



#2014-31 Canyon Crossing Preliminary PUD Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	December 3, 2014 and January 7, 2015
<u>Request:</u>	Preliminary PUD for a 14-lot single-family subdivision.
<u>Location:</u>	271 E. Terra Cotta Avenue, Route 176 east of Sherman
<u>Acreage:</u>	Approximately 2.52 acres
<u>Existing Zoning:</u>	O Office
<u>Proposed Zoning:</u>	R-2 PUD Single-Family Residential
<u>Surrounding Properties:</u>	North: R-2 Single Family Residential South: R-3A Two-Family Residential East: R-2 Single Family Residential West: R-2 Single Family Residential
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Background:

- **Existing Use:** The property is an existing 2.52-acre vacant, wooded lot.
- **Previous Zoning Applications:**
 - 1976: A Special Use Permit was granted to permit a roofing and carpentry business with a storage yard on the lot in the rear zoned M. The lot along Route 176 was zoned R-2.
 - 1979: Rezoning from R-2 to O. Signage was required to prohibit truck traffic between the alley and Glen Street on Glenn Street. Approved.
 - 1991-44: Rezoning to O and Special Use Permit for a bank with drive-through. The rezoning was approved, the SUP was not approved.
 - 1991-66: Request for a Comprehensive Land Use Map Amendment and Rezoning to Office. Approved.
 - 1992-45: Request for Comprehensive Land Use Map Amendment and Rezoning to Office. This request never went forward.
 - 1993-46: Rezoning of the property to O and plat of consolidation. Approved.

- 1997-42: Conceptual PUD application for a 28-unit townhome development with Comprehensive Land Use Map Amendment, Rezoning and Variations.
- 1997-76: Comprehensive Land Use Map Amendment, Rezoning from O to R-4 PUD, and zoning variations for a 28-unit townhome development. The request was referred by Council back to the Plan Commission and Zoning Board of Appeals. The petitioner did not pursue the request further.
- 2012-43: Concept PUD application for 27-unit townhome development. The request required a Comprehensive Land Use Map Amendment, Rezoning, density bonus as well as other variations.
- October 15, 2014: The petitioner presented a conceptual PUD before the Planning and Zoning Commission.
- Request: The petitioner is requesting approval of a 14-lot single-family subdivision with:
 - A Comprehensive Land Use Map Amendment from Office to Urban Residential,
 - Rezoning from Office to R-2 PUD,
 - Preliminary Planned Unit Development, and
 - Preliminary Plat of Subdivision.

Development Analysis:

Land Use/Zoning

- The property is currently zoned O Office. This project would require a rezoning to R-2 PUD, which allows up to 4.15 net dwelling units per acre. The proposed density is 6.5 net dwelling units per acre requiring a variation or density bonus.
- The land use map shows the area as Office. A Comprehensive Land Use Map Amendment is required from Office to Urban Residential. Urban Residential permits 1-4 dwelling units per acre.

Site Layout

- The site layout illustrates 14 residential lots along a cul-de-sac. The lots range in size from about 42 feet to 55 feet wide.
- Resident and guest parking is along the east side of the site adjacent to the detention pond.
- A 6-foot privacy fence is proposed around the development including along Route 176. This requires a variation from the UDO requirements. Fences are not permitted along the property line adjacent to roadways.
- The cul-de-sac is an extension of Sherman Street and an emergency access is provided off the cul-de-sac onto Glenn. The Sherman cul-de-sac would become a private street through this development at only 26 feet of right-of-way.
- The lots illustrate a 20-foot front yard setback, 20-foot rear yard and 6-foot side yard setbacks.

- A sidewalk is required to be constructed along both frontages, unless a deferral is granted by the City Council.
- The overhead utility lines are required to be buried, unless a deferral is granted by the City Council.

Landscape

- Preliminary landscape has been illustrated. A final detailed landscape plan will be required with the Final PUD submittal.

Building Elevations

- The petitioner has provided 3 model types with elevations A, B and C.

The UDO outlines 7 groups of criteria that are required to be met for new single-family subdivisions. The two mandatory and 3 of the 5 optional criteria need to be met. Staff reviewed the elevations against the criteria and find that the development meets

1. Orientation of Dwellings. The main entrance of the unit shall face the street. (Mandatory)
 Meets Does not meet
2. Entry Features. A dwelling must include a front porch or stoop that faces the street and covered by a roof. (Mandatory)
 Meets Does not meet
3. Garages. Garages should be sited such that they are not the predominant design feature of the dwelling. (Optional)
 Meets Does not meet
4. Building Foundations. Exposed foundation walls shall be clad in brick, stone, stucco or the principal exterior building material. (Optional)
 Meets Does not meet
5. Roof and Rooflines. Various pitches and breaks in the roof lines. (Optional)
 Meets Does not meet
6. Windows and Entryways. Windows are required on all elevations and articulated through the use of shutters, flat or arched lintels, projecting sills or surrounds. (Optional)
 Meets Does not meet *(Could meet if agree with conditions of approval)*
7. Exterior Finish Materials. Vinyl siding must be ship-lap or clapboard siding. Brick, stone, wood or fiber cement siding are encouraged.
 Meets Does not meet *(Could meet if materials are provided)*

Findings of fact:

PRELIMINARY PUD/SPECIAL USE PERMIT

The petitioner is requesting approval of a Preliminary Planned Unit Development to allow the development of a 14-lot single-family subdivision with 2 outlots. A Special Use requires separate review because of its 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*

PLANNED UNIT DEVELOPMENT VARIATIONS

The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements.

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.

Specific variations as part of the PUD

- Variations from the standards yard setbacks; 30-foot front yard to 20 feet and minimum 7-foot side yard with combined total of 18 feet to 6-foot minimum and total of 12 feet. These lots are smaller than the typical R-2 lots and in order to get a house that includes the access for the garages and a front door element, the side yards needed to be narrower. The front yard needed to be reduced to maintain the minimum 20-foot rear yard setback.
- Variation from the approved maximum density of 4.15 du/ac to allow 6.5 du/ac.
- Variation to allow a 6-foot fence around the perimeter of the site including along both Glenn and Route 176. The UDO only permits a 3-foot fence along the property line adjacent to roadways to allow visibility into a property for security reasons, protect sightlines and to reduce a corridor effect along roads. The petitioner is proposing the rear yards along the roadways and not the front yards so no sight lines would be impacted and emergency personnel could see the front of the lots from the Sherman cul-de-sac.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as High Density Residential, which allows for existing and future multifamily residential uses. The following goal is applicable to this request:

Land Use – Residential

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

This can be accomplished with the following supporting actions:

Supporting Action: Provide for a reasonable rate of residential growth especially infill growth and missed-use development which take advantage of existing city services.

Success Indicator: Approval of minor subdivisions to increase infill lot potential.

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Canyon Investments, received 06/02/14)
 - B. Preliminary Site Plan (Haeger Engineering, dated 10/2014, received 11/25/14)
 - C. Preliminary Plat of Subdivision (Haeger Engineering, dated 11/11/14, received 11/25/14)
 - D. Preliminary Engineering (Haeger Engineering, dated 11/11/14, received 11/25/14)
 - E. Truck Turning Exhibit (Haeger Engineering, dated 11/12/14, received 11/25/14)
 - F. Elevations and Floor Plans (Midwest Design Group, [Model 1 dated 11/1/14, Model 2 dated 11/1/14, Model 3 dated 11/8/14], received 11/24/14)

2. Elevations
 - A. A sample color and material board shall be presented with the Final PUD application for all exterior materials on all buildings.
 - B. All windows that can accept shutters shall have them.
 - C. All brick or stone materials shall wrap around the corners of the front elevations for a minimum of 2 feet.
 - D. Provide wide trim around all windows and doors.
 - E. Provide additional architectural features on all rear elevations.

3. Plat of Subdivision
 - A. Provide a complete Preliminary Plat of Subdivision that meets the requirements in Article 5 of the UDO.
 - B. A note shall be added to the Plat of Subdivision and a Ryder included in the lot sales that illustrates the rear 20 feet of the property as a no-build area and only permitting a 4-foot encroachment by stairs, stoops or decks open to the sky.
 - C. Put an easement on lots 8 and 9 for the emergency access so it cannot be gated or closed and would allow for access for maintenance including plowing.

4. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, Police, and Public Works Departments and of the City’s Stormwater Consultant.



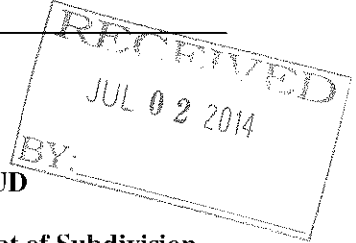
Subject Property

2014 31

City of Crystal Lake Development Application

Office Use Only
File # _____

Project Title: CANYON CROSSING



Action Requested

- | | |
|------------------------------------------------------------------|---------------------------------------------------------------------|
| <input type="checkbox"/> Annexation | <input checked="" type="checkbox"/> Preliminary PUD |
| <input checked="" type="checkbox"/> Comprehensive Plan Amendment | <input checked="" type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review | <input checked="" type="checkbox"/> Rezoning R3B PUD |
| <input type="checkbox"/> Final PUD | <input type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Final PUD Amendment | <input checked="" type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Name: CANYON INVESTMENTS, INC.

Address: 3665 Tamarack
Prairie Grove, IL 60012

Phone: 815-356-6889

Fax: _____

E-mail: stephengreenberg@me.com

Owner Information (if different)

Name: _____

Address: _____

Phone: _____

Fax: _____

E-mail: _____

Property Information

Project Description: See attached narrative

Project Address/Location: Southeast corner of East Street and Route 176, northwest of the Metra tracks

PIN Number(s): 14-33-326-011

Development Team

Please include address, phone, fax and e-mail

Developer: Canyon Investments, Inc., Stephen Greenberg , Principal

Architect: Midwest Design Group

Attorney: Thomas C. Zanck

Engineer: Haeger Engineering

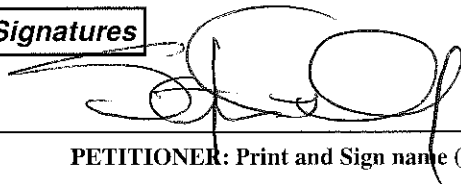
Landscape Architect: Stonewood Group

Planner: Haeger Engineering

Surveyor: Haeger Engineering

Other:

Signatures



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

7/2/2014

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.

RECEIVED
JUL 02 2014
BY:

EXHIBIT "A"

Canyon Crossing Narrative Project Description

Petitioner, Canyon Investments, Inc., through its principal, Stephen Greenberg, seeks approval of R3B-PUD zoning for the purpose of developing 17 detached single family homes. It is the Petitioner's intent that this project will compare very favorably to the residential project located immediately south of the YMCA in Crystal Lake, Illinois. Petitioner formerly applied for 26 townhomes with a significantly different layout.

This Canyon Crossing proposal is in an older neighborhood of Crystal Lake at the southeast corner of East Street and Route 176 northwest of the Metra railroad tracks and lends itself to this type of infill development. The plan includes a 50-foot private road consistent with the site plan attached hereto.

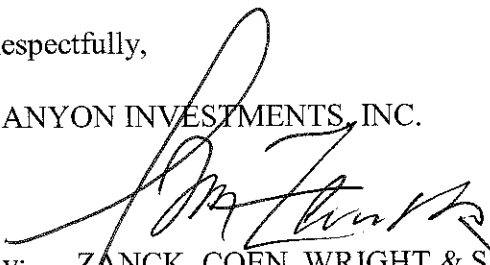
The development will provide a much needed housing type not presently offered in the City and will enhance the water flow in the vicinity of this area.

Petitioner seeks those variations of the bulk standards to allow the residences to be constructed as set forth on the attached site plan.

Petitioner seeks a comprehensive plan amendment from "O" Office to "CUR" Central Urban Residential.

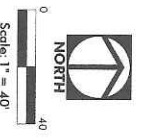
Respectfully,

CANYON INVESTMENTS, INC.


By: ZANCK, COEN, WRIGHT & SALADIN, P.C.
Thomas C. Zanck



October 2014



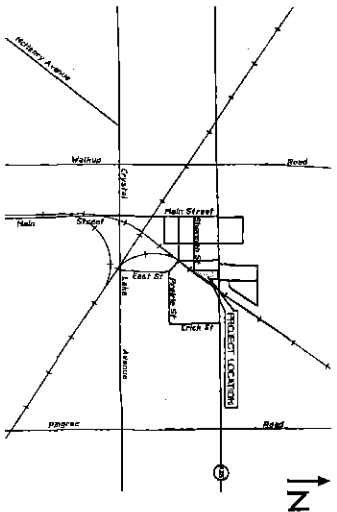
PRELIMINARY SITE PLAN

HAEGGER ENGINEERING
consulting engineers
land surveyors
1824 N. Iron Creek Road, Scottsdale, AZ 85253 • Tel: 847.294.0500 Fax: 847.294.6505
www.haeggerengineering.com

CANYON CROSSING
CANYON DEVELOPMENT GROUP

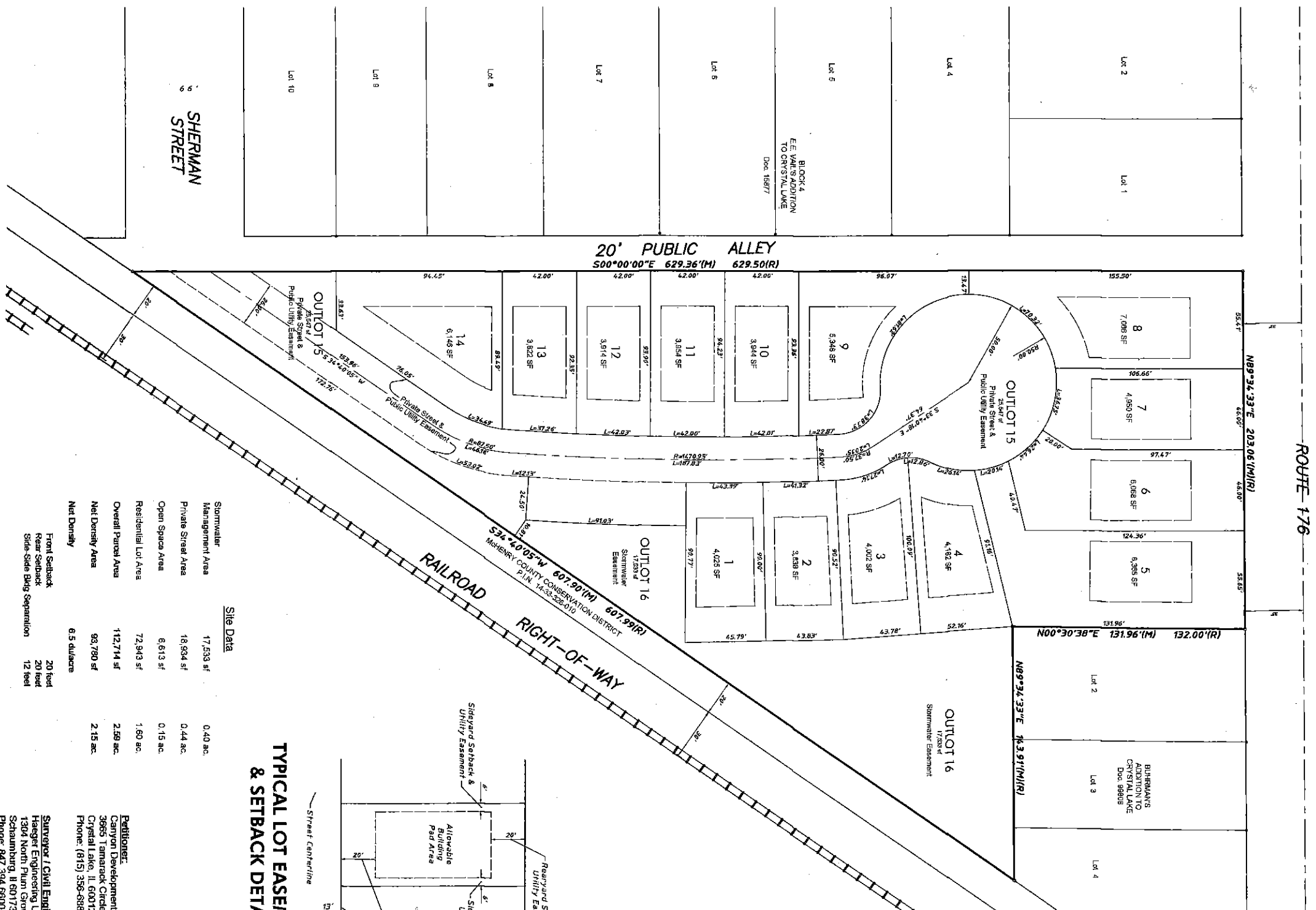
14 Single-Family Units
Parcel Area = 2.59 ac
Gross Density = 5.4 du/ac
Front Street Setback: 21-ft
Rear Yard Setback: 20-ft
Side-Side Separation: 12-ft

RECEIVED
11/25/14

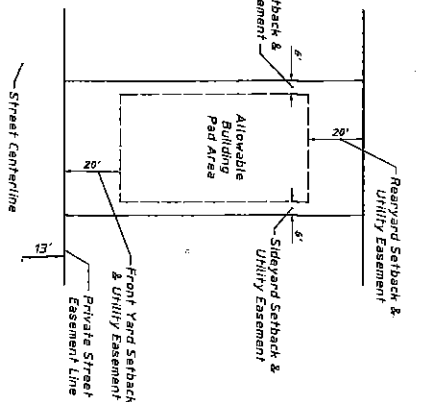


PRELIMINARY PLAT OF SUBDIVISION CANYON CROSSING

LEGAL DESCRIPTION
 LOT 1 IN NEISSON'S CONSOLIDATION PLAT BEING A RESUBDIVISION OF LOT 1 IN BURMAN'S ADDITION TO CRYSTAL LAKE AND OF NEISSON'S ADDITION TO CRYSTAL LAKE AND OF NEISSON'S ADDITION TO CRYSTAL LAKE, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1994, AS DOCUMENT NO. 94M314281 IN McHENRY COUNTY, ILLINOIS.



