



#2010-17 Bryn Mawr Subdivision - Final PUD Amendment Project Review for Planning and Zoning Commission

<u>Meeting Dates:</u>	March 17, 2010
<u>Requests:</u>	Final Planned Unit Development Amendment to change the approved elevation restriction matrix and allow a front setback of 50-feet instead of the required 60-feet for Lot 27 (2475 Ajax)
<u>Location:</u>	2475 Ajax Street
<u>Acreage:</u>	0.567 acres (24,680 sq. ft.)
<u>Existing Zoning:</u>	“RE PUD” Residential Estate Planned Unit Development
<u>Surrounding Properties:</u>	North: “RE PUD” Residential Estate PUD (Bryn Mawr Phase I) South: “RE PUD” Residential Estate PUD (Bryn Mawr Phase I) East: “RE PUD” Residential Estate PUD (Bryn Mawr Phase I) West: “RE PUD” Residential Estate PUD (Bryn Mawr Phase I)
<u>Staff Contact:</u>	Latika V. Bhide 815.356.3615

Background:

Phase I of the Bryn Mawr Subdivision received Final PUD approval for 90-single-family lots and 3-outlots in 2004. As part of that approval, an elevation restriction matrix was approved for this phase. The matrix restricts certain lots to “B”, “C” or “D” elevations with brick fronts and a 50-foot front yard setback. Other lots are permitted a 55-foot setback, except where front-load garages are used, which requires a 60-foot setback. For the Commission’s reference, the elevation restriction matrix is included in the application.

The petitioner is requesting a Final PUD Amendment to allow a change to the approved restriction matrix to allow a shorter setback of 50-foot for Lot 27 (2475 Ajax Street).

Land Use Analysis:

Bryn Mawr subdivision is zoned RE - Residential Estate. Per the Unified Development Ordinance (UDO) properties in the RE district are required to provide the following setbacks:

Front Setback: 50 feet

Minimum Interior Side Setback: 10 feet

Combined Interior Side Setback: 30 feet

Minimum Rear Setback: 20 feet

Minimum Corner Side Setback: 50 feet

As part of the PUD approval, varying setbacks, as depicted in the elevation restriction matrix were required for this phase of the development. The reason for these varying setbacks was to provide variety and break-up straight lines of similar housing styles.

Lot 27 (2475 Ajax) is an odd-shaped lot that is located along the inner curve of Ajax Street. Recognizing the odd-shape of the lot, the Final Plat included a restriction from future variations for decks, sheds, patios, side yard, rear yards and front yard variations for Lots 27 (PIQ), 62 and 67. The lot meets the minimum lot area requirement for the RE district. The petitioner has provided drawings of the proposed lot with the setback lines and the footprints of the approved models. The drawings illustrate that if the 60-foot setback requirement is adhered to, none of the models would meet the interior side or rear setback requirements.

Additionally, the petitioner is seeking the addition of the “Augusta” model to the approved model list. When the City Council approved PUD Ordinance #5869 for Bryn Mawr Phase I, the conditions included that, “All the homebuilders that develop in this subdivision are required to work with staff to develop a model packet that addresses all elevations of the houses, provides greater variety in model styles, offers upscale architectural details and ensures quality building materials”. Any new model is required to meet several criteria including, but not limited to:

- ❑ No home less than 2,700 square feet, excluding garage and basement.
- ❑ 3-car garages required with at least 70% side loaded.
- ❑ No aluminum or vinyl siding, a minimum of cedar or cementitious material (brick).
- ❑ Minimum roof pitch of 8/12 and 10/12.
- ❑ Roof shingle to be architectural dimensional with 25-year guarantee.
- ❑ Must follow the elevation restriction matrix.
- ❑ The side and rear elevations of the homes will include architectural treatment including gable roofs, shutters, bay windows, gable vents, etc.
- ❑ An option will be added to all plans and elevations for brick fireplace chases.

Models meeting the criteria are not required to seek a PUD Amendment. Once staff receives a model packet for review, compliance with the approved standards can be checked. Based on the drawings that accompany this application, it appears that modifications to the proposed model are necessary prior to approval.

Findings of fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting a Final Planned Unit Development approval for the petition as presented for the subject property. A Planned Unit Development is a Special Use and Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City.

Section 2-400 of the Unified Development Ordinance establishes the general standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general

welfare of the neighborhood or community.

Meets *Does not meet*

2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.

Meets *Does not meet*

3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, Building and Fire Codes and all other applicable City Ordinances.

Meets *Does not meet*

4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.

Meets *Does not meet*

5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.

Meets *Does not meet*

6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.

Meets *Does not meet*

7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.

Meets *Does not meet*

8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.

Meets *Does not meet*

9. That the proposed use shall conform to any stipulations or conditions approved as part of a Special Use Permit issued for such use.

Meets *Does not meet*

10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.

Meets *Does not meet*

PLANNED UNIT DEVELOPMENT VARIATION

The granting of a Variation rests upon the applicant proving practical difficulty or hardship caused by the Unified Development Ordinance requirements as they relate to the property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing. Before recommending any variation, the Planning and Zoning Commission and City Council shall first determine and record its findings that the evidence justifies the conclusions that:

1. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

True False

2. Also, that the variation, if granted, will not alter the essential character of the locality.

True False

The Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

1. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;

True False

2. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;

True False

3. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

True False

4. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.

True False

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the Variation be denied.

Recommended Conditions:

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

recommended as conditions of approval:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application, received 3-2-10
 - B. Fit List Worksheet, TFW Surveying, dated 2-11- 2010, received 3-2-2010
 - C. Augusta Model details, received 3-2-2010
 - D. Restriction Matrix, received 3-2-2010
2. All applicable conditions of all previous approvals for the Bryn Mawr Subdivision shall apply.
3. A variation from the elevation restriction matrix is hereby granted to allow a front setback of 50-foot for Lot 27 (2475 Ajax). This variation does not release the plat restriction for this lot from restricting future variations for decks, sheds, patios, etc. A buyer acknowledgement will be required prior to issuing a building permit for this lot acknowledging these restrictions.
4. This approval does not include approval of the “Augusta” model as presented. A model packet must be provided for review and approval.
5. The petitioner shall address all of the review comments and requirements of the Engineering & Building, Fire Rescue, Police, Public Works, and Planning & Economic Development Departments.

**City of Crystal Lake
Development Application**

Office Use Only
File # 2010-17

Project Title: BRYN MAWR

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 checked="" type="checkbox"/> Final PUD Amendment | <input type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

RECEIVED
FEB 26 2010
BY: _____

Petitioner Information

Name: THE RYLAND GROUP, INC.
Address: 1141 E. MAIN ST. #108
EAST BUNDEE, IL 60118
Phone: 724-293-3100
Fax: 724-293-3101
E-mail: mpagoria@ryland.com

Owner Information (if different)

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

Property Information

Project Description: REVISE RESTRICTION MATRIX FOR LOT 27
TO ALLOW A FRONT SETBACK OF 50 FEET FOR
FRONT LOADED GARAGES AND ADD THE 2736 SQFT
"AUGUSTA" TO THE APPROVED ELEVATION LIST
Project Address/Location: 2475 AJAX STREET (LOT 27)

PIN Number(s): 13-34-103-002 (LOT 27)

Development Team

Please include address, phone, fax and e-mail

Developer: THE RYLAND GROUP, INC.

Architect: _____

Attorney: _____

Engineer: _____

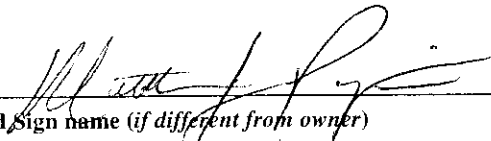
Landscape Architect: _____

Planner: _____

Surveyor: TFW 888 E. BELVIDERE RD. #409, GRAYSLAKE, IL 60030

Other: _____

Signatures

MATTHEW J PALORIA  2/22/10
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.

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.

PUBLIC NOTICE

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

IN THE MATTER OF THE APPLICATION OF THE RYLAND GROUP, INC.

