



#2018-22

**Woodlore Estates Phase 2A – Final Plat
Project Review for Planning and Zoning Commission**

<u>Meeting Date:</u>	June 20, 2018
<u>Request:</u>	Woodlore Estates Phase 2A Final Plat of Subdivision for 15 single family lots (active adult), 2 townhouse building lots and 5 outlots.
<u>Location:</u>	River Birch Boulevard and Carpathian Drive
<u>Acreage:</u>	Approximately 8.5 acres
<u>Zoning:</u>	R-3B PUD – Multi-Family Residential Planned Unit Development
<u>Surrounding Properties:</u>	North: RE PUD – Residential Estate Planned Unit Development South: B-2 PUD – General Commercial Planned Unit Development East: R-3B PUD – Multi-Family Residential Planned Unit Development West: R-3B PUD – Multi-Family Residential Planned Unit Development
<u>Staff Contact:</u>	Kathryn Cowlin (815.356.3798)

Background:

- The subject property received Final PUD Amendment and Preliminary Plat of Subdivision approval on March 6, 2018.
- The previous approval including variations to allow the active-adult lots to have the following bulk standards:
 - Minimum lot area: 6,050 square feet
 - Minimum lot width: 55 feet
 - Minimum front yard setback: 20 feet
 - Minimum interior side yard setback: 5 feet
 - Minimum combined side yard setback: 10 feet
 - Minimum rear yard setback: 25 feet
 - Minimum yard abutting a street setback: 20 feet
- The subject property was previously platted as townhome lots. The final plat of subdivision is for the resubdivision of the land for the active-adult homes, **which complies with the preliminary plat of subdivision approval.**

Development Analysis:

FINAL PLAT

- Carpathian Drive has been straightened to meet the condition of approval from the Final PUD Amendment/Preliminary Plat of Subdivision.
- Final landscape plans and engineering plans have been submitted and reviewed by city staff. The plans are in compliance with the Final PUD Amendment approvals.

Findings of fact:

FINAL PLAT OF SUBDIVISION

The petitioner is requesting a Final Plat of Subdivision for Phase 2A of Woodlore Estates. The lots meet the dimensional standards approved with the Final PUD Amendment and Preliminary Plat of Subdivision approval. Carpathian Drive has also been extended north to meet River Birch Boulevard directly, satisfying the condition of approval.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Urban Residential, which allows for existing and future single-family residential uses. The following goal is applicable to this request:

Land Use - Residential

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:

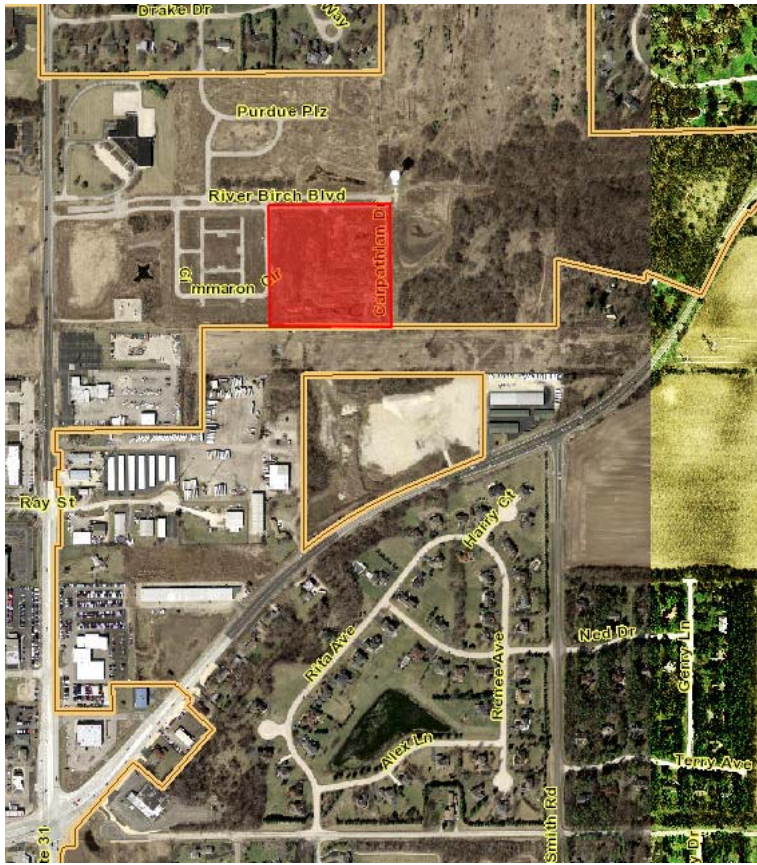
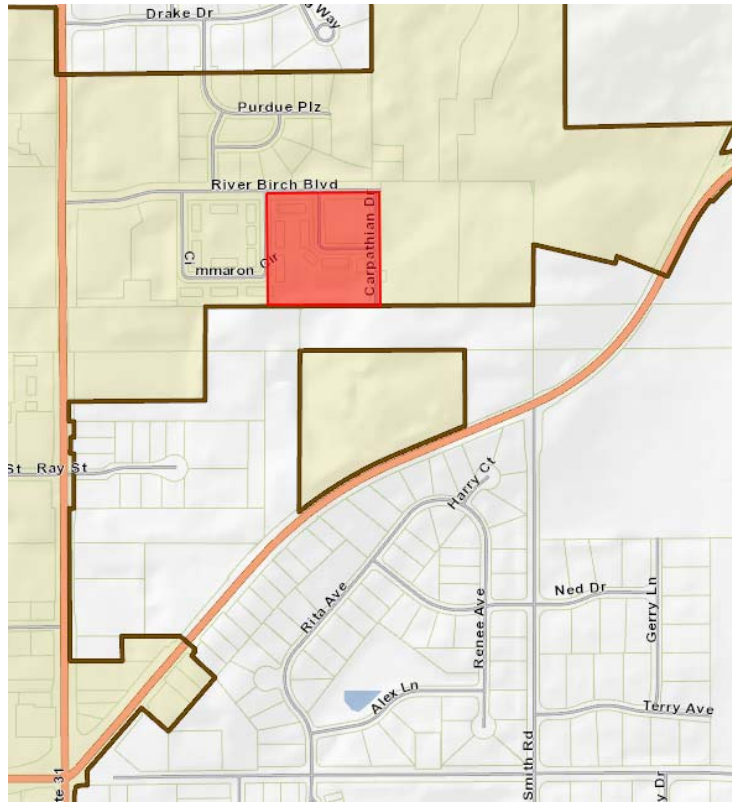
Supporting Action: Preserve and enhance the character and livability of existing residential area with architectural and development guidelines. Promote safe, clean and well-maintained housing by encouraging regular repair and maintenance of housing.

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 (Lennar, dated 04/13/18, received 04/17/18)
 - B. Final Plat of Subdivision (Mackie Consultants, dated 06/13/18, received 06/13/18)
 - C. Engineering Plan (Mackie Consultants, dated 05/18/18, received 05/23/18)
 - D. Landscape Plan (Gary R. Weber & Associates, dated 05/18/18, received 05/23/18)
2. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works and Fire Rescue Departments.

2018-22 Woodlore Estates Phase 2A



City of Crystal Lake Development Application

Office Use Only
File # _____

Project Title: _____

Action Requested

2018-22
Received 4-17-18

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Preliminary PUD |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review | <input type="checkbox"/> Rezoning |
| <input 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: Alan Eriksson
Address: 1141 E. Main Street Suite 108
East Dundee
Phone: 224-293-3100
Fax: _____
E-mail: alan.eriksson@lennar.com

Owner Information (if different)

Name: _____
Address: _____
Phone: _____
Fax: _____
E-mail: _____

Property Information

Project Description: Final Plat of Subdivision for Woodlore Estates Phase 2A - which is a resubdivision of a portion of Preston Pines Unit 2

Project Address/Location: East of RTE 31, west of Barreville Road, north of 176

PIN Number(s): see attached

Development Team

Please include address, phone, fax and e-mail

Developer: CalAtlantic Homes

Architect: CalAtlantic Homes

Attorney: Lisa Waggoner Crystal Lake 815-477-0803

Engineer: Mackie Consultants LLC - Rosemont, IL - 847-696-1400

Landscape Architect: Gary R. Weber Associates - Wheaton, IL - 630-668-7197

Planner: Gary R. Weber Associates - Wheaton, IL - 630-668-7197

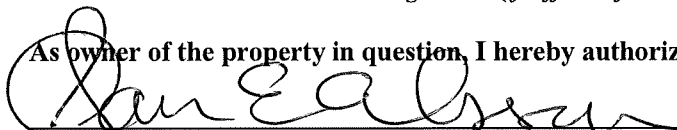
Surveyor: Mackie Consultants LLC

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.
 _____ 4.13.18.

OWNER: Print and Sign name

Date

ALAN E ERIKSSON

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.

Woodlore Estate – Phase 2A

PINS

14-27-456-008

14-27-479-001

14-27-479-002

14-27-479-003

14-27-479-004

14-27-479-005

14-27-479-006 (PART OF)

14-27-478-004



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, DECEMBER 6, 2017
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Vice Chairman Greenman at 7:30 p.m. On roll call, members Batastini, Esposito, Goss, Jouron, and Greenman were present. Members Skluzacek and Hayden were absent.

Michelle Rentzsch, Director of Community Development, Elizabeth Maxwell, Senior Planner, and Katie Cowlin, Planner, were present from Staff.

Mr. Greenman asked those in attendance to rise to say the Pledge of Allegiance. He led those in attendance in the Pledge.

Mr. Greenman stated that this meeting was being televised now, as well as, recorded for future playback on the City's cable station. He added that there is a full agenda tonight and please use the sign in sheets in the rear of the Chambers.

2017-01 WOODLORE ESTATES (formerly Preston Pines) – E. Route 31; N. Route 176; W. Barreville Rd. – PUBLIC MEETING

Conceptual review for a 489-unit residential neighborhood.

Mr. Greenman stated this is a conceptual review only.

Lisa Waggoner, attorney, Scott Guerard, with CalAtlantic, and Rich Olson with Gary R Weber Associates were present to represent the conceptual request. Ms. Waggoner said they have been working hard with staff for almost a year to bring this forward. CalAtlantic Homes has owned the property for many years. She added that CalAtlantic Homes was formerly Ryland Homes.

Mr. Guerard reviewed the history of the approvals for Preston Pines, which happened at the worst time when the market crashed. They will be moving forward with a plan that shows 317 single family homes, 104 active adult single family homes and 68 townhouses.

Mr. Olson reviewed the surrounding properties and showed an aerial photo of area. The property is currently vacant with a water tower on site. There are several roads and utility lines that had been put in previously. They looked at the existing topography which is challenging. There are also three wetland areas on the property. The property also has no access from the north and east. Mr. Olsen said they created an open space plan. The townhome portion is being carried over from original plan and they plan a club house for the active adult area. They are trying to put open space behind each lot so there is a buffer between homes and not just a lot line. He showed the old plan and new plan side by side showing the open space areas. The new plan would preserve more of the wooded areas. The open space between the existing lots and proposed lots would be managed and maintained by a Homeowners Association. Mr. Olson said they believe that this plan addresses the grading challenges and creates a lot of open space.

