



#2010-22 Thorndale Conceptual PUD Project Review for Planning and Zoning Commission

Meeting Date:	April 7, 2010
Zoning Requests:	Conceptual PUD Plan Review
Location:	Route 176, east of Route 47
Acreage:	≈ 64.5 acres
Existing Zoning:	“RE PUD - C” Residential Estate Planned Unit Development with Conservation Overlay
Surrounding Properties:	North: “RE PUD - C” Residential Estate PUD with Conservation Overlay South: “C” Unincorporated McHenry County and “E - C” Estate with Conservation Overlay East: “RE PUD - C” Residential Estate PUD with Conservation Overlay and “O PUD - C” Office PUD with Conservation Overlay West: “C” Unincorporated McHenry County
Staff Contact:	Latika Bhide 815.356.3615

Background:

The property in question is approximately 64.5 acres in area and part of the Bryn Mawr Subdivision that received Preliminary PUD approval in 2004. The property is currently zoned RE PUD - C, Residential Estate Planned Unit Development with the Conservation Overlay (the overlay was introduced with the adoption of the Unified Development Ordinance [UDO] in 2009). Through the Bryn Mawr Preliminary PUD approval, single-family lots approximately 20,000-square-feet in area were approved for this property. The Final Plat for Phase I of Bryn Mawr was approved in 2004 and created 91 lots. It is the petitioner’s intent to seek a rezone and a PUD amendment to allow townhomes on this portion of the development.

Land Use Analysis:

There are three wetlands on this property, the largest (around 15 acres) of which is located centrally on the property. The site plan illustrates 204 townhome units (on approximately 22.5 acres), on the east and north side of this large wetland leaving the vegetation on the south and west sides fairly undisturbed (approximately 26 acres). Access to this portion of the Bryn Mawr

development is proposed via an access off Route 176 and by continuing Bryn Mawr Lane westward into this portion of the development. The land plan delineates 60-feet between the two rows of housing - however the land plan is conceptual that may change when a specific product is proposed.

As indicated earlier, this property is within the Conservation Overlay district, which is intended to protect natural resources by incorporating such techniques as energy conservation, passive solar and shading design strategies, storm water best management practices, etc; encouraging a more efficient form of development that preserves the area's natural environmental features in perpetuity and, in general, promoting flexible, creative developments. Residential development in the overlay district is required to develop incorporating the principles of conservation development. This involves taking into account the natural landscape and ecology of a development site and facilitating development while still maintaining the most valuable natural features and functions of the site. It involves identifying all existing resources on site and preserving and protecting them to the greatest extent possible. This is followed by locating building sites to take advantage of open space and scenic views. Smaller lot areas and smaller lot widths which maximize the number of lots abutting natural resources and conservation areas are recommended to provide more efficient use of the land. The circulation network should avoid sensitive natural resources such as wetlands, designated natural areas, woodlands, significant tree stands, and wildlife habitats, and should be designed to take advantage of open space vistas.

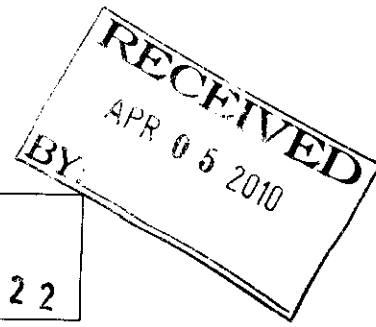
The approved Preliminary PUD plan for single-family lots will require mass-grading and clear cutting the site and for the most part lines a single row of houses along the large wetland. In contrast, the proposed land plan has a minimal impact on the vegetation on-site and provides opportunities to create common conservation areas.

The petitioner had previously requested to rezone approximately 20 acres at the northwest corner of Route 176 and Bryn Mawr Lane from the Office to the Multi-family district. The Commission expressed concerns about locating townhomes at that location and recommended denial to the City Council. The petitioner withdrew that request.

The petitioner is interested in soliciting the Commission's input on the overall concept as well as any other concerns the Commission may have.

**CITY OF CRYSTAL LAKE
PLANNING APPLICATION**

Please type or print legibly



OFFICE USE ONLY
CASE # **2010-22**

PROJECT TITLE: Bryn Mawr of Crystal Lake

ACTION REQUESTED:

- Annexation
- Rezoning
- Special Use Permit
- Preliminary Plat of Subdivision
- Final Plat of Subdivision
- Other: Amend Annexation Agreement
- Variation
- Conceptual PUD Review
- Comprehensive Plan Amendment
- Preliminary Planned Unit Development (PUD)
- Final Planned Unit Development
- Final PUD Amendment

PETITIONER:

NAME: Bryn Mawr of Crystal Lake, LLC

ADDRESS: c/o Ken Rawson, 311 W. Superior St.

