions from the preliminary PUD review with well prepared final PUD submittals. Whatever minimal comments remain have been incorporated into the recommended Final PUD conditions.

**Land Use Analysis:**

The project consists of 92 townhome units, each containing 2-car garages that are arranged along the public extension of Carlemont Drive. The property has frontage along Randall Road but this plan does not show access to Randall Road, instead providing links to Village and Miller Roads. Village Road and Miller Road in this area are under the jurisdiction of the City of Crystal Lake.

**REZONING**

The petitioner is requesting rezoning of the commercial outlots from “B-1 PUD” Neighborhood Commercial PUD to “B-2 PUD” General Commercial PUD to allow a broader range of uses in these two commercial outlots. The B-1 district has a limited range of uses that are allowed and that are intended to serve a local neighborhood. The B-2 district opens up to a greater range of uses that would more likely locate to these outlots. The petitioner understands that some of the B-2 uses may be restricted via this PUD approval. A listing of all the uses that are permitted in both districts is attached to this report.

The criteria for considering map amendments (rezoning requests) are as follows:

(a) The amendment promotes the public health, safety, comfort, convenience and general welfare and complies with the policies and Official Land Use Plan and other official plans of the City.

*Meets*                       *Does not meet*

(b) The trend of development in the area of the subject property is consistent with the requested amendment.

*Meets*                       *Does not meet*

(c) The requested zoning classification permits uses which are more suitable than the uses permitted under the existing zoning classification.

*Meets*                       *Does not meet*

(d) The property cannot yield a reasonable return if permitted to be used only under the conditions allowed under the existing zoning classification.

*Meets*                       *Does not meet*

(e) The subject property has not been utilized under the existing zoning classification for a substantial period of time.

*Meets*                       *Does not meet*

(f) The amendment, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.

*Meets*                       *Does not meet*

**FINAL PLANNED UNIT DEVELOPMENT**

The petitioner is requesting approval of a Final Planned Unit Development to allow for a town

house development. The two commercial outlots would be considered as separate PUDs, as those uses are identified in the future. The project proposed 92 units in 22 buildings that would consist of 3 to 6 units per building. The buildings are arranged around auto courtyards with a publicly dedicated right-of-way that would serve as the center spine of the development, providing access to Village and Miller Roads.

## PARKING

### Commercial

The site plan currently provides for 74 spaces, divided amongst the two outlot areas. If a restaurant use were to locate in these outlots, extra parking is available to accommodate the use.

### Residential

Residential properties in the R-3B district are required to provide 2.0 parking spaces per dwelling unit and an additional 0.25 guest parking space per dwelling unit. Two parking spaces are provided for every townhome unit within enclosed garages. Extra spaces have been provided to bring the total number of spaces available for the residential units to 225 spaces plus on-street parking, which far exceeds the City's requirements.

## BUILDING ELEVATIONS

### Commercial

No architectural plans have been presented for the commercial outlots at this time. Once the uses are identified, the architectural plans would be submitted as part of separate PUD approvals.

### Residential

The 92-townhome units will be located within 22 buildings. The number of units in each building will range from 3 to 6. Visual interest on this façade is provided through structural articulation, varying roofline, addition of covered entryways, decorative louvers, brackets and auto courtyards for the garage doors.

Attractive stone outcropping identification signs are proposed at either entrance along Carlemont Drive, at the Village Road and Miller Road entrances. These signs are landscaped as well the remaining development with a mix of high quality trees, flowering shrubs, evergreens, grasses, and perennial flowers. A gazebo has been introduced in the development to provide a central outdoor feature for the use and enjoyment of the future residents.

## **Recommended Conditions:**

A motion to recommend approval of the petitioner's requests with the following conditions:

- 1) Approved plans, reflecting PZC recommendations, as approved by the City Council:
  - A. Application (Lexington, received 4/9/10)
  - B. Engineering plans (Pearson Brown, dated 2/8/10)
  - C. Final Plat of Subdivision (TFW, dated 3/30/10)
  - D. Site plan (BSB, dated 3/15/10)
  - E. Architectural elevations and floor plans (BSB, dated 9/3/09)

F. Landscape plan (Puglsey & LaHaie, dated 3/12/10)

- 2) The following uses are not permitted in this Planned Unit Development: liquor stores and bars.
- 3) General
  - A. While the berm has been moved to the west, a portion still remains within the ROW. Per McDOT requirements, all of the berm must be located outside of the ROW.
  - B. All necessary permits and approvals must be received from ACOE, Illinois Department of Natural Resources and McHenry County prior to permit issuance. Approval of the Plat of Subdivision from the McHenry County Division of Transportation per their ordinances.
  - C. Access improvements – left turn lane striping along Miller Road needs to be provided per the Traffic Impact Study.
  - D. All comments outlined in the Stormwater Review dated 4/28/10 must be addressed. A formal wetland submittal should be included during the permit review.
- 4) The petitioner shall address all of the review comments and requirements of the Engineering & Building, Fire Rescue, Police, Public Works, and Planning & Economic Development Departments, as well as the recommendations contained within the traffic study by Gewalt Hamilton and the stormwater review by Christopher Burke.

# B-1 District Uses

Drive-through	Drive-through (excluding drive-through for food service or office uses)	Permitted
Camera and Photographic Supplies Stores	Camera and Photographic Supplies Stores	Permitted
Postal Packaging	Postal Packaging	Permitted
Food and Beverage Stores	Convenience Stores	Permitted
Food and Beverage Stores	Meat, Fish & Seafood Markets and Fruit & Vegetable Store	Permitted
Food and Beverage Stores	Baked Goods Stores	Permitted
Food and Beverage Stores	Confectionery and Nut Stores	Permitted
Health and Personal Care Stores	Pharmacies and Drug Stores	Permitted
Health and Personal Care Stores	Optical Goods Stores	Permitted
Miscellaneous Store Retailers	Florists	Permitted
Home and Garden Equipment and Appliance Repair and Maintenance	Appliance Repair and Maintenance	Permitted
Footwear and Leather Goods Repair	Footwear and Leather Goods Repair	Permitted
Personal and Laundry Services	Barber Shops	Permitted
Personal and Laundry Services	Beauty Salons	Permitted
Personal and Laundry Services	Nail Salons	Permitted
Personal and Laundry Services	Spa	Permitted
Personal and Laundry Services	Diet and Weight Reducing Centers	Permitted
Personal and Laundry Services	Tanning salons	Permitted
Personal and Laundry Services	Tailor & Dressmaking shop (including alterations & repair)	Permitted
Personal and Laundry Services	Dry-cleaning and Laundry Services (not including Industrial Launderers)	Permitted
Personal and Laundry Services	Photofinishing Laboratories (including 1-Hr)	Permitted
Food Services and Drinking Places	Full-Service Restaurants	Special
Food Services and Drinking Places	Limited-Service Restaurants	Permitted
Food Services and Drinking Places	Snack and Nonalcoholic Beverage Bars	Special
Food Services and Drinking Places	Sidewalk or patio outdoor seating	Limited
Food Services and Drinking Places	Drive-through (For food-service use)	Special
Consumer Goods Rental	Video Tape and Disc Rental	Permitted
Educational Services	Nursery School, Pre-school	Limited
Educational Services	Business and Secretarial Schools	Permitted
Educational Services	Computer Training	Permitted
Educational Services	Professional and Management Development Training	Permitted
Educational Services	Fine Arts Schools	Permitted
Educational Services	Language Schools	Permitted

Educational Services	Exam Preparation and Tutoring	Permitted
Educational Services	Automobile Driving Schools	Permitted
Business Service	Other Business Service Centers (including Copy Shops)	Permitted
Other Service	Photography Studios, Portrait	Permitted
Commercial Recreation	Billiards Parlor/ Billiards Room/ Pool Hall/ Pool Parlor	Limited
Commercial Recreation	Physical fitness facilities, weight training centers, strength development centers, weight loss center	Permitted
Offices	Professional Offices	Permitted
Offices	Offices of Physicians, Offices of Dentists, Offices of Other Health Practitioners	Permitted
Offices	Medical Laboratories & Diagnostic Imaging Centers	Permitted
Offices	Financial Institutions including automatic teller machines, bank/savings and loans, credit unions, currency exchange	Permitted
Offices	Stand-alone automatic teller machines	Limited
Offices	Government Offices	Permitted
Offices	Drive-through (For Office Uses)	Limited
Community Facilities	Library & Archives	Permitted
Day Care	Commercial Child Day Care Center	Special
Medical Facility	All Other Miscellaneous Ambulatory Health Care Services	Permitted
Religious Organization	Religious Organizations	Special
Religious Organization	Cemeteries, Columbarium and Mausoleums	Special
Parking	Public Parking Lot	Permitted
Parking	Public Parking Structure	Limited
Parking	Private Parking Lots	Special
Parking	Private Parking Structure	Special
Utilities	City Utilities (including but not limited to sewer treatment plants, water supply related facilities, water treatment & purification facilities)	Special
Utilities	Commercial Overnight Delivery Box	Special
Parks & Open Space	Park	Permitted
Parks & Open Space	Preservation Areas	Permitted
Parks & Open Space	Private Recreation field	Special
Temporary	Construction Trailers & Sales Office	Temporary
Temporary	Contractor's construction office & Equipment storage trailer (Residential Projects)	Temporary
Temporary	Contractor's construction office & Equipment storage trailer (Non-Residential Projects)	Temporary

B-1

Temporary	Holiday Tree & Decoration Sales	Temporary
Temporary	Religious Tent Meeting	Temporary
Temporary	Seasonal Sale of Farm and Garden Produce	Temporary
Temporary	All other promotions, events or temporary uses	Temporary

# B-2 District Uses

Drive-through	Drive-through (excluding drive-through for food service or office uses)	Limited
Outdoor Sales, Storage or Display	Outdoor Sales, Service, Storage or Display (as accessory use)	Limited
	Automobile Dealers	Limited
	Other Motor Vehicle Dealers	Limited
	Automotive Parts, Accessories & Tire Stores	Permitted
Motor Vehicle and Parts Dealers	Automotive Accessory Sales & Installation	Permitted
	Passenger Car Rental and Leasing	Limited
	Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing	Limited
Rental & Leasing Services	Automotive Repair, Minor	Permitted
	Automotive Repair, Major	Limited
	Automotive Oil Change and Lubrication Shops	Permitted
Vehicle Repair & Maintenance	Car Washes	Limited
	Furniture Stores	Permitted
	Floor Covering Stores	Permitted
Furniture and Home Furnishings Stores	Window Treatment Stores	Permitted
	All Other Home Furnishings Stores	Permitted
	Household Appliance Stores	Permitted
Appliance, Television, and Other Electronics Stores	Radio, Television, and Other Electronics Stores	Permitted
Computer and Software Stores	Computer and Software Stores	Permitted
Camera and Photographic Supplies Stores	Camera and Photographic Supplies Stores	Permitted
Postal Packaging	Postal Packaging	Permitted
	Home Centers	Permitted
	Paint and Wallpaper Stores	Permitted
	Hardware Stores	Permitted
Building Material and Supplies Dealers	Other Building Material Dealer	Permitted
Lawn and Garden Equipment and Supplies Stores	Outdoor Power Equipment Stores	Permitted
	Nursery, Garden Center, and Farm Supply Stores	Permitted
	Supermarkets and Other Grocery (except Convenience) Stores	Permitted
	Convenience Stores	Permitted
	Meat, Fish & Seafood Markets and Fruit & Vegetable Store	Permitted



