



#2017-01 Conceptual PUD – Woodlore Estates Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	December 6, 2017
<u>Request:</u>	Conceptual review for a 489-unit residential neighborhood.
<u>Location:</u>	Route 31 and Riverbirch Blvd.
<u>Acreage:</u>	Approximately 310 acres
<u>Zoning:</u>	RE, R-1 & R-3B Planned Unit Development
<u>Surrounding Properties:</u>	North: Prairie Grove Open Space Recreational South: B-2 General Commercial East: Prairie Grove Estate (1-ac) West: Unincorporated Estate (1-ac) & Agriculture
<u>Staff Contact:</u>	Kathryn Cowlin (815.356.3798)

Background:

- The site is the former Preston Pines property.
- The Preston Pines development received Final PUD approval in 2006/2007 for 275 single-family homes and 184 townhomes. The Final Plat approval vests the right for building permits for the existing lot layout and architecture approved during the 06/07 approvals.
- Ryland Homes, the owner of the property, was purchased by CalAtlantic Homes. Based on the changes to the residential real estate market and changing tastes of home buyers, the petitioner has modified their site layout to incorporate some senior independent living units and reworked architectural elevations to meet today's home buyer market.
- A Conceptual PUD review is being pursued so that the process and information behind the propose changes can be relayed and any questions can be answered about the proposed 489-unit residential development, including 317 single-family homes, 68 townhomes and 104 senior single-family homes.
- The petitioner had initiated the previously approved PUD with the installation of public utilities and roadways; therefore, the proposal would require a Final PUD Amendment for zoning approval.

Development Analysis:

Land Use/Zoning

- The site is currently zoned R-1 Single-Family Residential to the north, RE Residential Estate in the center and R-3B Multi-Family Residential along the south end of the development. The property is a Planned Unit Development and was approved with a reduction in the zoning district standards to allow an enhanced site plan.
- Similar to the previously approved development, the petitioner could request variations in conjunction with the Planned Unit Development.
- The current Comprehensive Plan land use designation is Estate Residential and High Density Residential.

General

- The proposed development would have single-family homes, townhomes and Andare single-family homes.
- The Andare single-family homes are detached single-family homes designed for seniors. This would be the first product of its kind in Crystal Lake.
- The proposed site plan for the development better addresses the drastic topography changes that exist on the property.

Comparison of Developments			
	Preston Pines (approved in 2006-2008)	Woodlore Estates	Difference
Development	459 dwelling units	489 dwelling units	+ 30 dwelling units
Single Family	275	317	+42 homes
Lot size	10,000-20,000	10,000-12,000 (R-1 sized lots) 16 lots at 17,000-20,000 (RE sized lots)	
Senior Single Family	None	104	+104 homes
Townhomes	184	68	-116 units
Open Space	~63ac	~157.6ac	+94ac

Site Layout

- The change in total number of housings units from Preston Pines compared to Woodlore Estates is 30 units.
- The proposed lots are reduced in square footage, but there is an increase square footage of open space being preserved.

- The open space within the development will aid in the transition of the grades of the lots. It will also allow for the rear of the majority of the lots to not directly abut another lot, creating additional privacy for homeowners.
- The revised site plan includes a 50-foot greenway buffer around the development. This buffer helps maintain the estate-like feel of the neighborhood and preserves the trees between this development and the homes in unincorporated McHenry County and Prairie Grove.
- Wider lots are also proposed along the edge of the development that abuts the neighboring estate homes.
- A 100-foot buffer around the wetland area to the north will aid in conserving the quality of the existing wetlands.

Roadway Improvements

- The proposed street design should eliminate the previously approved variation for street slopes.
- HLR conducted the original traffic study. An update to the study is underway with Civiltech for the project.
- The three previously-approved access points will remain (Riverbirch and Route 31, Brighton and Route 31 and Carpathian Drive will extend to Route 176).

Building Elevations

- The proposed building elevations were created special for this development to meet the City's residential design standards.
- The elevations include architectural accents, such as, lintels, decorative gable vents, shutters, bay windows, brackets, band boards and brick accents.
- There are a variety of siding styles on multiple models, breaking up the monotony of horizontal sided homes.
- The Andare single-family homes are ranch style homes. There is brick on every model, unlike the homes they have constructed in other communities.
- The single-family homes that include a 3-car garage would fit on the proposed lots.

