



#2018-45

**Woodlore Estates – Final Plat & PUD Amendment
Project Review for Planning and Zoning Commission**

<u>Meeting Date:</u>	September 5, 2018
<u>Request:</u>	1. Woodlore Estates Final Plat of Subdivision for 90 single-family lots (active adult), 294 single-family lots and 34 outlots. 2. Planned Unit Development Amendment for various street standard variations.
<u>Location:</u>	River Birch Boulevard and Carpathian Drive
<u>Acreage:</u>	Approximately 235 acres
<u>Zoning:</u>	RE PUD – Residential Estate Planned Unit Development R-1 PUD – Single-Family Residential Planned Unit Development R-3B PUD – Multi-Family Residential Planned Unit Development
<u>Surrounding Properties:</u>	North: B, OSR – Prairie Grove South: B-2 PUD – General Commercial Planned Unit Development East: E-1, E-3 – Prairie Grove West: RE PUD – Single-Family Residential Planned Unit Development & (A-1, E-3) McHenry County
<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 previous approval including a variation to allow R-1 zoning district dimensional standards for the single-family lots in the RE zoning district.
- The final plat of subdivision is for the resubdivision of the land for the active-adult homes and single-family 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. It was determined that variations to the street standards would provide for smoother transitions and meet the overall intent of the ordinance. The petitioner is requesting variations at this time.

PLANNED UNIT DEVELOPMENT AMENDMENT

- A condition of approval from the Final PUD Amendment and Preliminary Plat of Subdivision for Woodlore Estates required the straightening of Carpathian Drive at River Birch Boulevard. The straightening caused a need for a variation from the requirement to have centerline offsets at a minimum of 200 feet. The centerline offset between Honey Locust Drive and Oak Bluff Road is 110 feet.
- The site has an overall elevation change of over 150 feet. The site plan gradually steps the development down the elevation change.
- Due to the extreme elevation change, the petitioner is requesting variations from the minimum allowable tangent curve between vertical curves and the requirement that slopes within 100 feet of a stop bar be 2% or less.
 - 50-foot tangent between vertical curves: Larger vertical curves provide for smoother transitions and softening of larger overall slopes. Neither the American Association of State Highway Transportation Officials nor IDOT require a minimum tangent between vertical curves. The proposed variations meet the ASHTO and IDOT standards.
 - Maximum 2% slope within 100 feet of a stop bar: The intent of this requirement is to minimize cars sliding through a stop sign due to the slope of the roadway. In all instances where the variation is being request, the intent of the ordinance is being met.

Findings of fact:

FINAL PLAT OF SUBDIVISION

The petitioner is requesting a Final Plat of Subdivision for the remainder 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.

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT – Planned Unit Development Variation

The petitioner is requesting approval of a Final Planned Unit Development Amendment to allow variations to the street standards. The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements which may otherwise require individual requests and applications for zoning variations.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. Although a formal variation request is not required to be made in conjunction with a Planned Unit Development, staff identifies those aspects of the Planned Unit Development which effectively result in variations from UDO requirements. If the evidence is not found to justify these variations from the UDO that fact shall be reported to the City Council with a recommendation that the variations from the UDO which are proposed as part of the Planned Development be lessened or denied.

The Planned Unit Development Amendment proposed by the Petitioner includes the following variations from the UDO:

1. Article 4-100(D)(1)(c)(ii) Center-line offsets to allow a 110-foot offset, a variation of 90 feet.
2. Article 4-100(D)(1)(c)(vii) 50-foot minimum tangent between vertical curves to allow zero foot tangents at various locations within the subdivision.
3. Article 4-100(D)(1)(c)(viii)(III) Gradient of streets to allow gradients up to 3% within 100 feet of a stop bar, a variation of 1% at various locations within the subdivision.

The proposed streets have been designed to help reduce sharp angles between the homeowner lots and the public right-of-way and create a smoother street slope throughout the subdivision. The variation from the centerline offset is required to comply with the Final PUD Amendment 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.

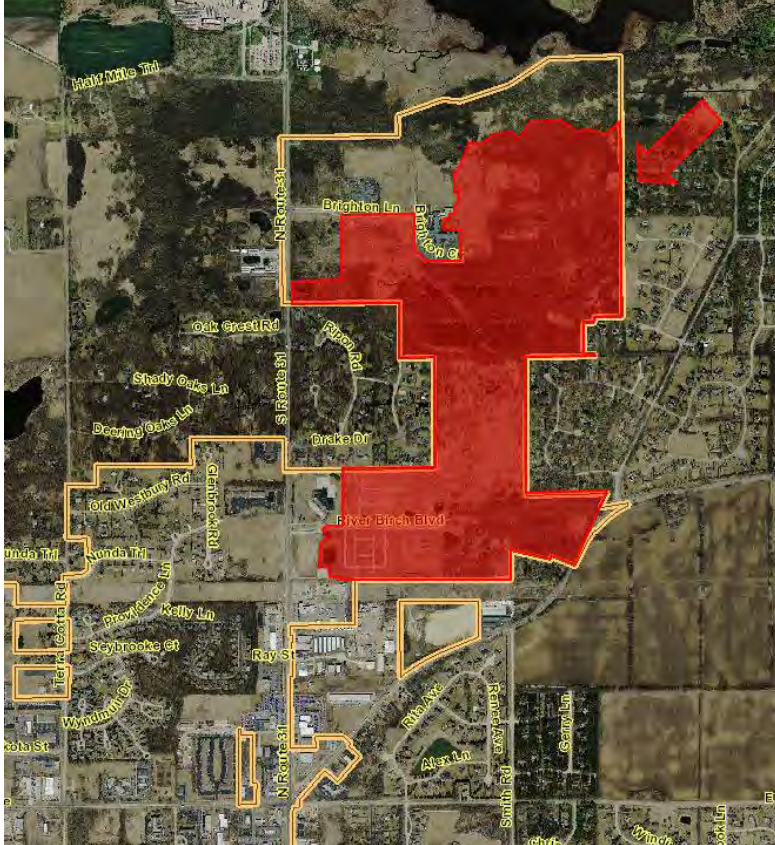
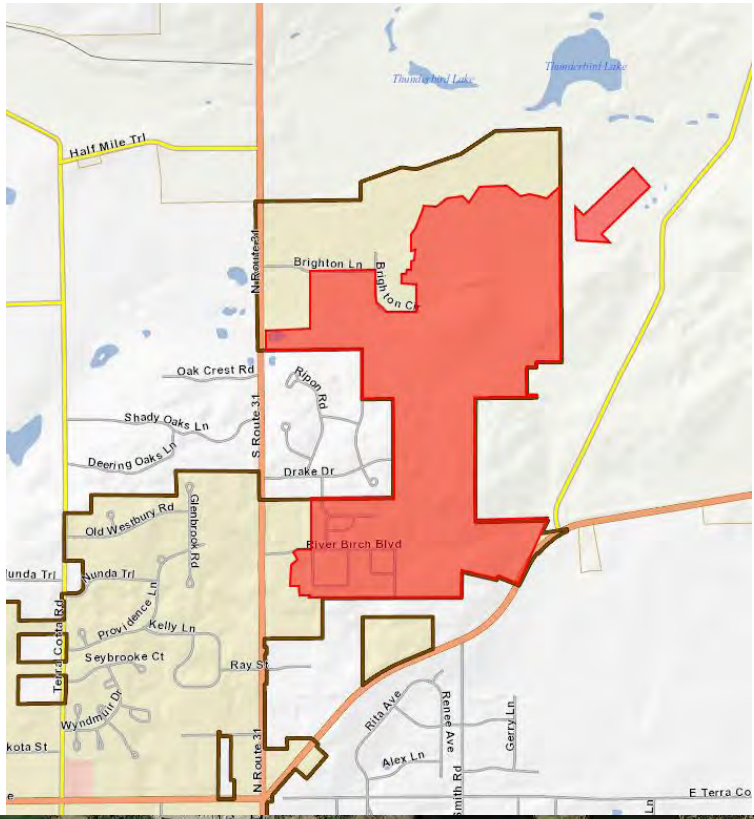
Recommended Conditions:

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 06/18/18, received 06/19/18)
 - B. Final Plat of Subdivision (Mackie Consultants, dated 08/30/18, received 08/31/18)
 - C. Engineering Plan (Mackie Consultants, dated 08/13/18, received 08/15/18)
 - D. Landscape Plan (Gary R. Weber & Associates, dated 08/10/18, received 08/15/18)
2. Fencing on the water tower lot must be along the property line, except where the landscape easement is located.
3. Landscape Plan:
 - A. Verify outlot numbering correctly corresponds with the plat of subdivision.
 - B. Work with City Staff on the locations of the split rail fence for separation between outlots and home lots.
4. Engineering Plan:
 - A. Driveways must be designed with a maximum 6% slope between the sidewalk and garage to ensure that the 8% slope requirement outlined in the City Code is met when constructed in the field.
 - B. Driveway approaches must be designed for a maximum 6% slope between the street and the sidewalk.
 - C. No residential sump pump discharge shall run overland. All sump pump connections must be completed by the Developer at the time of construction, unless approved by the City Engineer.
 - D. Yard slopes on single family residential lots shall not exceed 25% with the exception of a Stormwater Maintenance Easement area on the lot which is landscaped with the appropriate plantings to maintain erosion, unless approved by the City Engineer.
5. Submit a plat of easement for the landscape easement on the water tower lot for City signature.

6. Work with City staff to finalize the Covenants, Codes and Restrictions for the subdivision.
7. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works and Fire Rescue Departments, as well as the City's stormwater consultant, Christopher B. Burke Engineering.

2018-45 Woodlore Estates



**City of Crystal Lake
Development Application**

Office Use Only
File # _____

Project Title: Woodlore Estates Subdivision - Full Site

RECEIVED
JUN 19 2018
BY:

Action Requested

- | | |
|---|--|
| <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 Subdivision -Full Site
Residential subdivision contains 90 single family active adult "Andare Series" lots and
303 standard single family lots as well as the underground and surface infrastructure
associated with this type of development.

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

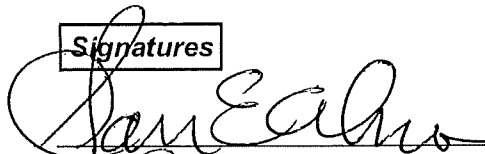
Landscape Architect: Gary R. Weber Associates - Wheaton, IL - 630-668-7197

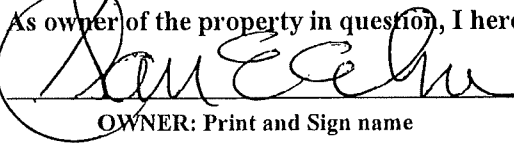
Planner: Gary R. Weber Associates - Wheaton, IL - 630-668-7197

Surveyor: Mackie Consultants LLC

Other: _____

Signatures

 ALAN ERIKSSON 6-18-18
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.
 AUTH AGENT 6/18/18
OWNER: Print and Sign name Date

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

Woodlore Estates Final Plat of Subdivision – dated 06/07/2018

PINS:

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

PUBLIC NOTICE

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

IN THE MATTER OF THE APPLICATION OF

Lennar formerly known as

CalAtlantic Group, Inc., as Owner

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission of the City of Crystal Lake upon the application of the Lennar f/k/a CalAtlantic Group, Inc., as Owner, for approval of an Amendment to a Final Planned Unit Development Plan relating to the property located east of IL Route 31, north of Route 176, and west of Barreville Road all in Crystal Lake, Illinois, and having the following permanent index numbers:

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

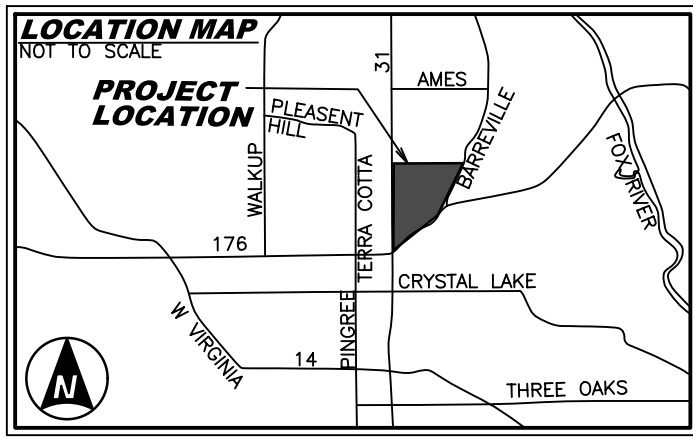
This application is filed for the purposes of seeking an Amendment to a Final Planned Unit Development Plan to allow for variations from Section 4-100 Street Standards for the a center line off-set to be less than 200 feet, the requirement that the tangent between vertical curves be 50 feet and the gradient of streets requirement of 2% or less within 100 feet of a stop bar, as well as any other variations necessary to complete the project as presented, pursuant to Section 9-200 of the Crystal Lake Zoning Ordinance. Plans for this project can be viewed at the City of Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission regarding this request will be held at 7:30 p.m. on August 15, 2018, at the City of Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person desiring to be heard may be present.

