



#2010-27

Park Place Final PUD Amendment

Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	July 21, 2010
<u>Request:</u>	Final PUD Amendment to allow the extension of decks and patios to extend beyond the previously approved limits, which would require variations to allow encroachment into the rear yard setback and to the maximum permitted impervious coverage.
<u>Location:</u>	West of Randall Road at Alexandra Boulevard
<u>Acreage:</u>	Approximately 26 acres
<u>Zoning:</u>	R-3B PUD Multi-Family
<u>Surrounding Properties:</u>	North: R-2 PUD Single Family (Crystal in the Park Unit 1) South: R-1 PUD Single Family (The Villages) East: R-3B PUD Multi-Family (Phase 1 of Park Place) and R-2 PUD (detention) West: R-2 PUD Single Family (Crystal in the Park Unit 2)
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

The Park Place development received preliminary PUD approval for 187 townhomes in 1994. This was for all three phases. In 1998, the City Council approved the rezoning to R-3B PUD, the Final PUD and granted lot variations. In 2004 and 2005, the developer received final plat and Final PUD approvals for Phase 2 and Phase 3, respectively.

The petitioner is requesting deck and patio extensions to allow their existing decks and patios to be more functional. The deck and patio extensions would encroach into the required rear yard setback beyond the four feet permitted. Since this project is a PUD, a PUD Amendment and Variations is necessary to allow the proposed extensions.

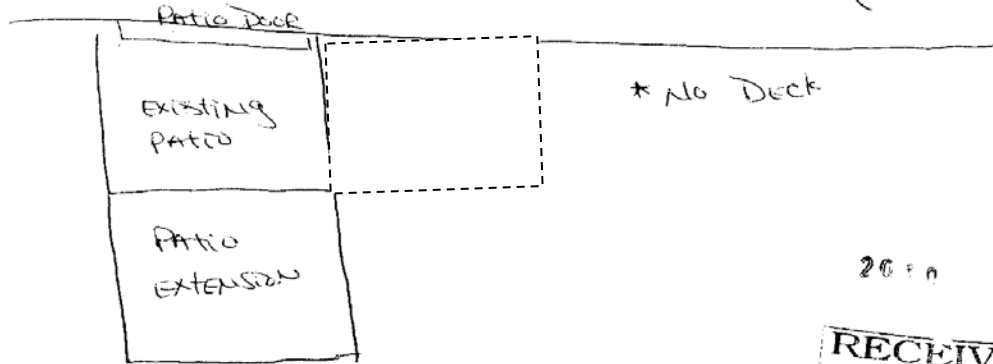
Land Use Analysis:

There are two extensions proposed, the first is for homes with existing patios, that are only permitted to have patios, that would extend their patio slab. The second is for homes with a deck that would extend the deck and create a patio area. The petitioner, in coordination with the Home Owners Association, has created a list of criteria for the deck and patio extensions. This criteria is listed within the recommended conditions of approval.

Houses with Patios only:

Homes that only have a patio may only construct a patio extension and cannot construct a deck. The existing patios vary but are approximately 8' x 8'. The patio extension would extend 6' farther into the rear yard and maintain their 8' width. See the below illustration.

option #2: units w/ no basements or well (full underground)

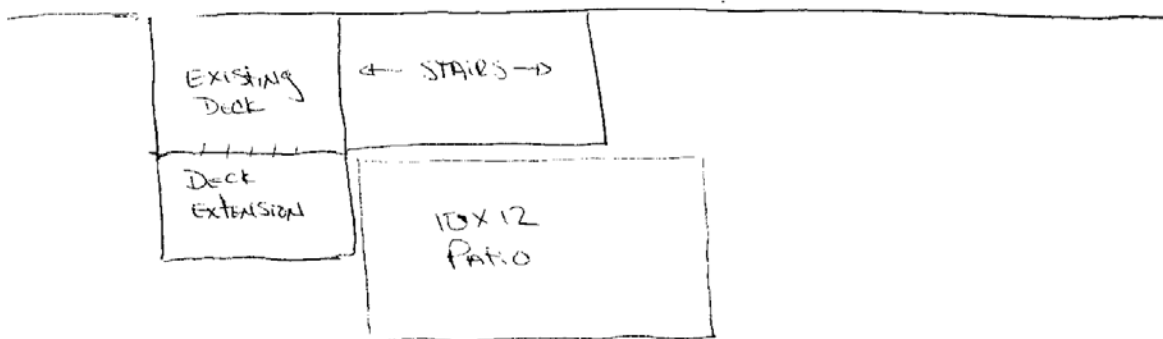


The guideline criteria also allows for the use of stamped concrete or other treatment to the concrete. If this is used, the entire patio area must have the same decorative treatment. The criteria also require the homeowner to be responsible for onsite grading and relocation of any landscape materials. Instead of coming straight out from the existing patio, the patio slab extension could be out to the side of the existing patio.