Food and Beverage Stores	Baked Goods Stores	Permitted
	Confectionery and Nut Stores	Permitted
	All Other Specialty Food Stores	Permitted
Food and Beverage Stores	Beer, Wine, and Liquor Stores (off-premise consumption of liquor)	Permitted
	Pharmacies and Drug Stores	Permitted
	Cosmetics, Beauty Supplies & Perfume Store	Permitted
	Optical Goods Stores	Permitted
	Food (Health) Supplement Stores	Permitted
Health and Personal Care Stores	All Other Health and Personal Care Stores	Permitted
Gasoline Stations	Gasoline Stations (with & without convenience stores)	Special
	Clothing Stores	Permitted
	Shoe Stores	Permitted
Clothing and Clothing Accessories Stores	Jewelry Stores	Permitted
	Luggage and Leather Goods Stores	Permitted
	Sporting Goods Stores	Permitted
	Hobby, Toy, and Game Stores	Permitted
	Sewing, Needlework, and Piece Goods Stores	Permitted
	Musical Instrument and Supplies Stores	Permitted
	Book Stores	Permitted
Sporting Goods, Hobby, Book, and Music Stores	Prerecorded Tape, Compact Disc, and Record Stores	Permitted
	Department Stores (including Discount Department Stores)	Permitted
	Warehouse Clubs and Supercenters	Permitted
General Merchandise Stores	All Other General Merchandise Stores	Permitted
	Florists	Permitted
	Office Supplies and Stationery Stores	Permitted
	Gift, Novelty, and Souvenir Stores	Permitted
	Used Merchandise Stores	Limited
	Pet and Pet Supplies Stores	Permitted
	Art Dealers	Permitted
	Manufactured (Mobile) Home Dealers	Permitted
	Tobacco Stores	Permitted

B-2

Miscellaneous Store Retailers	All Other Miscellaneous Store Retailers (except Tobacco Stores)	Permitted
Home and Garden Equipment and Appliance Repair and Maintenance	Home and Garden Equipment Repair and Maintenance	Permitted
Reupholstery and Furniture Repair	Appliance Repair and Maintenance	Permitted
Footwear and Leather Goods Repair	Reupholstery and Furniture Repair	Permitted
Other Personal and Household Goods Repair and Maintenance	Footwear and Leather Goods Repair	Permitted
	Other Personal and Household Goods Repair and Maintenance	Permitted
	Barber Shops	Permitted
	Beauty Salons	Permitted
	Nail Salons	Permitted
	Spa	Permitted
	Diet and Weight Reducing Centers	Permitted
	Tanning salons	Permitted
	Massage (Therapeutic) parlors	Permitted
	Tattoo parlors	Special
	Tailor & Dressmaking shop (including alterations & repair)	Permitted
	Other Personal Care Services	Permitted
	Funeral Homes	Permitted
	Crematories	Limited
	Dry-cleaning and Laundry Services (not including Industrial Launderers)	Permitted
	Industrial Launderers	Permitted
	Pet Care (except Veterinary) Services	Limited
Personal and Laundry Services	Photofinishing Laboratories (including 1-Hr)	Permitted
	Full-Service Restaurants	Permitted
	Limited-Service Restaurants	Permitted
	Cafeterias, Grill Buffets, and Buffets	Permitted
	Snack and Nonalcoholic Beverage Bars	Permitted
	Smoking Lounge/ Hookah Bar	Permitted
	Caterers	Permitted
	Drinking Places (Alcoholic Beverages)	Special
	Sidewalk or patio outdoor seating	Permitted

B-2

Food Services and Drinking Places	Drive-through (For food-service use)	Limited
Consumer Goods Rental	Consumer Electronics and Appliances Rental	Permitted
	Formal Wear and Costume Rental*	Permitted
	Video Tape and Disc Rental	Permitted
	Home Health Equipment Rental	Permitted
	Recreational Goods Rental	Permitted
	All Other Consumer Goods Rental	Permitted
	General Rental Centers	Permitted
	Nursery School, Pre-school	Limited
	Junior Colleges	Special
	Colleges, Universities & Professional Schools	Special
Educational Services	Business and Secretarial Schools	Permitted
	Computer Training	Permitted
	Professional and Management Development Training	Permitted
	Technical & Trade Schools (including Flight Training, Apprenticeship Training & Other Technical and Trade Schools)	Permitted
	Cosmetology and Barber Schools including Massage Therapist Instruction	Permitted
	Fine Arts Schools	Permitted
	Language Schools	Permitted
	Exam Preparation and Tutoring	Permitted
	Automobile Driving Schools	Permitted
	Other Business Service Centers (including Copy Shops)	Permitted
Business Service	Carpet and Upholstery Cleaning Services (on customer's premises only)	Permitted
	Photography Studios, Portrait	Permitted
Other Service	Amusement & Theme Parks (including indoor/outdoor water parks)	Special
	Amusement Arcades	Limited
	Ball Rooms, Dance Hall, Banquet Hall	Limited
	Batting Cages	Limited
	Billiards Parlor/ Billiards Room/ Pool Hall/ Pool Parlor	Permitted

B-2

	Bowling Centers	Permitted
	Convention Center	Special
	Health Clubs	Permitted
	Ice skating/ roller skating rinks	Limited
	Large-scale Entertainment Venue	Special
	Lodge/ Membership Club	Permitted
	Marinas	Permitted
	Mini Golf/ Pitch-n-putt Golf	Limited
	Movie or other theatre	Permitted
	Non-residential (indoor or outdoor) Swimming pools, wave pools	Permitted
	Physical fitness facilities, weight training centers, strength development centers, weight loss center	Permitted
	Shooting Range	Special
	Squash/ Racquetball/ Handball/ Tennis Club Facility (as a principal use)	Limited
Commercial Recreation	All other amusement & recreation facilities	Special
	Hotels (except Casino Hotels) and Motels	Special
	Resorts	Special
Overnight Lodging	Hostels	Special
	Professional Offices	Permitted
	Offices of Physicians, Offices of Dentists, Offices of Other Health Practitioners	Permitted
	Medical Laboratories & Diagnostic Imaging Centers	Permitted
	Financial Institutions including automatic teller machines, bank/savings and loans, credit unions, currency exchange	Permitted
	Stand-alone automatic teller machines	Limited
Offices	Government Offices	Permitted
	Drive-through (For Office Uses)	Limited
	Television Broadcasting	Permitted
	Sound Recording Studios	Permitted
Information	Teleproduction & other Postproduction Services	Permitted
	Arts, Performing Arts Center	Permitted
Community Facilities	Museums	Permitted
Day Care	Commercial Child Day Care Center	Limited

B-2

	Outpatient Care Centers (including Freestanding Ambulatory Surgical and Emergency Centers )	Permitted
	Blood and Organ Banks	Permitted
	All Other Miscellaneous Ambulatory Health Care Services	Permitted
Medical Facility	Hospitals	Special
Medical Facility	Veterinary Services	Permitted
Social Assistance	Community Food Services	Special
	Public Parking Lot	Permitted
	Public Parking Structure	Limited
	Private Parking Lots	Special
Parking	Private Parking Structure	Special
	Bus Terminal	Special
Transportation	Taxi and Limousine Service	Permitted
	City Utilities (including but not limited to sewer treatment plants, water supply related facilities, water treatment & purification facilities)	Special
	Commercial Overnight Delivery Box	Special
Utilities	Recycling Drop-off Point	Special
	Park	Permitted
	Preservation Areas	Permitted
Parks & Open Space	Private Recreation field	Special
	Construction Trailers & Sales Office	Temporary
	Contractor's construction office & Equipment storage trailer (Residential Projects)	Temporary
	Contractor's construction office & Equipment storage trailer (Non-Residential Projects)	Temporary
	Holiday Tree & Decoration Sales	Temporary
	Religious Tent Meeting	Temporary
	Seasonal Sale of Farm and Garden Produce	Temporary
Temporary	All other promotions, events or temporary uses	Temporary

**City of Crystal Lake  
Development Application**

Office Use Only

File # \_\_\_\_\_

Project Title: Crystal Creek

**Action Requested**

- |  |  |
|--|--|
| <input type="checkbox"/> Annexation                              | <input type="checkbox"/> Preliminary PUD                 |
| <input checked="" type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review                   | <input type="checkbox"/> Rezoning                        |
| <input checked="" type="checkbox"/> Final PUD                    | <input type="checkbox"/> Special Use Permit              |
| <input type="checkbox"/> Final PUD Amendment                     | <input type="checkbox"/> Variation                       |
| <input checked="" type="checkbox"/> Final Plat of Subdivision    | <input type="checkbox"/> Other                           |

**Petitioner Information**

Name: Lexington Homes, LLC

Address: 1731 N. Marcey, Ste 200

Chicago, Illinois 60614

Phone: 773-829-4755

Fax: 773-360-0301

E-mail: mcukierman@integratedland.us

**Owner Information (if different)**

Chicago Title Land Trust Company, as Successor Trustee  
Name: to LaSalle Bank National Association, as Successor  
Trustee to American National Bank and Trust  
Address: Company of Chicago, as T/U/T dated 2/13/92  
a/k/a Trust #115144-03

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

**Property Information**

Project Description: SEE ATTACHMENT A - Approximately 15.7 acres  
lying west of Randall Road, south of  
Village Road and north of Miller Road in  
Crystal Lake, Illinois

Project Address/Location: Northwest corner of the intersection of  
Randall Road and Miller Road

PIN Number(s): 19-19-276-053

**Development Team**

Please include address, phone, fax and e-mail

Developer: SEE ATTACHMENT B FOR INFORMATION IN THIS SECTION

Architect: \_\_\_\_\_

Attorney: \_\_\_\_\_

Engineer: \_\_\_\_\_

Landscape Architect: \_\_\_\_\_

Planner: \_\_\_\_\_

Surveyor: \_\_\_\_\_

Other: \_\_\_\_\_

LEXINGTON HOMES, LLC

**Signatures**

By: *[Signature]*  
Wayne Moretti, Managing Member

3-18-10

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. Chicago Title Land Trust Company, as Successor Trustee to LaSalle Bank National Association, as Successor Trustee to American National Bank, as T/U/T dated 2/13/92 a/k/a Tr. #115144-03

By: *[Signature]* Date ASST VP

**MAR 19 2010**

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.



The information contained in this certification has been furnished the undersigned by the beneficiaries of trust no. 125144-03 and the certification is made solely in reliance thereon and no responsibility is assumed by the trustee in its individual capacity, for the truth or accuracy of the facts therein stated.

**CHICAGO TITLE LAND TRUST CO.  
171 N. CLARK ST.  
SUITE 575  
CHICAGO, IL 60601**

**3/19/2010  
TRUSTEE'S CERTIFICATION**

**RE: LAND TRUST NO. 115114-03**

**TO WHOM IT MAY CONCERN:**

**This is to certify that as of the above captioned date, the beneficial interest in CHICAGO TITLE LAND TRUST CO. land trust according to the trustee's records is vested as follows:**

**41 2/3% INTEREST IN: RONALD J. BENACH**

**33 1/3% INTEREST IN: WAYNE MORETTI**

**12 ½% INTEREST IN: JEFFREY BENACH**

**12 ½% INTEREST IN: LAURIE POLLACK**

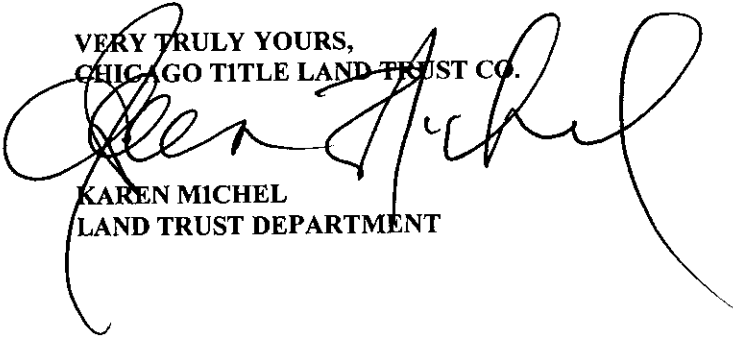
**THE POWER OF DIRECTION VESTS IN:**

**RONALD BENACH OR WAYNE MORETTI**

**Should you have any further questions, please direct them to the undersigned.**

**VERY TRULY YOURS,  
CHICAGO TITLE LAND TRUST CO.**

**KAREN MICHEL  
LAND TRUST DEPARTMENT**

A large, stylized handwritten signature in black ink, appearing to read 'Karen Michel', is written over the typed name and title.