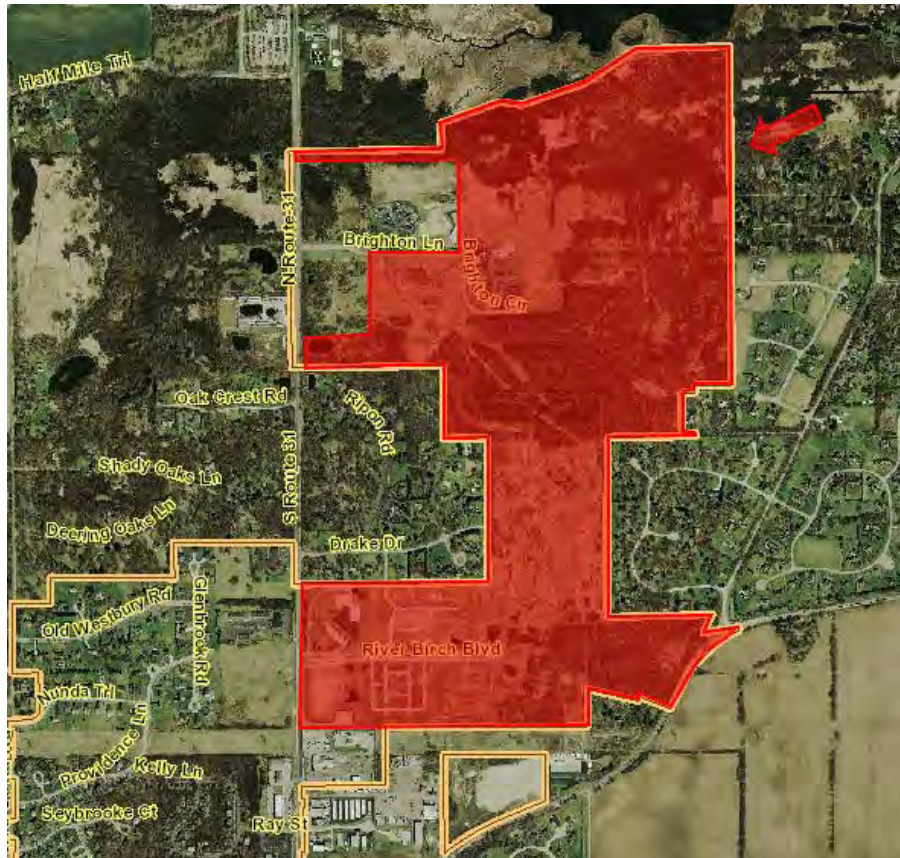
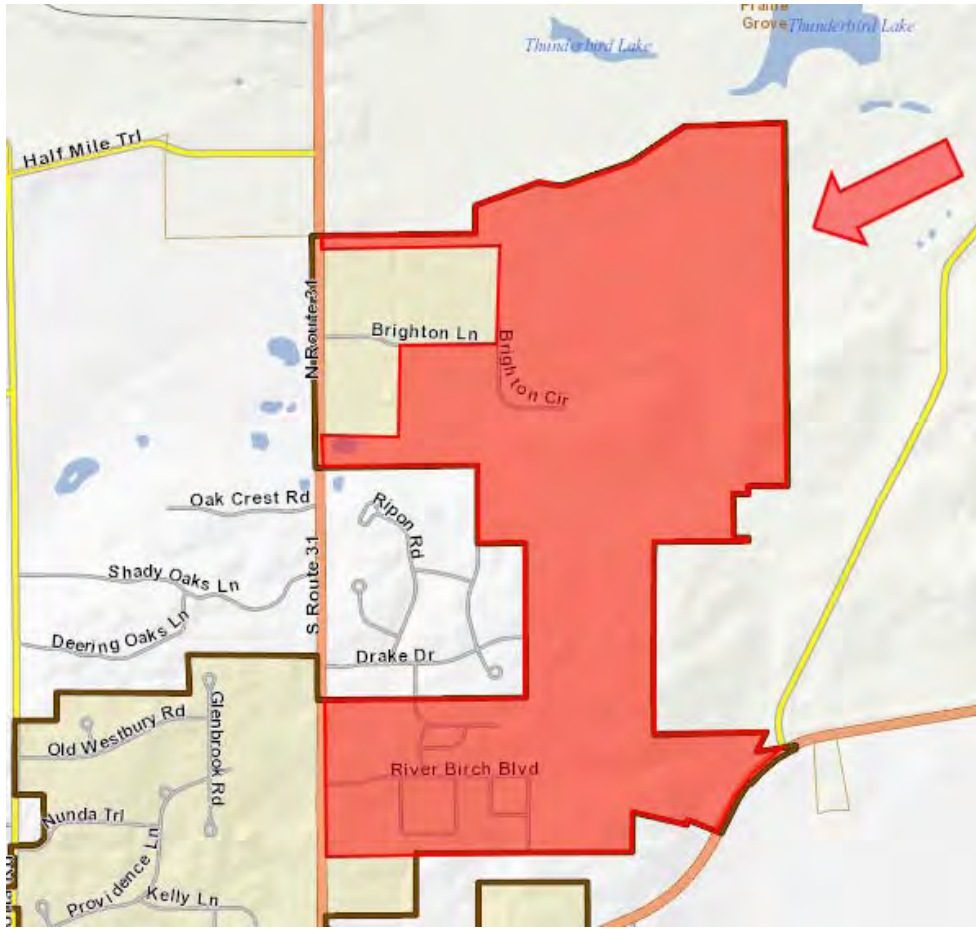
Planning and Zoning Commission Discussion:

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

1. Staff has worked with the developer to add detailing to further enhance the architecture which exceeds the UDO residential design standards. The proposed elevations have greater detail and more features than the homes in Ashton Pointe and Bryn Mawr.
2. Site Plan-
 - a. Create pedestrian linkages within the site with sidewalks and multi-use paths.
 - b. Work with staff to determine proper stormwater drainage patterns.

3. The revised site plan offers an enhanced network to connect the planned green spaces. Work with staff to outline covenants for maintaining the proposed open space and other possible amenities.

2017-01 Woodlore Estates (formerly Preston Pines)



CITY OF CRYSTAL LAKE DEVELOPMENT APPLICATION

Office Use Only
File # _____

PROJECT TITLE: Woodlore Estates Project

Action Requested:

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

PETITIONER:

Name: CalAtlantic Group, Inc.
Successor by merger to The Ryland Group, Inc.

Attn: Kevin Johnson

Address: 1141 East Main Street, Suite 108
East Dundee, IL 60118

Phone: 224-293-3110

Fax: 224-293-3101

Email: Kevin.Johnson@calatl.com

OWNER (IF DIFFERENT):

Name:

Address:

Phone:

Property Information:

Project Description: The Applicant is proposing the construction of 317 single-family units, 68 multi-family townhome units, and 104 additional single-family units with deed restrictions for senior housing on a parcel of approximately 310 acres and comprised of approximately 56 PINs.

Project Address/Location: The project area is located east of IL Route 31, north of Route 176, and west of Barreville Road.

PIN Number(s): Legal description and PINs to come

Development Team

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

Developer: CalAtlantic Homes, Inc., 1141 East Main Street, Suite 108, East Dundee, IL 60118

Architect:

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

Engineer: CEMCON, Ltd. 2280 White Oak Circle, Aurora, IL 60502; and
Gewalt Hamilton Associates, Inc., 625 Forest Edge Drive, Vernon Hills, IL 60061;
ph: 847-478-9700; kbelgrave@gha-engineers.com

Landscape Architect:

Planner:

Surveyor: CEMCON, Ltd., 2280 White Oak Drive, Aurora, IL 60502; ph: 630-862-2100; fax: 630-862-2199; ChrisM@cemcon.com

Other:

Signatures:

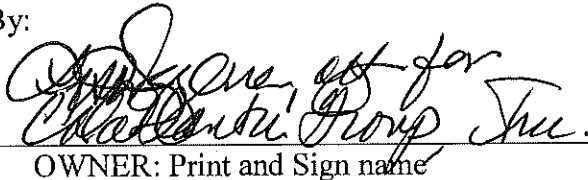
PETITIONER: Print and Sign name (if different from owner)

Date

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

CalAtlantic Group, Inc.
Successor by merger to The Ryland Group, Inc.

By:



OWNER: Print and Sign name

11-22-17

Date

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

Legal Description

PARCEL 1: LOTS 8, 9, 12, 13, AND 16 (EXCEPT ANY PART OF SAID LOT 16 FALLING IN CANTERBURY PLACE FIRST RESUBDIVISION) IN CANTERBURY PLACE, BEING A SUBDIVISION OF PARTS OF SECTIONS 22, 23, 26 AND 27, ALL IN TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 1987 AS DOCUMENT NO. 87R4175, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 2: LOTS 1 TO 6, BOTH INCLUSIVE, IN CANTERBURY PLACE FIRST RESUBDIVISION BEING A RESUBDIVISION OF PART OF LOT 16 IN CANTERBURY PLACE SUBDIVISION, A SUBDIVISION OF PART OF SECTIONS 26 AND 27, ALL IN TOWNSHIP 44 NORTH, RANGE 9 EAST OF THE THIRD MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 28, 1988 AS DOCUMENT NUMBER 88R34789, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 3: PRIVATE, NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS AND PUBLIC UTILITIES FOR THE BENEFIT OF PARCELS 1 AND 2, AS SHOWN ON THE PLAT OF CANTERBURY PLACE, RECORDED SEPTEMBER 29, 1987, AS DOCUMENT NUMBER 87R4175, AND ON THE PLAT OF FIRST RE-SUBDIVISION OF CANTERBURY PLACE, RECORDED OCTOBER 28, 1988 AS DOCUMENT NO. 88R34789, IN MCHENRY COUNTY, ILLINOIS.