Mr. Guerard said they have been working with staff and this product has not been built anywhere. It's so new that they don't have names for the models yet. The goal was to make something special and different here. They are showing nine single family products with two ranch styles. The active adult has six plans with three elevations for each plan. This is a hybrid combining single family living and townhouse maintenance. Mr. Guerard said there are six townhouse plans.

Mr. Greenman asked what they would like from the Commissioners. Mr. Guerard said any feedback would be helpful whether positive or negative.

Mr. Jouron said he loves the plan and he likes the lot sizes. There were so many elevations. He would like to see more brick on the elevations and use more colors not just shades of one or two colors. Mr. Jouron asked about the trees on the property and if this plan will save some. Mr. Olson said this plan conserves trees.

Mr. Batastini thanked the applicants for reviving this project. The comparison of the two plans showing the open space was very helpful. He likes the layout and it is better with the grade changes. Mr. Batastini said he would like to see some wider lots to accommodate side loading garages. Mr. Guerard said there are plans for 3-car garages some with side load. More people want to spend time with the family and friends when they are not working and not doing yard work. Mr. Batastini said the elevations of the active adult seem to look the same – garage-door-window. There are things that can be done like add a porch. He loves the ranch homes, but would like to have things added to them. Mr. Batastini asked why homes in other states seem more attractive. Mr. Guerard said it's due to real estate taxes. They want a product that the City likes and that will sell well. This plan will be the crown jewel for Cal-Atlantic in Illinois. He added that they want to be sure people can afford the house. Mr. Batastini said he would like to see something done to the fronts of the townhomes to show more depth. He asked if there will be walking/biking paths. Mr. Guerard said they are looking into that. Mr. Batastini said he didn't see any parks on the plan such as a central gathering park. Mr. Guerard said Unit 1 has a park and there will be a park in the center of community. They will range from ½ acre to 1 acre. Mr. Batastini said that is a small area for a park.

Mr. Jouron added that he looked at the DelWeb housing and the ceilings seems to be lower. He would like to see taller ceilings, if it wasn't already planned.

Mr. Esposito agreed with Mr. Batastini about the architecture and walking/bike paths. This is an orphan kind of subdivision. The green space shown is more than what he thought and he likes this plan. He added that traffic is another issue. He would like to make sure there is brick throughout the subdivision. Mr. Guerard said every active adult plan will have brick/stone to make it pop more.

Mr. Goss asked if all active adult green areas will be maintained. Mr. Guerard said there will be a master association and sub-associations for the senior and townhomes areas. Mr. Goss is concerned with the traffic. He said Preston Pines had access on Route 31 as well as Route 176. He asked if they own the property

along Route 176. Mr. Guerard said they do not own that property. Mr. Goss said that it will be hard to get out. He does like this plan better and is impressed with the open space exhibit. However, he is not impressed with townhouse elevations. Ms. Waggoner stated that the depth and articulation gets lost on the rendering and they will work on a streetscape view of the townhouses.

Mr. Greenman said he doesn't want all of the elevations to look the same. That will make it harder to find your way around the subdivision. Mr. Greenman asked if someone could purchase a home in the active adult area and rent it out. Mr. Guerard said the covenants will not allow selling to or renting to a younger person. Mr. Greenman asked who can use the club house. Mr. Guerard said only the active adult residents. Mr. Greenman said the only thing missing with this development is the sense of community and he is not speaking of a club house. The look of the overall site plan is not connected. Crystal Lake has a sense of community. He said there are great ideas here. Mr. Guerard said they will continue to work with staff to be sure this development fits in with Crystal Lake. Mr. Greenman said he is concerned with the Route 31 access. Mr. Goss said there could be over 300 kids in this area, trying to get to school at the same time.

Mr. Greenman asked about the phasing of the development. Mr. Guerard said they will start with the area that has the infrastructure in ground. The phasing will be determined later and they will need to develop this in two different directions because of the grading. Mr. Greenman thinks they need to think that through. Mr. Batastini asked if there will be a traffic signal at Brighton. Ms. Rentzsch said it will be only at River Birch.

Mr. Greenman thanked the applicants for all of the time and energy they put into this. Mr. Guerard said they will go back to the drawing board with the comments that were made and continue to work with City Staff. He thanked the Commissioners for their comments.

Councilwoman Brady moved to approve the Planning and Zoning Commission recommendations and adopting an Ordinance granting the Final Plat of Subdivision with a deferral and variation, adding the blue LED strip to the top of the building. Councilwoman Ferguson seconded the motion. On roll call, all voted yes, except Councilman Hopkins voted no because of the LED lighting strip. Motion passed.

The consensus of the Council was to revisit the Sign Ordinance regarding LED lighting.

16. Woodlore Estates Conceptual Review for a new Residential Subdivision-Discussion Only.

Attorney Lisa Waggoner and Scott Guerard of CalAtlantic were present. Ms. Waggoner stated that they had been working with City staff over the past year and the Planning and Zoning Commission had reviewed the plan favorably.

Mr. Guerard presented information about CalAtlantic and history of the former Preston Pines development, noting that in 2006/2007, the City Council had approved 275 single family homes and 184 townhomes, but then the market fell and that plan was not realized. He stated that the current plan was better, with 315 single family homes, 104 homes for age 55 and older, and 68 townhomes. He introduced Rich Olson of Gary R. Weber Associates who described the parcel, which is currently vacant, and showed the existing conditions and proposed layout, which he stated would increase the open space from the approved 32% in 2006 to 50%, distributed throughout the site for grade transition and to save more trees.

Mayor Shepley asked about the narrow green space areas shown in the back yards. Mr. Olson stated that would be open space for transitional grading with landscaping maintained by the HOA. He showed how they would save more trees and buffer the development. He stated that they were very excited to present a plan that increases open space, saves trees and saves construction costs without as many retaining walls, which was a product for today's market.

Mr. Guerard of CalAtlantic reviewed the architecture, stating there would be 9 plans, 7 of which would be two-story with standard 3-car garages. Councilman Dawson asked if all would have brick face, and Mr. Guerard stated that some would, but others would have other architectural features to blend with the brick.

Mr. Guerard stated that the senior portion of the development would be geared to active adults, 55 and over, with all maintenance performed through the HOA. Councilman Dawson asked if the homes would be ADA compliant, and Mr. Guerard stated that they would be designed to allow homeowners to stay in their homes with wider doors and other similar features. In response to Councilman Haleblian's question, Mr. Guerard stated that they would be built on slabs, but there would be an option for a basement. Councilman Haleblian asked if there would be roll-in showers, but Mr. Guerard stated that was not planned at this time. In response to Councilman Hopkins' question, Mr. Guerard stated that there would be two HOAs, one for the townhomes and one for the active adult homes. He stated that there would also be a clubhouse with meeting rooms, a workout facility, bocci ball and pickle ball. He stated that there would be 6 townhome plans.

Mayor Shepley asked if anyone in the audience wished to speak on the matter, noting that was a concept review and not a formal public hearing.

Jerry DeLaurentis stated that his home is in Heritage Hills in Prairie Grove, on the east side of the proposed development and he was concerned that the lot sizes were originally 17,000 to 20,000 square feet but they were now 12,000 square feet, and his home would have up to 7 homes within 700 feet of his. He suggested adding a berm, bushes and keeping the existing woods.

Mr. Guerard stated that dual income earners aren't interested in purchasing large lots anymore. He stated that they would also add a 50 foot buffer and save trees.

No one else from the audience wished to speak.

In response to a question from Councilwoman Brady, Mr. Guerard stated that all of the roads would be dedicated to the City, and Mayor Shepley confirmed that they would be constructed to city standards.

Councilman Dawson stated that he thought it would be a fantastic development with fantastic views to the north, and he marveled at how they could handle the topography. He said that he liked the planned reductions and he was satisfied with the proposed green space. He noted a concern about emergency ingress/egress, and Mr. Guerard stated that there would be two access points in the lower area, but Councilman Dawson noted a concern about having to drive the long way out, although he accepted the explanation and would see what was presented at the final stages. Councilwoman Ferguson stated that people were concerned about exiting onto Route 31 and sight line issues, and asked if that had changed. She stated that the Planning and Zoning Commission had talked about a minimum number of sideload garages, but she was opposed to that so that people could choose their own home plans. Councilman Hopkins stated that he liked the plan with weaving commercial, townhomes and age-restricted homes together, since there were few options for people to downsize to a single family home with little maintenance, and he applauded that, noting the key would be a strong HOA. Councilman Hubbard stated that he thought the plan looked great, was nicely done and he had no issues. Councilman Haleblan agreed, saying it was a very "2020" plan, but he would suggest adding an option for roll-in showers. He stated that his only concern was access to Route 31, but knew that a traffic study would be conducted. Councilman Hopkins requested that they be good neighbors to the adjacent existing homes and Mr. Guerard stated that he had already reached out to them.

Mayor Shepley stated that he agreed this was a good plan, and based on what had been presented, did more to protect the neighboring properties than the previous plan. He stated that with the open space areas maintained by the HOA, homeowners would not be able to alter the space and it would be kept open. He stated that he did have two concerns, both of which had nothing to do with the quality or character of the development. His first concern was related to safety with the access points and asked if the Fire Rescue Department had yet commented. Director of Community Development Michelle Rentzsch stated that since this was a conceptual review, staff was still working on access. Mayor Shepley spoke about his concerns with cul de sacs and access. He stated that his other concern was about access to travel south on Route 31, noting that many older drivers, including his mother, preferred to make right turns. Mr. Olson stated that they would look at ways to address that issue as they progress. Mr. Guerard stated that they understand the concerns and are working on a solution. Councilman Dawson suggested that the Route 31/Route 176 corner may need revision if possible. Mayor Shepley noted that this area had been on IDOT's 10 year plan for the past 30 years, and he was a bit astounded that between the traffic signal on Route 31 north of Route 176 and the southern edge of McHenry, there were no traffic stoplights, and he noted that lot of areas would benefit from better access.

Mayor Shepley thanked Mr. Guerard and Mr. Olson, stating that the City was very excited about their proposed development.

Council Inquiries and Requests

In response to Councilwoman Brady's question about now having to use an app to park in the commuter lots, Director of Finance George Koczwarra clarified that only the reload machine inside the downtown Metra station was being eliminated and there was no requirement to use an app.



**CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, FEBRUARY 21, 2018
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS**

The meeting was called to order by Chairman Hayden at 7:30 p.m. On roll call, members Batastini, Esposito, Goss, Jouron, Skluzacek, and Hayden were present. Mr. Greenman was absent.

