



#2020-149

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

<u>Meeting Date:</u>	August 21, 2019
<u>Requests:</u>	An Amendment to the Final Planned Unit Development Ordinance 7444 Condition #8 to allow Carpathian Drive to be constructed no later than September 2021.
<u>Location:</u>	4262 Route 176
<u>Existing Zoning:</u>	B-2 PUD – General Commercial Planned Unit Development
<u>Surrounding Properties:</u>	North: R-3B PUD – Multi-Family Residential South: Prairie Grove R-1 - Residential East: Prairie Grove B – Business West: Prairie Grove IT – Industrial/Transitional
<u>Staff Contact:</u>	Kathryn Cowlin (815.356.3798)

Background:

- **Existing Use:** The property is vacant land south of the Woodlore Estates subdivision.
- **Previous Approvals:** In 2018, the Final Planned Unit Development Amendment and Preliminary Plat of Subdivision for Woodlore Estates was approved. A condition of approval was to have Carpathian Drive extended to Route 176 and constructed by September 2020.
- Carpathian Drive will be a two-lane road with street lights and sidewalks. The access onto Route 176 will be a full-access.

Development Analysis:

- **Request:** The petitioner is requesting a Final PUD Amendment to allow for Carpathian Drive to be constructed by September 2021.
- Lennar, the home builder for Woodlore Estates, is requesting an extension due to the following factors per the request letter:
 - The previous property owners did not have the capital to hold up their end of the Development Agreement that was recorded against the property. The property owner was not willing to work with Lennar on the required easements and dedications for the roadway that would bisect the property. Ultimately, Lennar purchased the property from the owner in November 2019 so they could move forward with constructing the road.
 - In April 2020, COVID-19 swept across the United States. Due to the global health pandemic, many industries shutdown or had reduced staff.

- The approval of the plat of dedication for the connection to Route 176 took approximately six months to receive from IDOT. The plat was approved and recorded on July 23, 2020. Part of the delay is attributed to COVID-19.
- Lennar and their contractor determined it would be unsafe to start the roadway construction in the fall and potentially not have it completed by winter.
- Pirtano Construction (General Contractor) was awarded the contract for the roadway. At the beginning of August 2020 the contractor was working with IDOT on the performance guarantee and final construction permit. The contractor has been instructed to start as soon as the weather breaks in the spring.

Findings of Fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting an amendment to the Final Planned Unit Development to allow a time extension for Ordinance Condition #8, to allow Carpathian Drive to be constructed no later than September 2021. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
 Meets *Does not meet*
2. The use will not be detrimental to area property values.
 Meets *Does not meet*
3. The use will comply with the zoning districts regulations.
 Meets *Does not meet*
4. The use will not negatively impact traffic circulation.
 Meets *Does not meet*
5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
 Meets *Does not meet*
6. The use will not negatively impact the environment or be unsightly.
 Meets *Does not meet*
7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.

Meets *Does not meet*

8. The use will meet requirements of all regulating governmental agencies.

Meets *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.

Meets *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.