PINs:

14-26-101-009	14-27-455-001	14-27-477-002
14-26-101-010	14-27-455-002	14-27-478-001
14-27-202-002	14-27-455-003	14-27-478-002
14-27-203-002	14-27-455-004	14-27-478-003
14-27-203-003	14-27-456-001	14-27-478-004
14-27-226-008	14-27-456-002	14-27-479-001
14-27-226-011	14-27-456-003	14-27-479-002
14-27-226-013	14-27-456-007	14-27-479-003
14-27-276-010	14-27-456-008	14-27-479-004
14-27-276-011	14-27-457-001	14-27-479-006
14-27-276-012	14-27-457-002	
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14-27-276-014	14-27-457-004	
14-27-276-015	14-27-457-005	
14-27-452-001	14-27-457-006	
14-27-452-002	14-27-457-007	
14-27-452-003	14-27-457-008	
14-27-452-004	14-27-476-007	
14-27-453-001	14-27-476-008	
14-27-453-002	14-27-476-009	
14-27-453-003	14-27-476-010	
14-27-453-004	14-27-476-011	
14-27-454-001	14-27-477-001	



TOWNHOME A

CHATHAM

FOXHALL

GEORGETOWN

FOXHALL

CHATHAM



TOWNHOME B

CHELSEA

AMHERST

DUNMORE

AMHERST

EASTON

WOODLORE

12-6-2017
CA1724



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

WOODLORE

12-6-2017
CA1724



FLORENCE: ELEV B

RUTHERFORD: ELEV C

NAPA: ELEV. A

ANDARE: STREETSCAPE A
WOODLORE



ELEVATION A

ELEVATION B

ELEVATION C



SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

**ANDARE: BENNETT
WOODLORE**



ELEVATION A

ELEVATION B

ELEVATION C



SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