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 Ryland Group Inc., for approval of a Final Planned Unit Development Amendment, relating to the following described real estate: Lot 27 of the Bryn Mawr Subdivision, Phase I, commonly known as 2475 Ajax Street, Crystal Lake, Illinois, 60014, PIN: 13-34-103-002

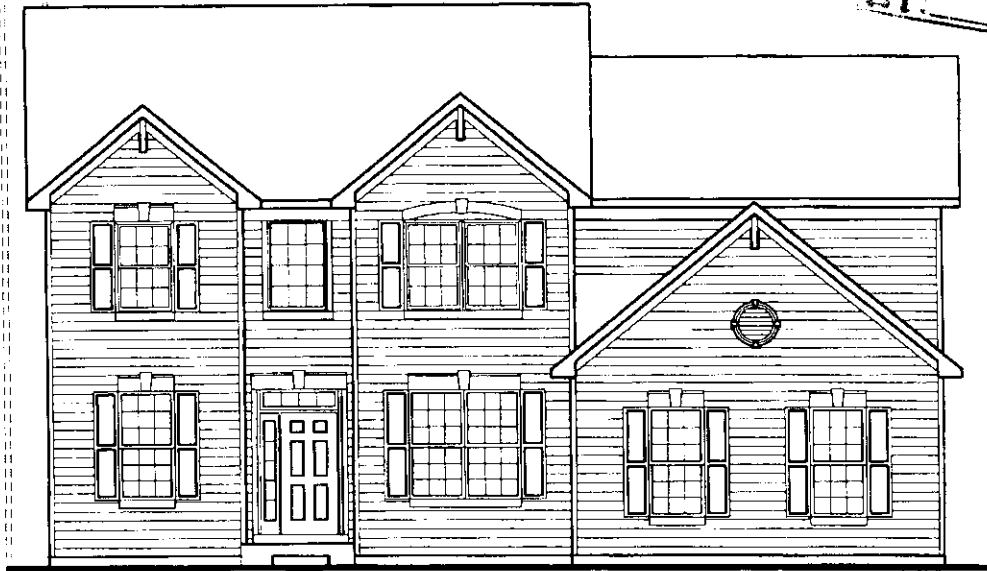
This application is filed for the purpose of seeking a Final Planned Unit Development Amendment pursuant to Article 4-500 and Article 9 of the Unified Development Ordinance to allow changes to the approved elevation restriction matrix to allow a front setback of 50-feet instead of the required 60-feet; to add the 2,736-square-foot "Augusta" model to the approved elevation list; as well as any other variations that may be necessary to allow the plans as presented. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at 2 City Hall.

A public hearing before the Planning and Zoning Commission on the request will be held at 7:30 p.m. on Wednesday, March 17, 2010 at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person desiring to be heard may be present.

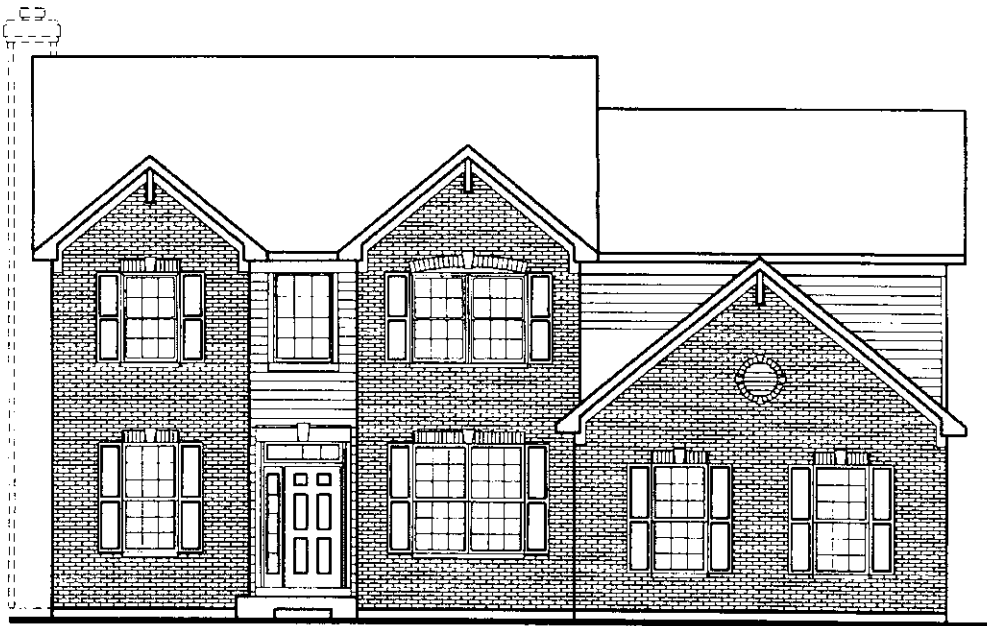
Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald
March 2, 2010)

2010--17

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Feb 26 2010
BY:

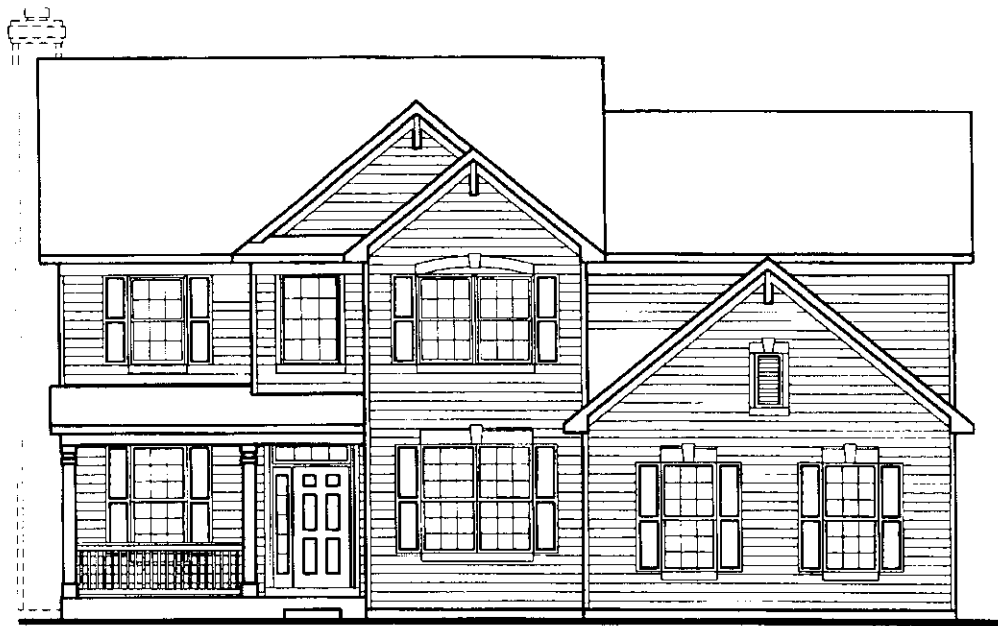


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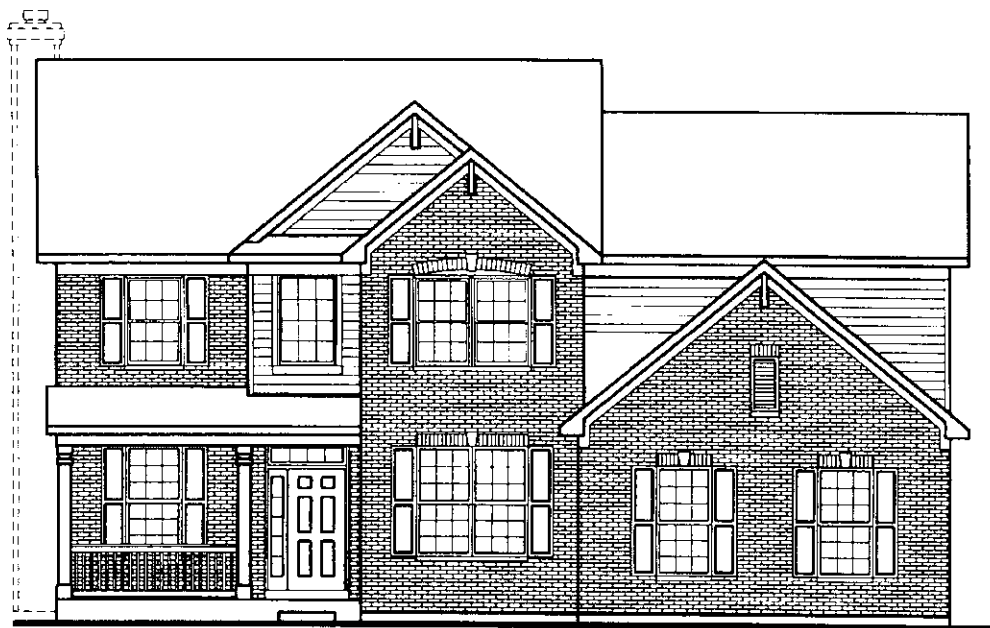


FRONT - (BRICK)

AUGUSTA



FRONT - (SIDING)



FRONT - (BRICK)