**ATTACHMENT A**

**DEVELOPMENT APPLICATION**  
**(Property Information)**

**Project Description:**

Lexington Homes, Inc. the owner and developer of the property requests final planned unit development approval and final subdivision approval for a mixed use residential and commercial office development on a 15.7 acre tract of property located at the northwest corner of Randall Road and Miller Road. The approved preliminary planned unit development consists of 92 townhome units and 22 buildings with three to five units per building. The preliminary planned unit development includes two commercial outlots, both located along Randall Road - - one at the intersection with Village Road on the north and the other at the intersection with Miller Road on the south. The preliminary planned unit development is buffered from the existing single family lying at the west by a landscaped setback, which incorporates the existing pond, the creek, and the native materials located thereon. The City Council approved an Ordinance creating the zoning, preliminary PUD and variations on the property in Ordinance No. 65II dated October 20, 2009. A copy of that ordinance is attached to this Attachment A.

ATTACHMENT B

LEXINGTON HOMES, INC.  
DEVELOPMENT APPLICATION

Development Team:

Developer: Moises Cukierman  
Lexington Homes, LLC  
1731 N. Marcey Street, Suite 200  
Chicago, IL 60614  
Phone: (773) 829-4755  
Facsimile: (773) 360-0301  
Email: [mcukierman@lexingtonchicago.com](mailto:mcukierman@lexingtonchicago.com)

Architect/  
Planner: Joe Safin, Architect  
Terry Smith, Planner  
BSB Design  
3436 N. Kennicott, Suite 100  
Arlington Heights, IL 60004  
Phone: (847) 705-2200  
Facsimile: (847) 283-0404  
Email: [tsmith@bsbdesign.com](mailto:tsmith@bsbdesign.com)  
Email: [JSafin@BSBDesign.com](mailto:JSafin@BSBDesign.com)

Attorney: Thomas R. Burney  
Schain, Burney, Banks & Kenny, Ltd.  
70 W. Madison Street, Suite 4500  
Chicago, IL 60602  
Phone: (312) 345-5700  
Facsimile: (312) 345-5701  
Email: [tburney@sbbklaw.com](mailto:tburney@sbbklaw.com)

Engineer: Ron Adams  
Pearson, Brown & Associates  
1850 W. Winchester, Suite 205  
Libertyville, IL  
Phone: (847) 367-6707  
Facsimile: (847) 367-2567  
Email: [radams@pearsonbrown.com](mailto:radams@pearsonbrown.com)

Landscape  
Architect: Sharon L. Dickson  
Pugsley & LaHaie, Ltd.  
24414 N. Old McHenry Road  
Lake Zurich, IL 60047  
Phone: (847) 438-0013, Ext. 32  
Facsimile: (847) 438-0084  
Email: [sdickson@plgdesigns.com](mailto:sdickson@plgdesigns.com)

**PUBLIC NOTICE**

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

IN THE MATTER OF THE APPLICATION OF LEXINGTON HOMES, LLC

**LEGAL NOTICE FOR PUBLIC HEARING**

Notice is hereby given in compliance with the Unified Development 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 Lexington Homes, LLC relating to rezoning two (2) separate parcels one located generally at the northwest corner of Randall Road and Miller Road (36,959 square feet) and the other generally located at the southwest corner of Randall Road and Village Road (45,201), in Crystal Lake, Illinois (collectively, the "Property"). The two (2) parcels of property are equally described as follows:

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 227.70 FEET; THENCE NORTH 07 DEGREES 29 MINUTES 22 SECONDS EAST, 21.92 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 178.10 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF

VILLAGE ROAD AFORESAID; THENCE EASTERLY ALONG SAID LAST DESCRIBED SOUTH LINE, BEING A CURVED LINE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 432.96 FEET, AN ARC DISTANCE OF 30.58 FEET (THE CHORD OF SAID ARC BEARS NORTH 87 DEGREES 53 MINUTES 37 SECONDS EAST, 30.57 FEET); THENCE NORTH 89 DEGREES 55 MINUTES 01 SECONDS EAST, 194.00 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

**LOT 24**

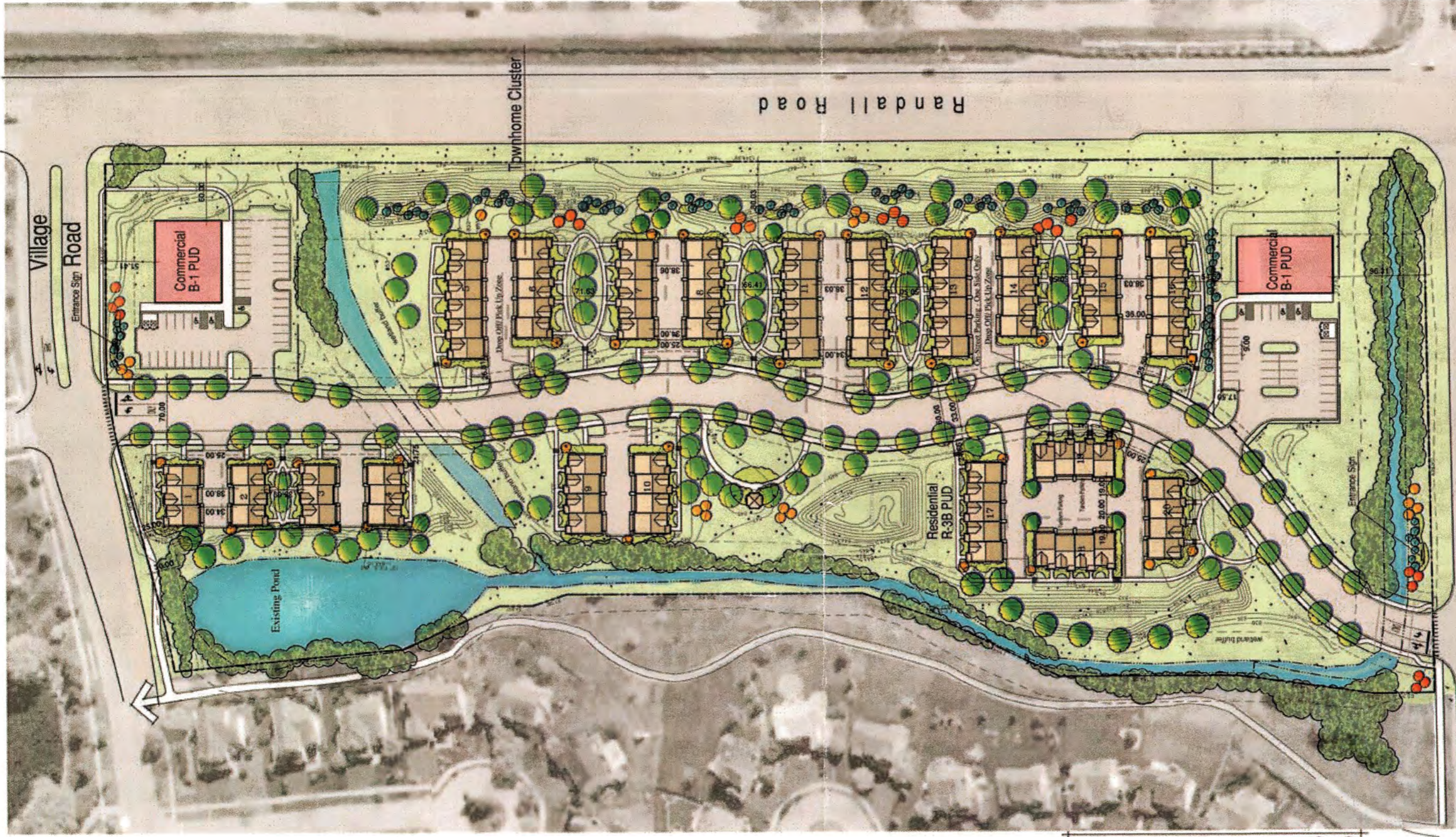
THAT PART OF THE NORTHEAST OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF VILLAGE ROAD AS DEDICATED BY THE VILLAGES UNIT 1 RECORDED MARCH 9, 1989, AS DOCUMENT NO. 89R6867 AND THE WESTERLY RIGHT OF WAY LINE OF RANDALL ROAD, RECORDED AS DOCUMENT NO. 516645; THENCE SOUTH 00 DEGREES 04 MINUTES 59 SECONDS EAST ALONG SAID DESCRIBED WESTERLY RIGHT OF WAY LINE OF RANDALL ROAD, A DISTANCE OF 1158.05 FEET TO A POINT OF BEGINNING OF THIS LEGAL DESCRIPTION; THENCE SOUTH 00 DEGREES 04 MINUTES 59 SECONDS EAST CONTINUING ALONG SAID LAST WESTERLY LINE, 131.42 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 01 SECONDS WEST, 277.83 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 74.69 FEET; THENCE NORTH 46 DEGREES 06 MINUTES 19 SECONDS WEST, 31.77 FEET; THENCE NORTHEASTERLY ALONG A CURVED LINE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 255.00 FEET, AN ARC DISTANCE OF 47.18 FEET (THE CHORD OF SAID ARC BEARS NORTH 42 DEGREES 31 MINUTES 47 SECONDS EAST, 47.11 FEET); THENCE NORTH 89 DEGREES 55 MINUTES 01 SECONDS EAST, 268.88 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

This application is filed for the purpose of seeking a rezoning from the B-1 zoning district to the B-2 zoning district for these two (2) commercial tracts and for such other relief as is necessary to permit the commercial use and development of these two (2) tracts, all pursuant to the requirements of the Crystal Lake Unified Development Ordinance.

A public hearing before the Planning and Zoning Commission on the above requests will be held at 7:30 p.m. on May 19, 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,  
May 3, 2010)





**SITE INFORMATION**

15.70 acres Gross Acreage  
 2.15 acres Internal Public R.O.W.  
 2.16 acres Wetlands, Floodplain  
 1.96 acres Commercial  
 9.43 acres Net

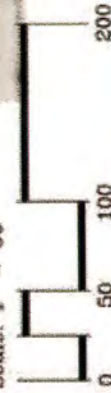
**Residential Data (R-3B PUD)**

Total Units  
 92 - Townhomes (9.8 Du/Ac.)  
 Total Parking  
 25 Off-Street Guest Spaces  
 184 Garage Spaces  
 16 Tandem Parking  
 225 Total Spaces (2.44:1)  
 30 On-Street Spaces (Approx)

**Commercial Data (B-1 PUD)**

North Parcel  
 Total Parking 6,000 SF  
 44 Spaces (7.3/1,000 SF)  
 South Parcel  
 Total Parking 6,000 SF  
 30 Spaces (5.0/1,000 SF)

North Scale: 1" = 50'



Lexington Homes  
 Chicago, Illinois

**Illustrative Site Plan**

**Crystal Creek**  
 Crystal Lake, Illinois



Date: March 15, 2010  
 © 2010 BSB Design, Inc.

The drawings presented are illustrative of the water and design intent only and are subject to change based upon final design requirements (i.e. appropriate public authority and MDT design requirements) and may differ from those shown.





- Asphalt Shingles
- Alum. Wrapped Fascia & Rake Boards
- Cement Based Siding
- Composite Wood Trim
- Vinyl Windows
- Vinyl Shutters
- Vinyl Siding
- Brick Veneer
- Cement Based Siding
- Composite Wood Columns
- Composite Wood Trim

**Front Elevation - Scheme One**

scale: 3/16" = 1'-0"



- Asphalt Shingles
- Alum. Wrapped Fascia & Rake Boards
- Cement Based Siding
- Composite Wood Trim
- Vinyl Windows
- Vinyl Shutters
- Vinyl Siding
- Cast Stone Veneer
- Cement Based Siding
- Composite Wood Columns
- Composite Wood Trim

**Front Elevation - Scheme Two**

scale: 3/16" = 1'-0"

**700 Series - 5 Unit Building**

Crystal Lake, IL

Lexington Homes  
Chicago, IL

[bsbdesign.com](http://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.)

