Agenda Item No: 14

City Council
Agenda Supplement

Meeting Date: January 20, 2026 (continued from 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 175-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.
- The lot count has been reduced to 175 new home lots.
- The center park area "Outlot E" has increased in size to 2.77 acres.

- **During the January 6, 2026, City Council meeting, the petitioner requested a continuation to amend the elevations and site plan to address the comments during the meeting. The following changes have been made:**
    - **Revised elevations so that each model has a front porch.**
    - **Addition of a new ranch home to provide another affordable option.**
    - **The curvature of the roadway has been reduced from the code standard of 150-foot radius to 100-foot. This allows for the increase in lot size where now 75% of the Meadow Series lots are over 50 feet wide. Previously only 36% were above the 50-foot minimum.**
    - **Reduction in the front yard setback to 20 feet. This is a variation from the 30-foot district standard and reduction from the previous request of 25 feet. This is to match the character of the downtown area where setbacks are typically 20 feet. Not all of the homes will be at this setback to create staggering of homes along the street – reducing a feel of 'typical' subdivision.**

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 175-lot subdivision. Net Density is 3.38 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 are designed to fit on 50' x 125' lots with 5-foot interior side yard setbacks. There are 96 Meadow lots. 75% of the lots will exceed the minimum 50-foot lot width.
- The Estates Series are designed to fit on 60' x 125' lots with 5-foot interior side yard setbacks. There are 79 Estates lots.

BUILDING ELEVATIONS

- The developer has proposed 11 model types, six in the Meadow series and five in the Estates series. The Abbeyville and Martin Ray models in the Meadow series are a "Ranch Homes".
- 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.
- Each model features a front porch area.
- The Waverly Plan has replaced the Ivy Plan.
- 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. Narrative (Pulte, dated 1/13/26, received 1/13/26)
   C. Preliminary Plat of Subdivision (Cemcon, Ltd, dated 10/15/25, received 11/19/25)
   D. Preliminary Site Plan (Cemcon, Ltd, dated 1/12/26, received 1/13/26)
   E. Preliminary Landscape Plan (Dickson Design Studio, dated 10/16/25, received 11/19/25)
   F. Preliminary Stormwater Management Report (Cemcon, Ltd, dated 08/22/25, received 11/19/25)
   G. Preliminary Elevations (Pulte Homes, dated 1/12/26, received 1/13/26)
   H. Preliminary Engineering (Cemcon, Ltd, dated 10/15/25, received 11/19/25)
   I. 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.~~ **(Removed due to new elevations added and front porches added)**

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.

C. **Add no parking signs to the curved streets with 100-foot radii.**

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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   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)
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January 13, 2026

City of Crystal Lake
Mayor and City Council
100 W. Woodstock Street
Crystal Lake, IL 60014

RE: Lakeland Farm – Responses to feedback from January 6th, 2026

Mayor and City Council,

Thank you again for the opportunity to present our subdivision proposal on January 6, 2026, and for the valuable feedback provided during that discussion. We appreciate the time granted to refine our plans and are pleased to share the updated building elevations and revised site plan for your review.

1. **Revised Architecture**
   In response to Council feedback, we have revised much of the architectural design. All homes now feature front porches, and the styles draw inspiration from Crystal Lake's downtown character. The attached elevations reflect these changes, and we will provide further comparisons at the January 20 meeting.

2. **Updated Site Plan**
   The only site plan change is the reduction of four roadway curve radii to 100'. This adjustment allowed us to widen many Meadows lots—75% of these homes now exceed 50' in width.

3. **Additional Ranch Plan**
   To reinforce affordability and diversity in housing options, we have added one additional ranch-style plan to the lineup, the Martin Ray Floor Plan.

4. **Previously Requested Deviations**
   - **Corner Side Yard Setback**: Reduction from 30' to 25', which remains necessary for this site plan.
   - **Window Wells and A/C Condenser Pads in Side Yard Setbacks**: We confirmed with the Building Department that only one window well is required per home. Nonetheless, we respectfully request approval for this deviation, as placing these elements in the side yard will enhance the rear yard experience for homeowners. Exhibits explaining this request will be presented at the January 20 meeting.

5. **Additional Deviations for Updated Site Plan** – We will include formal requests for the following two deviations along with our final approval process. As mentioned above, both deviations are key to achieving the design intent described above.
    - **Roadway Curve Radius Reduction**: From 150' to 100' in four strategic locations to create a more urban feel.
    - **Front Yard Setback Reduction**: From 25' to 20'. After reviewing homes in the downtown area, we believe this adjustment will help convey a true downtown character. The Council has referenced Dole Crossing, which also utilized 20' setbacks. While not every home will be at 20', most will benefit from this design.

We look forward to presenting these updates and requests at the January 20 meeting and continuing to work collaboratively to deliver a high-quality community to Crystal Lake.

Thank you for your time and consideration.

Sincerely,

Matt Brolley
Director of Entitlements
Pulte Home Company

REVISED

January 13, 2026

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Crystal Lake, IL 60014

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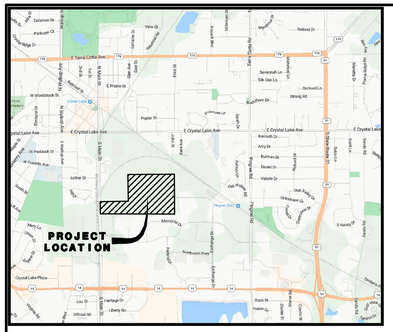
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Pulte Home Company