TYPICAL LOT EASEMENT & SETBACK DETAIL



Site Data		
Stormwater Management Area	17,233 sf	0.40 ac.
Private Street Area	18,934 sf	0.44 ac.
Open Space Area	6,613 sf	0.15 ac.
Residential Lot Area	72,943 sf	1.60 ac.
Overall Parcel Area	112,714 sf	2.59 ac.
Net Density Area	93,780 sf	2.15 ac.
Net Density	6.5 dwellers	

Partitions:
 Canyon Development Group
 3665 Tamarack Circle
 Crystal Lake, IL 60012
 Phone: (815) 356-6898

Surveyor / Civil Engineer:
 Haeger Engineering LLC
 1304 North Plum Grove Road
 Schaumburg, IL 60173
 Phone: 847.394.6600

Project Manager: MIA
 Engineer: MIA
 Date: 7-29-2014
 Project No.: 13-142
 Sheet: 1

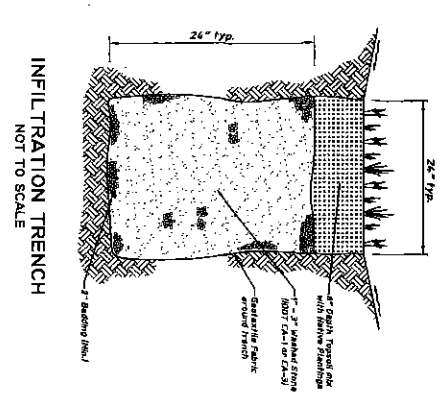
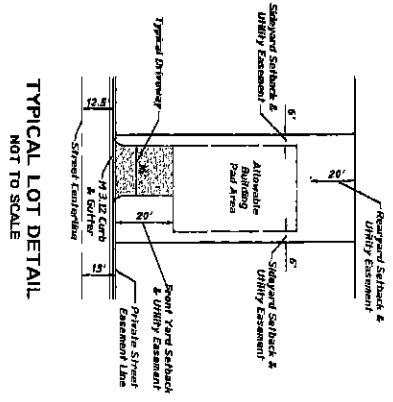
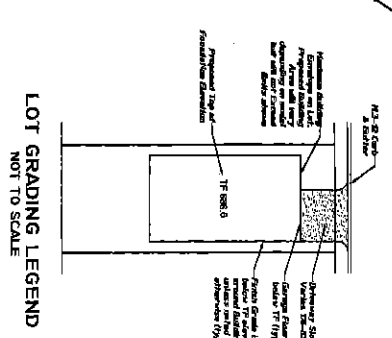
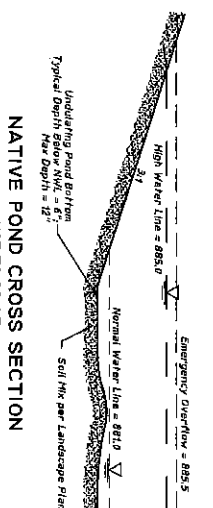
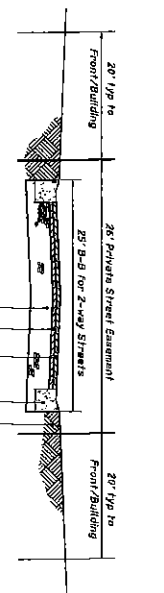
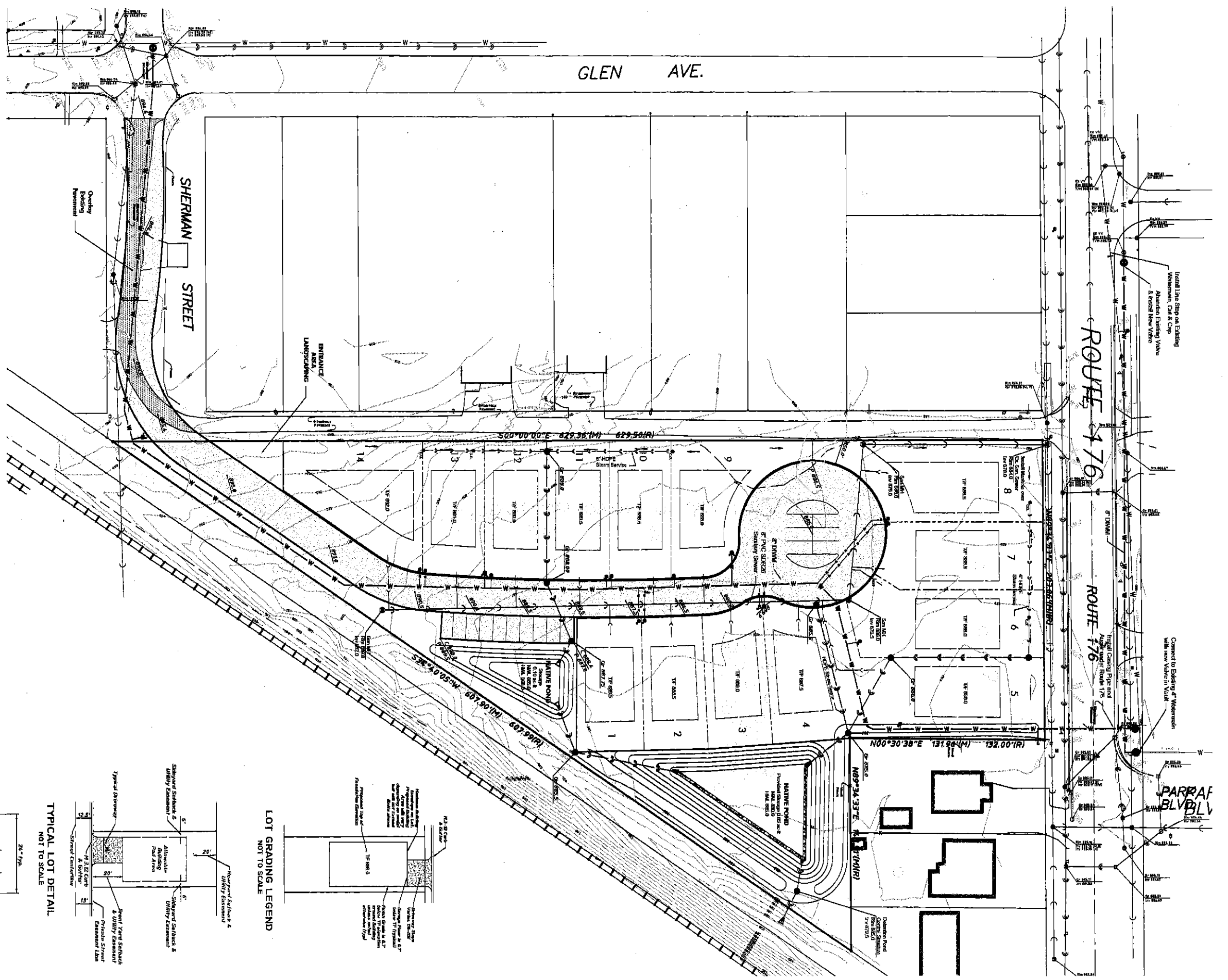
PRELIMINARY PLAT OF SUBDIVISION
CANYON CROSSING
SHERMAN STREET
 CRYSTAL LAKE

HAEGGER ENGINEERING
 Consulting engineers & land surveyors
 1304 N. Plum Grove Road, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6600
 Email: info@haegger.com Website: www.haegger.com

No.	Date	Revision
1	11-11-2012	Final Plat Map & Copyholder Comments

Scale: 1" = 50'
 NORTH

RECEIVED
PLANNING



- 1 HMA Surface Course, 4" C. & S. 1850 - 15"
- 2 HMA Binder Course, 2" 1850 - 25"
- 3 Aggregate Base Course, Type B, C4-4 - 3"
- 4 18" x 12" Roundable Curb and Gutter
- 5 4" Topsoil and Seed (All Disturbed Areas)

Project Manager: MIA
 Engineer: MIA
 Date: 5-30-2014
 Project No.: 13-142

PRELIMINARY ENGINEERING PLAN
CANYON CROSSING
SHERMAN STREET
 CRITICAL LANE

HAEGGER ENGINEERING
 Consulting Engineers and Surveyors
 1201 N. 1st Avenue, Suite 100, Phoenix, AZ 85004
 Phone: (602) 258-8800
 Fax: (602) 258-8801
 www.haeggerengineering.com

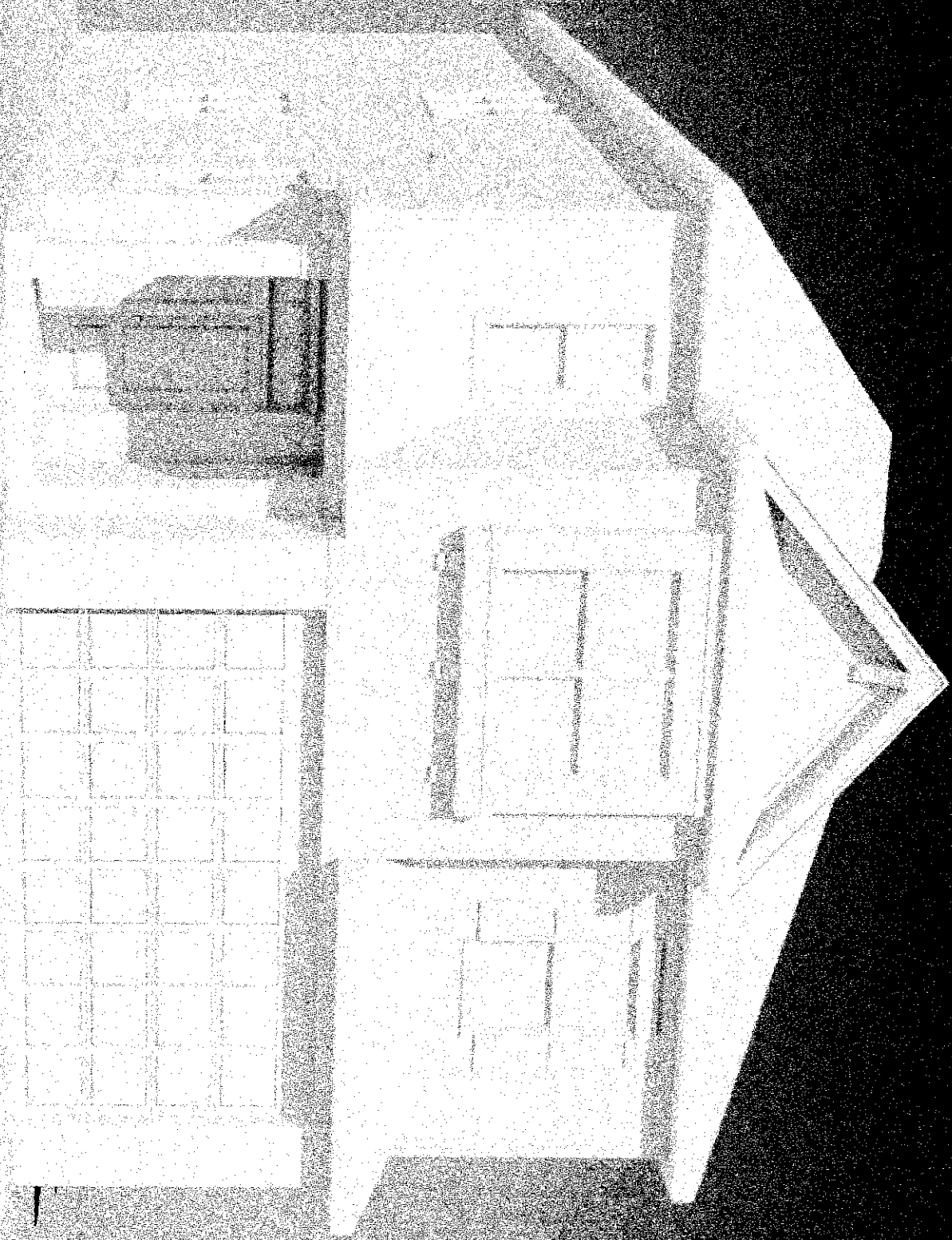
No. 1
 Date: 11/11/2014
 Revision: Revised Site Plan, City Review Comments

Scale: 1" = 30'