Thomas Hayden, Chair

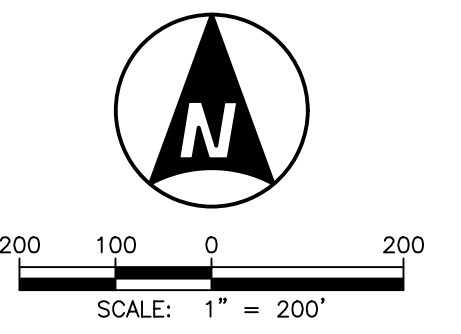
Planning and Zoning Commission

City of Crystal Lake

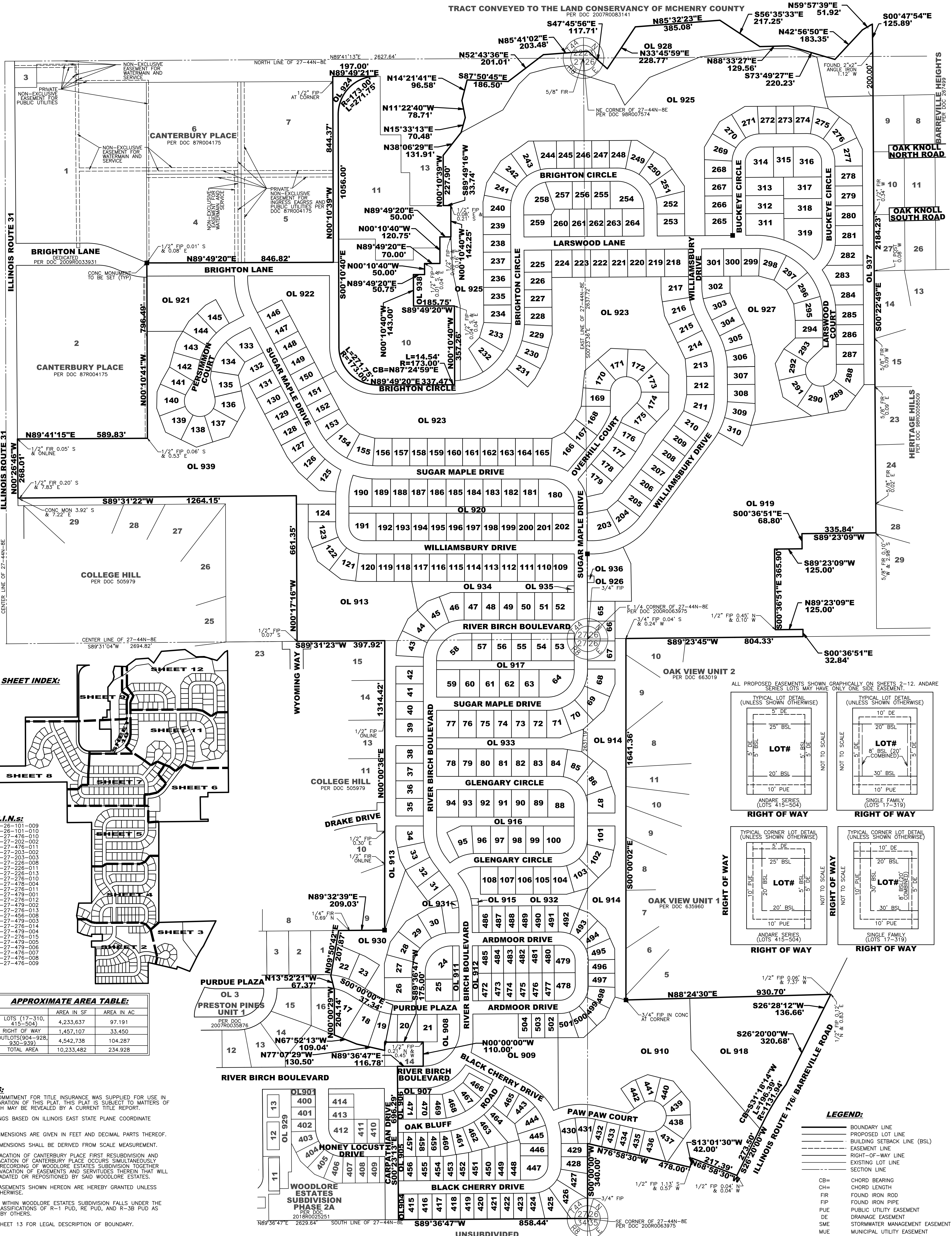


FINAL PLAT OF WOODLORE ESTATES SUBDIVISION

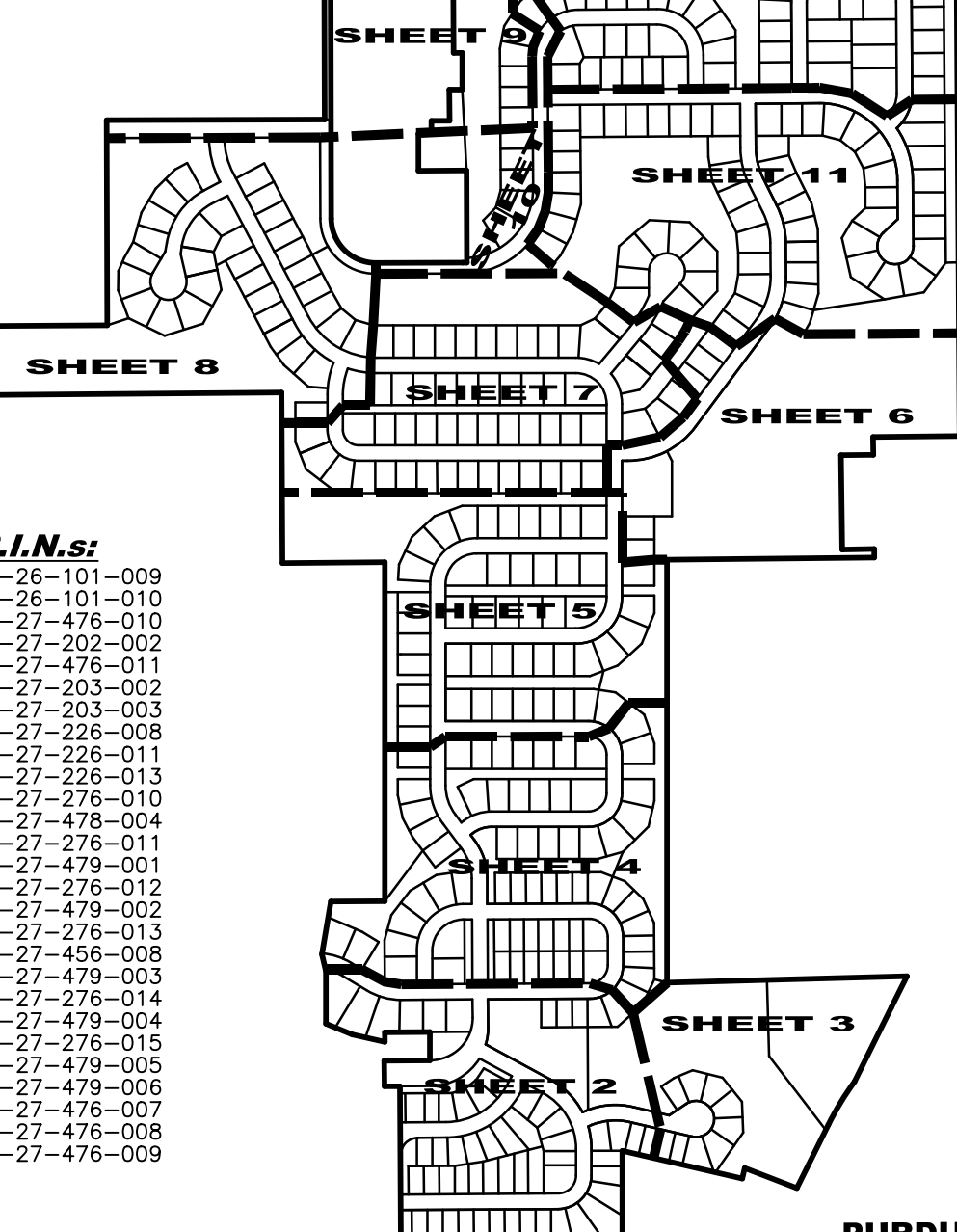
A RESUBDIVISION OF LOT 8, 9, 12, 13 AND 16 (EXCEPTING FROM LOT 13 AND 16 A TRACT OF LAND CONVEYED TO THE LAND CONSERVANCY OF MCHENRY COUNTY AS DESCRIBED BY DOCUMENT 2007R0083141) IN CANTERBURY PLACE BEING A SUBDIVISION OF PARTS OF SECTIONS 22, 23, 26 AND 27, ALL IN TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS, PER DOCUMENT 87R 004175; AND ALSO, LOT 1 THROUGH 6, INCLUSIVE, IN CANTERBURY PLACE FIRST RESUBDIVISION BEING A RESUBDIVISION OF PART OF LOT 16 IN CANTERBURY PLACE SUBDIVISION, A SUBDIVISION OF PART OF SECTIONS 22, 23, 26 AND 27, ALL IN TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS, PER DOCUMENT 88R 34789; AND ALSO, A RESUBDIVISION OF PART OF PRESTON PINES—UNIT 2 BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS, PER DOCUMENT 2007R0046152 TOGETHER WITH PART OF THE SOUTHEAST QUARTER OF SECTION 22, PART OF THE SOUTHWEST QUARTER OF SECTION 23, PART OF THE WEST HALF OF SECTION 26 AND PART OF THE EAST HALF OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN



TRACT CONVEYED TO THE LAND CONSERVANCY OF MCHENRY COUNTY PER DOC 2007R0083141



SHEET INDEX:



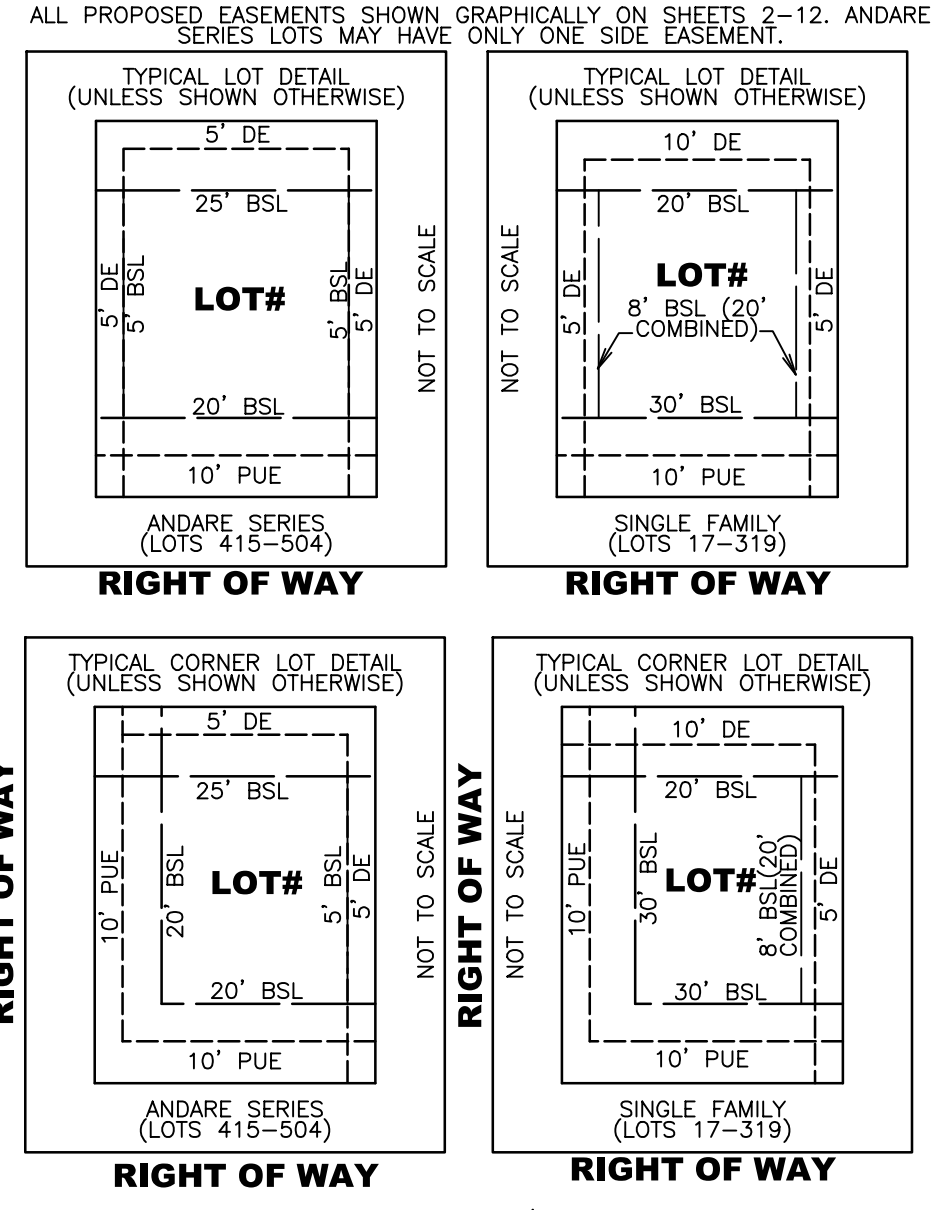
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- 14-27-476-004
- 14-27-276-011
- 14-27-479-001
- 14-27-276-012
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- 14-27-479-004
- 14-27-479-005
- 14-27-479-006
- 14-27-476-007
- 14-27-476-008
- 14-27-476-009

APPROXIMATE AREA TABLE:

LOTS	AREA IN SF	AREA IN AC
LOTS (17-310, 415-504)	4,233,637	97.191
RIGHT OF WAY	1,457,107	33.450
OUTLOTS(904-928, 939-939)	4,542,738	104.287
TOTAL AREA	10,233,482	234.928

- ### 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 EAST STATE PLANE COORDINATE SYSTEM.
 - ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
 - NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
 - THE VACATION OF CANTERBURY PLACE FIRST RESUBDIVISION AND PARTIAL VACATION OF CANTERBURY PLACE OCCURS SIMULTANEOUSLY WITH THE RECORDING OF WOODLORE ESTATES SUBDIVISION TOGETHER WITH THE VACATION OF EASEMENTS AND SERVICUTES THEREIN THAT WILL BE ACCOMMODATED OR REPOSITIONED BY SAID WOODLORE ESTATES.
 - ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE.
 - LAND WITHIN WOODLORE ESTATES SUBDIVISION FALLS UNDER THE ZONING CLASSIFICATION OF R-1 PUD, RE PUD, AND R-35 PUD AS PROVIDED BY OTHERS.
 - SEE SHEET 13 FOR LEGAL DESCRIPTION OF BOUNDARY.



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

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

DATE	DESCRIPTION OF REVISION	BY
08-30-18	REVISED PER COMMENTS	KMF
08-08-18	REVISED PER COMMENTS	KMF
07-12-18	REVISED PER COMMENTS	KMF
06-07-18	REVISED PER COMMENTS	KMF

DESIGNED: KMF
 DRAWN: KMF
 APPROVED: RPO
 DATE: 05-04-18
 SCALE: 1"=200'

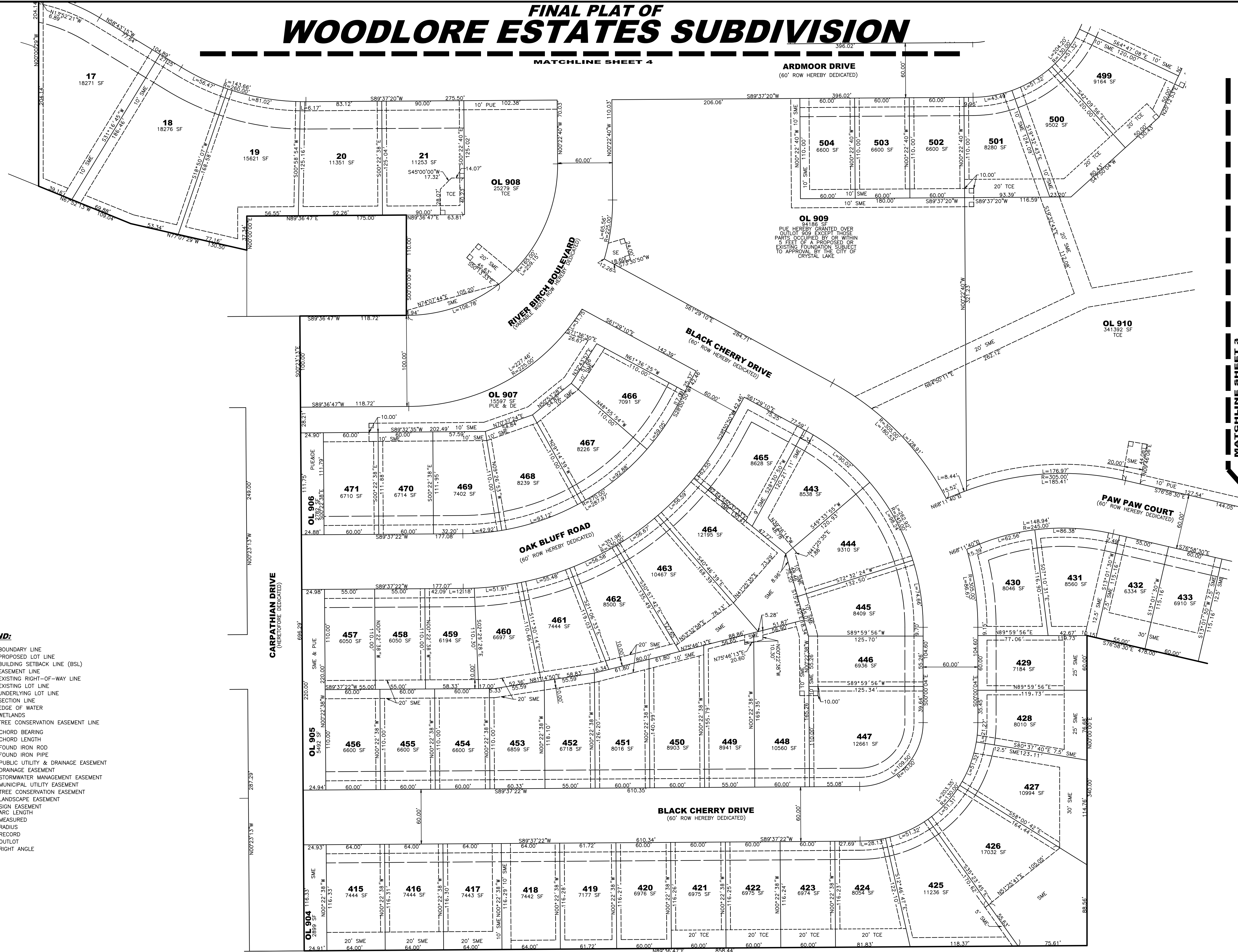
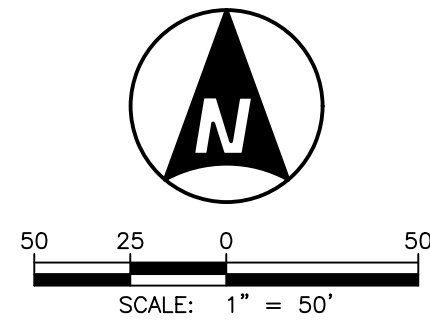
FINAL PLAT OF WOODLORE ESTATES SUBDIVISION

CRYSTAL LAKE, ILLINOIS

SHEET **1** OF **13**
 PROJECT NUMBER: 3144
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 ILLINOIS FIRM LICENSE 184-002694

FINAL PLAT OF WOODLORE ESTATES SUBDIVISION

MATCHLINE SHEET 4



LEGEND:

- BOUNDARY LINE
- - - PROPOSED LOT LINE
- BUILDING SETBACK LINE (BSL)
- - - EASEMENT LINE
- - - EXISTING RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- - - UNDERLYING LOT LINE
- - - SECTION LINE
- - - EDGE OF WATER
- - - WETLANDS
- - - TREE CONSERVATION EASEMENT LINE
- CB= CHORD BEARING
- CH= CHORD LENGTH
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- PUE PUBLIC UTILITY & DRAINAGE EASEMENT
- DE DRAINAGE EASEMENT
- SME STORMWATER MANAGEMENT EASEMENT
- MUE MUNICIPAL UTILITY EASEMENT
- TCE TREE CONSERVATION EASEMENT
- LE LANDSCAPE EASEMENT
- SE SIGN EASEMENT
- L= ARC LENGTH
- (M) MEASURED
- R= RADIUS
- (R) RECORD
- OL OUTLOT
- ∠ RIGHT ANGLE

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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 60018
 PH: 224-293-3100
 F: 224-293-3101

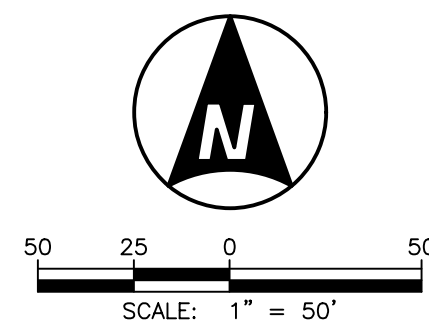
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08-08-18	REVISED PER COMMENTS	KMF
07-12-18	REVISED PER COMMENTS	KMF
06-07-18	REVISED PER COMMENTS	KMF

DATE	DESCRIPTION OF REVISION	BY
	DRAWN	KMF
	APPROVED	RPO
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**FINAL PLAT OF
WOODLORE ESTATES SUBDIVISION
CRYSTAL LAKE, ILLINOIS**