SITE PLAN
FOR
LAKELAND FARM

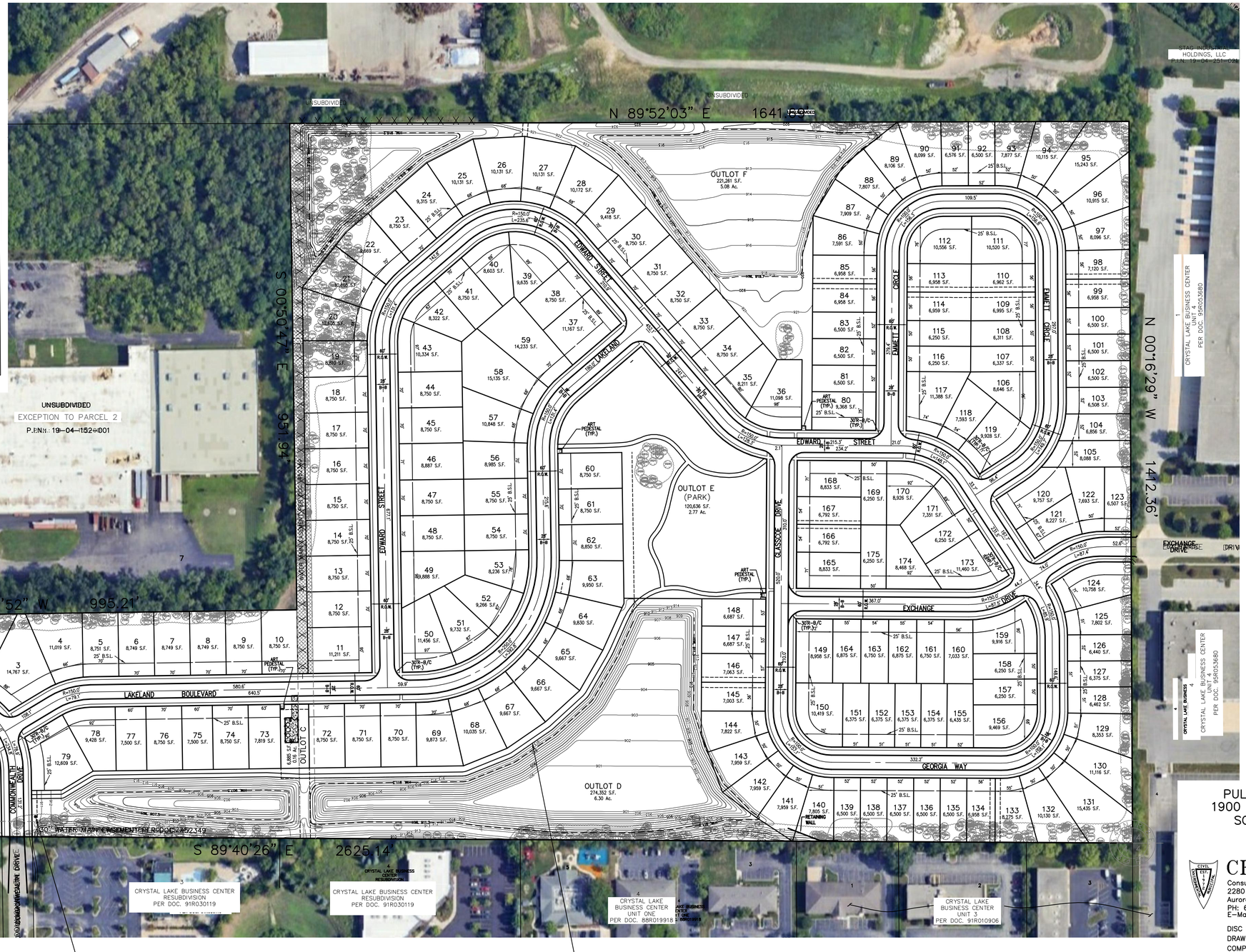
CRYSTAL LAKE, ILLINOIS



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	11.03 AC.±
F. OPEN SPACE	16.57 AC.± OR 26.40%
G. UNITS	
1). MEADOWS SERIES (50'X125')	96
2). ESTATES SERIES (60'X125')	79
3). TOTAL	175
H. GROSS DENSITY	2.79 DU/AC.
I. MINIMUM LOT SIZE	6,250 S.F.
J. AVERAGE LOT SIZE	8,565 S.F.
K. MAXIMUM LOT SIZE	15,435 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.



N

100 50 0 100

SCALE: 1 INCH = 100 FEET

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: 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:
12-22-25/PRP: REVISED PER PLAN COMMISSION REQUEST
12-23-25/PRP: REVISED PER CLIENT REQUEST
01-12-26/LAL: REVISED PER CLIENT REQUEST

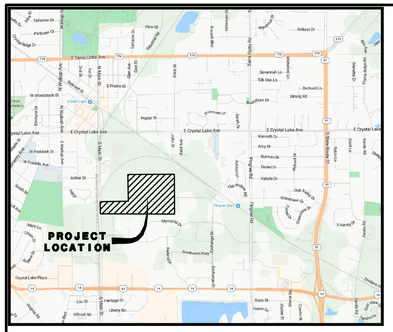
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PLOT FILE CREATED: 1/12/2026 BY: LESLIE LUNDBERG DRAWING PATH: P:\402176\DWG\DWG\DRAWINGS\PRELIMINARY\SITE PLAN 01-12-26.DWG

SITE PLAN
FOR
LAKELAND FARM

CRYSTAL LAKE, ILLINOIS

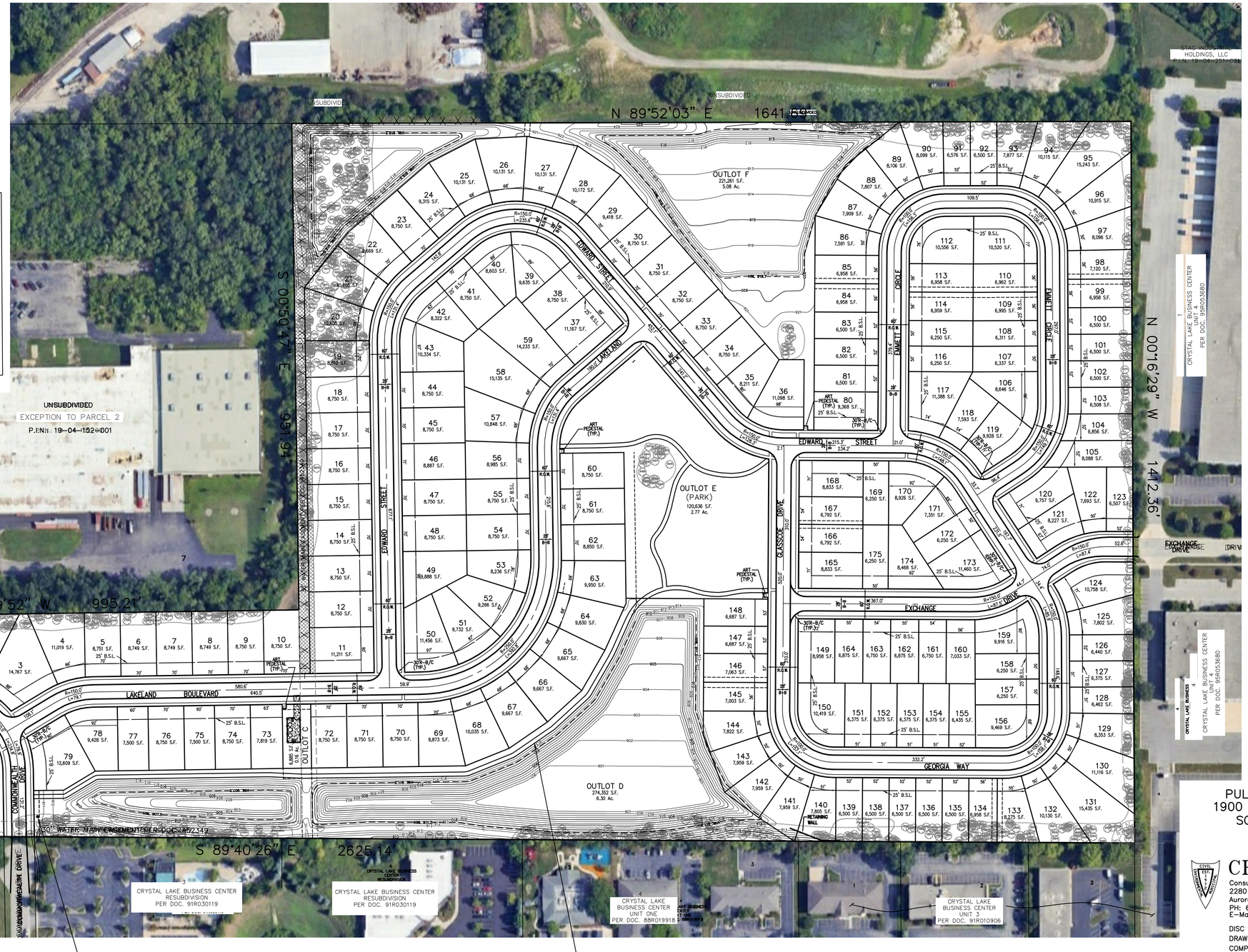
REVISED



LOCATION MAP

SITE DATA

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N

100 50 0 100

SCALE: 1 INCH = 100 FEET

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: 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

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REVISED

Lakeland Farm – Crystal Lake, IL
Proposed Elevations



Pulte HOMES

January 12, 2026

Confidential and Proprietary

Lakeland Farm Product Matrix

Meadows Series – Single Family						
	Square Footage	Bedrooms	Bathrooms	Garage	Elevations	
Abbeyville (Ranch)	1,683 – 2,445	2 - 4	2 - 3	2	5	
Martin Ray (Ranch)	1,963 – 2,992	2 - 4	2 - 3	2	4	* Added
Newberry	2,391 – 2,573	3 - 4	2.5	2	6	
Mercer	2,605 – 2,786	3 - 5	2.5 – 3.5	2	4	
Continental	2,873 – 3,158	4 - 5	2.5 - 3	2	5	
Waverly	3,261 – 3,826	4 - 6	2.5 - 4	2	5	* Added

Estates Series – Single Family					
	Square Footage	Bedrooms	Bathrooms	Garage	Elevations
Riverton	3,126 – 3,437	4	2.5 – 3.5	3 (T)	5
Westchester	3,300 – 3,507	4 - 6	2.5 - 4	3	6
Willwood	3,169 – 3,878	4 - 6	2.5 – 4.5	3	7
Woodside	3,277	4 - 5	2.5 - 4	2 (3 Opt)	5
Castleton	3,391 – 3,899	4 - 5	2.5 - 4	2 (3 Opt)	5