Houses with decks:

The townhome units with decks would be permitted a deck and patio area. Existing decks are approximately 4' out from the house and 7' wide. The proposed deck extension would allow an additional 6.5' into the rear yard and 7' wide. The patio is required to start near the foot of the stairs and can be a 10' x 12' patio slab. The illustration below shows the proposed layout.

option #1: units w/ walk out or look out basements



Deck extensions need to match the color and materials of the existing deck. The homeowner is also responsible for onsite grading and relocation of landscape materials. Since the proposed patio slab is not attached to the principle structure or connected to the deck to provide access between the two, it is considered a detached accessory structure and can be 5 feet from any property line. If however, the homeowner wraps the patio slab around and connects it to the stair footing it will become one attached accessory structure and be subject to the setback requirements.

Planned Unit Development Variations

Depending on the lot, the unit location, the existing features and the owner's preference, there are a variety of setback encroachments and impervious coverage percentages. This request is asking for the ability to construct the decks and patios as proposed, allowing the encroachments without making each individual homeowner seek a variation. The existing decks and patios range from 2' to 5' into the required rear yard setback. Decks and patios open to the sky are permitted a 4' encroachment. The proposed deck and patio extensions would go beyond this and require variations anywhere from 3' up to 11' into the rear yard setback.

The allowable impervious coverage is 65%. Again, depending on the unit location and the improvements constructed, some of the individual lots would exceed this maximum. The detention basin was oversized by 5.8%. The Engineering Division has reviewed the increased impervious coverage and feels that if the patios and decks are constructed, as proposed, the basin will be able to accommodate the additional runoff. Staff would recommend that the homeowners construct bio-swales or rain gardens around their patios to clean and infiltrate more water on site rather than sending it to the detention area.

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, in the form of relief from compliance with conventional zoning ordinance site and design therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often requirements.

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. If the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation request be lessened or denied.

Park Place has been designed with curvilinear streets allowing for common open space behind and adjacent to the units. This open space creates distance between the buildings so the decks and patios will not appear to fill up the rear yards. Townhome lots are, by nature, very small since they are platted to be just around the unit with a slight amount of private open space in the front and back. To make up for this fact, this development has been designed with open space around the buildings. This is evident in the final plat, which is attached to this report. The petitioners need to request the variation from the impervious lot coverage because of the nature of their small lots. The overall development will be below the maximum impervious limits.

Findings of Fact:

Final Planned Unit Development Amendment

The petitioner is requesting approval of an amendment to a Final Planned Unit Development to allow the extension of decks and patios within the setbacks and to exceed the impervious surface coverage limits. 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*

In addition PUDs must also meet the standards in Section 4-500 C. Development Standards and 4-500 D. 1 Additional standards for Planned Unit Developments Residential PUDs.

1. Implements the vision and land use policies of the Comprehensive Plan.
 Meets *Does not meet*

2. Shall not result in substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matter of public health, safety and welfare.
 Meets *Does not meet*
3. PUD's must provide transitional uses to blend with adjacent development.
 Meets *Does not meet*
4. PUD phases must be logically sequenced.
 Meets *Does not meet*
5. The density and intensity of a PUD shall be in accordance with the Comprehensive Plan.
 Meets *Does not meet*
6. All dimensional standards shall be listed within the PUD plan if they do not meet the Ordinance minimum standards.
 Meets *Does not meet*
7. The responsible parties for all on-site and other required public improvements shall be established and a utility plan indicating all proposed easements shall be provided.
 Meets *Does not meet*
8. Any private infrastructure shall comply with the city standards.
 Meets *Does not meet*
9. The PUD plan shall establish the responsibility of the applicant/developer.
 Meets *Does not meet*
10. A bond or letter of credit shall be posted to cover required fees or public improvements.
 Meets *Does not meet*

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Urban Residential, which is defined as: "representing existing and future residential areas including a combination of single-family and multi-family housing types." Within the Residential Land Use section of the Comprehensive Plan, the following goal and objective is related to the petitioner's requests:

Goal: Encourage a diversity of high quality housing in appropriate locations throughout the city that supports a variety of lifestyles and invigorates community character.

