



The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A COMPREHENSIVE LAND USE PLAN MAP AMENDMENT FROM COMMERCE TO HIGH DENSITY RESIDENTIAL, REZONING TO R-3B PUD MULTI-FAMILY RESIDENTIAL, A PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT, AND FINAL PLAT OF SUBDIVISION FOR 4262 ROUTE 176

WHEREAS, pursuant to the terms of a Petition (File #PLN-2023-00135) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Comprehensive Land Use Plan Map Amendment from Commerce to High Density Residential, a Rezoning from B-2 PUD General Commercial to R-3B PUD Multi-Family Residential, a Preliminary and Final Planned Unit Development and a Final Plat of Subdivision to allow a new 47-unit townhome development; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on July 28, 2023 in the Northwest Herald, held a public hearing at 7:00 p.m., on August 16, 2023 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Comprehensive Land Use Plan Map Amendment, Rezoning, Preliminary and Final Planned Unit Development, and Final Plat of Subdivision, and

WHEREAS, on August 16, 2023, the Planning and Zoning Commission, having fully heard and considered the testimony of all those present at the public hearing who wished to testify, made findings of fact as required by law and recommended to the Mayor and City Council of the City of Crystal Lake that the proposed Comprehensive Land Use Plan Map Amendment, Rezoning, Preliminary and Final Planned Unit Development, and Final Plat of Subdivision be approved, all as more specifically set forth in the minutes from the Planning and Zoning Commission in Case #PLN-2023-00135, dated as of August 16, 2023; and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Comprehensive Land Use Plan Map Amendment, Rezoning, Preliminary and Final Planned Unit Development, and Final Plat of Subdivision be issued as requested in said Petition.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

Section I: Comprehensive Land Use Plan Map Amendment from Commerce to High Density Residential, a Rezoning from B-2 PUD General Commercial to R-3B PUD Multi-Family

Residential, a Preliminary and Final Planned Unit Development and Final Plat of Subdivision to allow a new 47-unit townhome for the property commonly known as 4262 Route 176 (14-34-226-007) Crystal Lake, Illinois are hereby approved.

Section II: Said Comprehensive Land Use Plan Map Amendment, Rezoning, Preliminary and Final Planned Unit Development, and Final Plat of Subdivision is issued with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Lennar Corporation, dated 06/16/2023, received 06/20/2023)
 - B. Final Site Plan (Gary R. Weber Associates, Inc., dated 06/21/2023, received 06/23/2023)
 - C. Final Plat of Subdivision (Mackie Consultants, LLC, dated 05/01/2023, last revised 08/04/2023, received 08/04/2023)
 - D. Final Engineering Plans (Mackie Consultants, LLC, dated 05/09/2023, last revised 08/04/2023, received 08/04/2023)
 - E. Final Elevations (Lennar Corporation, undated, received 08/10/2023)
 - F. Color Renderings (Lennar Corporation, undated, received 08/10/2023)
 - G. Final Landscape Plans (Gary R. Weber Associates, Inc., dated 06/21/2023, received 06/23/2023)
 - H. Fire Truck Turning Radius Exhibit (Mackie Consultants, LLC, dated 08/08/2023, received 08/09/2023)
2. Elevations:
 - A. The buildings must alternate between shake siding around the windows and vertical siding in the peaks and vertical siding around the windows and shake siding in the peaks.
 - B. The end columns must have a stone base.
 - C. All housing types are to be constructed with premium vinyl siding (0.044 or greater) and installed properly with long runs in order to allow for movement during temperature changes.
3. The permit plans (Site Plan, Landscape Plan and Engineering Plans) shall be revised to include the added guest parking spaces in the center island on White Oak Circle.
4. Work with city staff to finalize the landscape/tree preservation plan.
5. Provide Covenants, Codes and Restrictions for staff review. The maintenance responsibility for the landscape island at White Oak Circle shall be the responsibility of the Homeowners Association.

6. The petitioner shall address all of the review comments and requirements of the Fire Rescue, Engineering, Public Works, and Community Development Departments in addition to those of the City's stormwater consultant.
7. The petitioner shall work with City staff to incorporate additional traffic calming policies into the plans.

Section III: That the City Clerk be and is hereby directed to amend the Official Comprehensive Land Use Map and Official Zoning Map and all pertinent records of the City of Crystal Lake to show the issuance of a Comprehensive Land Use Plan Map Amendment, Rezoning, Preliminary and Final Planned Unit Development and Final Plat of Subdivision in accordance with the provisions of this Ordinance, as provided by law.

Section IV: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provide by law.

DATED at Crystal Lake, Illinois, this 5th day of September, 2023.

City of Crystal Lake, an
Illinois municipal corporation


Haig Haleblian, MAYOR

SEAL

ATTEST:

Nick Kachiroubas by Nick Hammada, Deputy City Clerk
Nick Kachiroubas, CITY CLERK

Passed: September 5, 2023

Approved: September 5, 2023