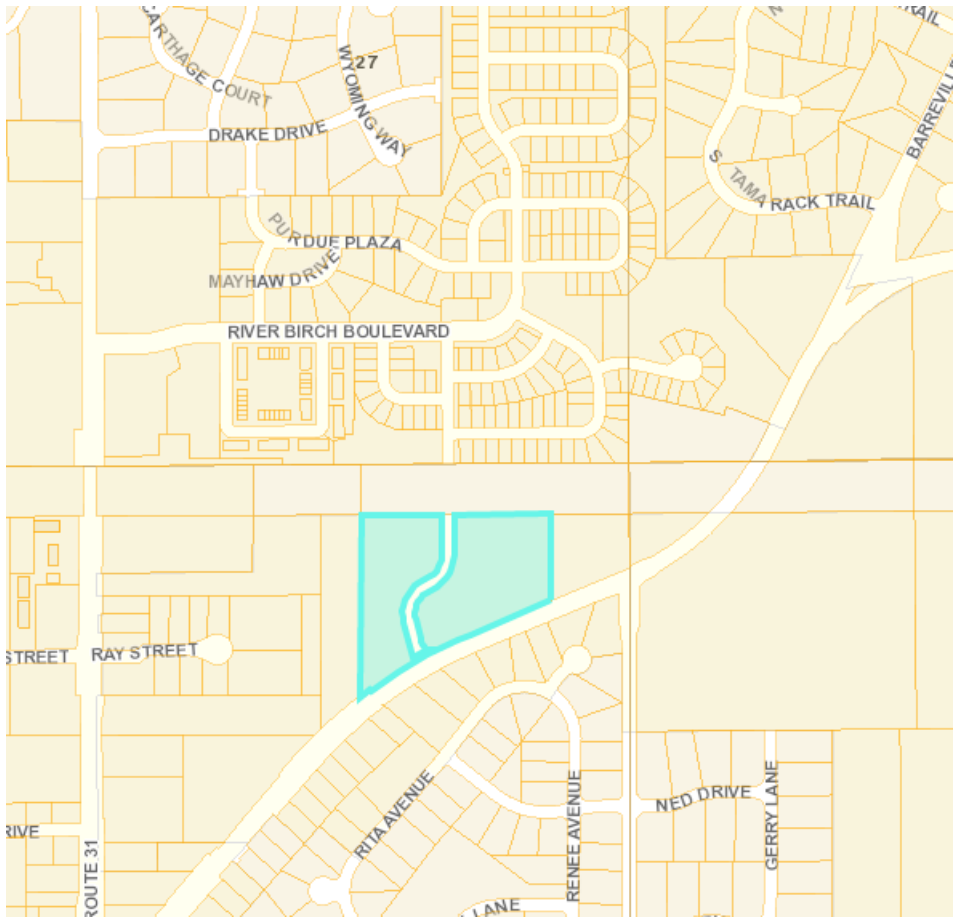
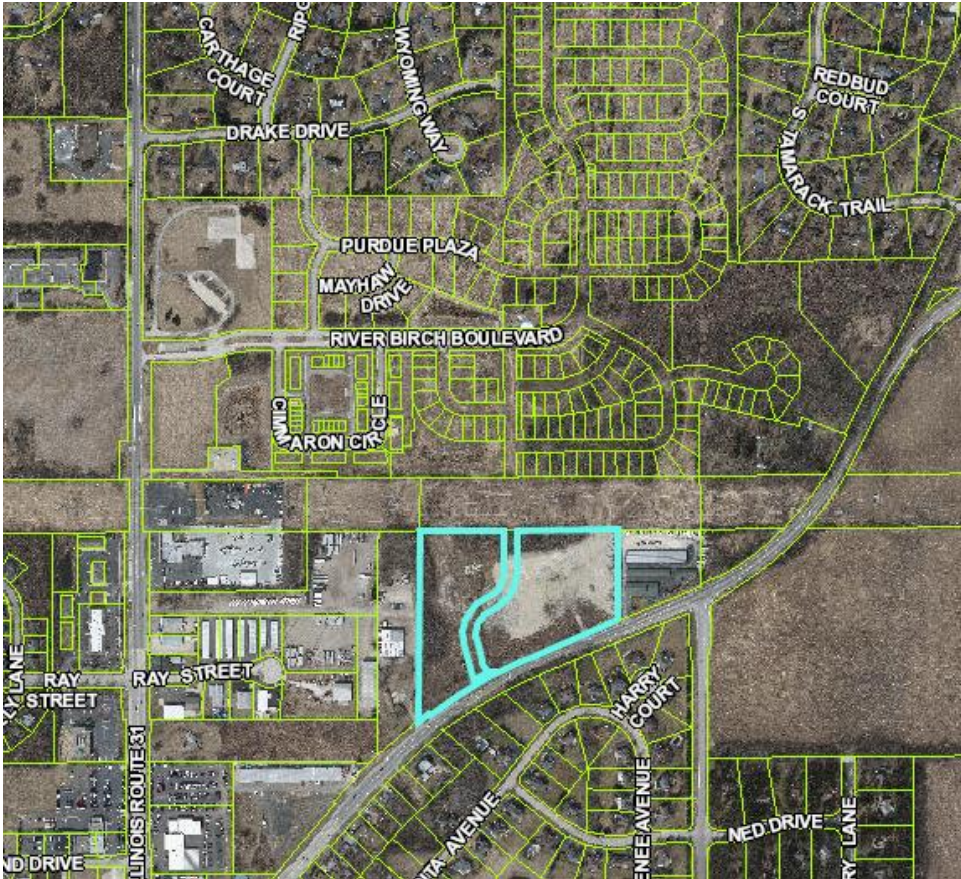
Meets *Does not meet*

Recommended Conditions:

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

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
 - A. Request Letter (Rick Murphy, Lennar, dated 08/17/2020, and received 08/17/2020).
2. Carpathian Drive must be constructed and open for traffic use no later than September 2021.
3. The petitioner shall comply with all of the requirements of the Community Development Department.

PIQ MAP – WOODLORE ESTATES – CARPHTIAN DRIVE PUD AMENDMENT



Chicago Division

1141 East Main Street
Suite 108
East Dundee, IL 60118

224-293-3115 Direct
224-293-3100 Main
224-293-3101 Fax

Richard.Murphy@lennar.com
www.Lennar.com

August 17, 2020

Mr. Jeffrey Greenman, Chairman
Members of the Planning and Zoning Commission
City of Crystal Lake
100 W. Woodstock St.
Crystal Lake, IL 60014

RE: Request for Amendment to a Final Planned Unit Development, Ordinance #7444. Extension of time for Illinois Route 176/Carpathian Drive

Dear Commission Members:

Lennar as applicant hereby requests extension for the time of completion of the Illinois Route 176 and Carpathian Drive extension until September 30, 2021. This is a request for a 1 year extension to the original timeline. The proposed improvement is fully engineered and permitted at this time. Please note our other offsite roadway improvement associated with Woodlore; Illinois Route 31 is substantially complete and surface course and striping will be completed this season.