Objective #3: Preserve and enhance the character and livability of existing residential areas.

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. Application (Brian Schoepp, received 4/12/10).

- B. Park Place HOA Patio and Deck Guidelines (Park Place HOA, received 4/12/10)
- C. Patio and Deck extension exhibit (Schoepp, received 4/12/10)

2. All previous approvals, restrictions and approved plans shall remain in effect, unless specifically modified by this request.
3. No patio or deck extension shall be permitted closer than 5 feet from the rear property line and shall not be permitted within a Municipal Utility Easement, Drainage Easement, Restricted Public Utility Easement, Access Easement or Public Utility Easement (unless permission is granted from that utility).
4. Each homeowner is required to complete a Building Permit application and provide complete plans with dimensions, materials, colors and other details. The homeowner shall also show any landscape to be removed and its relocation. The homeowner shall also calculate the impervious surface coverage.
5. Each permit shall be reviewed by the Engineering Division to ensure grading patterns remain intact.
6. The petitioner shall comply with all of the requirements of the Planning and Economic Development, Engineering and Building, Public Works, Fire Rescue and Police Departments.
7. Each patio or deck request shall adhere to the following criteria:

A. Patio extensions

PART ONE - PATIOS:

All patios must be made of uncolored concrete or uncolored stamped concrete using either Fieldstone, Ashlar Slate, Majestic Ashlar, or 36" x 36" Slate patterns and using a black or dark grey release color. The Patio must also be professionally installed by a licensed and bonded contractor. Homeowner's patios that disturb the existing landscaping (other than grass) must replant the bushes and shrubs in an approved area on their own lot. Patios must also be permitted and approved by the City of Crystal Lake. For more information, visit <http://www.crystallake.org/Modules/ShowDocument.aspx?documentid=132> . Be aware that lots with dramatic sloping backyards may require additional attention and paperwork.

Look Out Basement or Walk Out Basement Models West of the Creek:

Patios must start near the footpad of the stairs and extend a width of 12 feet. From here the patio will extend 10 feet out towards the rear of the property.

Slab or Standard Basement Models West of the Creek:

Patios can be extended 6 ft. out and 8 ft. over from the original patio. This will double the existing patio. If the homeowner chooses to use stamped concrete the whole patio (existing and new) must be done.

Homeowners will be responsible for any impact their installation may have to the building or grounds. Homeowners are also responsible for the removal of any dirt, grass, and other materials. Materials must be removed from the association grounds.

All owners who wish to install patios will be responsible for the upkeep and maintenance of their patio. Any necessary relocation of landscape material due to the installation of a patio will be done by the Association's hired landscape contractor at the homeowner's expense.

B. Deck extensions

PART TWO – DECKS:

All decks must be made of wood and follow the same style of the existing deck. No stains or painted wood will be allowed. Decks must also be permitted and approved by the City of Crystal Lake. For more information, visit <http://www.crystallake.org/Modules/ShowDocument.aspx?documentid=131> . Be aware that lots with dramatic sloping backyards may require additional attention and paperwork.

Look Out Basement or Walk Out Basement Models West of the Creek:

Deck extension of 6 feet 6 inches by 7 feet will be permitted. All railings must follow the same style as the preexisting deck. Ground underneath the deck must be mulched and re-landscaped. Any bushes or shrubs under the new deck extension must be relocated to an approved area.

Homeowners will be responsible for any impact their installation may have to the building or grounds. Homeowners are also responsible for the removal of any dirt, grass, and other materials. Materials must be removed from the association grounds.

All owners who wish to install a deck will be responsible for the upkeep and maintenance of their deck. Any necessary relocation of landscape material due to the installation of a deck will be done by the Association's hired landscape contractor at the homeowner's expense.

City of Crystal Lake Development Application

Office Use Only
File # 2010-27

Project Title: _____

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
APR 12 2010
BY _____

Petitioner Information

Name: BRIAN SCHOEPP
Address: 674 Acaelia Cir
Crystal Lake, IL 60014
Phone: (847) 514-9078
Fax: _____
E-mail: bschoepp@gmail.com

Owner Information (if different)

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

Property Information

Project Description: Park Place Town Homes.

