



#2016-10 Kensington Subdivision – Rezoning, Comprehensive Plan Amendment, Preliminary Plat, Preliminary PUD and Variations Project Review for Planning and Zoning Commission

Meeting Date: April 20, 2016

- Requests:**
1. Comprehensive Plan Amendment to change the land use designation from Estate Residential and Office to Urban Residential, High Density Residential and Commerce.
 2. Rezoning to R-2 PUD Single-Family, R-3B PUD Multi-Family Residential and B-2 PUD General Commercial.
 3. Preliminary Plat of Subdivision to create 300 single-family lots and 203 multi-family lots with outlots for detention, open space and park site.
 4. Preliminary Planned Unit Development for a 503-lot residential development.
 5. Variations from Section 3-200(A)(6) Multi-Family Residential Dimensional Standards to allow:
 - a. A lot area less than the required 13,400 square feet to allow a minimum of 3,820 square feet,
 - b. A lot width less than the required 80 feet to allow a minimum of 71.92 feet,
 - c. A front yard setback of zero from the required 30 feet,
 - d. A rear yard setback of zero feet from the required 20 feet,
 - e. A side yard setback of zero feet from the minimum required 8 feet,
 - f. A corner-side yard setback of less than 30 feet to allow a minimum of 3 feet,
 - g. A yard abutting a residential district that is less than the required 50 feet to allow a minimum of 25 feet,
 - h. A maximum building coverage of up to 80% that is greater than the maximum of 30%,
 - i. A maximum impervious surface coverage of up to 85% that is greater than the maximum of 65%, and
 - j. A maximum floor area ratio of up to 1.40 that is greater than the maximum of 0.60.

6. Variation from Section 3-300(D) Locations of Buildings to allow townhomes that do not abut a public or private street,
7. Variation from Section 5-300(G)(1) Open Space Requirements and Standards for Conversation Design to allow 20% open space instead of the required 40%.

Location: North of Route 176, west of Bryn Mawr Lane

Acreage: Approximately 192 acres

Existing Zoning: RE PUD Residential Estate and O PUD Office

Surrounding Properties:

North:	A-1 Agriculture (McHenry County)
South:	B-2 General Business (Village of Lakewood) & E Estate
East:	RE PUD Residential Estate Planned Unit Development
West:	AG Agricultural (Village of Lakewood)

Staff Contact: Kathryn Cowlin (815.356.3615)

Background:

- **Existing Use:** This property is the former St. Aubin Nursery and farmland. The property was part of the original Bryn Mawr Subdivision concept plan and was proposed to be developed as phase two.
- **Previous Approvals:**
 - 2001: The subject property, as well as phase I of Bryn Mawr, was annexed into the City of Crystal Lake. The property was zoned Residential Estate and Office Planned Unit Development and the preliminary plat for 331 single-family lots was approved.
 - 2004: Preliminary and Final PUD/ Plat of Subdivision for Phase I of Bryn Mawr was approved.
 - 2009: Rezoning, Comprehensive Plan Amendment and Conceptual Review. A request was brought before the PZC and City Council for townhomes at the intersection of Bryn Mawr Lane and Route 176. The request received a negative recommendation from PZC and did not appear before the City Council.
 - 2010: Conceptual Review and Annexation Agreement Amendment. A request for feedback for the construction of townhomes, in a similar layout to today's request, was brought to the PZC and City Council. Overall, the PZC and City Council liked that the wetlands were being protected and seemed to favor the layout compared to the original preliminary plat. Both had concerns about density. The City Council conditionally approved an amendment to the Annexation Agreement

to allow townhomes. The amendment was contingent on the approval of a boundary line agreement amendment, which was never pursued.

- 2015: Conceptual Review. Similar to today's request, a proposed townhome and single-family development went before the PZC and City Council. The PZC felt that the lots should be larger, less density, and they were concerned with the sewer capacity and boundary agreement with Lakewood. The City Council felt that the proposed density was too high, but that they would be willing to look at an increase in density for that area.

The plans submitted do not meet the UDO requirements for a preliminary plat of subdivision or preliminary PUD development. The plans do not sufficiently address stormwater management or infrastructure improvements. The engineering plans do not match the plat of subdivision. Architectural submittals are lacking detail. Due to contract contingencies, the petitioner has requested to move forward and understands that any approval is contingent on the conditions of approval starting on page 9 of this report.

Once submittals are received, additional variations may be necessary, requiring another petition with notification and hearings as required by the UDO.

Development Analysis:

Land Use/Zoning

- The site is currently zoned RE PUD- Residential Estate Planned Unit Development and O PUD- Office Planned Unit Development. The petitioner is requesting to rezone the property to R-3B Multi-Family Residential PUD, R-2 Single-Family Residential PUD and B-2 General Commercial PUD.
- The land use map shows the area as Estate Residential and Office. These are not the appropriate land use designations for multi-family, dense single-family residences and commerce.

Preliminary Planned Unit Development/Preliminary Plat of Subdivision

- The petitioner is proposing 300 single-family lots and 203 multi-family lots.
- The boundary line agreement with the Village of Lakewood would have to be amended in order for the subdivision to be developed as proposed.
- The lot, yard and bulk requirements of the requested zoning districts are provided below.
- The single-family lots meet the UDO dimensional standards for the R-2 zoning district.
- Variations are required from the R-3B zoning district requirements for the multi-family residential lots.
 - The townhome models overhang the lot lines. The stairways/porches do not fit on the proposed townhome lots.

Site Layout

- The subject property is within the conservation design overlay district. The petitioner has followed the conservation design steps by identifying the natural areas and creating the layout of the lots and streets around those natural areas.
- Bryn Mawr Lane, Helen Street and Achilles Lane would be extended into this new subdivision. Also, Helen Street would intersect Route 176, which would create a second entrance for the neighborhoods.
- The petitioner has proposed to protect the wetland located at the southwest corner of the development. The existing high quality trees are also being saved in the proposed Crystal Lake Park District donation outlot.
- The petitioner has made changes to the request since the conceptual review in 2015. The petitioner eliminated lots and created a park donation for the Crystal Lake Park District.

Density

- The proposed site layout meets the UDO density requirements for an R-2 and R-3B development in a conservation overlay district.

Landscape

- The petitioner has submitted a preliminary landscape plan, which illustrates street trees and the typical multi-family landscaping. A final landscape plan would be presented with the final plat of subdivision.
- The Annexation Agreement does waive the requirement for street trees for single-family detached lots. If street trees are not included in the final landscape plan, the final covenants in the subdivision will require the planting of at least one tree as part of the front yard landscaping of each home.

Building Elevations- Single-Family Detached Homes

- New housing subdivisions are required to meet the two mandatory criteria and at least three of the optional criteria. The architectural plans submitted do not meet the criteria.

Building Elevations- Multi-Family Attached Homes

- New multi-family housing subdivisions are required to meet the three mandatory criteria. The architectural plans submitted do not provide enough detail to determine if they meet the criteria.

Traffic Study Analysis

- The study found that another entrance to the subdivision should be constructed. Helen Street would intersect with Route 176. The geometry should be identical to the existing Route 176/Bryn Mawr intersection. The intersection should be unsignalized with stop control on the Helen Street leg.

- The study also found that improvements to the Route 176/Route 47 intersection would be warranted. A westbound right-turn overlap phase that runs concurrently with the southbound left-turn phase and re-optimizing the traffic signal timings would be necessary as determined by IDOT.

Utilities

- Currently, there is no capacity downstream as this area is tributary to Lift Station #15 which is at capacity. The following would be required improvements:
 - Relocate the Lift Station #30 forcemain about 100 feet to the south side of Route 176 to the first downstream manhole to bypass Lift #15. This will provide about 350 PE or 100 single family homes. No additional connections would be allowed until the next level of improvements is construction.
 - Upgrade the pumps in Lift Station #30 to 11HP. This would provide capacity for 410 PE or about 117 single family homes. No additional connections would be allowed until the next level of improvements is constructed.
 - Upgrade Lift station #30 with a triplex pump system and wet well expansion and forcemain increase to 8” and extended on Heather. This would provide the capacity for the remainder of the development.
- As a general note, capacity is available unless allocated by others first.
- The petitioner has agreed to commence the necessary infrastructure improvements in order to service the development.

Comprehensive Land Use Plan 2030 Vision Summary Review:

Land Use - Residential

- The Comprehensive Plan designates the subject property as Estate Residential, which allows for existing and future homes. The Estate Residential and Urban Residential share the common goal for residential land use. A Comprehensive Plan Amendment would be required for the proposed density.

Goal: Encourage a diversity of high quality housing in appropriate locations throughout the city that supports a variety of lifestyles and invigorates community character.

This can be accomplished with the following supporting action:

Supporting Action: Encourage a diversity of housing types throughout the city, which satisfy wide-range needs for all persons regardless of age, race, religion, national origin, physical ability and economic level for existing and future city residents.

Success Indicator: Approval of single-family residential developments and multi-family residential developments.

Land Use – Commerce

- Comprehensive Plan designates the subject property as Office. A Comprehensive Plan Amendment would be required to change the land use designation to Commerce.

Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services and jobs to the city as well as the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Land Use Plan and Economic Development Strategic Plan.

This can be accomplished with the following supporting action:

Supporting Action: Promote developments that conserve open space and unique natural features, provide for efficient internal circulation, and encourage quality landscaping and building design.

Success Indicators: The number of conservation subdivisions approved.

Housing – Single-Family Housing

Goal: Promote strong neighborhoods by preserving their character and historical significance and ensuring that they are well served by a variety of community facilities and services.

This can be accomplished with the following supporting action:

Supporting Action: Encourage quality subdivision design.

Success Indicator: Number of new conservation subdivisions.

Housing – Multi-Family Housing

Goal: Provide an appropriate mix of multi-family housing to add density to appropriate areas and allow for mixed-use development.

This can be accomplished with the following supporting action:

Supporting Action: Promote well designed unique multi-family communities.

Success Indicator: Number of new multi-family subdivisions with open space or connected to services or each other.

Findings of Fact:

COMPREHENSIVE PLAN AMENDMENT

This petition requests a Comprehensive Land Use Plan Amendment from Office to Commerce for the 28 acres along Route 176 and from Estate Residential to Urban Residential for the single family lots and High Density Residential for the townhouse lots. In concert with the requested Comprehensive Plan changes, the requested zoning districts: B-2 PUD General Commercial, R-2 PUD for the single family, and R-3B PUD for the town houses.

REZONING

Standards.

In recommending approval or conditional approval of an amendment, the Planning and Zoning Commission shall transmit to the City Council written findings of fact that all of the conditions below apply to the application:

- a. How are the existing uses and zoning of nearby property affected;
- b. What is the extent to which property values are diminished by a particular zoning classification or restriction;

- c. What is the extent to which the destruction of property value of a petitioning property owner promotes the health, safety, morals, or general welfare of the public;
- d. What is the relative gain to the public as opposed to the hardship imposed on a petitioning property owner;
- e. What is the suitability of the subject property for its zoned purposes;
- f. What is the length of time the property has been vacant as zoned, considered in the context of land development in the area;
- g. What is the Comprehensive Plan designation and the current applicability of that designation; and
- h. Is there evidence or lack of evidence, of community need for the use proposed (R-3A zoning district)?

PRELIMINARY PLAT OF SUBDIVISION

The petitioner is proposing a 300 single family lot and 203 multi-family lot development with outlots for detention, open space and park space.

The lot, yard and bulk requirements of the R-2 Single Family and R-3B Multi-Family zoning districts are provided below. All of the proposed single family lots meet the minimum lot size and yard requirements for the R-2 zoning district. The proposed townhome lots require variations from the R-3B zoning district.

Use	Lot Size		Yards						Bulk			
	Area	Width	Front	Rear	Total side	Min side	Side abut street	Side abut resid	Lot Cov	FAR	Height Princ Structure	Height Access Structure
	Sq. Ft.	Ft.	Ft.	Ft.	Ft.	Ft.	Ft.	Ft.	%	- -	Ft./St.	Ft./St.
R-2	8,400	70	30	20	18	7	30	0	50	.80	28/2	15/1
R-3B	5,400+ 4,000 for each additional unit	60+10 each additional unit	30	20	30	8	30	50	65	.60	36	15/1

PRELIMINARY PLANNED UNIT DEVELOPMENT

The petitioner has requested a preliminary PUD for a 503 lot residential development. The commercial property would come through as a separate PUD. PUDs must also meet the standards in Section 4-500(C), Development Standards and 4-500(D), Additional standards for Planned Unit Developments Residential PUDs. The criteria are as follows:

General Standards.

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*

Additional standards for Residential PUDs.

