Agenda Item No: 12

City Council
Agenda Supplement

Meeting Date: January 6, 2026

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Requests:

1. Comprehensive Land Use Plan Amendment from Industry to Urban Residential
2. Rezoning from M PUD Manufacturing to R-2 PUD Single Family Planned Unit Development
3. Preliminary Planned Unit Development and Preliminary Plat of Subdivision for a 179-lot single-family residential subdivision with deviations from the code

Matt Brolley, petitioner
275 S. Main Street

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendation and adopt an Ordinance granting the Comprehensive Land Use Plan Amendment to Urban Residential, Rezoning to R-2 PUD Single-Family Planned Unit Development, Preliminary Planned Unit Development and Preliminary Plat of Subdivision with Deviations for Pulte Homes Lakeland Farms at 275 S. Main Street.

Staff Contact: Kathryn Cowlin, Director of Community Development
Elizabeth Maxwell, City Planner

Background:

- Request: Comprehensive Land Use Plan Amendment, Rezoning, Preliminary Plat of Subdivision and Preliminary Planned Unit Development and Variations.
- Land Use: The land use map is Industry. The petitioner is requesting an amendment to Urban Residential. The Urban Residential would accommodate the single family subdivision.
- Zoning: The site is currently zoned M Manufacturing. The petitioner is requesting a rezoning to R-2 PUD Single-Family Residential.
- During the public hearing before the Planning and Zoning Commission, the petitioner suggested an amendment to their proposal to eliminate four lots around the park area to further open the park space. The Commission made a motion to specifically eliminate the "Meadows" lots of 131-134.

LAND USE/ZONING

- The site is currently zoned M PUD – Manufacturing and was previously approved for an Amazon distribution facility. The petitioner is planning a residential subdivision and a rezoning to R-2 PUD Single Family Residential Planned Unit Development. This is the appropriate zoning district for a new single-family subdivision.
- The current Comprehensive Plan land use designation is Industry. The petitioner is proposing a Comprehensive Land Use Map Amendment to Urban Residential. This is the appropriate land use designation for a new single-family subdivision.
- The proposal is for a 179-lot subdivision. Net Density is 3.47 units per acre. R-2 zoning allows 4.15 units per acre.
- The request is for Preliminary Planned Unit Development Approval and Preliminary Plat of Subdivision. An application for Final PUD and Final Plat are required following the Preliminary PUD and Plat process.

SITE

- The primary entrance into the development is from Main Street. Exchange Drive and Commonwealth Drive also connect into the development, creating three access points for improved circulation and emergency services.
- The entrance from Main Street is restricted to a right-in/right-out. It is anticipated that vehicles will travel to the Main Street and Congress Parkway traffic signal if traveling from the north and enter the subdivision from Commonwealth Drive.
- Sidewalks are included along all roadways, including Main Street. The developer is responsible for installing public sidewalks to the edge of the property line. Currently, the City is also proposing to engineer a sidewalk connection from the edge of the subject property along Main Street to the Downtown. The proposed sidewalks by the developer and the City's future project would allow pedestrians to travel from Downtown to Congress Parkway, connecting two major corridors.
- The developer included pathways connecting streets through open space. This allows for greater walkability.
- A traffic study was completed by the City's traffic consultant, Gewalt Hamilton. The study recommended:
    - Exchange Drive shall be a right-in/right-out entrance with stop sign control where it connects to Main Street.
    - Sidewalk should be added to the north side of Exchange Drive as part of this project to provide complete pedestrian connectivity from the site to the Pingree Road Metra Station.
    - Sidewalk should be added on the west side of Commonwealth Drive between the subject site and the existing terminus north of the bank.
- The Meadows Series will fit on 50' x 125' lots with 5-foot interior side yard setbacks. There is 109 lots.

- The Estates Series will fit on 60' x 125' lots with 5-foot interior side yard setbacks. There is 69 lots.