Over the course of the last two years, Lennar has diligently pursued advancement of engineering design, entitlements and permitting for the Route 176/Carpathian improvement. Significant delays were experienced due to complications, difficulties and events outside of the applicant's control as explained below:

1. Like everyone worldwide, Lennar has experienced substantial impact and uncertainty due to the COVID-19 pandemic. Social distancing and virtual shutdowns of businesses and agencies have caused day to day interactions, progress and approvals to take inordinate amounts of time regardless of the expended effort.
2. Initially, Lennar was not the owner of the underlying commercial parcel for Carpathian and Route 176. Since mid-2018, we had been under discussion and negotiations with the property owner. Although there was a very comprehensive and detailed Development Agreement recorded on the property, the obligations set forth in the agreement were apparently

unsatisfactory for the existing owner and the required easements and dedications could not be obtained by normal means. Ultimately Lennar was compelled to purchase the parcel to facilitate progress and regain the ability to construct the improvement. The acquisition of the commercial parcel was completed at the end of November of 2019 and we were only then able to make applications and dedications as required by a property owner.

3. The timeline for IDOT real estate review and release and recording of the plat of dedication took around six months. The plat of dedication associated with Route 176 was recorded on July 23, 2020. This review could normally be expected to take several weeks to two months. A good part of this delay can be attributed to COVID-19 difficulties that were experienced by all.
4. Together, Lennar, our contractor and engineers have determined that a late season start caused by the above would create a safety hazard for the travelling public due to an unfinished condition through the winter months. In the interest of public safety, the construction should be confined to a spring-fall construction season.

Lennar is proud of our Woodlore and we remain committed to completion of this improvement and this community.

Thank you for your consideration.

Sincerely,
Richard L. Murphy



Land Planning and Entitlements Manager

STATE OF ILLINOIS

COUNTY OF MCHENRY

**IN THE MATTER OF THE APPLICATION OF
Lennar, as Owner**

AFFIDAVIT

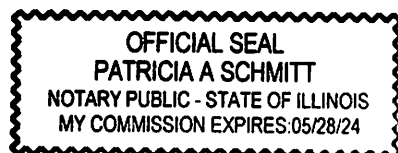
Heather Herriges, being first duly sworn on oath deposes and states as follows:

That a copy of the legal notice, concerning the hearing date for the above mentioned Petitioner, was sent to each of the persons named on the attached list by regular mail notifying them of the hearing before the Planning and Zoning Commission on September 2, 2020, at 7:00 p.m., at the City of Crystal Lake City Hall, 100 West Woodstock Street in Crystal Lake, Illinois. Said notice was mailed to each of the below mentioned persons by regular mail on August 17, 2020

Heather Herriges
Heather Herriges

Subscribed and Sworn to me before
This 17th day of August, 2020

Patricia A Schmitt
Notary Public



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

IN THE MATTER OF THE APPLICATION OF
Lennar, 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, formerly known as CalAtlantic Group, INC., as Owner, for approval of an Amendment to a Final Planned Unit Development Plan relating to the property located at 4262 Route 176, Crystal Lake, IL 60012 (14-34-226-006).

This application is filed for the purposes of seeking an Amendment to a Final Planned Unit Development Ordinance #7444 to allow for a time extension to September 2021 for the completion of the Carpathian Drive extension to Route 176, 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 7:00 p.m. on September 2, 2020, 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.

Jeff Greenman, Chairperson
Planning and Zoning Commission
City of Crystal Lake

TO BE PUBLISHED IN THE NORTHWEST HERALD ON (no later than August 18, 2020)