Michelle Rentzsch, Director of Community Development, Abby Wilgreen, City Engineer, Elizabeth Maxwell, Senior Planner, and Katie Cowlin, Planner, were present from Staff.

Mr. Hayden asked those in attendance to rise to say the Pledge of Allegiance. He led those in attendance in the Pledge.

Mr. Hayden stated that this meeting was being televised now, as well as, recorded for future playback on the City's cable station. He added to please use the sign in sheets in the rear of the Chambers.

2018-08 WOODLORE ESTATES (formerly Preston Pines) – E. Rt 31; N Rt 176; W Barreville – PUBLIC HEARING

Final PUD Amendment to allow changes to the master plan and Preliminary Plat of Subdivision for Woodlore Estates (formerly Preston Pines).

Mr. Hayden stated that the sign had been posted. He said the surrounding property owners were notified and the Certificate of Publication was in the file. Mr. Hayden waived the reading of the legal notice without objection.

Lisa Waggoner, attorney, Scott Guerard with Lennar Homes, Rich Olsen, landscape architect, and Anthony Martini with Mackie Consultants, were present to represent the petition. Ms. Waggoner said they went back to the drawing board and redesigned the plan based on the comments made during the conceptual plan. A portion of the property has received only final plat approval. They are asking to approve a new development. This will include senior housing and this is an open space development. There will be a lot of conserved space.

Mr. Guerard said they went back to the drawing board. Now we have merged with Lennar Builders. The original plan was more of a cookie cutter project and this property has unique features.

Mr. Olsen said they have worked with staff on the changes. He described the surrounding uses of this property. The site is currently vacant and there are some public improvements from the previously approved plan that were built. They looked at the existing conditions of the site. The high point of the site is on the south end of the development. The grade change is approximately 180 feet from the south to the north. There are wetlands on the site in the northeast corner. There are also many trees on the site and they are trying to save as many trees as possible. Mr. Olsen said there is no access point to the east, but there are three to the west and one to the south. This plan provides open space next to or near the existing residential

lots. He reviewed the locations of the proposed housing types. There will be a club house by the active adult homes. He showed a comparison of the original plan and the proposed plan. The common open space will be maintained by the Homeowners' Association. There is open space between the proposed homes and the existing homes and he showed the areas of where they plan to save the existing trees. There will be added landscape areas between the existing homes and these homes including a 50-foot landscape buffer area maintained by the Homeowners' Association.

Mr. Olsen said they want to create a sense of place and they will use landscaping. The club house will have a picnic area, bocce ball courts, and pickle ball courts. The single-family area will include a community park of approximately 19 acres. It will include play areas, seating areas and recreation trails. Mr. Batastini asked if the open space will be maintained in the future or will they just clean up the area in the beginning. Mr. Olsen said yes to both questions. The lower quality landscaping will be cleaned out and new trees planted. They are excited about this plan. There are only so many open space plans in the Chicagoland area.

Mr. Guerard said this is a difficult plan. There are many trees and a large grade change. The products will include single family, active adult homes and townhouses. Nowhere else in Chicago is there a plan like this. They have met the UDO design requirements such as shutters, trim around the windows, brackets, dormers, accent trim, etc. This is a new project and they were struggling with cluttering up the elevations. Since this is a new product, they needed to create all of the designs from square one. He said the majority of the plan shows 3- car garages and they feel this product will be received well in this area. Mr. Guerard said the active adult will have 6 plans and 3 elevations for each plan. It will be for 55 and over who want to downsize and the sizes will range from 1,224 to 1,880 square feet. This portion of the development will be maintenance free. There will be 3 associations, each will have its own fee. He said they decided to give an option of a second floor for two of the plans. There will be a front porch option as well as an optional basement. Mr. Guerard reviewed the elevations for the active adult living product and the club house elevations. He reviewed the townhomes elevations that will range from 1,495 to 2,079 square feet.

Ms. Waggoner said they made changes to the access points and traffic. Mr. Martini said they are talking about enhancing the open space. Preserving the grade changes provides outlooks and walkouts in some units. This site has restricted access - two access points were permitted and ready on Route 31 and they are proposing an access point to Route 176. They are in discussions with IDOT regarding that access and they can't commit to constructing that access with Phase 1 of the development at this time. Studies were done for stormwater management, etc.

Ms. Waggoner addressed the access to the south, there were development agreements for crossing the ComEd right-of-way and the vacant property to the south. The property to the south has changed hands and they have been in contact with the new owners. She explained the process this will need to go through before going to IDOT. The benefit for the property owner to the south is there are at least two commercial lots for them to sell or develop. Mr. Guerard said they want the access and everyone knows that IDOT moves slowly. They want it built as soon as possible. Ms. Waggoner said they are requesting a variation from the growth management plan. This is based upon certain criteria and is spelled out in the staff report.

This development will include the improvements to the Brighten Circle which is partially on their property. She added that they will be upgrading the lift station with this project. Also, a trail system and larger park with this development, and they will work with the land conservancy to connect to the existing trail system.

Ms. Waggoner reviewed the conditions listed in the staff report. They are ok with 1 and 2. As for #3 - they have made a number of enhancements to the elevations. They wanted to offer options to the homeowners. They discussed the design elements and the materials to be used. Ms. Waggoner said a suggestion was made for more color choices and they are ok with that. Mr. Guerard asked about the anti-monotony requirement since the lot lines don't line up. At some point they will run out of models. He said there can't be a single family home mindset for the active adult area. Ms. Waggoner requested 6a be changed to "within one lot."

Ms. Waggoner continued reviewing the conditions listed in the staff report and expressed concerns with 8a. Mr. Guerard said they want to build the road. All they want is a little understanding with regards to working with IDOT and they will work with Staff and keep them in the loop. IDOT's review process is the problem. Mr. Goss said the issue is public safety. The traffic can't be forced out onto Route 31. Mr. Guerard said not all of the homes will be completed at one time. They are going through the process with others – ComEd, other property owners, etc. As soon as the road is approved it will be put in. Mr. Hayden suggested blocking off a portion of the connection onto Route 31 so it is right out only until the other access is completed. Mr. Martini said that would be a problem with emergency vehicles.

Ms. Waggoner said those are their concerns with conditions. They have talked with staff to change the plan so River Birch is not a straight roadway and it doesn't become a speed way. They have met the City's requirements of the Comp Plan, the UDO, etc.

Mr. Hayden called for a 5-minute recess. The meeting resumed.

Mr. Hayden said he would open the public comment portion of the hearing and asked that if a comment has been made previously please don't restate it.

Jamie Hill, 4601 Barreville Rd, said she is pleased to see that there is a buffer zone included. She asked about the phasing of the subdivision and what the price ranges would be. Ms. Hill said this is very nice and there is a lot of open space. Mr. Guerard showed the phasing of the development and said the price ranges for the single family homes would be from \$324,999 to \$420,000, the average sale price for the active adult is \$277,000 and the townhouses would be \$211,000 to \$241,000.

Whitney Wilson, 4222 Drake Dr., said she is concerned with how to stop traffic from cutting through their subdivision off of Route 31. They already have a problem getting out of their street. She asked about the impact on their school district and asked if the boundaries will change. Mr. Hayden said they have no control over the school district boundaries. Ms. Wilson is also concerned with the traffic increase and her children playing in the yard. Mr. Guerard said the traffic signal on Route 31 is based on an IDOT standard and neither the City or the developer has control over.

Joni Smith, 4603 Barreville Rd, is concerned with the topography in the area. Barreville Road has a dip with a wetland/swampy area. She is concerned with the water and drainage coming from this development.

Cynthia Skavelan, 4508 Ripon Rd, said she was around with Preston Pines. If Route 176 access isn't ready to be built, this development should not be approved. The City told Preston Pines to have larger lots in their area to match what is existing. She would prefer the larger lots and not increase the number of townhouses.

Mike Roller, 4409 Drake Dr., was also there with Preston Pines. He understood that the connection to this development was not going to connect through to Drake Drive and it did. Now it has a barricade up because it was partially built. Mr. Roller said he can see his property values go down with this development and is concerned with traffic on their street. They wanted the lots that back up to their homes to have buffers too. He does like the buffer/open areas. He said Preston Pines took down the trees and now his back yard is all lite up from the ComEd building.

There was no one else in the public who wished to comment on this request. The public portion was closed at this time.

Mr. Batastini thanked the petitioner for making the changes based on the comments that were made. There have been things done to help the neighbors with buffering. He asked if the undergrowth will be removed and the landscaping enhanced and maintained by the Homeowners' Association. Mr. Olsen said there will be a plan in place for maintenance. Mr. Guerard added it will be protected in the Covenants and Restrictions. Mr. Batastini asked how the City will enforce it. Ms. Cowlin said there will be a conservation easement and it will be recorded. Mr. Batastini said it is easy to cut the grass but who will inspect these areas to be sure it is maintained. If the HOA doesn't take care of it then what. There will be rules but what if they are neglected. Mr. Olsen said that is still in preliminary stages but these things will be covered with establishing a 3 to 5 year plan as well as a long term plan. They know what they are going to do and there will be a very detailed program to maintain the space. Mr. Batastini said he likes what they are doing but can see this falling into poor maintenance or having homeowners take over what's next to their property. He asked where the mass grading will be done. Mr. Olsen said it will most likely be for the roadways and public improvements through the core of the site.

Mr. Batastini asked about how the road will be connected to River Birch. Mr. Guerard said he asked Staff for a slight curve so it's not a straight line to Route 176. Mr. Batastini said the traffic study says that traffic will use that road to cut through. This is a safety issue and if it is then it is an issue from the beginning and not after 50 homes are built. Mr. Guerard didn't realize they had the access to Route 176 at the conceptual because of the agreement was in an old file and found after digging through their files. Mr. Batastini feels that this connection should be put in first before occupancy. It could be a long time before this is put in. He is worried about a kid that just got their license and taking a chance turning onto Route 31 because there was a long wait. He doesn't want to delay the project but feels that it needs to be connected before occupancy is given. There is no break in the traffic there.

Mr. Batastini appreciates the active adult project, but there is only 10 feet between homes – 5 feet on each lot. There isn't enough room for landscaping. Mr. Guerard said the landscaping will be taken care of by the HOA. Mr. Batastini feels it should be 15 feet.

Mr. Batastini asked about the elevation for the townhouses. Is that how it will look. Mr. Guerard said yes. Mr. Batastini asked if there could be all siding or brick and siding to a pod of townhomes. Mr. Batastini asked about vinyl and why not Hardie board. Mr. Guerard they don't want the price to be increased more than it is. They are agreeing to limit the "D" variations to 15%. Mr. Batastini said other developments by the petitioner are using Hardie board with masonry fronts. Mr. Guerard said that won't sell in this market. The tax rate is a big issue. This is not a Crystal Lake problem but everywhere in the state of Illinois.

Mr. Hayden asked who will pay the taxes on the open space. Mr. Guerard says it depends on how the CCRs are written. Ms. Waggoner said the open area will receive an assessment based on its use. It wouldn't be large, but there will be a charge. There will be PINs for the lots.