**ANDARE: FLORENCE
WOODLORE**



ELEVATION A

ELEVATION B

ELEVATION C



SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

**ANDARE: NAPA
WOODLORE**



ELEVATION A

ELEVATION B

ELEVATION C



SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

**ANDARE: RUTHERFORD
WOODLORE**



ELEVATION A

ELEVATION B

ELEVATION C



SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

**ANDARE: SIENA
WOODLORE**



ELEVATION A

ELEVATION B

ELEVATION C



SIDE ELEVATION

REAR ELEVATION

SIDE ELEVATION

**ANDARE: SONOMA
WOODLORE**



ELEVATION D

ELEVATION E

ELEVATION F



ELEVATION G

ELEVATION H

PLAN 1
WOODLORE



LEFT ELEVATION D



RIGHT ELEVATION D



REAR ELEVATION D

PLAN 1
WOODLORE



ELEVATION D

ELEVATION E

ELEVATION F



ELEVATION G

ELEVATION H

PLAN 2
WOODLORE



LEFT ELEVATION D



RIGHT ELEVATION D



REAR ELEVATION D

PLAN 2
WOODLORE



ELEVATION D

ELEVATION E

ELEVATION F



ELEVATION G

ELEVATION H

PLAN 3
WOODLORE



LEFT ELEVATION D



RIGHT ELEVATION D



REAR ELEVATION D

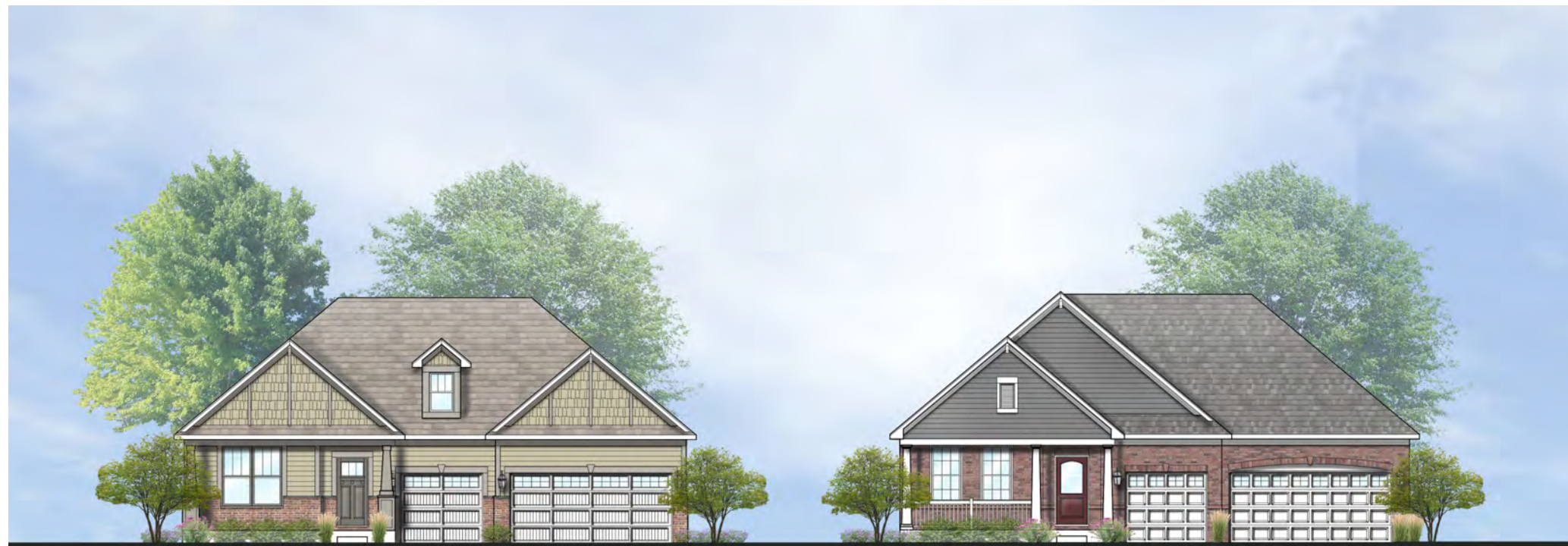
PLAN 3
WOODLORE



ELEVATION D

ELEVATION E

ELEVATION F



ELEVATION G

ELEVATION H

PLAN 4
WOODLORE



LEFT ELEVATION D



RIGHT ELEVATION D



REAR ELEVATION D

PLAN 4
WOODLORE



ELEVATION D

ELEVATION E

ELEVATION F



ELEVATION G

ELEVATION H

PLAN 5
WOODLORE



LEFT ELEVATION D



RIGHT ELEVATION D



REAR ELEVATION D

PLAN 5
WOODLORE