09-03-2009  
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**Typ. Right Elevation**  
scale: 3/16" = 1'-0"

**Typ. Left Elevation**  
scale: 3/16" = 1'-0"



**Typ. Rear Elevation**  
scale: 3/16" = 1'-0"

**700 Series - 5 Unit Building**  
Crystal Lake, IL

Lexington Homes  
Chicago, IL

[bsbdesign.com](http://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.)

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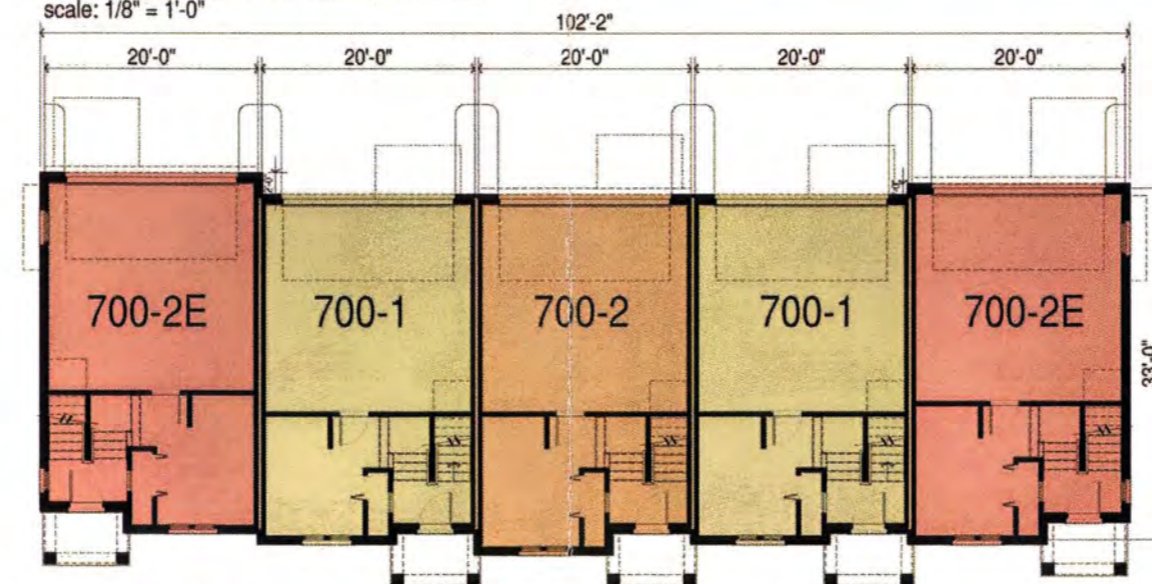
**Upper Floor Plan**

scale: 1/8" = 1'-0"



**Main Floor Plan**

scale: 1/8" = 1'-0"



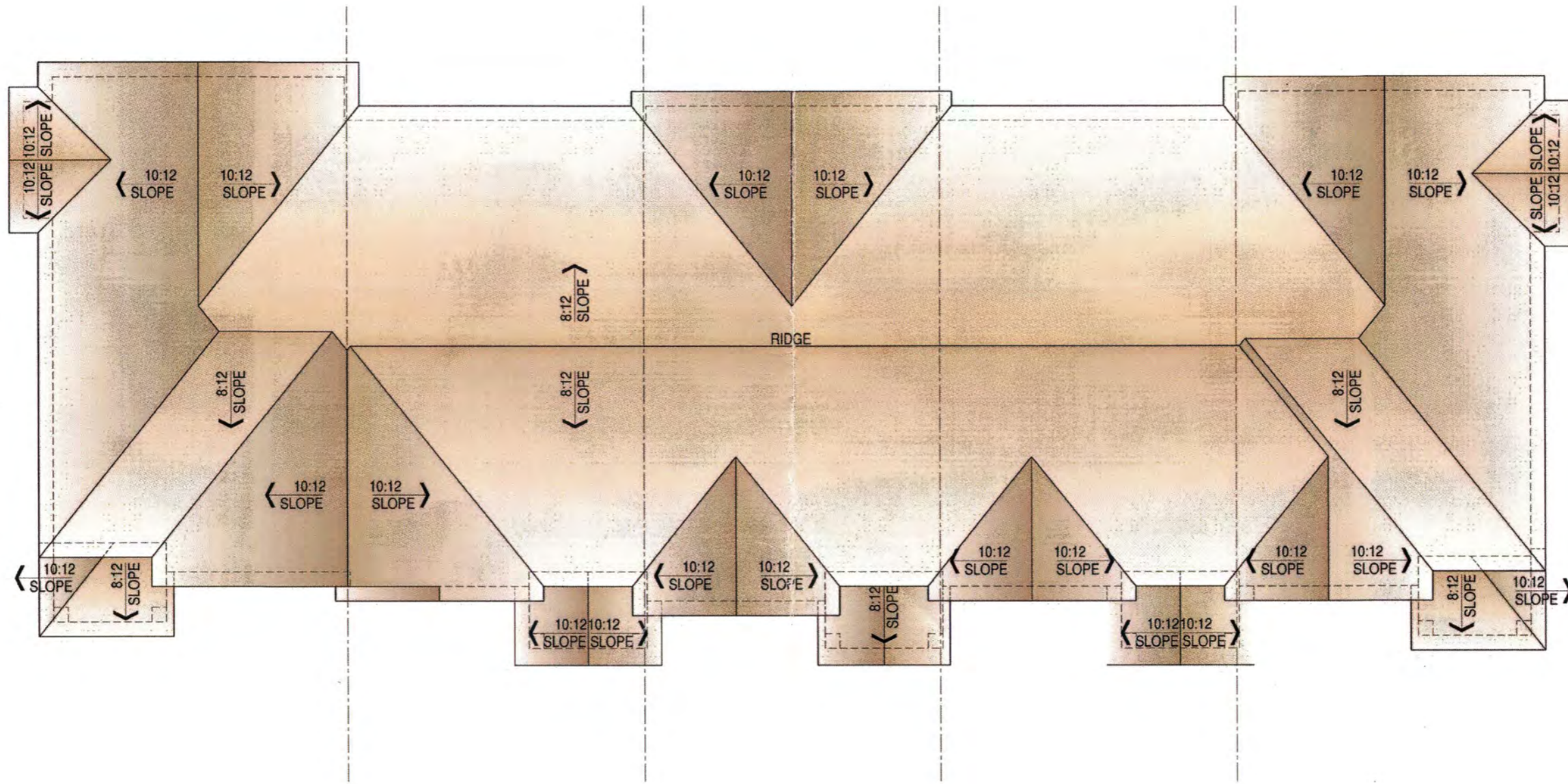
**Lower Floor Plan**

scale: 1/8" = 1'-0"

**700 Series - 5 Unit Building**

Crystal Lake, IL





**Roof Plan**  
 scale: 1/4" = 1'-0"

**700 Series - 5 Unit Building**  
 Crystal Lake, IL

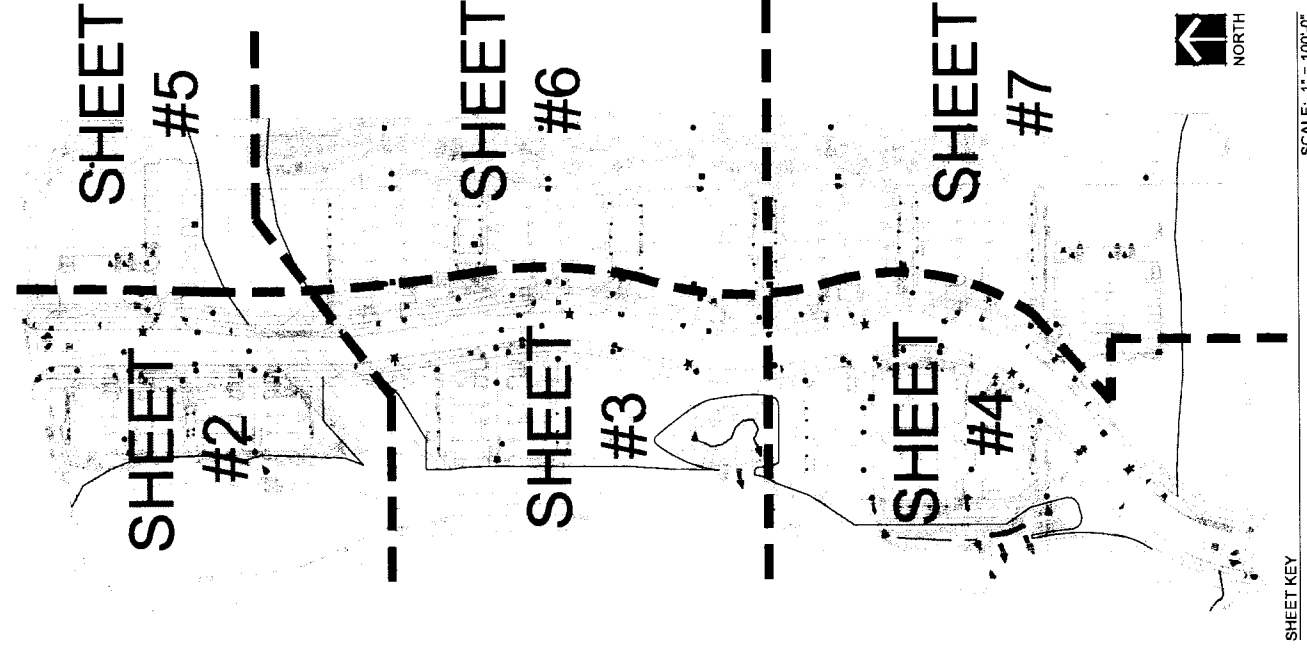
Lexington Homes  
 Chicago, IL

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.)

09-03-2009  
 © 2009 BSB Design, Inc.







SHEET KEY

SCALE: 1" = 100'-0"

PLANT & MATERIALS LIST - PARKWAY TREES, OPEN SPACE, ENTRANCE AREAS, & BUFFERS

CODE	QTY.	SIZE	BOTANIC NAME	COMMON NAME
Shade Trees				
ADJ15	1	3'-5"	Acer platanoides 'Crimson King'	Crimson King Norway Maple
ADJ15	4	3'-5"	Acer platanoides 'Dobsonk'	Dobsonk Norway Maple
AS2	12	4"	Acer saccharum	Sugar Maple
AS3	1	3"	Acer saccharum	Sugar Maple
AS4	5	2'-5"	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple
AS4B	1	4"	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple
AS4B	19	3"	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple
AS4B	1	2'-5"	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple
GB	7	2'-5"	Ginkgo biloba	Ginkgo (male species)
GD	14	2'-5"	Gymnocladia dioica	Thornless Common Honeylocust
G11	17	2'-5"	Gleditsia triacanthos var. inermis	Burr Oak
GB4	1	4"	Quercus bicolor	Bur Oak
GB3	7	4"	Quercus bicolor	Bur Oak
GB2	6	2'-5"	Quercus bicolor	Bur Oak
SAV1	0	4"	Salix alba var. tristis	Golden Noddy Weeping Willow
Evergreen Trees				
PM12	4	12"	Pseudotsuga menziesii	Douglas Fir
PM10	4	10"	Pseudotsuga menziesii	Douglas Fir
PM8	4	8"	Pseudotsuga menziesii	Douglas Fir
PPF10	8	10"	Picea pungens 'Glauca'	Colorado Blue Spruce
PPC8	8	8"	Picea pungens 'Glauca'	Colorado Blue Spruce
PP10	6	10"	Picea pungens	Colorado Spruce
PP8	6	8"	Picea pungens	Colorado Spruce
Ornamental Trees				
AC15	2	2'-5"	Ampelaciter canadensis	Shadblow Serviceberry
AC10	4	6"	Ampelaciter canadensis	Shadblow Serviceberry
AC10	6	6"	Ampelaciter canadensis	Shadblow Serviceberry
MB10	23	10"	Malus x 'Beverly'	Beverly Flowering Crabapple
MB8	10	8"	Malus x 'Beverly'	Beverly Flowering Crabapple
MB	9	6"	Malus x 'Beverly'	Beverly Flowering Crabapple
Large Deciduous Shrubs				
CS1	26	36"	Cornus sericea 'Isanti Redwing'	Isanti Redwing Dogwood
EAC48	6	48"	Erythronium alatum 'Compactus'	Dwarf Burning Bush
RT	31	48"	Rhus typhina	Staghorn Sumac
VD	28	36"	Viburnum dentatum	Arrowwood Viburnum
Small Deciduous Shrubs				
RDKC	49	3 Gal./24"	Rosa 'Double Knock Out'	Double Knock Out Rose
SE	86	24"	Spiraea betulifolia	Briarleaf Spirea
Ornamental Grasses				
CS	60	1 Gal	Chlorogragis sibirica 'Karl Foerster'	Karl Foerster Feather Reed Grass
MAAS	19	3 Gal	Molinis caerulea ssp. acuminata 'Skyracer'	Skyracer Purple Moor Grass
SH	42	1 Gal	Sporobolus heterostachys	Frane Drizzle
Perennials				
HRR	35	1 Gal	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily
NWL	150	1 Gal	Nepeta faassenii 'Walkers Low'	Walkers Low Catmint
SF	160	1 Gal	Sedum x 'Autumn Fire'	Autumn Fire Sedum
Materials				
	66	C.Y.		Shredded Hardwood Mulch
	18,635	APPROX. S.Y.		Fine Grade & Turf
	7	Tons		Outcropping Stone (entrance monuments)
	1	EACH		Gazebro - 12x12 W/cedar shingles, w/ two interior benches