Mr. Batastini said vinyl siding is a deal breaker for him. He would like a restriction on the number of elevations G & H. As for the monotony code – is it the same. Ms. Cowlin said it is similar and has been enforced before. Mr. Hayden asked how would the lots be classified as to what is across the street. Ms. Cowlin said the exhibit is helpful and would clarify condition 6A. It could be confusing.

Mr. Batastini asked about a site-wide trail on the property. Mr. Olsen said the entire site is a trail there will be sidewalks along the streets. There are grading challenges on the site. Mr. Batastini said they are requesting 3 freestanding signs. He would like to see the designs. He asked if they thought about having a pool at the club house. Mr. Guerard said that it isn't popular anymore and it's a liability issue.

Mr. Batastini believes that people will not go into College Hill subdivision unless they are lost and that this will not be a problem. The open space with trees and landscaping will be a nice buffer. He added that the reality is that no one is building or purchasing large lots. Mr. Batastini feels that the road needs to go through, the name needs to be changed and there needs to be Hardie board on some of the elevations.

Mr. Jouron asked about the size lots. He is concerned with putting large homes on small lots. When looking at Del Webb the rears all look the same. There are some small houses there and would like the rear to be upgraded. He asked if there will be room on the lots for additions. Mr. Guerard yes and some will have basements.

Mr. Esposito said phase 1 is in the southern portion and phase 2 in the north. He believes that Carpathian Drive needs to go through first for the traffic. They need a solution for that road – either a time limit or number of unit limit – for that road to go through. The subdivision is doable. Mr. Esposito likes the active adult housing and the reduction of the number of units. He said the holdup is mostly the ins and outs to the subdivision. Mr. Guerard said they want the road in and they are ok with a hard date or number of permits. He is confident it will take 18 to 24 months to get it approved with IDOT.

Mr. Skluzacek agreed that the road needs to connect. There are 5 phases and will the roads be put in from the beginning. Mr. Martini said they want to provide services that are needed such as water and sewer lines connecting based on Staff's suggestion. Mr. Skluzacek said he likes the designs presented and is in favor of the project.

Mr. Goss said the traffic study is good at explaining the current situation. He would like to have as much of the roadway put in as can be done so it's ready to go when they receive IDOT approval. Mr. Martini said there is no initial objection from IDOT. They have made all of the commitments they can. Mr. Batastini said he can't see that a hard date or number of permits be good for them. It would be start/stop for the development of the subdivision. Mr. Goss said he wants the road in and they want a waiver from the growth management plan. That puts even more pressure on the developer.

Mr. Goss said the park looks nice. He has a hard time understanding the multiple homeowners associations. That is going to be a problem. Mr. Guerard said it depends on the management company they have to keep track of everything. Ms. Waggoner said people don't mind being on an association when there is a management company involved. It takes most of the pressure off of the members since the management group takes care of things.

Mr. Goss is concerned with the road connection. Mr. Hayden said if there is a problem with the time line to get the road connection, there are other roadways that could connect to this site. Mr. Goss said that's under control of Prairie Grove. Mr. Martini said there is too great of a grade change to connect to any Prairie Grove roads. Mr. Goss read from the traffic study. Mr. Guerard said they want the road put in. Mr. Martini said Route 31 is planned to be improved and sure there will be a traffic signal along there. They are optimistic that when homes are built that will spur the retail development. Mr. Goss said there needs to be a detailed plan first. Ms. Wilgreen said IDOT currently has a Phase 2 engineering planned in 2019 to 2023 for Route 31. There is no funding now.

Mr. Hayden said the growth management plan was designed to help the schools catch up to the number of students moving in. He feels the impact fees are too high and they need to be readjusted which is a part of the problem. They were fine at the time and there are schools in the area that should be closed due to lack of students. He discussed adding Hardie board and reducing impact fees. Mr. Guerard said if impact fees are reduced it is a win-win for everyone. Mr. Hayden said the City has done a good job with keeping fees down. If there is a way to reduce fees, that would be good for everyone. Those seem to be the two main issues – road connection and elevations including Hardie board. Mr. Batastini said the homes slated out there were nice. He asked if other developments have vinyl siding. Ms. Cowlin said Ashton Pointe is and Bryn Mawr may also have it.

Mr. Hayden asked for comments regarding road connection. Mr. Batastini said it's a safety issue and the petitioner has committed to a time line. Mr. Goss asked about the growth management plan waiver. Mr. Hayden said he wouldn't do that first. Mr. Guerard said he can live with the growth management after the road goes in. Mr. Esposito is ok with the siding and road needs to be built by end of the year 2020. Mr. Goss said the waiver from the growth management needs to be connected to the road being put in. Mr.

Hayden said he would like the Hardie board but won't hold the petitioner to that. He likes the project a lot. He would like to have the road go through and if everyone thinks they can live with the two years he is ok with it.

Mr. Hayden asked what Council had said during their informal discussion. Mr. Guerard said they discussed the road connection. Ms. Cowlin said there were no details on time line but they did see that it was shown going through.

Mr. Hayden said there was a concern from the petitioner regarding the elevations. Mr. Batastini said he would like to know what it would look like.

Mr. Guerard said that they can't pave in the winter and it would be helpful to have a 2 ½ year time limit.

Mr. Hayden said the window addition is not a big deal and would keep that condition.

Mr. Goss moved to approve the Final PUD Amendment to allow changes to the master plan and Preliminary Plat of Subdivision for Woodlore Estates (formerly Preston Pines) located east of Route 31, North of Route 176, and south of Half Mile Road with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (CalAtlantic, dated 02/06/18, received 02/06/18)
 - B. Elevations (CalAtlantic, dated 01/26/18, received 01/30/18)
 - C. Color Palette (CalAtlantic, dated 08/18/17, received 02/08/18)
 - D. Clubhouse Front Elevation (CalAtlantic, received 02/14/18)
 - E. Site Plan (Gary R Weber Associates, dated 01/26/18, received 01/30/18)
 - F. Preliminary Plat of Subdivision (Mackie Consultants, dated 01/26/18, received 01/30/18)
 - G. Preliminary Engineering (Mackie Consultants, dated 01/26/18, received 01/30/18)
 - H. Wetland Delineation Report (Midwest Ecological, dated 01/23/17, received 01/30/18)
 - I. Preliminary Stormwater Management Report (Mackie Consultants, dated 01/26/18, received 01/30/18)
 - J. Preliminary Landscape/Tree Preservation Plan (Gary R Weber Associates, dated 01/26/18, received 01/30/18)
 - K. Fire Truck Turning Radius Exhibit (Mackie Consultants, dated 01/25/18, received 01/30/18)
 - L. Phasing Exhibit (Mackie Consultants, dated 01/26/18, received 01/30/18)
 - M. Traffic Study (CivilTech, dated 01/26/18, received 01/26/18)
2. All conditions of approval from Preston Pines Unit 1 & 2 (ordinance number 6150) are still valid, except those revised by this approval.
3. Elevations:
 - A. Single-Family home models must include the following enhancements:
 - i. Provide midpoint gable brackets or upsize the brackets on at least 4 home plans;

- ii. On at least 4 home plans replace the gable vents with decorative windows on D & E elevations;
 - iii. ~~Where possible, add band boarding to the front elevation on D & E models;~~
 - iv. Add one additional mandatory window to the left side elevation of each home plan.
 - B. The end units of Townhome pods 6, 8 and 13 that face River Birch Boulevard must have brick on the side façade **below the first floor windows**.
 - C. All housing types are to be constructed with premium vinyl siding and installed properly in order to allow for movement during temperature changes.
4. Rich color choices, such as “Russet Red”, “English Wedgewood” blue, “Portsmouth Blue” and “Lakeshore Fern” green are to be added to the single-family color palette.
5. The single-family portion of the development must meet the following Anti-Monotony provisions:
 - A. No two homes which are within ~~2 lots~~ **1 lot** 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, if located within 250 feet of each other.
 - D. None of the lots on a cul-de-sac shall have the same model and elevation on it.
6. The age-targeted single-family portion of the development must meet the following Anti-Monotony provisions:
 - 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. **See active adult anti-monotony exhibit presented at the Planning and Zoning Commission meeting February 21, 2018.**
 - 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, if located within 200 feet of each other.
 - D. None of the lots on a cul-de-sac shall have the same model and elevation on it.
7. Landscape Plan.
 - A. Work with city staff to finalize the landscape/tree preservation plan.
 - B. The outlots should have a conservation easement dedicated and a correlating maintenance plan.
 - C. Provide a detail for the landscaping around the clubhouse.
8. Public Improvements.
 - A. Carpathian Drive must be constructed during Phase I **and no later than September, 2020.**

- B. Work with city staff on a direct connection of Carpathian Drive and River Birch Boulevard.
 - C. Work with city staff to finalize road names.
 - D. Work with city staff to ensure Brighton Lane meets city standards for public dedication.
 - E. Lift Station #22 and the forcemain along Route 31 require improvements in relation to the development, work with city staff to complete the required improvements.
9. The petitioner hereby agrees to pay their proportionate fair share of the roadway improvements for the potential future traffic signal at the River Birch Boulevard and Route 31 intersection.
10. Submit a Final Plat of Subdivision to meet all of the recommended conditions.
11. Three freestanding signs are illustrated on the site plan. The signs can be up to 4 feet in height and 16 square feet in area. The signs must be monument signs with a minimum base width of 80% of the sign width.
12. The petitioner shall address all of the review comments and requirements of the Fire Rescue, Police, Public Works, and Community Development Departments in addition to those of the City's stormwater and traffic consultants.
- 13. Due to public safety concerns at the Route 31 access points, the requested variance from the Growth Management Ordinance cannot be implemented until the Carpathian Drive connection to Route 176 is completed and available. It is expected that this will be accomplished no later than 9/2020. At that time, the growth management allowance can be increased to 25% for the following two (2) years and 20% for any remaining years.**

Mr. Batastini seconded the motion. On roll call, all members voted aye. Motion passed.

listed in the agenda supplement. Councilman Haleblian seconded the motion. On roll call, all voted yes. Motion passed.

13. 7-11 Gas Station, 11 Northwest Highway – Special Use Permit for a Gasoline Service Station and Convenience Store with a Gasoline Electronic Pricing signs, and Variation

Attorney Joseph Gottemoller and Chris Ilekis, the developer, were present. Mr. Gottemoller, noting that this was the site of the former "Teddy's Liquor" store, advised that they were in agreement with the Planning and Zoning Commission and the staff recommendation and would be happy to answer any questions. Mayor Shepley asked if they had received any negative feedback from the surrounding properties and Mr. Gottemoller noted that they were only concerned that access to Teckler Drive remained open for all of the properties, and that had been in their plan from the beginning.

Mayor Shepley asked if anyone in the audience wished to speak on the matter. No one wished to speak.