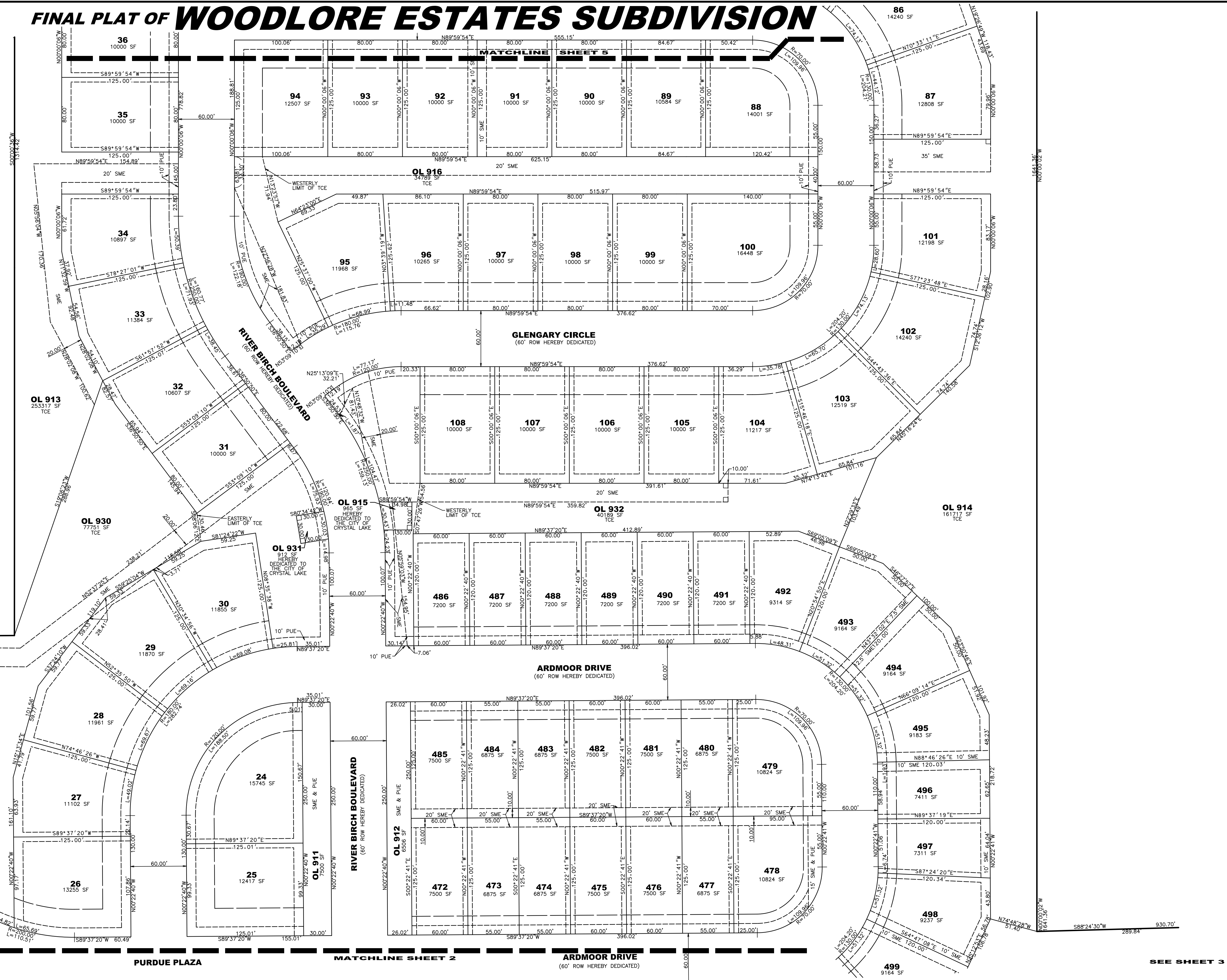
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2 OF 13
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 ILLINOIS FIRM LICENSE 184-002694

FINAL PLAT OF WOODLORE ESTATES SUBDIVISION

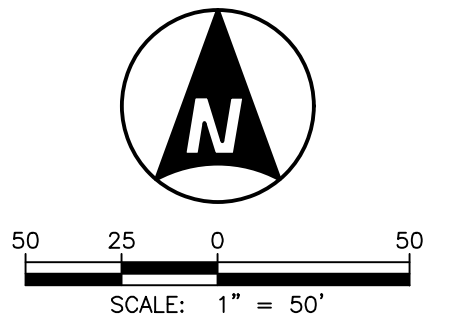


LEGEND:

- BOUNDARY LINE
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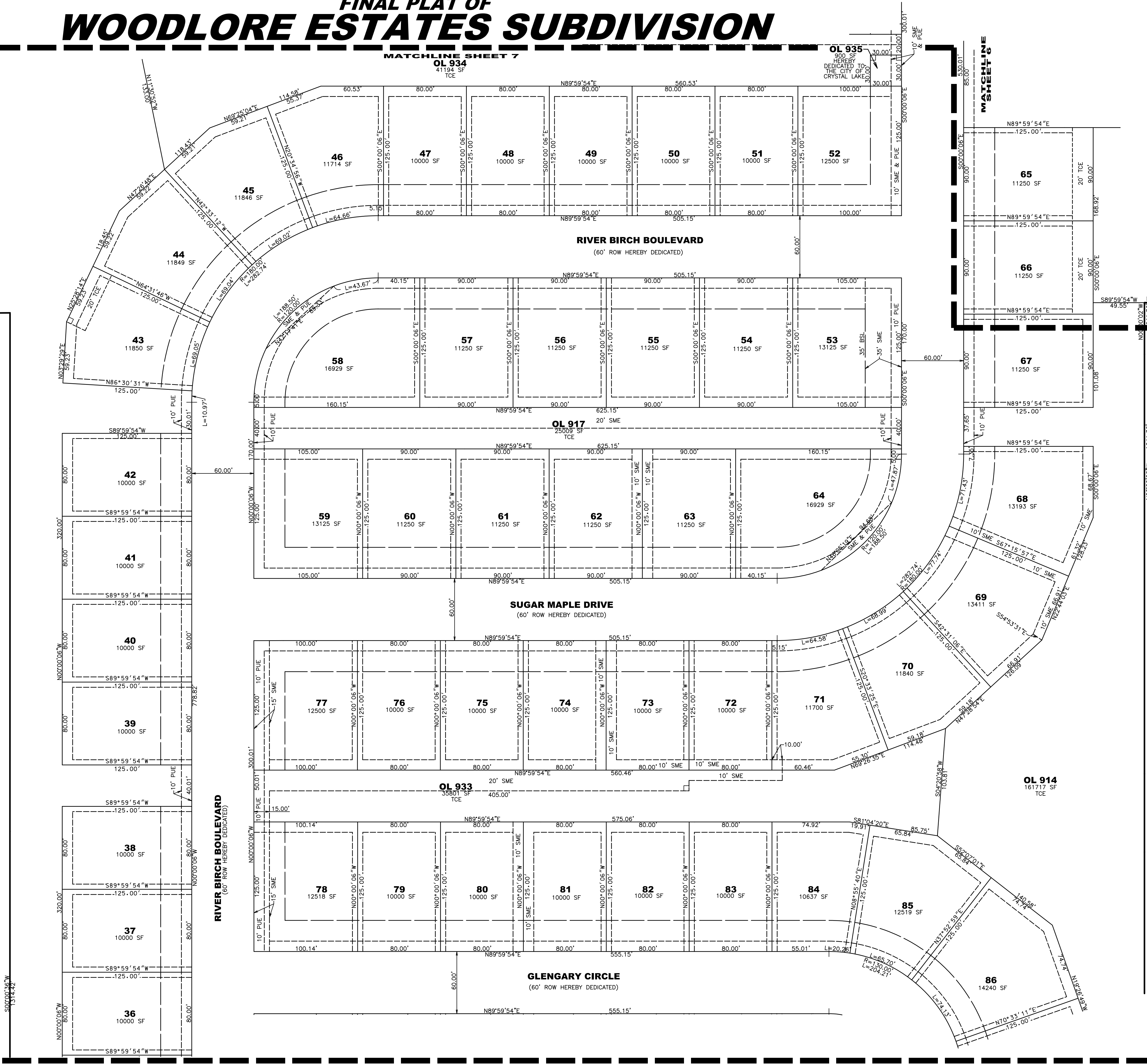


FINAL PLAT OF WOODLORE ESTATES SUBDIVISION



MATCHLINE SHEET 7
OL 934
41194 SF
TCE

OL 913
253310 SF
TCE



- LEGEND:**
- BOUNDARY LINE
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 - TCE TREE CONSERVATION EASEMENT
 - LE LANDSCAPE EASEMENT
 - SE SIGN EASEMENT
 - L= ARC LENGTH
 - (M) MEASURED
 - R= RADIUS
 - (R) RECORD
 - OL OUTLOT
 - RIGHT ANGLE

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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

DATE	DESCRIPTION OF REVISION	BY
08-30-18	REVISED PER COMMENTS	KMF
08-08-18	REVISED PER COMMENTS	KMF
07-12-18	REVISED PER COMMENTS	KMF
06-07-18	REVISED PER COMMENTS	KMF

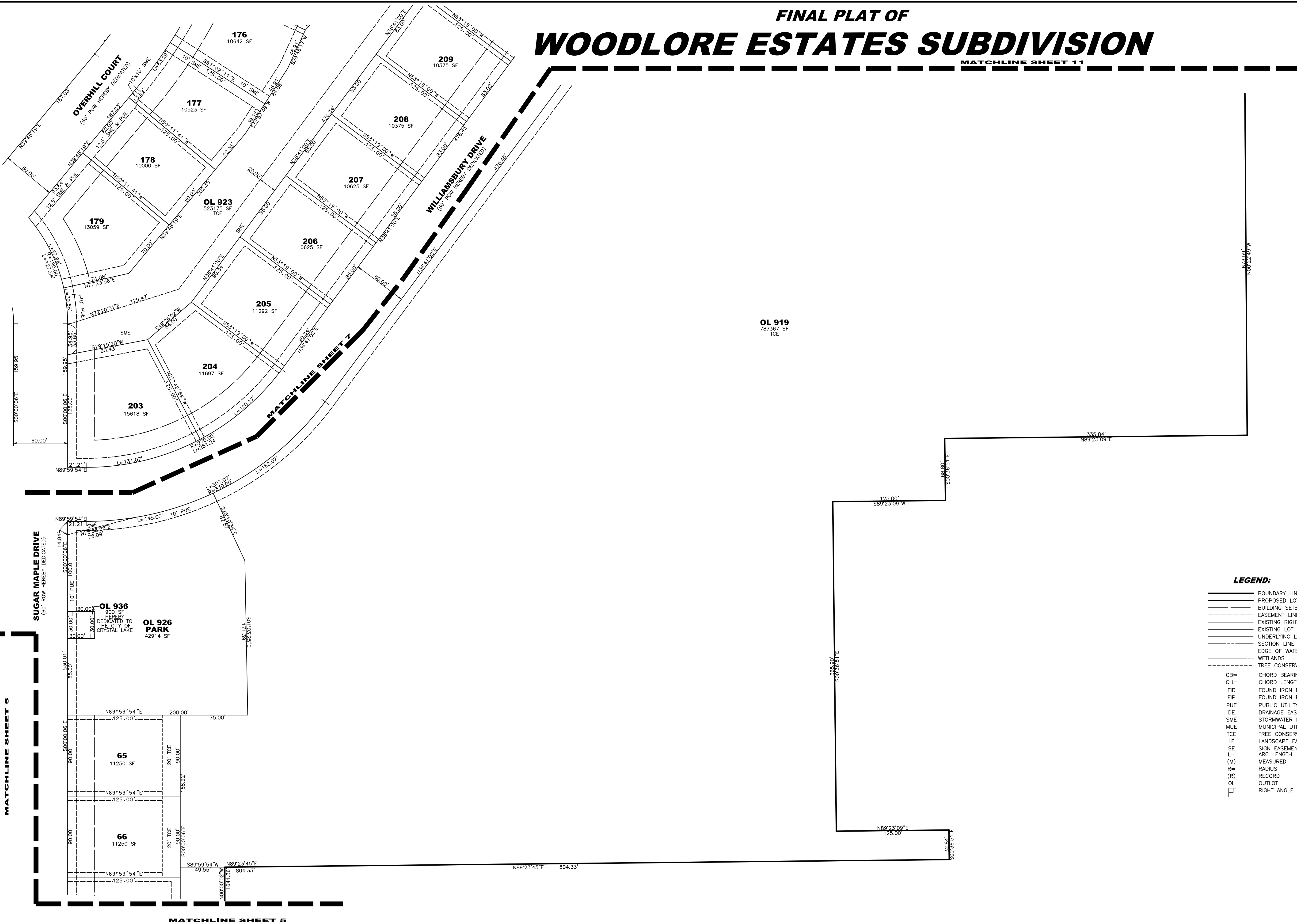
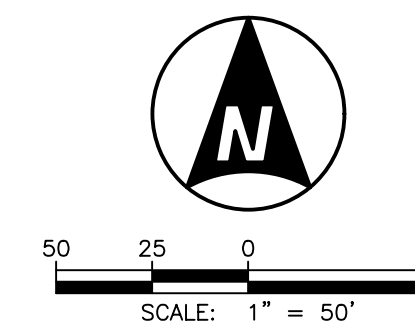
DRAWN	KMF
APPROVED	RPO
DATE	05-04-18
SCALE	1"=50'