BUILDING ELEVATIONS

- The developer has proposed 10 model types, five in the Meadow series and five in the Estates series. The Abbeyville in the Meadow series is a Ranch home.
- The homes elevations all feature masonry except for one in the Willwood model type that has high quality architectural features.
- Each elevation will offer unique character along the street facing elevations. Key lots will be upgraded to include masonry along the length of that side elevation along the street.
- The petitioner shall provide final four-sided architecture showing all elevation options for each model, as well as the color palette for each model or series with the Final PUD submittal.
- The proposed elevations meet the design criteria for single-family residential.

PZC Highlights:

The following discussion took place during the Planning and Zoning Commission hearing:

- At the November 19, 2025 meeting, the PZC was supportive of the Comprehensive Land Use Plan amendment and the Rezoning, but was not in favor of the layout. They continued the item initially to have the petitioner revise the plans.
- The revised plans were presented that created a larger central park area. The members still thought additional design changes could occur that would create a larger park space. The petitioner's team noted that a larger privately maintained park becomes more expensive for the homeowners association. Also they want to prioritize lots backing to open space to make the lots feel larger.
- The PZC found that the petition met the Findings of Facts.
- They made two separate motions splitting the issue into the Comprehensive Land Use Plan Amendment and Rezoning and the second motion of the Preliminary Plat of Subdivision, Preliminary PUD and Variations. This was to clarify that they were supportive of the residential use for this property, but were not supportive of this specific layout

The Planning and Zoning Commission recommended **approval (4-0)** of the petitioner's request for a Comprehensive Land Use Plan Amendment from Industry to Urban Residential and Rezoning from M PUD Manufacturing to R-2 PUD Single Family Planned Unit Development with the applicable conditions.

The Planning and Zoning Commission recommended approval which moves forward with a **(2-2)** tie for the applicant's request of a Preliminary Plat of Subdivision and Preliminary Planned Unit Development with Variations from the minimum lot width, minimum lot area, minimum front yard setback, minimum side yard setbacks, the growth management plan, the maximum hard surface coverage, and to allow two free-standing monument signs with the elimination of lots 131-134 and with the applicable conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Pulte, dated 08/28/25, received 11/19/25)
   B. Preliminary Plat of Subdivision (Cemcon, Ltd, dated 10/15/25, received 11/19/25)
   C. Preliminary Site Plan (Cemcon, Ltd, dated 12/10/25, received 12/10/25)
   D. Preliminary Landscape Plan (Dickson Design Studio, dated 10/16/25, received 11/19/25)
   E. Preliminary Stormwater Management Report (Cemcon, Ltd, dated 08/22/25, received 11/19/25)
   F. Preliminary Elevations (Pulte Homes, dated 11/07/25, received 11/19/25)
   G. Preliminary Engineering (Cemcon, Ltd, dated 10/15/25, received 11/19/25)
   H. Traffic Study (GHA, dated 08/15/25, received 09/03/25)

2. Architecture:
   A. The petitioner shall provide final four-sided architecture showing all elevation options for each model, as well as the color palette for each model or series with the Final PUD submittal.
   B. Utilize premium vinyl siding, long runs and a thickness of .044 or greater to reduce waving/warping.
   C. The subdivision must meet the Anti-Monotony standards found in the UDO.
   D. Work with staff on modifications to the elevations to create a more urban product which may include an option for an expanded front porch for select models for Final PUD approval.

3. Site Plan:
   A. Sidewalk should be added to the north side of Exchange Drive as part of this project to provide complete pedestrian connectivity from the site to the Pingree Road Metra Station.
   B. Sidewalk should be added on the west side of Commonwealth Drive between the subject site and the existing terminus north of the bank.

4. Plat of Subdivision
   A. The final plat will show the dedication of the right-of-way for the art pedestals.

5. For the Final Planned Unit Development submittal, revise the various plans to match the revised site plan.

6. The petitioner shall prepare an exhibit to be posted in the sales office and/or provided with marketing materials showing the adjacent zoning of Manufacturing or General Commercial and any easements on each lot.

7. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works and Engineering, Police and Fire Rescue Departments, as well as the City's stormwater consultant, Christopher B. Burke Engineering and traffic consultant, Gewalt Hamilton.

Votes Required to Pass: A simple majority vote

Acknowledgement Form

Regarding the Comprehensive Land Use Plan Amendment, Rezoning and Preliminary Plat and Preliminary Planned Unit Development for Lakeland Farms at 275 S. Main Street, please check one of the choices and sign below.

I hereby acknowledge that I have read, understand, and agree to the staff review comments and recommended conditions contained in the staff report, city staff reviews, and consultant reviews (if applicable).

X I hereby acknowledge that I have read, understand, and agree to most of the staff review comments and recommended conditions contained in the staff report, city staff reviews, and consultant reviews (if applicable) but have concerns with the following items:

CONDITION 2.D → WE REQUEST CITY COUNCIL APPROVE THE BUILDING ELEVATIONS AS PRESENTED AT THE 11/19 + 12/17 PZC

Petitioner's Name: _____ Date: 12-23-25
Signature

Recommended Conditions:

They made the motion removing lots 131-134

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D. Work with staff on modifications to the elevations to create a more urban product which may include an option for an expanded front porch for select models for Final PUD approval.

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PIQ Map
275 S. Main Street



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A COMPREHENSIVE LAND USE PLAN AMENDMENT, REZONING, PRELIMINARY PLANNED UNIT DEVELOPMENT AND PLAT OF SUBDIVISION FOR 179 SINGLE FAMILY HOME SUBDIVISION AT 275 S. MAIN STREET

WHEREAS, pursuant to the terms of a Petition (File #PLN-2025-162) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Comprehensive Land Use Plan Amendment from Industry to Urban Residential, Rezoning from M PUD Manufacturing to R-2 PUD Single Family Planned Unit Development, Preliminary Plat of Subdivision and Preliminary Planned Unit Development for a 179-unit single-family residential subdivision with Variations to the minimum lot width of 70 feet to allow 50 feet for the Meadows series and 60 feet for the Estates series, the minimum lot area of 8,400 sf to allow 6,250 sf, the minimum front yard setback of 30 feet to allow 25 feet, the minimum interior side yard setback of 7 feet and combined total of 18 feet to allow a minimum of 5 feet and combined total of 10 feet, hard surface coverage and building coverage for Abbeyville lots at 55% and 45% respectively, yard variations for window wells, AC pads/equipment and decks and patios, to allow a two freestanding monument subdivision identification signs, and from the growth management to allow more than 15% of all residential units to be constructed per calendar year for Lakeland Farms at 275 S. Main Street; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on October 31, 2025 in the Northwest Herald, held a public hearing at 7:00 p.m., on November 19, 2025 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed request; and

WHEREAS, on November 19, 2025 and continued to December 17, 2025, 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 Amendment, Rezoning, Preliminary Plat of Subdivision and Preliminary Planned Unit Development with Variations be approved, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the request 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: That a Comprehensive Land Use Plan Amendment, Rezoning, Preliminary Plat of Subdivision,

Draft

Preliminary Planned Unit Development with Variations for Lakeland Farms subdivision with the removal of lots 131-134 at 275 S. Main Street (19-04-152-003, 19-04-176-003, 19-04-152-004, 19-04-176-004), Crystal Lake,

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Draft

7. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works and Engineering, Police and Fire Rescue Departments, as well as the City's stormwater consultant, Christopher B. Burke Engineering and traffic consultant, Gewalt Hamilton.

Section III: That the City Clerk be and is hereby directed that all pertinent records and the official zoning map of the City of Crystal Lake to show the issuance of a Comprehensive Land Use Plan Amendment, Rezoning, Preliminary Plat of Subdivision, Preliminary Planned Unit Development with Variations 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 6th day of January, 2026.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
CITY CLERK

Passed: January 6, 2026
Approved: January 6, 2026

Draft