Councilwoman Brady stated that she was glad this property was finally being developed, noting that there were no other gas stations on that part of Route 14. Councilman Dawson stated that he had spoken with the next door property owner and he had no issues with the proposal. Mayor Shepley asked if staff had any issues with access, and Director of Community Development Michelle Rentzsch advised that staff had no issues and were glad that one curb cut onto Route 14 was being eliminated.

Councilwoman Brady moved to approve the Planning and Zoning Commission recommendations and to adopt an Ordinance granting a Special Use Permit to allow a Gasoline Service Station and Convenience Store with a gasoline electronic pricing sign and variations at 11 Northwest Highway. Councilwoman Ferguson seconded the motion. On roll call, all voted yes. Motion passed.

14.105 Minnie Street – Preliminary and Final Planned Unit Development to allow a completely residential project within the B-4 Mixed-Use Business zoning district.

Pete Kourtis stated that he was in attendance for his sister, the property owner. He advised that they had no issues with the Planning and Zoning Commission recommendations. Mayor Shepley asked about the two "no" votes on the Planning and Zoning Commission and Director of Community Development Michelle Rentzsch advised that they had questioned if a residential use and the density was appropriate for that area of town.

Mayor Shepley asked if anyone in the audience wished to speak on the matter. No one wished to speak.

Councilwoman Ferguson advised that a nearby physician who treats individuals with sexual disorders had concerns if there would be an issue if there were children in the residence. Police Chief Black advised that he would look into the matter. Councilman Dawson stated that he did not support shared driveways since they seem to breed conflict, noting that this proposal had two driveways, and that he had no other issues. Mayor Shepley noted that matter had been included in the Planning and Zoning Commission recommendations. There were no concerns from the rest of the Council.

Councilwoman Brady moved to approve the Planning and Zoning Commission recommendations and to adopt an Ordinance granting the Preliminary/Final Planned Unit Development to allow a residential duplex at 105 Minnie Street. Councilwoman Ferguson seconded the motion. On roll call, all voted yes. Motion passed.

15. Woodlore Estates (formerly Preston Pines), River Birch Boulevard/Route 31 & Brighton Lane/Route 31 - Final Planned Unit Development Amendment to allow changes to the master plan and Preliminary Plat of Subdivision.

Attorney Lisa Waggoner introduced the matter, stating that after the City Council's review of the concept plan for this development a few months ago, they had worked with staff to incorporate the Council's suggestions and were excited to bring the proposal to the Council.

Scott Guerard, Vice President of Land Acquisitions for Lennar Homes, advised that since it had merged with Cal Atlantic, Lennar Homes was the largest home builder in the U. S. He commended the City staff for their cooperation, assistance and prompt, direct answers to their questions.

Rich Olson, the landscape architect, provided information on the subdivision, Preston Pines, which had been previously approved as a Final PUD by the City Council in 2006/2007 and included 275 single family homes and 184 townhomes. He stated that under Lennar's ownership, the revised plan for Woodlore Estates was for 319 Single Family homes, 105 Active Adult Single Family Homes and 68 Townhomes, noting that the Active Adult component would include a Clubhouse. He noted that a large park had also been included in the central area, which would have play equipment and a trail system. He stated that an access road would be constructed to allow a road connection to the south to Route 176, which had not been included on the concept plan, and he described additional amenities of the park and trail system.

Mayor Shepley asked if they were in agreement with the conditions recommended by the Planning and Zoning Commission. Ms. Waggoner advised that they were, but there was a concern with the meeting minutes which referred to extending Carpathian to the south, and it was already in place in a development agreement extending all the way around 176, but engineering still needed to be finalized and submitted to IDOT for approvals. Also, Condition 8a refers to it being constructed during Phase I, which Ms. Waggoner said was confusing because that may not happen in Phase I, although they did not object to the recommended completion date of no later than September, 2020. In order to avoid any future confusion, Ms. Waggoner asked that "during Phase I" be deleted from the recommendation. She stated that they had tried to include all of the Council's preferences in the proposed plan and had no issues with any other recommended conditions.

Mayor Shepley asked if anyone in the audience wished to speak on the matter. No one wished to speak.

Councilwoman Ferguson asked if there would be any way to tie into the three way stoplight at Smith Road and Route 176? Ms. Rentzsch advised that Liberty Storage has a building in that location so a connection cannot be made. Councilwoman Ferguson noted that there has been a lot of concern about the hill, curve and sight line to exit onto Route 176.

Regarding Carpathian Drive, Councilman Dawson stated that he wanted to be certain that the City was legally covered to ensure that the road would be put through, noting that he also did not wish to wait two years for IDOT approval. Mr. Guerard stated that the plans had been submitted to IDOT but it does take 18-24 months for their review, which they do at their own pace. He stated that Lennar wanted the road put through as it would be a great marketing window, and there was no reason they would not construct it. He also noted that if the road was not constructed by the deadline date, they would not receive any further building permits, which they did not want to happen. Councilman Dawson stated that he was concerned about promises not kept by other developers in the past and asked if Lennar does not have IDOT's approval after developing the southern portion, would they come back later and put the road through? Mr. Guerard stated that the road would be constructed as soon as they receive IDOT approval, and there was no benefit to them to not construct the road. To further allay Councilman Dawson's concerns, Mayor Shepley advised that developers are required to post a performance bond to ensure infrastructure improvements occur.

Councilmembers Brady, Hopkins and Hubbard had no concerns to discuss. Councilman Haleblian asked if the vacant corner property along Route 31 was the former Ambutal and Mr. Guerard advised that it was.

Mayor Shepley noted that all of the Council's concerns had been met, especially the connection to Route 176 and he was comfortable with knowing that would be completed. He said this was a good, reasonable, well thought out project and it was important for Crystal Lake to keep moving forward as a community. He did express a concern that the development was divided in two elementary school districts, 46 and 47, and asked Mr. Guerard to make an effort to reconfigure all of it to be in District 47, noting that many

people move to Crystal Lake because of the excellent schools. Mr. Guerard agreed to work on the matter, noting that being in one school district would also be good for sales.

Councilman Haleblian asked if the College Hill subdivision would have access to Woodlore Estates and Mr. Guerard stated that would be up to them, as he understood the Township had placed the road barriers in response to neighborhood concerns about traffic, noting that Lennar was much in favor of removing the barriers.

Councilwoman Brady moved to approve the Planning and Zoning Commission recommendations, removing "Phase I" from Condition 8a, and to adopt an Ordinance granting the Final Planned Unit Development Amendment to allow changes to the master plan and Preliminary Plat of Subdivision for Woodlore Estates. Councilwoman Ferguson seconded the motion. On roll call, all voted yes. Motion passed.

16. Discussion Only – Neon /LED Lighting & EMC Signs.

Director of Community Development Michelle Rentzsch presented matters for Council discussion:

Neon/LED lighting – Discussion: Continue to restrict or amend the UDO to allow LED lighting to accent the facade of commercial buildings? Previous Council decisions have been to count this lighting as signage and decide on a case by case basis. LED can be twice as bright as neon.

Lighting outlining windows is currently prohibited. Discussion: Should there be a distinction between Neon and LED lighting? Ms. Rentzsch advised that the current ordinance does not allow for window outlining but 25 businesses already have them, noting that lighted windows installed prior to 2009 could also be grandfathered, if desirable.

EMC Signs. Discussion: Should the EMC sign criteria be amended to open up the location and lot size restrictions and to allow for more colors and shorter dwell time? Ms. Rentzsch advised that research has shown that signs with a single color on a black background and changing every minute are the least distracting to drivers. She asked if the Council wished to consider these changes.

City Council discussion:

The Council discussed all of the items together. Councilwoman Brady asked if anyone even uses neon lighting anymore and Ms. Rentzsch agreed it was not installed anymore but there was some neon out there in use. Councilwoman Brady stated that she did not wish to promote an antiquated product that uses more electricity and what the Council has allowed in the past for LED lighting around buildings was fine with her, stating that she likes the look of lighted buildings. She asked if Ms. Rentzsch had ever gotten the sense that a petitioner has left a Council meeting truly disappointed with their lighting request? She stated that she thought the Council has been fair in its decisions to make buildings more attractive. Ms. Rentzsch advised that it is nice to use LED lighting to accent beautiful architecture and she believed it was easier to evaluate proposals on a case by case basis.

Councilman Dawson agreed, but stated that he was not in favor of having lights all around windows. Councilwoman Ferguson stated that she had no problem with LED lighting and that reviewing proposals on a case by case basis made sense, noting that she did not want the Council to be the "taste police" regarding gaudiness, but she thought the sushi place in front of Walmart had overdone the lighting and it was far too bright. She said that in order to not be subjective, lighting needed to be discussed as to what is considered signage. Councilwoman Brady noted that all lighting is currently counted as signage, and the Council needed to be able to be flexible in its decisions, leaving room for give and take.

Regarding Councilwoman Ferguson's comment about sushi place, Ms. Rentzsch advised that they were in violation of the Sign Ordinance and had been contacted, but they countered that other establishments have lights around their windows. Councilman Hopkins noted that it all comes down to personal preference, which he did not like, but he did like that lighting is tied to signage so the Council does have some level of control. He stated that he was in favor of keeping approvals on a case by case basis.



The City of Crystal Lake Illinois

**AN ORDINANCE GRANTING AN AMENDMENT
TO THE FINAL PLANNED UNIT DEVELOPMENT
AND PRELIMINARY PLAT OF SUBDIVISION
FOR WOODLORE ESTATES**

WHEREAS, pursuant to the terms of the Petition (File #2018-08) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested an Amendment to the Final Planned Unit Development to allow changes to the master plan and Preliminary Plat of Subdivision for Woodlore Estates (formerly Preston Pines); and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on February 5, 2018 in the Northwest Herald, held a public hearing at 7:30 p.m., on February 21, 2018 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Amendment to the Final Planned Unit Development; and

WHEREAS, on February 21, 2018, the Planning and Zoning Commission, having fully heard and considered the testimony of all those present at the public hearing who wished to testify, made findings of fact as required by law and recommended to the Mayor and City Council of the City of Crystal Lake that the proposed Amendment to the Final Planned Unit Development be approved, all as more specifically set forth in that certain Report of the Planning and Zoning Commission in Case #2018-08, dated as of February 22, 2018; and

WHEREAS, it is in the best interests of the City of Crystal Lake that the Amendment to the Final Planned Unit Development be granted as requested in said Petition,

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

SECTION I: That a Final PUD Amendment be granted to allow changes to the master plan and Preliminary Plat of Subdivision for Woodlore Estates (formerly Preston Pines) for the property located East of Route 31, North of Route 176, and south of Half Mile Road (14-26-101-009, 010; 14-27-202-002; 14-27-203-002, 003; 14-27-226-008, 011, 013; 14-27-276-010, 011, 012, 013, 014, 015; 14-27-452-001, 002, 003, 004; 14-27-453-001, 002, 003, 004; 14-27-454-001; 14-27-455-001, 002, 003, 004; 14-27-456-002, 003, 004, 005, 006, 007, 008; 14-27-457-001, 002, 003, 004, 005, 006, 007, 008; 14-27-476-007, 008, 009, 010, 011; 14-27-477-001, 002; 14-27-478-001, 002, 003,

004; 14-27-479-001, 002, 003, 004, 005, 006), Crystal Lake, Illinois.