ELEVATION D

ELEVATION E

ELEVATION F



ELEVATION G

ELEVATION H

PLAN 6
WOODLORE



LEFT ELEVATION D



RIGHT ELEVATION D



REAR ELEVATION D

PLAN 6
WOODLORE



ELEVATION D

ELEVATION E

ELEVATION F



ELEVATION G

ELEVATION H

PLAN 7
WOODLORE



LEFT ELEVATION D



RIGHT ELEVATION D



REAR ELEVATION D

PLAN 7
WOODLORE



ELEVATION D

ELEVATION E

ELEVATION F



ELEVATION G

ELEVATION H

**PLAN 8
WOODLORE**



LEFT ELEVATION D



RIGHT ELEVATION D



REAR ELEVATION D

PLAN 8
WOODLORE



ELEVATION D

ELEVATION E

ELEVATION F



ELEVATION G

ELEVATION H

PLAN 9
WOODLORE



LEFT ELEVATION D

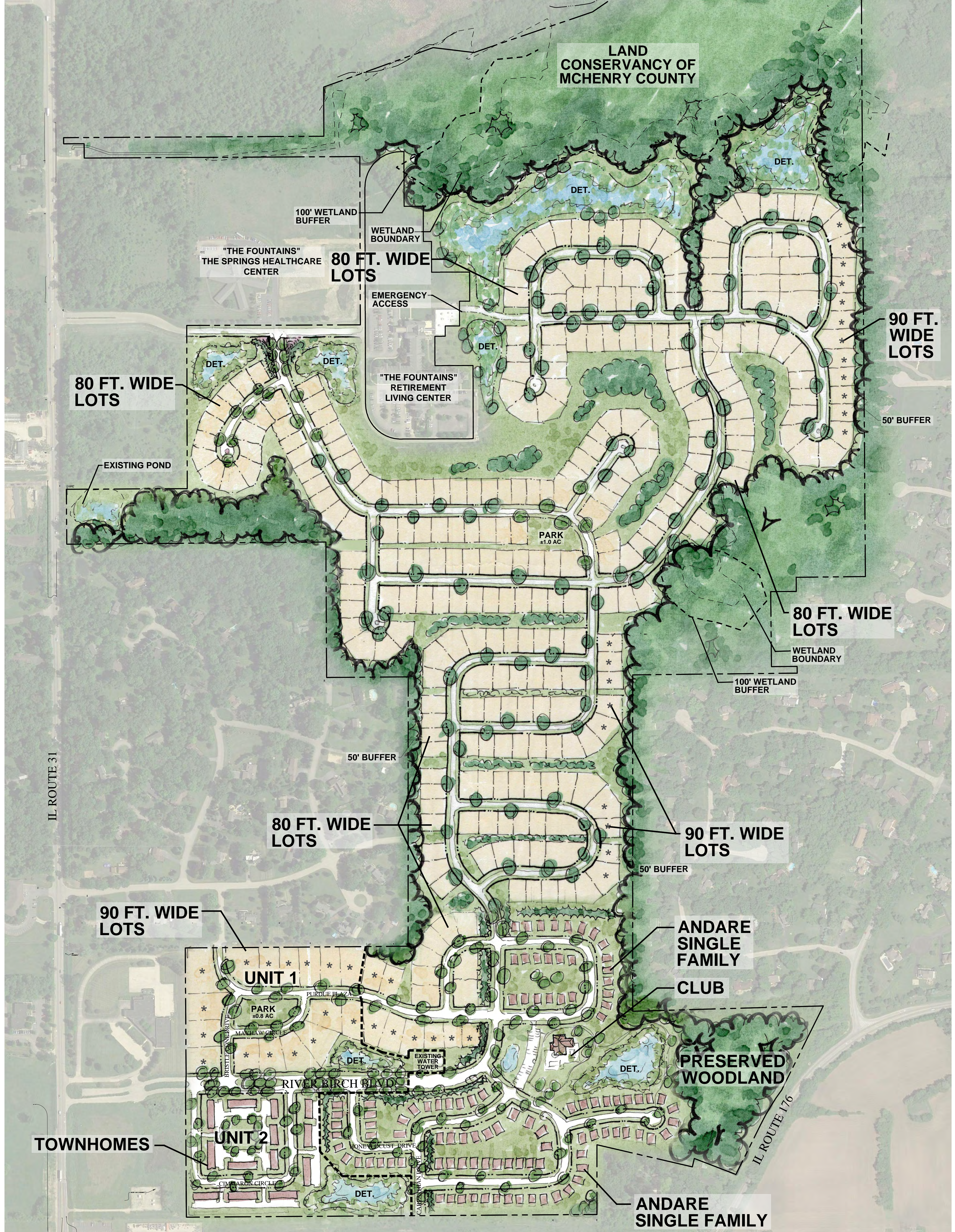


RIGHT ELEVATION D



REAR ELEVATION D

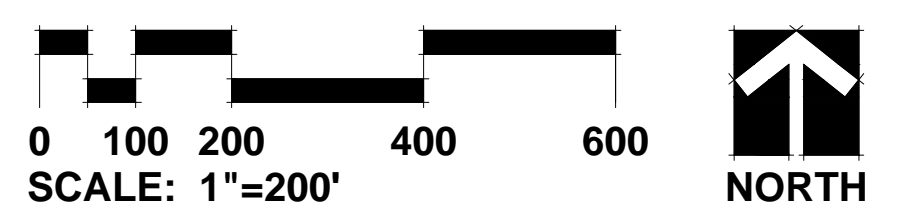
PLAN 9
WOODLORE



SITE DATA

LAND USE	UNITS	ACRES
90' WIDE LOTS (* 90'x125' TYPICAL)	45	21.3
80' WIDE LOTS (80'x125' TYPICAL)	272	93.6
TOWNHOMES	68	10.3
ANDARE SINGLE FAMILY	104	27.2
WATER TOWER SITE	-	0.4
OPEN SPACE/DETENTION/PRESERVED AREA	-	113.4
LAND CONSERVANCY OF MCHENRY CO	-	44.6
TOTAL	±489 UNITS	310.8 AC.

NOTE: ANDARE PRODUCT SHOWN AT AN AVERAGE SIZE OF 40'x50'. ACTUAL PRODUCT VARIES FROM 35' TO 48'.



WOODLORE ESTATES
 ILLUSTRATIVE CONCEPT PLAN
 CRYSTAL LAKE, ILLINOIS

11/20/2017

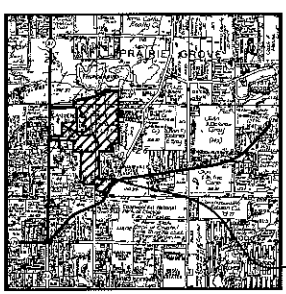


LAND PLANNING
 ECOLOGICAL CONSULTING
 LANDSCAPE ARCHITECTURE
 212 SOUTH MAIN STREET
 WHEATON, ILLINOIS 60187
 PHONE: 630-668-7197