Proprietary and Confidential

Meadows Series Elevations

Meadows Series – Abbeyville



Meadows Series – Abbeyville



Meadows Series – Abbeyville



Meadows Series – Abbeyville



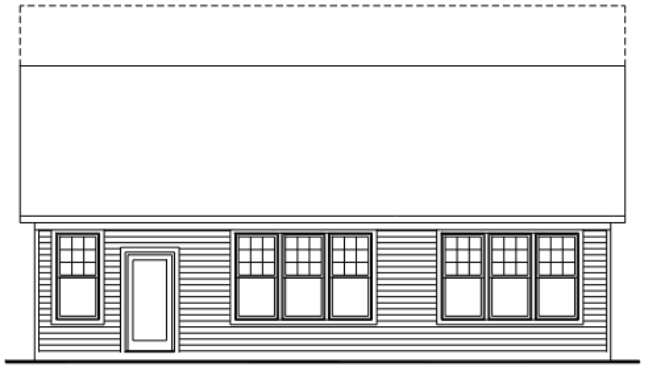
Meadows Series – Abbeyville



Meadows Series – Abbeyville – Sample Sides and Rear Elevations



Left Elevation



Rear Elevation

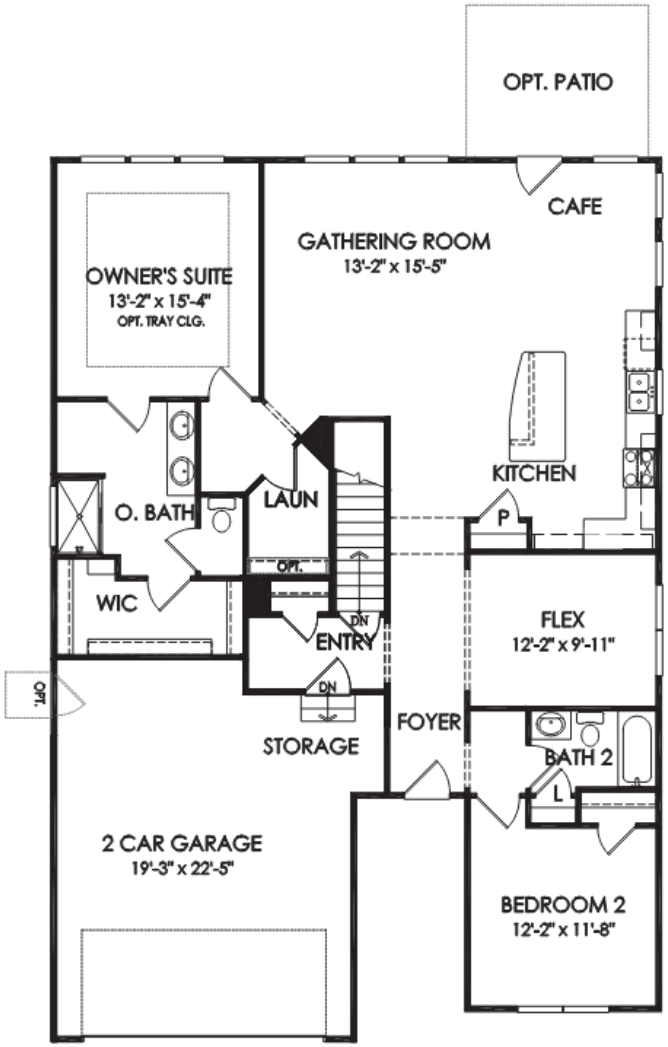


Right Elevation

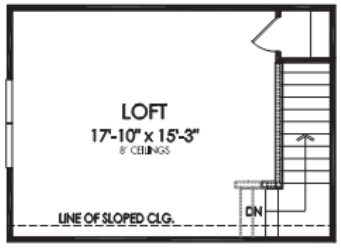
*** Right Side Elevation shown with Key Lot Masonry Wainscott**

Meadows Series – Abbeyville – Floor Plans

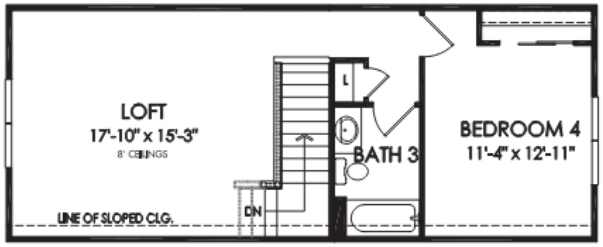
FIRST FLOOR



OPTIONAL SECOND FLOOR



Opt. Loft w/Basement



Opt. Second Loft Plan w/Basement

Meadows Series – Martin Ray



Meadows Series – Martin Ray



Meadows Series – Martin Ray



Meadows Series – Martin Ray

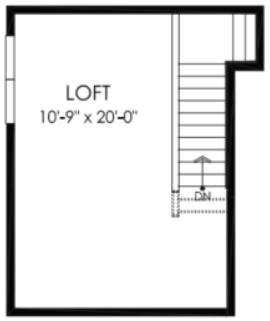


Meadows Series – Martin Ray – Floor Plans

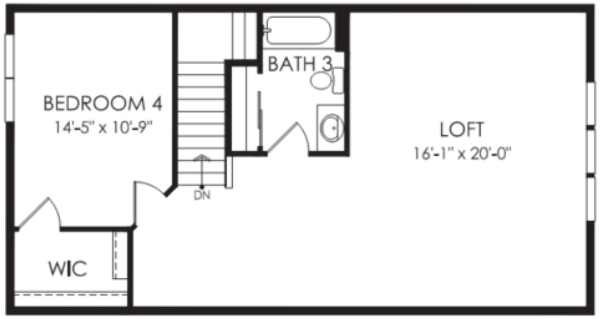
FIRST FLOOR



OPTIONAL SECOND FLOOR



Opt. Loft



Opt. Second Floor Plan

Meadows Series – Newberry



Meadows Series – Newberry



Meadows Series – Newberry



Meadows Series – Newberry



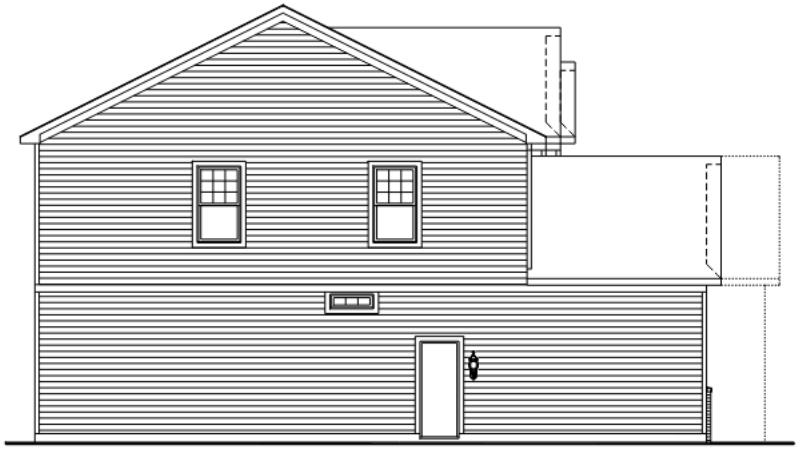
Meadows Series – Newberry



Meadows Series – Newberry



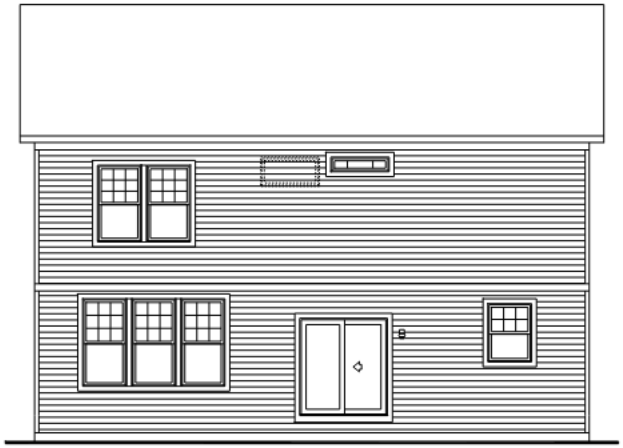
Meadows Series – Newberry – Sample Sides and Rear Elevations