CALATLANTIC GRP INC
1141 E MAIN ST, STE 108
EAST DUNDEE, IL 60118-2440

WOODLORE ESTS COMM ASSN LLC
12121 TALAMORE BLVD
HUNTLEY, IL 60142

SMITH GJ SPARKOWSKI RP
1042 HONEY LOCUST DR
CRYSTAL LAKE, IL 60012

TODD L JAMIE L PUFFPAFF
1046 HONEY LOCUST DR
CRYSTAL LAKE, IL 60012

ARTHUR JOSEPH JEAN L ESCHMAN
1050 HONEY LOCUST DR
CRYSTAL LAKE, IL 60012

FRANK M ANGELA M FISCHER
1054 HONEY LOCUST DR
CRYSTAL LAKE, IL 60012

MARK D VIVIAN L ENNIS
1108 BLACK CHERRY DR
CRYSTAL LAKE, IL 60012

PAUL R MARION E NEISWANDER
1084 BLACK CHERRY DR
CRYSTAL LAKE, IL 60012

ELLEN M CHRISTENSEN
1113 BLACK CHERRY DR
CRYSTAL LAKE, IL 60012

SHARON DECL OF TR LEACH
10220 N CLEAR LAKE RD
MILTON, WI 53563-9206

COMMONWEALTH EDISON CO
3 LINCOLN CTR
4TH FL
OAKBROOK TERRACE, IL 60181-4204

CRYSTAL LK HOME ST BK TR 2421
4304 IL RT 176
CRYSTAL LAKE, IL 60014-3799

CLP IL LLC
210 CRYSTAL ST
STE D
CARY, IL 60013

LIBERTY OF MCHENRY CO LLC
4114 IL RT 176
CRYSTAL LAKE, IL 60014

BARCLAY JUDITH P BUTLER
5309 RITA AVE
CRYSTAL LAKE, IL 60014

ARMEN BERIAN
436 KELLY LN
CRYSTAL LAKE, IL 60012

NEERAJ MADHVI SHARMA
5301 RITA AVE
CRYSTAL LAKE, IL 60014

JAMES R JODI M MCKINNEY
5219 RITA AVE
CRYSTAL LAKE, IL 60014-3801

GLENN DONNA HERSHENHOUSE
5215 RITA AVE
CRYSTAL LAKE, IL 60014

DONALD K JR JULIE K TECHEN
5217 HARRY CT
CRYSTAL LAKE, IL 60014-3504

TON A KHUU TVB
5211 HARRY CT
CRYSTAL LAKE, IL 60014

JACK TA GENTEMAN CJ
5210 HARRY CT
CRYSTAL LAKE, IL 60014

CHARLES W GALE C SMITH
1951 N 24TH AVE
MEARS, MI 49436

THOMAS C KATHLEEN A KREPEL
4311 IL RT 176
CRYSTAL LAKE, IL 60014-3701

Parcel Number	Owner	Mail To Address 1	Mail To Address 2	Mail To City
14-27-456-014	CALATLANTIC GRP INC	1141 E MAIN ST	STE 108	EAST DUNDEE, IL 601182440
14-27-479-012	CALATLANTIC GRP INC	1141 E MAIN ST	STE 108	EAST DUNDEE, IL 601182440
14-27-479-013	SMITH GJ SPARKOWSKI RP	1042 HONEY LOCUST DR		CRYSTAL LAKE, IL 60012
14-27-479-014	TODD L JAMIE L PUFFPAFF	1046 HONEY LOCUST DR		CRYSTAL LAKE, IL 60012
14-27-479-015	ARTHUR JOSEPH JEAN L ESCHMAN	1050 HONEY LOCUST DR		CRYSTAL LAKE, IL 60012
14-27-479-016	FRANK M ANGELA M FISCHER	1054 HONEY LOCUST DR		CRYSTAL LAKE, IL 60012
14-27-479-017	CALATLANTIC GRP INC	1141 E MAIN ST	STE 108	EAST DUNDEE, IL 601182440
14-27-479-018	WOODLORE ESTS COMM ASSN LLC	12121 TALAMORE BLVD		HUNTLEY, IL 60142
14-27-479-019	WOODLORE ESTS COMM ASSN LLC	12121 TALAMORE BLVD		HUNTLEY, IL 60142
14-27-485-014	MARK D VIVIAN L ENNIS	1108 BLACK CHERRY DR		CRYSTAL LAKE, IL 60012
14-27-485-015	CALATLANTIC GRP INC	1141 E MAIN ST	STE 108	EAST DUNDEE, IL 60118
14-27-485-016	CALATLANTIC GRP INC	1141 E MAIN ST	STE 108	EAST DUNDEE, IL 60118
14-27-485-017	CALATLANTIC GRP INC	1141 E MAIN ST	STE 108	EAST DUNDEE, IL 60118
14-27-485-018	CALATLANTIC GRP INC	1141 E MAIN ST	STE 108	EAST DUNDEE, IL 60118
14-27-485-019	CALATLANTIC GRP INC	1141 E MAIN ST	STE 108	EAST DUNDEE, IL 60118
14-27-485-020	PAUL R MARION E NEISWANDER	1084 BLACK CHERRY DR		CRYSTAL LAKE, IL 60012
14-27-485-021	CALATLANTIC GRP INC	1141 E MAIN ST	STE 108	EAST DUNDEE, IL 60118
14-27-485-022	CALATLANTIC GRP INC	1141 E MAIN ST	STE 108	EAST DUNDEE, IL 60118
14-27-485-023	CALATLANTIC GRP INC	1141 E MAIN ST	STE 108	EAST DUNDEE, IL 60118
14-27-485-024	WOODLORE ESTS COMM ASSN LLC	12121 TALAMORE BLVD		HUNTLEY, IL 60142
14-27-486-001	WOODLORE ESTS COMM ASSN LLC	12121 TALAMORE BLVD		HUNTLEY, IL 60142
14-27-486-002	CALATLANTIC GRP INC	1141 E MAIN ST	STE 108	EAST DUNDEE, IL 60118
14-27-486-003	CALATLANTIC GRP INC	1141 E MAIN ST	STE 108	EAST DUNDEE, IL 60118
14-27-486-004	CALATLANTIC GRP INC	1141 E MAIN ST	STE 108	EAST DUNDEE, IL 60118
14-27-486-005	CALATLANTIC GRP INC	1141 E MAIN ST	STE 108	EAST DUNDEE, IL 60118
14-27-486-006	CALATLANTIC GRP INC	1141 E MAIN ST	STE 108	EAST DUNDEE, IL 60118
14-27-486-007	CALATLANTIC GRP INC	1141 E MAIN ST	STE 108	EAST DUNDEE, IL 60118
14-27-486-008	CALATLANTIC GRP INC	1141 E MAIN ST	STE 108	EAST DUNDEE, IL 60118
14-27-486-009	CALATLANTIC GRP INC	1141 E MAIN ST	STE 108	EAST DUNDEE, IL 60118
14-27-486-010	CALATLANTIC GRP INC	1141 E MAIN ST	STE 108	EAST DUNDEE, IL 60118
14-27-486-011	CALATLANTIC GRP INC	1141 E MAIN ST	STE 108	EAST DUNDEE, IL 60118
14-27-486-012	ELLEN M CHRISTENSEN	1113 BLACK CHERRY DR		CRYSTAL LAKE, IL 60012
14-34-201-012	SHARON DECL OF TR LEACH	10220 N CLEAR LAKE RD		MILTON, WI 535639206