FINAL PLAT OF WOODLORE ESTATES SUBDIVISION
CRYSTAL LAKE, ILLINOIS

SHEET
5 OF 13
PROJECT NUMBER: 3144
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ILLINOIS FIRM LICENSE 184-002694

FINAL PLAT OF WOODLORE ESTATES SUBDIVISION

MATCHLINE SHEET 11



LEGEND:

- BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE (BSL)
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- UNDERLYING LOT LINE
- SECTION LINE
- EDGE OF WATER
- WETLANDS
- TREE CONSERVATION EASEMENT LINE
- CB= CHORD BEARING
- CH= CHORD LENGTH
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- PUE PUBLIC UTILITY & DRAINAGE EASEMENT
- DE DRAINAGE EASEMENT
- SME STORMWATER MANAGEMENT EASEMENT
- MUE MUNICIPAL UTILITY EASEMENT
- TCE TREE CONSERVATION EASEMENT
- LE LANDSCAPE EASEMENT
- SE SIGN EASEMENT
- L= ARC LENGTH
- (M) MEASURED
- R= RADIUS
- (R) RECORD
- OL OUTLOT
- RIGHT ANGLE

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 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

DATE	DESCRIPTION OF REVISION	BY
08-30-18	REVISED PER COMMENTS	KMF
08-08-18	REVISED PER COMMENTS	KMF
07-12-18	REVISED PER COMMENTS	KMF
06-07-18	REVISED PER COMMENTS	KMF

DATE	DESCRIPTION OF REVISION	BY

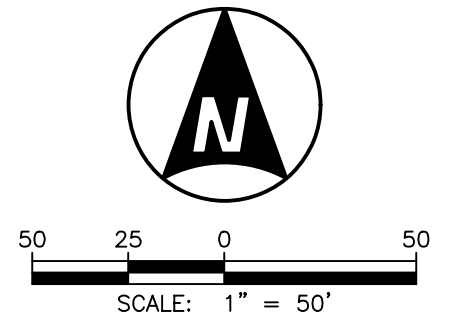
DATE	DESCRIPTION OF REVISION	BY

**FINAL PLAT OF
WOODLORE ESTATES SUBDIVISION
CRYSTAL LAKE, ILLINOIS**

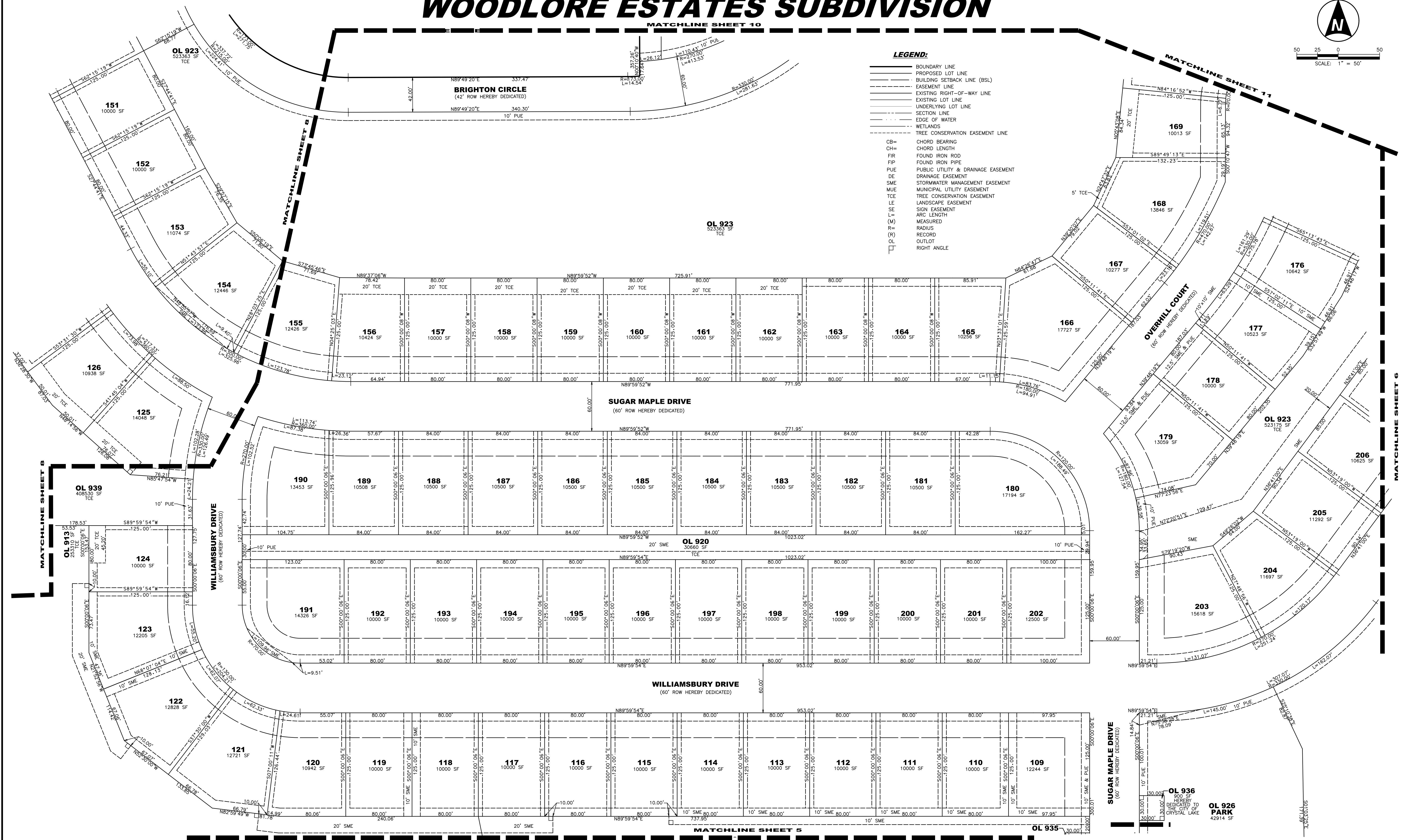
SHEET
6 OF 13
 PROJECT NUMBER: 3144
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FINAL PLAT OF WOODLORE ESTATES SUBDIVISION

MATCHLINE SHEET 10



- LEGEND:**
- BOUNDARY LINE
 - - - PROPOSED LOT LINE
 - - - BUILDING SETBACK LINE (BSL)
 - - - EASEMENT LINE
 - - - EXISTING RIGHT-OF-WAY LINE
 - - - EXISTING LOT LINE
 - - - UNDERLYING LOT LINE
 - - - SECTION LINE
 - - - EDGE OF WATER
 - - - WETLANDS
 - - - TREE CONSERVATION EASEMENT LINE
- CB= CHORD BEARING
 CH= CHORD LENGTH
 FIR= FOUND IRON ROD
 FIP= FOUND IRON PIPE
 PUE= PUBLIC UTILITY & DRAINAGE EASEMENT
 DE= DRAINAGE EASEMENT
 SME= STORMWATER MANAGEMENT EASEMENT
 MUE= MUNICIPAL UTILITY EASEMENT
 TCE= TREE CONSERVATION EASEMENT
 LE= LANDSCAPE EASEMENT
 SE= SIGN EASEMENT
 L= ARC LENGTH
 (M)= MEASURED
 R= RADIUS
 (R)= RECORD
 OL= OUTLOT
 □= RIGHT ANGLE



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 1141 EAST MAIN STREET SUITE 108
 EAST DUNDEE, ILLINOIS 60118
 PH: 224-293-3100
 F: 224-293-3101

DATE	DESCRIPTION OF REVISION	BY
08-30-18	REVISED PER COMMENTS	KMF
08-08-18	REVISED PER COMMENTS	KMF
07-12-18	REVISED PER COMMENTS	KMF
06-07-18	REVISED PER COMMENTS	KMF
	DESCRIPTION OF REVISION	

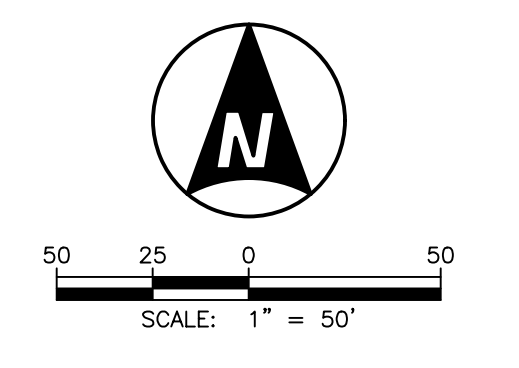
DATE	DESCRIPTION OF REVISION	BY
	APPROVED	RPO
	DATE	05-04-18
	SCALE	1"=50'

