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

IN THE MATTER OF THE PETITION OF)
Wally Krawczyk)

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission for the purposes of seeking UDO Text Amendments to make changes to Article 9 Section 9-200 E 13 Amendment to a final PUD plan as follows:

Amendment to a final PUD plan. Except as provided herein, for residential planned unit developments, when amending an approved final PUD plan, unless the homeowners' association, where one is present, is authorized to act on behalf of the entire development, every property owner within the PUD is required to consent to the amendment to the PUD. The following exceptions shall apply:

Where a planned unit development consists of different categories of dwellings (single family attached, single-family detached, two-family and multifamily dwellings, or category as identified by the City) any amendment to a final PUD plan relating to one or more category of dwellings shall require the consent of:

a. Ninety percent (90%) of every unit owner of properties within the category of dwellings located within the planned development to which the proposed amendment pertains. Where a homeowner's association is authorized to act on behalf of some or all of owners within such category, such consent by the homeowner's association shall be deemed sufficient with respect to the owners who are members of such consenting homeowner's association; and

b. Three-fourths (3/4ths) of the owners of properties within category of dwellings located within the planned development to which the proposed amendment does not pertain. Where a homeowner's association is authorized to act on behalf of some or all of owners within such category, such consent by the homeowner's association shall be deemed sufficient with respect to the owners who are members of such consenting homeowner's association.

A public hearing before the Planning and Zoning Commission on this request will be held at 7:00 p.m. on Wednesday, January 6, 2021, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Jeff Greenman, Chairperson
Planning and Zoning Commission
City of Crystal Lake

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