Suite 525, Chicago, IL 60610

PHONE: 312 787-7534

OWNER:(IF DIFFERENT)

NAME: _____

ADDRESS: _____

PHONE: _____

PROPERTY INFORMATION:

General Description of Project: (Attach all required plans and specifications): The amendment to the annexation agreement to allow the development of Town homes in the South West Corner of the project. This area is approximately 1000 feet West of the current final subdivided lots. The townhomes concept plan will be subject to a conservation overlay.

General Location: (Attach legal description) The North side of route 176 immediately East of the Western Property Line of the Project and West of the existing St Aubin Nursery building

Property ID Number (PIN): 13-34-100-016 13-34-100-020

Comprehensive Plan Designation: Office

Zoning: Current: Office Proposed: R3b

Use: Current: landscape business Proposed: town home

Site Area: Current 64.34 acres Proposed: 22.49 acres of townhomes remaining to be in open space

No. of Lots Proposed: _____ No. Dwelling Units Proposed: 204

DEVELOPMENT TEAM

Developer: Bryn Mawr C/O Kenneth Rawson, 308 West Erie, Suite 700 Chicago, IL 60654. (312) 787-7756

Architect: _____

Attorney: Joseph Gottemoller of Madsen, Sugden & Gottemoller, (815)459-5152, (FAX 815-459-0290

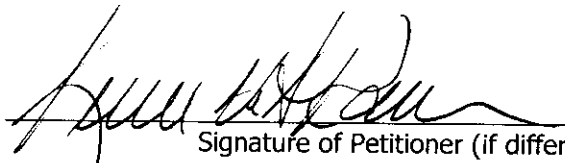
Landscape Architect: _____

Planner: Manhard Consulting, 900 Woodlands Parkway, Vernon Hills, IL 60061

Surveyor: _____

Other: _____

SIGNATURES

 _____
Signature of Petitioner (if different from owner) 4/2/10
Date

As owner of the property in question, I hereby authorize the seeking of the above requested actions.
Bryn Mawr of Crystal Lake, LLC

By: _____ manager _____
Signature Date

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

Legal Description of proposed R3B reclassification

PARCEL 2

Part of the South Half of the Northwest Quarter, and part of the Northwest Quarter of the Southwest Quarter, all in Section 34, Township 44 North, Range 7, East of the Third Principal Meridian, being described as follows: Commencing at the Southeast corner of the said Southeast Quarter of the Northwest Quarter of Section 34; thence South 89 degrees 51 minutes 26 seconds West along the South line thereof, 1304.51 feet to the Place of Beginning; thence continuing South 89 degrees 51 minutes 26 seconds West along said line, 277.02 feet to the centerline of State Route 176; thence Westerly along said centerline, 725.45 feet along a non-tangent curve to the left, having a radius of 3,819.53 feet, chord length of 724.36 feet, and bears South 80 degrees 18 minutes 59 seconds West; thence South 74 degrees 52 minutes 31 seconds West along said centerline, 56.32 feet; thence North 15 degrees 01 minutes 42 seconds West, 341.16 feet; thence Northwesterly 217.83 feet along a curve to the left, having a radius of 600.00 feet, chord length of 216.64 feet, and bears North 25 degrees 25 minutes 45 seconds West; thence Northeasterly along a curve to the right, having a radius of 600.00 feet, chord length of 249.84 feet, and bears North 23 degrees 54 minutes 02 seconds West; thence North 75 degrees 56 minutes 51 seconds East, 532.65 feet; thence Easterly 640.34 feet along a curve to the right, having a radius of 1,015.00 feet, chord length of 629.78 feet, and bears South 85 degrees 58 minutes 45 seconds East; thence South 67 degrees 54 minutes 20 seconds East, 56.34 feet; thence Easterly 132.38 feet along a curve to the left, having a radius of 335.00 feet, chord length of 131.52 feet, and bears South 79 degrees 13 minutes 34 seconds East; thence South 00 degrees 05 minutes 39 seconds East, 574.31 feet; thence South 44 degrees 50 minutes 14 seconds West, 28.32 feet to the North right-of-way line of State Route 176; thence Easterly 20.00 feet along a non-tangent curve to the right, having a radius of 3,869.53 feet, chord length of 20.00 feet, and bears North 89 degrees 46 minutes 06 seconds East; thence South 00 degrees 05 minutes 39 seconds East, 59.77 feet to the Place of Beginning, in McHenry County, Illinois.