RECEIVED
 RW/25/14

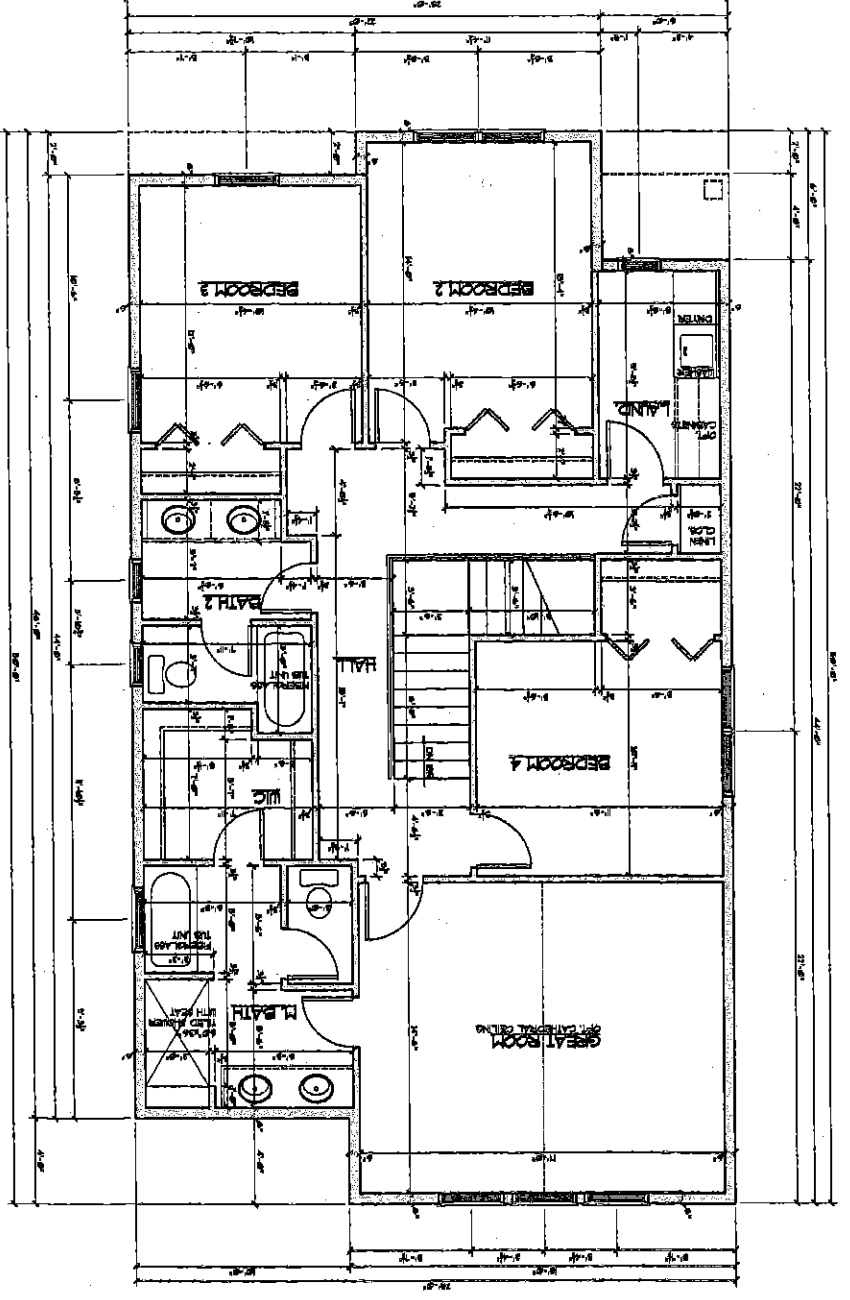
Camera: View 2

Project: Plan2.c4d



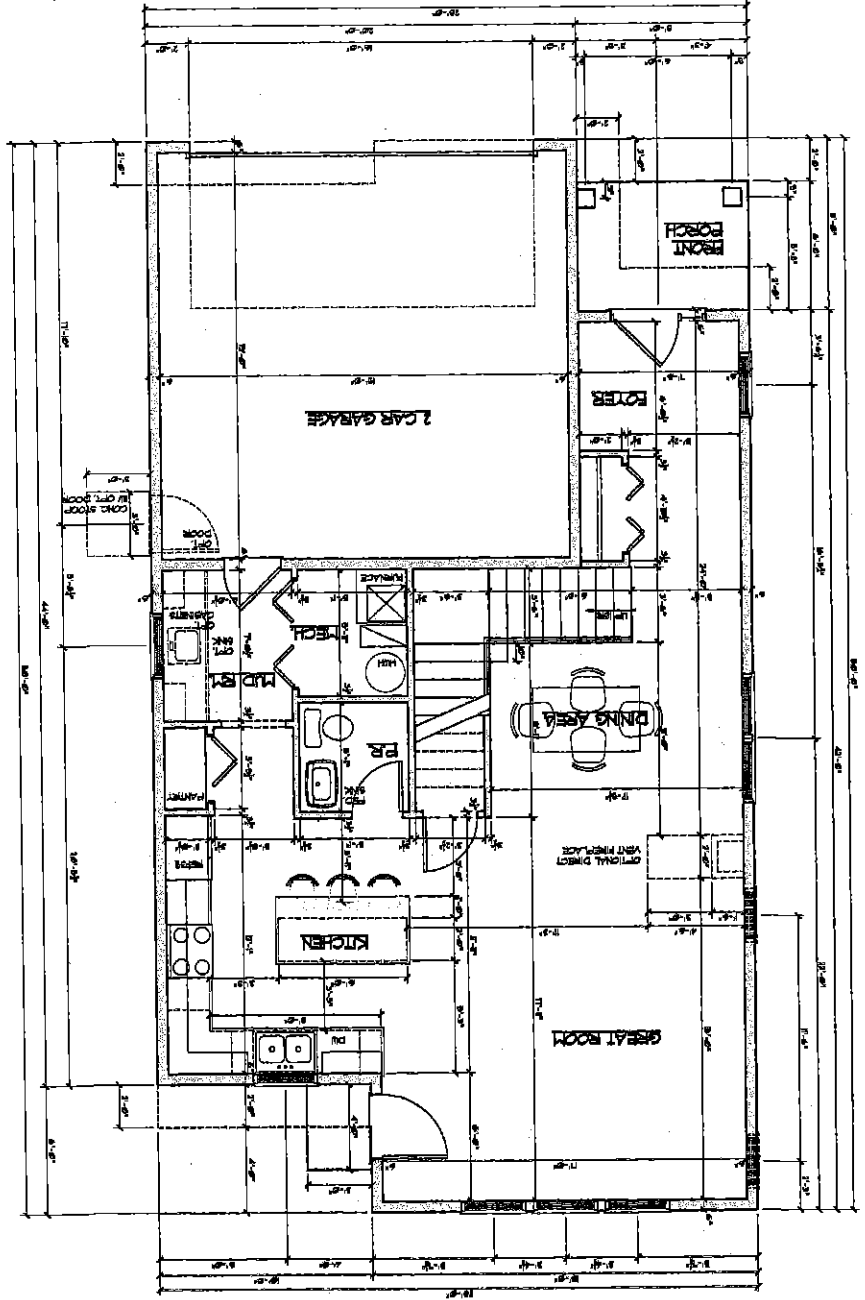
STANDARD SECOND FLOOR PLAN "A"

SCALE: 1/4" = 1'-0"
9'-1" HIGH CEILING



STANDARD FIRST FLOOR PLAN "A"

SCALE: 1/4" = 1'-0"
9'-1" HIGH CEILING
CONCRETE SLAB ON GRADE
FIRST FLOOR: 1300 SQ. FT.
SECOND FLOOR: 890 SQ. FT.
TOTAL: 2190 SQ. FT.



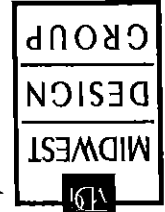
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DATE	REV	DESCRIPTION OF REVISION
11-14	1	PRELIMINARY PLANS FOR REVIEW

SINGLE FAMILY MODEL HOME:
MODEL #1 ELEVATIONS "A-B-C"
CANYON CROSSINGS
CRYSTAL LAKE IL 60014

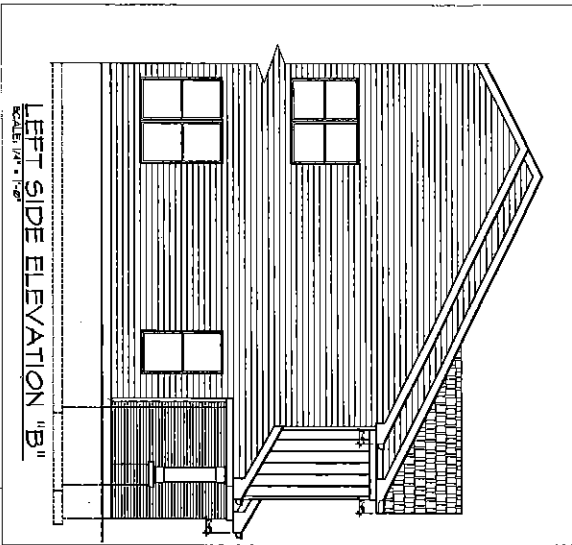
CANYON DEVELOPMENT GROUP
3665 TAMARACK
PRAIRIE GROVE, IL

DESIGNERS
JANET L. BORG
OFFICE: 204 400-3330
EMAIL: AMIDWESTDESIGN.COM
PROFESSIONAL DESIGN FIRM
LICENSED IN ILLINOIS

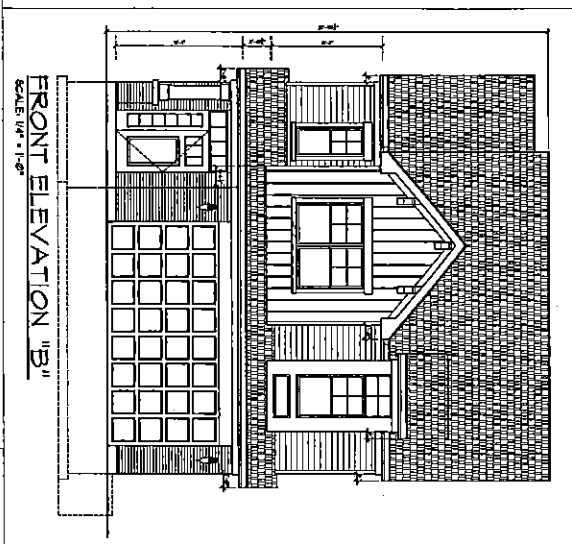


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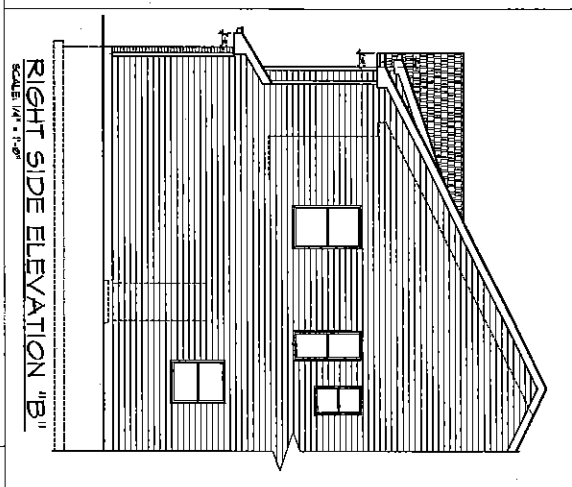
P-MODEL #2.DWG



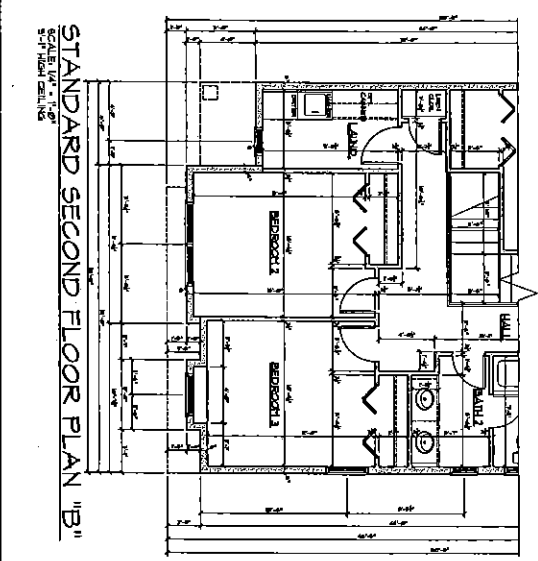
LEFT SIDE ELEVATION "B"
SCALE: 1/4" = 1'-0"



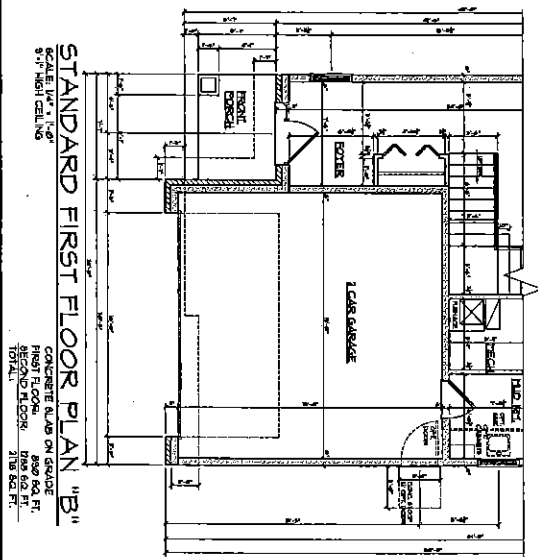
FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION "B"
SCALE: 1/4" = 1'-0"



STANDARD SECOND FLOOR PLAN "B"
SCALE: 1/4" = 1'-0"
8'0" HIGH CEILING



STANDARD FIRST FLOOR PLAN "B"
SCALE: 1/4" = 1'-0"
CONCRETE SLAB ON GRADE
SECOND FLOOR: 8'0" HIGH CEILING
TOTAL: 7'10" HIGH CEILING

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ARCHITECTS

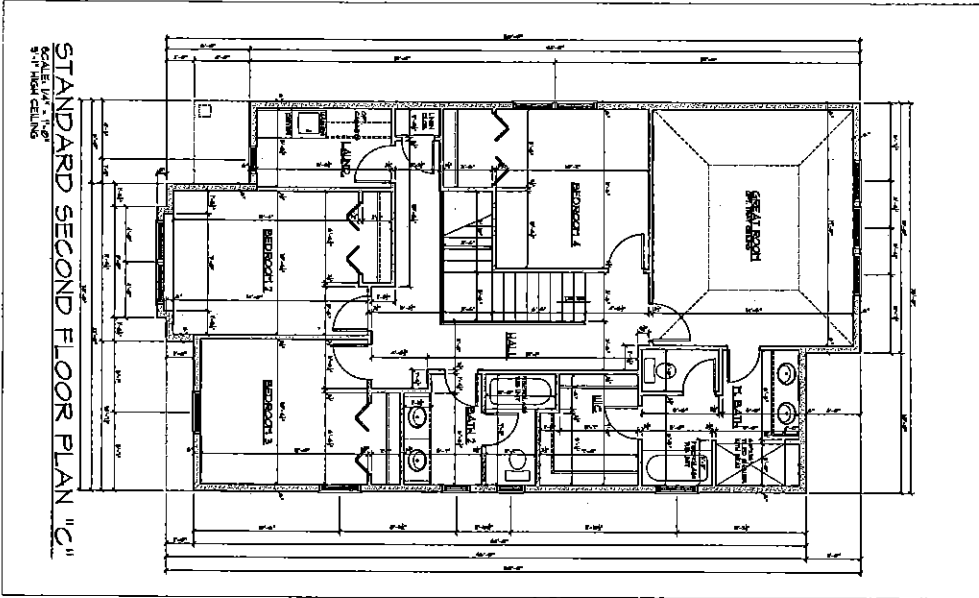
DATE	REV	DESCRIPTION OF REVISION
1-1-14	1	PRELIMINARY PLANS FOR REVIEW

SINGLE FAMILY MODEL HOME:
MODEL #1 ELEVATION "A"
CANYON CROSSINGS
CRYSTAL LAKE IL 60014

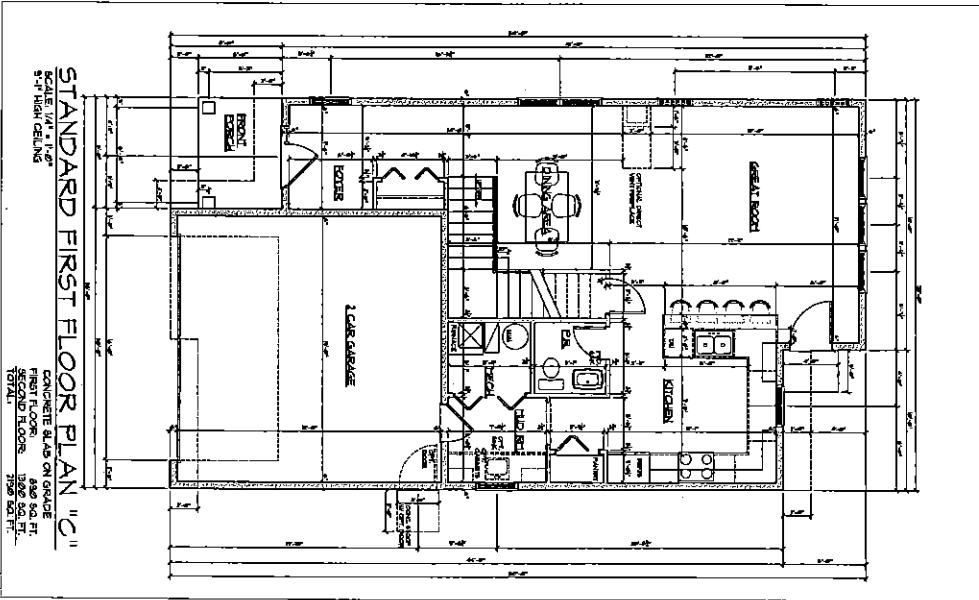
CANYON DEVELOPMENT GROUP
3665 TAMARACK
FRAIRIE GROVE, IL

DESIGNERS
MIDWEST DESIGN GROUP

MIDWEST DESIGN GROUP



STANDARD SECOND FLOOR PLAN "C"
 SCALE: 1/4" = 1'-0"
 5'-0" HIGH CEILING



STANDARD FIRST FLOOR PLAN "C"
 SCALE: 1/4" = 1'-0"
 5'-0" HIGH CEILING

CONCRETE SLAB ON GRADE
 FIRST FLOOR: 3922 SQ. FT.
 SECOND FLOOR: 3298 SQ. FT.
 TOTAL: 7220 SQ. FT.