AUGUSTA

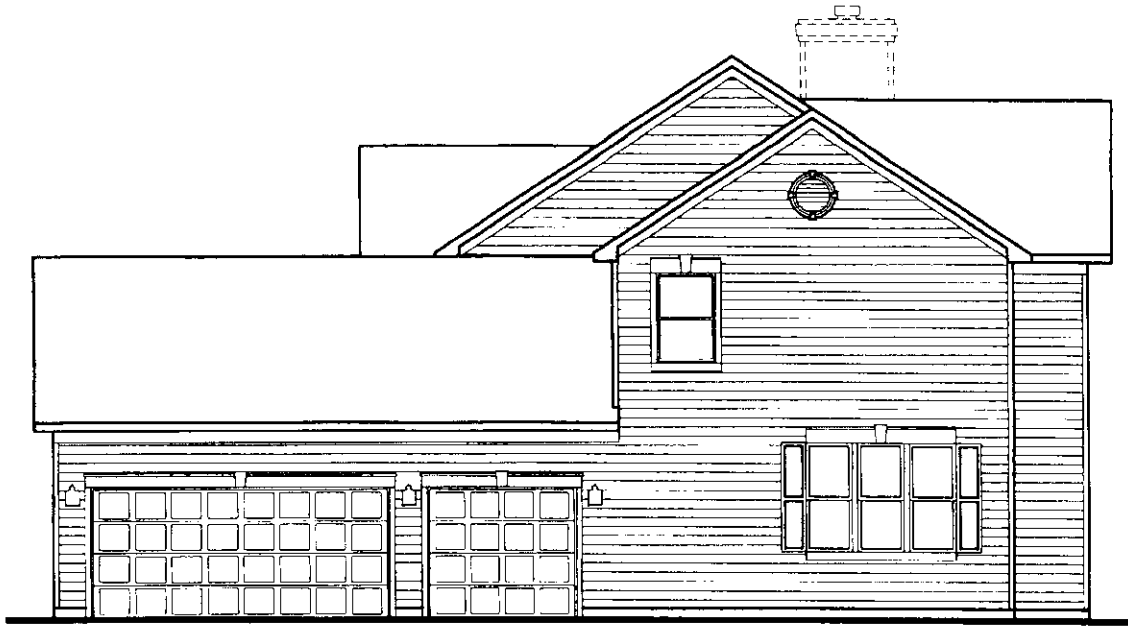


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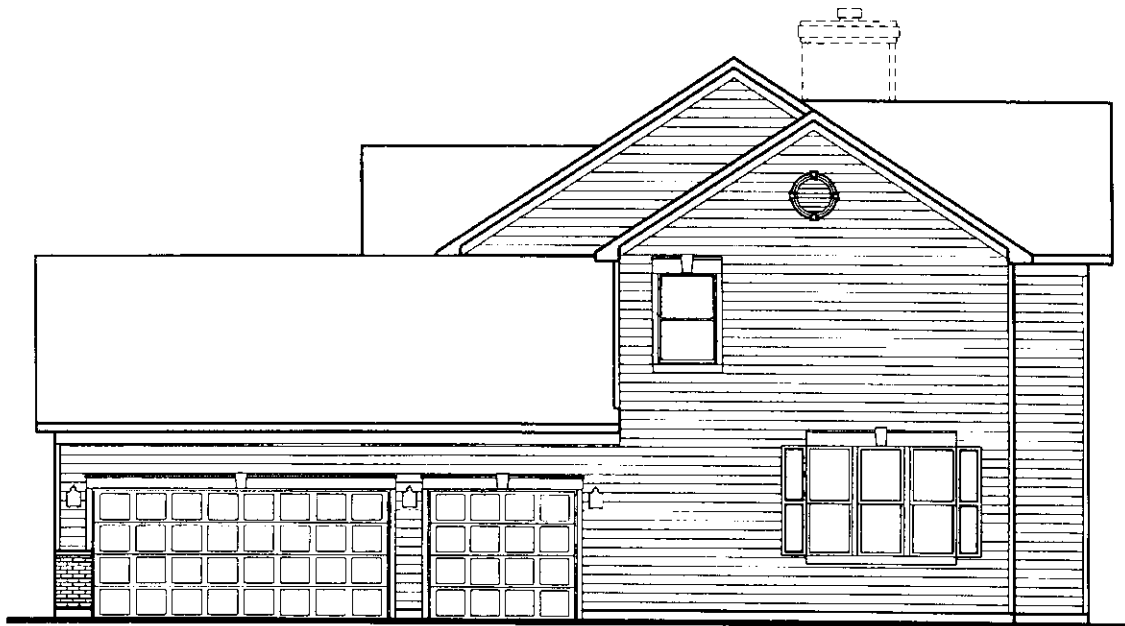


FRONT - (BRICK)

AUGUSTA



SIDE - (SIDING)



SIDE - (BRICK)

AUGUSTA

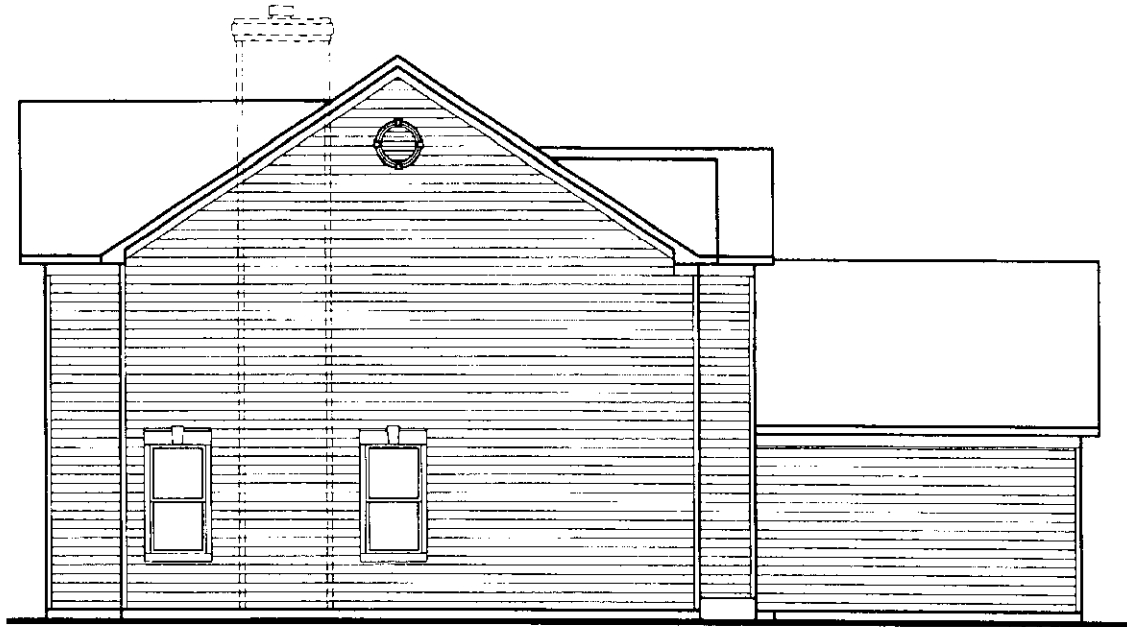


REAR- (SIDING)

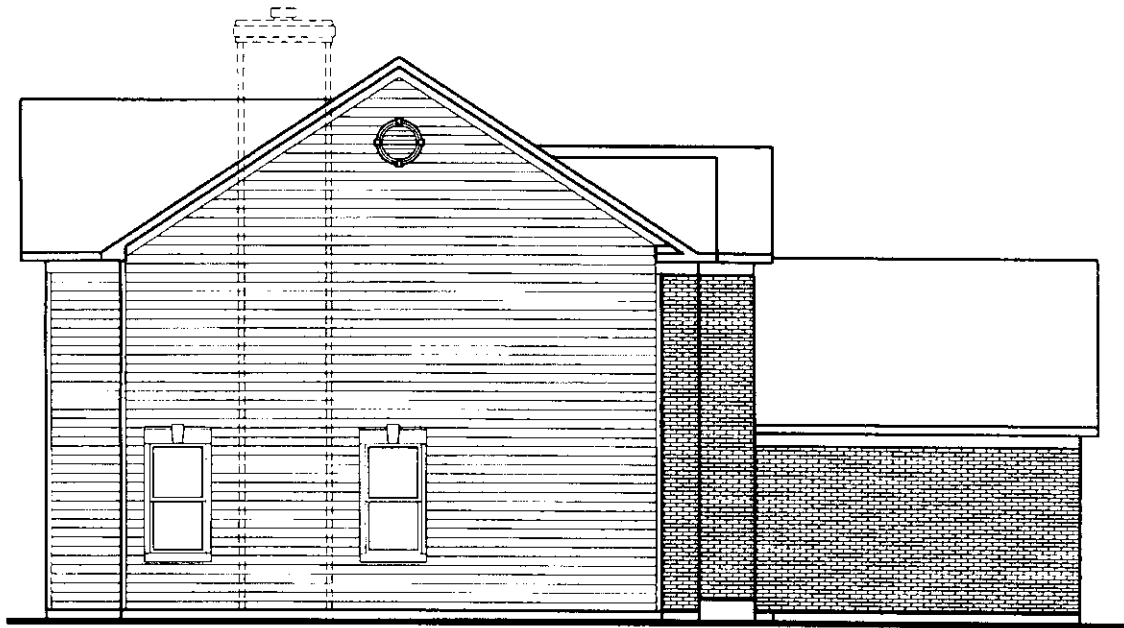


REAR- (BRICK)

