#2025-162
Lakeland Farms – Pulte – Comprehensive Plan Amendment, Rezoning and Preliminary PUD/Plat Project Review for Planning and Zoning Commission

Meeting Date: December 17, 2025 continued from November 19, 2025

Request:

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 for a 179-unit single-family residential subdivision with Variations to:
   a. The minimum lot width of 70 feet to allow 50 feet for the Meadows series and 60 feet for the Estates series, a variation of 20 feet and 10 feet respectively.
   b. The minimum lot area of 8,400 sf to allow 6,250 sf, a variation of 2,150 sf.
   c. The minimum front yard setback of 30 feet to allow 25 feet, a variation of five feet.
   d. 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, a variation of 2 feet from the minimum and 8 feet from the combined total.
   e. To allow a two freestanding monument subdivision identification signs.
   f. Growth management to allow more than 15% of all residential units to be constructed per calendar year.
   g. Hard Surface Coverage and Building Coverage for Abbeyville lots at 55% and 45% respectively, a 5% variation.
   h. Yard Variations for window wells, AC pads/equipment and decks and patios.
4. Preliminary Plat of Subdivision.

Location: 275 S. Main Street

Acreage: Approximately 62 acres

Current Zoning: M PUD – Manufacturing Planned Unit Development

Proposed Zoning: R-2 PUD – Single Family Residential Planned Unit Development

Surrounding Properties:
North: M Manufacturing
South: B-2 PUD General Commercial and M PUD Manufacturing
East: M Manufacturing
West: M Manufacturing and across Main Street R-3B PUD Pathway Court development

Staff Contact: Elizabeth Maxwell (815.356.3605)

Revisions:

- The petitioner has made several revisions to the plans to address concerns:
- Three lots were moved from the park site to the north side of Edward Street to open the park up and create a larger area. This area now totals 2.2 acres. Additional usable open space has been identified in the other outlots.
- Meadows Series (smaller lots) were reduced by one lot and two Estate Series lots were added – totaling 179 lots.
- Art pedestals will be installed at four different locations in the community to create a visual cue as one would walk or drive through the site. The location of the art pedestals will be in the right-of-way to allow the City to work with artists for sculptures and maintain these areas.
- There was a discussion about a pedestrian path to the north property line. The City owns the adjacent property and utilizes it for various purposes. Due to this, City staff does not recommend a path going towards the property.

Background:

- The proposed development is located just north of Congress Parkway between Main Street and Exchange Drive.
- Various conceptual proposals have come forward for housing and received favorable feedback. The feedback included a desire for a site plan that was pedestrian-friendly and encouraged walkability to the Pingree Metra Station.
- A PUD approval for an Amazon Distribution Facility was approved in 2021. Subsequently, the sale of the property did not go through.

Development Analysis:

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.
- 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.
- All the home sites are for single-family homes.
- Net Density is 3.47 units per acre. R-2 zoning allows 4.15 units per acre.
- 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.
- Two freestanding subdivision identification signs are shown. The primary sign is located off Main Street. The sign copy area is approximately 14 square feet. The architectural structure around the sign is 14 feet 3 inches in length and 6 feet 3 inches in height. The second signs is a pillar sign. The sign copy area is approximately 1 foot on all sides. The pillar is 3 feet 2 inches by 4 feet 2 inches high.

AMENITIES

- The site will be heavily landscaped with street trees. The center park area will feature additional landscape, a curved stone path and connections to the other sidewalk blocks. It will be a nice center focus node for the development.

- Sidewalks are provided throughout the development with connections to all perimeters. A multi-use path traverses along the detention area across the large park space to add additional connections.
- Some existing trees along the exterior property lines are being preserved to help buffer the neighboring manufacturing properties.

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.

Findings of fact:

PRELIMINARY PLAT OF SUBDIVISION

The petitioner is requesting a Preliminary Plat of Subdivision for Lakeland Farms a 179-lot single-family subdivision. Preliminary Plats are required to meet the following requirements:

a) Promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the City by providing for the orderly growth and development of the City;
☒ *Meets* ☐ *Does not meet*

b) Coordinating streets and roads within proposed subdivisions with the City's planned street system, and with other public facilities;
☒ *Meets* ☐ *Does not meet*

c) Providing right-of-way easements for streets and utilities;
☒ *Meets* ☐ *Does not meet*

d) Avoiding congestion and overcrowding, and encouraging the proper arrangement of streets in relation to existing or planned streets;
☒ *Meets* ☐ *Does not meet*

e) Ensuring there is adequate open space and recreation facilities to serve development;
☐ *Meets* ☒ *Does not meet*

f) Ensuring there is proper recordation of landownership records;
☒ *Meets* ☐ *Does not meet*

g) Installation of any public improvements including water, sewer, storm sewer or detention, parkway trees, and sidewalks;
☒ *Meets* ☐ *Does not meet*

h) Burial of overhead utility lines and all new lines and services in appropriate easements; and
☒ *Meets* ☐ *Does not meet*

i) Ensuring the provision of such other matters as the City Council may deem necessary in order to protect the general health, safety, and welfare of the City
☒ *Meets* ☐ *Does not meet*

PRELIMINARY PLANNED UNIT DEVELOPMENT/SPECIAL USE PERMIT
The petitioner is requesting approval of a Preliminary Planned Unit Development/Special Use Permit to allow the construction of a 179 lot single-family subdivision with variations. A Planned Unit Development is a Special Use and Special Uses require separate review because of their 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. PUDs 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

The petitioner is requesting approval of a Preliminary Planned Unit Development to allow variations for front yard setbacks, yard abutting residential and additional signage. 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 which may otherwise require individual requests and applications for zoning variations.

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. Although a formal variation request is not required to be made in conjunction with a Planned Unit Development, staff identifies those aspects of the Planned Unit Development which effectively result in variations from UDO requirements. If the evidence is not found to justify these variations from the UDO that fact shall be reported to the City Council with a recommendation that the variations from the UDO which are proposed as part of the Planned Development be lessened or denied.

The Preliminary Planned Unit Development proposed by the Petitioner includes the following variations from the UDO:

1. Article 3: Density and Dimensional Standards. The minimum lot width of 70 feet to allow 50 feet for the Meadows series and 60 feet for the Estates series, a variation of 20 feet and 10 feet respectively. This is not for all lots, there are many larger lots in the community.
2. Article 3: Density and Dimensional Standards. The minimum lot area of 8,400 sf to allow 6,250 sf, a variation of 2,150 sf. This is not for all lots, there are many larger lots in the community.
3. Article 3: Density and Dimensional Standards. The minimum front yard setback of 30 feet to allow 25 feet, a variation of five feet.
4. Article 3: Density and Dimensional Standards. 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, a variation of 2 feet from the minimum and 8 feet from the combined total.
5. Article 3 Density and Dimensional Standards. The maximum hard surface coverage is 50% and maximum building coverage is 40%. The Abbeyville model which is a single story ranch home would exceed this requirement.
6. Article 4-1000(D)(2) Signs. To allow a two free-standing monument subdivision identification signs.
7. Article 4-500(D)(1)(e) Growth management requirement of 25 residential units or 15% of the total number of residential units in a calendar year.
8. Variations to allow encroachments into the side yard and rear yard setbacks for accessory attachments for window wells and AC pads to be 3 feet into the side yard setback and 10 feet for decks and patios into the rear yard setback.