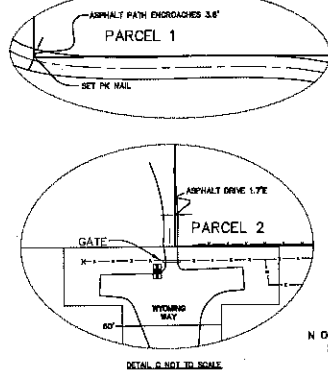
2017 01

RECEIVED
JAN 06 2017
BY:

A.L.T.A./A.C.S.M. LAND TITLE SURVEY



VICINITY MAP



- SURVEYOR'S NOTES**
1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPILE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 2. COMPARE THE DESCRIPTION IN THIS SURVEY WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE. ALSO COMPARE ALL NOTES BEFORE BUILDING BY SAME, AND REPORT ANY DIFFERENCE IMMEDIATELY.
 3. BUILDING LINES ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE MAPS. REFER TO YOUR DEED OR ABSTRACT FOR ADDITIONAL NOTES AND RESTRICTIONS.
 4. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND IMPRESSED SEAL.
 5. EASEMENTS AND SERVICES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY IDENTIFIED AS NUMBER 0001718 WITH AN EFFECTIVE DATE OF OCTOBER 17TH, 1997.
 6. THE BEARINGS SHOWN HEREON ARE BASED UPON RECORD BEARINGS OF CERTAIN LINES WHICH HAVE BEEN ROTATED TO THE 1983 DATUM, CLOSUREWISE TO BE ON STATE PLANE COORDINATES, 1983 DATUM.
 7. DIMENSIONS ENCLOSED IN [] INDICATE RECORD OF DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED.
 8. BASED ON DIGITAL DATA OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 170970001 AS PROVIDED IN DIGITAL FORM. IT IS OUR OPINION THAT A PART OF THE PROPERTY DESCRIBED HEREON FALLS WITHIN A SPECIAL HAZARD ZONE (NO SHADING) AS DESIGNATED AND DEFINED BY F.E.M.A. ITEM 07 IN SCHEDULE B, PARCELS 1, 2, AND 3 ARE PART OF THE CITY OF CHICAGO LAKE SPECIAL SERVICE AREA #1 PER DOCUMENT RECORDED DECEMBER 23, 1993 AS DOCUMENT NUMBER 93R 0293.
 9. ITEM 011 AND 013 IN SCHEDULE B, PARCELS 1, 2 AND 3 HAVE COMMERCIAL TRAFFIC, AMERICAN, WOOD ONE, BENEY, DRAYNARD AND OTHER PRIVATE SERVICE EASEMENTS WITHIN THE DASHED LINES ON THE PLAN AND MARKED "PRIVATE NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES" AND "PRIVATE NON-EXCLUSIVE EASEMENT FOR PUBLIC UTILITIES", AS SHOWN PER DOCUMENTS 87N 00418 AND 88N 04789.
 10. ITEM 014 IN SCHEDULE B, PARCELS 1, 2 AND 3 ARE COVERED BY DENSE VEGETATION IN AREAS. PARCELS ARE POSSIBLY SUBJECT TO IMPROVEMENTS/UTILITIES IN VEGETATION AREAS NOT SHOWN.
 11. PARCEL 1 CONTAINS 44.973 ACRES, MORE OR LESS.
 12. PARCEL 2 CONTAINS 218.073 ACRES, MORE OR LESS.