- a. Location: A residential PUD can be located anywhere in the City, including any land proposed for annexation.
 Meets *Does not meet*
- b. Permissible uses: A mix of different residential dwelling types in proximity to each other is encouraged. Neighborhood commercial uses serving the development may be approved as part of a residential PUD where appropriate.
 Meets *Does not meet*
- c. Nonresidential uses: Any nonresidential use permitted in a residential PUD shall be compatible with the residential nature of the development. Parking areas which are intended to

serve nonresidential uses shall be separated from those designed to serve residential areas. Unless commercial and residential uses are combined within a single structure, commercial uses shall be separated from dwelling units by a heavily landscaped buffer zone that meets the requirements of Section 4-400, Landscaping and screening standards.

Meets *Does not meet*

d. Pedestrian paths: Pedestrian paths shall connect residential uses and nonresidential uses within a residential PUD.

Meets *Does not meet*

e. Growth management: A growth management schedule shall be provided to and approved by the City Council, which indicates the number and type of residential units to be constructed in each calendar year.

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.

The petitioner is requesting variations from:

1. Section 3-200(A)(6) from the multi-family residential dimensional standards to allow:
 - i. a lot area less than the required 13,400 square feet to allow a minimum of 3,820.4 square feet,
 - ii. a lot width less than the required 80 feet to allow a minimum of 71.92 feet,
 - iii. a front yard setback of zero from the required 30 feet,
 - iv. a rear yard setback of zero feet from the required 20 feet,
 - v. a side yard setback of zero feet from the minimum required 8 feet,
 - vi. a corner-side yard setback of less than 30 feet to allow a minimum of 3 feet,

- vii. a yard abutting a residential district that is less than the required 50 feet to allow a minimum of 25 feet,
 - viii. a maximum building coverage of up to 80% that is greater than the maximum of 30%,
 - ix. a maximum impervious surface coverage of up to 85% that is greater than the maximum of 65%,
 - x. and a maximum floor area ratio of up to 1.40 that is greater than the maximum of 0.60.
2. Section 3-300(D) Locations of Buildings to allow townhomes that do not abut a public or private street, and
 3. Section 5-300(G)(1) Open Space Requirements and Standards for Conversation Design to allow 20% open space instead of the required 40%.

Townhome developments typically require some bulk requirement variations.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Rawson, received 03/04/16)
 - B. Preliminary Plat of Subdivision (Vanderstappen, dated 03/31/16, received 3/31/16)
 - C. Townhome Exhibit (Vanderstappen, dated 03/31/16, received 3/31/16)
 - D. Landscape Plan (Manhard, dated 03/18/16, received 03/23/16)
 - E. Townhome Elevations (Rawson, received 03/04/16)
 - F. Single-Family Elevations (Rawson, received 03/04/16)
 - G. Phasing Plan (Manhard, dated 03/04/16, received 03/04/16)
 - H. Engineering and Grading Plan (Manhard, dated 03/03/16, received 03/04/16)
 - I. Infrastructure letter (Ken Rawson, dated 3/26/16, received 3/28/16)
 - J. Soil Borings (CTS, dated 3/12/2003, received 11/04/15)
 - K. Wetland Assessment (Midwest Ecological, dated 02/08/16, received 03/04/16)
 - L. Existing Resources Analysis (Manhard, dated 03/16, received 03/04/16)
 - M. Turning Radius Exhibit (Manhard, dated 03/04/16, received 03/04/16)
 - N. Fire Hydrant Exhibit (Manhard, dated 03/03/16, received 03/04/16)
 - O. Plat of Survey (Vanderstappen, dated 02/26/16, received 03/04/16)
 - P. Stormwater Report (Manhard, dated 03/16, received 03/04/16)
 - Q. Traffic Study (TranSystems, dated 02/16, received 02/16)
 - R. Tree Survey (Urban Forest Management, dated 03/29/16, received 03/29/16)
2. Preliminary Plat of Subdivision:
 - A. Add notations to all roadways on the plat, "hereby dedicated" for the public roadways and "private drive" for private roadways.
 - B. Add notations to previously dedicated roadways.

- C. Public streets must be 28 feet wide, measured edge to edge, with a 2-foot shoulder striped on each side instead of the ribbon curb.
 - D. The private streets for the townhomes shall have street names that will be approved by the Fire Rescue Department. Each separate section of townhomes should have a different street name.
 - E. Kensington Court is not an approved street name. Provide an alternate name for consideration.
 - F. The new Fabius Street section will need to be renamed since the existing Fabius Street will not be extended. Provide an alternate name for consideration.
 - G. Bryn Mawr Lane shall end at the intersection with Helen Street (east side) and the remainder of the street shall be renamed the alternate name as required in condition 2.D.
 - H. Eliminate the driveway access to Bryn Mawr Lane between townhomes 459 and 470.
 - I. Provide cross connection between townhomes 474-437 the two townhome groupings with a private access.
 - J. The emergency access to the portion of the subdivision located north of the ComEd easement shall 20 feet in width, constructed with an approved surface and must be maintained by the HOA. Gates at both ends are required to restrict motorized use and must be approved by the Fire Chief.
 - K. Each outlot should be labeled with the intended use, “conservation easement”, “drainage easement”, etc.
 - L. The interior of the roundabouts shall be outlots and maintained by the HOA.
 - M. Lot 505 shall be renamed as Outlot L.
 - N. Lot 506 shall be renamed as Outlot M.
 - O. Adjust the townhome layout to provide guest parking for the townhome lots 399-512.
 - P. The “unsubdivided parcel” to the north of Achilles Lane and adjacent to the edge of Bryn Mawr Phase I needs to be labeled as an outlot and included in the development.
 - Q. The zoning district noted on the plat of subdivision is R-2, add PUD and include R-3B PUD and B-2 PUD.
 - R. Add building setback lines to all lots on the preliminary plat of subdivision.
 - S. Submit a growth management plan that meets the standards of preliminary plat of subdivision, Section 4-500(D)(1).
 - T. Open space shall be dedicated as "common open space" to be jointly owned by a qualified conservation agency or organization or the homeowners or property owners association.
 - U. Submit an updated Illinois Department of Natural Resources report. Modify the site plan to address the recommendations of the IDNR.
 - V. The covenants should include restrictions on lawn chemicals, motor oil, car cleaners, etc. that could contaminate the unprotected wetlands. Restrictions and maintenance of the vegetated buffer strips should be better detailed. Notice, restrictions and educational information should be provided about the potential Blandings Turtle habitats.
3. Grading and Drainage Overall Plan:
- A. The grading and drainage plan must be adjusted to reflect the changes made to the preliminary plat of subdivision.
 - B. Relocate water mains to the private streets and parking areas, water mains should not be located in backyards or common grass area.

- C. All sanitary sewer within the townhome development will be private and can be located in back yards or common grass areas.
- 4. Landscape Plan:
 - A. Show existing trees on the landscape plan.
 - B. The Annexation Agreement waives the requirement for street trees for single-family detached lots. If street trees are not included in the final landscape plan, the final covenants for the subdivision will require the planting of at least one tree as part of the front yard landscaping of each home.
 - C. Where the townhome landscaping abuts a public street, eliminate one of the shade trees in the typical townhome landscaping if the landscape area is within 20 feet of a street tree.
 - D. Landscape plan must show entranceway landscaping and screening along Route 176 for the townhomes.
 - 5. Fire Station Land Donation (Lot 505):
 - A. The petitioner shall secure the Route 176 access from IDOT or provide an alternative location for the Crystal Lake Fire and Rescue land donation.
 - B. The petitioner shall provide all required warning signals for the Route 176 access.
 - C. The petitioner shall extend city water and sewer to the lot.
 - 6. Public Works Water Plant Land Donation (Lot 506):
 - A. The petitioner shall extend city water and sewer to the lot.
 - B. Two acres are required for a water treatment plant. Expand the lot to meet this requirement.
 - 7. Stormwater Review:
 - A. There was insufficient documentation provided for a complete stormwater review. Provide the required documentation for a preliminary stormwater review prior to the application for Final Plat/PUD to be reviewed by the City's Stormwater Consultant.
 - B. Storm sewer calculations and overland flow path calculations will be required during final engineering.
 - C. A maintenance plan will be required during final engineering.
 - 8. Elevations:
 - A. Single-Family Residential homes must meet at least seven of the following nine criteria-
 - i. Where siding is used as a building material, wood board siding shall be used.
 - ii. A front porch or stoop at main entrances of the proposed homes is provided.
 - iii. Three-car garages are designed as 2-car side loading and 1-car front-loading.
 - iv. Front loading, side facing garages shall have windows facing the street that match the style, spacing and frequency of windows for the rest of the dwelling.
 - v. Front loading, front facing garages shall incorporate at least 3 architectural elements (like columns flanking doors, moldings, overhanging eaves, decorative vent covers, decorative brackets, arched lintels, garage windows, etc.)

- vi. Windows are required on all elevations. Long blank facades or token window/s on elevations are not permitted.
 - vii. Window and door openings must be articulated through the use of shutters, flat or arched lintels, projecting sills or surrounds. These treatments should be applied on all elevations of the dwelling.
 - viii. Where shutters are used, they should be sized to the window such that they appear as if they can be closed and fully protect the window.
 - ix. All facades generally, and the front façade specifically shall be articulated through the use of dormers, eyebrow windows, decorative brackets, louvers, balconies or other elements.
 - B. Townhomes elevations must be constructed with traditional masonry building materials, such as brick or stone or wood clapboard or fiber cement siding.
9. The development shall comply with the anti-monotony standards.
- A. No two homes which are within 2 lots side-by-side or face front-to-front shall have the same identical elevation. This does not apply to a back-to-back situation.
 - B. No two homes having lots which border in any way (without regard to streets and parks) shall have the same identical color scheme. This includes identical trim, siding and masonry color selection.
 - C. No two homes with identical elevations shall be allowed to have the same identical exterior color scheme.
 - D. No two homes with identical floor plans, regardless of elevation, shall be built next to each other or directly across the street from each other.
 - E. None of the lots on a cul-de-sac shall have the same model and elevation on it.
10. Site Plan:
- A. The townhome lots must be adjusted to fit the proposed townhome models and reconciled with the preliminary plat document. No feature of the model can be built over the individual townhome lot line.
 - B. The multi-family lots must have a minimum setback of 30 feet from public roadways.
 - C. Walking paths shall be incorporated into the development and maintained by the respective homeowners or property owners association.
11. The Crystal Lake Park District requires a park donation of 15.3 acres or \$2,065,500, adjust the proposed land donation area and include development plans for the park.
12. The approval of the preliminary plat by the Planning and Zoning Commission and the City Council is tentative only, involving merely the general acceptability of the layout as submitted as it may change once the required stormwater information is submitted, reviewed and approved and the other comments contained in this report are addressed. All of the conditions of approval must be met in order for the preliminary plat to be approved.
13. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, Police, Public Works Departments, the City's Stormwater Consultant, the City's Traffic Study Consultant, the City's Consulting Arborist, IDNR and the Crystal Lake Park District.

**City of Crystal Lake
Development Application**

Office Use Only
File # _____

Project Title: _____

RECEIVED
MAR 04 2016
BY: _____

Action Requested

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

Petitioner Information

Name: **Kenneth A. Rawson**
Address: **540 Frontage Road**
Northfield, Illinois Suite 3175
Phone: **312 203 7556**
Fax: _____
E-mail: **Kenneth.Rawson1@GMail.com**

Owner Information (if different)

Name: **Todd Sullivan, St Aubin**
Address: **35445 Irene Road**
Kirkland, Ill
Phone: **815 739 0179**
Fax: **815 522 3535 Office Phone**
E-mail: **BuckyBajr@Yahoo.com**

Property Information

Project Description: _____
Restructuring Bond SSA 45 and
Rezoning Balance of previous Bryn Mawr
Development

Project Address/Location: **Route 176 & 47**

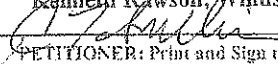
PIN Number(s): _____

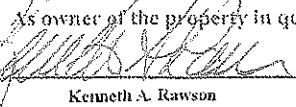
Development Team

Please include address, phone, fax and e-mail

Developer: Windsor Trent LLC
Architect: Rhonda Rawson (Town Homes)
Attorney: Kenneth A. Rawson
Engineer: Manhard Engineering
Landscape Architect: Manhard Engineering
Planner: Manhard Engineering
Surveyor: William Vanderstappen
Other: _____

Signatures

Kenneth Rawson, Windsor Trent LLC and Todd Sullivan of St Aubin
 3/4/16
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.
 3/3/16
Kenneth A. Rawson Todd Sullivan Date 3.3.16

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.