Right Elevation



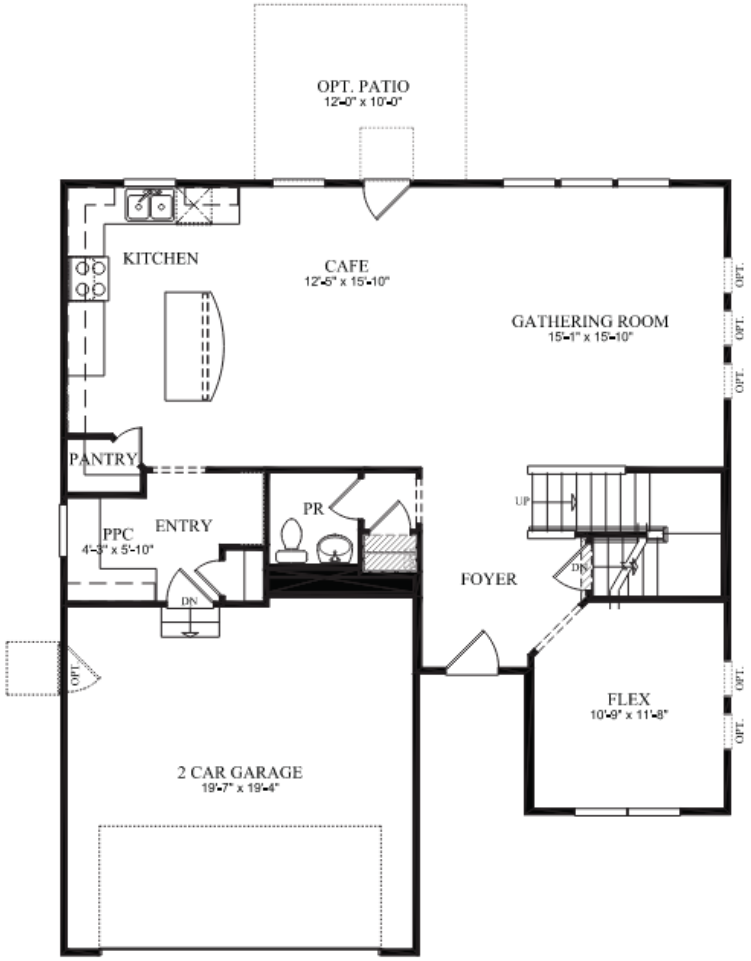
Left Elevation



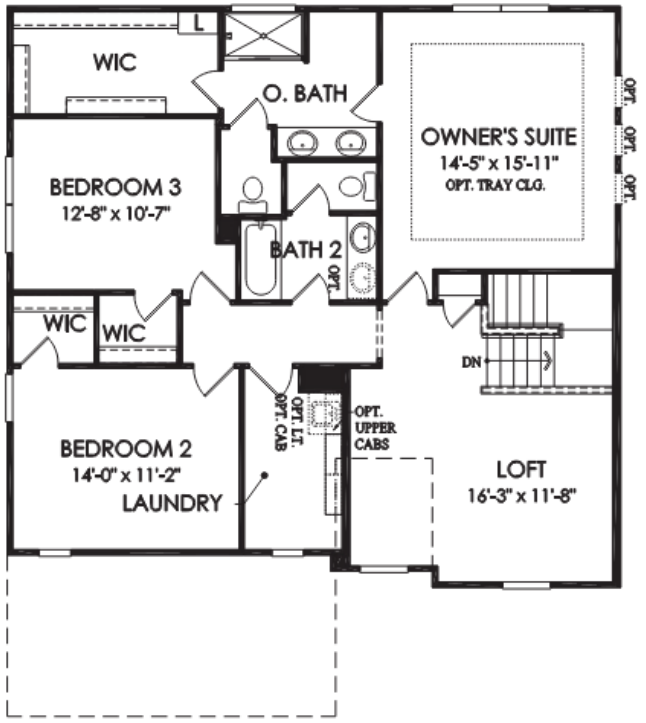
Rear Elevation

Meadows Series – Newberry – Floor Plans

FIRST FLOOR



SECOND FLOOR



Meadows Series – Mercer



Meadows Series – Mercer



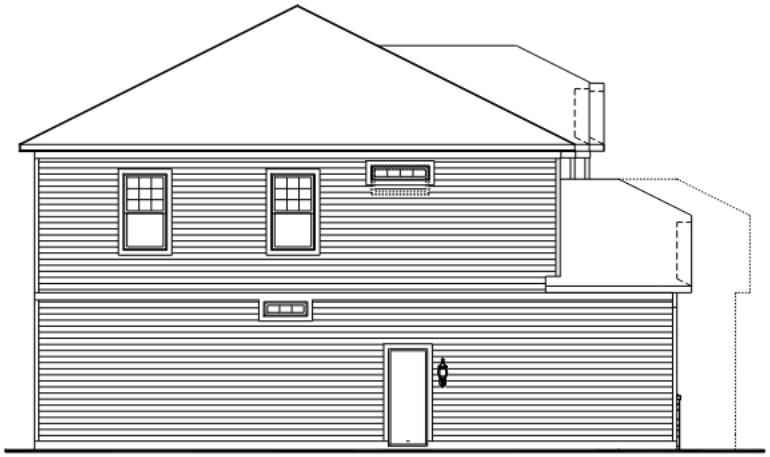
Meadows Series – Mercer



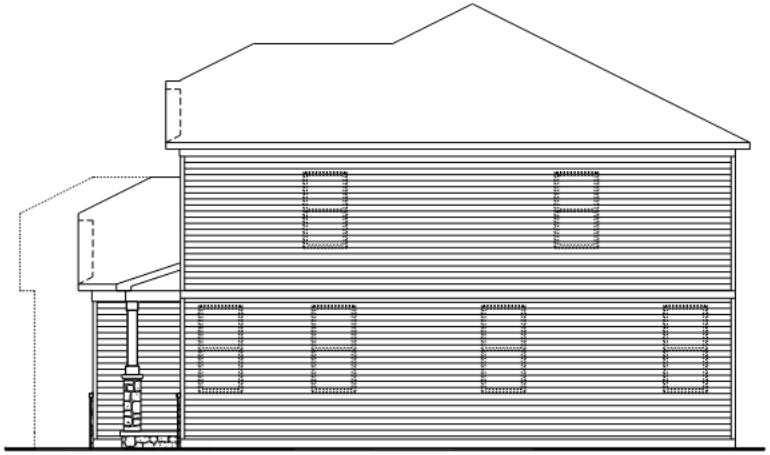
Meadows Series – Mercer



Meadows Series – Mercer – Sample Sides and Rear Elevations



Right Elevation



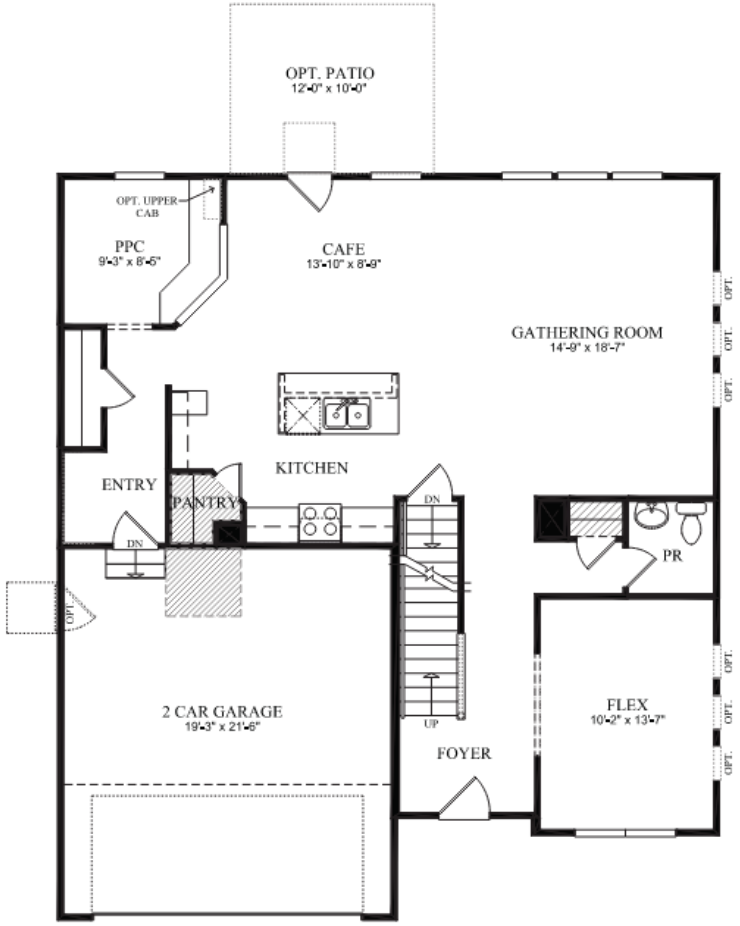
Left Elevation