14-34-201-015	COMMONWEALTH EDISON CO	3 LINCOLN CTR	4TH FL	OAKBROOK TERRACE, IL 601814204
14-34-201-018	SHARON DECL OF TR LEACH	10220 N CLEAR LAKE RD		MILTON, WI 535639206
14-34-201-019	CRYSTAL LK HOME ST BK TR 2421	4304 IL RT 176		CRYSTAL LAKE, IL 600143799
14-34-202-006	CLP IL LLC	210 CRYSTAL ST	STE D	CARY, IL 60013
14-34-226-001	COMMONWEALTH EDISON CO	3 LINCOLN CTR	4TH FL	OAKBROOK TERRACE, IL 601814204
14-34-226-004	LIBERTY OF MCHENRY CO LLC	4114 IL RT 176		CRYSTAL LAKE, IL 60014
14-34-226-006	CALATLANTIC GRP INC	1141 E MAIN ST	STE 108	EAST DUNDEE, IL 60118
14-34-227-001	BARCLAY JUDITH P BUTLER	5309 RITA AVE		CRYSTAL LAKE, IL 60014
14-34-227-002	ARMEN BERIAN	436 KELLY LN		CRYSTAL LAKE, IL 60012
14-34-227-003	NEERAJ MADHVI SHARMA	5301 RITA AVE		CRYSTAL LAKE, IL 60014
14-34-227-004	JAMES R JODI M MCKINNEY	5219 RITA AVE		CRYSTAL LAKE, IL 600143801
14-34-227-005	GLENN DONNA HERSHENHOUSE	5215 RITA AVE		CRYSTAL LAKE, IL 60014
14-34-227-006	DONALD K JR JULIE K TECHEN	5217 HARRY CT		CRYSTAL LAKE, IL 600143504
14-34-227-007	TON A KHUU TVB	5211 HARRY CT		CRYSTAL LAKE, IL 60014
14-34-227-014	JACK TA GENTEMAN CJ	5210 HARRY CT		CRYSTAL LAKE, IL 60014
14-34-276-010	CHARLES W GALE C SMITH	1951 N 24TH AVE		MEARS, MI 49436
14-34-276-011	THOMAS C KATHLEEN A KREPEL	4311 IL RT 176		CRYSTAL LAKE, IL 600143701

SHAW MEDIA
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815)459-4040

ORDER CONFIRMATION

Salesperson: BARBARA BEHRENS Printed at 08/14/20 14:56 by bbehr-sm

Acct #: 10069745 Ad #: 1807347 Status: New
MCHENRY COUNTY PREPAID LEGALS Start: 08/15/2020 Stop: 08/15/2020
PO BOX 250 Times Ord: 1 Times Run: ***
CRYSTAL LAKE IL 60014 CLEG 1.00 X 69.00 Words: 251
Total CLEG 69.00

Class: C8100 PUBLIC NOTICES
Rate: LEGAL Cost: 107.96
Affidavits: 1
Ad Descrpt: CARPATHIAN EXTENSION
Descr Cont: 1807347
Given by: RICK MURPHY
P.O. #:
Created: bbehr 08/14/20 12:23
Last Changed: bbehr 08/14/20 14:56

Contact: LEGAL CLERK
Phone: (815)459-4040
Fax#:
Email:
Agency:

URL: _____

Source: _____ Section: _____ Page: ____
Camera Ready: N Group: LEGALS AdType: _____
Misc: _____
Color: _____
Proof: _____ Pickup Date: _____ Ad#: _____
Delivery Instr: _____ Pickup Src: _____
Changes: None ___ Copy ___ Art ___ Size ___ Copy Chg Every Run ___
Coupon: _____ Gang Ad #: _____
Ad Copy Method: _____
Special Instr: _____

COMMENTS:
COPIED from AD 1800575
CERT TO
RICK MURPHY
1141 EAST MAIN ST
EAST DUNDEE 60118

PUB ZONE EDT TP RUN DATES
NW CL 97 S 08/15
WEB CL 99 S 08/15
APNW CL 97 S 08/15

PAYMENTS:
-- 08/14/2020 107.96 VI *****8396 414155[334876268]

(CONTINUED ON NEXT PAGE)

SHAW MEDIA
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815)459-4040

ORDER CONFIRMATION (CONTINUED)

Salesperson: BARBARA BEHRENS

Printed at 08/14/20 14:56 by bbehr-sm

Acct #: 10069745

Ad #: 1807347

Status: New

PUBLIC NOTICE

BEFORE THE PLANNING
AND ZONING COMMISSION
OF THE CITY OF
CRYSTAL LAKE
IN THE MATTER OF THE
APPLICATION OF
Lennar, 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, formerly known as CalAtlantic Group, INC., as Owner, for approval of an Amendment to a Final Planned Unit Development Plan relating to the property located at 4262 Route 176, Crystal Lake, IL 60012 (14-34-226-006).

This application is filed for the purposes of seeking an Amendment to a Final Planned Unit Development Ordinance #7444 to allow for a time extension to September 2021 for the completion of the Carpathian Drive extension to Route 176, 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.

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Jeff Greenman,
Chairperson
Planning and Zoning
Commission
City of Crystal Lake

(Published in the Northwest
Herald August 15, 2020)
1807347



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)
 - 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. 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.

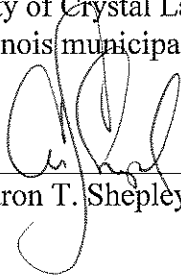
9. The petitioner hereby agrees to pay their proportionate fair share of the roadway improvements for the potential future traffic signal at the River Birch Boulevard and Route 31 intersection.
10. Submit a Final Plat of Subdivision to meet all of the recommended conditions.
11. Three freestanding signs 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.

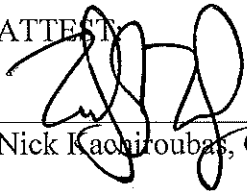
City of Crystal Lake, an
Illinois municipal corporation