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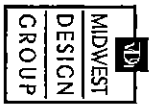
AB

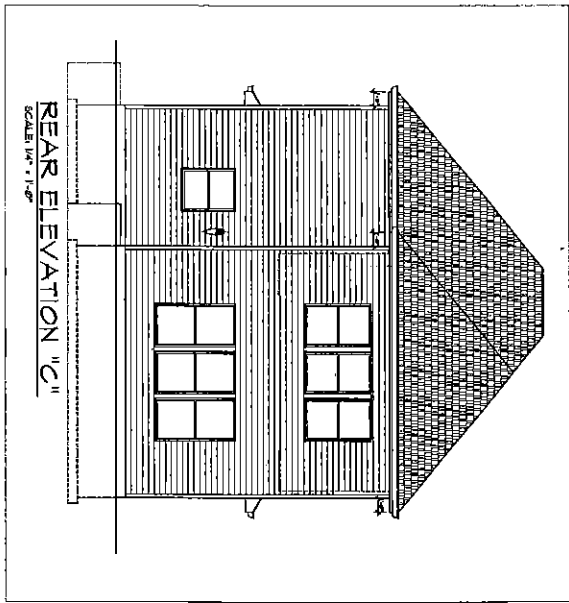
DATE	REV	DESCRIPTION OF REVISION
8-1-14	1	PRELIMINARY PLANS FOR REVIEW

SINGLE FAMILY MODEL HOME:
 MODEL #1 ELEVATION "A"
 CANYON CROSSINGS
 CRYSTAL LAKE IL 60014

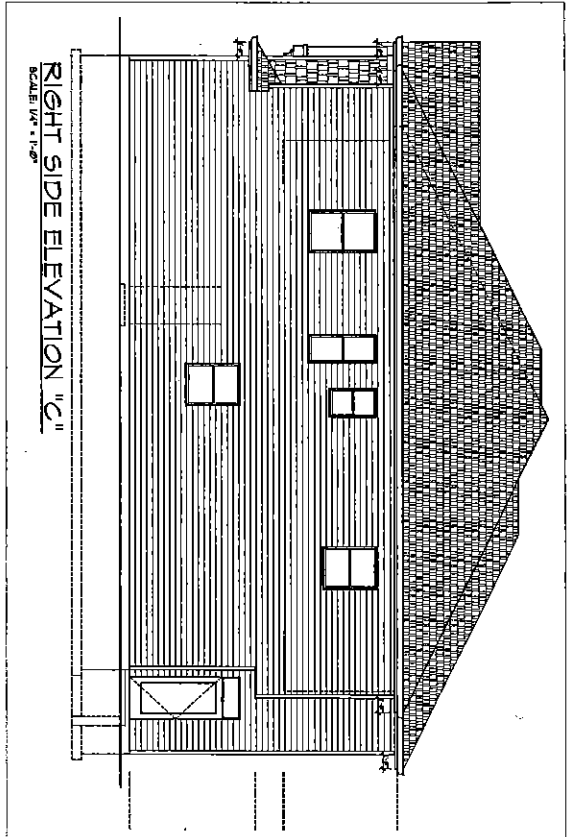
CANYON DEVELOPMENT GROUP
 3665 TAMARACK
 PRAIRIE GROVE, IL

DESIGNERS
 MIDWEST DESIGN GROUP
 3665 TAMARACK
 PRAIRIE GROVE, IL 60139
 TEL: 815.336.1100
 WWW.MIDWESTDESIGNGROUP.COM

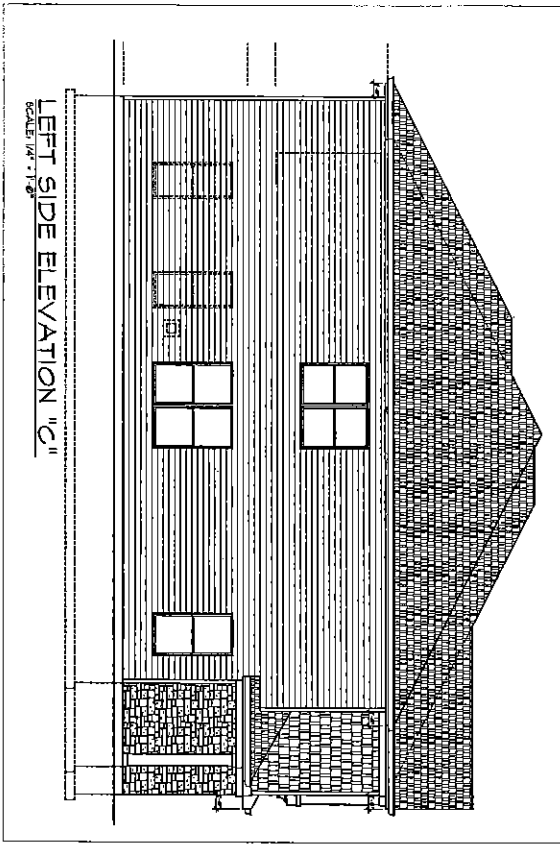




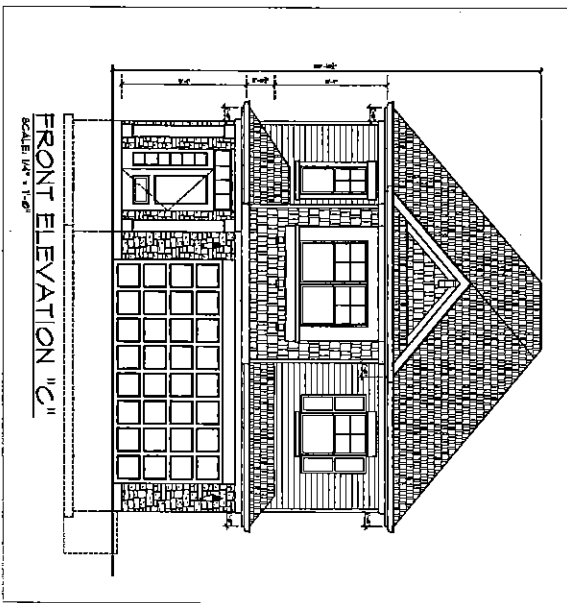
REAR ELEVATION "C"
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION "C"
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION "C"
SCALE: 1/4" = 1'-0"



FRONT ELEVATION "C"
SCALE: 1/4" = 1'-0"

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ARCHITECT
A7

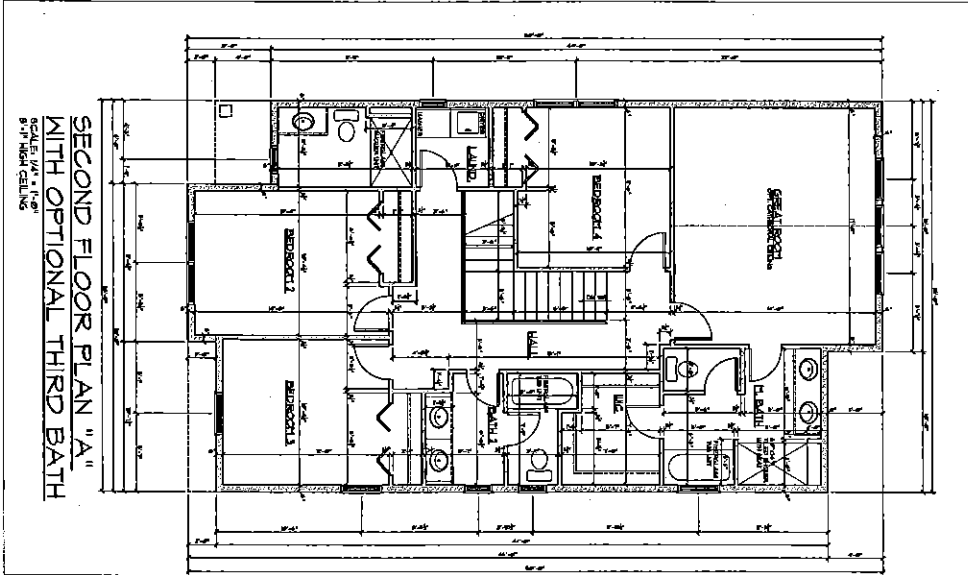
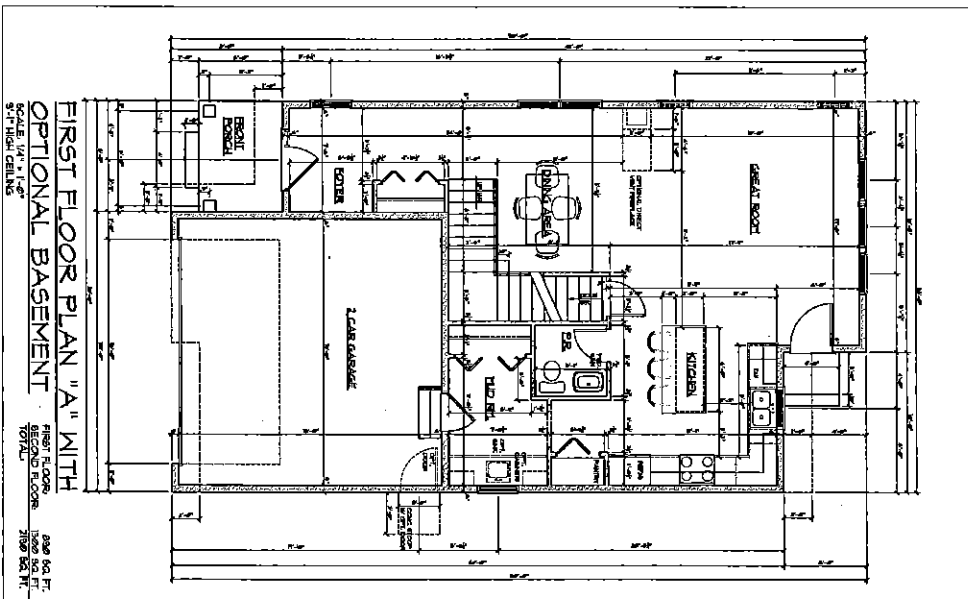
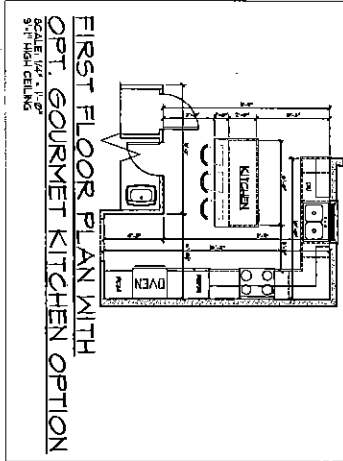
DATE	REV	DESCRIPTION OF REVISION
8-14	1	PRELIMINARY PLANS FOR REVIEW

SINGLE FAMILY MODEL HOME:
MODEL #1 ELEVATION "A"
CANYON CROSSINGS
CRYSTAL LAKE IL 60014

CANYON DEVELOPMENT GROUP
3665 TAMARACK
PRAIRIE GROVE, IL

DESIGNER
JAMES L. AND
KATHY M. ANDERSON
MIDWEST DESIGN GROUP
3665 TAMARACK
PRAIRIE GROVE, IL

MIDWEST
DESIGN
GROUP



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AB

DATE	REV	DESCRIPTION OF REVISION
8-11-14	1	PRELIMINARY PLANS FOR REVIEW

SINGLE FAMILY MODEL HOME:
MODEL #1 ELEVATIONS "A-B-C"
CANYON CROSSINGS
CRYSTAL LAKE IL 60014

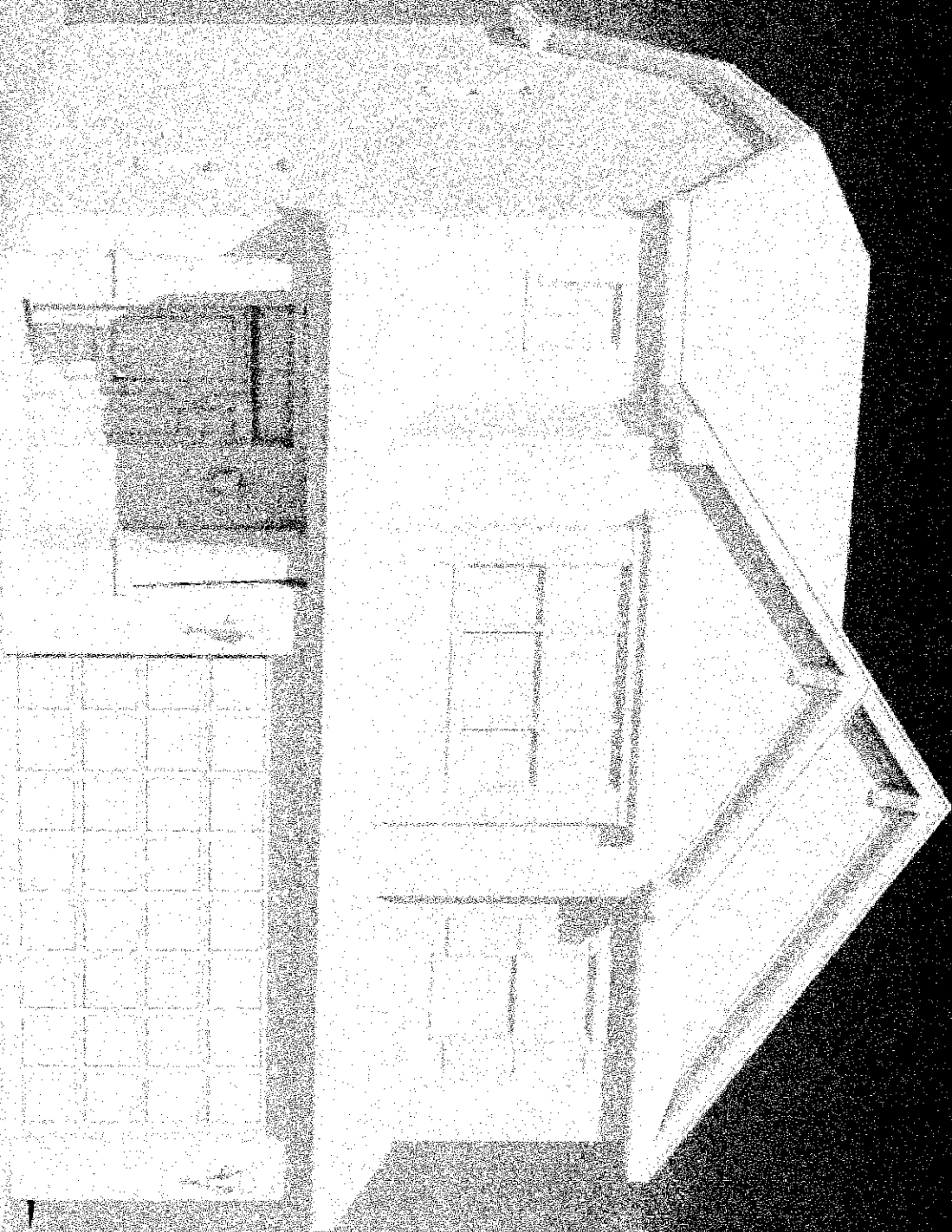
CANYON DEVELOPMENT GROUP
3665 TAMARACK
PRAIRIE GROVE, IL

DESIGNERS
MARTIN, L. & BROS.
ARCHITECTS
1000 W. 10TH ST. SUITE 100
MIDWEST DESIGN GROUP
1000 W. 10TH ST. SUITE 100
MIDWEST DESIGN GROUP

MIDWEST
DESIGN
GROUP

Camera: View 2

Project: Plan1.c4d



RECEIVED

MODEL # DME

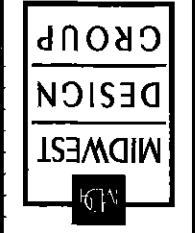
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DATE	REV	DESCRIPTION OF REVISION
11-14	1	PRELIMINARY PLAN FOR REVIEW

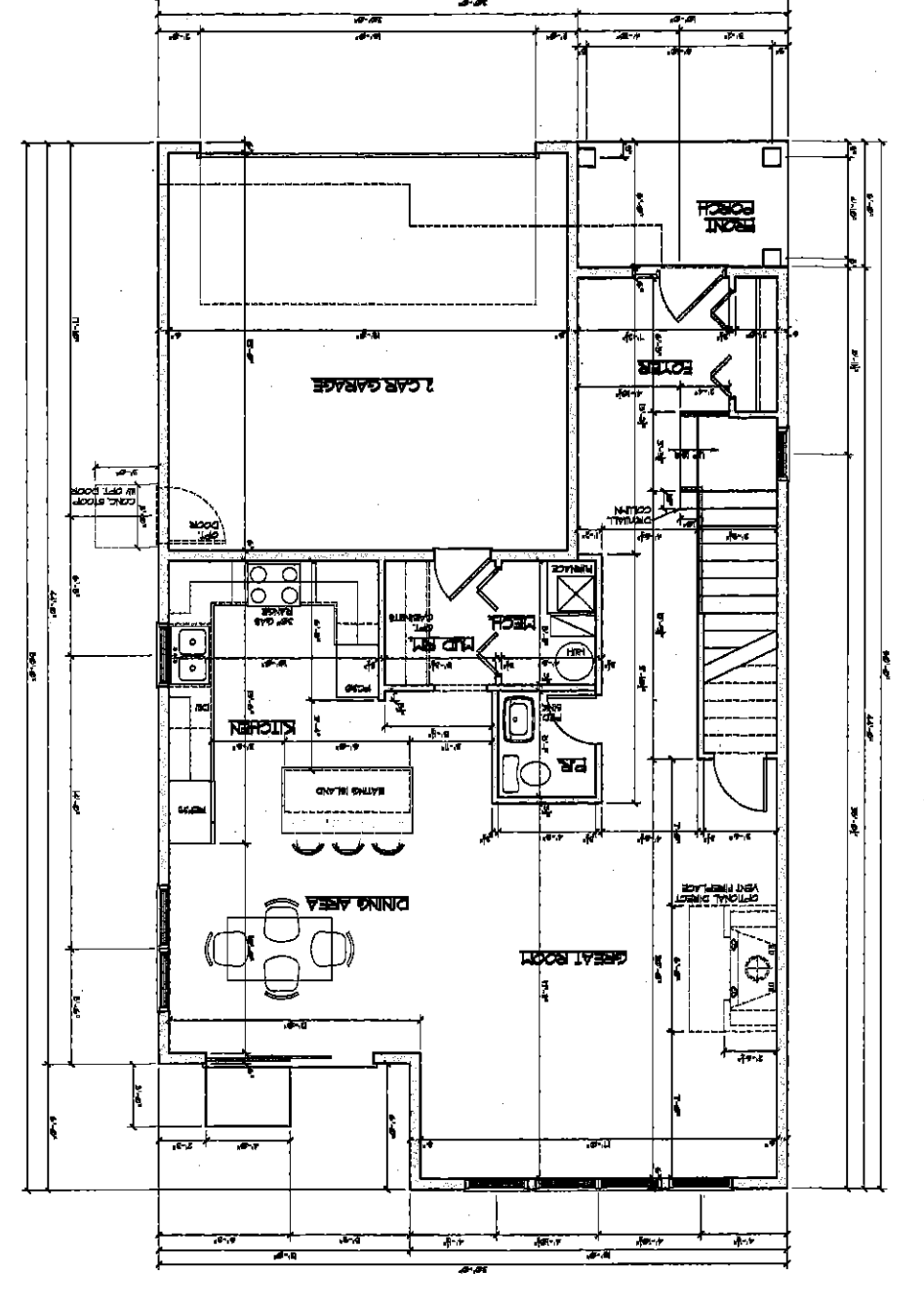
**SINGLE FAMILY MODEL HOME:
MODEL #2 ELEVATION "A"**
CANYON CROSSINGS
CRYSTAL LAKE IL 60014

CANYON DEVELOPMENT GROUP
3665 TAYLORACK
PRAIRIE GROVE IL.