AUGUSTA

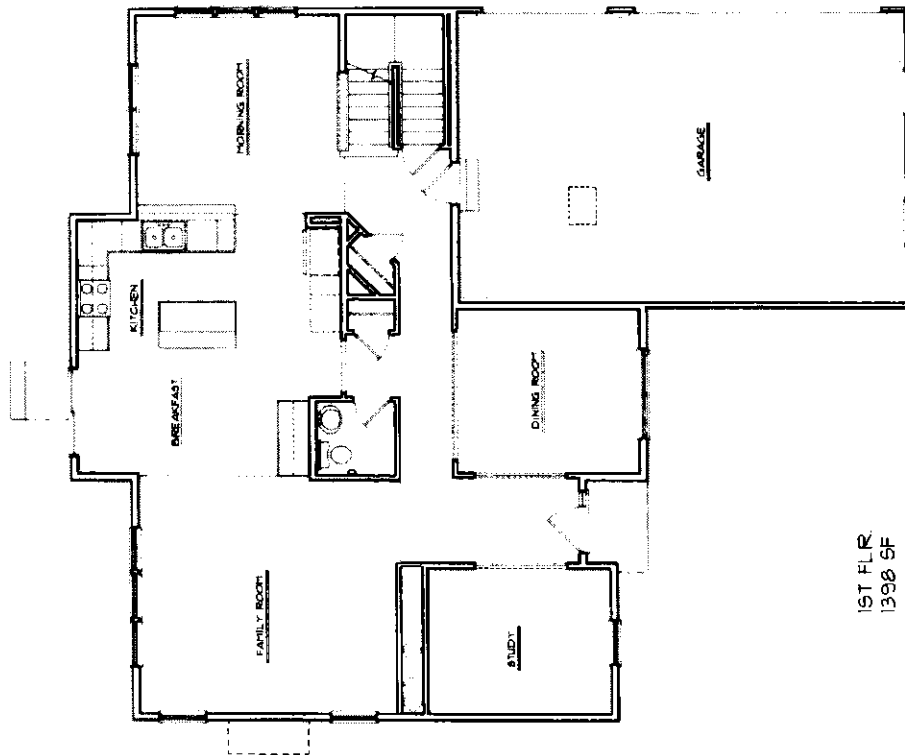


SIDE - (SIDING)

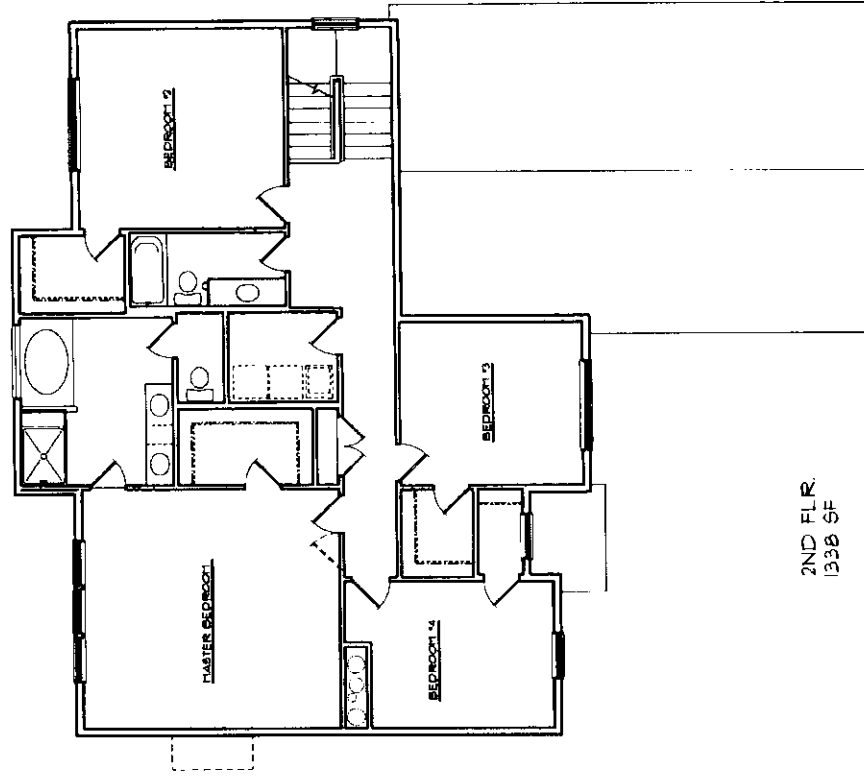


SIDE - (BRICK)

AUGUSTA



1ST FLR.
1398 SF



2ND FLR.
1338 SF

AUGUSTA
TOTAL SQ. FT. = 2736 SF

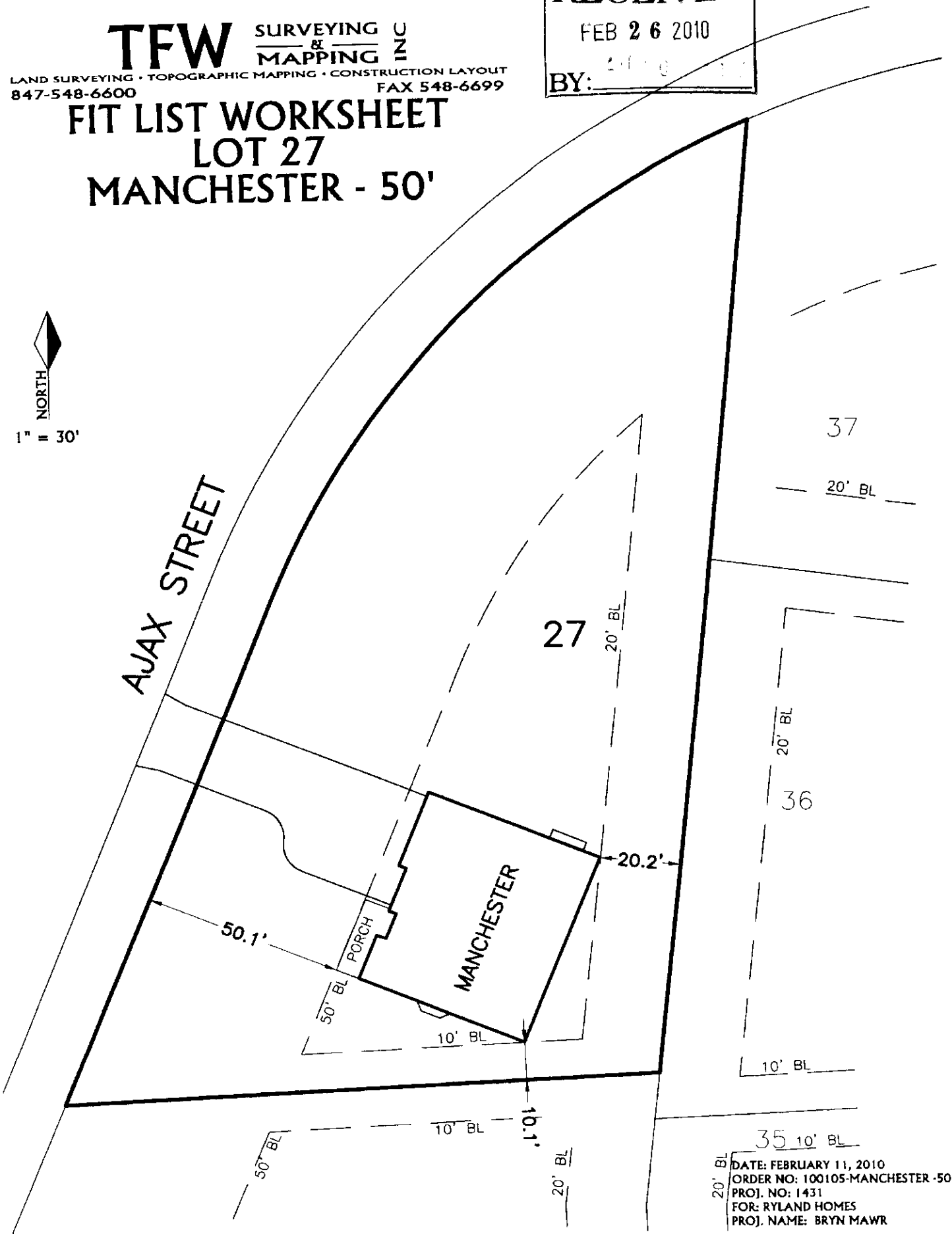
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FEB 26 2010
BY: [Signature]

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FIT LIST WORKSHEET

LOT 27

MANCHESTER - 50'