FINAL PLAT OF WOODLORE ESTATES SUBDIVISION CRYSTAL LAKE, ILLINOIS

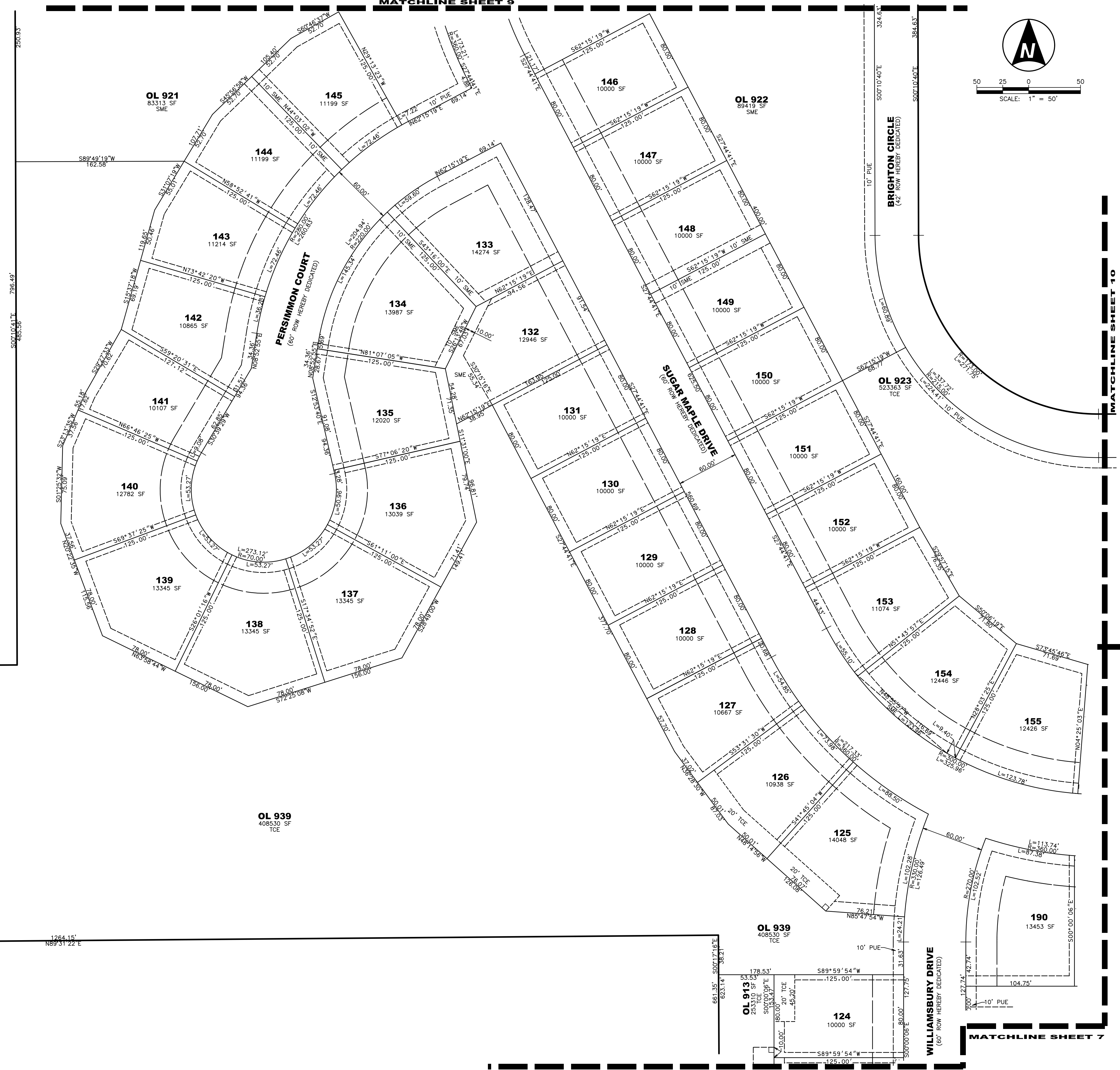
SHEET
7 OF 13
 PROJECT NUMBER: 3144
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FINAL PLAT OF WOODLORE ESTATES SUBDIVISION

MATCHLINE SHEET 9



- LEGEND:**
- BOUNDARY LINE
 - PROPOSED LOT LINE
 - BUILDING SETBACK LINE (BSL)
 - EASEMENT LINE
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING LOT LINE
 - UNDERLYING LOT LINE
 - SECTION LINE
 - EDGE OF WATER
 - WETLANDS
 - TREE CONSERVATION EASEMENT LINE
 - CB= CHORD BEARING
 - CH= CHORD LENGTH
 - FIR FOUND IRON ROD
 - FIP FOUND IRON PIPE
 - PUE PUBLIC UTILITY & DRAINAGE EASEMENT
 - DE DRAINAGE EASEMENT
 - SME STORMWATER MANAGEMENT EASEMENT
 - MUE MUNICIPAL UTILITY EASEMENT
 - TCE TREE CONSERVATION EASEMENT
 - LE LANDSCAPE EASEMENT
 - SE SIGN EASEMENT
 - L= ARC LENGTH
 - (M) MEASURED
 - R= RADIUS
 - (R) RECORD
 - OL OUTLOT
 - RIGHT ANGLE



MATCHLINE SHEET 10

MATCHLINE SHEET 7

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 1141 EAST MAIN STREET SUITE 108
 EAST DUNDEE, ILLINOIS 60118
 PH: 224-293-3100
 F: 224-293-3101

DATE	DESCRIPTION OF REVISION	BY
08-30-18	REVISED PER COMMENTS	KMF
08-08-18	REVISED PER COMMENTS	KMF
07-12-18	REVISED PER COMMENTS	KMF
06-07-18	REVISED PER COMMENTS	KMF
DATE	DESCRIPTION OF REVISION	BY

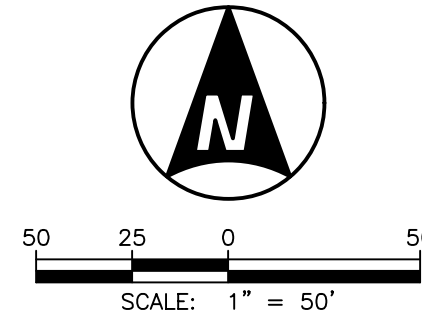
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APPROVED	RPO
DATE	05-04-18
SCALE	1"=50'

FINAL PLAT OF WOODLORE ESTATES SUBDIVISION CRYSTAL LAKE, ILLINOIS

SHEET
8 OF 13

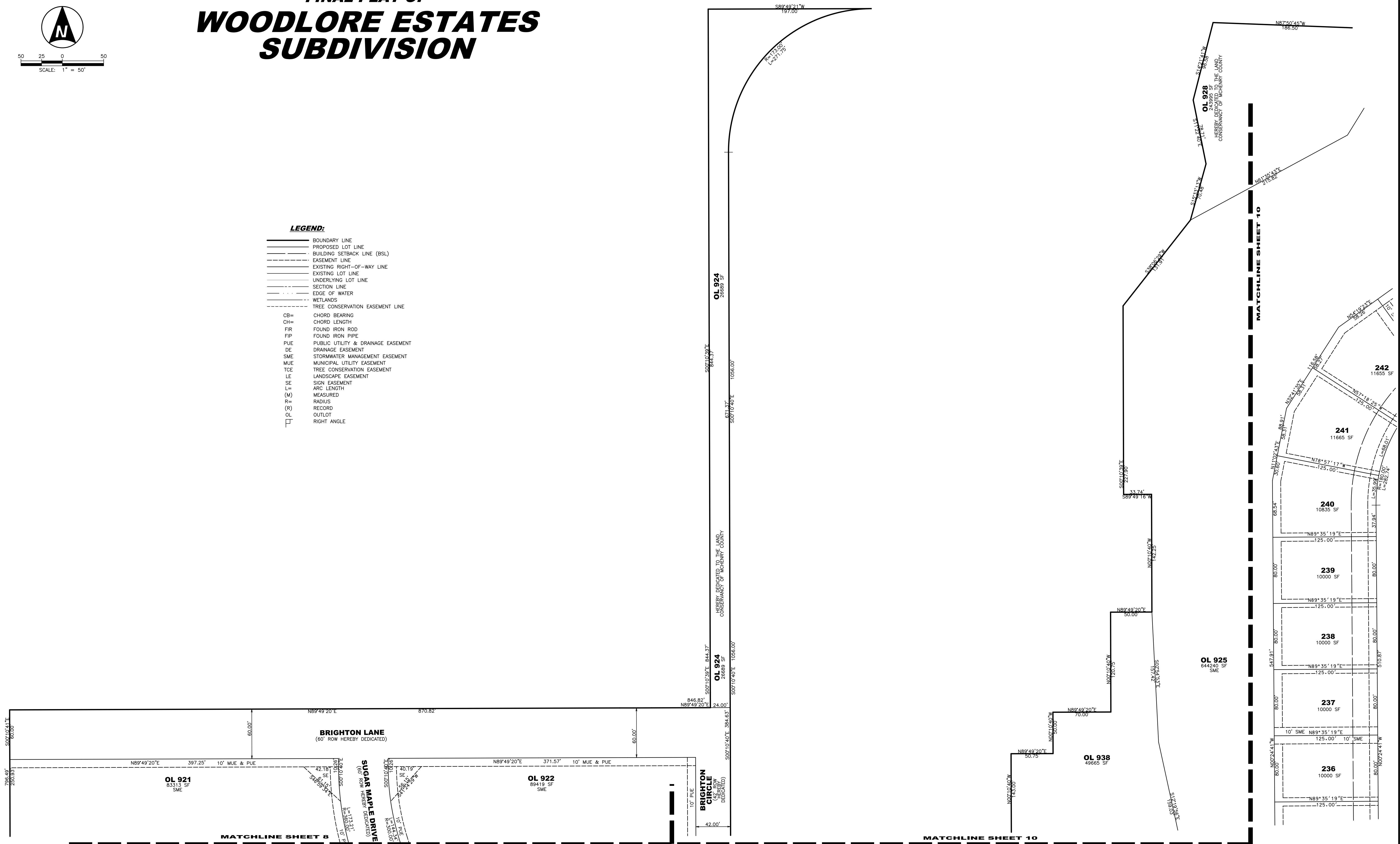
PROJECT NUMBER: 3144
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FINAL PLAT OF WOODLORE ESTATES SUBDIVISION



LEGEND:

- BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE (BSL)
- EASEMENT LINE
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- EXISTING LOT LINE
- UNDERLYING LOT LINE
- SECTION LINE
- EDGE OF WATER
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- MUE MUNICIPAL UTILITY EASEMENT
- TCE TREE CONSERVATION EASEMENT
- LE LANDSCAPE EASEMENT
- SE SIGN EASEMENT
- L= ARC LENGTH
- (M) MEASURED
- (R) RADIUS
- (S) RECORD
- OL OUTLOT
- ☐ RIGHT ANGLE



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 1141 EAST MAIN STREET
 SUITE 108
 EAST DUNDEE, ILLINOIS 60118
 PH: 224-293-3100
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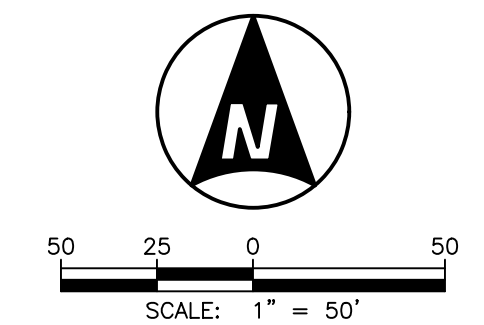
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07-12-18	REVISED PER COMMENTS	KMF
06-07-18	REVISED PER COMMENTS	KMF

DRAWN	KMF
APPROVED	RPO
DATE	05-04-18
SCALE	1"=50'