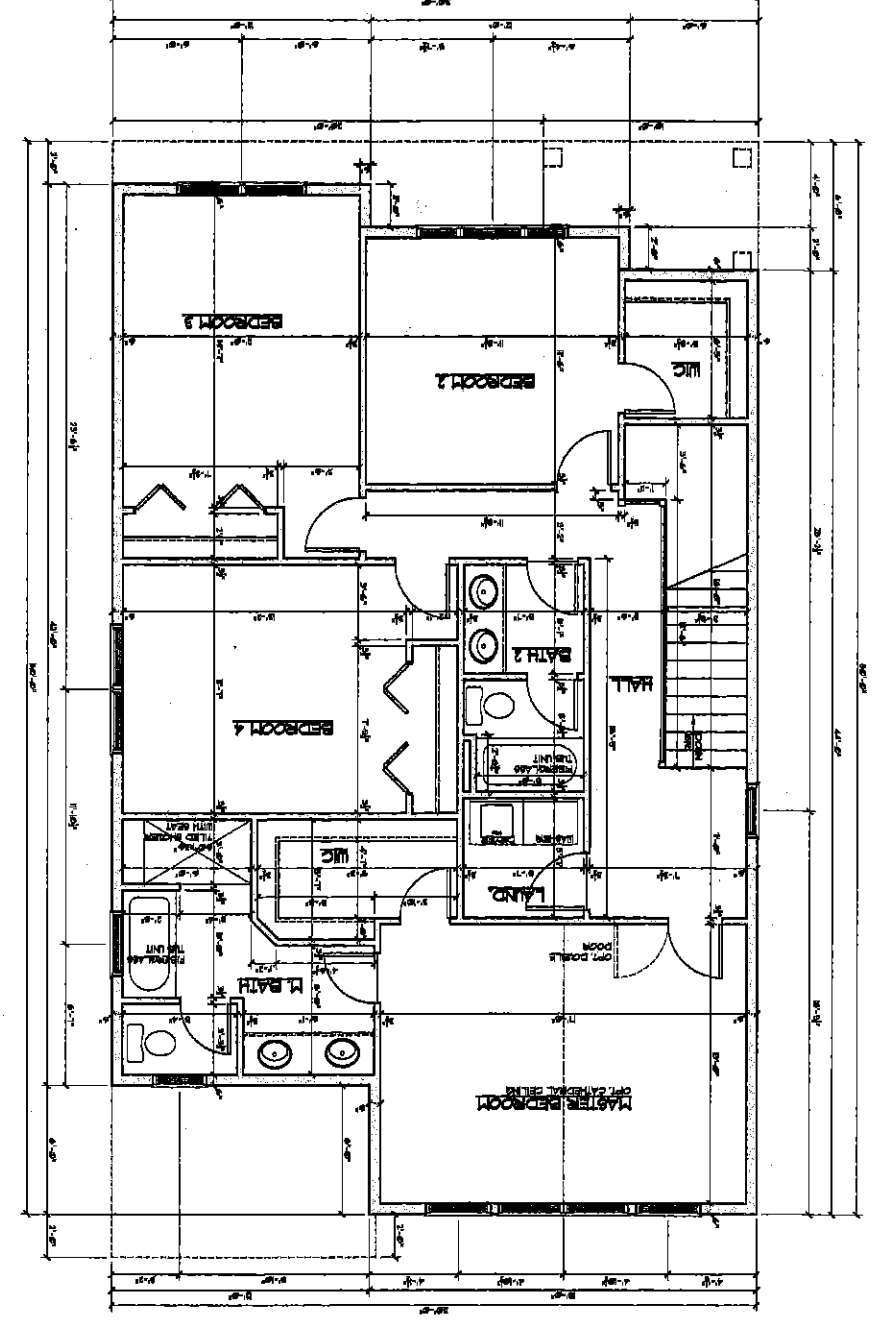
DESIGNERS
MIDWEST DESIGN GROUP
HARVEY, L.L.B.S.
OFFICE: 204.980.8800
EMAIL: ADVANCEDDESIGN.COM
PROFESSIONAL DESIGN FIRM
LICENSED 184-0287

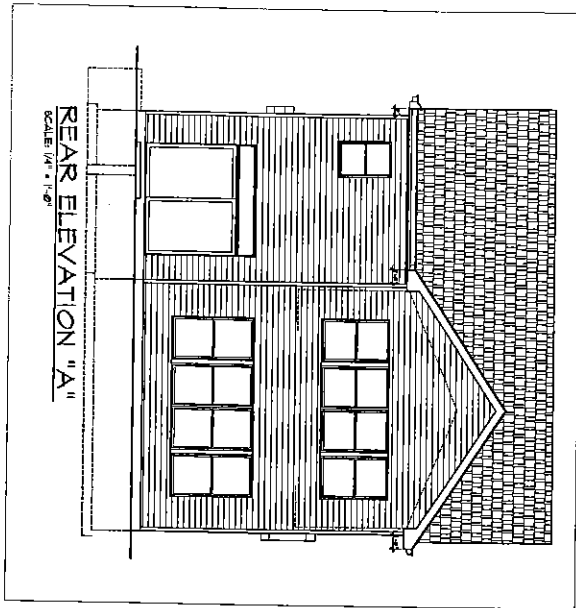


STANDARD FIRST FLOOR PLAN "A"
SCALE: 1/4" = 1'-0"
9'-0" HIGH CEILING
CONCRETE SLAB ON GRADE
FIRST FLOOR: 977 SQ. FT.
SECOND FLOOR: 1916 SQ. FT.
TOTAL: 2293 SQ. FT.

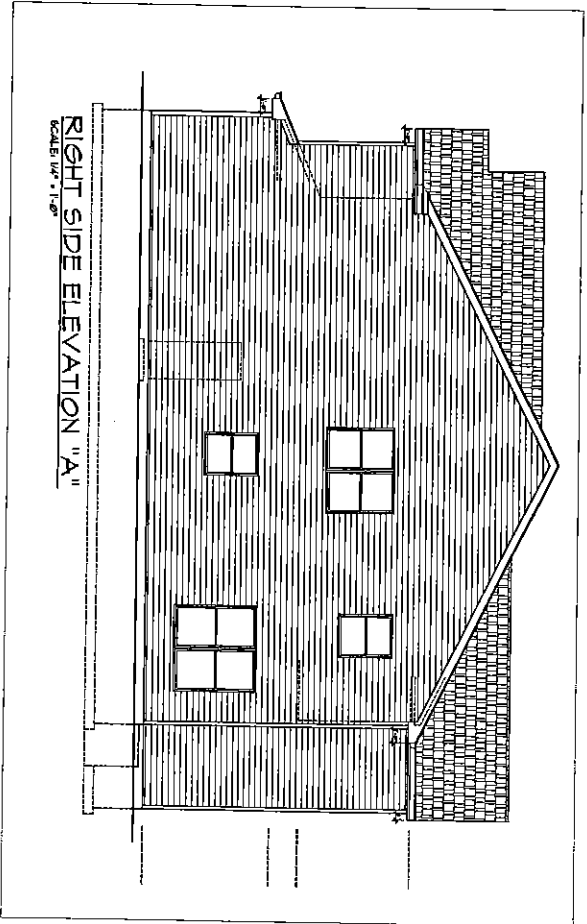


STANDARD SECOND FLOOR PLAN "A"
SCALE: 1/4" = 1'-0"
9'-0" HIGH CEILING

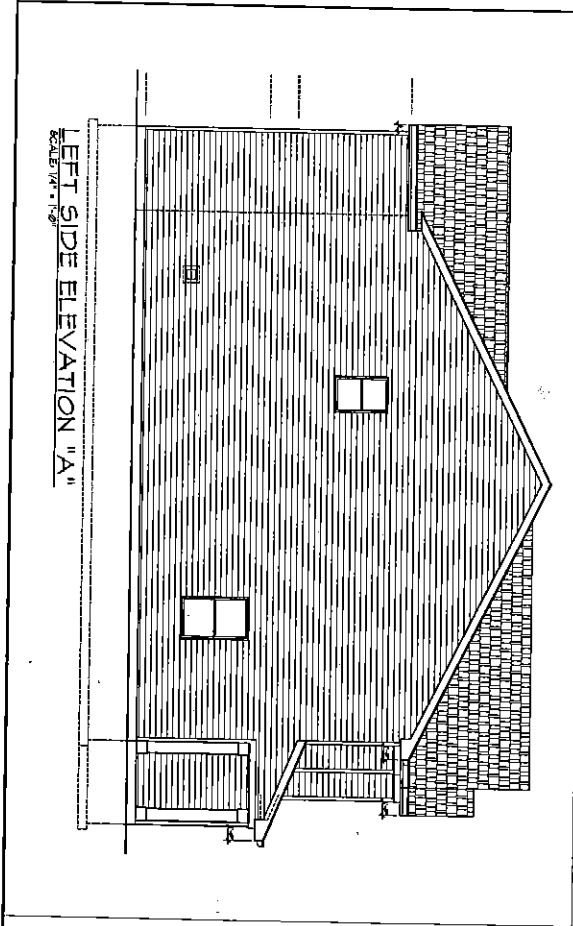




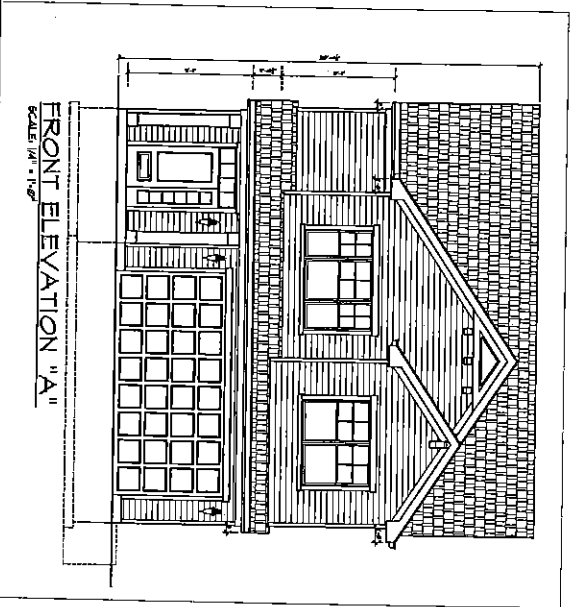
REAR ELEVATION "A"
SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION "A"
SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION "A"
SCALE 1/4" = 1'-0"



FRONT ELEVATION "A"
SCALE 1/4" = 1'-0"

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A2
SCHEDULE 110105

DATE	REV.	DESCRIPTION OF REVISION
03-14	1	PRELIMINARY PLANS FOR REVIEW

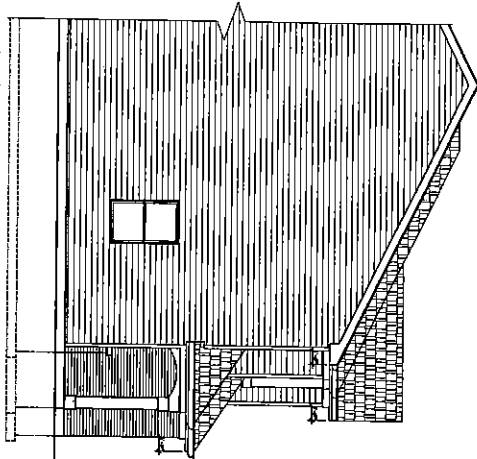
SINGLE FAMILY MODEL HOME:
MODEL #1 ELEVATION "A"
CANYON CROSSINGS
CRYSTAL LAKE IL 60014

CANYON DEVELOPMENT GROUP
3665 TAMARACK
PRAIRIE GROVE, IL

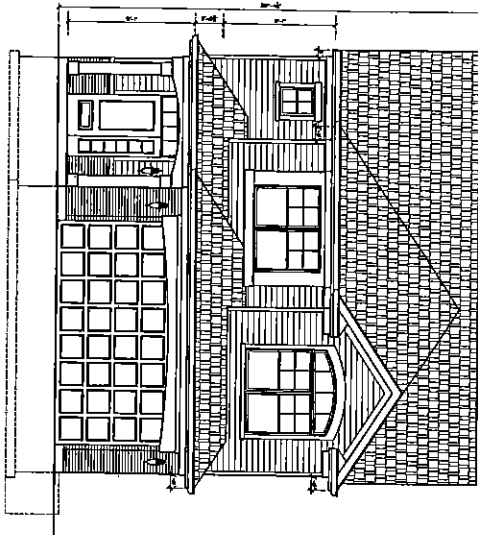
DESIGNER:
MIDWEST DESIGN GROUP
1000 W. 100TH ST.
PRAIRIE GROVE, IL 60143

MIDWEST
DESIGN
GROUP

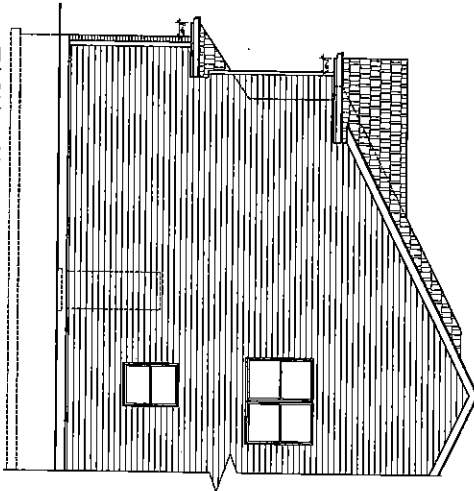
LEFT SIDE ELEVATION "B"
SCALE 1/4" = 1'-0"



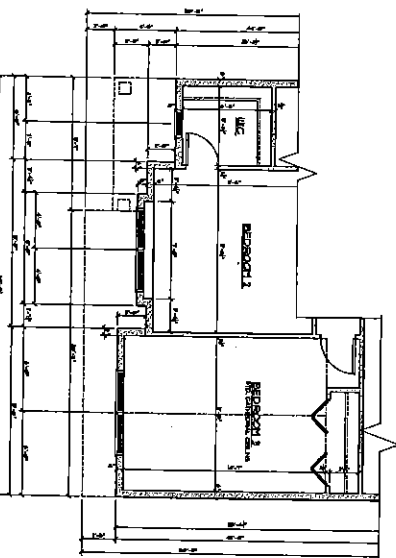
FRONT ELEVATION "B"
SCALE 1/4" = 1'-0"



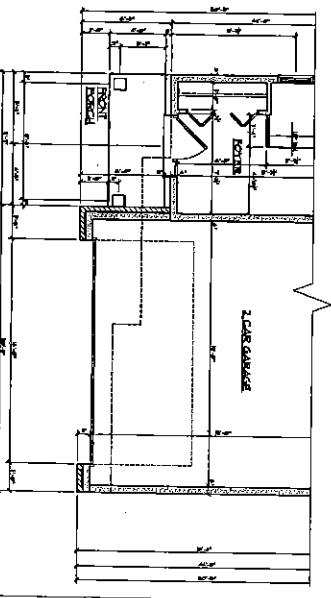
RIGHT SIDE ELEVATION "B"
SCALE 1/4" = 1'-0"



STANDARD SECOND FLOOR PLAN "B"
SCALE 1/4" = 1'-0"
2'-0" HIGH CEILING



STANDARD FIRST FLOOR PLAN "B"
SCALE 1/4" = 1'-0"
8'-0" HIGH CEILING



CONCRETE SLAB ON GRADE
FIRST FLOOR: 871 SQ. FT.
SECOND FLOOR: 316 SQ. FT.
TOTAL: 1187 SQ. FT.

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AS

DATE	REV	DESCRIPTION OF REVISION
8-14	1	PRELIMINARY PLANS FOR REVIEW

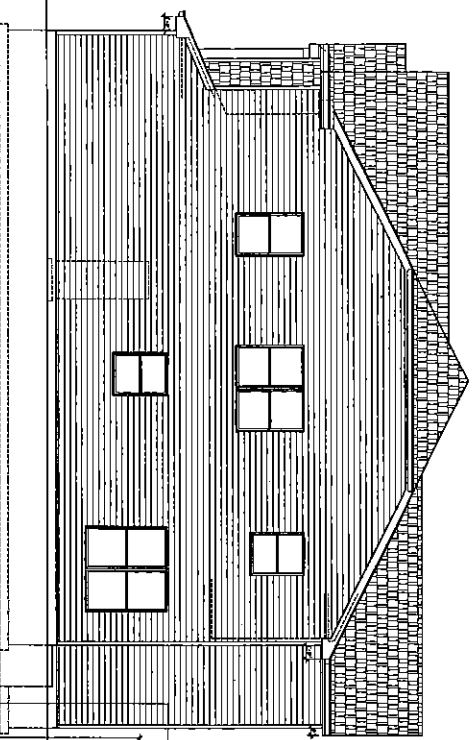
SINGLE FAMILY MODEL HOME:
MODEL #1 ELEVATION "A"
CANYON CROSSINGS
CRYSTAL LAKE IL 60014

CANYON DEVELOPMENT GROUP
3665 TAMARACK
PRAIRIE GROVE, IL.