Project Address/Location: _____

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

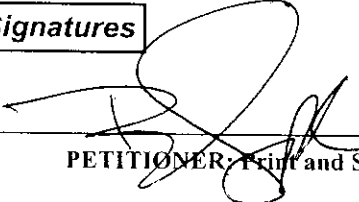
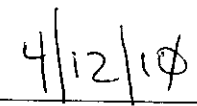
Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

 _____ 

PETITIONER: Print and Sign name (if different from owner)

Date

As owner of the property in question, I hereby authorize the seeking of the above requested action.

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.

10-27

PUBLIC NOTICE

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

IN THE MATTER OF THE PETITION
OF Park Place Townhomes Home-
owners Association

LEGAL NOTICE

Notice is hereby given in compli-
ance 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 applica-
tion by Brian Schoepp, on behalf of
the Park Place Townhomes Home-
owners Association, for a Planned
Unit Development Amendment re-
lating to the real estate commonly
known as Park Place generally lo-
cated along Westport Ridge at
Alexandra Boulevard.

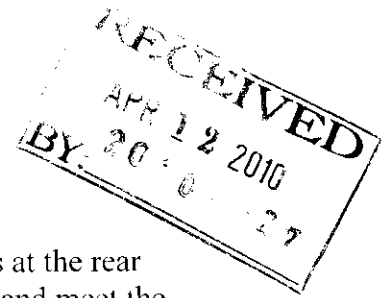
In accordance with Article 4 Sec-
tion 4-500 and Article 3 Section 3-
200, this application is filed for the
purposes of seeking a Planned Unit
Development amendment to allow
the extension of decks and patios to
extend beyond the previously ap-
proved limits for decks and patios.
These extensions may extend into
the required rear yard setback, typi-
cally 6 feet but as much as 11 feet
in some cases and any other varia-
tions necessary to allow the plans
as presented and available for view
at City Hall.

A public hearing before the Plan-
ning and Zoning Commission for
this request will be held at 7:30
p.m. on Wednesday July 21,
2010, at the Crystal Lake City Hall,
100 West Woodstock Street, at
which time and place any person
determining to be heard may be

present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake
(Published in the Northwest Herald
July 5, 2010)

PARK PLACE HOA OF CRYSTAL LAKE
PATIO AND DECK GUIDELINES



The Association grants its approval and consent to all owners to install patios at the rear of their unit, at their expense, provided such patios are specifically approved and meet the specifications adopted by the Association prior to installation. **An Architectural Request form must be filled out and approved prior to installation.**

PART ONE - PATIOS:

All patios must be made of uncolored concrete or uncolored stamped concrete using either Fieldstone, Ashlar Slate, Majestic Ashlar, or 36" x 36" Slate patterns and using a black or dark grey release color. The Patio must also be professionally installed by a licensed and bonded contractor. Homeowner's patios that disturb the existing landscaping (other than grass) must replant the bushes and shrubs in an approved area on their own lot. Patios must also be permitted and approved by the City of Crystal Lake. For more information, visit

<http://www.crystallake.org/Modules/ShowDocument.aspx?documentid=132> . Be aware that lots with dramatic sloping backyards may require additional attention and paperwork.

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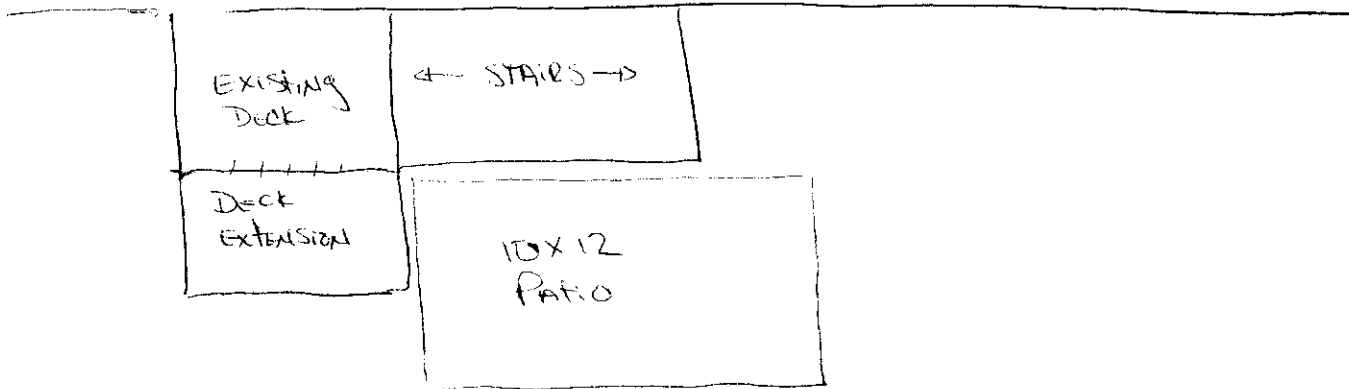
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option #1: units w/ walk out or look out basements