Development Team

Please include address phone fax and email

Developer: Windsor Trent LLC

Architect: Rhonda Rawson (Town Homes)

Attorney: Kenneth A. Rawson

Engineer: Manhard Engineering

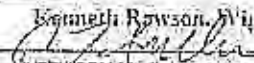
Landscape Architect: Manhard Engineering

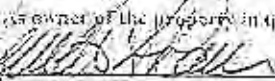
Planner: Manhard Engineering

Surveyor: William Vanderstappen

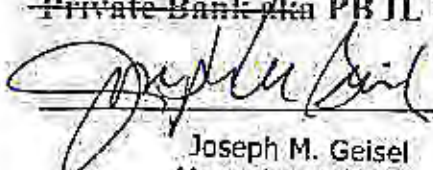
Other: _____

Signatures

Kenneth Rawson, Windsor Trent LLC and Todd Sullivan of St Aubin
 3/4/16
PETITIONER; Print and sign name (if different from owner) Date

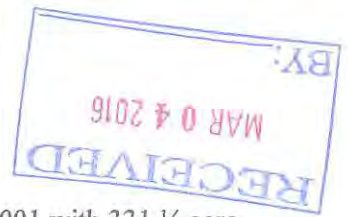
As owner of the property in question, I hereby authorize the taking of the above requested action.
 3/5/16
Kenneth A. Rawson Todd Sullivan Date 3.5.16

NOTE: If the property is held in trust, the trust officer must sign this portion as well. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

~~Private Bank~~ **via PB JL Oreo, LLC**

Joseph M. Geisel
Managing Director

Bryn Mawr 1.93 Acres


2016 10



Kensington (formerly Bryn Mawr) Zoning

Background

The development was originally annexed to the City of Crystal Lake in March of 2001 with 331 ½ acre lots with culvert, swale and no curb, gutter, storm sewer or sidewalks. The development received sewer and water via a 16" water line down the Commonwealth Edison Right of Way on the north and on the south by a 12' water line on Route 176. Sewer was by way of a new lift station on Briarwood, along Route 176 to Route 47. The offsite Sewer and Water was installed under a \$6,000,000 bond issue (SSA 45) which went into default when the land went back to the banks and other parties.

The first phase of the development was developed by Ryland Homes and they abandoned the balance of the property. The first phase consisted of 70 acres of 309 and was completed in 2007.

In 2014, Home State Bank, which owns a portion of the bond, approached one of the prior owners to see if the development and the bond issue could be resurrected.

The great recession of 2008 changed all of the housing and development markets, it is necessary to restructure the SSA while simultaneously restructuring the zoning to meet the current market realities. If all goes as planned the SSA will be restructured as a hybrid second mortgage to be paid down as development proceeds. The bond holders should receive their entire principal but most likely no past due interest.

The zoning is to be revised with smaller single family detached residences, town homes, some commercial and a new park of 48.41 acres of open space. Total open space for only the residential portion of the development will be 76 acres. The zoning will be pursuant to current sustainable standards which create the best basis for acceptance in the current market. The price points will be designed to meet the new market realities. The development lies within Crystal Lake but with Woodstock School District 200, which is a detriment for buyers with children or who are considering same.

The development lies in the Crystal Lake Park District, but pursuant to current discussions with the McHenry County Conservation District, the District has expressed an interest to have the park donated to them. The park is a high grade wet land area with high grade Oak Trees which have not been disturbed in the known past and may be as old as 400 years. If the park is not donated to MCCD or the Crystal Lake Park District it will be subject to a Conservation Easement to maintain the lands as open space in perpetuity.

Proposed Changes in the Zoning and Site Plan

A. 48.41 Acre park of wet lands, buildable land and forests. Previously the preliminary plat was approved for single family lots to be constructed in the now future park, see Exhibit B below.

B. 204 Town Homes surrounding the park

C. 300 (approximate depending on final approval) single family detached lots having an average size in excess of 10,500 square feet to be constructed using conservation criteria. No curb, gutter or storm sewer, with bio swales on both sides and a 5' wide sidewalk on one side.

D. Eliminate the 300 buffer on some portions of the property. This removes 15 acres of open area and replacing it with 48.41 acres of open Permanent Park. See exhibit A.

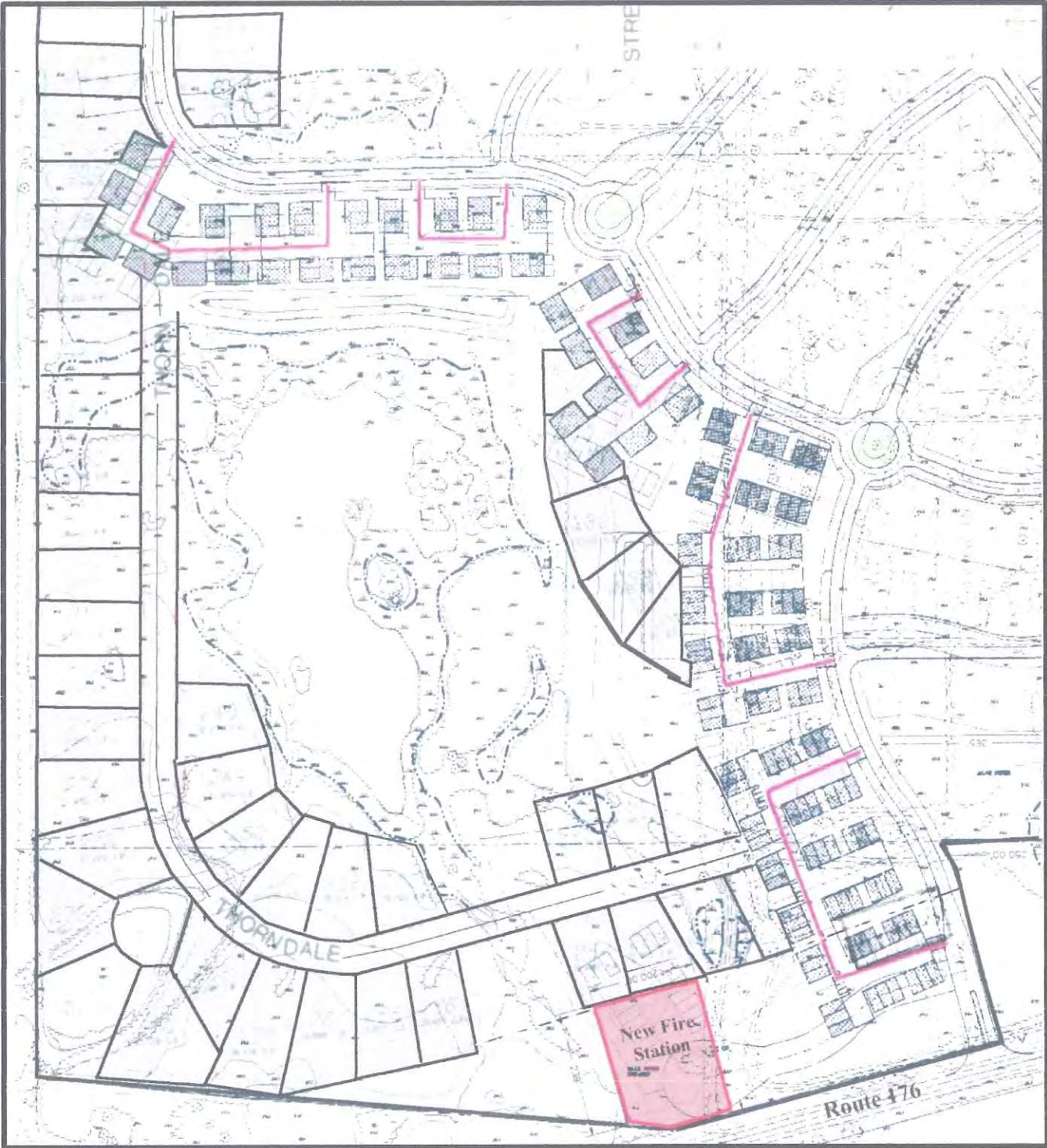
E. Changing the office commercial zoning to B3 commercial.

Exhibit A



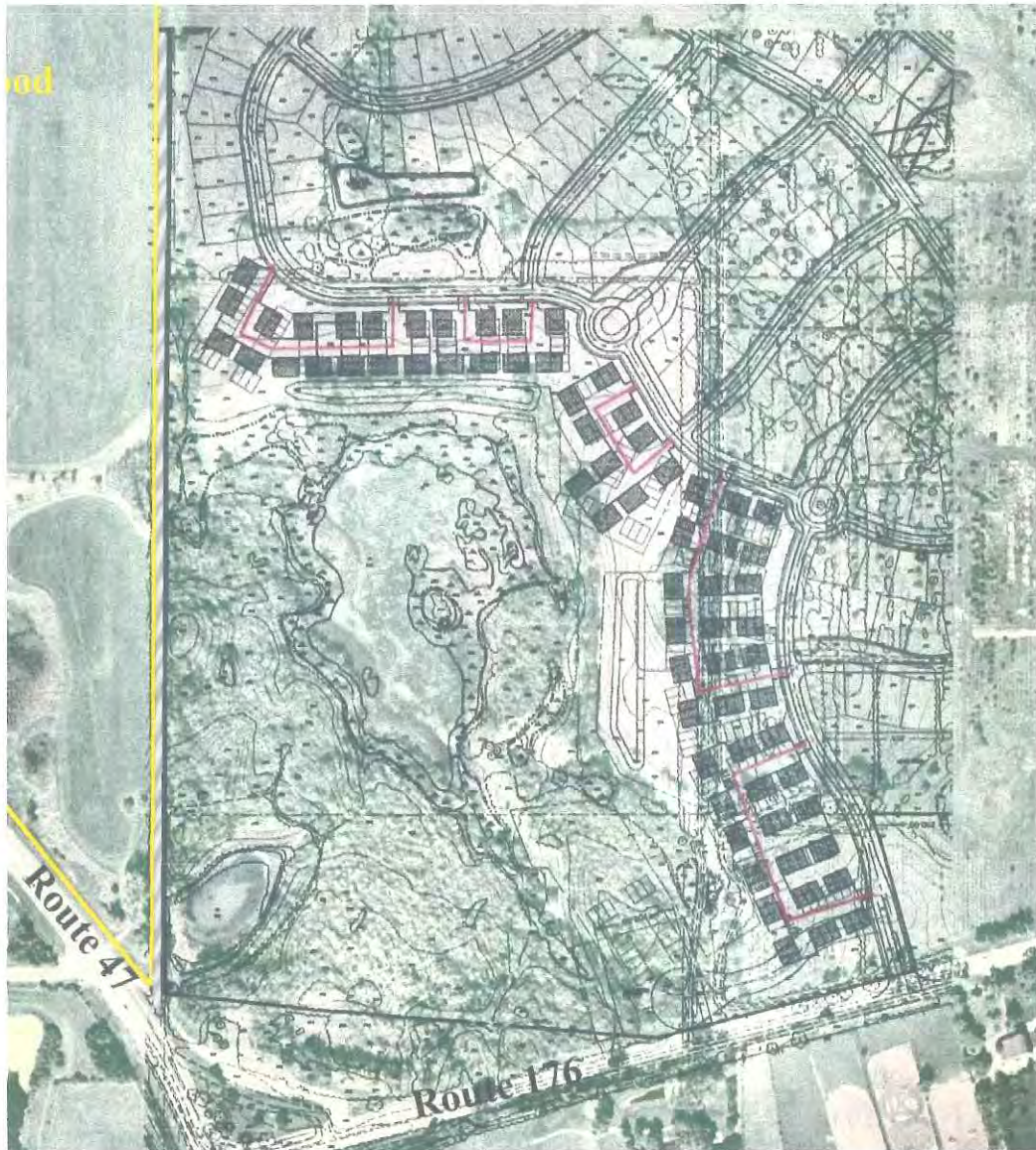
Below is the existing Preliminary Plat with platted lots in lieu of the future park.

Exhibit B



Exhibit

Proposed Town Home land plan superimposed over the aerial.



300 foot setback open area vs. the new park open Area.