SECTION II: That the Final PUD Amendment and Preliminary Plat of Subdivision be granted with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Application (CalAtlantic, dated 02/06/18, received 02/06/18)
 - B. Elevations (CalAtlantic, dated 01/26/18, received 01/30/18)
 - C. Color Palette (CalAtlantic, dated 08/18/17, received 02/08/18)
 - D. Clubhouse Front Elevation (CalAtlantic, received 02/14/18)
 - E. Site Plan (Gary R Weber Associates, dated 01/26/18, received 01/30/18)
 - F. Preliminary Plat of Subdivision (Mackie Consultants, dated 01/26/18, received 01/30/18)
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 - I. Preliminary Stormwater Management Report (Mackie Consultants, dated 01/26/18, received 01/30/18)
 - J. Preliminary Landscape/Tree Preservation Plan (Gary R Weber Associates, dated 01/26/18, received 01/30/18)
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 - L. Phasing Exhibit (Mackie Consultants, dated 01/26/18, received 01/30/18)
 - M. Traffic Study (CivilTech, dated 01/26/18, received 01/26/18)
2. All conditions of approval from Preston Pines Unit 1 & 2 (ordinance number 6150) are still valid, except those revised by this approval.
3. Elevations:
 - A. Single-Family home models must include the following enhancements:
 - i. Provide midpoint gable brackets or upsize the brackets on at least 4 home plans;
 - ii. On at least 4 home plans replace the gable vents with decorative windows on D & E elevations;
 - iii. Add one additional mandatory window to the left side elevation of each home plan.
 - B. The end units of Townhome pods 6, 8 and 13 that face River Birch Boulevard must have brick on the side façade below the first floor windows.
 - C. All housing types are to be constructed with premium vinyl siding and installed properly in order to allow for movement during temperature changes.
4. Rich color choices, such as “Russet Red”, “English Wedgewood” blue, “Portsmouth Blue” and “Lakeshore Fern” green are to be added to the single-family color palette.

5. The single-family portion of the development must meet the following Anti-Monotony provisions:
 - A. No two homes which are within two 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, if located within 250 feet of each other.
 - D. None of the lots on a cul-de-sac shall have the same model and elevation on it.

6. The age-targeted single-family portion of the development must meet the following Anti-Monotony provisions:
 - A. No two homes which are within one lot side by side or face front to front shall have the same identical elevation. This does not apply to a back to back situation. See active adult anti-monotony exhibit presented at the Planning and Zoning Commission meeting February 21, 2018.
 - 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, if located within 200 feet of each other.
 - D. None of the lots on a cul-de-sac shall have the same model and elevation on it.

7. Landscape Plan.
 - A. Work with city staff to finalize the landscape/tree preservation plan.
 - B. The outlots should have a conservation easement dedicated and a correlating maintenance plan.
 - C. Provide a detail for the landscaping around the clubhouse.

8. Public Improvements.
 - A. Carpathian Drive must be constructed no later than September, 2020.
 - B. Work with city staff on a direct connection of Carpathian Drive and River Birch Boulevard.
 - C. Work with city staff to finalize road names.
 - D. Work with city staff to ensure Brighton Lane meets city standards for public dedication.
 - E. Lift Station #22 and the forcemain along Route 31 require improvements in relation to the development, work with city staff to complete the required improvements.

9. The petitioner hereby agrees to pay their proportionate fair share of the roadway improvements for the potential future traffic signal at the River Birch Boulevard and Route 31 intersection.
10. Submit a Final Plat of Subdivision to meet all of the recommended conditions.
11. Three freestanding signs are illustrated on the site plan. The signs can be up to 4 feet in height and 16 square feet in area. The signs must be monument signs with a minimum base width of 80% of the sign width.
12. The petitioner shall address all of the review comments and requirements of the Fire Rescue, Police, Public Works, and Community Development Departments in addition to those of the City's stormwater and traffic consultants.
13. Due to public safety concerns at the Route 31 access points, the requested variance from the Growth Management Ordinance cannot be implemented until the Carpathian Drive connection to Route 176 is completed and available. It is expected that this will be accomplished no later than September 2020. At that time, the growth management allowance can be increased to 25% for the following two (2) years and 20% for any remaining years.

SECTION III: That the City Clerk be and is hereby directed to amend all pertinent records of the City of Crystal Lake to show the issuance of a Planned Unit Development in accordance with the provisions of this Ordinance, as provided by law.

SECTION IV: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provide by law.

DATED at Crystal Lake, Illinois, this 6th day of March, 2018.

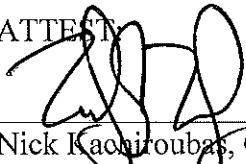
City of Crystal Lake, an
Illinois municipal corporation



Aaron T. Shepley, Mayor

SEAL

ATTEST



Nick Kacouroubas, City Clerk

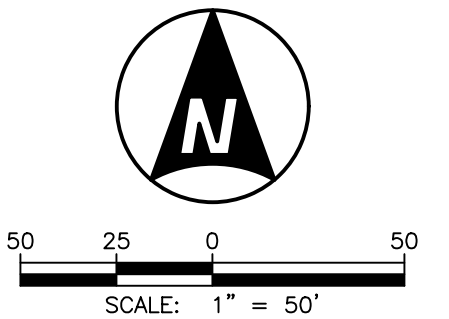
Passed: March 6, 2018
Approved: March 6, 2018

FINAL PLAT OF SUBDIVISION

WOODLORE ESTATES-PHASE 2A

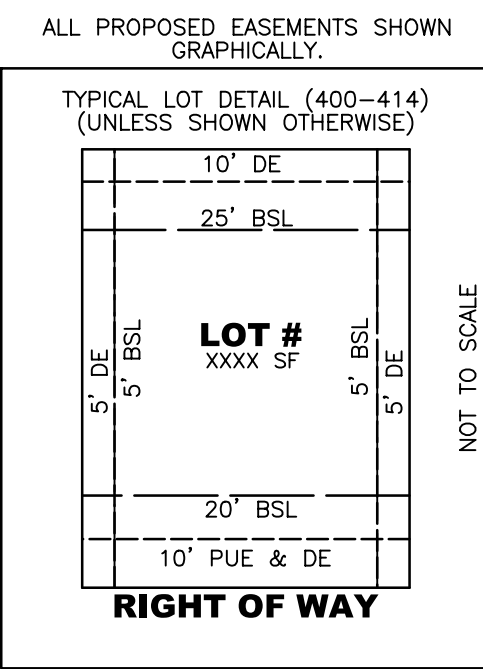
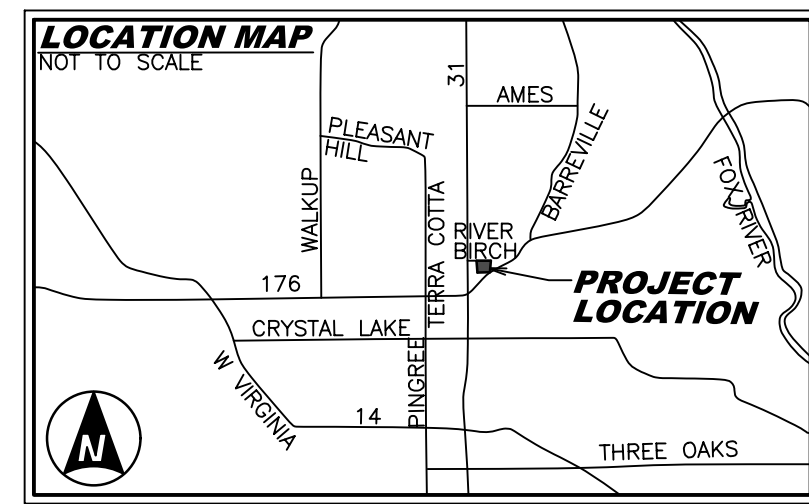
RESUBDIVISION OF PART OF VACATED PRESTON PINES UNIT 2

BEING A PLANNED UNIT DEVELOPMENT AND PART OF VACATED PRESTON PINES-UNIT 2 IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

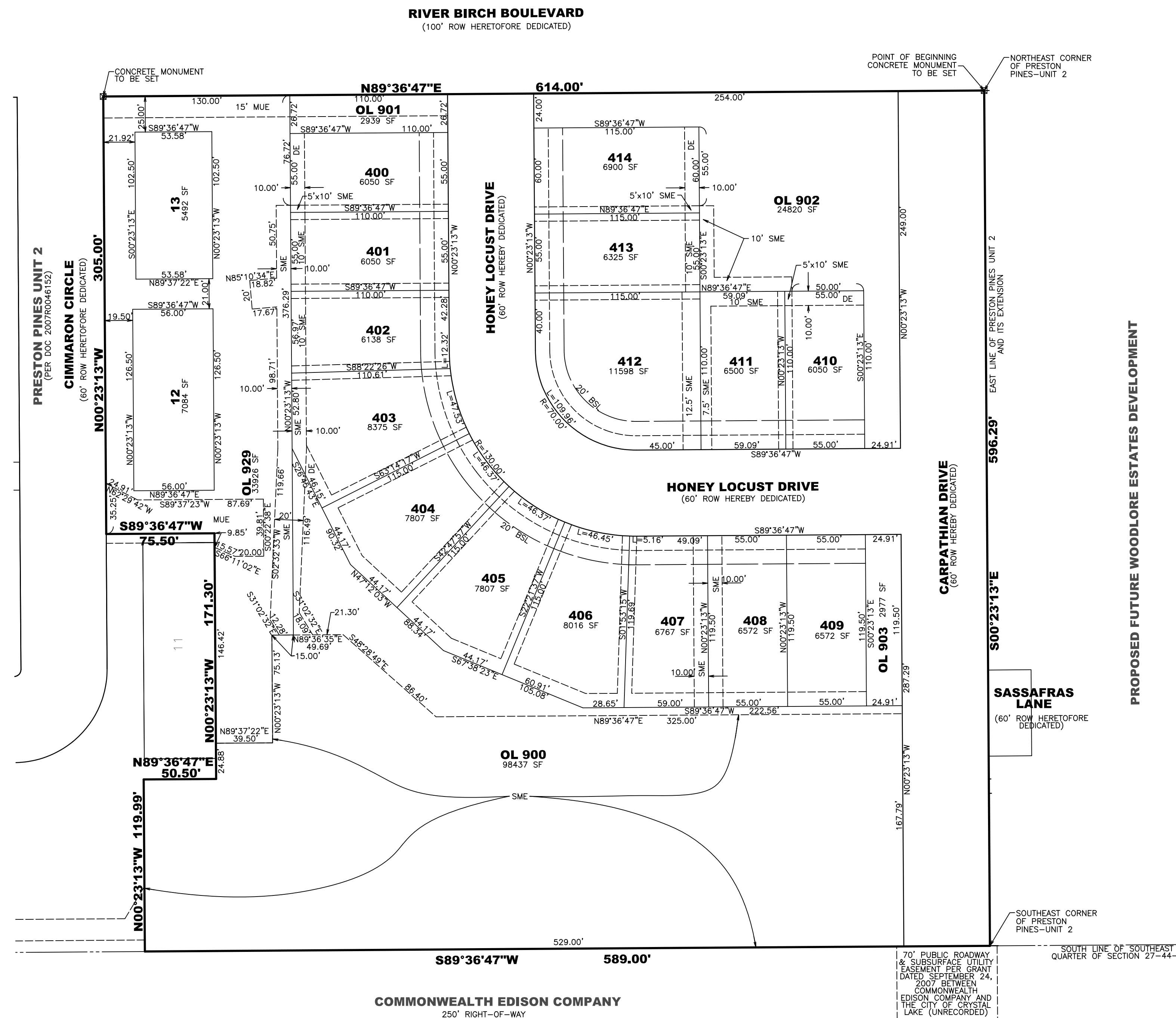


AREA:
PROPERTY CONTAINS 350,186 SQUARE FEET OR 8.039 ACRES MORE OR LESS

P.L.N.:
14-27-456-008
14-27-479-001
14-27-479-002
14-27-479-003
14-27-479-004
14-27-479-005
14-27-479-006 (PART OF)
14-27-478-004