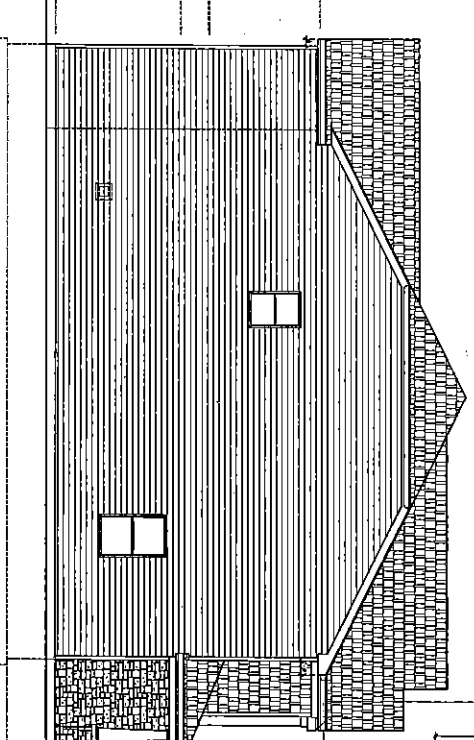
MIDWEST DESIGN GROUP

DESIGNER
ARCHITECT
ENGINEER

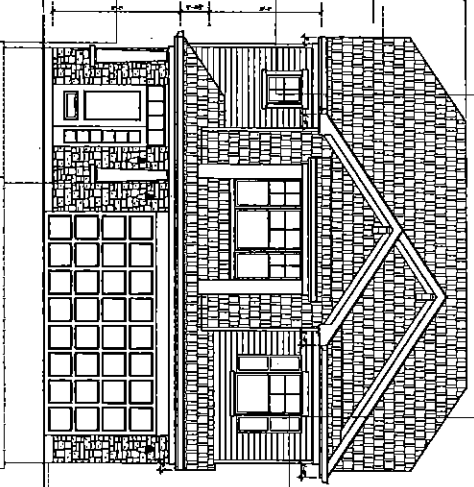
RIGHT ELEVATION "C"
SCALE 1/4" = 1'-0"



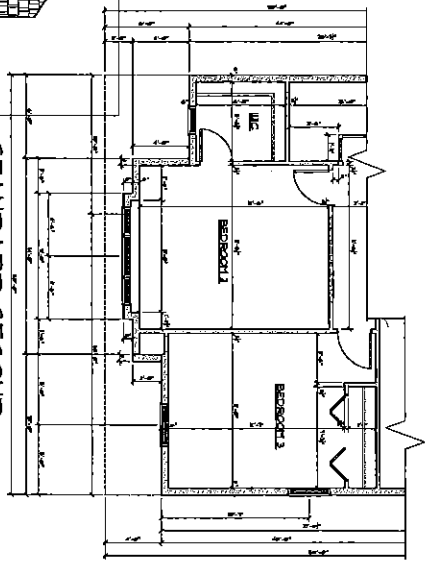
LEFT ELEVATION "C"
SCALE 1/4" = 1'-0"



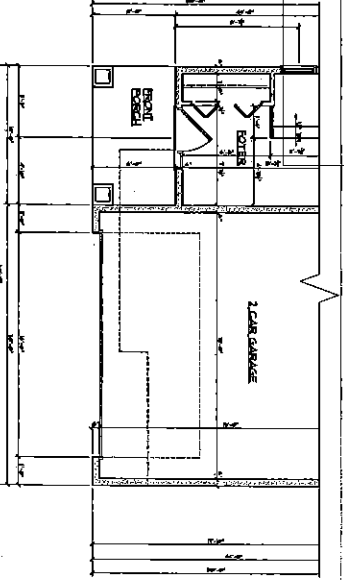
FRONT ELEVATION "C"
SCALE 1/4" = 1'-0"



STANDARD SECOND FLOOR PLAN "C"
SCALE 1/4" = 1'-0"
8'-0" HIGH CEILING



STANDARD FIRST FLOOR PLAN "C"
SCALE 1/4" = 1'-0"
9'-0" HIGH CEILING



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AD

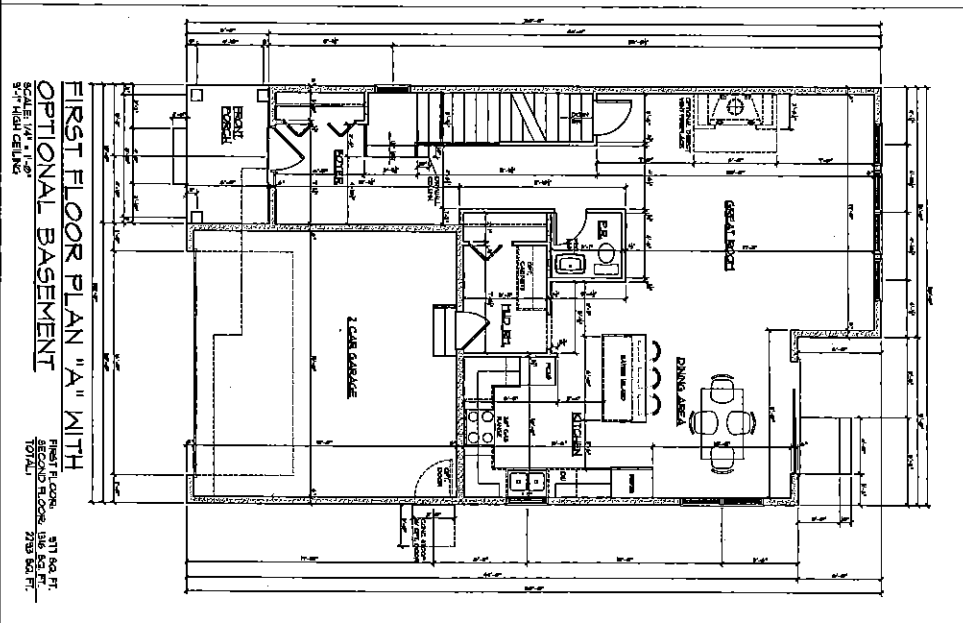
DATE	REV	DESCRIPTION OF REVISION
8-1-14	1	PRELIMINARY PLANS FOR REVIEW

SINGLE FAMILY MODEL HOME:
MODEL #1 ELEVATION "A"
CANYON CROSSINGS
CRYSTAL LAKE IL 60014

CANYON DEVELOPMENT GROUP
3665 TAMARACK
FRAIRIE GROVE, IL

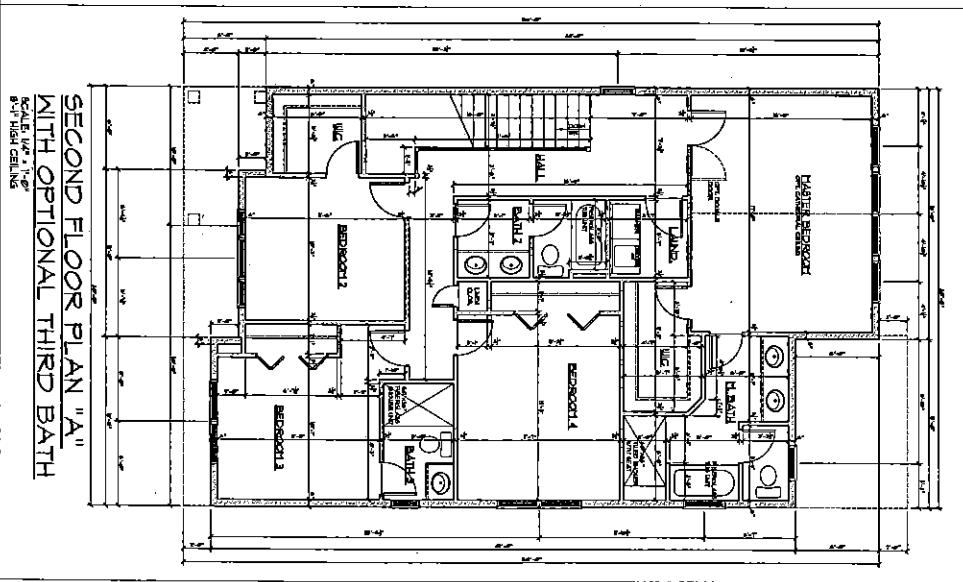
DESIGNERS
MIDWEST DESIGN GROUP
1001
MIDWEST DESIGN GROUP

1001
MIDWEST DESIGN GROUP



**FIRST FLOOR PLAN "A" WITH
OPTIONAL BASEMENT**
SCALE: 1/4" = 1'-0"
8'-0" HIGH CEILING

FIRST FLOOR: 973 SQ. FT.
SECOND FLOOR: 1345 SQ. FT.
TOTAL: 2318 SQ. FT.



**SECOND FLOOR PLAN "A"
WITH OPTIONAL THIRD BATH**
SCALE: 1/4" = 1'-0"
8'-0" HIGH CEILING

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A3
DWG

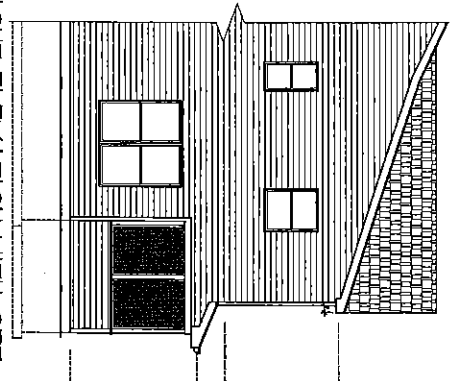
DATE	REV	DESCRIPTION OF REVISION
8-24	1	PRELIMINARY PLAN FOR REVIEW

**SINGLE FAMILY MODEL HOME:
MODEL #1 ELEVATION "A"
CANYON CROSSINGS
CRYSTAL LAKE IL 60014**

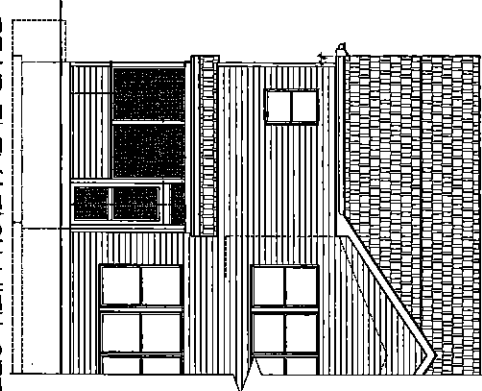
CANYON DEVELOPMENT GROUP
3665 TAMARACK
PRAIRIE GROVE, IL

DESIGNERS
MIDWEST DESIGN GROUP
1000 W. 100th St.
Moline, IL 61401
PH: 309.343.1111
WWW.MIDWESTDESIGNGROUP.COM

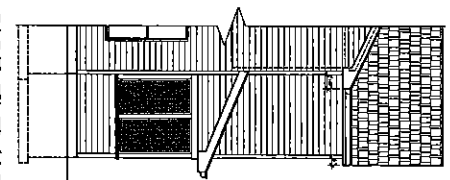
**MIDWEST
DESIGN
GROUP**



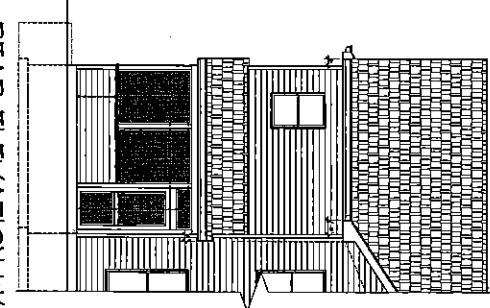
RIGHT ELEVATION WITH OPT. SCREEN PORCH & THIRD BATH
SCALE: 1/4" = 1'-0"
8'-0" HIGH CEILING



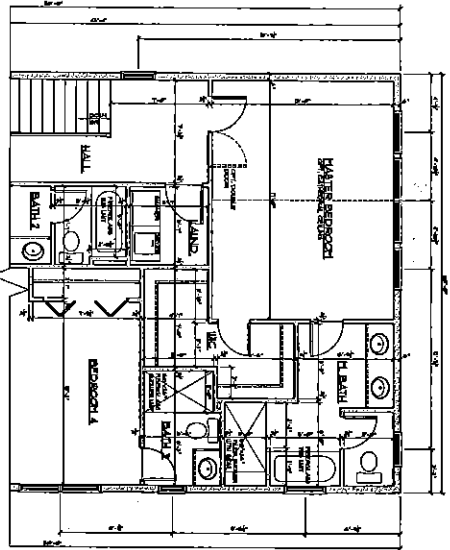
REAR ELEVATION WITH OPT. SCREEN PORCH & THIRD BATH
SCALE: 1/4" = 1'-0"
8'-0" HIGH CEILING



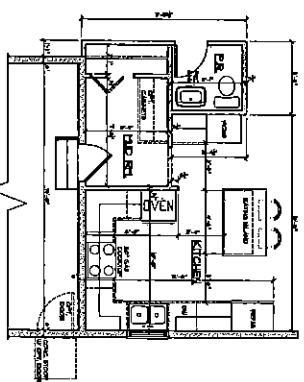
RIGHT SIDE ELEVATION W/ OPT. SCREEN PORCH
SCALE: 1/4" = 1'-0"



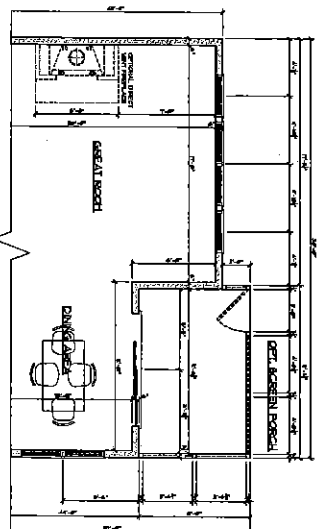
REAR ELEVATION W/ OPT. SCREEN PORCH
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN WITH OPT. SCREEN PORCH & THIRD BATH
SCALE: 1/4" = 1'-0"
8'-0" HIGH CEILING

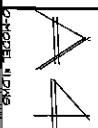


FIRST FLOOR PLAN WITH OPT. BASEMENT & GOURMET KITCHEN OPTION
SCALE: 1/4" = 1'-0"
8'-0" HIGH CEILING



STANDARD FIRST FLOOR PLAN WITH OPTIONAL SCREEN PORCH
SCALE: 1/4" = 1'-0"
8'-0" HIGH CEILING

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BRICK RECORD 1/2" X 1/2"