Aaron T. Shepley, Mayor

SEAL

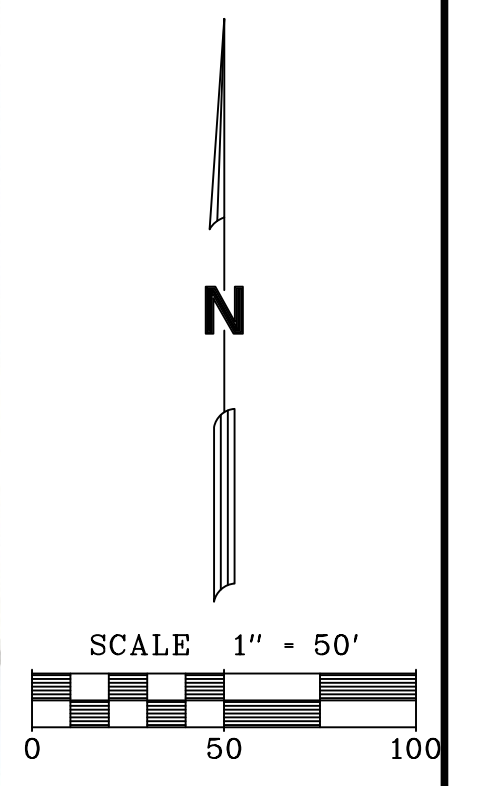
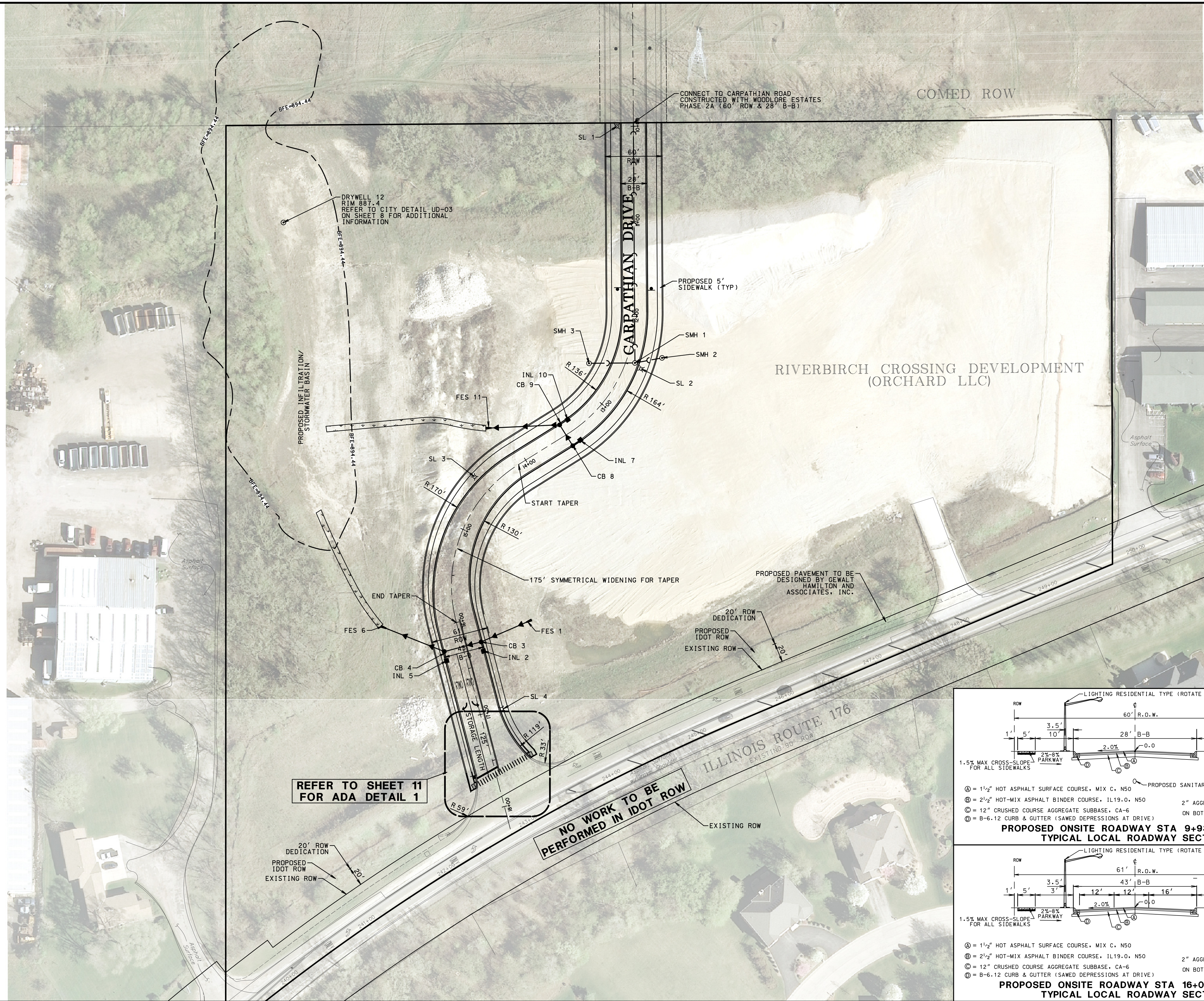
ATTEST