PLANT & MATERIALS LIST - FOUNDATIONS

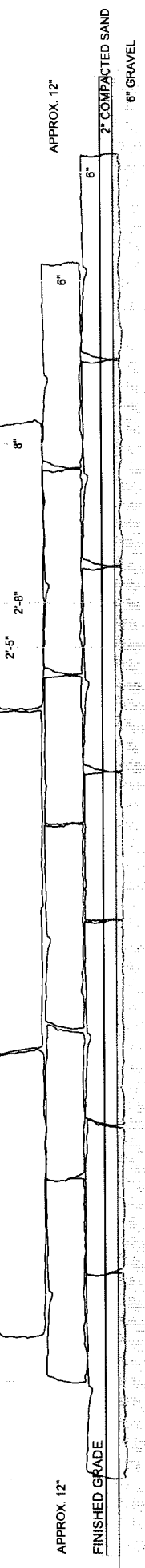
Code	QTY.	Size	Botanic Name	Common Name
Shade Trees				
GN15	2	2'-5"	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry (single specimen, male species)
PM12	1	12"	Pseudotsuga menziesii	Douglas Fir
PM10	4	10"	Pseudotsuga menziesii	Douglas Fir
PM8	4	8"	Pseudotsuga menziesii	Douglas Fir
TO1	71	6"	Thuja occidentalis 'Techy'	Master Arborvitae
Ornamental Trees				
AC	19	6"	Ampelaciter canadensis	Shadblow Serviceberry
AG	6	6"	Ahus glabrosa	European Black Alder
BN10	2	10"	Betula nigra	River Birch
MB	5	6"	Malus x 'Beverly'	Beverly Flowering Crabapple
MS	17	6"	Malus sargentii	Sargent Flowering Crabapple
SRI	28	6"	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
Evergreen Shrubs				
EM	199	3 Gal./24"	Eucyamus tortuosa 'Moonshadow'	Moonshadow Eucyamus
JCA	40	3 Gal./24"	Juniperus chinensis 'Kaltay'	Kaltay Compact Chinese Juniper
JCA	174	3 Gal./24"	Juniperus chinensis 'Sargentii Green'	Sargent Green Juniper
Large Deciduous Shrubs				
MAAM	80	36"	Malva alba 'Matisse'	French Mallow
CS1	254	36"	Cornus sericea 'Autumn Magic'	Autumn Magic Black Chokeberry
HAA	78	5 Gal./36"	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea
SAK	110	36"	Syringa patula 'Miss Kim'	Miss Kim Lilac
VD	9	36"	Viburnum dentatum	Arrowwood Viburnum
VLM	56	36"	Viburnum lantana 'Mojacar'	Mojacar Wayfaringtree Viburnum
Small Deciduous Shrubs				
CA	163	24"	Coloneaster apiculatus	Cranberry Coloneaster
PF	122	24"	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla
RA	14	24"	Rosa alba 'Green Haze'	Green Haze Rose
RDKC	225	3 Gal./24"	Rosa 'Double Knock Out'	Double Knock Out Rose
SL	243	24"	Syringa patula 'Miss Kim'	Miss Kim Lilac
SIC	243	24"	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
SB	344	24"	Spiraea betulifolia	Briarleaf Spirea
Ornamental Grasses				
CAO	72	1 Gal	Calamagrostis acutiflora 'Overdam'	Overdam Variegated Feather Reed Grass
SH	383	1 Gal	Sporobolus heterostachys	Prarie Droptail
Perennials				
AM	284	1 Gal	Achimillea mollis 'Aurea'	Auricase Lady's Mantle
GSA	183	1 Gal	Geranium sanguineum 'Album'	Album Geranium
HFA	257	1 Gal	Helleborus 'Aureoangustifolius'	Aureoangustifolius Helleborus
HFP	223	1 Gal	Hemerocallis 'Purple Palace'	Purple Palace Hemerocallis
HRR	300	1 Gal	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily
LS	160	1 Gal	Liatris spicata 'Kobold'	Kobold Blazing Star
NWL	92	1 Gal	Nepeta faassenii 'Walkers Low'	Walkers Low Catmint
SF	430	1 Gal	Sedum x 'Autumn Fire'	Autumn Fire Sedum
Materials				
	362	C.Y.		Shredded Hardwood Mulch

NOTES

- ALL PLANTING BEDS AND TREE RINGS SHALL RECEIVE SHREDDED HARDWOOD MULCH AT A DEPTH OF 2" AND SHALL HAVE A SPACED EDGE.
- ALL PLANT MATERIAL SHALL BE OF GOOD QUALITY, OF GOOD CONDITION, AND OF GOOD FORM. PLANT MATERIAL SHALL BE ALLOWED TO MATURE IN THE FIELD.
- ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE UNIFORMLY SHAPED WITH GOOD, FULL BRANCHING AND WELL-DEVELOPED ROOT SYSTEMS. ALL TREES SHALL BE FREE FROM INSECTS AND DISEASE. BROKEN BRANCHES AND BARK SCRAPS: ALL SHADE TREES MUST HAVE ONE DOMINANT LEADER. SPLIT OR SECONDARY LEADERS ARE NOT ALLOWED.
- PER THE CITY OF CRYSTAL LAKE, THE FOLLOWING IS REQUIRED:
  - A MINIMUM 8' RADIUS, FREE OF TREES OR ANY PLANT MATERIAL WITH A MATURE HEIGHT GREATER THAN 12 INCHES SHALL BE MAINTAINED AROUND FIRE HYDRANTS.
  - ALL PARKWAY TREES MUST BE PLANTED AT LEAST 20' FROM ANY LIGHT POLES, 8' FROM DRIVES, 5' FROM MANHOLES AND 8-BOXES AND 15' FROM SIDE WALKS.
  - ALL TREES MUST BE AT LEAST 30' FROM OVERHEAD POWER LINES, UNLESS APPROPRIATE SPECIES ARE SELECTED.
  - ALL TREES MUST BE NURSERY GROWN WITHIN A RADIUS OF 50 MILES OF THE CITY OF CRYSTAL LAKE, ILLINOIS.
- ALL TURF TREATMENT SHALL BE KENTUCKY BLUEGRASS BLEND SOO, UNLESS OTHERWISE NOTED ON PLAN.
- LOCATIONS OF PLANT MATERIAL ARE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
- CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.

APPROX. 17'-0"  
APPROX. 15'-0"  
APPROX. 12'-0"  
APPROX. 6'-8"

Crystal Creek  
APPROX. 5'-0"



ENTRANCE MONUMENTS - VILLAGE ROAD & MILLER ROAD  
NOTE: QUANTITY ASSUMES APPROXIMATE WIDTH OF ALL OUTCROPPING STONES TO BE 3'

REVISIONS

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SCALE  
AS SHOWN

PROJECT NAME AND ADDRESS

**CRYSTAL CREEK**  
CRYSTAL LAKE, IL

LEXINGTON HOMES  
1731 N. MANCEY STREET, SUITE 200  
CHICAGO, IL 60614

SHEET TITLE

**FINAL LANDSCAPE PLAN**

PLAN DATE

**MARCH 12, 2010**

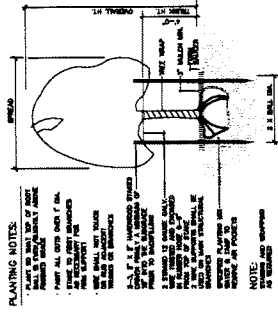
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**1 OF 7**

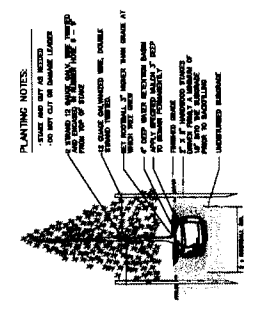
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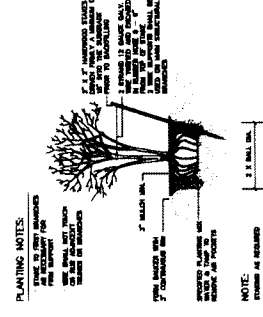
PLANTING DETAILS



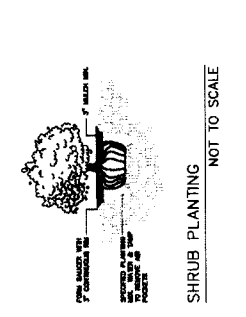
TREE PLANTING - TREE STAKING  
NOT TO SCALE



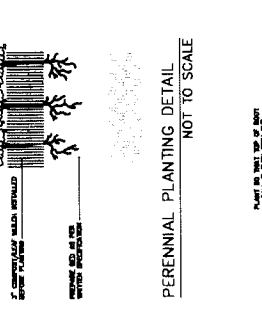
EVERGREEN TREE PLANTING  
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MULTI-TRUNK TREE STAKING  
NOT TO SCALE