DATE	REV	DESCRIPTION OF REVISION
E-H	1	PRIOR PLANS FOR REVIEW

SINGLE FAMILY MODEL HOME:
MODEL #1 ELEVATION "A"
CANYON CROSSINGS
CRYSTAL LAKE IL 60014

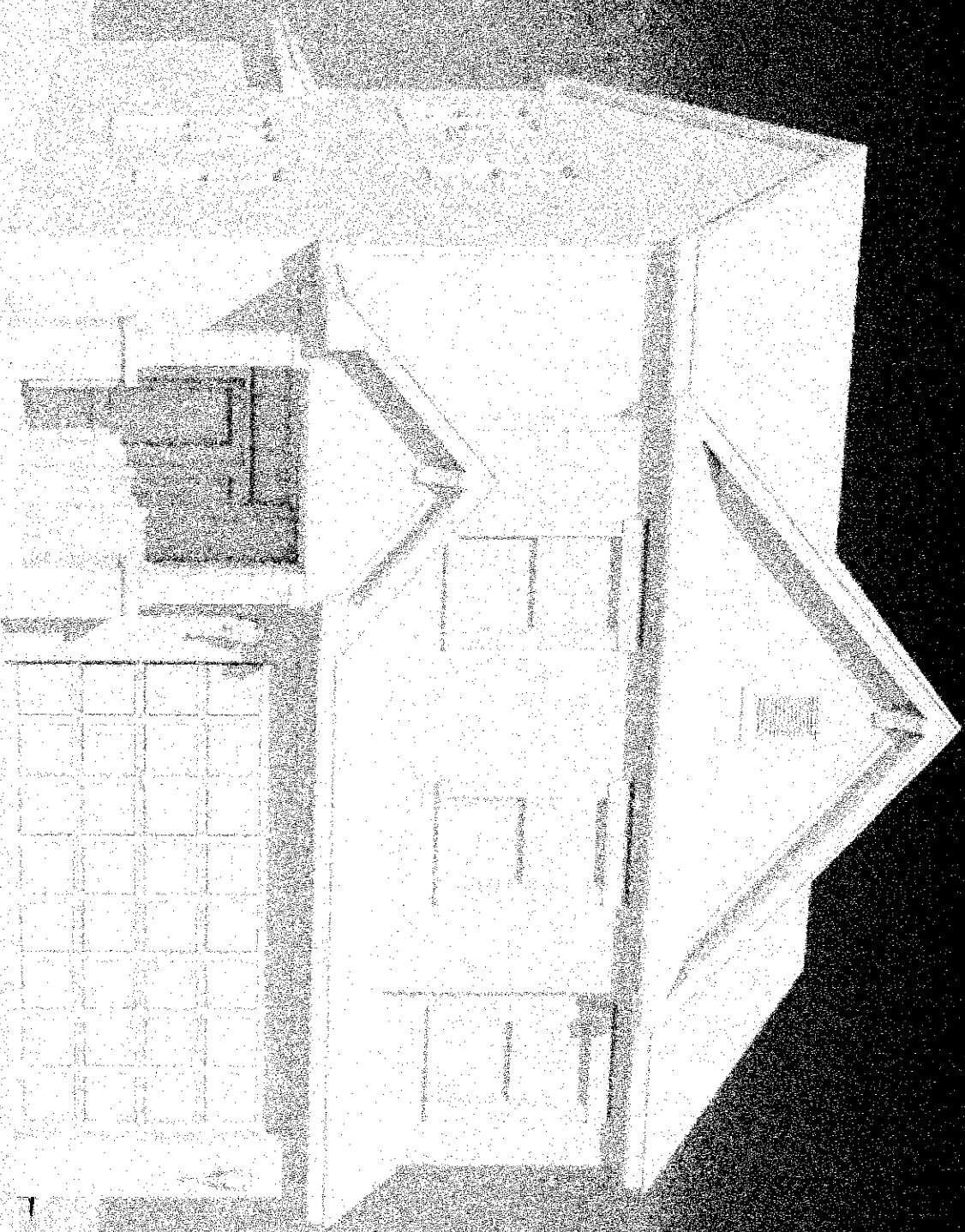
CANYON DEVELOPMENT GROUP
3665 TAMARACK
FRAIRIE GROVE, IL

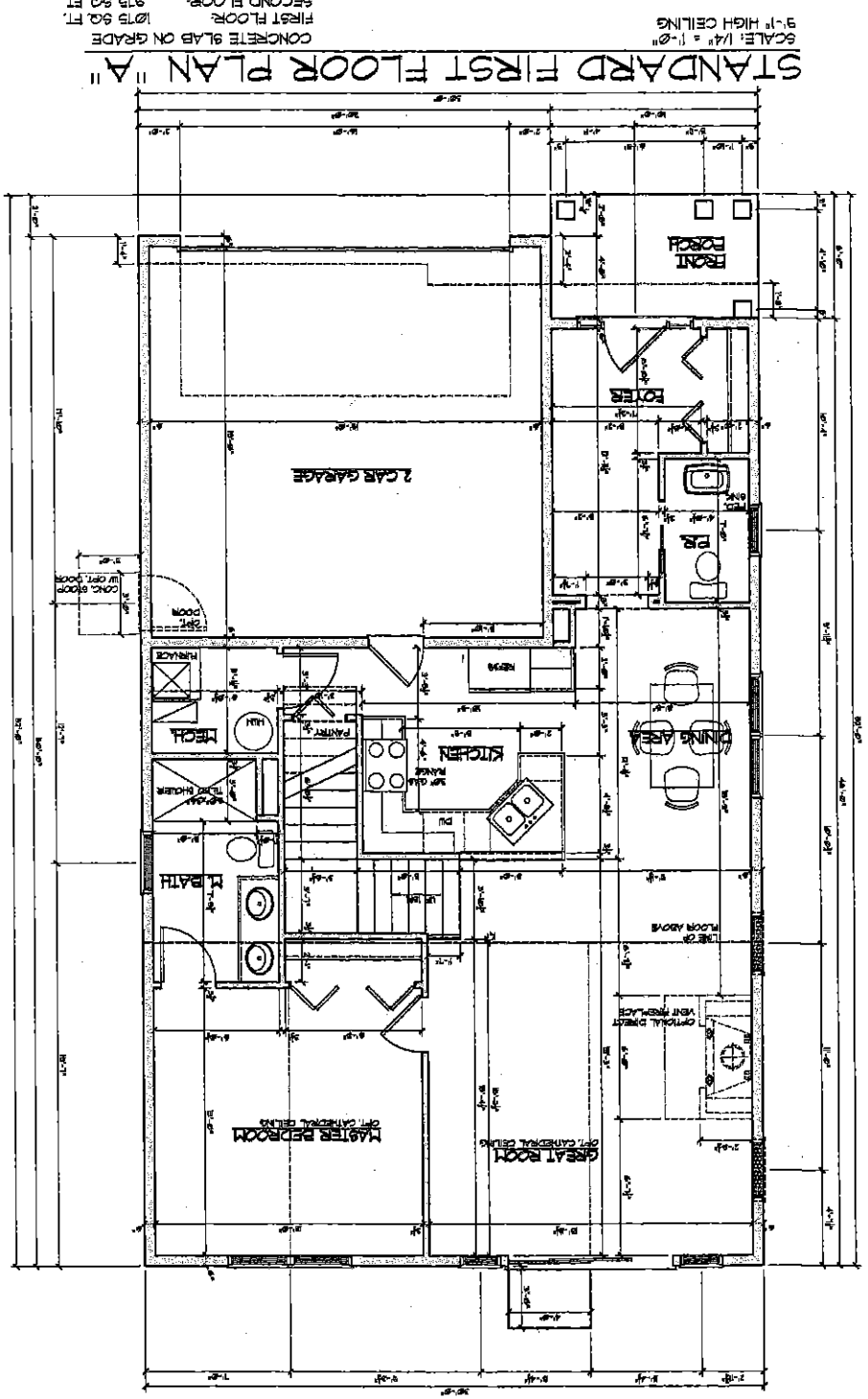
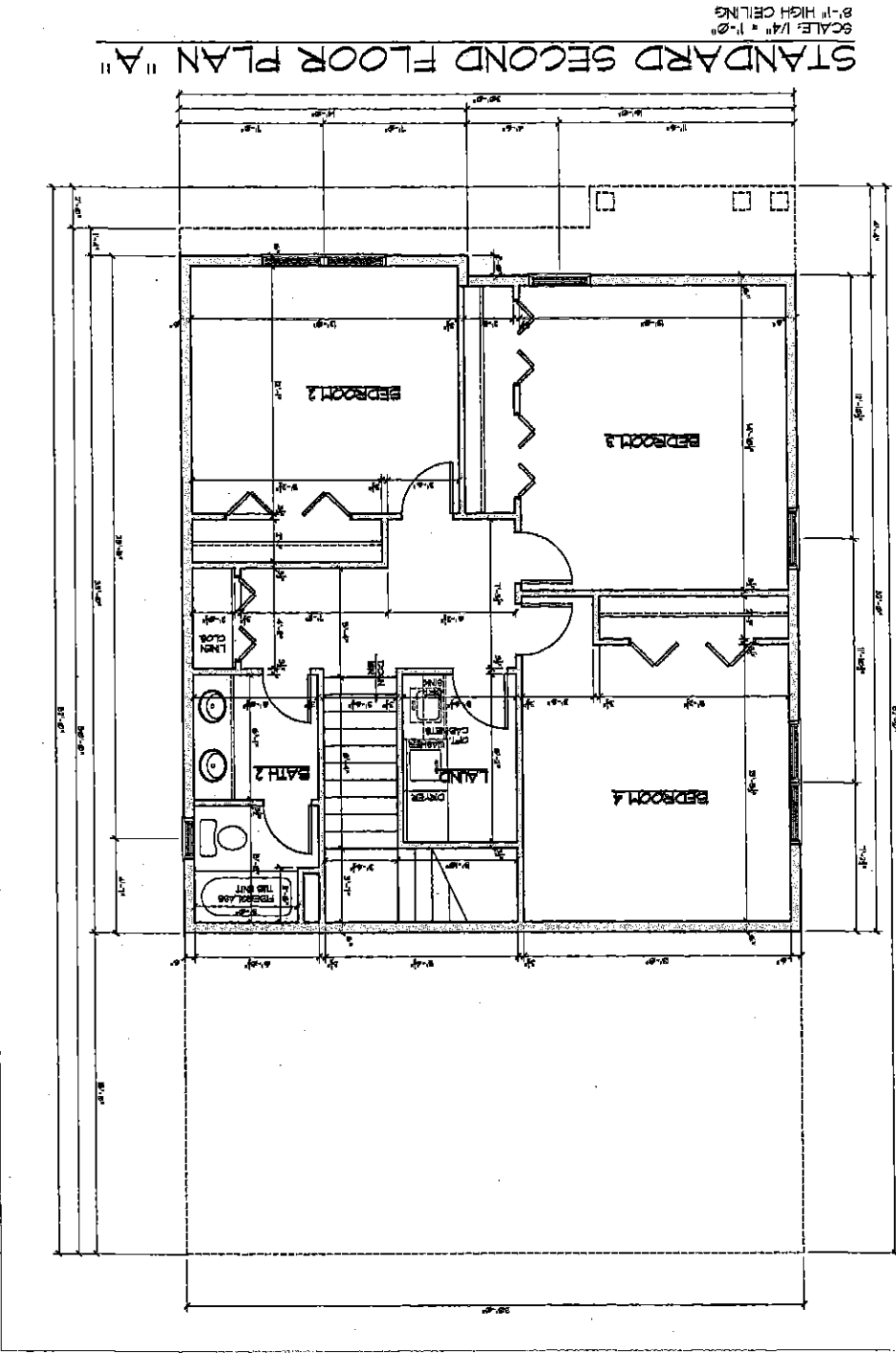
DESIGNER:
MIDWEST DESIGN GROUP
ARCHITECT: L. K. BIRD
PROJECT MANAGER: J. B. BIRD
PROJECT LOCATION: CRYSTAL LAKE, ILLINOIS

MIDWEST DESIGN GROUP

Camera: View 2

Project: Plan3.c4d





FIFTH BEDROOM: 211 SQ. FT.
 OPTIONAL
 TOTAL: 2252 SQ. FT.
 SECOND FLOOR: 915 SQ. FT.
 FIRST FLOOR: 1075 SQ. FT.
 CONCRETE SLAB ON GRADE

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DATE	REV	DESCRIPTION OF REVISION
1-8-14		FINAL PLAN FOR REVIEW

SINGLE FAMILY MODEL HOME:
 MODEL #3 ELEVATIONS "A-B-C"
 CANYON CROSSINGS
 CRYSTAL LAKE IL 60014

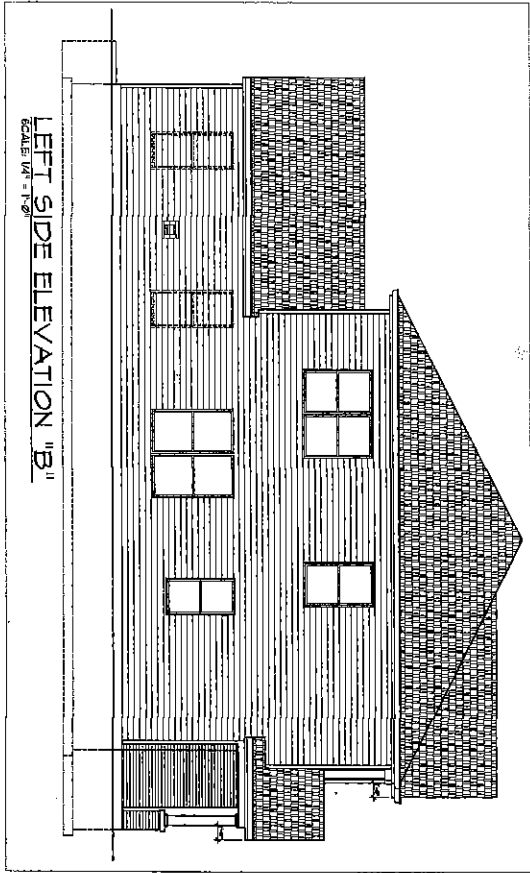
CANYON DEVELOPMENT GROUP
 3665 TAYLORACK
 PRAIRIE GROVE, IL.

DESIGNERS
 HARTNEY, L. BOB
 OFFICE: 284-0300
 FAX: 284-0301
 PROFESSIONAL DESIGN FIRM
 LICENSE # 104-00281

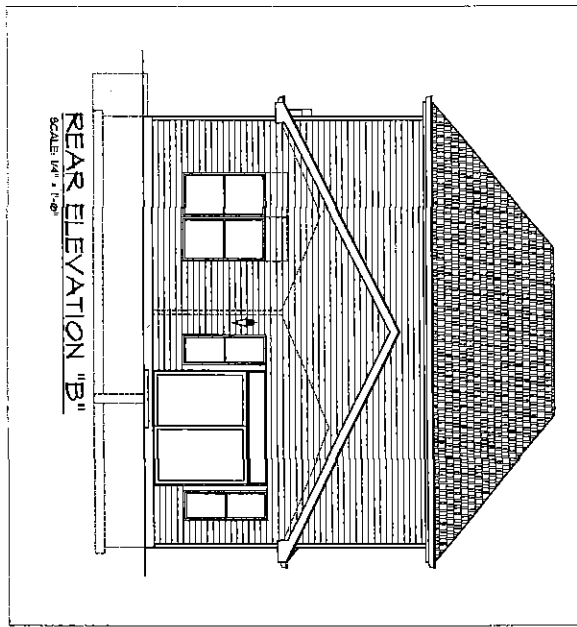


RECEIVED

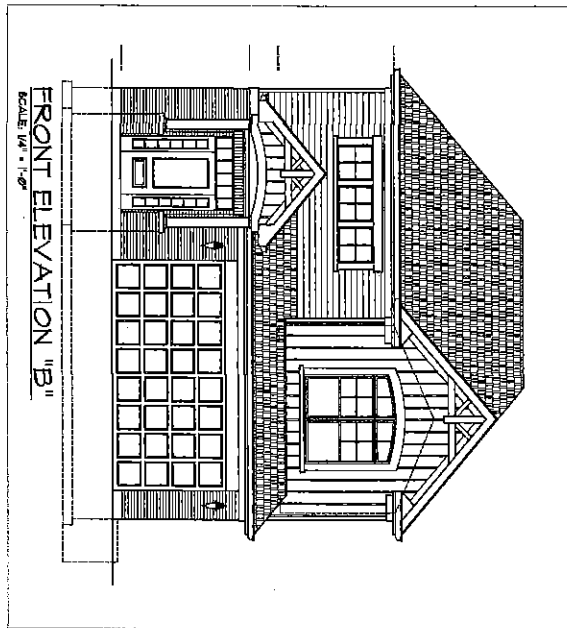
O-MODEL #3DMS



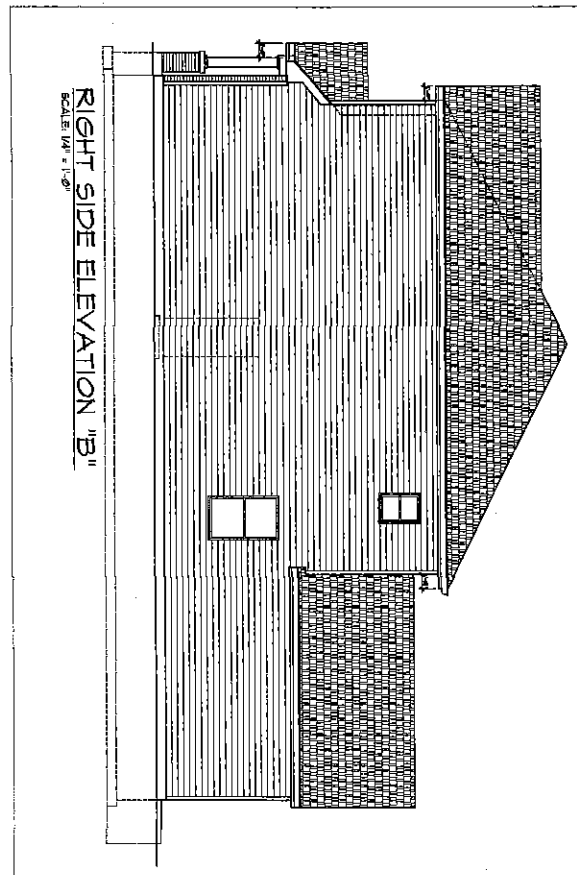
LEFT SIDE ELEVATION "B"
SCALE: 1/4" = 1'-0"



REAR ELEVATION "B"
SCALE: 1/4" = 1'-0"



FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION "B"
SCALE: 1/4" = 1'-0"