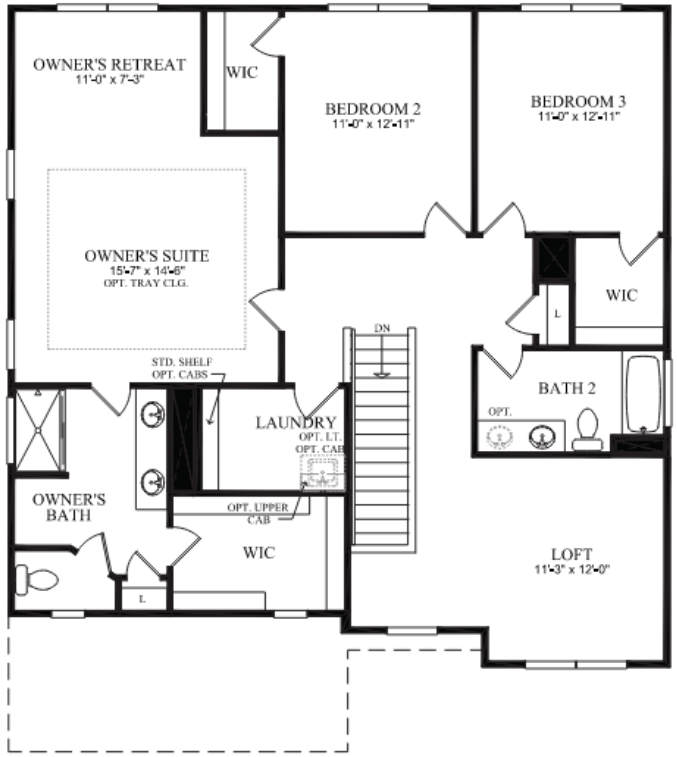
Rear Elevation

Meadows Series – Mercer – Floor Plans

FIRST FLOOR



SECOND FLOOR



Meadows Series – Continental



Meadows Series – Continental



Meadows Series – Continental



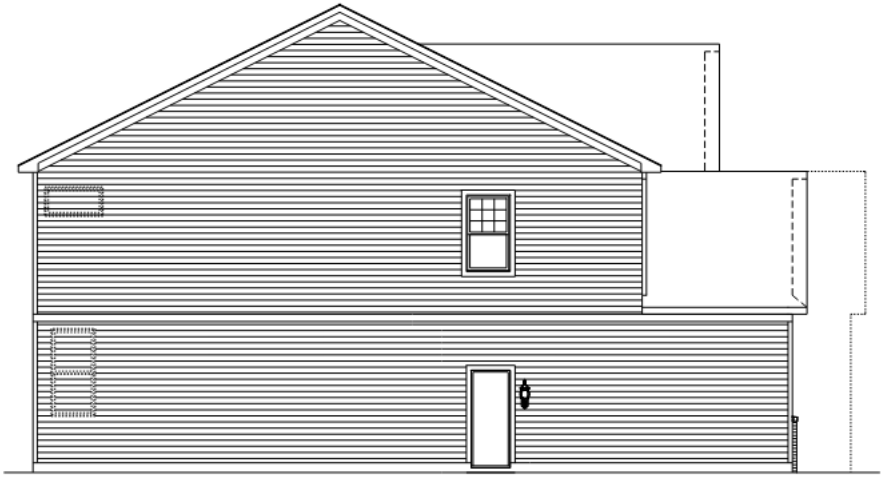
Meadows Series – Continental



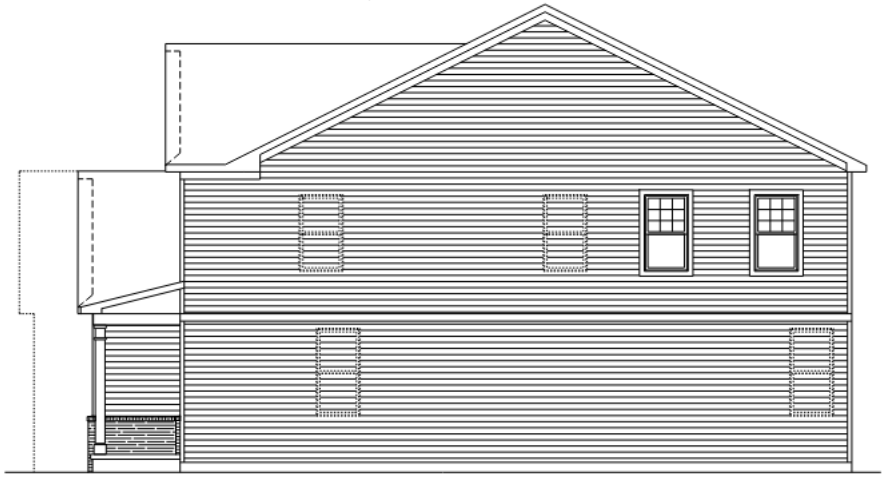
Meadows Series – Continental



Meadows Series – Continental – Sample Sides and Rear Elevations



Right Elevation



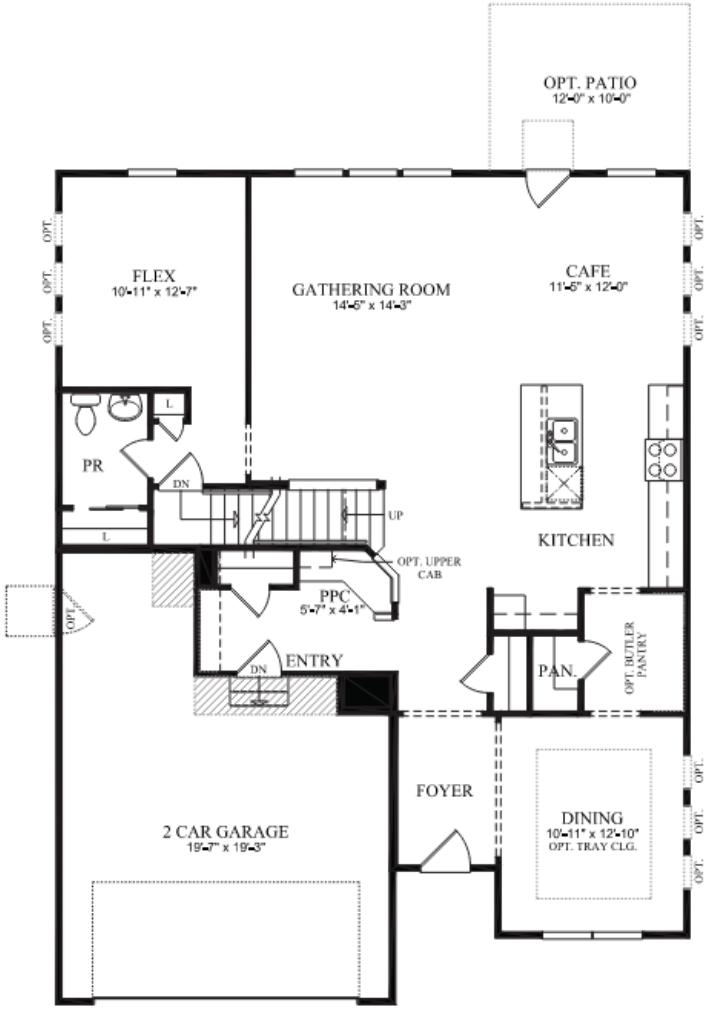
Left Elevation



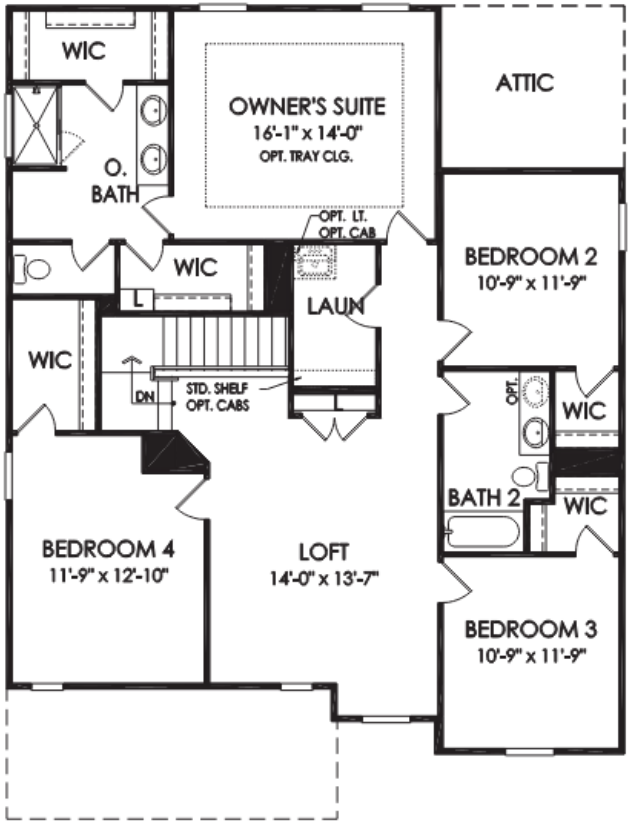