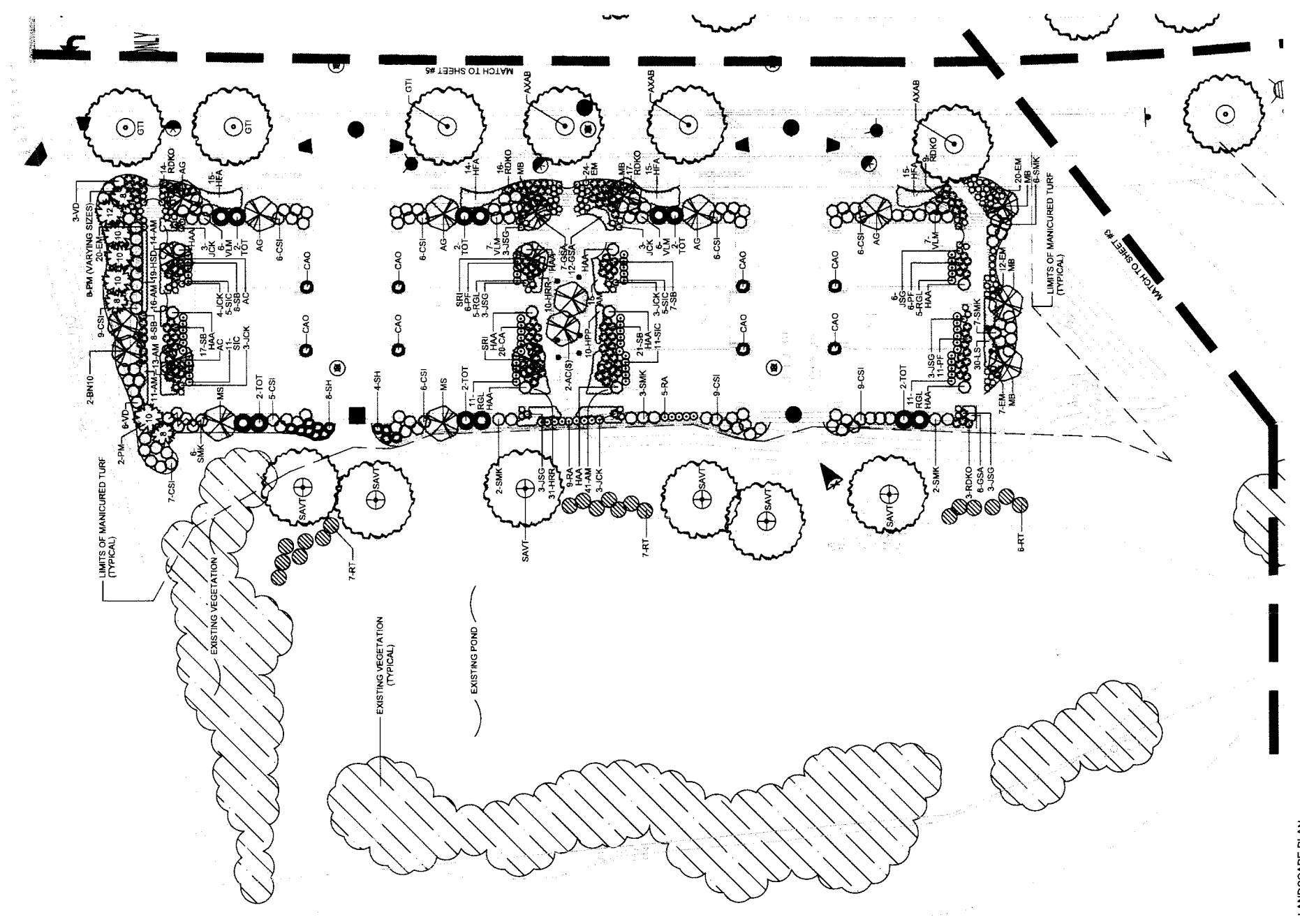
SHRUB PLANTING  
NOT TO SCALE



PERENNIAL PLANTING DETAIL  
NOT TO SCALE



HILLSIDE PLANTING  
NOT TO SCALE



LANDSCAPE PLAN

SCALE: 1" = 20'-0"



**PUGSLEY & LAHAIE, LTD.**  
LANDSCAPE ARCHITECTS & CONTRACTORS

24414 N. OLD MCHENRY ROAD | LAKE ZURICH, IL 60047  
847.438.0013 | F 847.438.0084 | WWW.PLGDESIGNS.COM

REVISIONS	
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SCALE  
**AS SHOWN**

PROJECT NAME AND ADDRESS  
**CRYSTAL CREEK**  
CRYSTAL LAKE, IL

LEXINGTON HOMES  
1731 N. MARCEY STREET, SUITE 200  
CHICAGO, IL 60614

SHEET TITLE  
**FINAL LANDSCAPE PLAN**

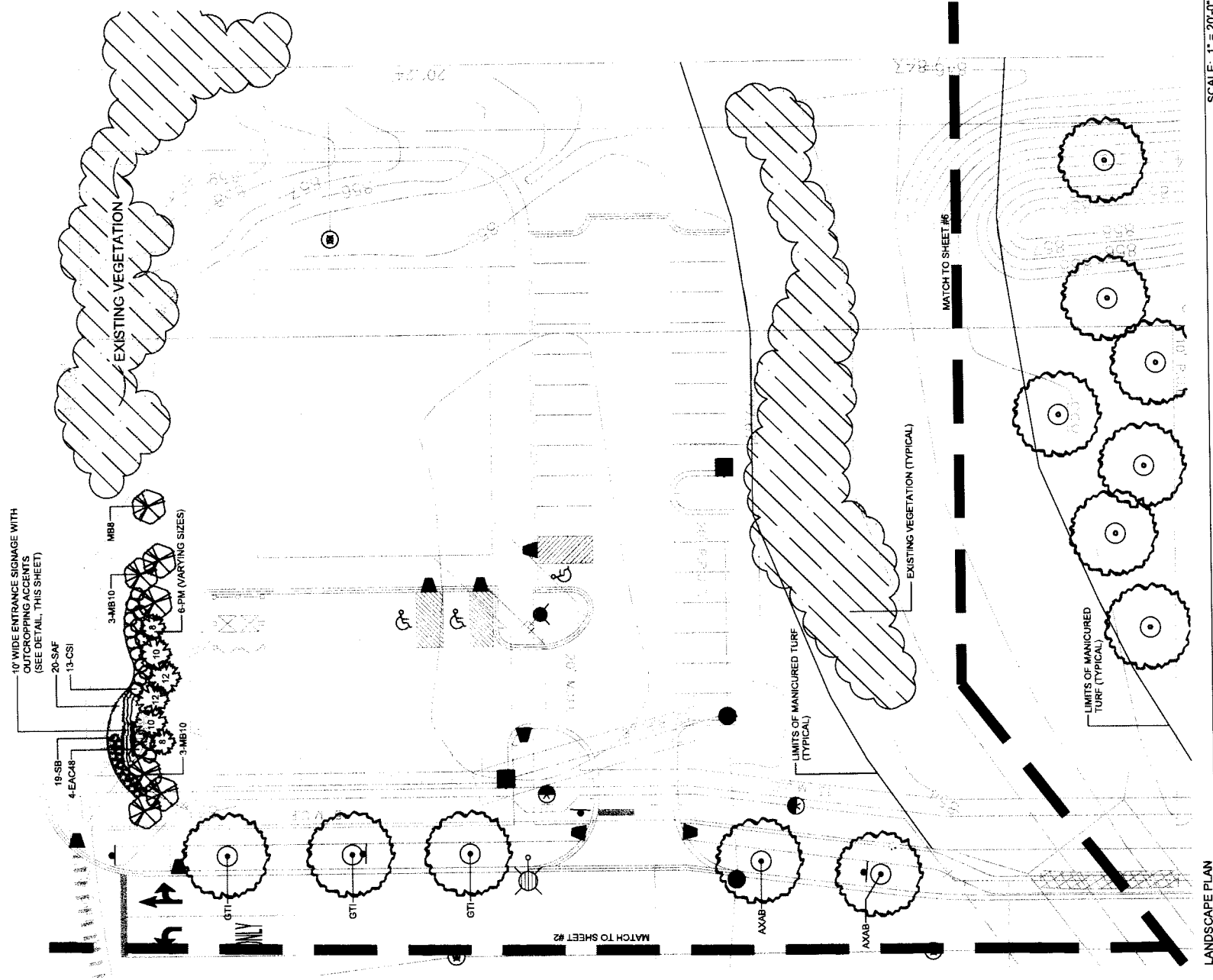
PLAN DATE  
**MARCH 12, 2010**

SHEET NUMBER  
**2 OF 7**

PROJECT NUMBER  
**083701**







SCALE: 1" = 20'-0"



**PUGSLEY & LA HAIE, LTD.**  
LANDSCAPE ARCHITECTS & CONTRACTORS

24414 N. OLD MCHENRY ROAD | LAKE ZURICH, IL 60047  
847.438.0013 | F 847.438.0084 | WWW.PLGDESIGNS.COM

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SCALE  
**AS SHOWN**

PROJECT NAME AND ADDRESS  
**CRYSTAL CREEK**  
**CRYSTAL LAKE, IL**

LEXINGTON HOMES  
1731 N. WARGAY STREET, SUITE 200  
CHICAGO, IL 60614

SHEET TITLE  
**FINAL LANDSCAPE PLAN**

PLAN DATE  
**MARCH 12, 2010**

SHEET NUMBER  
**5 OF 7**

PROJECT NUMBER  
**083701**







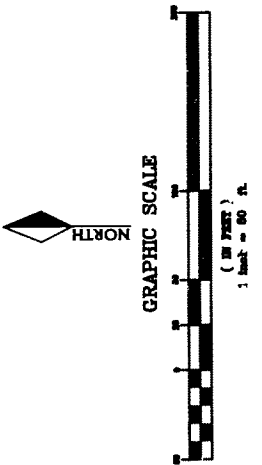
FINAL PLAT OF SUBDIVISION  
**CRYSTAL CREEK**  
 BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHEERY COUNTY, ILLINOIS.

AREA SUMMARY  
 LOTS 1-25  
 582,044 SQ. FT. OR 13.5914 ACRES  
 CARLEMONT DRIVE  
 91,896 SQ. FT. OR 2.1097 ACRES  
 TOTAL  
 683,940 SQ. FT. OR 15.7011 ACRES

THE VILLAGES - UNIT 1  
 DOC 89R006867 REC OCTOBER 17, 1997

THE VILLAGES - UNIT 1  
 DOC 89R006867 REC MARCH 9, 1989  
**VILLAGE COURT**

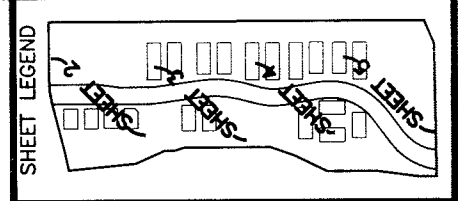
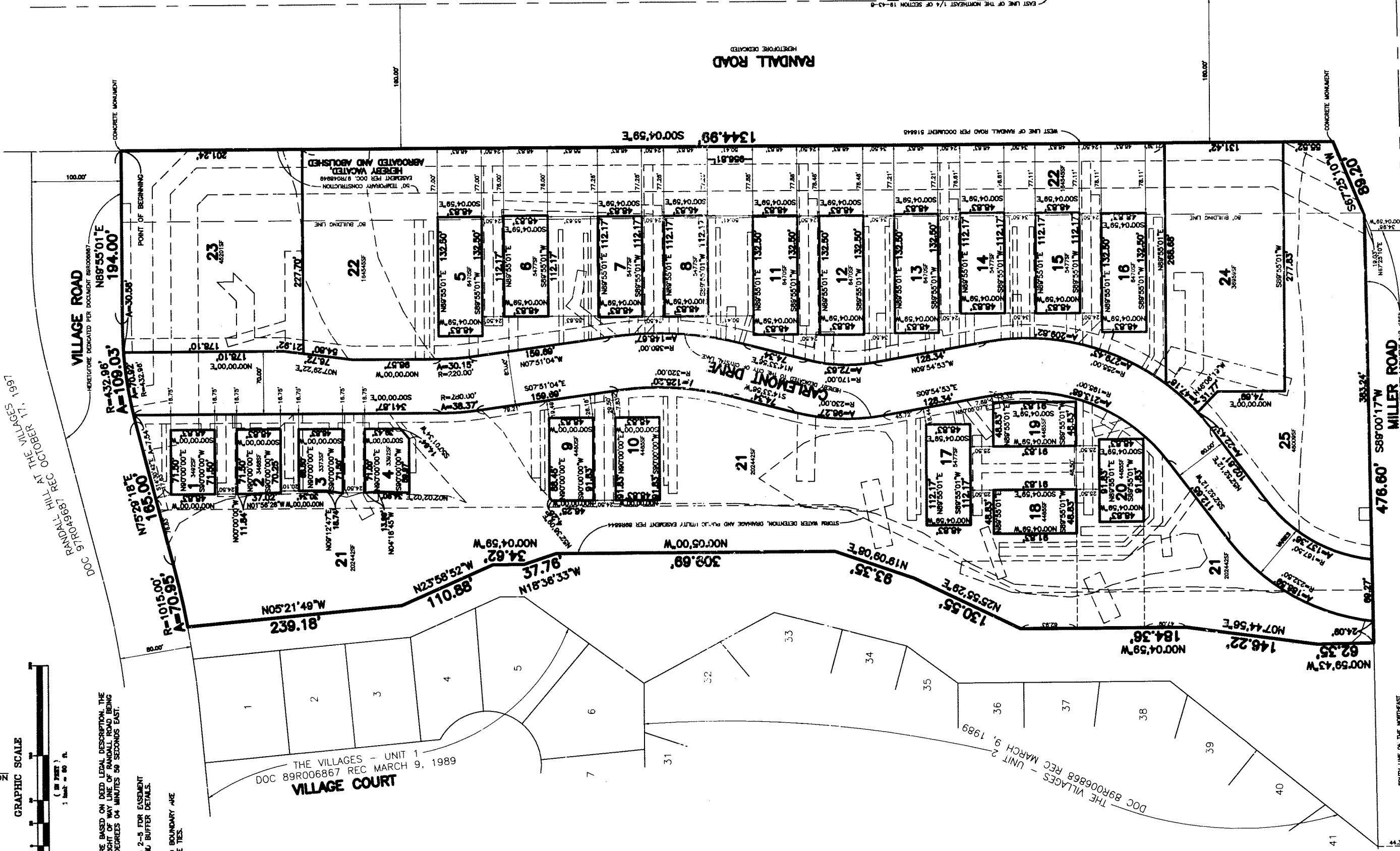
THE VILLAGES - UNIT 2  
 DOC 89R006868 REC MARCH 9, 1989



NOTE:  
 BEARINGS ARE BASED ON DEED LEGAL DESCRIPTION. THE WESTERLY RIGHT OF WAY LINE OF RANDALL ROAD BEING SOUTH 00 DEGREES 04 MINUTES 50 SECONDS EAST.