- NOTES:**
- NO COMMITMENT FOR TITLE INSURANCE WAS SUPPLIED FOR USE IN THE PREPARATION OF THIS PLAT. THIS PLAT IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
 - BEARINGS BASED ON ILLINOIS 1201 EAST STATE PLANE COORDINATE SYSTEM, NAVD 83.
 - ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
 - NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
 - ALL SETBACKS CREATED BY PRESTON PINES UNIT 2 RECORDED AS DOCUMENT 2007R046152 WITHIN THIS SUBDIVISION BOUNDARY ARE HEREBY ABROGATED IN LIEU OF THOSE SHOWN HEREON (SEE PARTIAL VACATION AND SETBACK LINE ABROGATION CERTIFICATE).
 - ALL EASEMENTS & LOT LINES CREATED BY PRESTON PINES UNIT 2 RECORDED AS DOCUMENT 2007R046152 LOCATED WITHIN THIS SUBDIVISION BOUNDARY ARE HEREBY VACATED AND EXTINGUISHED. SEE PARTIAL VACATION AND SETBACK LINE ABROGATION CERTIFICATE.
 - UPON COMPLETION OF CONSTRUCTION, 5/8" REBAR SHALL BE PLACED AT ALL INTERIOR CORNERS, LOT CORNERS AND CRITICAL POINTS ALONG THE RIGHTS-OF-WAY, UNLESS NOTED OTHERWISE.
 - ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED IN ACCORDANCE TO PROVISIONS CITED HEREON.
 - A DE IS HEREBY GRANTED OVER ALL AREAS OF ALL OUTLOTS NOT COVERED BY A SME.
 - DIRECT VEHICLE INGRESS/EGRESS IS HEREBY PROHIBITED FROM OUTLOTS 929, 901, & 902 ONTO RIVER BIRCH BOULEVARD EXCEPT FOR EMERGENCY VEHICLES.
 - DIRECT VEHICLE INGRESS/EGRESS IS HEREBY PROHIBITED FROM OUTLOTS 900, 902 & 903 ONTO CARPATHIAN DRIVE.
 - CURVED LINES ARE TANGENT TO PRECEDING LINES.
 - OUTLOTS ARE INTENDED TO BE CONVEYED TO THE FUTURE HOMEOWNER'S ASSOCIATION BY THE DEVELOPER.
 - THE ZONING DISTRICT FOR THIS TRACT IS R-3B PUD.



- LEGEND:**
- BOUNDARY LINE
 - PROPOSED LOT LINE
 - BUILDING SETBACK LINE (BSL)
 - EASEMENT LINE
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING LOT LINE
 - SECTION LINE
 - PUBLIC UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - STORMWATER MANAGEMENT EASEMENT
 - MUNICIPAL UTILITY EASEMENT
 - ARC LENGTH
 - BUILDING SETBACK LINE
 - RADIUS
 - OUTLOT
 - RIGHT-OF-WAY
 - CONCRETE MONUMENT

6/13/2018 11:28:09 AM N:\3144\Survey\Proposed\Final\3144-Preston Pines Resub-1.plt

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT: **CALATLANTIC GROUP, INC.**
1141 EAST MAIN STREET SUITE 108
EAST DUNDEE, ILLINOIS 60118
PH: 224-293-3100
F: 224-293-3101

06-13-18	REVISED EASEMENTS PER COMMENTS	KMF	
06-12-18	REVISED PER COMMENTS	KMF	DATE 04-11-18
05-18-18	REVISED PER COMMENTS	KMF	SCALE 1"=50'
DATE	DESCRIPTION OF REVISION	BY	

WOODLORE ESTATES - PHASE 2A
CRYSTAL LAKE, ILLINOIS

SHEET
1 OF 2

PROJECT NUMBER: 3144
© MACKIE CONSULTANTS LLC, 2018
ILLINOIS FIRM LICENSE 184-002694

FINAL PLAT OF SUBDIVISION

WOODLORE ESTATES-PHASE 2A

RESUBDIVISION OF VACATED PART OF PRESTON PINES UNIT 2

BEING A PLANNED UNIT DEVELOPMENT AND PART OF VACATED PRESTON PINES-UNIT 2 IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN McHENRY COUNTY, ILLINOIS.

PUBLIC UTILITY EASEMENT (PUE) PROVISIONS
 AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH UTILITY SERVICES IS HEREBY RESERVED FOR AND GRANTED TO: COMMONWEALTH EDISON, COMCAST CABLE, NICOR GAS AND AT&T TELEPHONE, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY. HEREIN AFTER REFERRED TO AS "UTILITY COMPANIES," UTILITY COMPANIES SHALL HAVE THE RIGHT TO INSTALL, OPERATE, MAINTAIN, AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UTILITY SERVICES, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AS A PUBLIC UTILITY EASEMENT (PUE) AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT. UTILITY COMPANIES SHALL HAVE THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED IN A PUE WITHOUT THE PRIOR WRITTEN CONSENT OF THE RESPECTIVE UTILITY COMPANY, AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. ONLY PERPENDICULAR CROSSINGS OF THE MUNICIPAL UTILITY EASEMENT ARE PERMITTED BY THE UTILITY COMPANIES.

DRAINAGE EASEMENT (DE) PROVISIONS
 EACH INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE DRAINAGE EASEMENT (DE) SHALL CONCLUSIVELY BE DEEMED TO HAVE COVENANTED AND AGREED, JOINTLY AND SEVERALLY, TO MAINTAIN THE SURFACE OF THAT PORTION OF THE DE WHICH IS LOCATED ON SUCH PARTY'S PROPERTY SO THAT IT IS IN GOOD AND FUNCTIONAL CONDITION FOR ITS INTENDED PURPOSE AS A STORM WATER DRAINAGE FACILITY (WHICH MAINTENANCE SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, THE REGULAR SEEDING, WATERING AND MOWING OF ALL LAWNS AND REMOVAL OF ALL OBSTRUCTIONS), EXCEPT AS OTHERWISE EXPRESSLY PERMITTED BY WRITTEN NOTICE FROM THE CITY OF CRYSTAL LAKE. NO TITLEHOLDER OF ANY PART OR PORTION OF THE DE (OR ANY PARTY ACTING ON BEHALF OF THE TITLEHOLDER) SHALL:
 I. INSTALL, CONSTRUCT, ERECT, PLACE OR PLANT ANY BUILDING, STRUCTURES, IMPROVEMENTS OR VEGETATION (OTHER THAN GRASS OR CITY APPROVED PLANTINGS) UPON THE DE, INCLUDING, BUT NOT LIMITED TO, WALLS, PATIOS, SHEDS, POSTS, TREES, PLANTS OR SHRUBBERY, EXCEPT AS SHOWN ON THE APPROVED LANDSCAPE PLAN, OR
 II. ALTER, MODIFY OR CHANGE IN ANY WAY THE TOPOGRAPHY OR ELEVATIONS OF THE DE, OR
 III. OBSTRUCT, ALTER OR MODIFY THE ESTABLISHED DRAINAGE PATTERN FROM OR OVER THE DE.
 FENCES MAY BE CONSTRUCTED ON THE DE WITH A PERMIT FROM THE CITY OF CRYSTAL LAKE.

OWNER'S & SCHOOL DISTRICT CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF McHENRY)
 THIS IS TO CERTIFY THAT THE UNDERSIGNED IS AN OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREOF INDICATED.
 ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING SUBDIVIDED AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICTS: PRAIRIE GROVE 46, CRYSTAL LAKE 47, AND CRYSTAL LAKE 155
 DATED THIS _____ DAY OF _____, A.D., 20____

BY: CALATLANTIC HOMES
 1141 EAST MAIN STREET, SUITE 108
 EAST DUNDEE, ILLINOIS 60118

NOTARY CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF KANE)
 I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT AND THE FREE AND VOLUNTARY ACT OF THE CORPORATION FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 20____, AT _____, ILLINOIS.
 NOTARY PUBLIC

 COUNTY OF McHENRY)
 THIS INSTRUMENT FILED FOR RECORD IN THE RECORDER'S OFFICE OF McHENRY COUNTY, ILLINOIS ON THIS _____ DAY OF _____, A.D., 20____, AT _____ O'CLOCK _____M. AND RECORDED AS DOCUMENT NUMBER _____

OWNER'S & SCHOOL DISTRICT CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF McHENRY)
 THIS IS TO CERTIFY THAT THE UNDERSIGNED IS AN OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREOF INDICATED.
 ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING SUBDIVIDED AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICTS: PRAIRIE GROVE 46, CRYSTAL LAKE 47, AND CRYSTAL LAKE 155
 DATED THIS _____ DAY OF _____, A.D., 20____

BY: THE CITY OF CRYSTAL LAKE (OWNER OF VACATED RIGHTS OF WAY)

NOTARY CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF McHENRY)
 I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT AND THE FREE AND VOLUNTARY ACT OF THE CORPORATION FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 20____, AT _____, ILLINOIS.
 NOTARY PUBLIC

 COUNTY OF COOK)
 TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER HAS RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES, SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.
 DATED THIS _____ DAY OF _____, A.D., 20____

CITY COUNCIL CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF McHENRY)
 APPROVED BY THE CITY COUNCIL OF CRYSTAL LAKE, ILLINOIS THIS _____ DAY OF _____, 20____, A.D.
 MAYOR

 CITY CLERK

PLANNING & ZONING COMMISSION CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF McHENRY)
 I, _____, CHAIRMAN OF THE CRYSTAL LAKE PLANNING AND ZONING COMMISSION, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 20____, THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE.