Rear Elevation

Meadows Series – Continental – Floor Plans

FIRST FLOOR



SECOND FLOOR



Meadows Series – Waverly



Meadows Series – Waverly



Meadows Series – Waverly



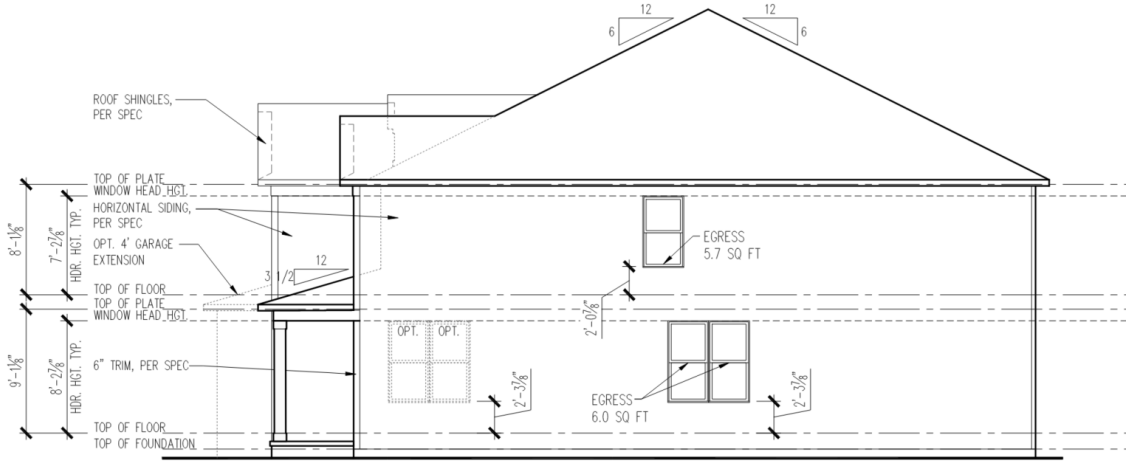
Meadows Series – Waverly



Meadows Series – Waverly

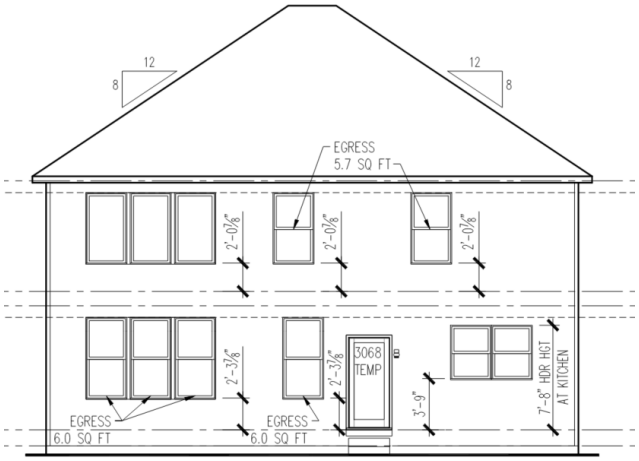


Meadows Series – Waverly– Sample Sides and Rear Elevations



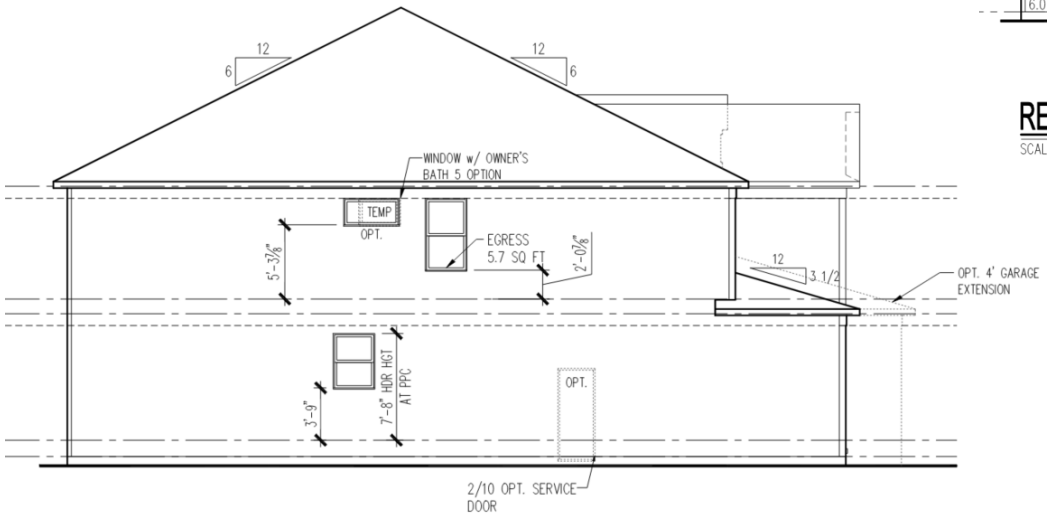
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



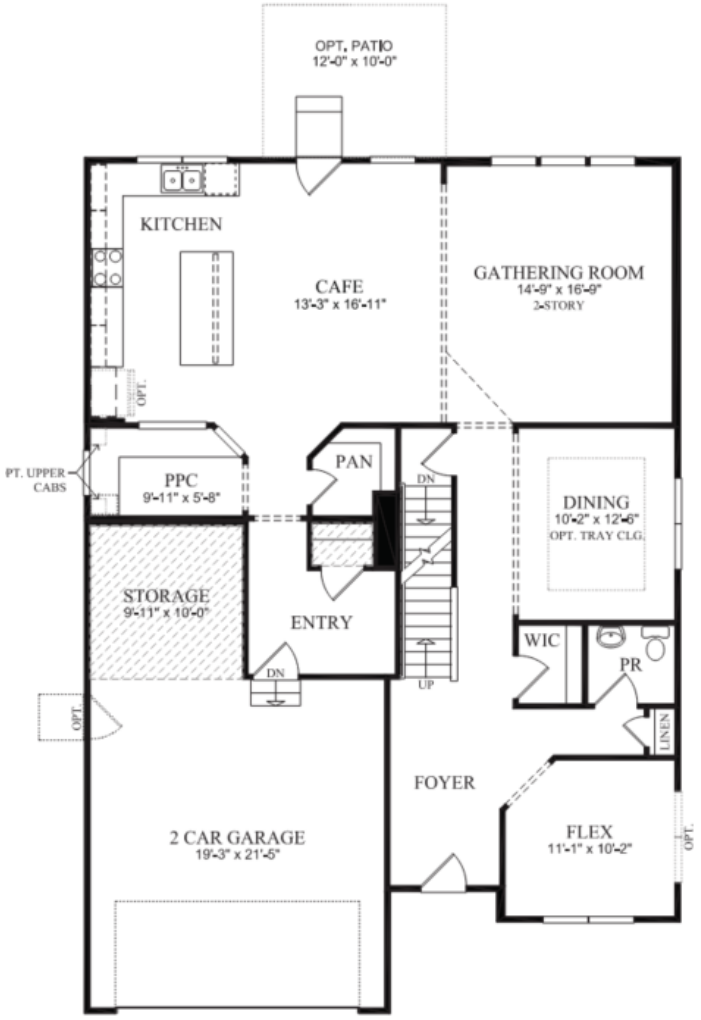
LEFT ELEVATION

SCALE: 1/8" = 1'-0"