The original Preliminary Plat contained a setback of 300ft along Route 176. At the time, the adjacent property was not annexed to Lakewood and there was no proposed zoning for it. At the current time based on the most recent zoning, the west side of this development will be contiguous to the proposed retail and commercial development projected along with the Lakewood Sports Complex. The original 300 ft set back is to be modified on only a portion of the existing development. The elimination of the 300' set back will remove 15.4 acres of open space but the addition of the park will add 48.41 acres of contiguous open space. See below

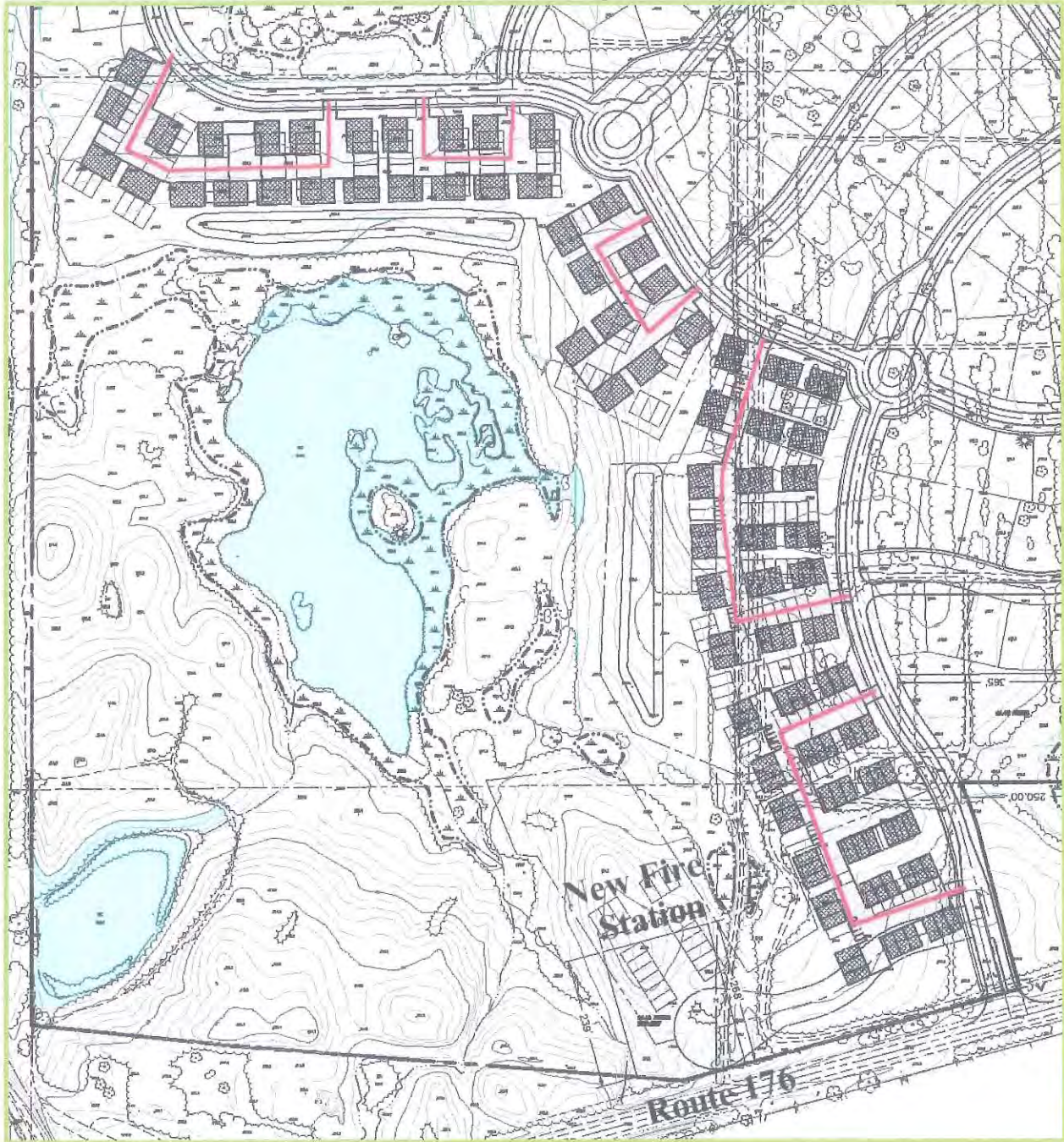
Total Acreage of Town Home component is 64.35 Acres

Area in Town Homes 16.94 Acres

Area of Wet Lands 15.88 Acres

Buildable Open Area with Woods 32.53 Acres

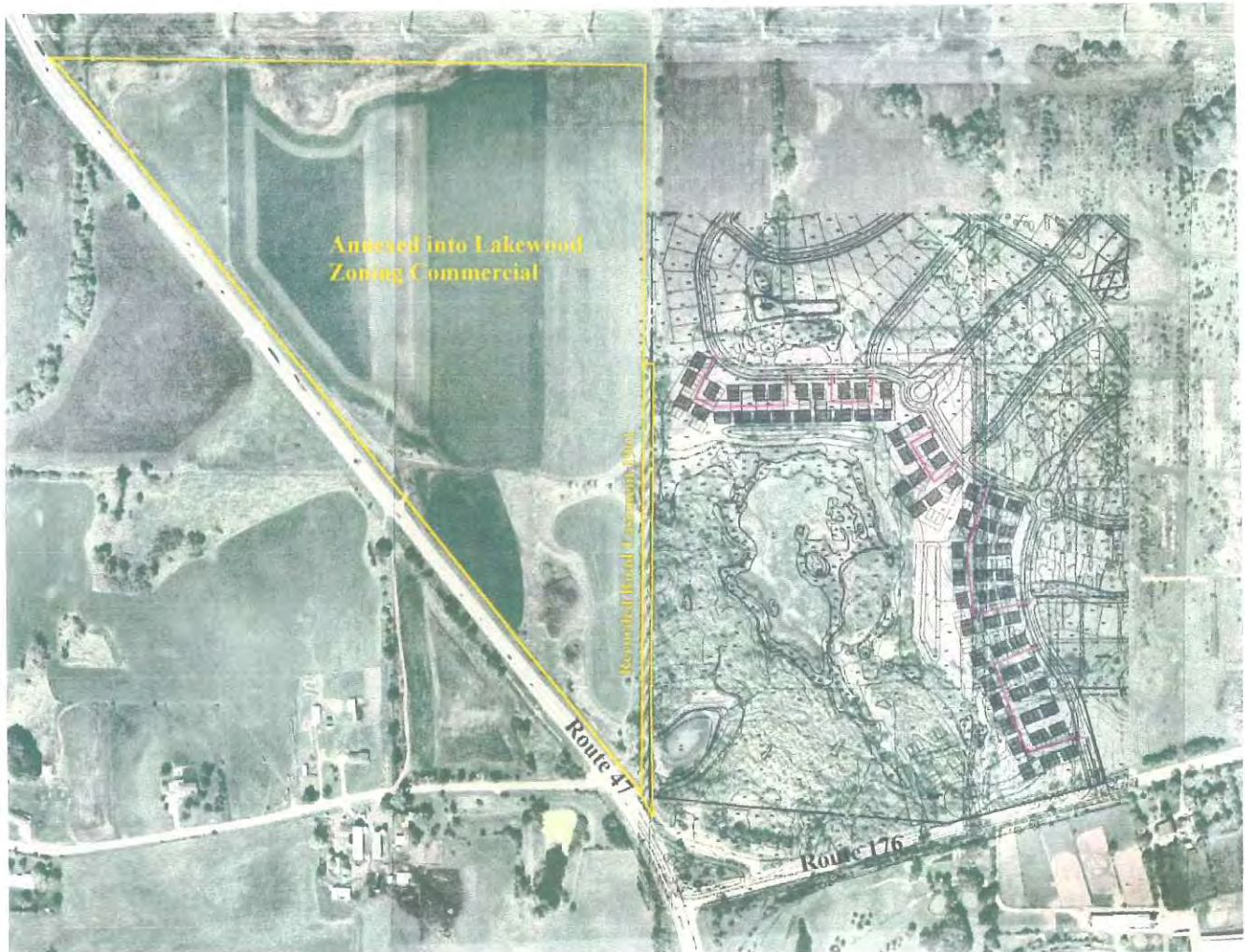
Total New Open Area 48.41 Acres



Open Area Deleted 15.74 acres, Open Space Added 48.41 – Net Open Space Added 32.67 Acres

ACCESS TO FUTURE PARK

In 1961 Swanson on granted a road easement to the adjoining owner, 24 feet in width, running from the north portion of the property to Route 47 on the South. The perpetual easement which runs with the Park property was recorded as document No. 384504 om Book 655 Page 491 (the old system) on 15th of February 1961. This road gives full access to the full length of the park for maintenance and access for the public, if so opened. See exhibit below.



Respectively Submitted:

A handwritten signature in blue ink, which appears to read 'Kenneth A. Rawson'. The signature is written in a cursive style and is underlined.

Kenneth A. Rawson

PUBLIC NOTICE

**BEFORE THE PLANNING AND ZONING COMMISSION
OF THE CITY OF CRYSTAL LAKE,
MCHENRY COUNTY, ILLINOIS**

**IN THE MATTER OF THE APPLICATION OF
Kenneth Rawson**)

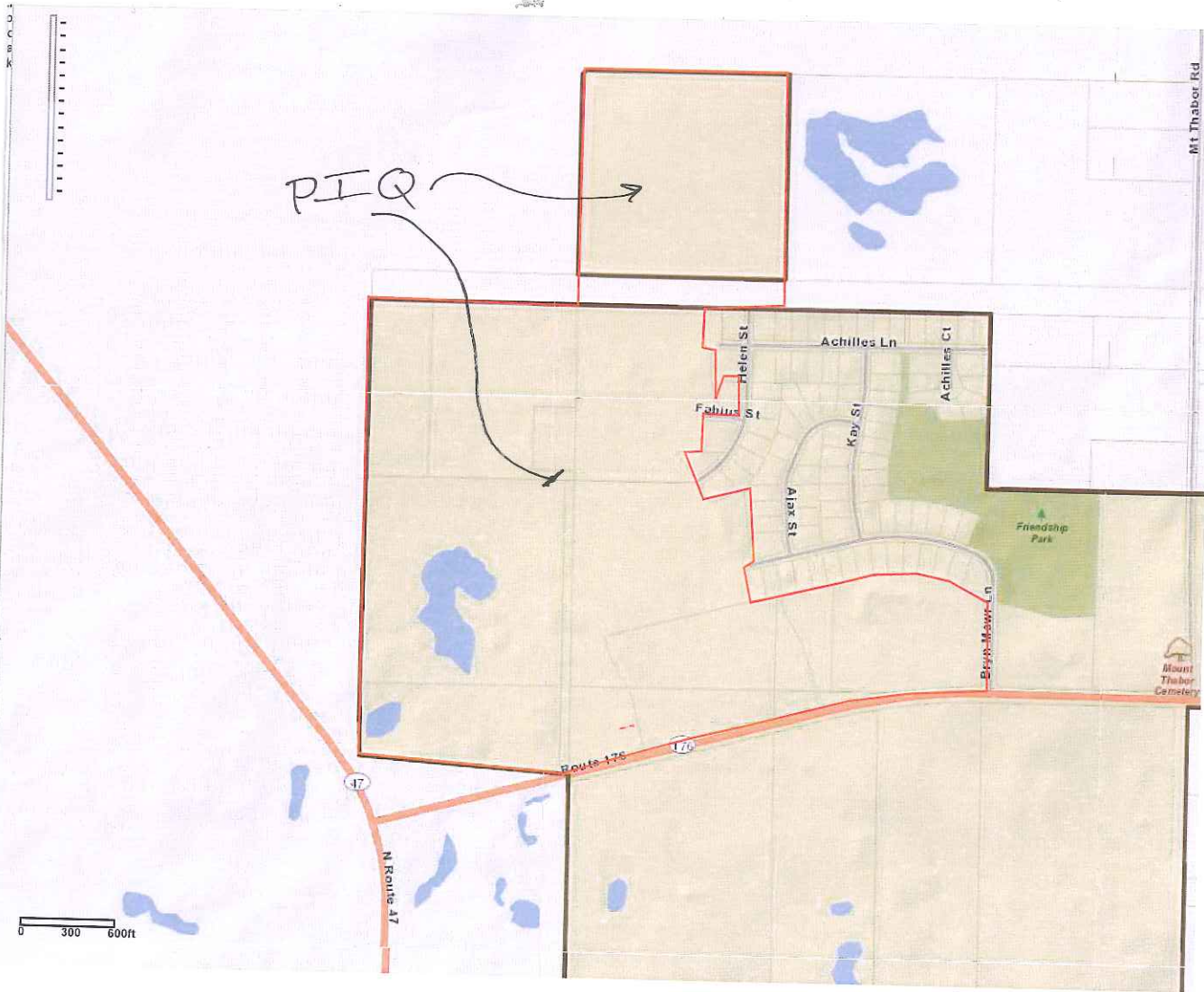
Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission upon the application of Kenneth Rawson on behalf of PBIL, OREO LLC, 1st Midwest Bank Trust 6603, 1st Midwest Bank Trust 6602, Home State Bank Trust 6161, and Eugene A De St. Aubin Bros Inc, seeking Rezoning, a Comprehensive Plan Amendment, Preliminary Plat, Preliminary PUD and Variations for Kensington Subdivision, located at 11100 Route 176, Crystal Lake, Illinois. PINS: 13-28-400-003, 13-33-200-003, 13-33-200-004, 13-33-200-005, 13-33-200-007, 13-33-200-008, 13-33-200-014, 13-33-200-016, 13-33-200-017, 13-33-200-020, 13-33-400-001, 13-33-400-010, 13-33-400-011, 13-34-100-016, 13-34-100-019, 13-34-100-020, 13-34-300-005 & 13-34-300-006