CHAIRMAN
COUNTY CLERK CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF McHENRY)
 I, _____, COUNTY CLERK OF McHENRY COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.
 GIVEN UNDER MY HAND AND SEAL AT McHENRY COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____

COUNTY RECORDER CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF McHENRY)
 THIS INSTRUMENT FILED FOR RECORD IN THE RECORDER'S OFFICE OF McHENRY COUNTY, ILLINOIS ON THIS _____ DAY OF _____, A.D., 20____, AT _____ O'CLOCK _____M. AND RECORDED AS DOCUMENT NUMBER _____

COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDING CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF McHENRY)
 COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WOODLORE ESTATES PHASE 2A FILED FOR RECORD IN THE RECORDER'S OFFICE OF McHENRY COUNTY, ILLINOIS ON THIS _____ DAY OF _____, A.D., 20____, AT _____ O'CLOCK _____M. AND RECORDED AS DOCUMENT NUMBER _____

GRADING/DRAINAGE CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF COOK)
 TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER HAS RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES, SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.
 DATED THIS _____ DAY OF _____, A.D., 20____

PROFESSIONAL ENGINEER

 OWNER OR ATTORNEY

AUTHORIZATION TO RECORD CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF COOK)
 WE, MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, HEREBY GRANT PERMISSION TO _____ TO RECORD THIS PLAT OF SUBDIVISION.
 DATED THIS _____ DAY OF _____, 20____

RUSSELL P. ORY
 EMAIL: rory@mackieconsult.com
 ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-002753
 LICENSE EXPIRES: NOVEMBER 30, 2018

PARTIAL VACATION AND SETBACK LINE ABROGATION CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF COOK)
 THE OWNERS OF THE SURVEYED TRACT AND THE UNDERSIGNED DESIRE TO VACATE A PART OF PRESTON PINES UNIT 2 RECORDED AS DOCUMENT 2007R0046152 IN McHENRY COUNTY, ILLINOIS CONSISTING OF HONEY LOCUST DRIVE, CARPATHIAN DRIVE, LOTS 12 THROUGH 17, BOTH INCLUSIVE, OUTLOT 20 AND PART OF OUTLOT 19 INCLUDING THE FORMER LOT LINES AND EASEMENTS LYING WITHIN THE BOUNDARY OF THE EXISTING UTILITIES UNTIL SUCH FACILITIES CAN BE RELOCATED. IN ADDITION, THE BUILDING SETBACK LINES WITHIN THIS AREA ARE BEING ABROGATED WITH THE UNDERSTANDING THAT ALL OF THE AFORESAID IS BEING EXCHANGED FOR AND IN LIEU OF EASEMENTS, RIGHTS OF WAY AND SETBACK LINES ESTABLISHED ON THIS INSTRUMENT, CONDITIONAL TO AND EFFECTIVE UPON RECORDING OF THIS DOCUMENT.
 DATED THIS _____ DAY OF _____, A.D., 20____

BY: _____
 FOR CALATLANTIC GROUP, INC.
 TITLE: _____
 BY: _____
 FOR THE CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, ILLINOIS.
 TITLE: _____
 BY: _____
 FOR COMMONWEALTH EDISON COMPANY.
 TITLE: _____
 BY: _____
 FOR NICOR GAS COMPANY.
 TITLE: _____
 BY: _____
 FOR AT&T.
 TITLE: _____
 BY: _____
 CABLE TELEVISION PROVIDER
 TITLE: _____
 BY: _____
 PLANNING & ZONING COMMISSIONER
 TITLE: _____

WE FURTHER CERTIFY THAT THE PROPERTY IS LOCATED WITHIN THE CITY OF CRYSTAL LAKE ILLINOIS, WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS AMENDED.
 WE FURTHER CERTIFY THAT ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17111C0220J, WITH A MAP EFFECTIVE DATE OF NOVEMBER 16, 2006. SUBJECT TO MAP INTERPRETATION AND SCALING.
 GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____, IN ROSEMONT, ILLINOIS.

RUSSELL P. ORY
 EMAIL: rory@mackieconsult.com
 ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-002753
 LICENSE EXPIRES: NOVEMBER 30, 2018

BY: _____
 FOR COMMONWEALTH EDISON COMPANY.
 TITLE: _____
 BY: _____
 FOR NICOR GAS COMPANY.
 TITLE: _____
 BY: _____
 FOR AT&T.
 TITLE: _____
 BY: _____
 CABLE TELEVISION PROVIDER
 TITLE: _____
 BY: _____
 PLANNING & ZONING COMMISSIONER
 TITLE: _____

GRADING/DRAINAGE CERTIFICATE
 STATE OF ILLINOIS)
 COUNTY OF COOK)
 TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER HAS RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES, SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.
 DATED THIS _____ DAY OF _____, A.D., 20____

PROFESSIONAL ENGINEER

 OWNER OR ATTORNEY

MUNICIPAL UTILITY EASEMENT (MUE) PROVISIONS:

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH DOMESTIC WATER, SANITARY SEWER AND STORMWATER DRAINAGE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CRYSTAL LAKE, ILLINOIS, THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN, RELOCATE, RENEW AND REMOVE FACILITIES USED IN CONNECTION WITH SEWER AND WATER MAINS, IN, UNDER, ACROSS, ALONG, AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT WITHIN THE AREAS MARKED AS "MUNICIPAL UTILITY EASEMENT" (MUE) AND THOSE PARTS DESIGNATED ON THE PLAT AS DEDICATED FOR PUBLIC STREET, TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES.
 EACH INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE MUNICIPAL UTILITY EASEMENT (MUE) SHALL CONCLUSIVELY BE DEEMED TO HAVE COVENANTED AND AGREED, JOINTLY AND SEVERALLY, TO:
 I. THE SURFACE OF THE MUE MAY BE GRASS, SOD, OR PAVEMENT TO ALLOW FOR DRIVEWAYS OR PARKING, MINOR LANDSCAPING AS SHOWN ON THE APPROVED LANDSCAPE PLAN MAY BE PERMITTED.
 II. CARE FOR AND MAINTAIN THE SURFACE OF THAT PORTION OF THE MUE WHICH IS LOCATED ON SUCH PARTY'S PROPERTY SO THAT IT IS IN GOOD CONDITION FOR ITS INTENDED PURPOSE AS A MUE WHICH MAINTENANCE MAY INCLUDE, BUT SHALL NOT BE LIMITED TO, THE REGULAR SEEDING, WATERING AND MOWING OF ALL LAWNS OR PAVEMENT RESTORATION.
 NO TITLEHOLDER OF ANY PART OR PORTION OF THE MUE (OR ANY PARTY ACTING ON BEHALF OF THE TITLEHOLDER) SHALL:
 I. INSTALL, CONSTRUCT, ERECT, PLACE OR PLANT ANY BUILDING, STRUCTURES, IMPROVEMENTS OR VEGETATION (OTHER THAN GRASS OR CITY APPROVED PLANTINGS) UPON THE MUE, INCLUDING, BUT NOT LIMITED TO, FENCES, WALLS, PATIOS, SHEDS, POSTS, TREES, PLANTS OR SHRUBBERY, EXCEPT AS SHOWN ON THE APPROVED LANDSCAPE PLAN, OR
 II. ALTER, MODIFY OR CHANGE IN ANY WAY THE TOPOGRAPHY OR ELEVATIONS OF THE MUE.
 III. OBSTRUCT, ALTER, OR MODIFY THE ESTABLISHED DRAINAGE PATTERN FROM OR OVER THE MUE.
 MAINTENANCE OF THE STORM SEWERS AND STORM STRUCTURES WITHIN THE MUE SHALL BE THE SOLE RESPONSIBILITY OF THE ASSOCIATION PURSUANT TO THE COVENANTS CONTAINED HEREIN.
 IF THE CITY DETERMINES THAT THE HOMEOWNER'S ASSOCIATION IS IN DEFAULT OF SAID MAINTENANCE OBLIGATIONS AND UPON FIVE (5) DAYS NOTICE TO THE HOMEOWNER'S ASSOCIATION SERVED BY CERTIFIED MAIL, THE CITY AND ITS SUCCESSORS AND ASSIGNS SHALL BE GRANTED AN EASEMENT OVER THE AREA DESCRIBED ON THIS DEED RESTRICTION FOR THE RIGHT, PRIVILEGE AND AUTHORITY, WITHOUT OBLIGATION, TO PERFORM SAID MAINTENANCE AND REPAIRS. THE CITY MAY ENTER UPON THE EASEMENT FOR THE PURPOSE OF EMERGENCY REPAIRS.
 THE CHARGE OF THE EMERGENCY REPAIRS AND/OR MAINTENANCE IS THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION. THE CITY MAY, AT ITS SOLE ELECTION, RECORD NOTICE OF LIEN WITH THE RECORDER OF DEEDS FOR McHENRY COUNTY AS DESCRIBED ABOVE AGAINST THE SUBJECT REAL PROPERTY. SAID LIEN SHALL INCLUDE THE APPLICABLE EXPENSE TO THE HOMEOWNER'S ASSOCIATION PLUS ATTORNEY'S FEES AND COURT COSTS.
 UPON PAYMENT OF SAID LIEN, THE CITY SHALL ISSUE THE APPROPRIATE RELEASE OF LIEN TO THE HOMEOWNER'S ASSOCIATION. IT SHALL NOT BE THE OBLIGATION OF THE CITY TO RECORD THE RELEASE OF THE LIEN BUT SHALL BE THE OBLIGATION OF THE PARTY PROCURING THE RELEASE.
 EACH INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE MUE WILL BE RESPONSIBLE FOR PROMPT, QUALITY RESTORATION OF ALL SURFACE AND ABOVE-GRADE IMPROVEMENTS MEETING OR EXCEEDING THE ORIGINAL CONSTRUCTION REQUIREMENTS OF ALL AREAS IN THE MUE THAT WERE DAMAGED BY THE CITY IN THE PROCESS OF REPAIRING, REPLACING OR CONSTRUCTING THE SYSTEM. THE CITY AGREES TO EXERCISE REASONABLE CARE IN REPAIRS MADE SO AS NOT TO CAUSE UNNECESSARY DAMAGES.
 THE MUE IS EXCLUSIVE OF ANY OTHER BLANKET EASEMENT ON THE PROPERTY.



06-12-18	REVISED PER COMMENTS	KMF	DATE	04-11-18	
05-18-18	REVISED PER COMMENTS	KMF	SCALE	1"=50'	
	DESCRIPTION OF REVISION	BY			

WOODLORE ESTATES - PHASE 2A

CRYSTAL LAKE, ILLINOIS

SHEET	
2	OF 2
PROJECT NUMBER:	3144
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