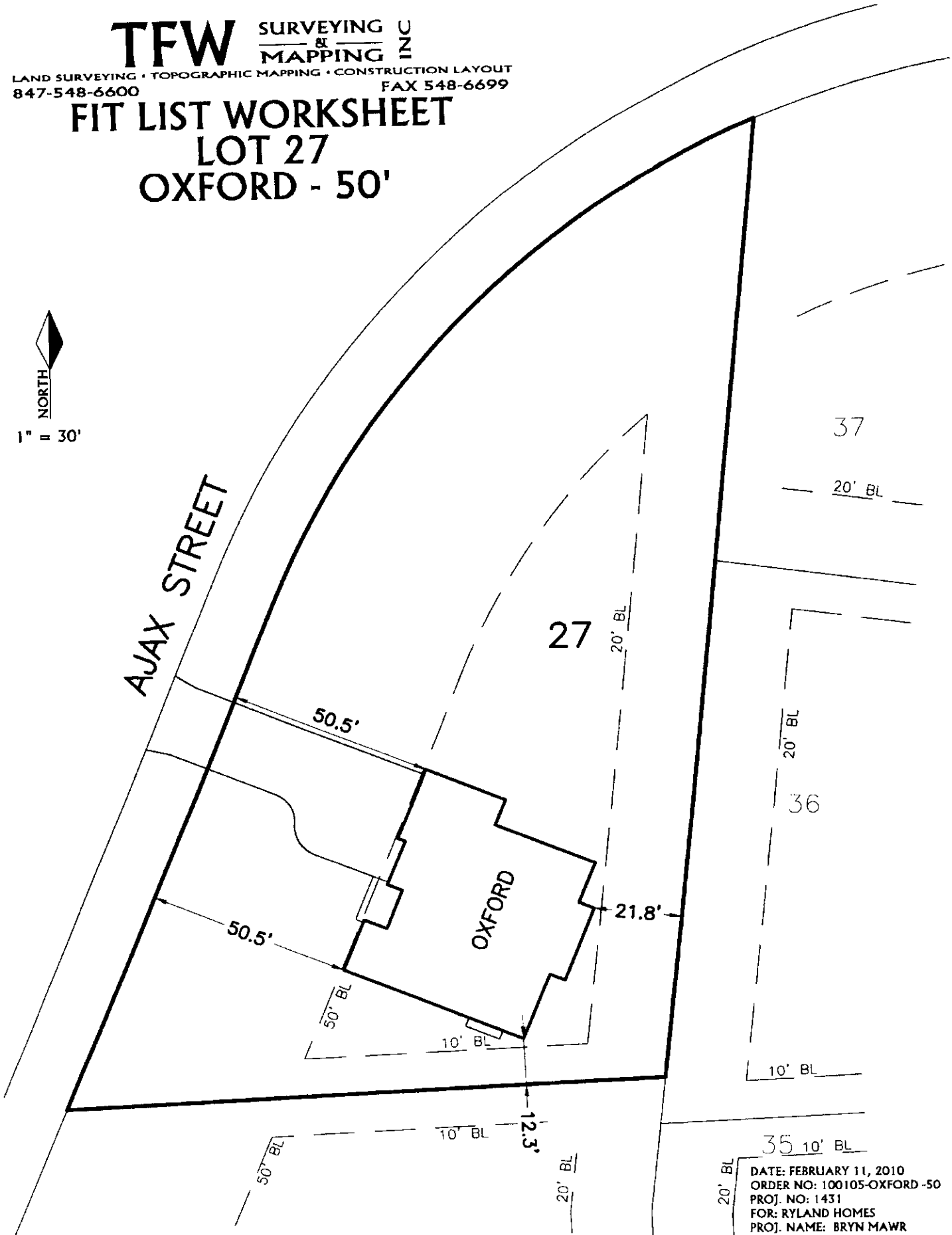
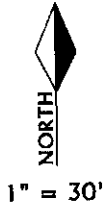


DATE: FEBRUARY 11, 2010
ORDER NO: 100105-MANCHESTER -50
PROJ. NO: 1431
FOR: RYLAND HOMES
PROJ. NAME: BRYN MAWR

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FIT LIST WORKSHEET LOT 27 OXFORD - 50'

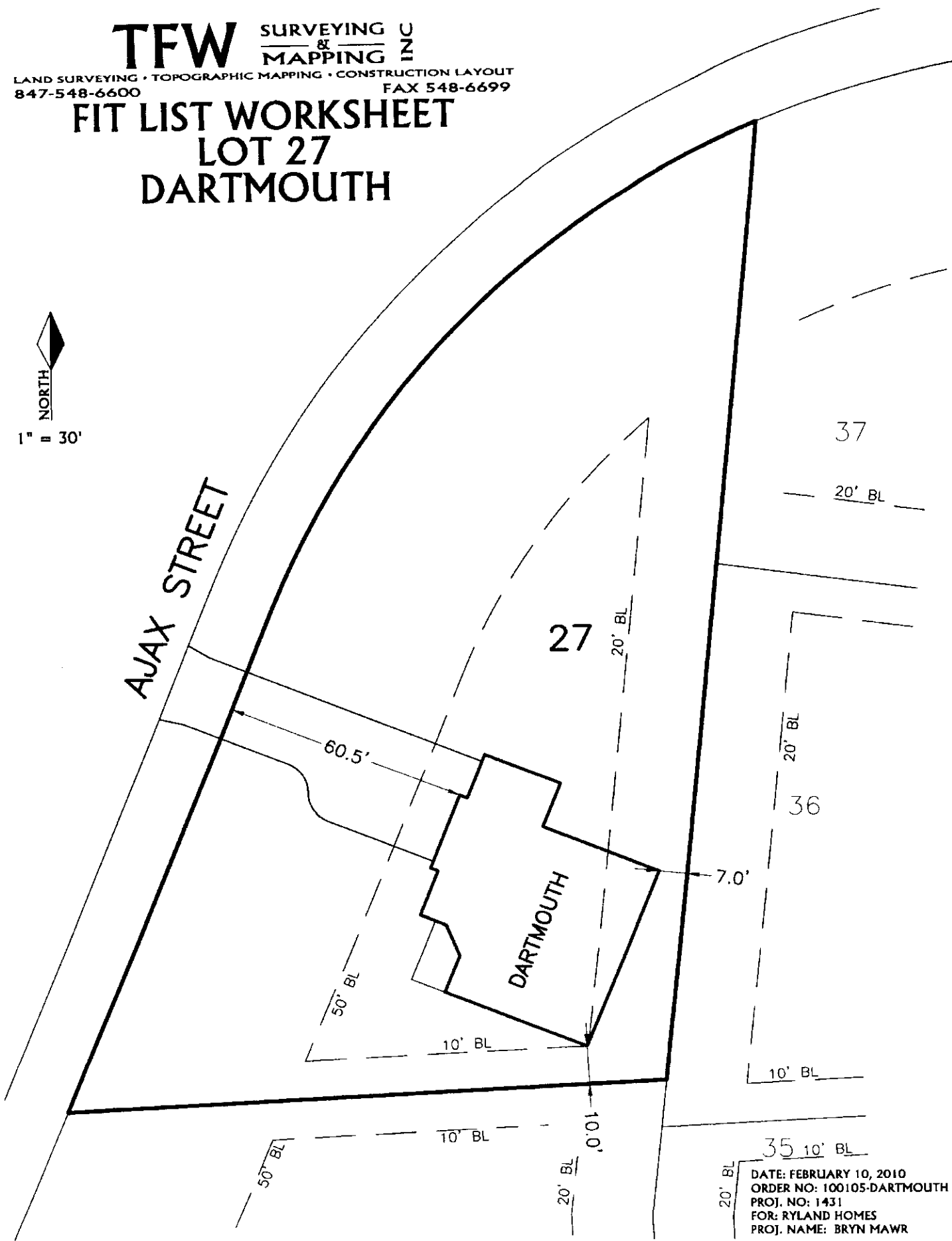
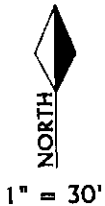


DATE: FEBRUARY 11, 2010
ORDER NO: 100105-OXFORD -50
PROJ. NO: 1431
FOR: RYLAND HOMES
PROJ. NAME: BRYN MAWR

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FIT LIST WORKSHEET LOT 27 DARTMOUTH