Legal Descriptions

PARCEL 1

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, IN TOWNSHIP 44 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89° 51' 46" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 28.00 FEET; THENCE SOUTH 45° 05' 31" WEST, 39.76 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 0° 19' 17" EAST ALONG SAID WEST LINE, 28.00' TO THE POINT OF BEGINNING.) IN McHENRY COUNTY, ILLINOIS.

PIN 13-28-400-003

PARCEL 2

THE EAST HALF OF THE NORTHEAST QUARTER SECTION 33, IN TOWNSHIP 44 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THE NORTH 190.0 FEET THEREOF) AND THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, LYING NORTHWESTERLY OF THE CENTERLINE OF A PUBLIC HIGHWAY (COMMONLY KNOWN AS ILLINOIS STATE ROUTE #176), AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, (EXCEPTING THE NORTH 190.0 FEET THEREOF), AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, LYING NORTHWESTERLY OF SAID CENTERLINE OF A PUBLIC HIGHWAY (COMMONLY KNOWN AS ILLINOIS STATE ROUTE # 176), AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, (EXCEPTING THE EAST 19 ACRES THEREOF), IN McHENRY COUNTY, ILLINOIS.

P.I.N. # 13-33-200-009, 13-34-100-002, 13-33-200-010, 13-33-400-007, 13-34-300-001, 13-34-100-009, 13-34-100-008, 13-34-100-005

PARCEL 3

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, IN TOWNSHIP 44 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THE NORTH 190.0 FEET THEREOF), AND THAT PART SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 0° 24' 38" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 1313.85 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE SOUTH 0° 24' 38" WEST ALONG THE EAST LINE OF SAID NORTHWEST

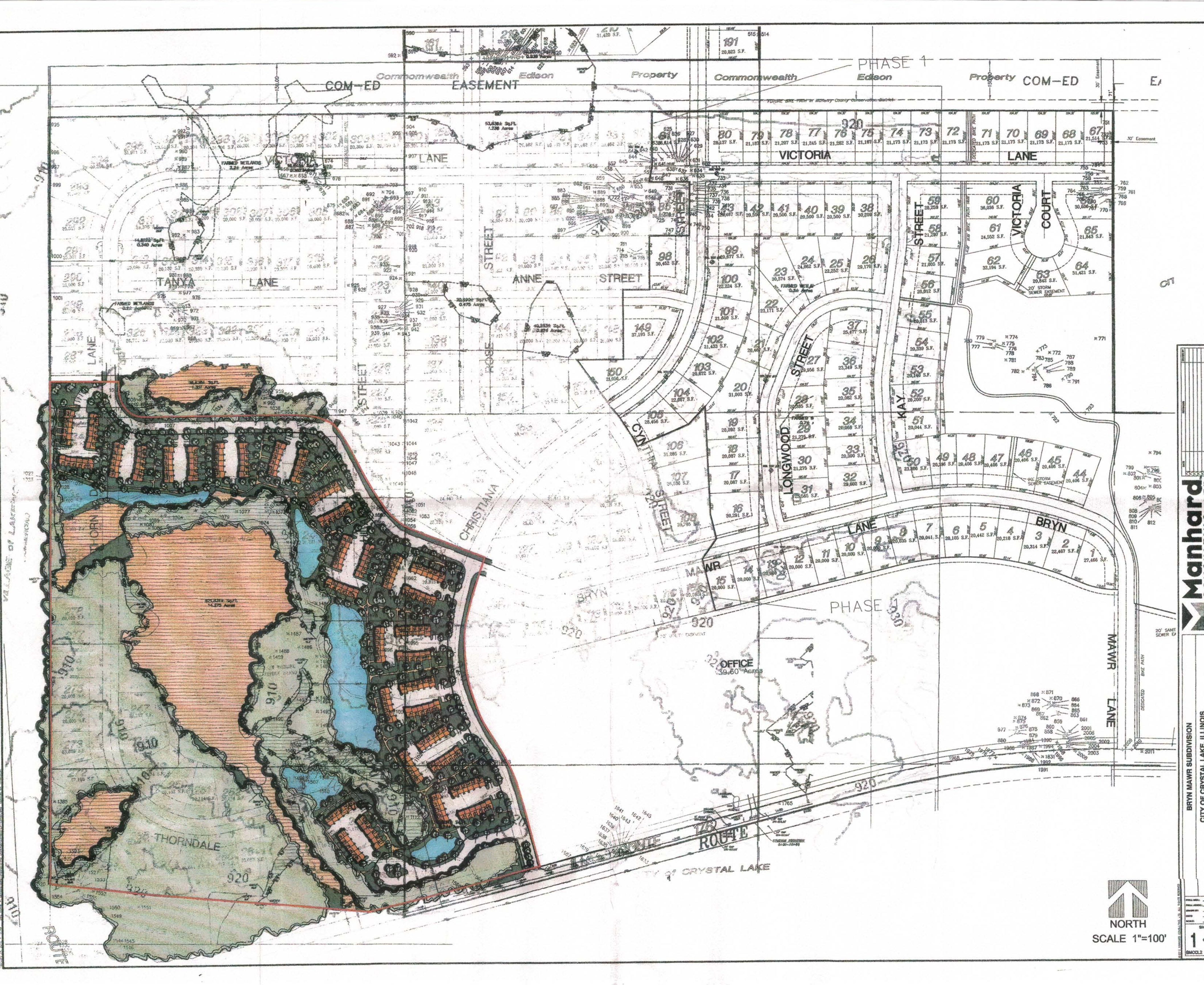
QUARTER OF THE SOUTHEAST QUARTER, 556.22 FEET TO A POINT ON THE OLD PUBLIC HIGHWAY CENTERLINE (AS DESCRIBED IN DOCUMENT #476434 AND RECORDED AUGUST 9TH, 1967, IN McHENRY COUNTY, ILLINOIS), SAID POINT BEING 9.21 FEET NORTH OF THE CENTERLINE OF ILLINOIS STATE ROUTE #176; THENCE NORTH 85° 05' 46" WEST ALONG SAID OLD HIGHWAY CENTERLINE, 60.19 FEET; THENCE NORTH 0° 24' 38" EAST ALONG A LINE 60.0 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 551.08 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 0° 24' 38" EAST ALONG A LINE 60.0 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 1313.79 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 89° 57' 29" EAST ALONG SAID NORTH LINE, 60.00 FEET TO THE POINT OF BEGINNING, IN McHENRY COUNTY, ILLINOIS.