This application is filed for the purpose of seeking Rezoning from RE PUD and O PUD to R-2 PUD, R-3B PUD and B-2 PUD pursuant to Article 9-200(B) Standards for Development Applications- Amendments; Comprehensive Plan Amendment to change the land use designation from Estate Residential and Office to Urban Residential, High Density Residential and Commerce pursuant to Article 9-200(B) Standards for Development Applications- Amendments; Preliminary PUD for a Single Family and Multi-Family Residential Development pursuant to Article 4-500 Planned Unit Development Standards; Preliminary Plat of Subdivision for 300 Single Family Lots AND 203 Townhouse Lots pursuant to Article 5-200(G)(2) Subdivisions- Approval of Preliminary Plat, and Variations from Article 3-200(A)(6) Multi-Family Residential Dimensional Standards to allow a lot area less than the required 13,400 square feet to allow a minimum of 3,820.4 square, a lot width less than the required 80 feet to allow a minimum of 71.92 feet, a front yard setback of zero feet from the required 30 feet, a rear yard setback of zero feet from the required 20 feet, a side yard setback of zero feet from the minimum required 8 feet, a corner-side yard setback of less than 30 feet to allow a minimum of 3 feet, a yard abutting a residential district that is less than the required 50 feet to allow a minimum of 25 feet, a maximum building coverage of up to 80% that is greater than the maximum of 30%; a maximum impervious surface coverage of up to 85% that is greater than the maximum of 65%, and a maximum floor area ratio of up to 1.40 that is greater than the maximum of 0.60; Variation from Article 3-300(D) Locations of Buildings to allow townhomes that do not abut a public or private street; and a Variation from Article 5-300(G)(1) Open Space Requirements and Standards for Conservation Design to allow 20% open space instead of the required 40% for Kensington Subdivision located at 11100 Route 176 as well as any other variations as necessary to complete the project as proposed. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday April 20, 2016, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person desiring to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake

Northwest Herald
April 5, 2016 1174132



PIQ

0 300 600ft

Mt Thabor Rd

Mount Thabor Cemetery

Friendship Park

Achilles Ln

Key St

Ajax St

Fabius St

Helen St

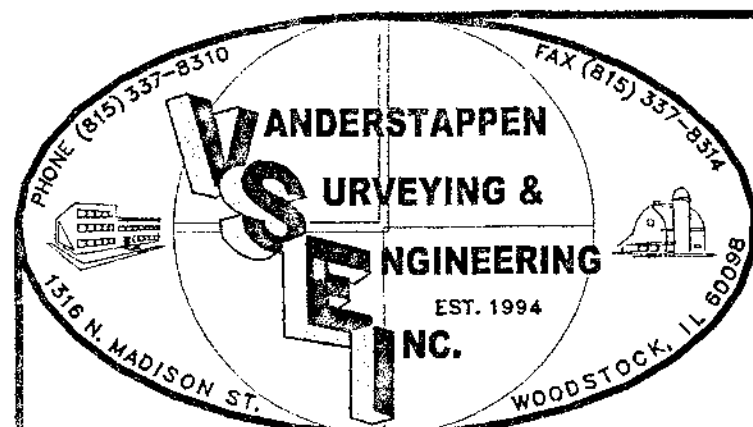
Achilles Ct

Bragg-Mower Ln

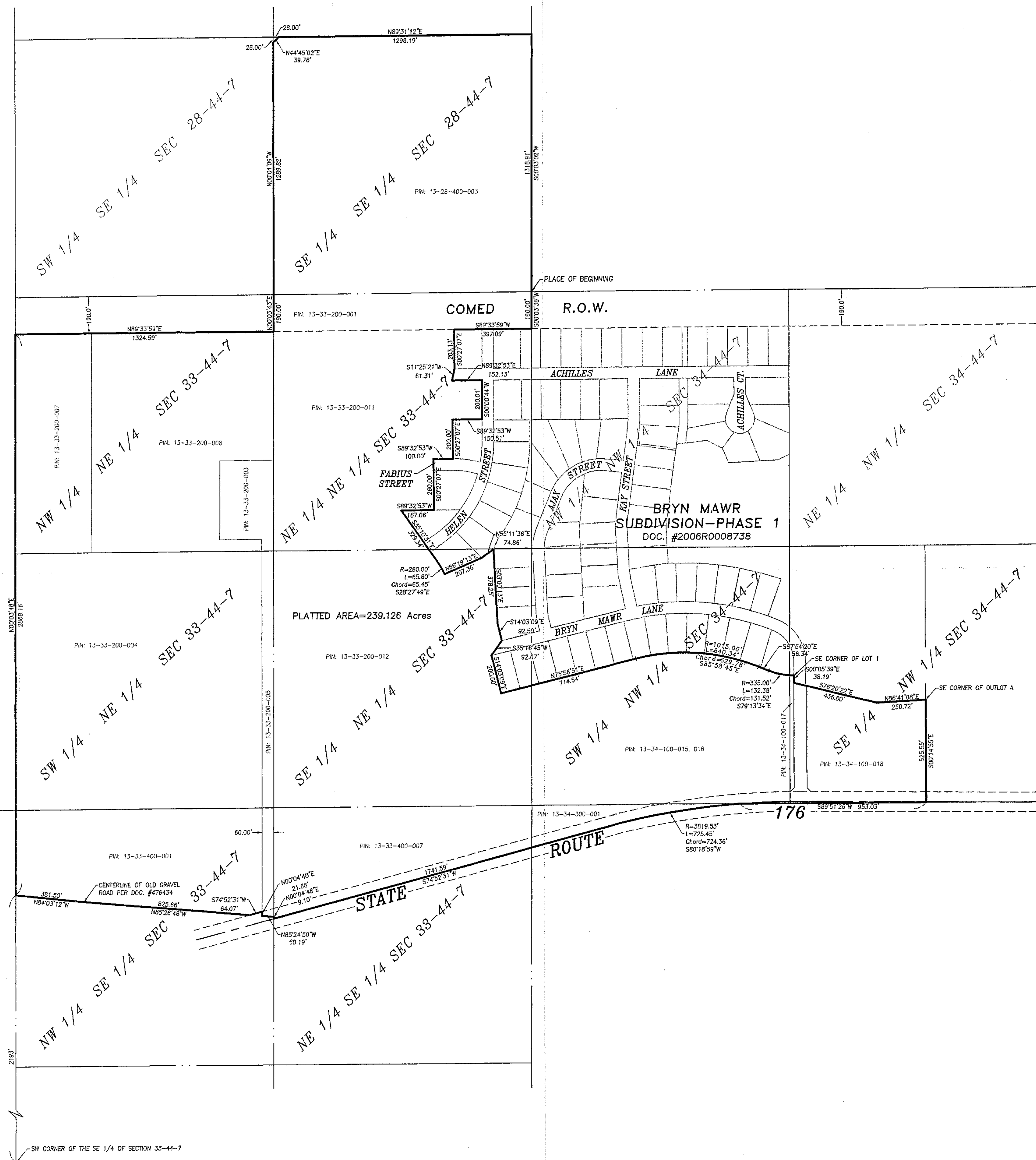
Route 176

17

N Route 17



PLAT



LEGAL DESCRIPTION

Part of the Southeast Quarter of the Southeast Quarter of Section 28, part of the East Half of Section 33, and part of the West Half of Section 34, all in Township 44 North, Range 7, East of the Third Principal Meridian, being described as follows: Beginning at the Northeast Corner of the Northeast Quarter of said Section 33; thence South 00 degrees 03 minutes 38 seconds West along the East line thereof, 190.00 feet to the North line of Bryn Mawr Subdivision - Phase 1, being a Subdivision of part of the Northeast Quarter of said Section 33; Also, part of the Northwest Quarter of said Section 34, according to the Plat thereof recorded February 6, 2006 as Document No. 2006R0008738, thence South 89 degrees 33 minutes 59 seconds West along said North line, 397.09 feet to the Northwest corner thereof; thence following along the Westerly and Southerly lines of said subdivision for the following 21 calls: thence South 00 degrees 27 minutes 07 seconds East, 203.13 feet; thence South 11 degrees 25 minutes 21 seconds West, 61.31 feet; thence North 89 degrees 32 minutes 53 seconds East, 152.13 feet; thence South 00 degrees 00 minutes 44 seconds West, 200.01 feet; thence South 89 degrees 32 minutes 53 seconds West, 150.51 feet; thence South 00 degrees 27 minutes 07 seconds East, 200.00 feet; thence South 89 degrees 32 minutes 53 seconds West, 100.00 feet; thence South 00 degrees 27 minutes 07 seconds East, 260.00 feet; thence South 89 degrees 32 minutes 53 seconds West, 167.06 feet; thence South 35 degrees 10 minutes 31 seconds East, 329.34 feet; thence Southeasterly 65.60 feet along a curve to the right, having a radius of 280.00 feet, chord length of 65.45 feet, and bears South 28 degrees 27 minutes 49 seconds East; thence North 68 degrees 19 minutes 13 seconds East, 207.36 feet; thence North 55 degrees 11 minutes 36 seconds East, 74.86 feet; thence South 03 degrees 00 minutes 13 seconds East, 378.25 feet; thence South 14 degrees 03 minutes 09 seconds East, 92.50 feet; thence South 35 degrees 16 minutes 45 seconds West, 92.07 feet; thence South 14 degrees 03 minutes 09 seconds East, 200.00 feet; thence North 75 degrees 56 minutes 51 seconds East, 714.54 feet; thence Easterly 640.34 feet along a curve to the right, having a radius of 1,015.00 feet, chord length of 629.78 feet, and bears South 85 degrees 58 minutes 45 seconds East; thence South 67 degrees 54 minutes 20 seconds East, 56.34 feet; thence easterly 132.38 feet along a curve to the left, having a radius of 335.00 feet, chord length of 131.52 feet, and bears South 79 degrees 13 minutes 34 seconds East to the Southeast corner of Lot 1 in said subdivision; thence South 00 degrees 05 minutes 39 seconds East along the West line of Bryn Mawr Lane, 38.19 feet; thence South 76 degrees 20 minutes 22 seconds East along a Southerly line and its Westerly extension of Outlot A, 436.80 feet; thence North 86 degrees 41 minutes 08 seconds East along said Southerly line, 250.72 feet to the Southeast corner thereof; thence South 00 degrees 14 minutes 55 seconds East along the East line thereof, extended Southerly, 525.55 feet to the South line of the said Northwest Quarter of Section 34; thence South 89 degrees 51 minutes 26 seconds West along said South line, 953.03 feet to the centerline of State Route 176; thence Westerly along said centerline, 725.45 feet along a non-tangent curve to the left, having a radius of 3,819.53 feet, chord length of 724.36 feet, and bears South 80 degrees 18 minutes 59 seconds West; thence South 74 degrees 52 minutes 31 seconds West along said centerline, 1,741.59 feet to the West line of the East Half of the Southeast Quarter of said Section 33; thence North 00 degrees 04 minutes 48 seconds East along said West line, 9.10 feet to the centerline of the old gravel road as described in Document No. 476434; thence North 85 degrees 24 minutes 50 seconds West along said centerline, 60.19 feet to a line 60.00 feet West of and parallel with the East line of the Northwest Quarter of the Southeast Quarter of said Section 33; thence North 00 degrees 04 minutes 48 seconds East along said parallel line, 21.68 feet to the North right-of-way line of State Route 176; thence South 74 degrees 52 minutes 31 seconds West along said North right-of-way line, 64.07 feet to the centerline of the said old gravel road; thence North 85 degrees 26 minutes 46 seconds West along said centerline, 825.66 feet; thence North 84 degrees 03 minutes 12 seconds West along said centerline, 381.50 feet to a point on the West line of the said East Half of Section 33 lying 2,193 feet North of the Southwest corner thereof; thence North 00 degrees 03 minutes 48 seconds East along said West line, 2,869.16 feet to a line 190.00 feet South of and parallel with the North line of the Northwest Quarter of the Northeast Quarter of said Section 33; thence North 89 degrees 33 minutes 59 seconds East along said parallel line, 1,324.59 feet to the East line thereof; thence North 00 degrees 03 minutes 43 seconds East along said East line, 190.00 feet to the Northeast corner thereof; thence North 00 degrees 01 minutes 09 seconds West along the West line of the said Southeast Quarter of the Southeast Quarter of Section 28, a distance of 1,289.82 feet to a point 28.00 feet South of the Northwest corner thereof; thence North 44 degrees 45 minutes 02 seconds East, 39.76 feet to a point on the North line of the said Southeast Quarter of the Southeast Quarter of Section 28 lying 28.00 feet East of the Northwest Corner thereof; thence North 89 degrees 31 minutes 12 seconds East along said North line, 1,298.19 feet to the Northeast corner thereof; thence South 00 degrees 03 minutes 02 seconds West along the East line thereof, 1,318.91 feet; to the Place of Beginning, in McHenry County, Illinois.