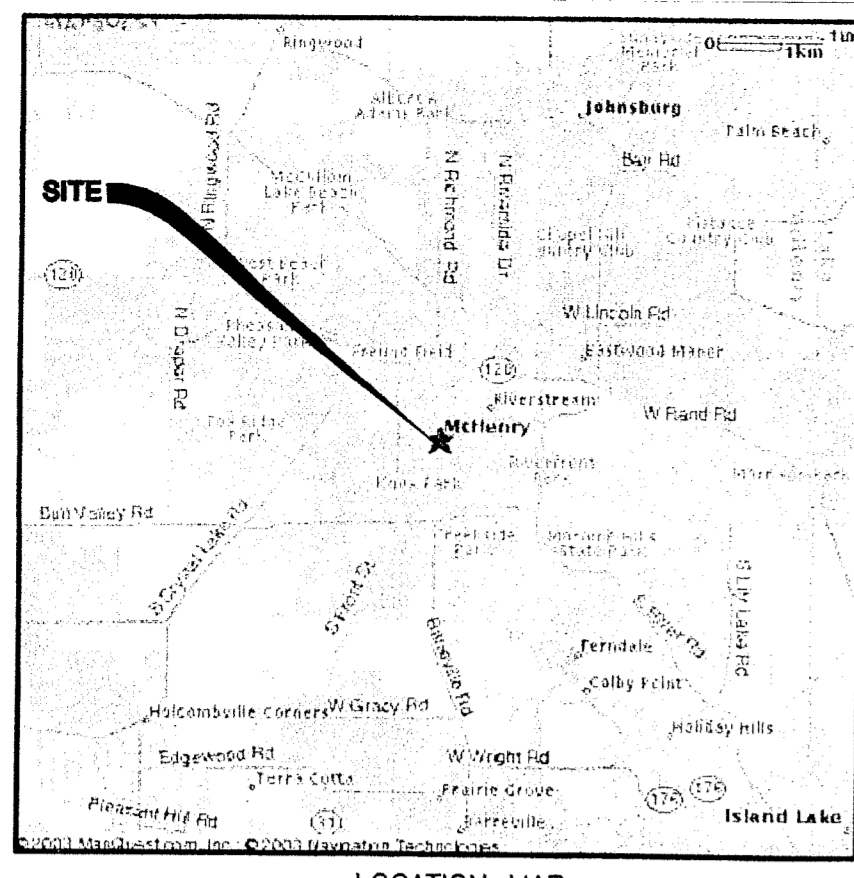


option #2: units w/ NO basements or well (full underground)



2010 27

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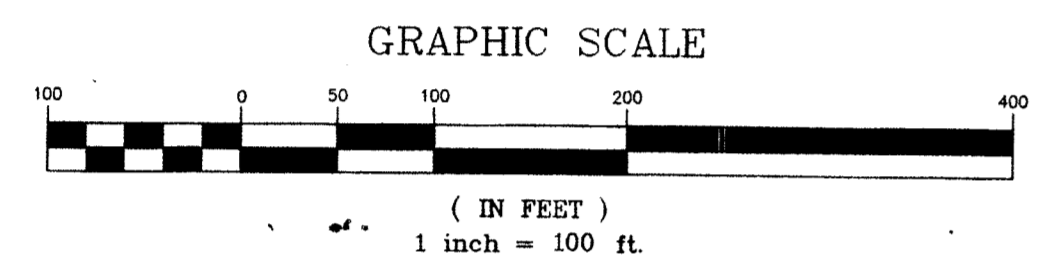


FINAL PLAT PARK PLACE - PHASE III

2005 R009119Z

PIN NUMBERS
19-18-451-004
19-18-451-008

BEING A RESUBDIVISION OF OUTLOT 1 AND OUTLOT 2 IN PARK PLACE - PHASE II, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.