The following criteria should be considered for approving an increase in the number of units that can be built annually:

(i) Advance dedication of school and park sites and advance payment of school, park and other impact fees;

(ii) Payment for installation of road impact improvements or fees applicable by law;

(iii) Smaller subdivisions which encourage in-filling within an established part of the community;

(iv) Completion of major and collector road networks and critical linkages in the street systems;

The petitioner will construct major roadways in the first phase.

(v) Fulfill a need for various unit types and income levels such as low and moderate-income housing;

Smaller lots support various levels of income.

(vi) Provisions which satisfy needed public facilities;

(vii) Innovative architectural design, quality of exterior materials and creative use of landscaping;

(viii) Other criteria or extraordinary amenities, not listed above, which may meet the development goals of the City.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Urban Residential, which allows for existing and future single-family 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 action:

Supporting Action: Preserve and enhance the character and livability of existing residential area with architectural and development guidelines.

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

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 (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 08/29/25, received 11/19/25)
   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.

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Lakeland Farm

Action Requested

__	**Annexation**	X	**Preliminary PUD**
__	**Comprehensive Plan Amendment**	X	**Preliminary Plat of Subdivision**
__	**Conceptual PUD Review**	X	**Rezoning**
__	**Final PUD**	__	**Special Use Permit**
__	**Final PUD Amendment**	__	**Variation**
__	**Final Plat of Subdivision**	__	**Other**

Petitioner Information

Name: Pulte Home Company, LLC

Address: 1900 E. Golf Road, Suite 300
Schaumburg, IL 60173

Phone:

Fax:

E-mail: [redacted]

Owner Information (if different)

Name: Curran Group, Inc. / Main Street Crossing Development, LLC

Address: 286 Memorial Court, Crystal Lake, IL 60014 / 887 Wedgewood Dr. Crystal Lake, IL 60014

Phone: 815-455-5100

Fax:

E-mail: [redacted]

Property Information

Project Description: The proposed development is a single-family residential community comprised of 178 lots and two series of homes - Meadows and Estates.

Project Address/Location: a 63-acre property at 275 S. Main Street in Crystal Lake, IL, located just south of the City's historic downtown. To the north lies the Crystal Lake Business Center and Exchange Drive runs nearby to the east.

PIN Number(s): 19-04-152-003; 19-04-152-004; 19-04-176-003; and 19-04-176-004

Development Team

Please include address, phone, fax and e-mail

Developer: Pulte Home Company, LLC; 1900 E. Golf Rd., Ste. 1900, Schaumburg, IL 60173

Architect:

Attorney: Russell Whitaker, Rosanova & Whitaker, Ltd.; 445 Jackson Ave., Suite 200, Naperville, IL 60540

Engineer: Cemcon, Ltd.; 2280 White Oak Circle, Suite 100, Aurora, IL 60502

Landscape Architect: Dickson Design Studio; 9 Crystal Lake Road, Suite 110, Lake in the Hills, IL 60156

Planner:

Surveyor:

Other:

Robert Getz, Pulte Home Company, LLC 08/28/2025

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

As owner of the property in question, I hereby authorize the seeking of the above requested action.

Owner No. 1 Gregory P. Preves, Corporate Secy., Curran Group, Inc. 08/28/2025

Print 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.

Owner No. 2: 08/28/2025

Robert Bonecosky, Manager

BonCross Management, LLC, Manager of Main Street Crossing Development, LLC

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, DECEMBER 17, 2025
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

The meeting was called to order by Mr. Greenman at 7:00 p.m.

CALL TO ORDER

On roll call, commissioners, Jeff Greenman, Bill Gronow, Stacy Mason and Scott Smith were present. Laura Dzielski, Kathy Repholz and Al Skluzacek were absent. Mr. Greenman confirmed that a quorum was present.

City Planner Elizabeth Maxwell and Assistant City Planner Darrell Moore were present from staff.

Mr. Greenman informed those in attendance that the meeting was being recorded for broadcast and future playback on the City's website. He led the group in the Pledge of Allegiance.

2025-162 – 275 S. MAIN STREET – PULTE HOMES – COMPREHENSIVE LAND USE PLAN AMENDMENT, REZONING, PRELIMINARY PLANNED UNIT DEVELOPMENT, PRELIMINARY PLAT OF SUBDIVISION AND VARIATIONS

Continued from the November 19, 2025 meeting. 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, Preliminary Planned Unit Development for a 179-unit single-family residential subdivision with Variations to: the minimum lot width, the minimum lot area, hard-surface coverage, and setbacks.

Karen Weber, attorney and Russ Whitaker, attorney with Rosanova & Whitaker, Pete Pluskwa, civil engineer with Cemcon, Fabian Fondriest, land acquisition manager and Matt Brolley Director of entitlements with Pulte Homes were present to represent the petition.
Karen Weber, Rosanova & Whitaker Attorney presented the revised plan on behalf of Pulte Homes. She explained that the updated plans were prepared in direct response to staff and commission comments, particularly regarding neighborhood cohesion, open space, and pedestrian connectivity. Ms. Weber described the proposed 179-lot, owner occupied single-family residential subdivision located south of downtown Crystal Lake. The development is intended to serve established families and move-up buyers seeking proximity to downtown and long-term neighborhood stability. Ms. Weber reviewed the revised site plan, explaining that the subdivision is organized as a single neighborhood centered around a central park. Both the Meadows and Estate home series are integrated throughout the development and unified through shared architectural themes, scale and size. A flyover rendering was shown illustrating cohesive layout, internal sightlines, and pedestrian connections leading to a central park.

The central park was expanded and repositioned to approximately 2.2 acres to better serve as a visible and functional focal point. The subdivision will include over 12 acres of combined active and passive open

space. Ms. Weber explained that the revised configuration allows many homes to abut open space, creating the perception of larger lots while maintaining usable public outdoor space. Ms. Weber also discussed public art pedestals to be coordinated with City staff, front porch design elements intended to enhance streetscape character, and landscaping and buffering refinements. She summarized that the updated plans reflect Commission feedback and align with the City's Comprehensive Plan goals.

Chairman Greenman asked if the petitioners had any concerns with the recommended conditions of approval outlined in the staff report. Mr. Fondriest stated they were aware of and agreeable to the conditions.

Mr. Greenman reopened the public comment portion of the public hearing due to plan revisions. There being no public comments, the public comment portion of the public hearing was closed. Mr. Greenman asked staff to present the staff report.