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CHOPPER DESIGN
A6

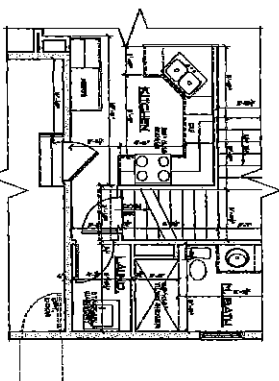
DATE	REV	DESCRIPTION OF REVISION
11-1-14	1	PRELIMINARY PLANS FOR REVIEW

SINGLE FAMILY MODEL HOME:
MODEL #3 ELEVATIONS "A-B-C"
CANYON CROSSINGS
CRYSTAL LAKE IL 60014

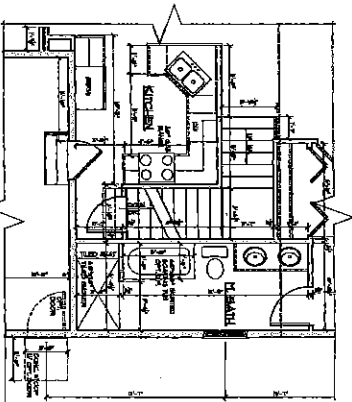
CANYON DEVELOPMENT GROUP
3665 TAMARACK
PRAIRIE GROVE, IL

DESIGNER:
MIDWEST DESIGN GROUP
NOT RESPONSIBLE FOR THE
ACCURACY OF THE INFORMATION
CONTAINED HEREIN

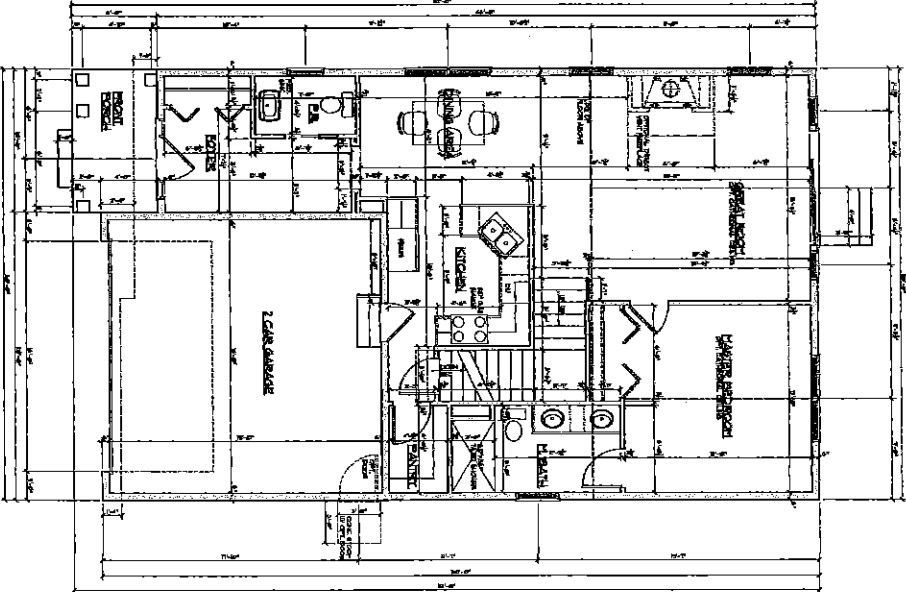
MIDWEST
DESIGN
GROUP



FIRST FLOOR PLAN "A" WITH
OPT. BASEMENT & LAUNDRY
SCALE: 1/4" = 1'-0"
9'-0" HIGH CEILING



FIRST FLOOR PLAN "A" WITH
OPT. BASEMENT & DELUXE M. BATH
SCALE: 1/4" = 1'-0"
9'-0" HIGH CEILING



FIRST FLOOR PLAN "A" WITH
OPTIONAL BASEMENT
SCALE: 1/4" = 1'-0"
9'-0" HIGH CEILING
FIRST FLOOR: 27' 0" x 37' 0"
TOTAL: 27' 0" x 37' 0"
OPTIONAL: 27' 0" x 37' 0"
TOTAL: 27' 0" x 37' 0"
OPTIONAL: 27' 0" x 37' 0"
TOTAL: 27' 0" x 37' 0"

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A3
C-MODEL 4/2/14

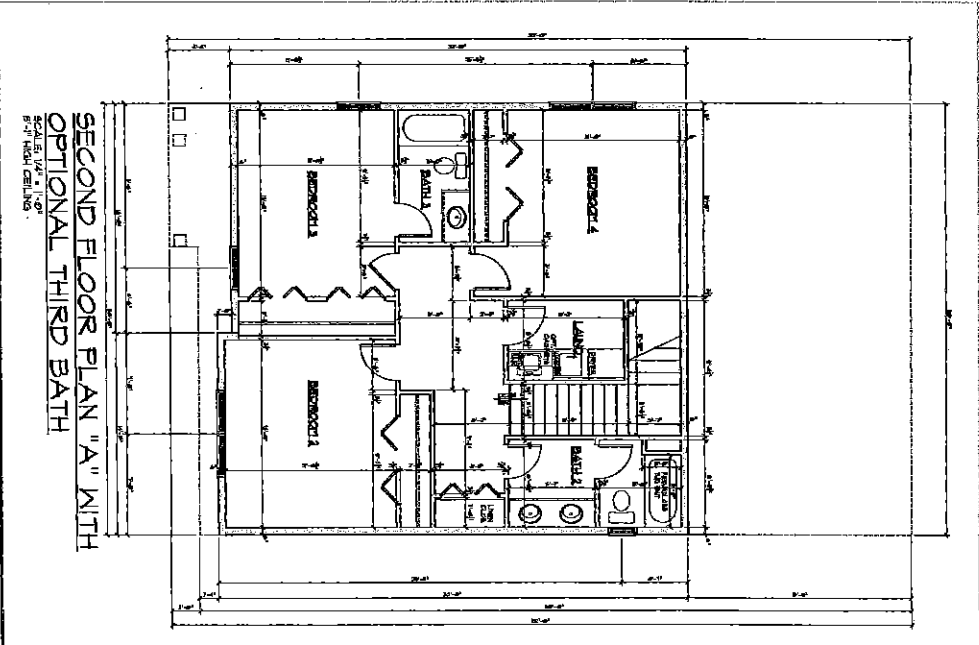
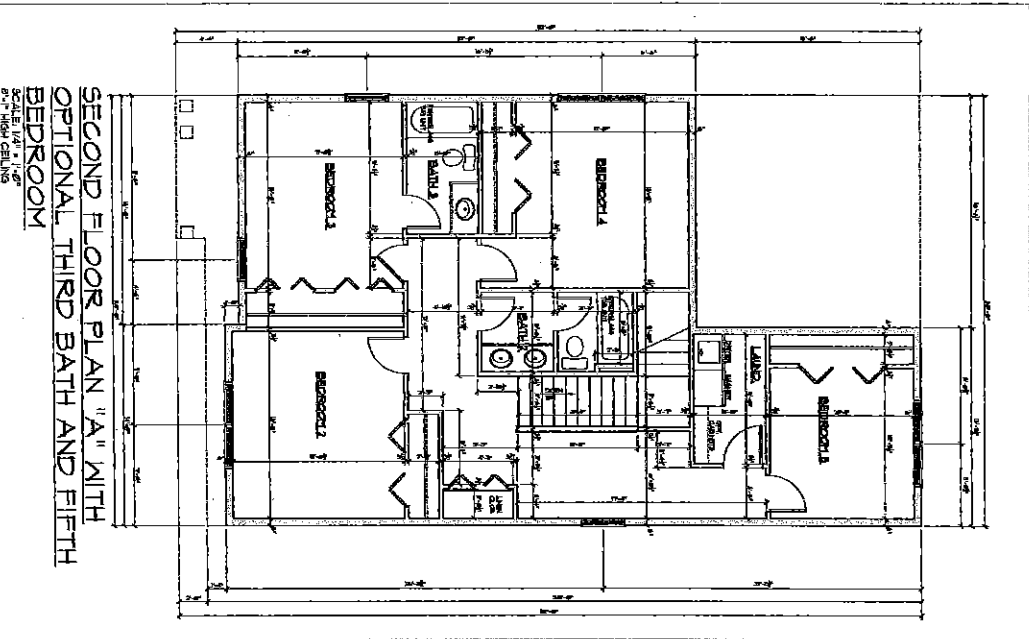
DATE	REV	DESCRIPTION OF REVISION
1-8-14	1	PRELIMINARY PLANS FOR REVIEW

**SINGLE FAMILY MODEL HOME:
MODEL #3 ELEVATIONS "A-B-C"**
CANYON CROSSINGS
CRYSTAL LAKE IL 60014

CANYON DEVELOPMENT GROUP
3665 TAMARACK
PRAIRIE GROVE, IL

DESIGNER:
ARCHITECT:
DATE: 1-8-14
PROJECT: CANYON CROSSINGS
SHEET: 1 OF 3

**MIDWEST
DESIGN
GROUP**



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0-CORREL. STDS
A2

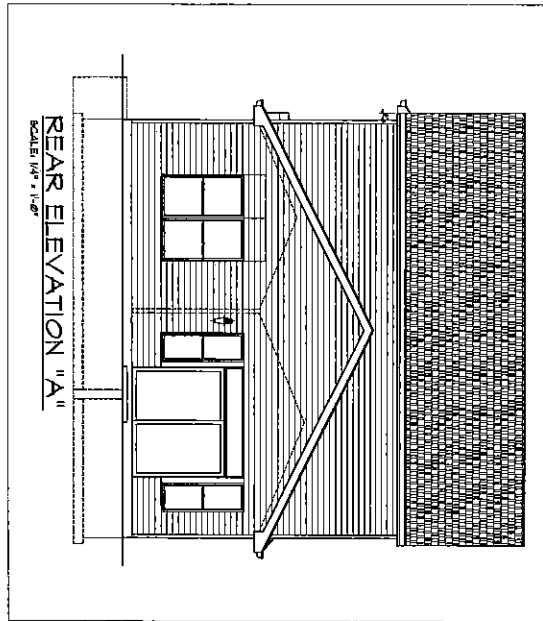
DATE	REV	DESCRIPTION OF REVISION
8-2-14	1	PRELIMINARY PLANS FOR REVIEW

SINGLE FAMILY MODEL HOME:
MODEL #3 ELEVATIONS "A-B-C"
CANYON CROSSINGS
CRYSTAL LAKE IL 60014

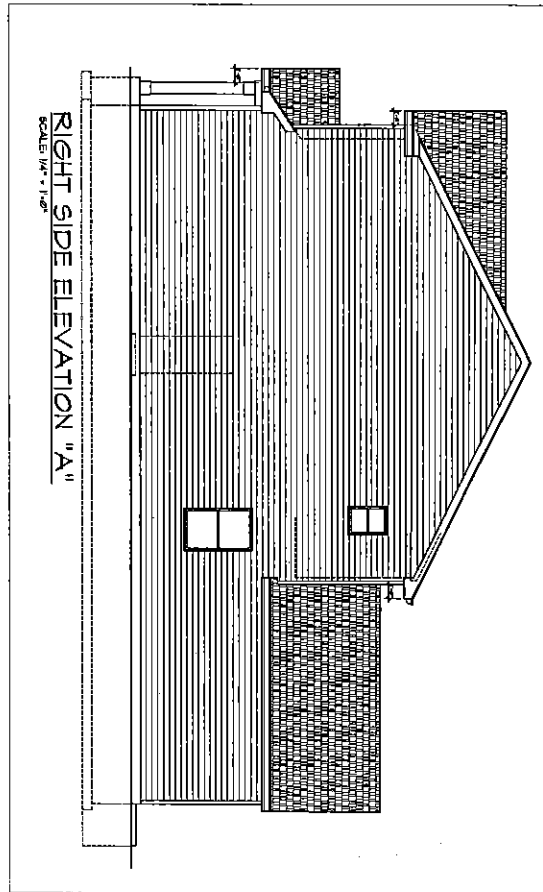
CANYON DEVELOPMENT GROUP
3665 TAMARACK
FRAIRIE GROVE, IL

DESIGNERS
MIDWEST DESIGN GROUP
1111 W. WASHINGTON ST.
CHICAGO, IL 60607
TEL: 312.467.1234
WWW.MIDWESTDESIGNGROUP.COM

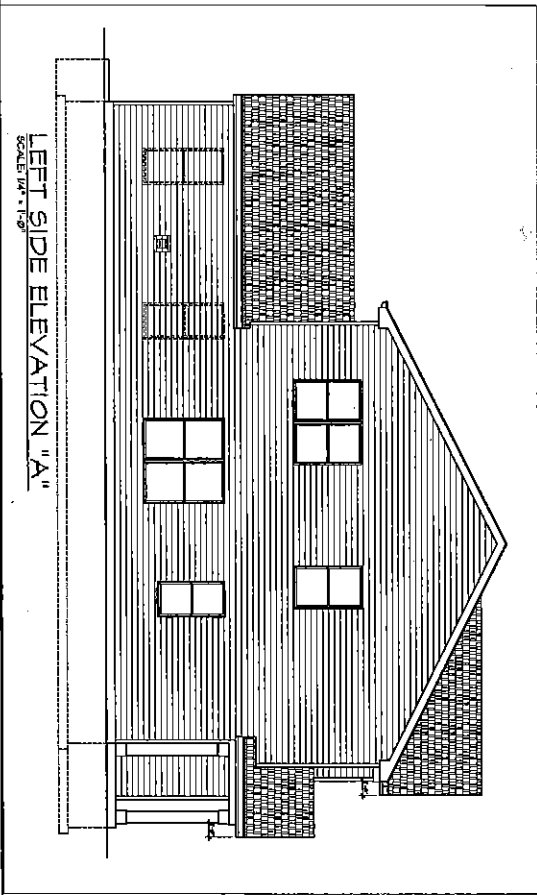
MIDWEST DESIGN GROUP



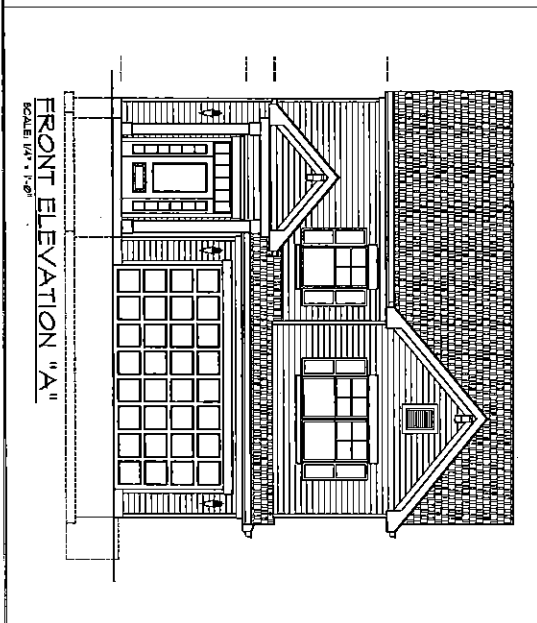
REAR ELEVATION "A"
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION "A"
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION "A"
SCALE: 1/4" = 1'-0"



FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"

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CHANCELL 152225

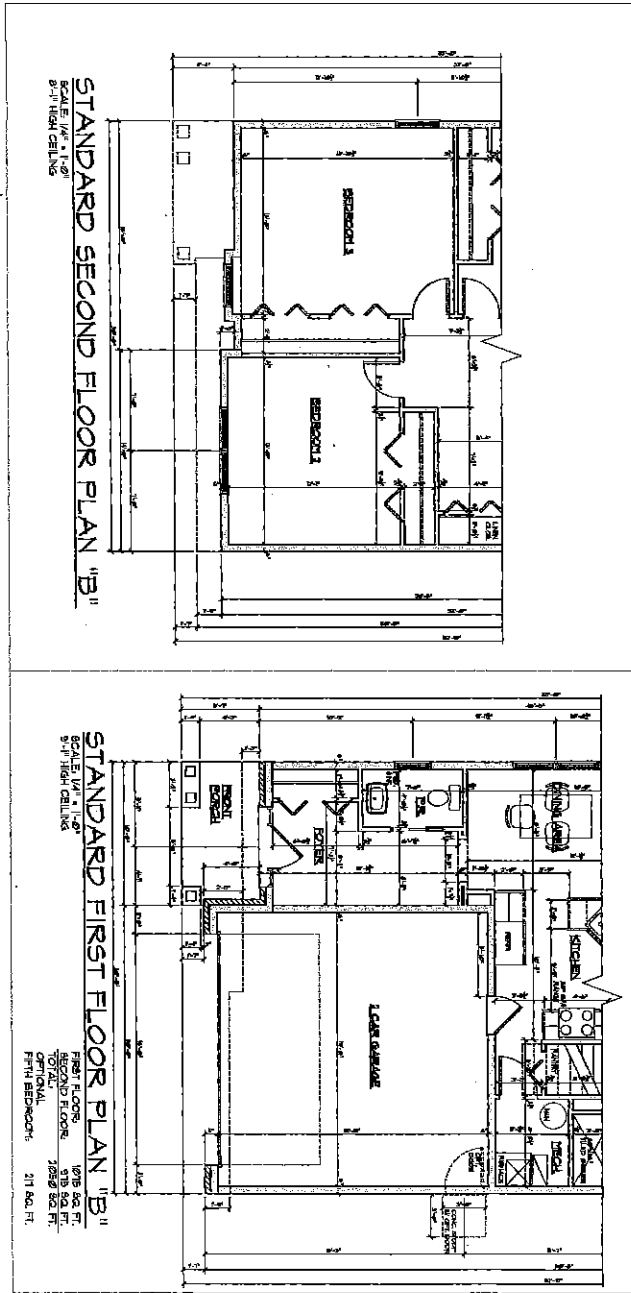
DATE	REV	DESCRIPTION OF REVISION
3-8-14	1	PRELIMINARY PLANS FOR REVIEW

SINGLE FAMILY MODEL HOME:
MODEL #3 ELEVATIONS "A-B-C"
CANYON CROSSINGS
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DATE	REV	DESCRIPTION OF REVISION
8-8-14	1	PRELIMINARY PLANS FOR REVIEW

**SINGLE FAMILY MODEL HOME:
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