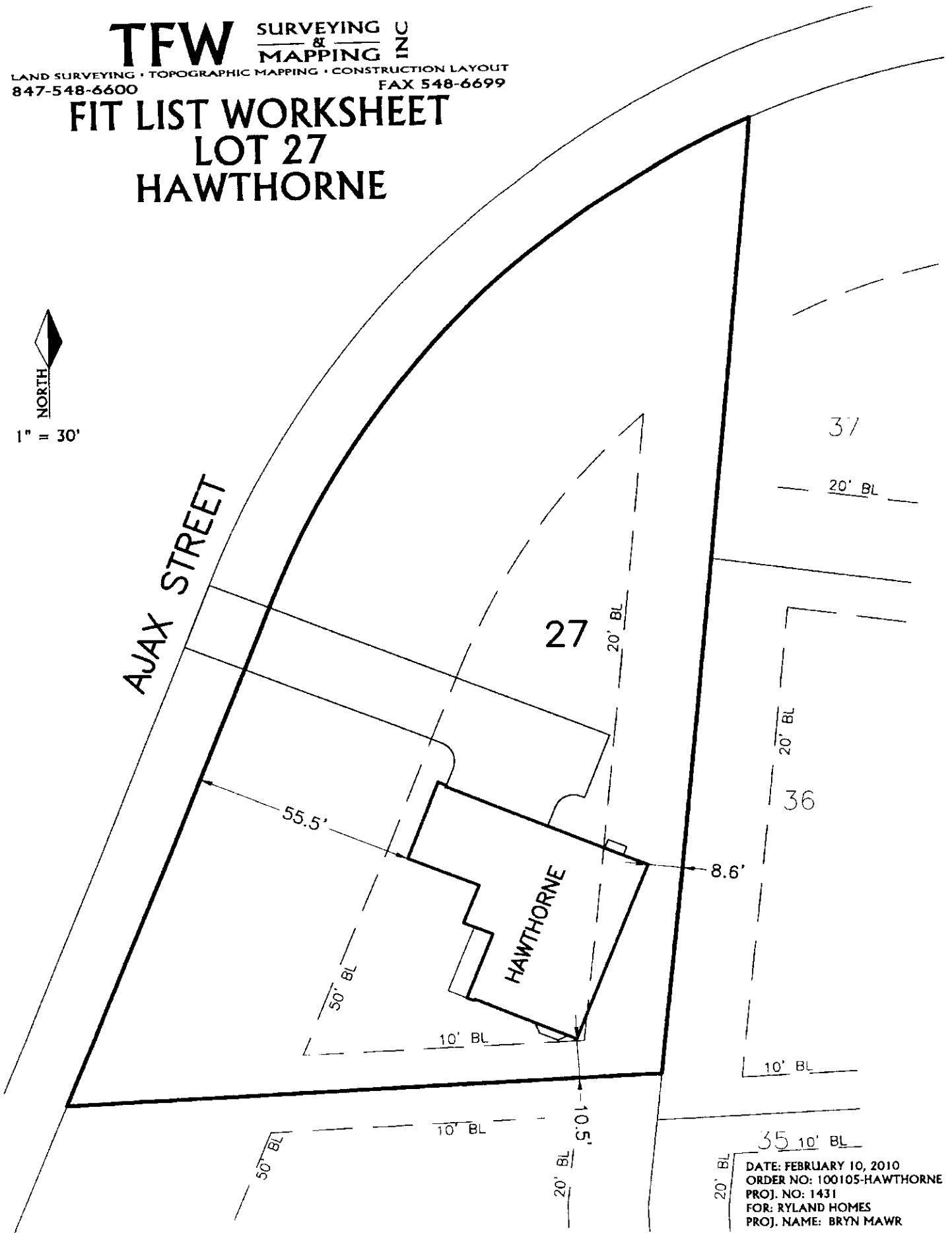
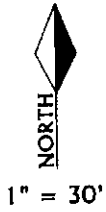


35 10' BL
DATE: FEBRUARY 10, 2010
ORDER NO: 100105-DARTMOUTH
PROJ. NO: 1431
FOR: RYLAND HOMES
PROJ. NAME: BRYN MAWR

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FIT LIST WORKSHEET LOT 27 HAWTHORNE

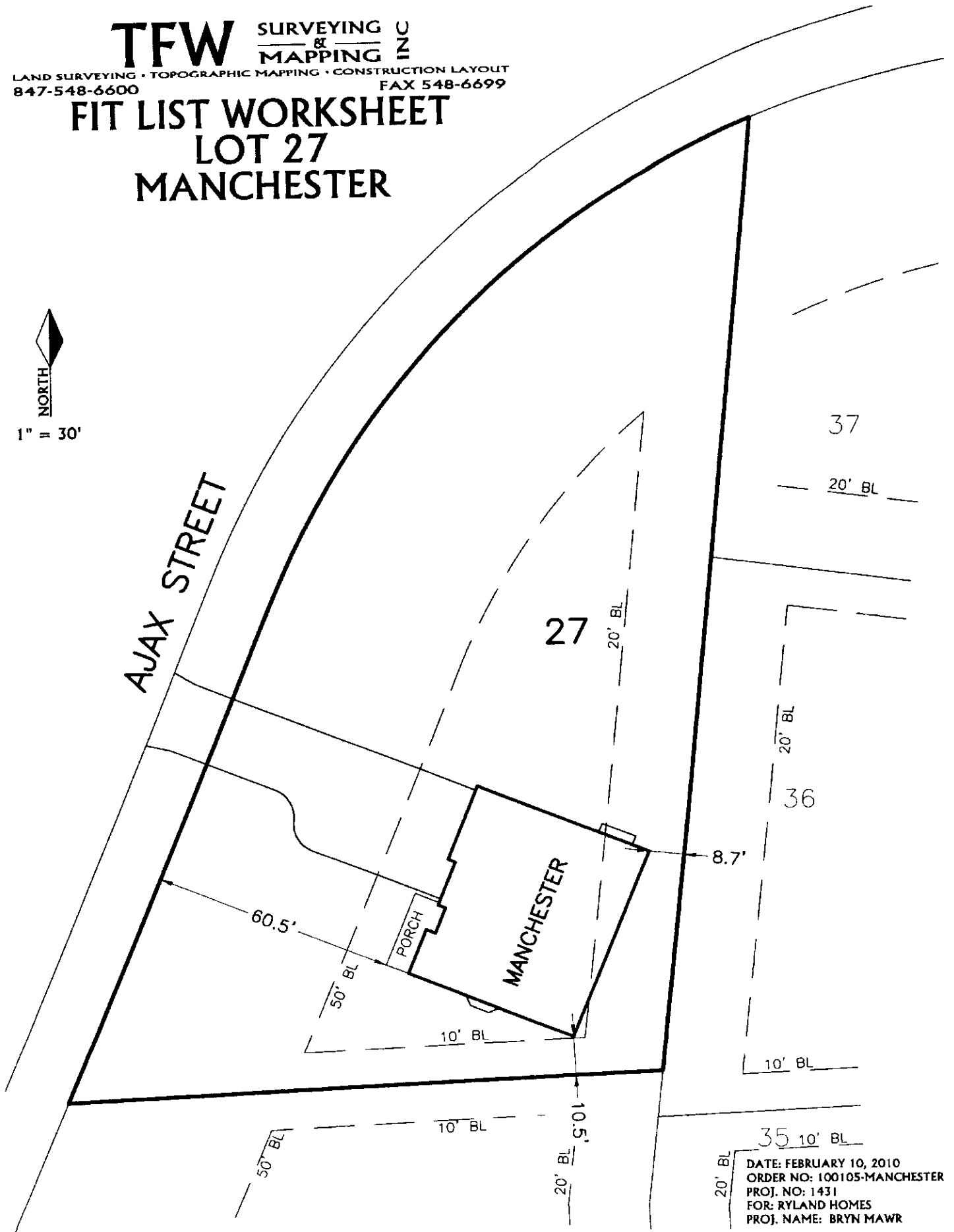


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ORDER NO: 100105-HAWTHORNE
PROJ. NO: 1431
FOR: RYLAND HOMES
PROJ. NAME: BRYN MAWR

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FIT LIST WORKSHEET LOT 27 MANCHESTER

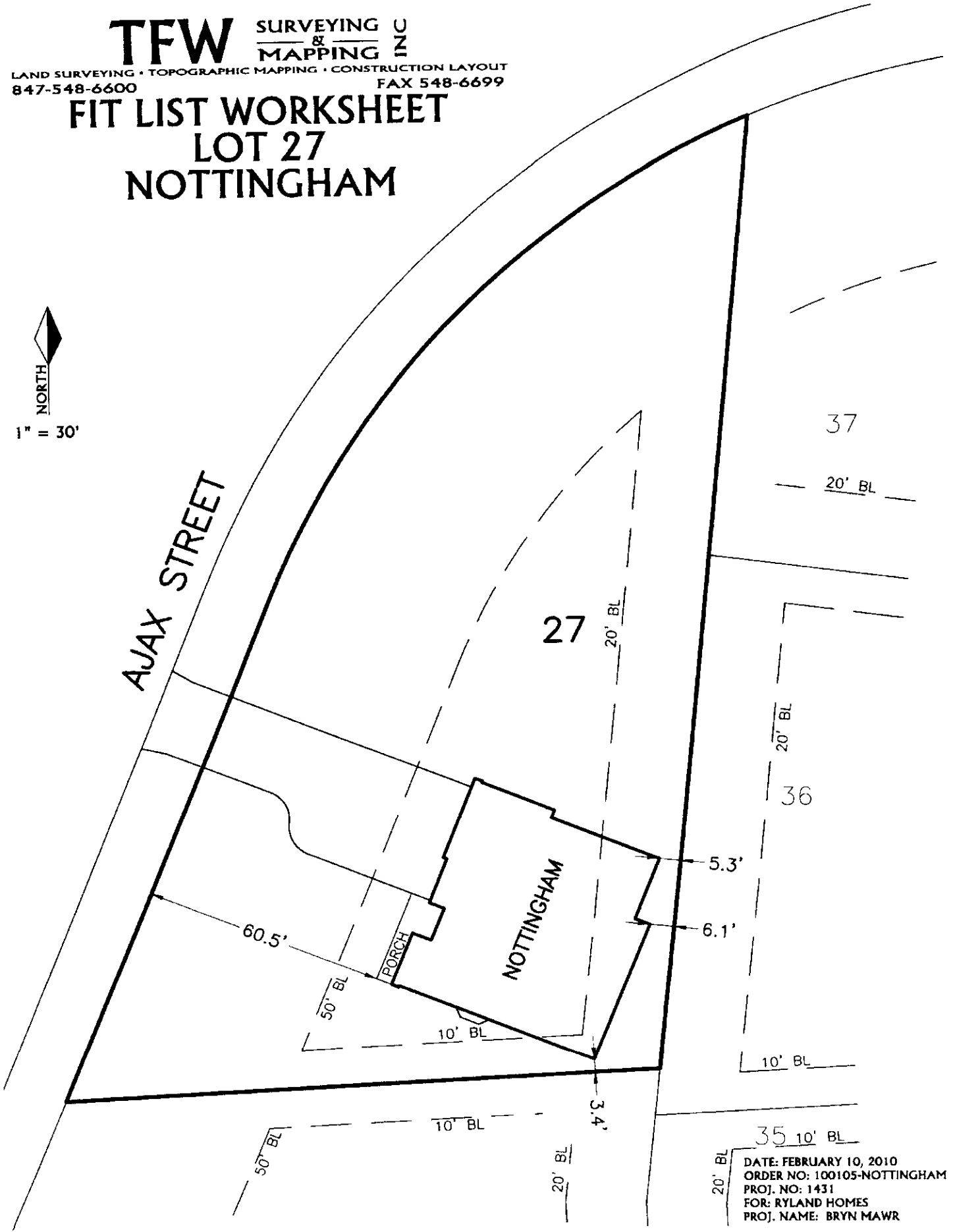
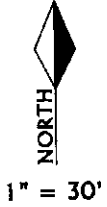