Ms. Maxwell presented the staff report. She clarified that the request includes a Comprehensive Land Use Plan amendment from Manufacturing to Urban Residential, rezoning from M-PUD to R-2 RUD, a Preliminary Plat of Subdivision, and a Preliminary Planned Unit Development. Ms. Maxwell noted that changes were made to the site plan to meet submission deadlines and the othe rplans, engineering, landscape, would be revised for the Final PUD.

Ms. Maxwell explained that several requested variations apply only to certain lots, primarily related to minimum lot width. While some lots are below the minimum R-2 standards, the average lot size exceeds minimum requirements, and a range of lot widths is provided rather than a uniform layout. Revisions included moving homes on the north side of Edward Drive to visually open the central park from multiple angles and identifying locations for public art pedestals. Ms. Maxwell reported that the City's traffic consultant reviewed the proposal and determined there would be no change in level of service and no off-site roadway improvements would be required. Existing roads are sufficient to accommodate traffic generated by the development.

Mr. Fondriest further described changes made in response to Commissioner Smith's feedback from the November 19th meeting, including opening the north side of Lakeland Boulevard to strengthen the park as a focal point and relocating three lots to visually open the community.

Mr. Greenman asked how many Meadows homes were offered and how many lots were below minimum standards. Mr. Fondriest stated that the development includes 108 Meadows homes and 71 Estate homes.

Mr. Gronow thanked the petitioners for returning with revisions and asked how many lots exceed 50 feet and 60 feet in width to better understand the impact of the requested variations. While Mr. Gronow was supportive of the land use and zoning change, he expressed concern about overall lot sizes, noting that the proposed homes are not small. Ms. Weber clarified that there would be up to 3 feet of encroachment for window wells and air conditioning units, as well as up to 10 feet for decks and patios in the rear yards.

Ms. Mason thanked the petitioner for the revisions and asked whether the total number of lots had changed. Mr. Fondriest stated that the lot count remains the same, with changes limited to configuration. Ms. Mason then asked for clarification regarding project phasing and construction sequencing. Mr. Fondriest responded that the project would be developed in two phases over approximately four years, with Phase

1 comprising roughly two-thirds of the lots beginning on the west side of the site progressing eastward. Phase 2 would complete the remaining lots once Phase 1 has neared completion.

Ms. Mason expressed concern about pricing and market demand. Mr. Fondriest responded that Meadows homes are anticipated to be priced in the low $600,00s and Estate homes in the low $700,00s, noting that recent sales activity in Crystal Lake and comparable nearby communities demonstrate sustained demand for new, owner-occupied single-family homes near downtown and transit. The petitioner stated that the development is intended to attract long-term residents rather than short-term or investor-owned properties.

Mr. Smith stated that while he appreciated the revisions and acknowledged improvements on the plan, he continued to struggle with the overall layout, particularly the configuration of the central park. He expressed that the park, while improved, still felt constrained and did not function as a strong neighborhood focal point. Mr. Smith identified specific lots adjacent to the central open space that he believed could be removed or reconfigured to create a more cohesive and meaningful community center. He clarified that his concerns were not driven by total lot count or overall density, but rather by the quality, visibility and usability of the central open space.

In response to Mr. Smith, Mr. Whitaker explained that the central park is intentionally designed as a neighborhood amenity rather than a large, active regional park. Mr. Whitaker stated that the park would be privately maintained by the homeowners' association and that increasing its size beyond what was proposed would have cost implications that could impact housing affordability. Mr. Whitaker further explained that the design prioritizes adjacency to open space, allowing a greater number of homes to benefit from views and access to green space, even if individual yards are smaller.

Mr. Smith also raised questions regarding stormwater management and drainage patterns within the subdivision, particularly in the central and norther portions of the site. Mr. Pluskwa explained that stormwater would be managed through a combination of underground detention, surface detention, and infiltration facilities designed in accordance with City standards. He explained that drainage generally flows to the north and south, and that the system is designed to prevent off-site impacts.

Mr. Greenman agreed with Mr. Smith's concerns and asked how many Meadows lots were below minimum standards. Mr. Whitaker stated that 29 out of the 108 Meadows lots require lot size variations, while Estate lots meet standards. Mr. Greenman stated he continued to struggle with the reduced lot sizes, expressing concern that lots are approximately 30% smaller and that the benefits of open space are not guaranteed to individual homeowners.

Mr. Gronow agreed with concerns regarding the central area and stated opposition to 50-foot-wide lots.

Mr. Whitaker responded to commission feedback by elaborating on the economic and design tradeoffs inherent in the proposal. It was explained that increasing lot widths would require either a reduction in open space, an increase in infrastructure costs, or a decrease in the total number of homes, all of which

would affect project feasibility and housing prices. Mr. Whitaker emphasized that the requested variations are limited in scope, apply to only certain lots, and that the average lot size across the development exceeds minimum code requirements.

Mr. Greenman thanked the petitioner for responding to Commission feedback and noted that regardless of the Commission's recommendation, the matter would proceed to City Council. He asked whether additional information was needed.

At the petitioner's request, the Commission recessed at 8:30 pm to allow the petitioners to confer.

Following the recess, Mr. Whitaker stated that design flexibility is limited by fixed access points and existing detention areas, but proposed eliminating four lots adjacent to the central park – two Meadows and two Estates – to further open the park and increase its size by approximately one acre. He requested Commission consideration of approval with this condition.

Discussion followed regarding identification of the specific lots, visualization of revised plans, and whether additional concepts should be reviewed. Commissioners expressed appreciation for the proposal, but noted they would prefer to see revised layouts before fully endorsing the request in entirety.

Mr. Smith made a motion to approve the request for the Comprehensive Land Use Plan Amendment from Industry to Urban Residential, Rezoning from M PUD Manufacturing to R-2 PUD Single Family Planned Unit Development 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)
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   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.

Ms. Mason seconded the motion. On roll call, all members voted yes. Motion passed 4-0.

Mr. Smith made a motion to approve the Preliminary Plat of Subdivision, Preliminary Planned Unit Development for a 179-unit single family residential subdivision with Variations subject to removing lots 131-134 and 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 08/29/25, received 11/19/25)
   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 10/15/25, 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.

Ms. Mason seconded the motion. On roll call vote, Ms. Mason and Mr. Smith voted yes. Mr. Gronow and Mr. Greenman voted no. The motion moved forward with a 2-2 vote.

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, NOVEMBER 19, 2025
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

The meeting was called to order by Mr. Greenman at 7:00 p.m.

CALL TO ORDER

On roll call, commissioners, Jeff Greenman, Bill Gronow, Kathy Repholz, Al Skluzacek, and Scott Smith were present. Stacy Mason and Laura Dzielski were absent. Mr. Greenman confirmed that a quorum was present.

City Planner Elizabeth Maxwell, Assistant City Planner Darrell Moore and City Engineer Abby Wilgreen were present from staff.