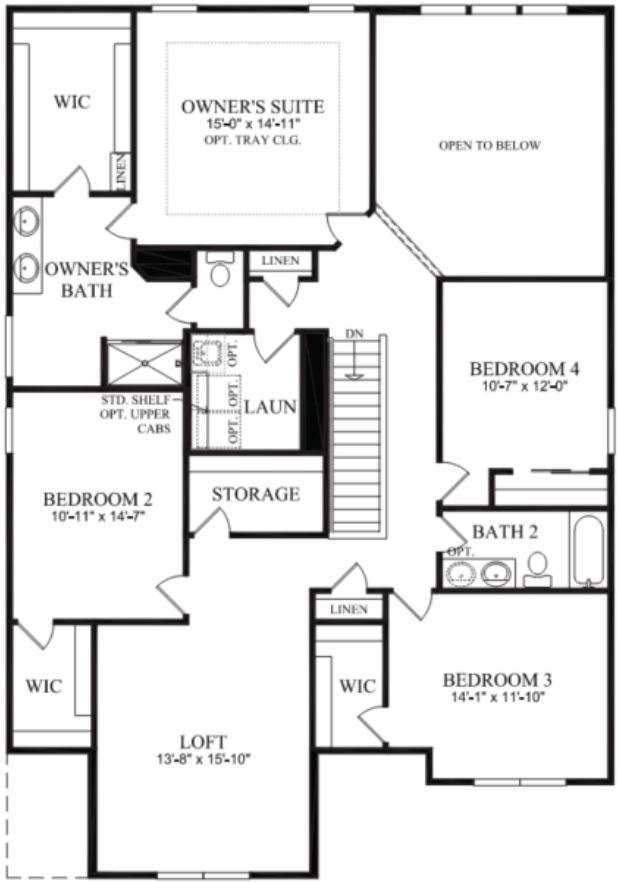
Meadows Series – Waverly – Floor Plans

PULTEGROUP

FIRST FLOOR



SECOND FLOOR



Estates Series Elevations

Estates Series – Riverton



Estates Series – Riverton



Estates Series – Riverton



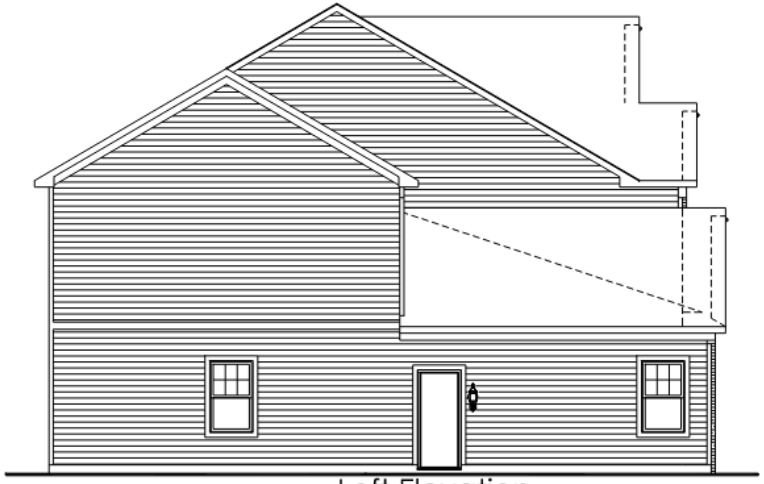
Estates Series – Riverton



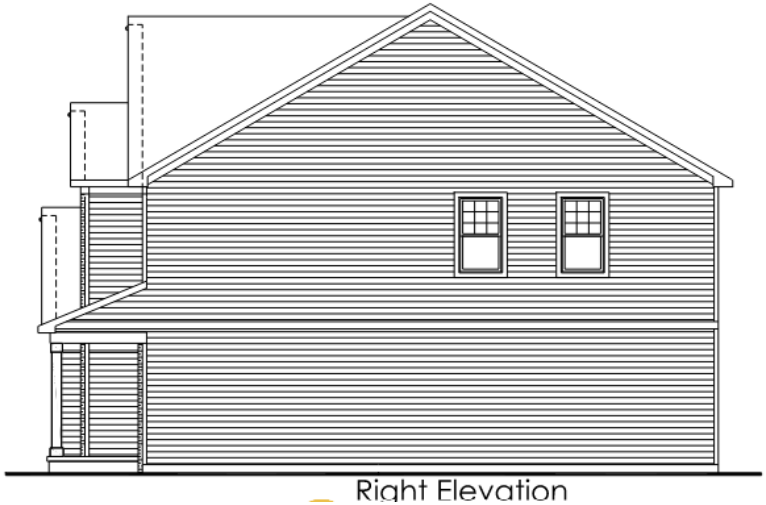
Estates Series – Riverton



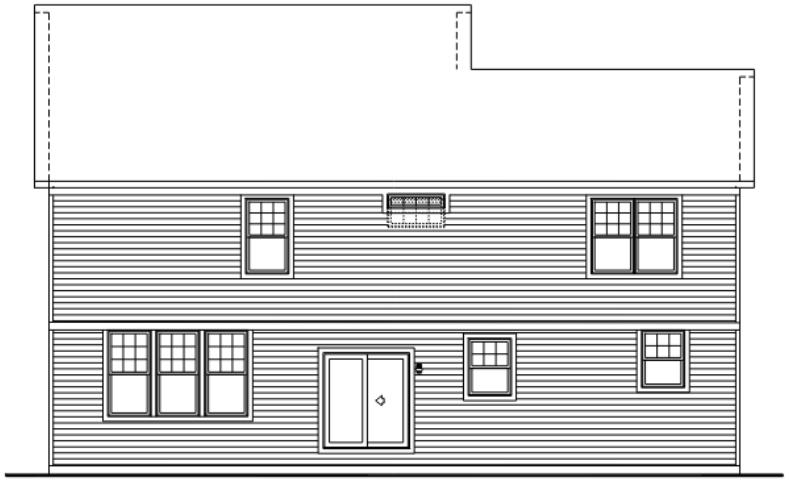
Estates Series – Riverton – Sample Sides and Rear Elevations