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FIT LIST WORKSHEET LOT 27 NOTTINGHAM



DATE: FEBRUARY 10, 2010
ORDER NO: 100105-NOTTINGHAM
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FOR: RYLAND HOMES
PROJ. NAME: BRYN MAWR

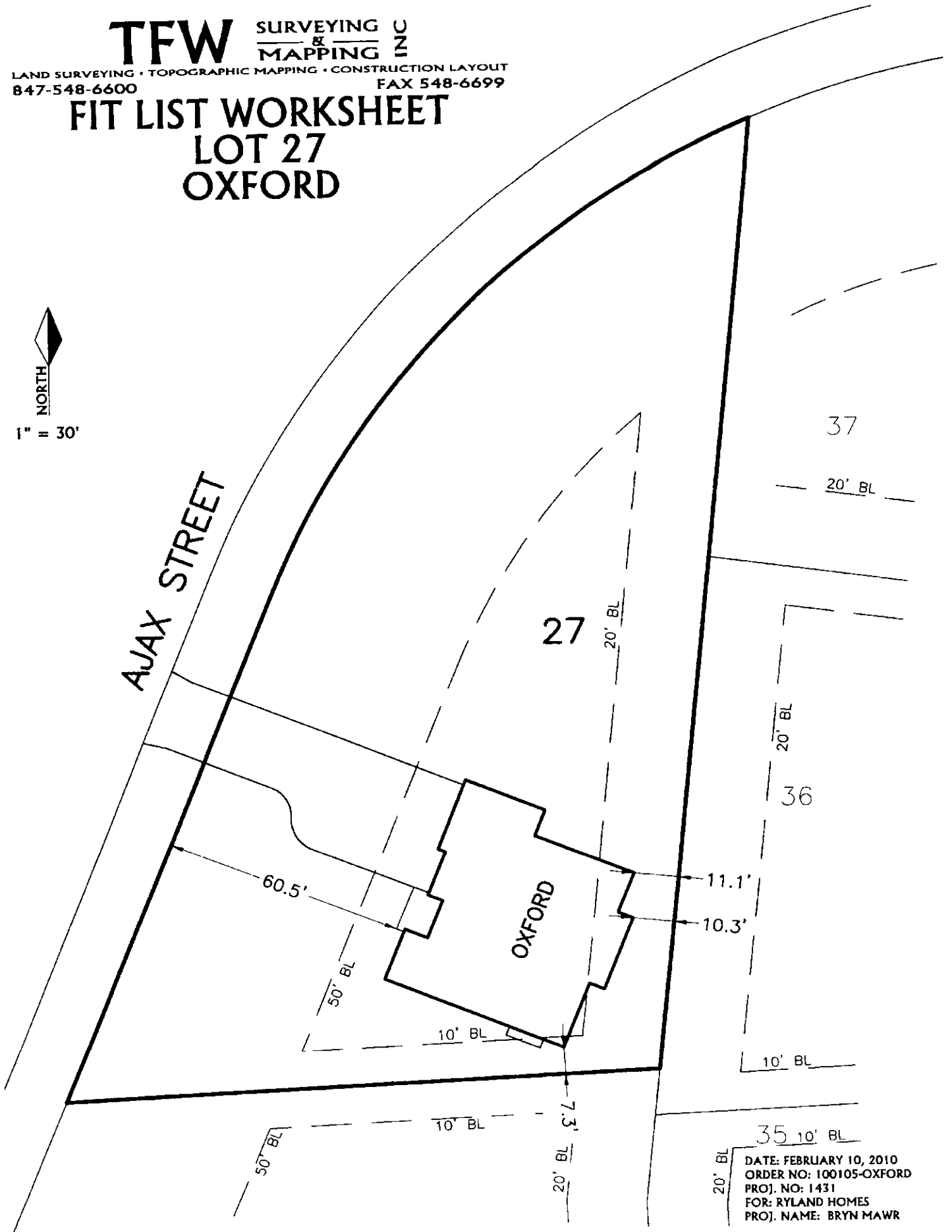
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FIT LIST WORKSHEET LOT 27 OXFORD



1" = 30'

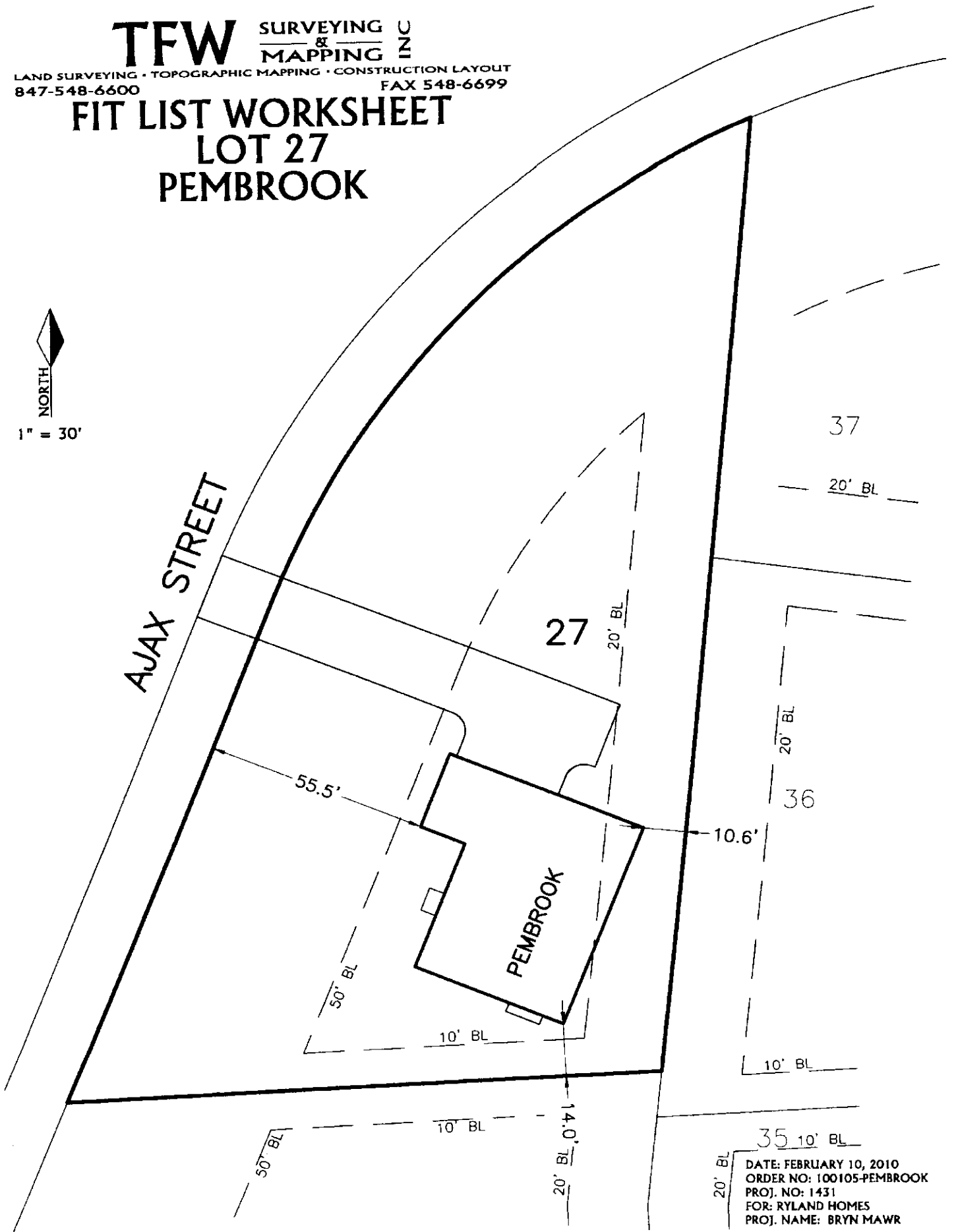
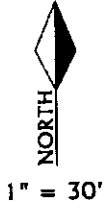