LINE	BEARING	LENGTH
L1	S 80°28'55" E	62.20'
L2	S 90°00'00" E	28.04'
L3	N 74°25'30" E	111.19'
L4	S 11°06'27" W	116.53'
L5	S 78°53'33" E	73.20'
L6	S 01°07'19" W	113.61'
L7	S 58°54'04" E	98.65'
L8	S 01°12'21" E	75.77'
L9	N 01°12'21" E	75.78'
L10	S 88°47'07" E	162.23'
L11	N 01°12'53" E	66.22'
L12	N 30°59'57" E	78.34'
L13	N 29°35'10" E	171.06'
L14	N 64°24'50" W	133.73'
L15	S 31°05'56" W	14.39'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	465.00'	56.26' (56.22' REC.)	S 81°37'40" W	56.23' (56.19' REC.)
C2	435.00'	98.40'	N 84°38'30" E	98.19'
C3	365.00'	82.56'	S 84°38'30" W	82.38'
C4	535.00'	41.11' (41.07' REC.)	S 80°21'45" W	41.10' (41.06' REC.)
C5	335.00'	174.78'	S 16°09'09" W	172.80'
C6	265.00'	82.55'	S 10°07'48" W	82.22'
C7	635.00'	133.53'	N 05°38'23" E	133.29'