CLIENT: BRYN MAWR
 DRAWN BY: APG CHECKED BY: WJV
 SCALE: 1"=300' SE 28.33.44. 44 R. 7 E.
 BASIS OF BEARING: PER DOC. #2006R0008738
 P.I.N.:
 JOB NO.: 060141 I.D. PG.
 FIELDWORK COMP.: BK. PG.
 ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F.

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 MAR 04 2016
 BY: _____

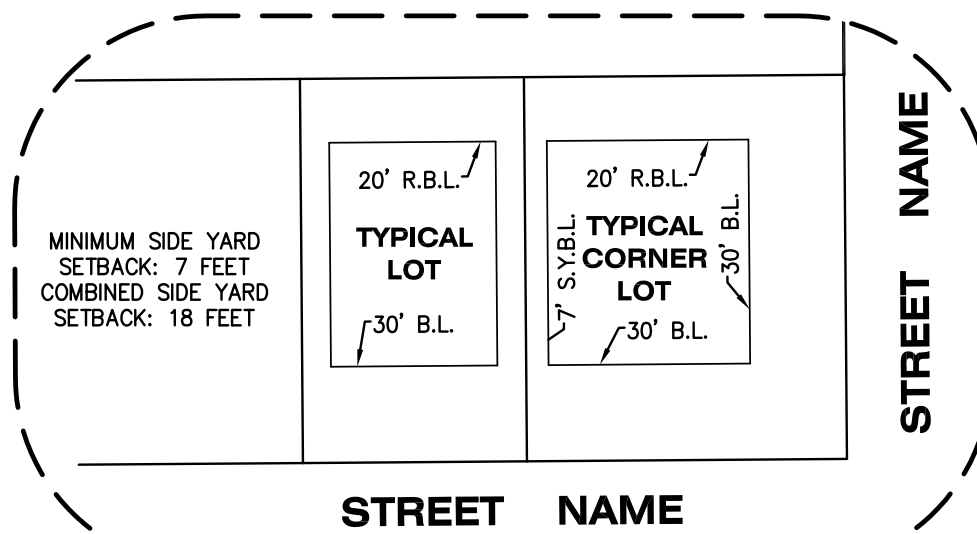
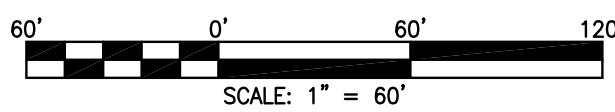
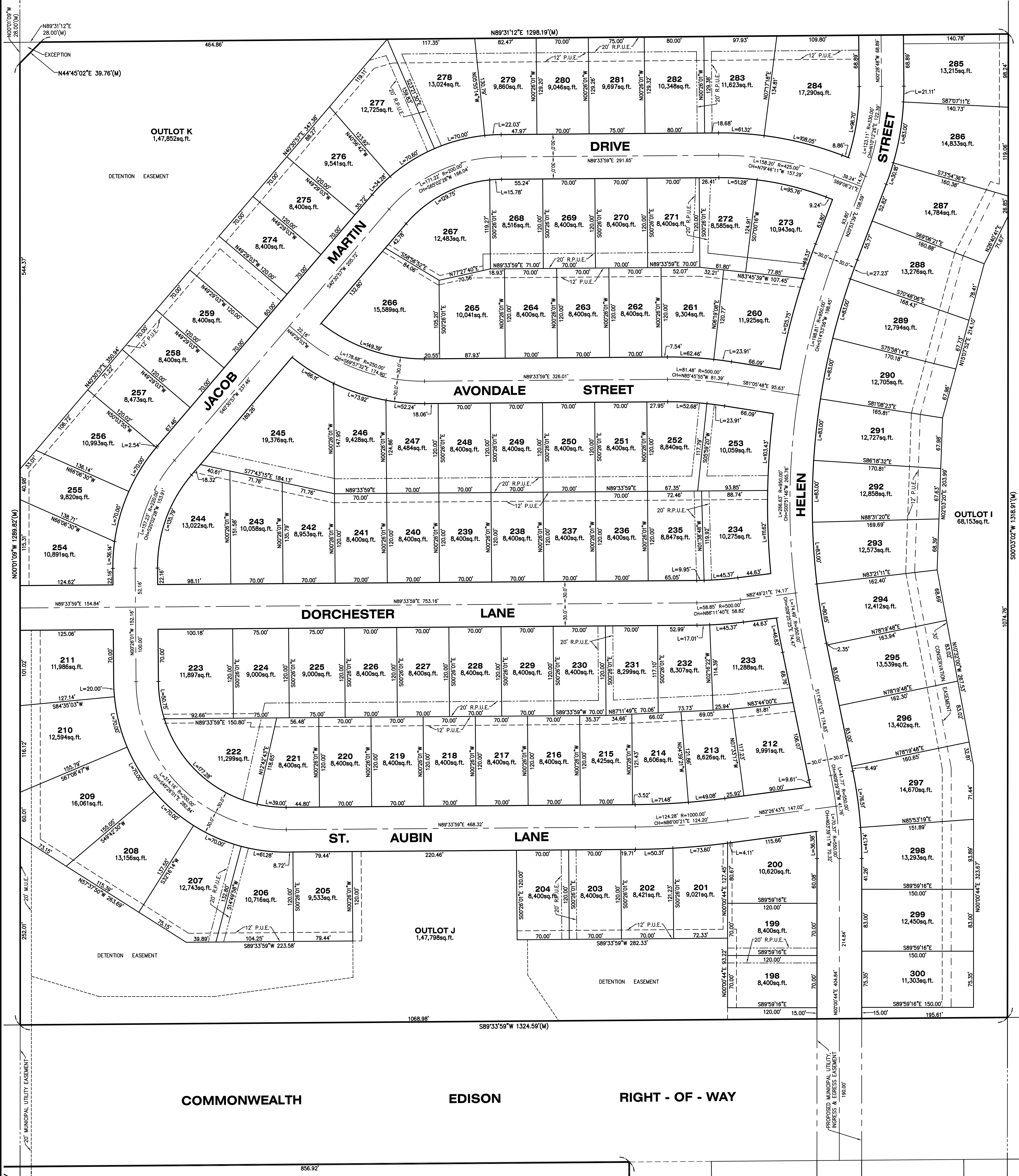
STATE OF ILLINOIS)
) S.S.
 COUNTY OF McHENRY)
 I hereby state that we have platted the premises above described, and that the plat hereon is a true representation of the said description.
 Dated at Woodstock, McHenry County, Illinois 2/27 A.D., 20 06.
 VANDERSTAPPEN SURVEYING, INC.
 Design Firm No. 184-002792
 By: _____
 Illinois Professional Land Surveyor No. 3552

PRELIMINARY PLAT KENSINGTON SUBDIVISION

Part of the Southeast Quarter of the Southeast Quarter of Section 28; Also part of the East Half of Section 33, all in Township 44 North, Range 7, East of the Third Principal Meridian, in McHenry County, Illinois.

ZONED R-2

CITY OF CRYSTAL LAKE



CLIENT: WINDSOR TRENT, LLC
 DRAWN BY: APG CHECKED BY: WJV
 SCALE: 1"=200' SEC. 28, 33 T. 44, R. 7 E.
 BASIS OF BEARING: PER DOC. #2006R0008738
 P.I.N.:
 JOB NO.: 150463 I.D. FPS
 FIELDWORK COMP.: BK. PG.
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 PARTS THEREOF CORRECTED TO 68° F.

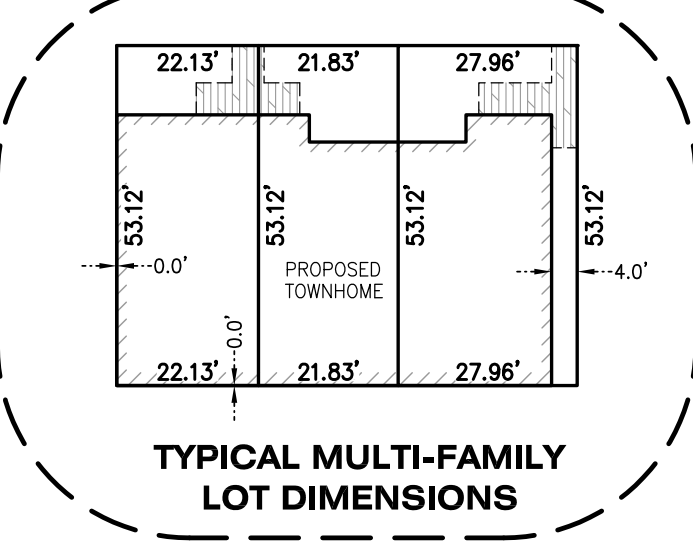
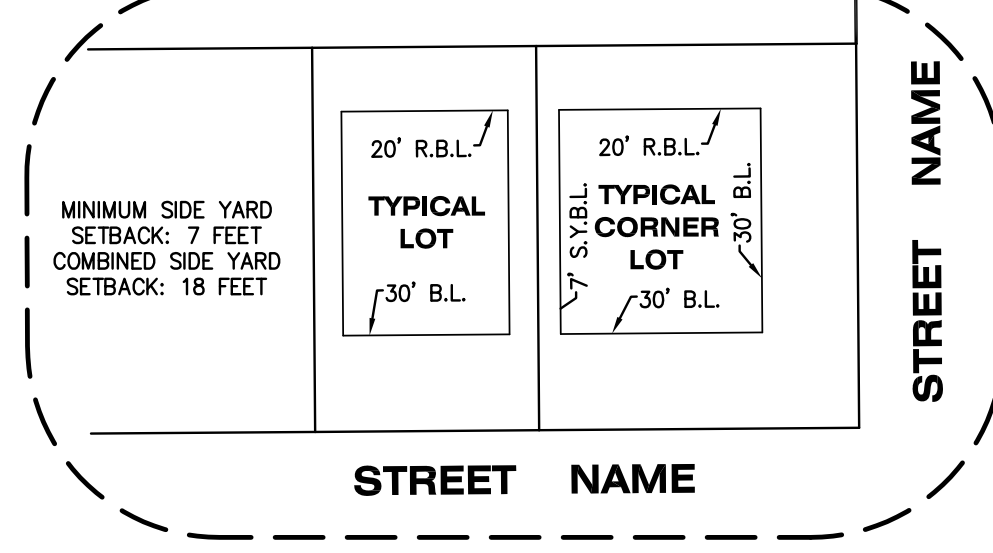
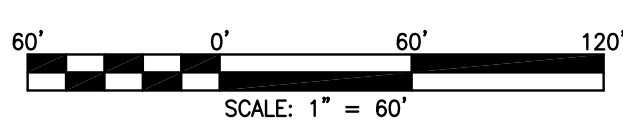
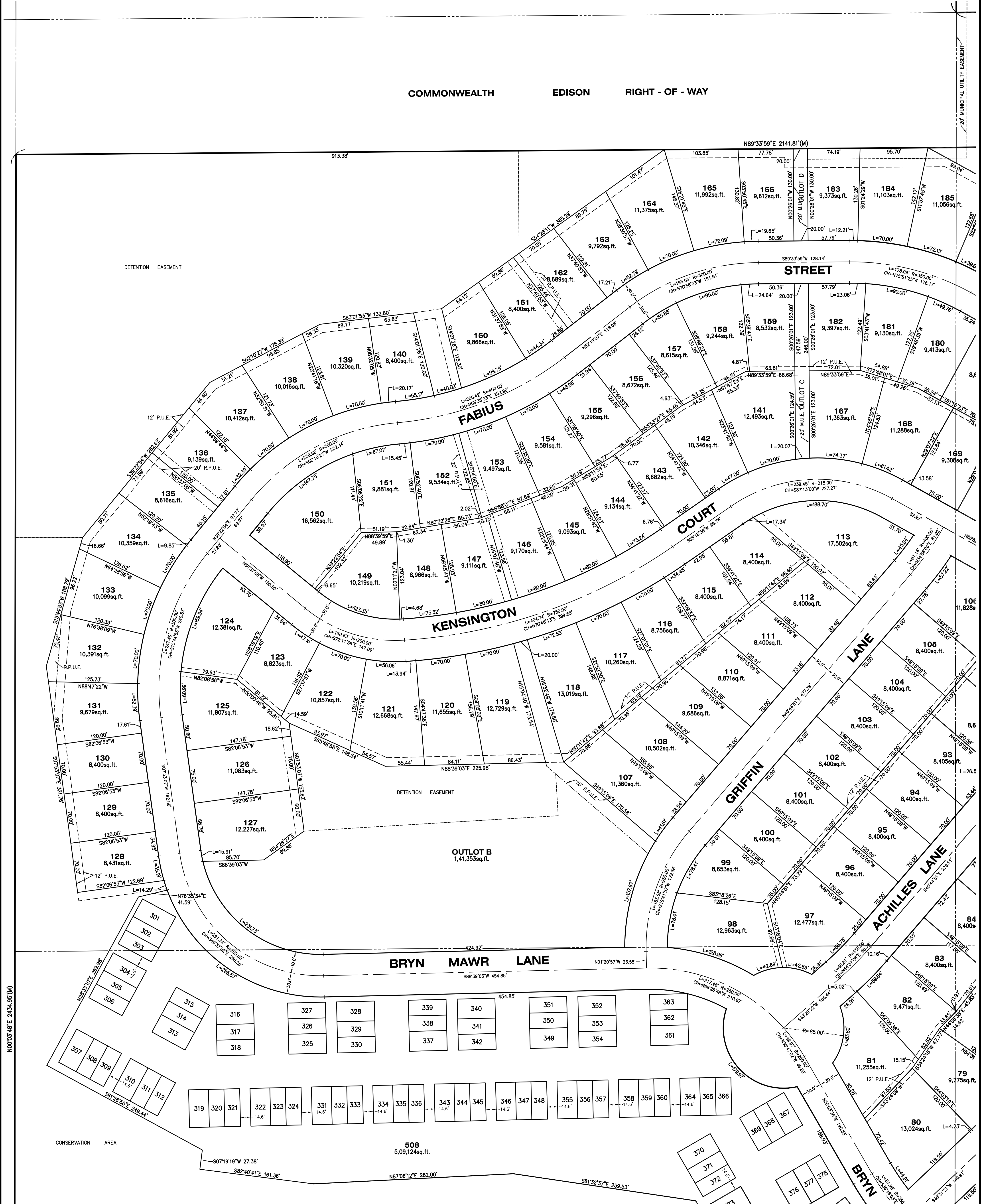
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- MUNICIPAL UTILITY EASEMENT (M.U.E.)
- RESTRICTED PUBLIC UTILITY EASEMENT (R.P.U.E.)
- CONSERVATION EASEMENT