NOTE:  
 SIZE SHEETS 2-5 FOR EASEMENT AND WETLAND BUFFER DETAILS.

NOTE:  
 LOT TIES TO BOUNDARY ARE RIGHT ANGLE TIES.



DATE: MARCH 30, 2010  
 PROJ. NO.: 144206-1  
 FOR: THE LEVINGTON GROUP  
 PROJ. NAME: CRYSTAL CREEK  
 Copyright © 2010, TFW Engineering & Mapping, Inc. All rights reserved.  
 Professional Engineer: [Signature]

SHEET 1 OF 6

DATE	CHECKED BY	REVISION

PREPARED BY:

**TFW** SURVEYING & MAPPING  
 LAND SURVEYING - TOPOGRAPHIC MAPPING - CONSTRUCTION LAYOUT  
 808 EAST BELVIDERE ROAD SUITE 413, GRAYSLAKE, ILLINOIS 60030  
 847-548-6600 FAX 548-6699



FINAL PLAT OF SUBDIVISION  
**CRYSTAL CREEK**

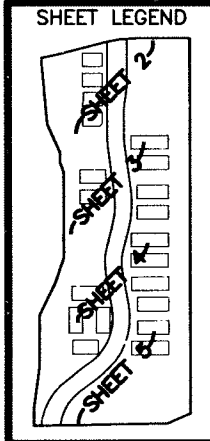
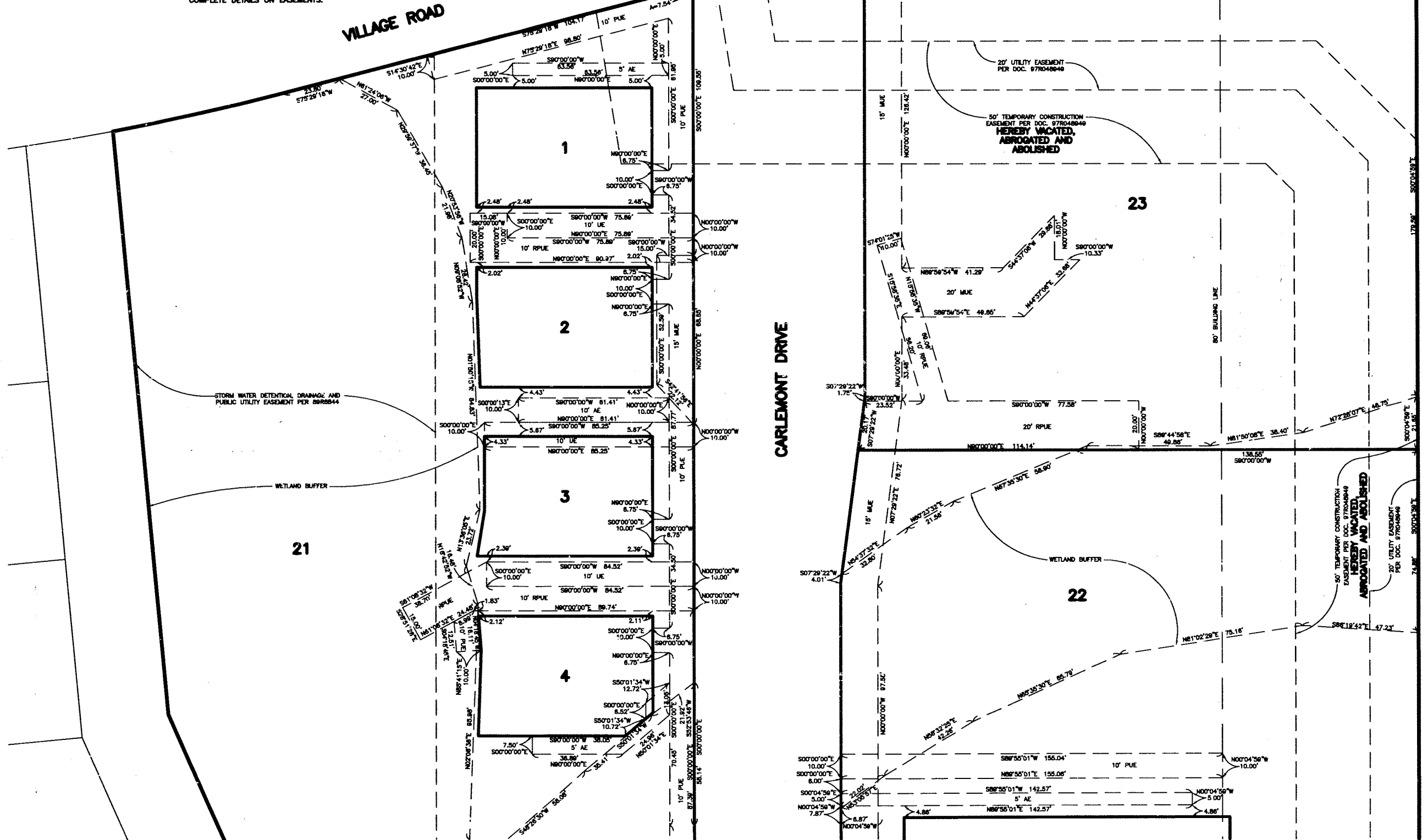
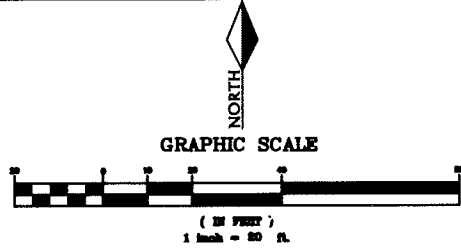
BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHEMRY COUNTY, ILLINOIS.

- LEGEND**  
 AE = WATER SERVICE ACCESS EASEMENT  
 MUE = MUNICIPAL UTILITY EASEMENT  
 PUE = PUBLIC UTILITY EASEMENT  
 RPUE = RESTRICTED PUBLIC UTILITY EASEMENT  
 UE = UTILITY EASEMENT

NOTE:  
ALL EASEMENTS HEREON ARE GRANTED, UNLESS OTHERWISE NOTED.

NOTE:  
SEE SHEET 1 FOR LOT DETAILS.

NOTE:  
REFER TO RECORD DOCUMENTS FOR COMPLETE DETAILS ON EASEMENTS.



MATCH LINE A - SEE SHEET 3 OF 6

MATCH LINE A - SEE SHEET 3 OF 6

DATE: MARCH 30, 2010  
 ORDER NO: 100206-1  
 PROJ. NO: 1446  
 FOR: THE LEXINGTON GROUP  
 PROJ. NAME: CRYSTAL CREEK  
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SHEET 2 OF 6

DATE	CHECKED BY	REVISION

PREPARED BY:

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 847-548-6600 FAX 548-6699

FINAL PLAT OF SUBDIVISION  
**CRYSTAL CREEK**

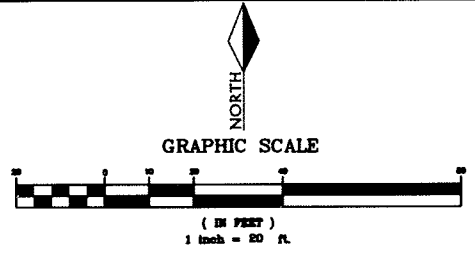
BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

- LEGEND**
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NOTE:  
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NOTE:  
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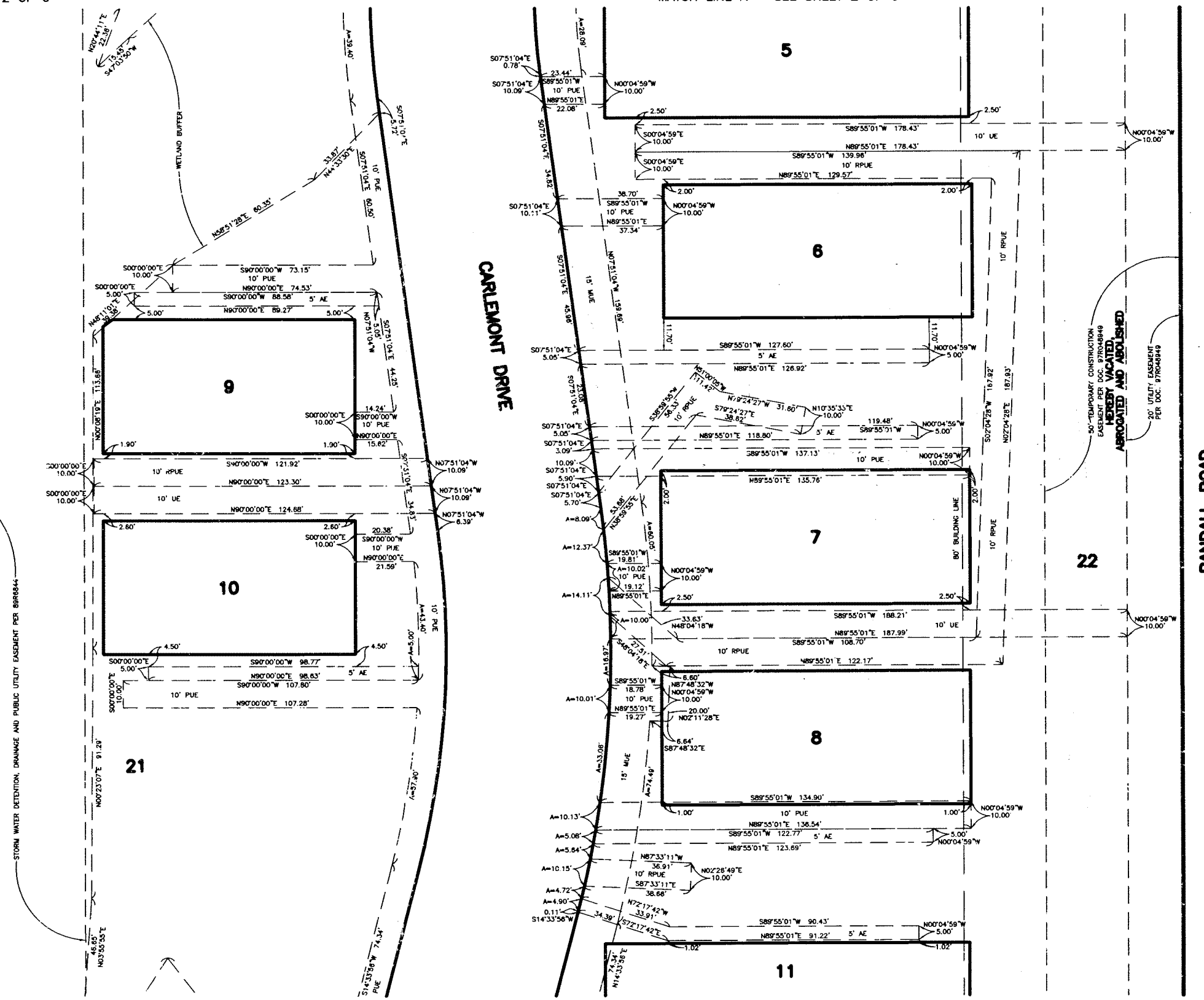


