



The City of Crystal Lake Illinois

**AN ORDINANCE GRANTING A PRELIMINARY PLANNED UNIT DEVELOPMENT AND
PRELIMINARY PLAT OF SUBDIVISION FOR 48 TOWNHOME DEVELOPMENT
AT 1201 BARD ROAD**

WHEREAS, pursuant to the terms of a Petition (File #PLN-2023-93) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Preliminary Planned Unit Development and Preliminary Plat of Subdivision for a 48-unit townhome development for Derbyshire at 1201 Bard Road; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on September 28, 2023 in the Northwest Herald, held a public hearing at 7:00 p.m., on October 18, 2023, at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Preliminary Planned Unit Development and Preliminary Plat, and

WHEREAS, on October 18, 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 Preliminary Planned Unit Development and Preliminary Plat of Subdivision be approved, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Preliminary Planned Unit Development and Preliminary Plat of Subdivision be issued as modified by the Planning and Zoning Commission.

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

Section I: That a Preliminary Planned Unit Development and Preliminary Plat of Subdivision for a 48-unit townhome development at the property commonly known as 1201 Bard Road (18-12-179-005), Crystal Lake, Illinois is hereby approved.

Section II: Said Preliminary Planned Unit Development and Preliminary 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 (Kerrick, received 11/02/22)
- B. Site Plan (Swanson, undated, received 10/09/23 and dated 07/27/23, received 09/07/23)
- C. Landscape Plan (Gary Weber dated 08/16/23, received 09/07/23)
- D. Engineering Plans (Advantage Consulting, dated 08/21/23, received 06/14/23)
- E. Final Plat of Subdivision (Vanderstappen, undated, received 09/07/23)
- F. Elevations (Unnamed, undated, received 09/07/23)

2. Architecture

- A. Two different color schemes shall be provided. Each two pack of buildings should display two color schemes so the development does not look monotonous. Provide revised elevations for review.

3. Landscape

- A. Increase landscape screening between this property and the commercial property to the northwest. Work with staff to add more material to provide a better buffer for the residents.
- B. Landscape islands need to be 8 feet wide by 19 feet in depth and at the ends of all parking rows and every 10 spaces. Increase the size of the islands and add where needed.
- C. Add landscape to screen the auto-courts.
- D. Provide the required 20-foot landscape buffer between this property and the single-family property to the south with 2 overstory trees and 6 understory trees and 6 shrubs every 100 feet.

4. Plat of Subdivision

- A. Provide a Final Plat of Subdivision with Condominium Ownership designation for review and approval.
- B. Provide the Covenants, Conditions, and Restrictions for staff review.
- C. Illustrate the Municipal Utility Easements on the plat.
- D. Include provisions for the stormwater management easement.

5. Provide lighting standards at permit to ensure the exterior lighting standards of the UDO are met.

6. Provide a detailed site plan illustrating the 30-foot required setback to any building projection or covered structure.

7. Provide a calculation of net density for Final Planned Unit Development review. Net density is calculated by removing any public or private drives or unbuildable areas such as wetlands and floodplains.

8. Illustrate fire hydrants and dimensions of fire truck access around the buildings. Fire Truck access needs to be within 150 feet of all portions of a building. Fire Access roads may be necessary to provide access to all portions of the buildings.

9. Work with staff to make the entrances to the auto courts as narrow as possible while allowing emergency vehicle access. Illustrate a truck turning exhibit.
10. The petitioner shall address all of the review comments and requirements of the City Departments of Public Works, Fire Rescue, Engineering, and Community Development and the City's Stormwater Consultant.
11. Work with staff to find a garbage pickup solution.
12. Work with staff on the buildout plan for construction and share that.
13. The townhome pods located off of Crabapple Drive and the townhome pods located off of Huntley Road must be connected with a private drive.

Section III: That the City Clerk be and is hereby directed to amend all pertinent records of the City of Crystal Lake to show the issuance of a Preliminary Planned Unit Development and Preliminary Plat of Subdivision for a 48-unit townhome development 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 21st day of November, 2023.

City of Crystal Lake, an
Illinois municipal corporation


Haig Haleblian, MAYOR

SEAL

ATTEST:

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

Passed: November 21, 2023

Ord. No. 7975
File No. 316

Approved: November 21, 2023