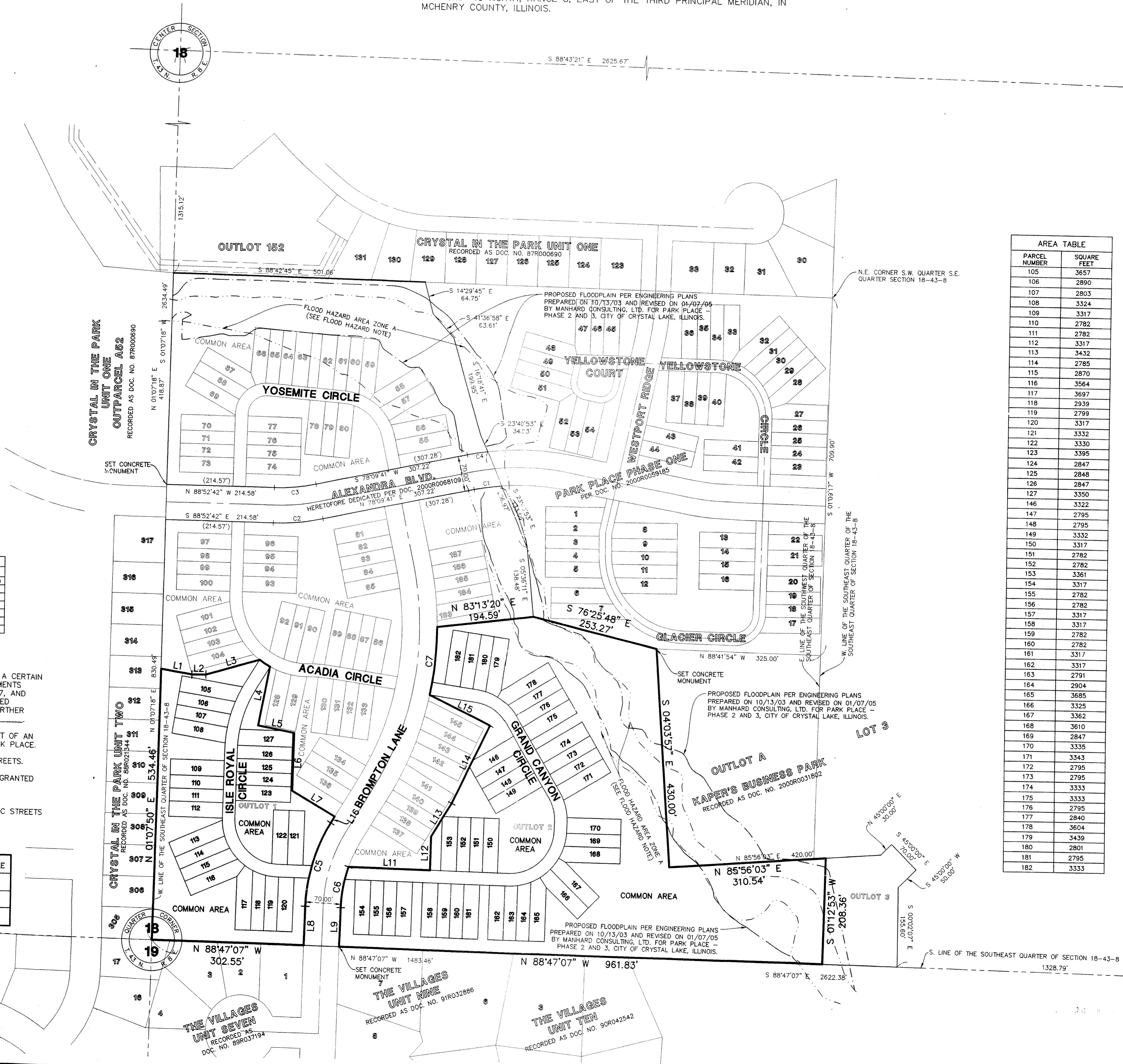
SURVEYOR'S NOTES

- PROPERTY IS SUBJECT TO TERMS AND CONDITIONS CONTAINED IN A CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 30, 2000 AS DOCUMENT NUMBER 2000R0059187, AND AMENDED JUNE 13, 2003 AS DOCUMENT 2003R0077517, RE-RECORDED SEPTEMBER 5, 2003 AS DOCUMENT NUMBER 2003R0122887, AND FURTHER AMENDED _____ AS DOCUMENT NUMBER _____
- THIS SUBDIVISION CONSIST OF 60 LOTS AND IS AN INTERNAL PART OF AN OVERALL NUMBERING SYSTEM TO EMBRACE ALL THE PHASES OF PARK PLACE.
- ISLE ROYAL CIRCLE AND GRAND CANYON CIRCLE ARE PRIVATE STREETS.
- A BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT IS HEREBY GRANTED OVER ALL COMMON AREAS AS SHOWN HEREON, EXCEPT EASEMENTS SPECIFICALLY BEING GRANTED OR HAVE BEEN PREVIOUSLY GRANTED.
- CITY OF CRYSTAL LAKE HAS A PERPETUAL RIGHT TO DRAIN PUBLIC STREETS ONTO PRIVATE PROPERTY WITHOUT AND CORRESPONDING PAYMENT.

SHEET INDEX

1.	SECTIONAL & SUBDIVISION BOUNDARY INFORMATION, AREA TABLE
2.	LOT DETAIL
3.	EXISTING EASEMENTS DETAILS
4.	NOTES, PROVISIONS, CERTIFICATIONS, LINE AND CURVE TABLE

- GENERAL NOTES:**
- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
 - NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.



AREA TABLE	PARCEL NUMBER	SQUARE FEET
	105	3657
	106	2890
	107	2803
	108	3324
	109	3317
	110	2782
	111	2782
	112	3317
	113	3432
	114	2785
	115	2870
	116	3564
	117	3697
	118	2939
	119	2799
	120	3317
	121	3332
	122	3330
	123	3395
	124	2847
	125	2848
	126	2847
	127	3350
	128	3322
	129	2795
	130	2795
	131	3332
	132	2782
	133	3361
	134	3317
	135	2782
	136	2782
	137	3317
	138	3317
	139	2782
	140	2782
	141	3317
	142	2791
	143	2904
	144	3685
	145	3325
	146	3362
	147	3610
	148	2847
	149	3335
	150	3343
	151	2795
	152	2795
	153	3333
	154	3333
	155	2795
	156	2840
	157	3604
	158	3439
	159	2801
	160	2795
	161	2840
	162	3604
	163	3439
	164	2801
	165	2795
	166	2840
	167	3604
	168	3439
	169	2801
	170	2795
	171	2840
	172	3604
	173	3439
	174	2801
	175	2795
	176	2840
	177	3604
	178	3439
	179	2801
	180	2795
	181	2840
	182	3333

Manhard Consulting, Ltd.
 Civil Engineers - Surveyors - Water Resources Engineers - Water & Wastewater Engineers
 Environmental Scientists - Landscape Architects - Planners - Construction Managers
 900 Woodlark Parkway - Vernon Hills, IL 60061 - 847.634.5550 - 847.634.0055 FAX - www.manhard.com

PARK PLACE - PHASE III
CITY OF CRYSTAL LAKE, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: J.J.F.
 PROJ. ASSOC.: D.W.C.
 DRAWN BY: J.R.S.
 CHECKED BY: G.P.
 DATE: 05/06/05
 SCALE: 1"=100'

SHEET
1 OF **4**
 SUMCL 4228