Mr. Greenman informed those in attendance that the meeting was being recorded for broadcast and future playback on the City's website. He led the group in the Pledge of Allegiance.

2025-162 – 275 S. MAIN STREET – PULTE HOMES – COMPREENSIVE LAND USE PLAN AMENDMENT, REZONING, PRELIMINARY PLANNED UNIT DEVELOPMENT, PRELIMINARY PLAT OF SUBDIVISION AND VARIATIONS

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, Preliminary Planned Unit Development for a 178-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, and 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, a variation of 2 feet from the minimum and 8 feet from the combined total.

Representing the Petitioner, Fabian Fondriest, Lead Acquisition from Pulte Homes, introduced the development team, Karen Weber, legal counsel, Matt Brolley, Director of Entitlements, Chris Morgart, engineer with Cemcon, and Sharon Dickson, landscape architect with Dickson Design. He described Pulte as a Fortune 500 homebuilder and the 3rd largest builder in Illinois. He expressed enthusiasm for Crystal Lake and the project as a whole. He noted that his wife's family was from Crystal Lake so he has spent many summers in Crystal Lake and enjoys the annual events like the Lakeside Fest and the Hertiage Trolley Tour.

Karen Weber, Attorney for Petitioner, presented Lakeland Farms, a proposed 178-unit single family neighborhood on a 63-acre property along S. Main Street, annexed in 2002 and zoned M (Manufacturing). She stated the property has always been undeveloped and after the recent annexation has remained undeveloped for 4+ years, showing lack of industrial demand. The site is walkable to Metra, schools,

parks, and downtown. Ms. Weber explained how the proposed development better aligns with residential land use goals in the Comprehensive Plan. The proposal includes two home series: Meadows and Estates. This includes 10 total floor plans, varied elevations, architectural detailing, internal sidewalks, multiuse paths, storm water areas, and a central neighborhood park. She detailed lot size variations which support a more efficient layout, preserve meaningful open space, and maintain a lower density of 3.44 units/acre. Ms. Weber went on to explain the community benefits, which include strengthened downtown vitality, walkability, modern infrastructure, and long-term tax base contributions.

Mr. Greenman opened the public comment portion of the public hearing. There being no one to speak, he closed the public comment portion of the public hearing and asked staff to provide the staff report.

Ms. Maxwell reviewed the land-use amendment history and noted that the variation requests are tied to the preferred subdivision layout.

Mr. Smith was in support of residential use, appreciated the walkability aspect of design, but prefers higher density concepts. He asked why multifamily or mixed density was not pursued. Mr. Fondriest cited strong market demand for single-family and over saturation of existing multifamily developments in Crystal Lake. The need in the market was decided to be single-family detached homes. Mr. Smith clarified he meant “higher density”, not necessarily multifamily.

Ms. Repholz asked which elementary school would serve the development. Mr. Fondriest stated children would attend Coventry Elementary and would be bused. Ms. Repholz asked for clarification on lot sizes and product types; Mr. Fondriest replied that the Meadows series lots are 50’ x 125’ and the Estates series are 75’ x 125’. Ms. Repholz expressed support for adding new single family housing stock in Crystal Lake, but felt the proposal may be too dense. She asked whether pedestrian pathways referred to sidewalks; Ms. Weber confirmed they include internal walkways behind lots and around the detention area connecting to the central park. Ms. Repholz stated this focus on transit accessibility made sense and would add value.

Mr. Gronow echoed Ms. Repholz’s and Mr. Smith’s comments regarding product type by expressed stronger concern about the small lot sizes compared to home sizes, especially side yard setbacks. He asked for more detail on the central park; Ms. Weber stated it is just over an acre and is to be intended as a passive, lawn-style park.

Mr. Gronow asked about phasing; Mr. Fondriest explained that Phase 1 would include the entire southern portion, with all three access points, and Phase 2 would include the norther portion. Mr. Gronow reiterated concerns about lot sizes and park size. He asked staff about sidewalk connectivity to the Metra Station. Ms. Wilgreen noted this is part of the traffic study condition to improve resident access.

Matt Brolley of Pulte Homes, clarified that reducing the front setback from 30’ to 25’ nearly doubles the open space. He noted the plan prioritizes public space by slightly reducing side-yard widths, and that the front-yard setback reduction does not create conflicts.

Mr. Skluzacek had no comments.

Mr. Smith requested clarification on setback encroachments related to decks. Mr. Brolley explained that only the ranch floor plan may extend toward the rear setback; all the two-story homes are shallower.

Mr. Smith stated the layout felt disjointed. While the central park concept is good, he felt the site lacked a true central square or focal point, and he encouraged a layout where streets and lots radiate toward a central hub. He also emphasized the need for a direct pedestrian route to Main Street and a connection to the Prairie Path. Mr. Smith suggested reserving right-of-way or space for a future northern connection for long-term planning. He also noted potential parking spillover from the nearby event venue and encouraged buffering along the eastern property line.

Mr. Brolley responded that homes were intentionally oriented away from the park to match neighborhood patterns like Sterne's Woods, where backyard adjacency creates a cohesive community feel. He explained the Meadows units were placed on the east to improve walkability to the train station.

Mr. Greenman appreciated the applicant's work, but concurred with Mr. Smith that the plan lacked a focal point, connectivity, and cohesion. From a planning standpoint, he felt the development appeared segmented, with small clusters rather than a unified neighborhood. He also felt the lot sizes were too small for the proposed home sizes and struggled with the requested variations. Mr. Greenman stated he could support the Comprehensive Plan amendment and rezoning, but not the PUD as presented.

Mr. Smith stated he would prefer a revised conceptual plan before moving to a PUD.

Mr. Gronow asked how many lots would remain if Estates-sized lots were used throughout; Mr. Fondriest estimated 85-90 lots, a reduction of approximately 20 lots.

Commissioners collectively noted their concerns. Ms. Repholz stated strong home designs and variety, but lot sizes should be more proportional to home sizes. Mr. Gronow commented that the size of the park should be increased. Mr. Smith expressed the exploration of alternative layouts focused on a central hub to create a unified subdivision rather than segmented sections. Mr. Greenman stated to reduce the number of lots, address connectivity and neighborhood cohesion. Mr. Skluzacek concerns were mainly about house size relative to lot size.

Upon discussion, the members present would support the Comprehensive Lane Use Plan Amendment and the Rezoning, but not the Planned Unit Development and Variations.

Mr. Brolley stated they prefer to revise the plan rather than proceed to City Council with a negative recommendation. He requested a continuance to allow redesign.

Mr. Smith made motion to continue the item to December 17, 2025, with the option to extend to January 7, 2026 if revisions are not ready. Mr. Gronow seconded the motion. Motion carried.