DATE: FEBRUARY 10, 2010
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PROJ. NAME: BRYN MAWR

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FIT LIST WORKSHEET LOT 27 PEMBROOK

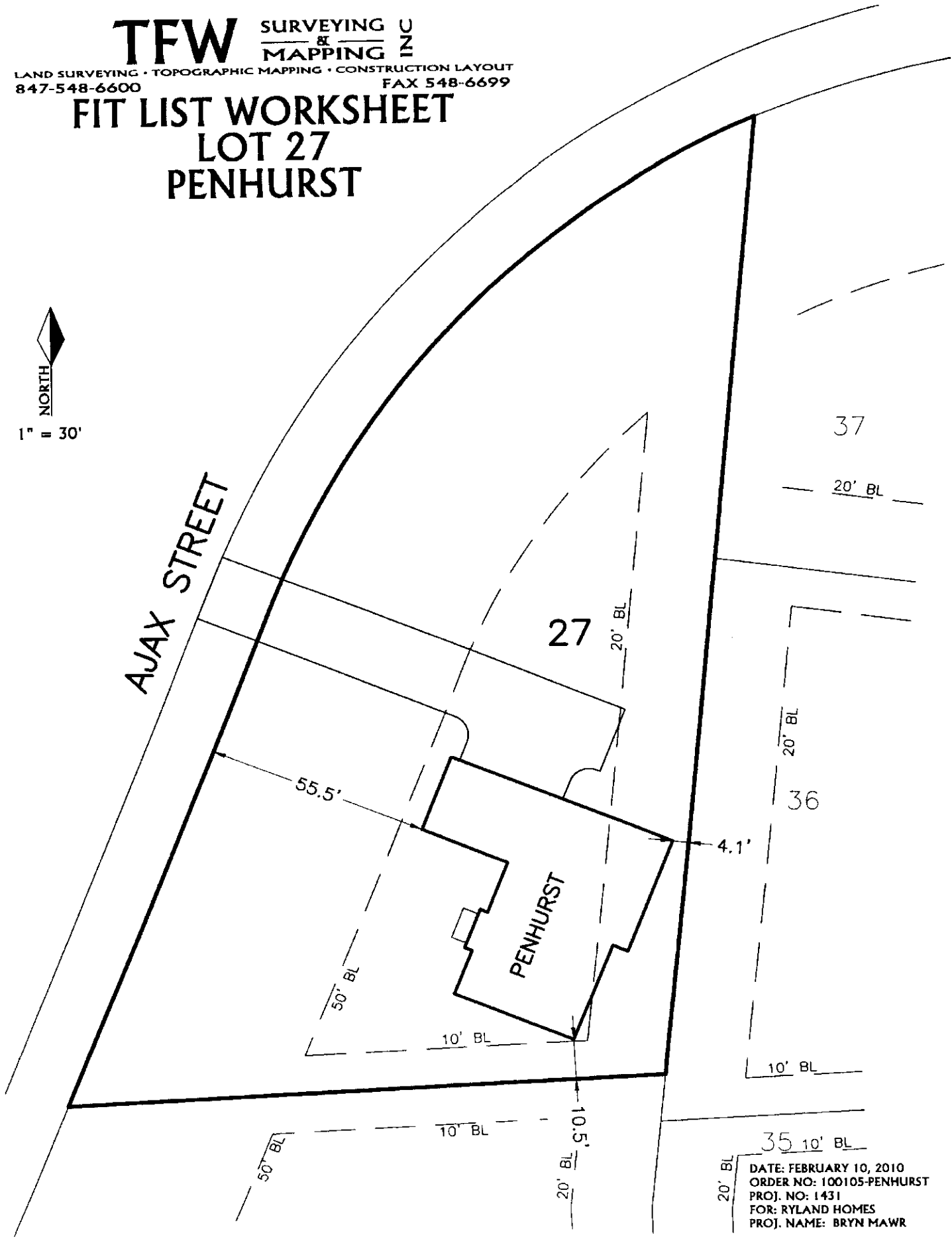
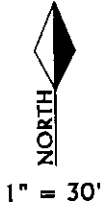


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FIT LIST WORKSHEET LOT 27 PENHURST



DATE: FEBRUARY 10, 2010
ORDER NO: 100105-PENHURST
PROJ. NO: 1431
FOR: RYLAND HOMES
PROJ. NAME: BRYN MAWR

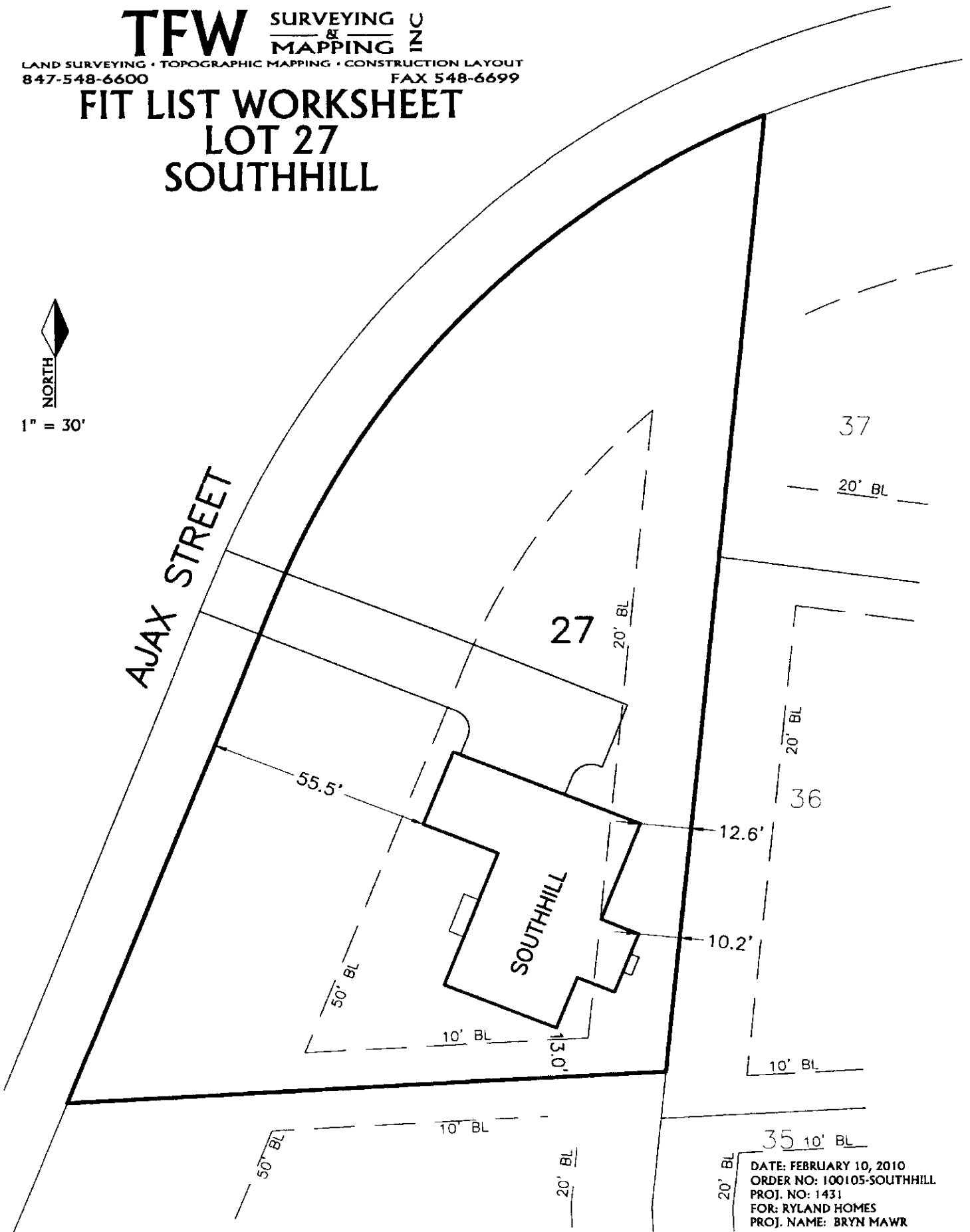
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FIT LIST WORKSHEET LOT 27 SOUTH HILL



1" = 30'




35 10' BL
DATE: FEBRUARY 10, 2010
ORDER NO: 100105-SOUTH HILL
PROJ. NO: 1431
FOR: RYLAND HOMES
PROJ. NAME: BRYN MAWR


FUTURE BNSF PATH in McHenry County Conservation District


PROPOSED ELEVATION RESTRICTION MATRIX

Bryn Mawr of Crystal Lake

 Lots restricted to "B", "C", or "D" elevations with brick fronts and a 50' front yard setback. All other lots will have minimum front yard setbacks of 55 feet.

All non-side loaded garage lots will have a minimum front yard setback of 60 feet.

 Lots restricted to requiring brick fronts, however, if an adjacent lot selects a brick front the restriction is no longer required.

 Preferred front loaded lots.



2010-17

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