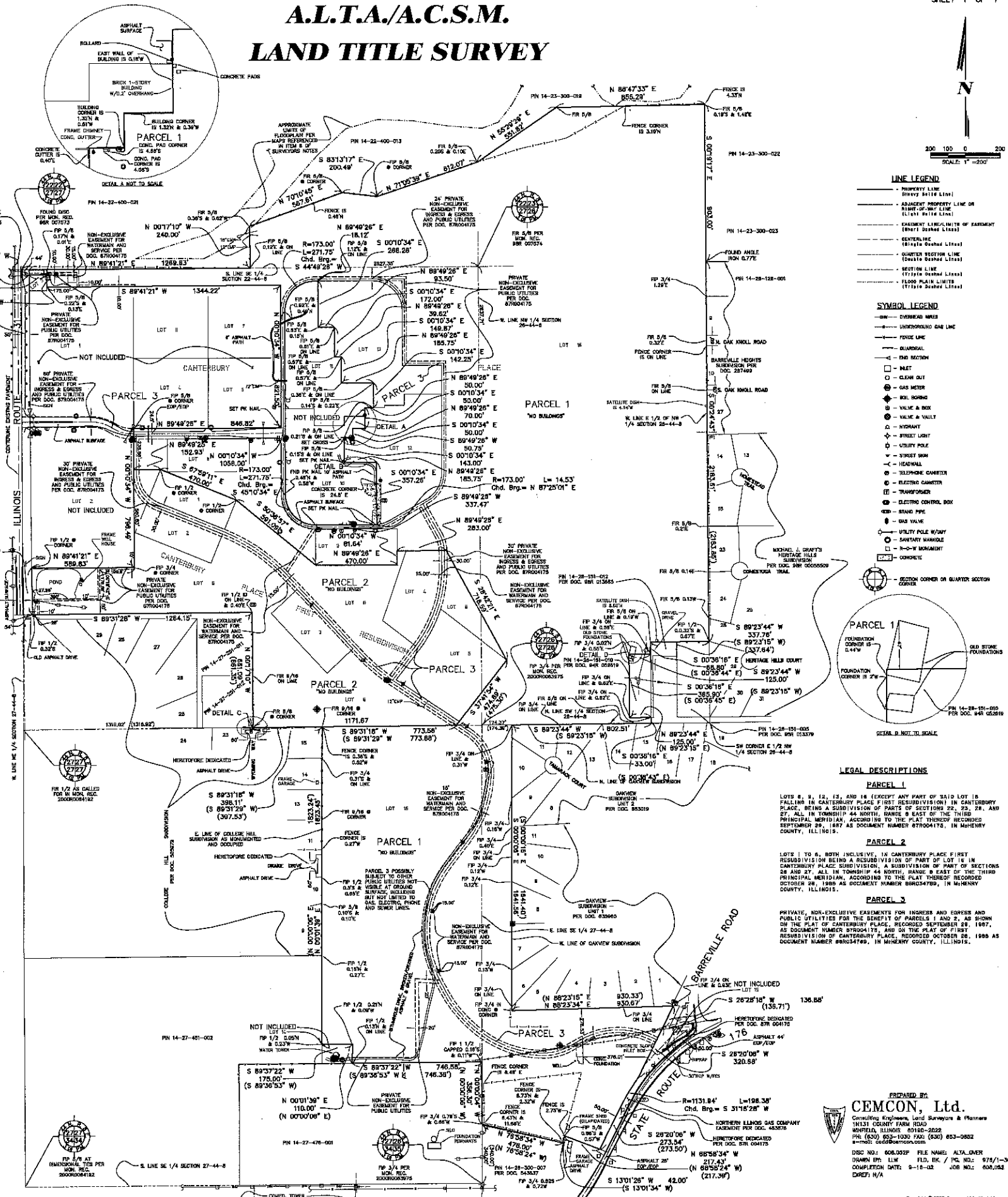
SURVEYOR'S CERTIFICATE

TO: CHICAGO TITLE INSURANCE COMPANY
RYLAND HOMES, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1989, AND INCLUDES ITEMS 1, 2, 4, 8, 10 AND 11(a) OF TABLE "A" THEREOF. FURTHER, THAT THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS".

DATED THIS 8th DAY OF SEPTEMBER, 2002.

CAROL A. SWEET-JOHNSON
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 8342
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2002



LEGAL DESCRIPTIONS

PARCEL 1
LOTS 8, 9, 12, 13, AND 14 (EXCEPT ANY PART OF SAID LOT 15 FALLING IN CANTERBURY PLACE FIRST RESUBDIVISION OF PART OF LOTS 25, 26, AND 27, ALL IN TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 1987 AS DOCUMENT NUMBER 87R004178, IN MAHENRY COUNTY, ILLINOIS.

PARCEL 2
LOTS 1 TO 6, BOTH INCLUSIVE, IN CANTERBURY PLACE FIRST RESUBDIVISION OF PART OF LOTS 25, 26, AND 27, ALL IN TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 1987 AS DOCUMENT NUMBER 87R004178, IN MAHENRY COUNTY, ILLINOIS.

PARCEL 3
PRIVATE, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES FOR THE BENEFIT OF PARCELS 1 AND 2, AS SHOWN ON THE PLAN OF CANTERBURY PLACE, RECORDED SEPTEMBER 29, 1987, AS DOCUMENT NUMBER 87R004178, AND ON THE PLAN OF FIRST RESUBDIVISION OF CANTERBURY PLACE, RECORDED OCTOBER 18, 1995 AS DOCUMENT NUMBER 95R034789, IN MAHENRY COUNTY, ILLINOIS.

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
11131 COUNTY FARM ROAD
WILMINGTON, ILLINOIS 60181-0029
PH: (630) 852-1000 FAX: (630) 853-0882
E-MAIL: cemcon@comcast.net
DSC NO: 06080597 FILE NAME: ALTA-082
DRAWN BY: L.W. FLD. BK. / P.C. NO: 878/1-30
COMPLETION DATE: 8-18-02 JOB NO: 608_082
CHECK: N/A