PRELIMINARY PLAT OF SUBDIVISION
FOR
LAKELAND FARM

CRYSTAL LAKE, ILLINOIS

PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

PARCEL INDEX NUMBERS
19-04-152-003
19-04-152-004
19-04-176-003
19-04-176-004

CRYSTAL LAKE, ILLINOIS

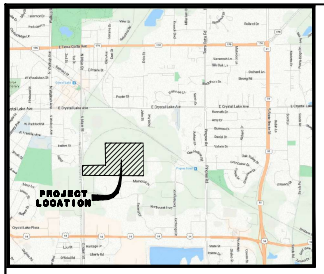
PARCEL DESCRIPTION

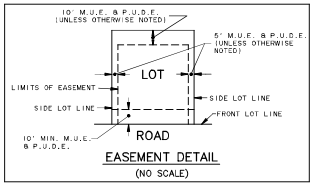
PARCEL 1:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE NORTH 89 DEGREES 39 MINUTES 35 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1197.69 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 277.00 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 35 SECONDS WEST, 271.84 FEET TO THE SOUTHEAST RIGHT OF WAY LINE OF THE FUTURE EXCHANGE DRIVE; THENCE SOUTH 38 DEGREES 11 MINUTES 02 SECONDS WEST, ALONG SAID SOUTHEAST RIGHT OF WAY LINE, A DISTANCE OF 189.26 FEET TO A POINT OF CURVATURE; THENCE ALONG
THE ARC OF A CIRCLE, BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 300.40 FEET TO A POINT OF CUSP; THENCE LEAVING THE ARC OF A CIRCLE, SOUTH 89 GREES 39 MINUTES 35 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF
SECTION 4, A DISTANCE OF 650.19 FEET TO THE POINT OF BEGINNING, IN THE COUNTY OF MCHENRY, STATE OF ILLINOIS.

PARCEL 2:
PART OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 21 CHAINS AND 63 LINKS SOUTH OF THE NORTHWEST CORNER OF THE SAID NORTHWEST 1/4 FOR A PLACE OF BEGINNING; THENCE EAST 39
CHAINS AND 80 LINKS TO A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4, 22 CHAINS AND 3 LINKS SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG SAID EAST LINE, 21 CHAINS AND 29 LINKS, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4; 39 CHAINS AND 50 LINKS TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHWEST 1/4 TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM ALL THAT PORTION THEREOF WHICH WAS CONVEYED BY CLEM C. CRAIN AND WIFE TO THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY BY DEED RECORDED IN BOOK 180, PAGE 11, ALSO EXCEPTING THEREFROM ALL THAT PORTION THEREOF LYING NORTHWESTERLY OF THE PIECE SO CONVEYED; ALSO

EXCEPTING THAT PART OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 4 AND RUNNING THENCE NORTH ALONG THE WEST LINE THEREOF, 427.25 FEET FOR A PLACE OF BEGINNING; THENCE EAST ALONG A LINE THAT FORMS AN ANGLE OF 89 DEGREES, 45 MINUTES WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, 995.3 FEET; THENCE NORTH ALONG A LINE THAT FORMS AN ANGLE OF 89 DEGREES, 58 MINUTES WITH THE LAST DESCRIBED COURSE AS MEASURED FROM WEST TO NORTH, 953.0 FEET; THENCE WEST ALONG A LINE THAT FORMS AN ANGLE OF 90 DEGREES, 44 MINUTES WITH THE LAST DESCRIBED COURSE, AS MEASURED FROM SOUTH TO WEST, 527.6 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE CHICAGO NORTHWESTERN RAILROAD; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1765.6 FEET, A DISTANCE OF 126.95 FEET; THENCE CONTINUING SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 1885 FEET, A DISTANCE OF 876.21 FEET TO A POINT IN THE WEST LINE OF THE NORTHWEST 1/4 F SECTION 4; THENCE SOUTH ALONG SAID WEST LINE, 84.93 FEET TO THE PLACE OF BEGINNING), (ALSO EXCEPT THAT PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE NORTH 89 DEGREES 39 MINUTES 35 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1197.69 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 277.00 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 35 SECONDS WEST, 271.84 FEET TO THE SOUTHEAST RIGHT OF WAY LINE OF THE FUTURE EXCHANGE DRIVE; THENCE SOUTH 38 DEGREES 11 MINUTES 02 SECONDS WEST, ALONG SAID SOUTHEAST RIGHT OF WAY LINE, A DISTANCE OF 189.26 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CIRCLE, BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 300.40 FEET TO A POINT OF CUSP; THENCE LEAVING THE ARC OF A CIRCLE, SOUTH 89 DEGREES 39 MINUTES 35 SECONDS EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 4, A DISTANCE OF 650.19 FEET TO THE POINT OF BEGINNING,) IN THE COUNTY OF MCHENRY, STATE OF ILLINOIS.

LOCATION MAP





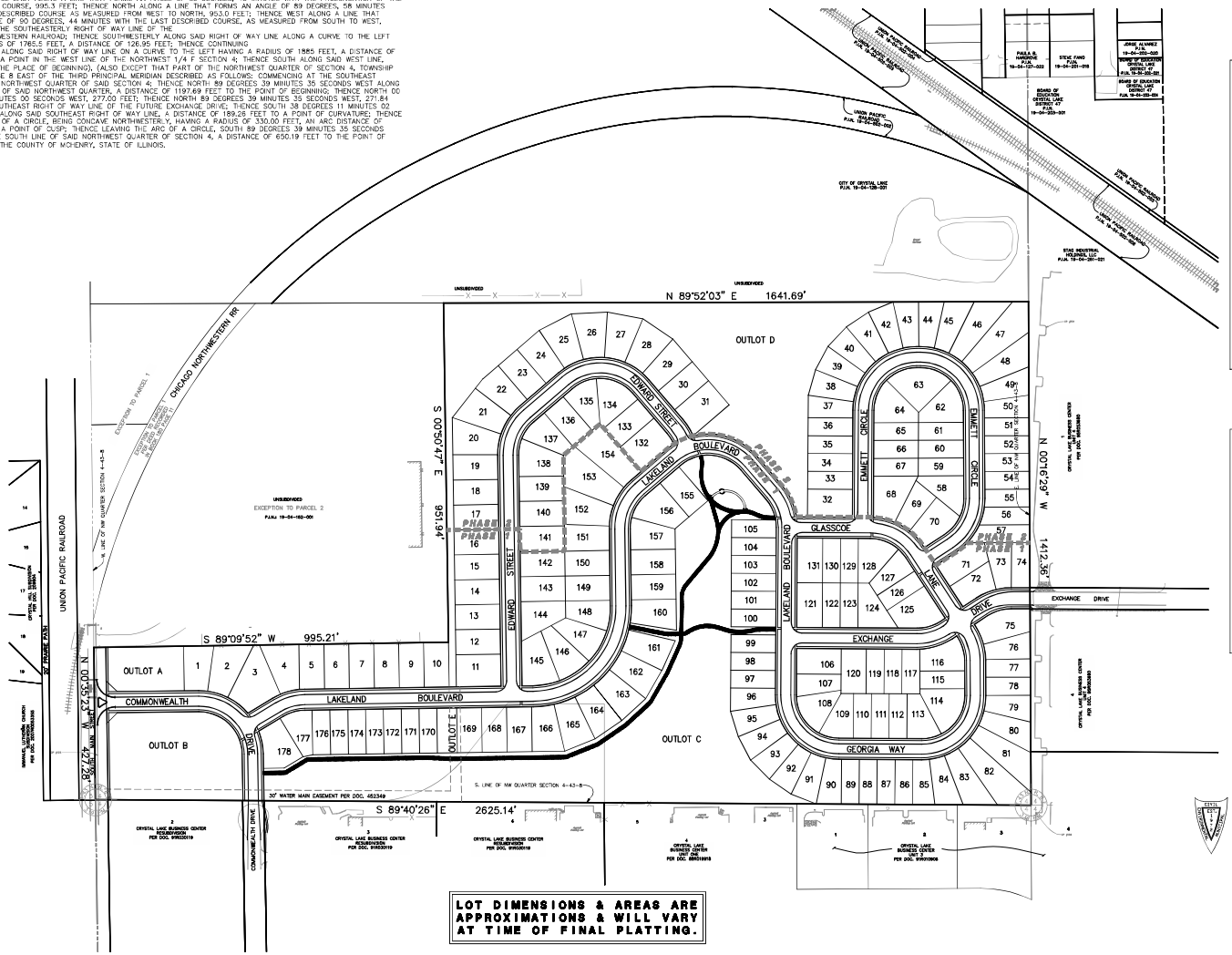
EASEMENT DETAIL
(NO SCALE)