**FINAL PLAT OF
WOODLORE ESTATES SUBDIVISION
CRYSTAL LAKE, ILLINOIS**

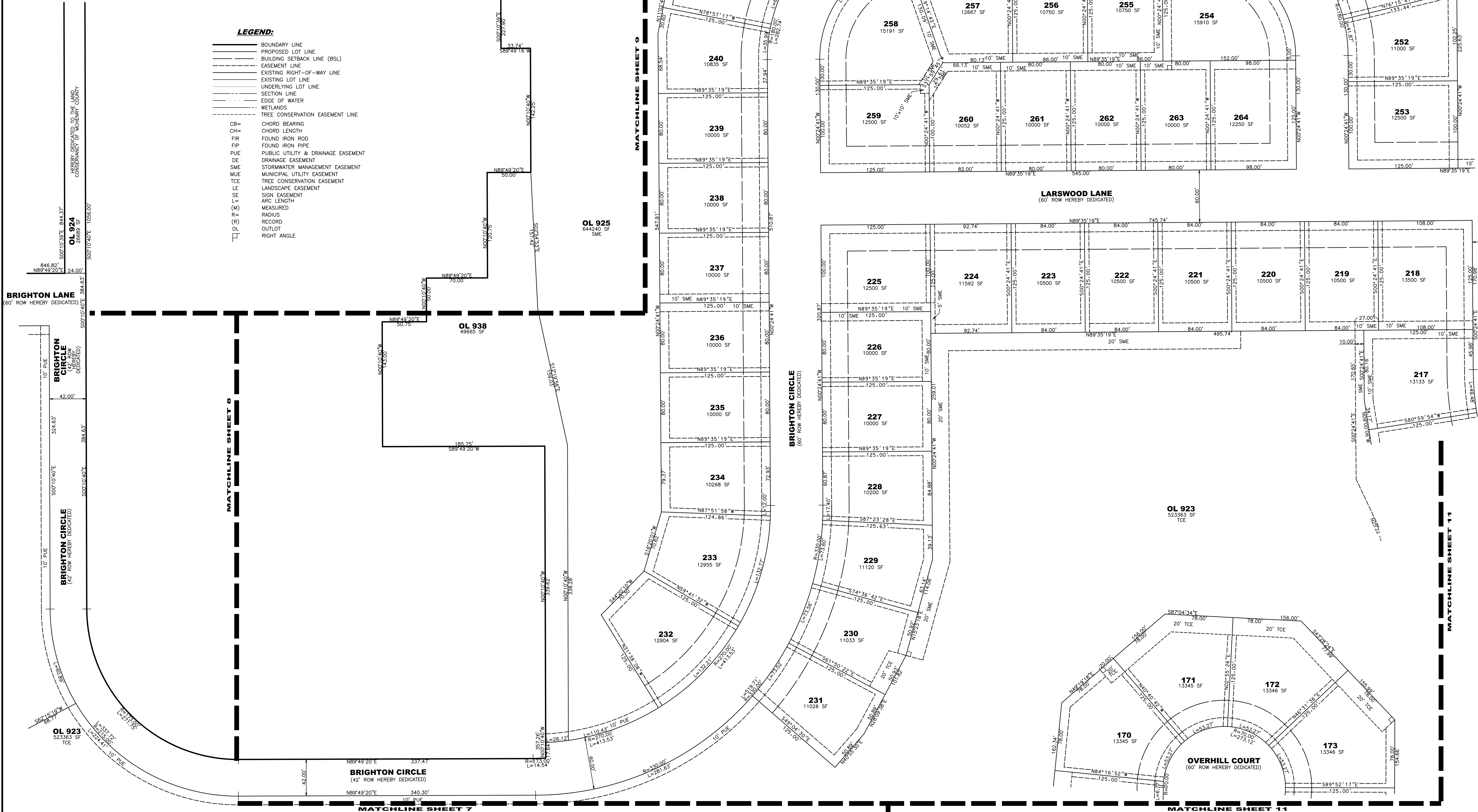
SHEET
9 OF 13
 PROJECT NUMBER: 3144
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FINAL PLAT OF WOODLORE ESTATES SUBDIVISION



LEGEND:

- BOUNDARY LINE
- - - PROPOSED LOT LINE
- - - BUILDING SETBACK LINE (BSL)
- - - EASEMENT LINE
- - - EXISTING RIGHT-OF-WAY LINE
- - - EXISTING LOT LINE
- - - UNDERLYING LOT LINE
- - - SECTION LINE
- - - EDGE OF WATER
- - - WETLANDS
- - - TREE CONSERVATION EASEMENT LINE
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- DE= DRAINAGE EASEMENT
- SME= STORMWATER MANAGEMENT EASEMENT
- MUE= MUNICIPAL UTILITY EASEMENT
- TCE= TREE CONSERVATION EASEMENT
- LF= LANDSCAPE EASEMENT
- LE= LANDSCAPE EASEMENT
- ARC= ARC LENGTH
- M= MEASURED
- R= RADIUS
- REC= RECORD
- OUT= OUTLOT
- RTA= RIGHT ANGLE



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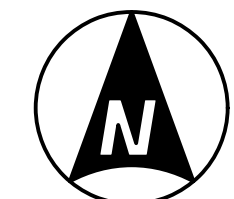
CLIENT:
CALATLANTIC GROUP, INC.
 1141 EAST MAIN STREET
 SUITE 108
 EAST DUNDEE, ILLINOIS 60118
 PH: 224-293-3100
 F: 224-293-3101

NO.	DATE	DESCRIPTION OF REVISION	BY
08-30-18		REVISED PER COMMENTS	KMF
08-08-18		REVISED PER COMMENTS	KMF
07-12-18		REVISED PER COMMENTS	KMF
06-07-18		REVISED PER COMMENTS	KMF

DRAWN	KMF
APPROVED	RPO
DATE	05-04-18
SCALE	1"=50'

FINAL PLAT OF WOODLORE ESTATES SUBDIVISION CRYSTAL LAKE, ILLINOIS

SHEET
10 OF 13
 PROJECT NUMBER: 3144
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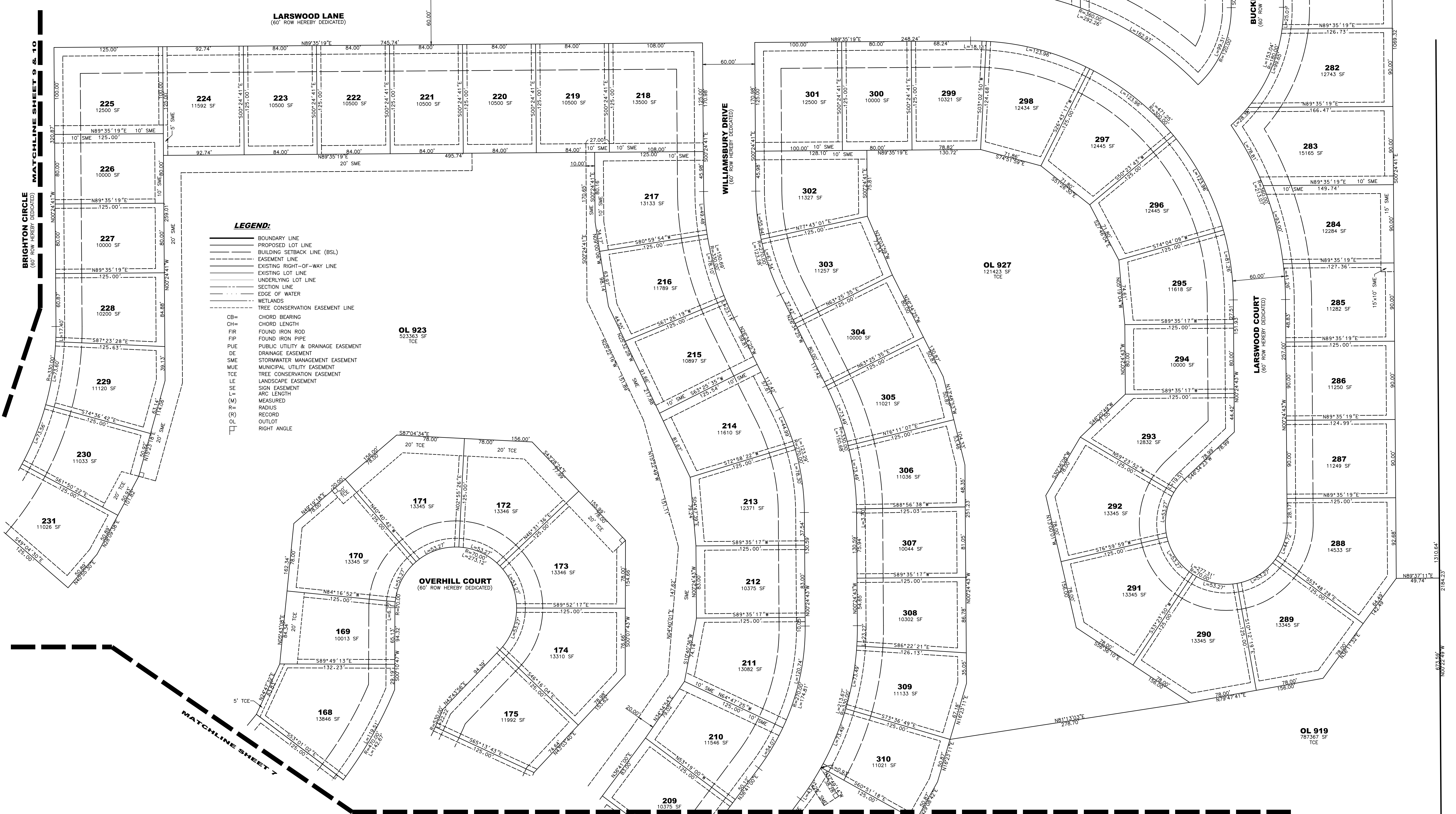


SCALE: 1" = 50'

FINAL PLAT OF WOODLORE ESTATES SUBDIVISION

MATCHLINE SHEET 12

SEE SHEET 12



LEGEND:

- BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE (BSL)
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- UNDERLYING LOT LINE
- SECTION LINE
- EDGE OF WATER
- WETLANDS
- TREE CONSERVATION EASEMENT LINE
- CHORD BEARING
- CHORD LENGTH
- FOUND IRON ROD
- FOUND IRON PIPE
- PUBLIC UTILITY & DRAINAGE EASEMENT
- DRAINAGE EASEMENT
- STORMWATER MANAGEMENT EASEMENT
- MUNICIPAL UTILITY EASEMENT
- TREE CONSERVATION EASEMENT
- LANDSCAPE EASEMENT
- SIGN EASEMENT
- ARC LENGTH
- MEASURED
- RECORD
- OUTLOT
- RIGHT ANGLE

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 9575 W. Higgins Road, Suite 500
 Rosemont, IL 60018
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CLIENT: **CALATLANTIC GROUP, INC.**
 1141 EAST MAIN STREET SUITE 108
 EAST DUNDEE, ILLINOIS 60118
 PH: 224-293-3100
 F: 224-293-3101

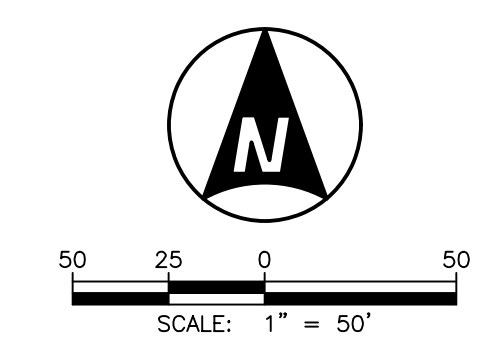
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08-08-18	REVISED PER COMMENTS	KMF
07-12-18	REVISED PER COMMENTS	KMF
06-07-18	REVISED PER COMMENTS	KMF

DATE	DESCRIPTION OF REVISION	BY
	DRAWN	KMF
	APPROVED	RPO
	DATE	05-04-18
	SCALE	1"=50'

FINAL PLAT OF WOODLORE ESTATES SUBDIVISION
CRYSTAL LAKE, ILLINOIS

SHEET **11** OF **13**
 PROJECT NUMBER: 3144
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FINAL PLAT OF WOODLORE ESTATES SUBDIVISION



LEGEND:

- BOUNDARY LINE
 - - - PROPOSED LOT LINE
 - - - BUILDING SETBACK LINE (BSL)
 - - - EASEMENT LINE
 - - - EXISTING RIGHT-OF-WAY LINE
 - - - EXISTING LOT LINE
 - - - UNDERLYING LOT LINE
 - - - SECTION LINE
 - - - EDGE OF WATER
 - - - WETLANDS
 - - - TREE CONSERVATION EASEMENT LINE
-
- CB= CHORD BEARING
 - CL= CHORD LENGTH
 - FIR= FOUND IRON ROD
 - FIP= FOUND IRON PIPE
 - PUE= PUBLIC UTILITY & DRAINAGE EASEMENT
 - DE= DRAINAGE EASEMENT
 - SME= STORMWATER MANAGEMENT EASEMENT
 - MUE= MUNICIPAL UTILITY EASEMENT
 - TCE= TREE CONSERVATION EASEMENT
 - LE= LANDSCAPE EASEMENT
 - SE= SIGN EASEMENT
 - L= ARC LENGTH
 - M= MEASURED
 - R= RADIUS
 - REC= RECORD
 - O= OUTLOT
 - RT= RIGHT ANGLE

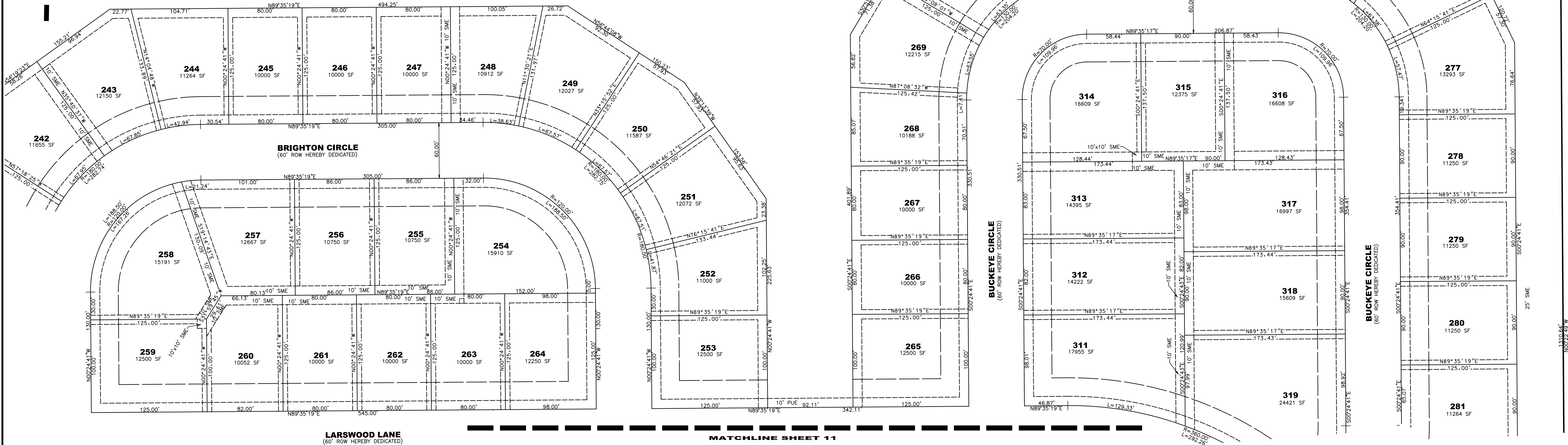
OL 928
243995 SF
HEREBY DEDICATED TO THE LAND CONSERVANCY OF MCHEMERY COUNTY

OL 925
644240 SF
SME

OL 937
84953 SF
TCE

MATCHLINE SHEET 9

MATCHLINE SHEET 11



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Rosemont, IL 60018
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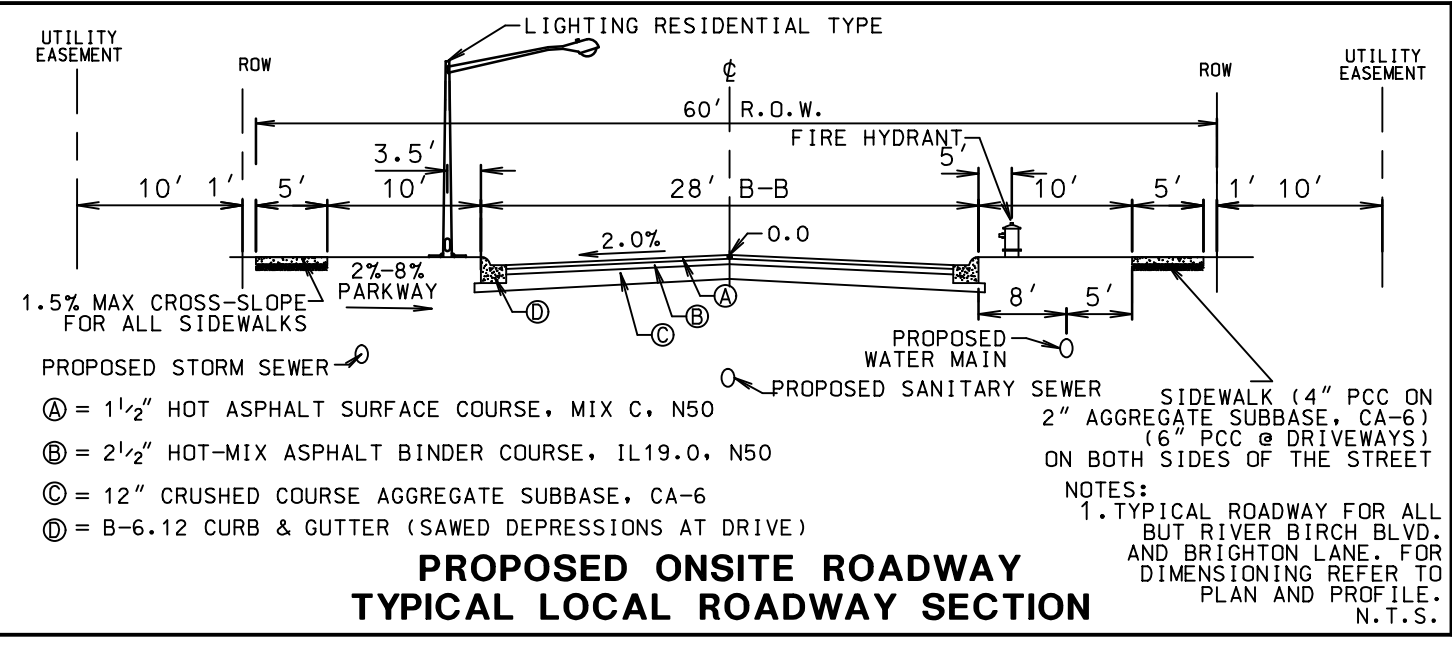
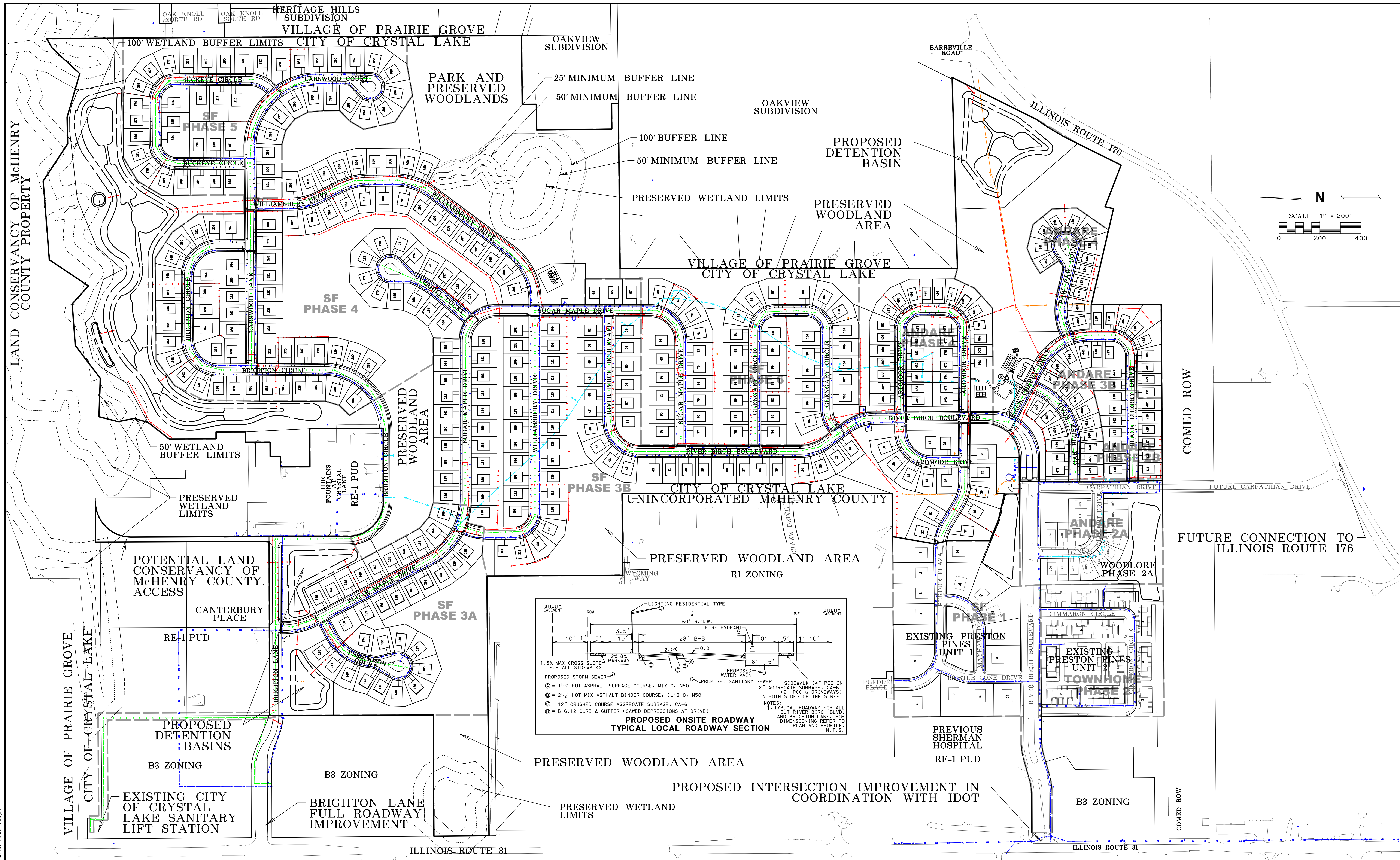
CLIENT:
CALATLANTIC GROUP, INC.
1141 EAST MAIN STREET
SUITE 108
EAST DUNDEE, ILLINOIS 60118
PH: 224-293-3100
F: 224-293-3101

DATE	DESCRIPTION OF REVISION	BY
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08-08-18	REVISED PER COMMENTS	KMF
07-12-18	REVISED PER COMMENTS	KMF
06-07-18	REVISED PER COMMENTS	KMF

DATE	DESCRIPTION OF REVISION	BY
	DRAWN	KMF
	APPROVED	RPO
	DATE	05-04-18
	SCALE	1"=50'

FINAL PLAT OF WOODLORE ESTATES SUBDIVISION CRYSTAL LAKE, ILLINOIS

SHEET
12 OF 13
PROJECT NUMBER: 3144
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CLIENT:
CALATLANTIC GROUP, INC.
 CalAtlantic Homes
 1141 East Main Street, Suite 108
 East Dundee, IL 60118
 Phone: 224-293-3100 Fax: 224-293-3101

DESIGNED	MTL/SMP	
DRAWN	DWP	
APPROVED	AJM	
DATE	06/14/2018	
SCALE	1" = 200'	
08/13/2018	REVISED PER CITY COMMENTS	SMP
07/10/2018	REVISED PER COMMENTS	MTL
DATE	DESCRIPTION OF REVISION	BY

OVERALL SITE AND UTILITY PLAN
WOODLORE ESTATES
CRYSTAL LAKE, ILLINOIS

SHEET
2 OF 105
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