Nick Kacouroubas, City Clerk

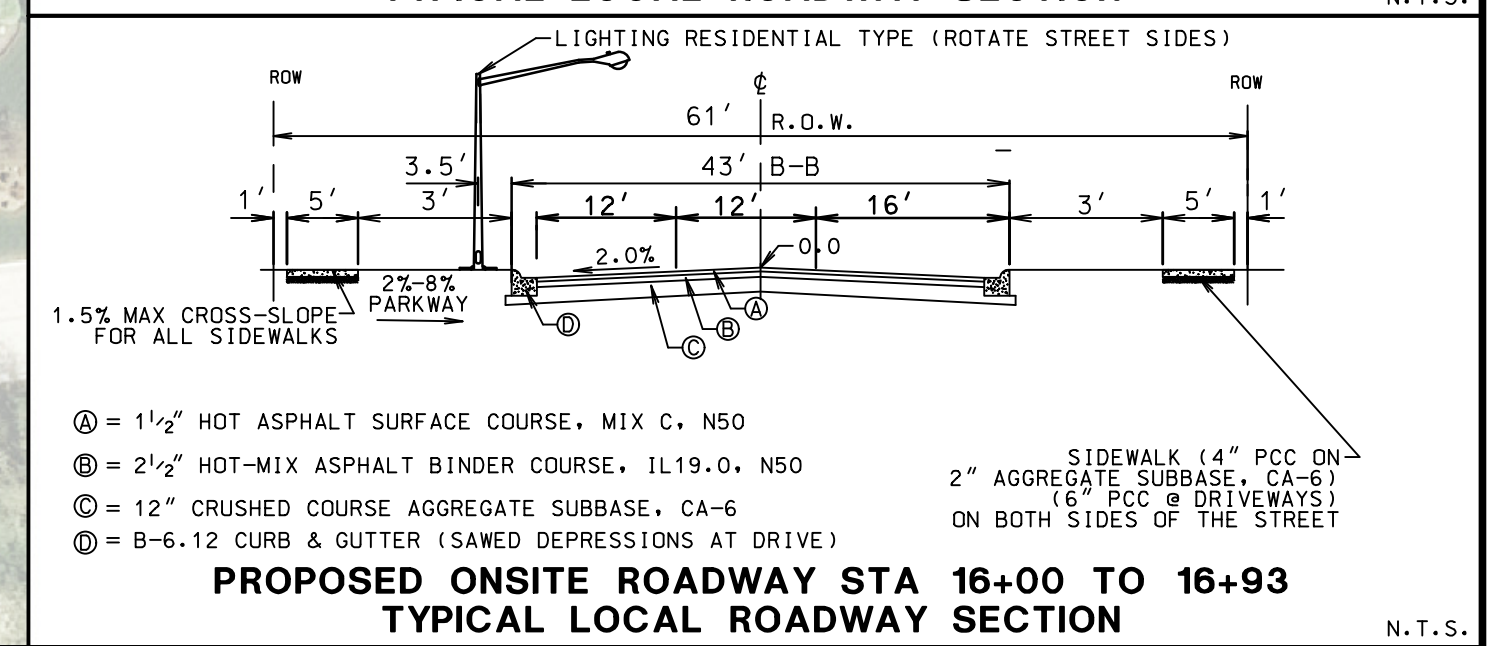
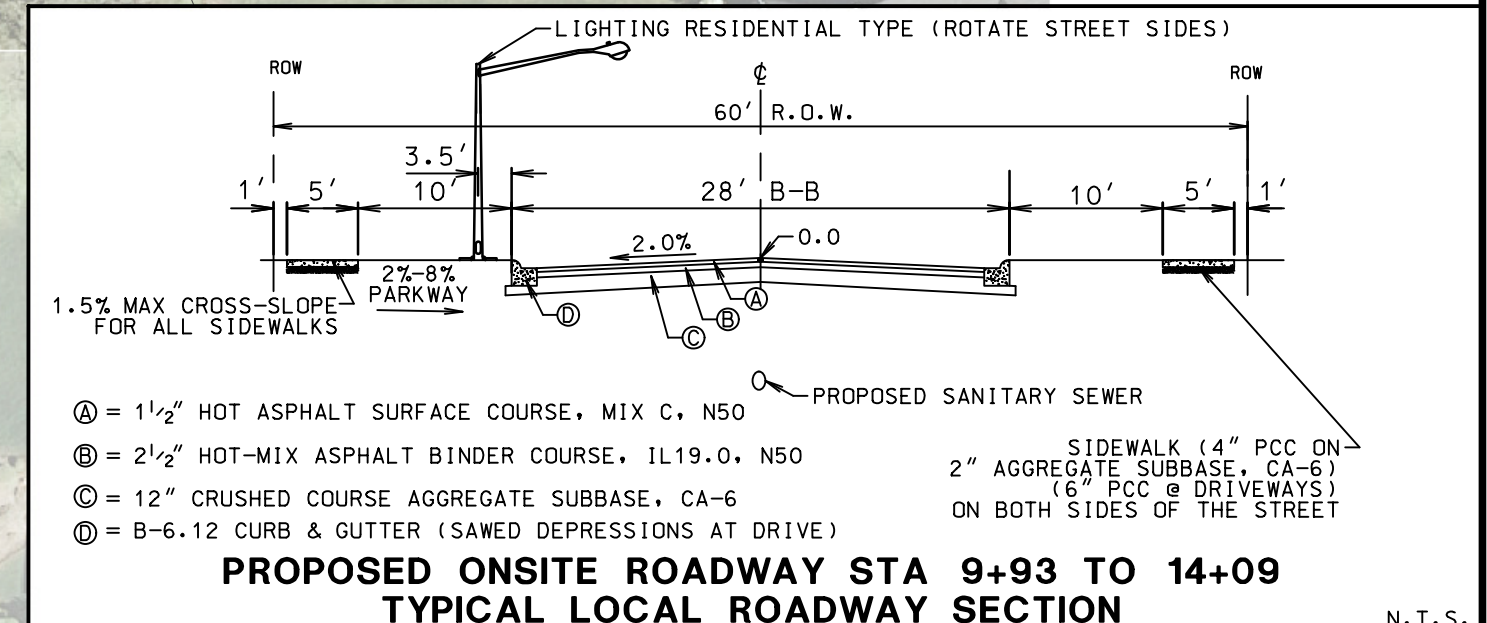
Passed: March 6, 2018

Approved: March 6, 2018



REFER TO SHEET 11 FOR ADA DETAIL 1

NO WORK TO BE PERFORMED IN IDOT ROW



10/12/2018 3:04:17 PM M:\184 Engineering\Photos\184102-Overall.dwg

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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	AJM
DRAWN	DWP
APPROVED	AJM
DATE	10/12/2018
BY	SCALE 1" = 50'

**OVERALL SITE PLAN
WOODLORE ESTATES - CARPATHIAN DRIVE
CRYSTAL LAKE, ILLINOIS**

SHEET
2 OF 16
PROJECT NUMBER: 3144
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