MATCH LINE A - SEE SHEET 2 OF 6

MATCH LINE A - SEE SHEET 2 OF 6

MATCH LINE B - SEE SHEET 4 OF 6

MATCH LINE B - SEE SHEET 4 OF 6

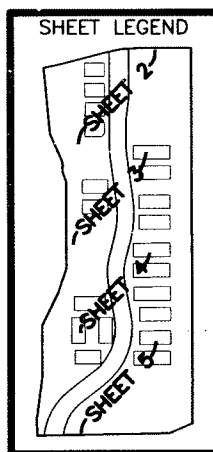


DATE: MARCH 30, 2010  
ORDER NO: 100206-1  
PROJ. NO: 1446  
FOR: THE LEXINGTON GROUP  
PROJ. NAME: CRYSTAL CREEK  
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SHEET 3 OF 6

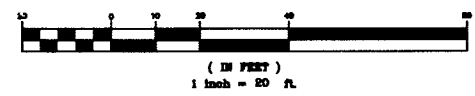
DATE	CHECKED BY	REVISION

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GRAPHIC SCALE



- LEGEND**
- AE = WATER SERVICE ACCESS EASEMENT
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**NOTE:**  
ALL EASEMENTS HEREON ARE GRANTED, UNLESS OTHERWISE NOTED.

**NOTE:**  
SEE SHEET 1 FOR LOT DETAILS.

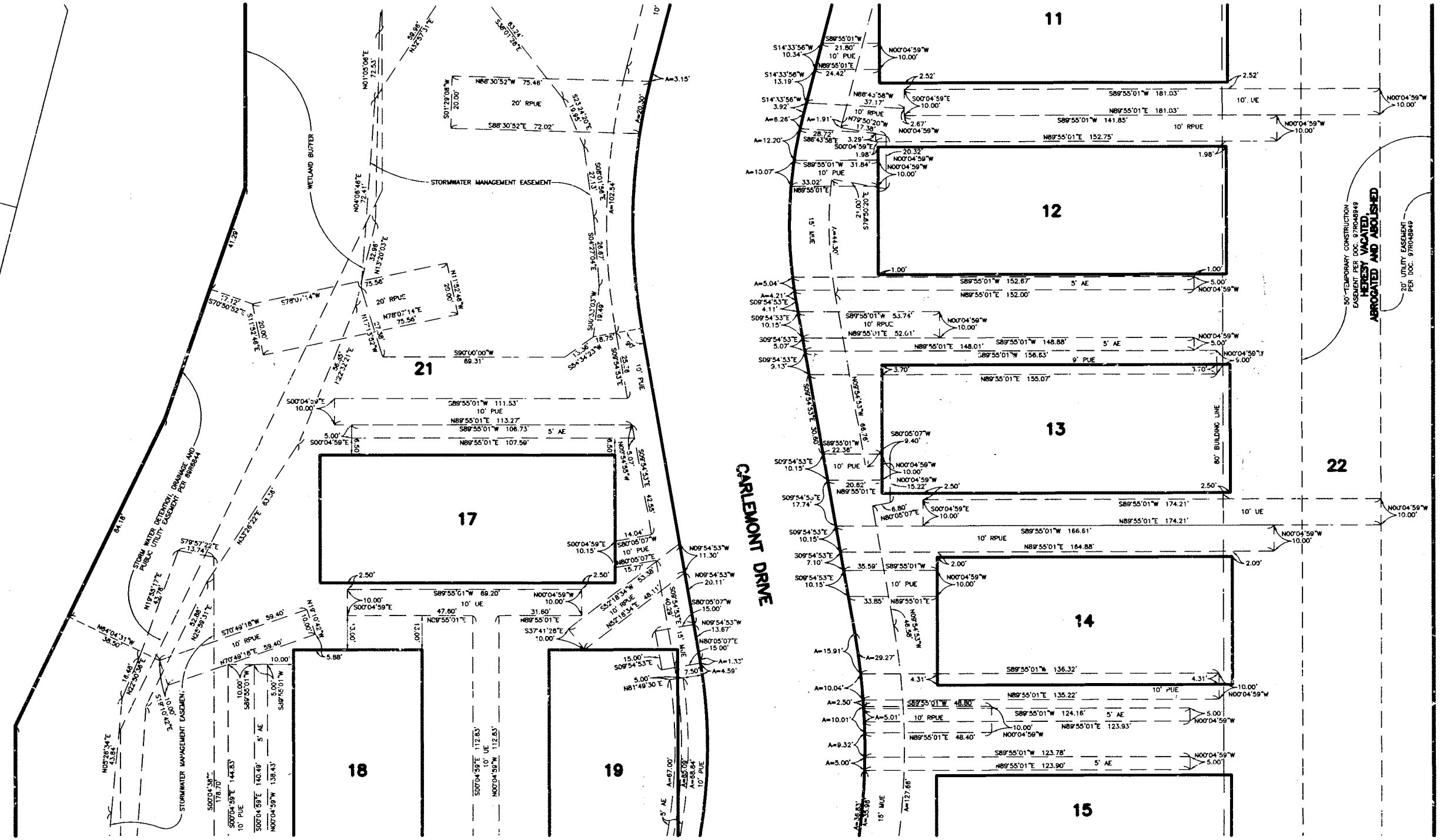
**NOTE:**  
REFER TO RECORD DOCUMENTS FOR COMPLETE DETAILS ON EASEMENTS.

FINAL PLAT OF SUBDIVISION  
**CRYSTAL CREEK**

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHEERY COUNTY, ILLINOIS.

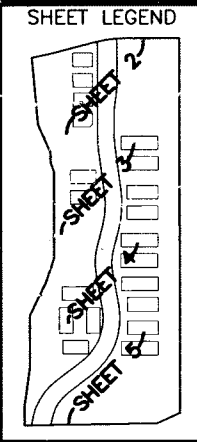
MATCH LINE B - SEE SHEET 3 OF 6

MATCH LINE B - SEE SHEET 3 OF 6



MATCH LINE C - SEE SHEET 5 OF 6

MATCH LINE C - SEE SHEET 5 OF 6



DATE: MARCH 30, 2010  
ORDER NO: 100206-1  
PROJ. NO: 1446  
FOR: THE LEXINGTON GROUP  
PROJ. NAME: CRYSTAL CREEK  
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SHEET 4 OF 6

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GRAPHIC SCALE



( IN FEET )  
1 inch = 80 ft.

- LEGEND**
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**NOTE:**  
ALL EASEMENTS HEREON ARE GRANTED, UNLESS OTHERWISE NOTED.

**NOTE:**  
SEE SHEET 1 FOR LOT DETAILS.

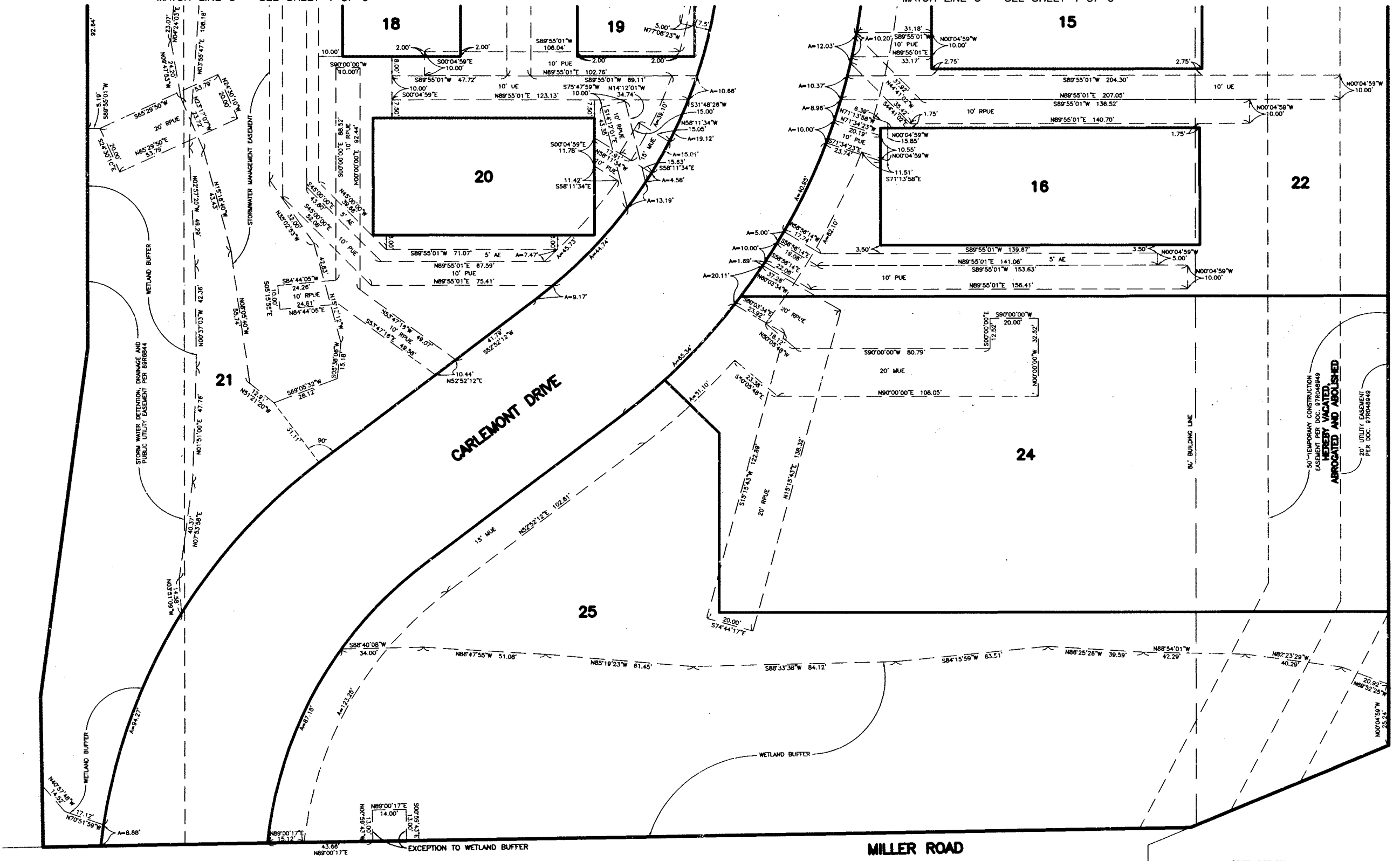
**NOTE:**  
REFER TO RECORD DOCUMENTS FOR COMPLETE DETAILS ON EASEMENTS.

FINAL PLAT OF SUBDIVISION  
**CRYSTAL CREEK**

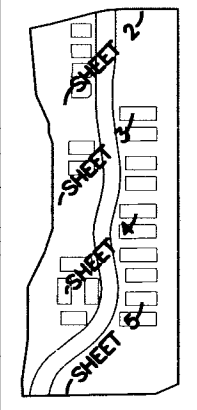
BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHEERY COUNTY, ILLINOIS.

MATCH LINE C - SEE SHEET 4 OF 6

MATCH LINE C - SEE SHEET 4 OF 6



**SHEET LEGEND**



DATE: MARCH 30, 2010  
 ORDER NO: 100206-1  
 PROJ. NO: 1446  
 FOR: THE LEXINGTON GROUP  
 PROJ. NAME: CRYSTAL CREEK  
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SHEET 5 OF 6

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