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	3/23/16	REVISED LOT CONFIGURATION	APG
2	3/31/16	REVISED TOWNHOME LOT SIZE	APG

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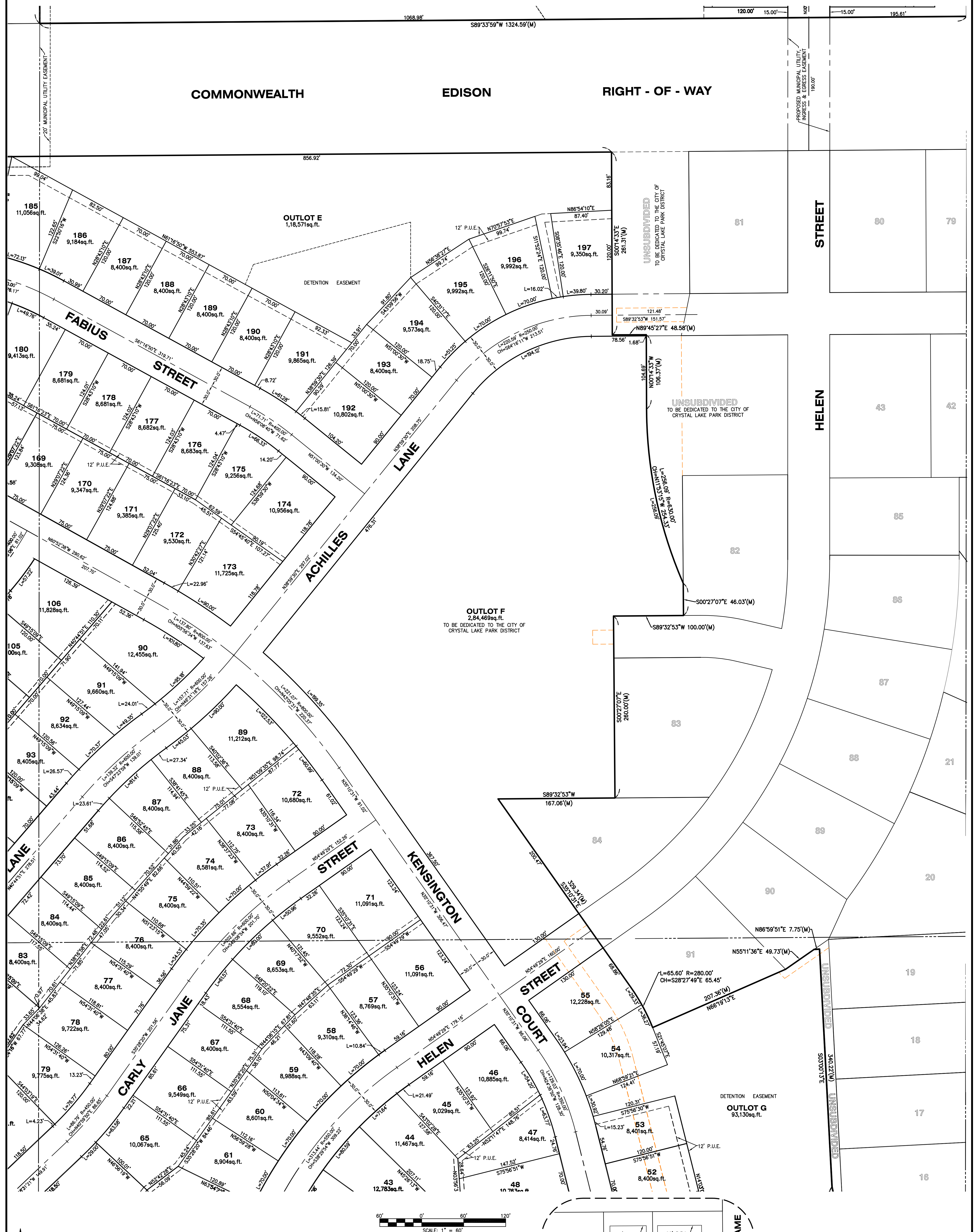


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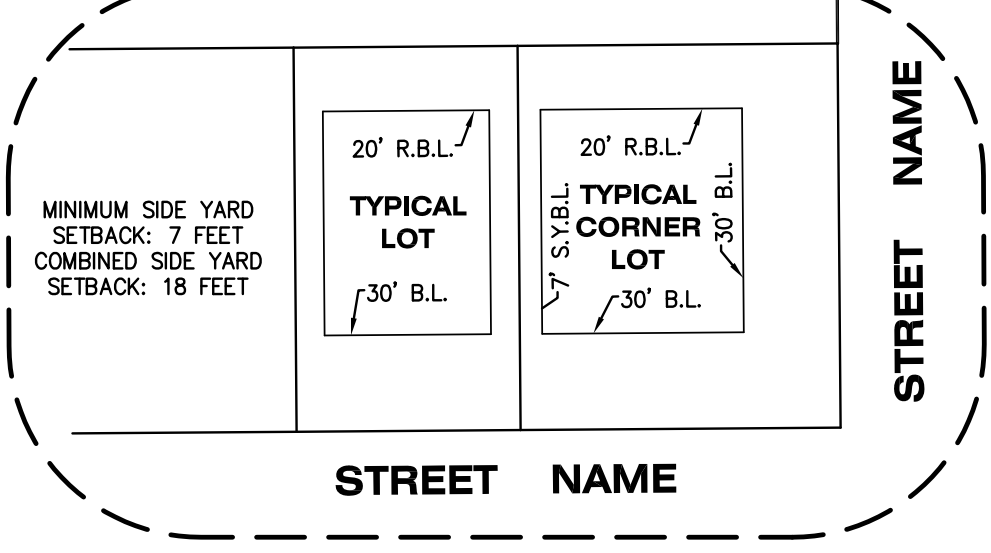
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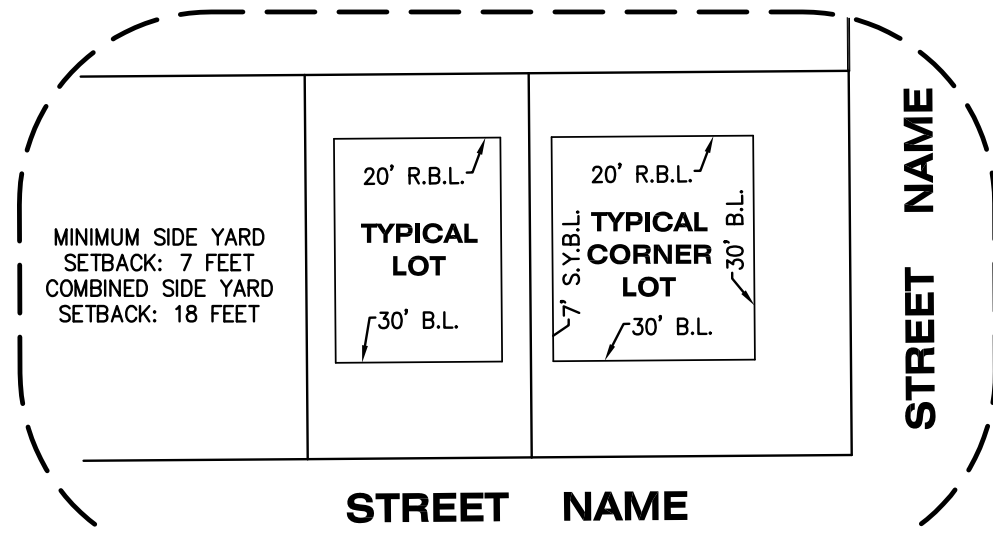
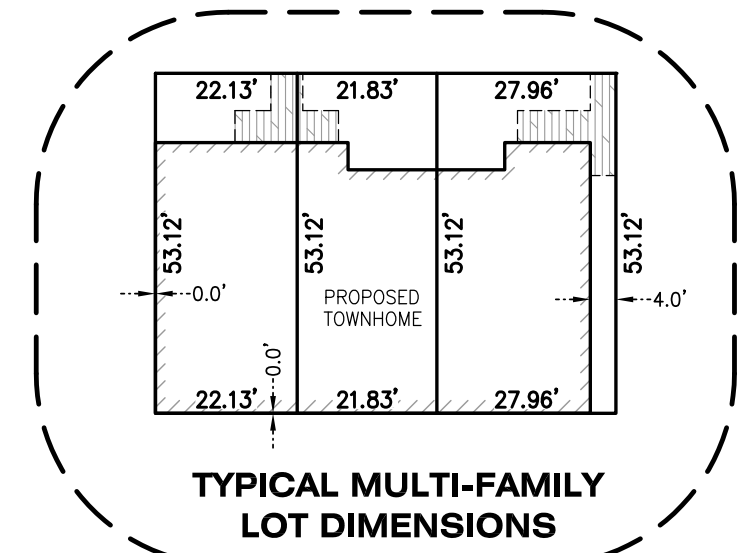
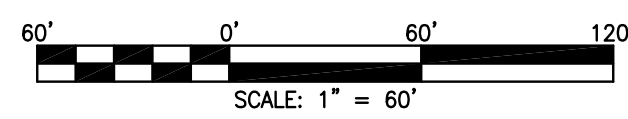
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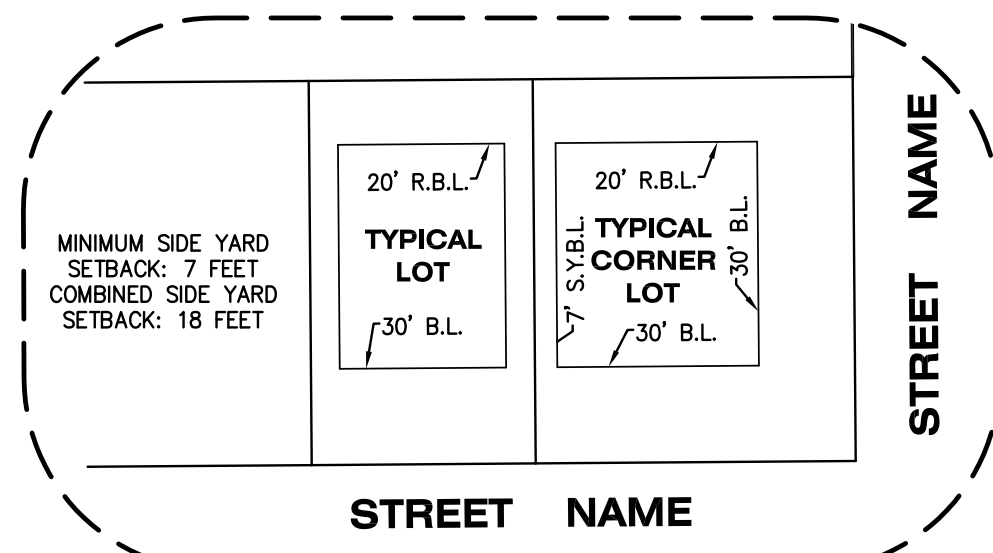
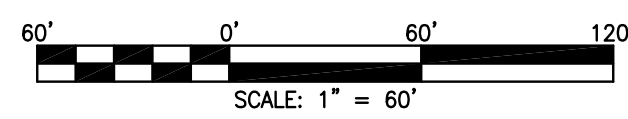
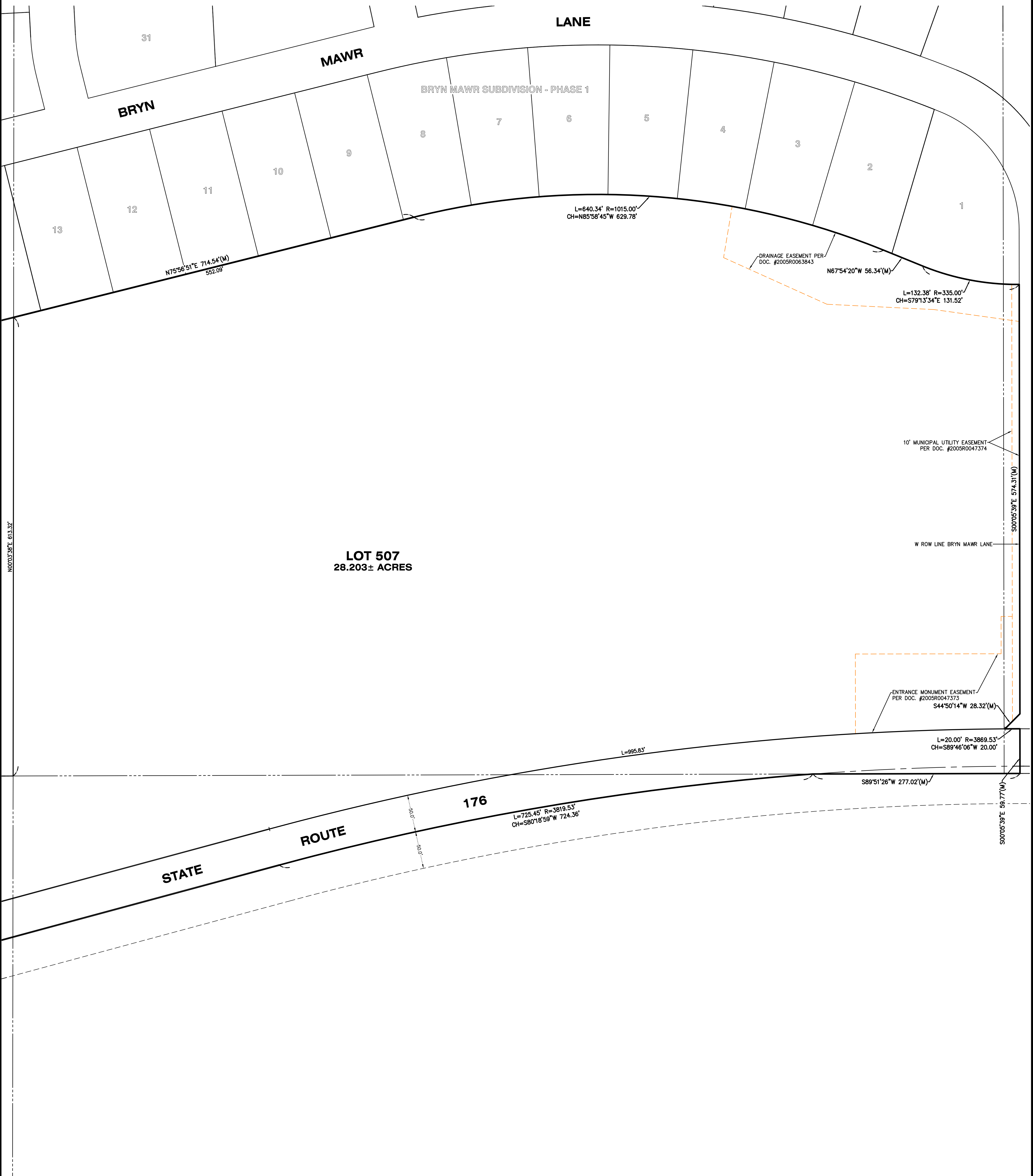
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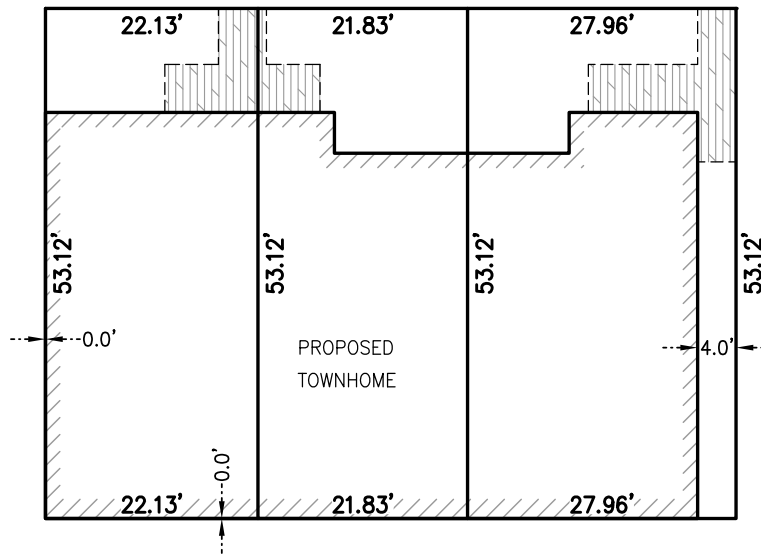
CITY OF CRYSTAL LAKE