PIN 13-33-200-003, 13-33-200-005, 13-33-200-008, 13-33-200-007

PARCEL 4

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, IN TOWNSHIP 44 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THE EAST 60.0 FEET THEREOF), AND THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89° 59' 16" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 1264.20 FEET; THENCE SOUTH 0° 24' 38" WEST ALONG A LINE 60.0' WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 529.47 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ILLINOIS STATE ROUTE #176; THENCE SOUTH 75° 14' 48" WEST ALONG SAID RIGHT-OF-WAY LINE, 64.06 FEET TO A POINT OF INTERSECTION WITH THE OLD GRAVEL ROAD CENTERLINE AS DESCRIBED IN DOCUMENT 476434, AND RECORDED AUGUST 9TH, 1967, IN McHENRY COUNTY, ILLINOIS; THENCE NORTH 85° 05' 22" WEST ALONG SAID OLD GRAVEL ROAD CENTERLINE, 825.90 FEET; THENCE NORTH 83° 42' 47" WEST ALONG SAID OLD GRAVEL ROAD CENTERLINE, 380.92 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (SAID POINT BEING 2193.10 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER); THENCE NORTH 0° 24' 04" EAST ALONG SAID WEST LINE, 433.64 FEET TO THE POINT OF BEGINNING, IN McHENRY COUNTY, ILLINOIS.

PIN #13-33-200-004. 13-33-400-001



PHASE 1

PHASE 2

COM-ED

EASEMENT

Edison Property

Commonwealth Edison

Property COM-ED

E

VICTORIA LANE

VICTORIA LANE

TANYA LANE

ANNE STREET

ROSE STREET

ANNE STREET

VICTORIA COURT

VICTORIA COURT

LONGWOOD STREET

CYNTHIA STREET

KAY STREET

CHRISTIANA

LANE

LANE

THORNDALE

ROUTE

ROUTE

ROUTE

ROUTE



NORTH
SCALE 1"=100'

Manhard

BRYN MAWR SUBDIVISION
CITY OF CRYSTAL LAKE, ILLINOIS

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