NOTES

1. ADDITIONAL M.U.E. & P.U.&D.E. EASEMENTS MAY BE REQUIRED ON FINAL PLATS BASED ON UTILITY SIZE AND LOCATIONS FROM FINAL ENGINEERING.
2. DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
3. ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
4. ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
5. ALL EASEMENTS DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS.
6. STORMWATER MANAGEMENT EASEMENTS WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS.
7. STORMWATER STORAGE VOLUMES TO BE PROVIDED AND THE DESIGN OF STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDACE WITH THE CITY OF CRYSTAL LAKE AND MCHENRY COUNTY REQUIREMENTS.
8. EASEMENTS TO BE PROVIDED PER CITY AND UTILITY COMPANY REQUIREMENTS.
9. FOR PROPOSED CONTOURS, GRADES, UTILITIES, STREETS AND SIDEWALKS REFER TO THE PRELIMINARY ENGINEERING DRAWINGS FOR THIS DEVELOPMENT.
10. ALL REQUIRED CERTIFICATES AND STATEMENTS WILL BE PROVIDED ON FINAL PLAT.
11. ALL R.O.W. DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS.
12. THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF SUBJECT PROPERTY BEING N 89°40'26" W (ASSUMED).
13. OUTLOT E TO BE OWNED AND MAINTAINED BY THE CITY.
OUTLOTS A, B, C & D TO BE OWNED AND MAINTAINED BY THE HOA.

SITE DATA

A. TOTAL AREA	62.76 AC.±
B. EXISTING ZONING	MANUFACTURING PUD
C. PROPOSED RESIDENTIAL ZONING	R2 PUD
D. EXTERNAL R.O.W. DEDICATION (SOUTH MAIN STREET)	0.33 AC.±
E. INTERNAL R.O.W. DEDICATION	10.95 AC.±
F. OPEN SPACE	16.92 AC.± OR 26.96%
G. UNITS	
1). MEADOWS SERIES (50'X125')	109
2). ESTATES SERIES (60'X125')	69
3). TOTAL	178
H. GROSS DENSITY	2.84 DU/AC.
I. MINIMUM LOT SIZE	6,250 S.F.
J. AVERAGE LOT SIZE	8,460 S.F.
K. MAXIMUM LOT SIZE	16,066 S.F.
L. SETBACKS	
1). FRONT YARD	25 FT.
2). CORNER SIDE YARD	25 FT.
3). INTERIOR SIDE YARD	5 FT.
4). REAR YARD	25 FT.



LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.

150 75 0 150
SCALE: 1" = 150'

LINE LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- EXISTING CORPORATE LIMITS OF THE CITY OF CRYSTAL LAKE (Heavy Dashed Line)
- BUILDING LINE (Long Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)
- APPROX. SCALED LIMITS OF ZONE A AS SHOWN ON WILL COUNTY FIRM.
- SECTION CORNER OR QUARTER SECTION CORNER

ABBREVIATIONS

N.	- NORTH
S.	- SOUTH
E.	- EAST
W.	- WEST
NW.	- NORTHWEST
DOC.	- DOCUMENT
REC.	- RECORD
L	- ARC LENGTH
R	- RADIUS
R.O.W.	- RIGHT OF WAY
Ac.	- ACRE
S.F	- SQUARE FEET
B.S.L.	- BUILDING SETBACK LINE
DU/AC	- DWELLING UNITS PER ACRE
B/C	- BACK OF CURB
B-B	- BACK TO BACK
SWMF	- STORMWATER MANAGEMENT FACILITY
H.O.A.	- HOME OWNERS ASSOCIATION
O.S.	- OPEN SPACE
P.U.D.	- PLANNED UNIT DEVELOPMENT
M.U.E.	- MUNICIPAL UTILITY EASEMENT
D.E.	- DRAINAGE EASEMENT
P.U.&D.E.	- PUBLIC UTILITY & DRAINAGE EASEMENT

PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5400

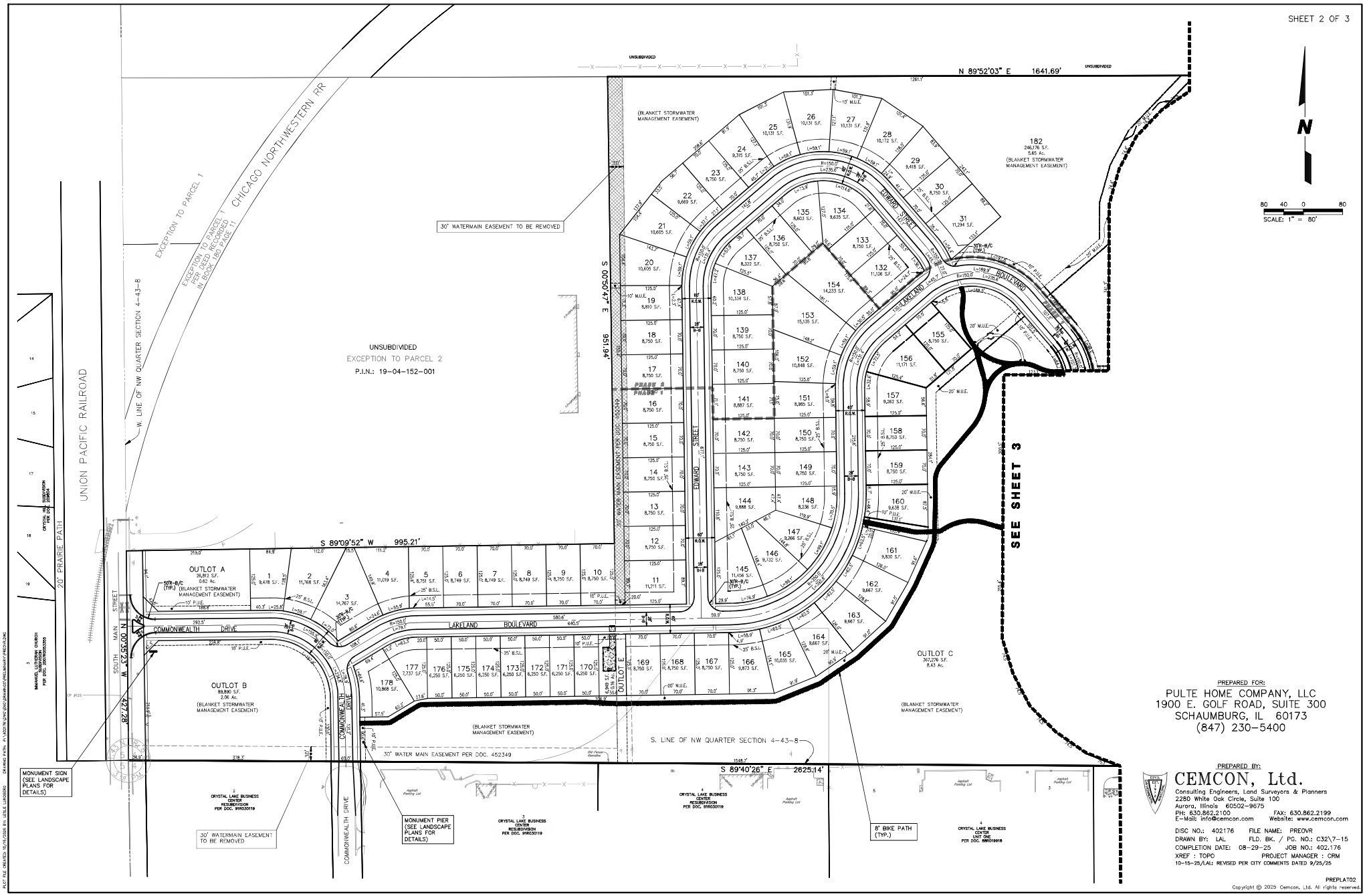
PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 402176 FILE NAME: PREOVR
DRAWN BY: LAL FLD. BK. / PG. NO.: C32\7-15
COMPLETION DATE: 08-29-25 JOB NO.: 402.176
XREF : TOPO PROJECT MANAGER : CRM
10-15-25/LAL: REVISED PER CITY COMMENTS DATED 9/25/25

PREPLAT01

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PLOT FILE CREATED: 10/15/2025 BY: LESLIE LUNDBERG
DRAWING PATH: K:\402176 (PAVILION)\DRAWINGS\PRELIMINARY PREPLAT.DWG



PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5400

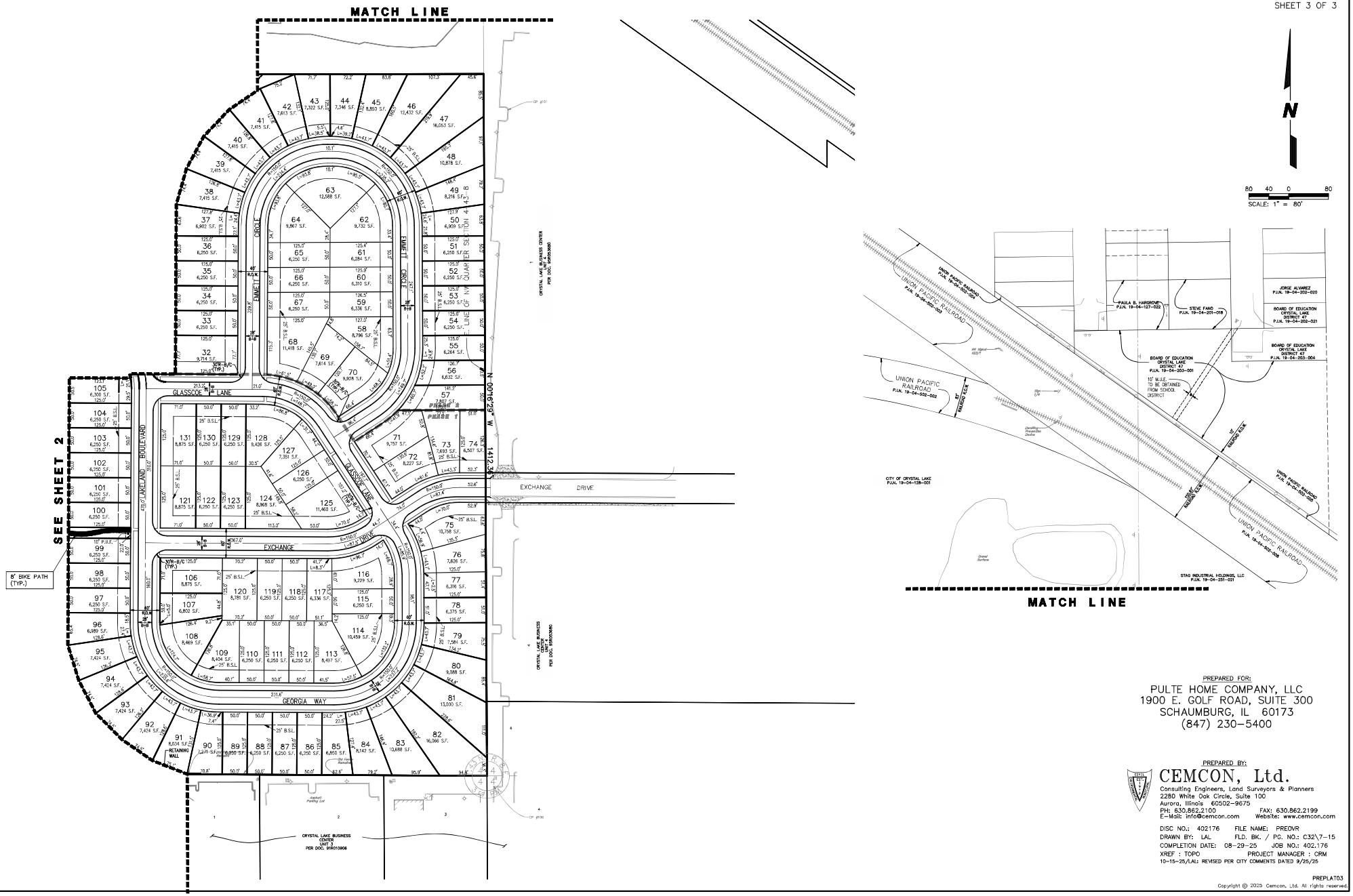
PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 402176 FILE NAME: PREOVR
DRAWN BY: LAL FLD. BK. / PG. NO.: C32\7-15
COMPLETION DATE: 08-29-25 JOB NO.: 402.176
XREF : TOPO PROJECT MANAGER : CRM
10-15-25/LAL: REVISED PER CITY COMMENTS DATED 9/25/25