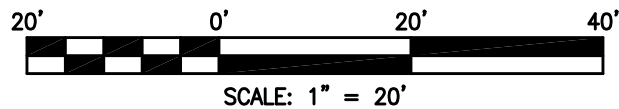
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**TYPICAL MULTI-FAMILY
 LOT DIMENSIONS**





EXISTING RESOURCES AND SITE ANALYSIS REPORT
FOR
PROPOSED KENSINGTON SUBDIVISION
RESIDENTIAL DEVELOPMENT
CITY OF CRYSTAL LAKE, IL

PREPARED FOR:
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MANHARD CONSULTING LTD. PROJECT – BMCCLIL03

MARCH 2016

KENSINGTON SUBDIVISION EXISTING RESOURCES AND SITE ANALYSIS PLAN NARRATIVE CITY OF CRYSTAL LAKE, ILLINOIS

INTRODUCTION

This narrative presents information and documentation in support of the existing resources as part of the conservation development application process. The proposed development is located on a ±191 acre site located at the Northeast corner of IL Route 176 and IL Route 47.

TOPGRAPHIC SURVEY

A topographic survey was created for the proposed site by Vanderstappen Surveying & Engineering, Inc. which consists of one foot interval contours and all onsite topography. See Existing Resources and Site Analysis Plan Exhibit.

PONDS, STREAMS RIVERS, LAKES, WATERCOURSES

There are currently no ponds, streams, rivers, lakes or watercourses located within the proposed limits of disturbance. See U.S. Fish and Wildlife Service: National Wetlands Inventory (NWI) map.

WETLANDS

The locations and sizes of all onsite wetlands are shown on the Existing Resources and Site Analysis Plan Exhibit. Also see wetland report by Midwest Ecological.

FLOODPLAIN/FLOODWAY

A Federal Emergency Management Agency (FEMA) flood map was acquired for the proposed development area. No regulatory floodplain falls within the limits of the proposed development.

DEPRESSIONAL STORAGE AREAS

Information regarding the onsite depressional storage can be found in Tab 6 of the preliminary stormwater report. The locations of the depressional storage areas have been delineated on the Existing Conditions Exhibit, stage storage tables were used to calculate the total volume at each depressional area.

THREATENED AND ENDANGERED SPECIES

An IDNR EcoCAT consultation was initiated. Blandings Turtle and the Iowa Darter may be in the vicinity of the project location.

WOODLANDS, SAVANNAS PRAIRIES / TREE INVENTORY

Information pertaining to onsite woodlands and the site tree inventory is located within the Assessment of Existing Trees report that was created by Urban Forest Management, Inc.

SOIL CLASSIFICATIONS/TYPES

The NRCS soil classification map appended to this narrative was generated to show the classification of all onsite soils. A more detailed report of the onsite soil conditions can be found in the Soil Borings Report provided by Construction Testing Services.

FARMLAND

All existing farmland areas onsite can be found on the Existing Resources and Site Analysis Plan Exhibit.

LOCATION OF PUBLIC OPEN SPACE AND PRESERVES, TRAILS THAT HAVE BEEN IN PUBLIC USE OR ANY PRIVATE TRAILS THAT WILL BE INTEGRATED INTO THE PRIVATE DEVELOPMENT PLAN.

With the exception of public sidewalk, no public open spaces will be developed onsite. Over 40 acres will be conveyed to the McHenry Conservation District (MCD) at which point it is MCD's decision whether to provide public access to the land. A private trail is proposed between the north and south sections of the proposed subdivision.

LOCATION OF HISTORICALLY SIGNIFICANT BUILDINGS OR STRUCTURES

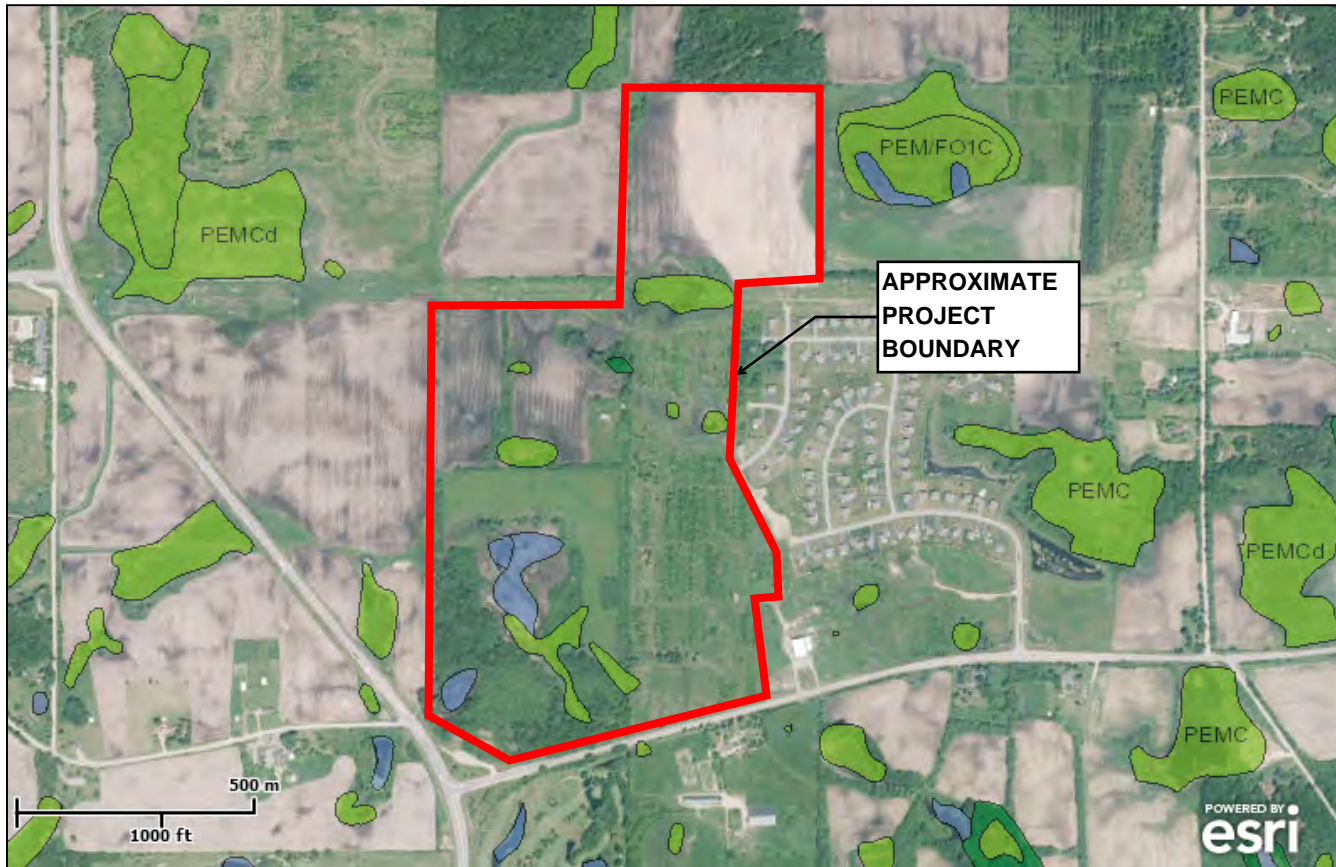
There are currently no historically significant buildings, site or structures, vistas, scenic areas, existing septic systems, or sewer lines located onsite at this time. Based on historic aerial imagery, the site has been farmed since 1953. The existing structures were built some time between 1999 and 1988.



U.S. Fish and Wildlife Service National Wetlands Inventory

Bryn Mawr Residential Development

Oct 23, 2015



Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:
Existing Wetlands Map