PREPLAT02

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PLOT FILE CREATED: 10/15/2025 BY: LESLIE LUNDBERG
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80 40 0 80
SCALE: 1" = 80'

PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5400

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 402176 FILE NAME: PREOVR
DRAWN BY: LAL FLD. BK. / PG. NO.: C32\7-15
COMPLETION DATE: 08-29-25 JOB NO.: 402.176
XREF : TOPO PROJECT MANAGER : CRM
10-15-25/LAL: REVISED PER CITY COMMENTS DATED 9/25/25

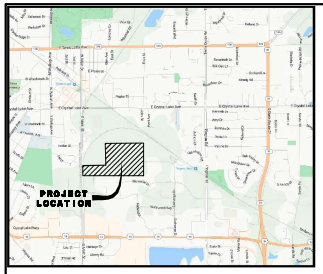
PREPLAT03

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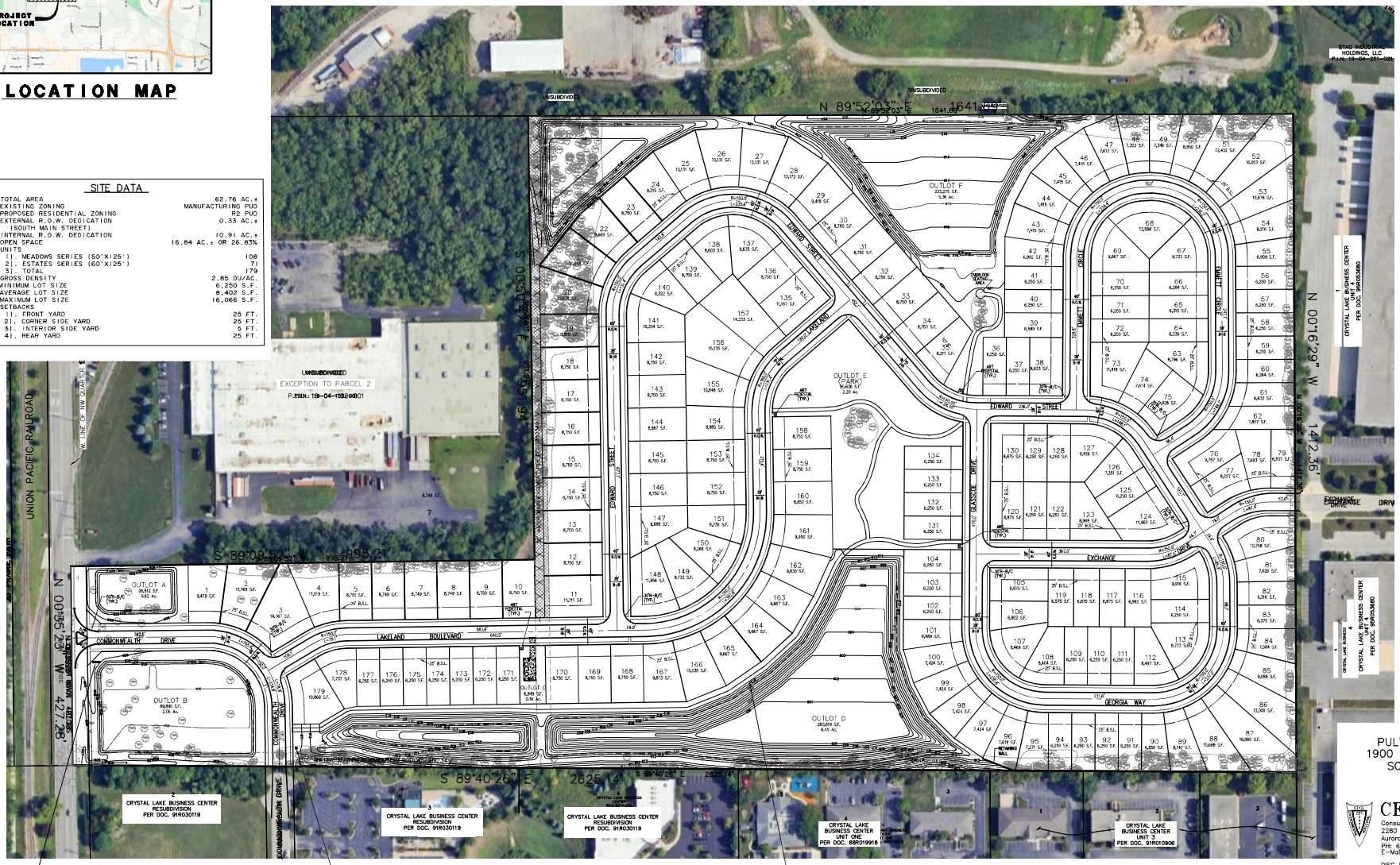
SITE PLAN
FOR
LAKELAND FARM

CRYSTAL LAKE, ILLINOIS



LOCATION MAP

SITE DATA	
A. TOTAL AREA	62.76 AC.±
B. EXISTING ZONING	MANUFACTURING PUD
C. PROPOSED RESIDENTIAL ZONING	R2 PUD
D. EXTERNAL R.O.W. DEDICATION (SOUTH MAIN STREET)	0.33 AC.±
E. INTERNAL R.O.W. DEDICATION	10.91 AC.±
F. OPEN SPACE	16.84 AC.± OR 26.83%
G. UNITS	
1). MEADOWS SERIES (50'X125')	108
2). ESTATES SERIES (60'X125')	71
3). TOTAL	179
H. GROSS DENSITY	2.85 DU/AC.
I. MINIMUM LOT SIZE	6,250 S.F.
J. AVERAGE LOT SIZE	8,402 S.F.
K. MAXIMUM LOT SIZE	16,066 S.F.
L. SETBACKS	
1). FRONT YARD	25 FT.
2). CORNER SIDE YARD	25 FT.
3). INTERIOR SIDE YARD	5 FT.
4). REAR YARD	25 FT.





PREPARED FOR:
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DISC NO.: 402176 FILE NAME: SITE PLAN
DRAWN BY: LAL FLD. BK. / PG. NO.: BK./PG.
COMPLETION DATE: 2025-08-29 JOB NO.: 402.176
XREF : PREOVR PROJECT MANAGER : CRM
10-15-25/LAL: REVISED PER CITY COMMENTS DATED 9/25/25
12-10-25/PRP:

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