Left Elevation



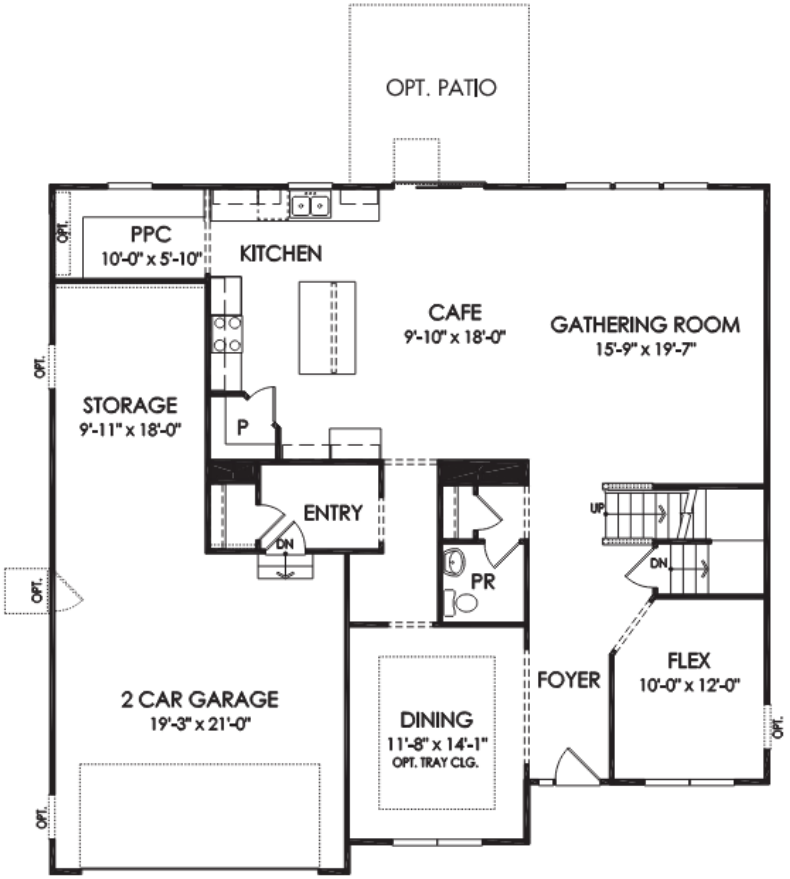
Right Elevation



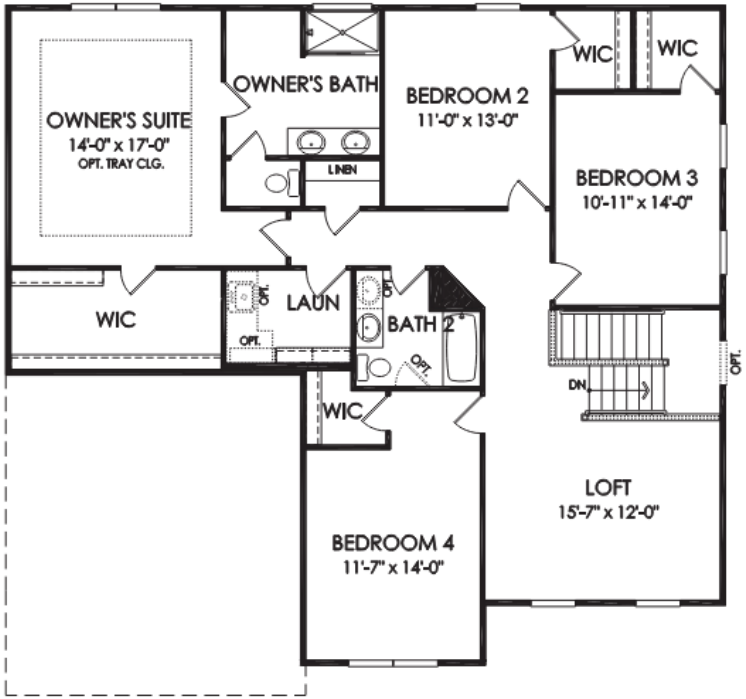
Rear Elevation

Estates Series – Riverton – Floor Plans

FIRST FLOOR



SECOND FLOOR



Estates Series – Westchester



Estates Series – Westchester



Estates Series – Westchester



Estates Series – Westchester



Estates Series – Westchester



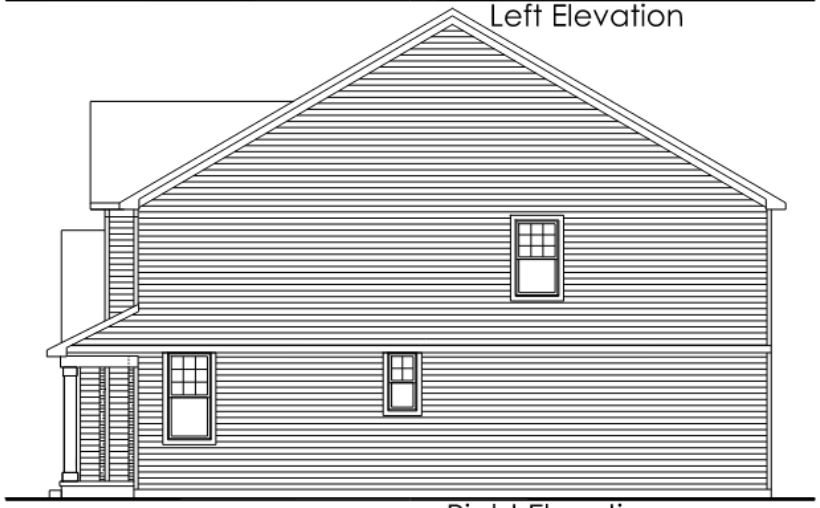
Estates Series – Westchester



Estates Series – Westchester – Sample Sides and Rear Elevations



Left Elevation



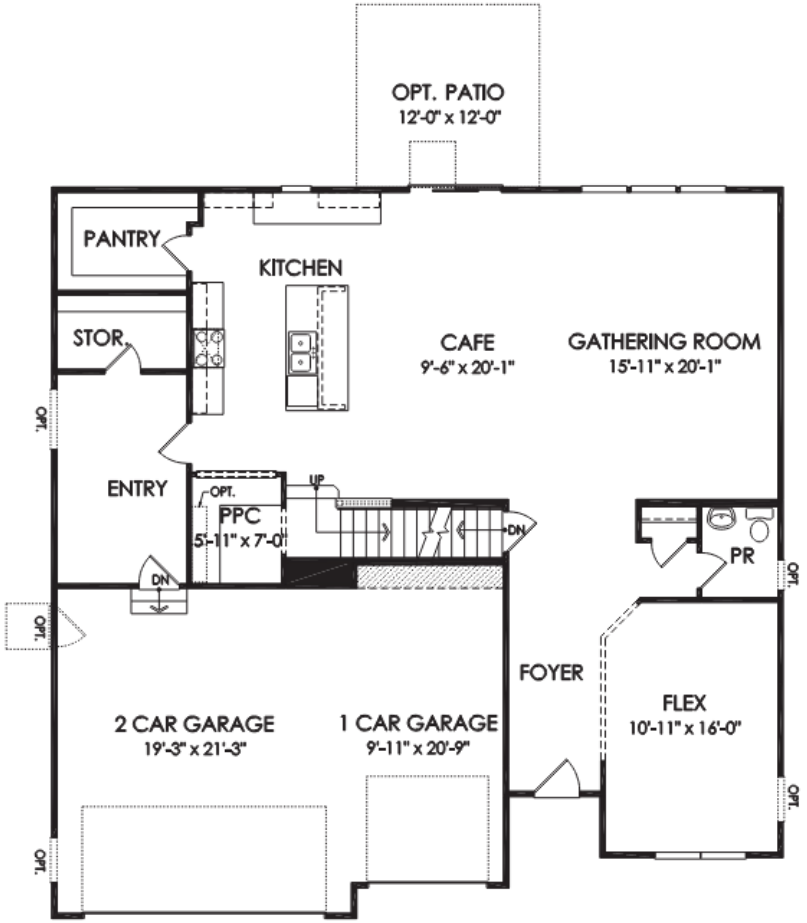
Right Elevation



Rear Elevation

Estates Series – Westchester – Floor Plans

FIRST FLOOR



SECOND FLOOR



Estates Series – Wilwood



Estates Series – Wilwood



Estates Series – Wilwood



Estates Series – Wilwood



Estates Series – Wilwood



Estates Series – Wilwood



Estates Series – Wilwood



Estates Series – Willwood – Sample Sides and Rear Elevations



Right Elevation



Left Elevation

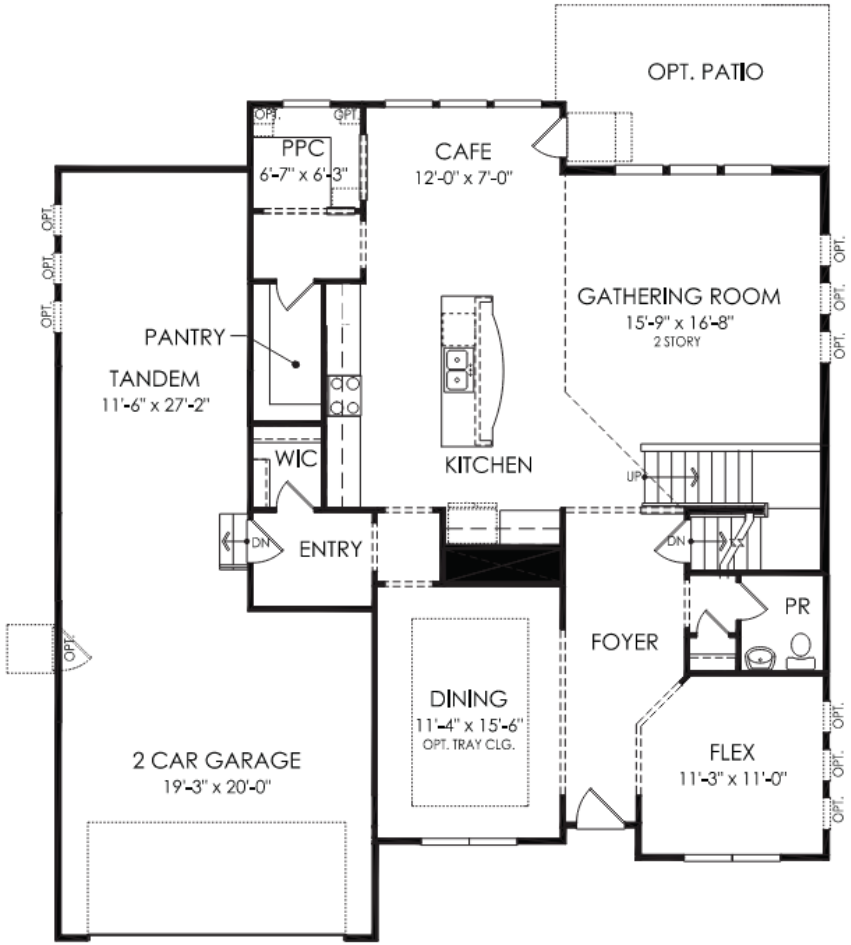


Rear Elevation

Estates Series – Willwood – Floor Plans

PULTEGROUP

FIRST FLOOR



SECOND FLOOR



Estates Series – Woodside



Estates Series – Woodside



Estates Series – Woodside



Estates Series – Woodside



Estates Series – Woodside



Estates Series – Woodside – Sample Sides and Rear Elevations



Right Elevation



Left Elevation

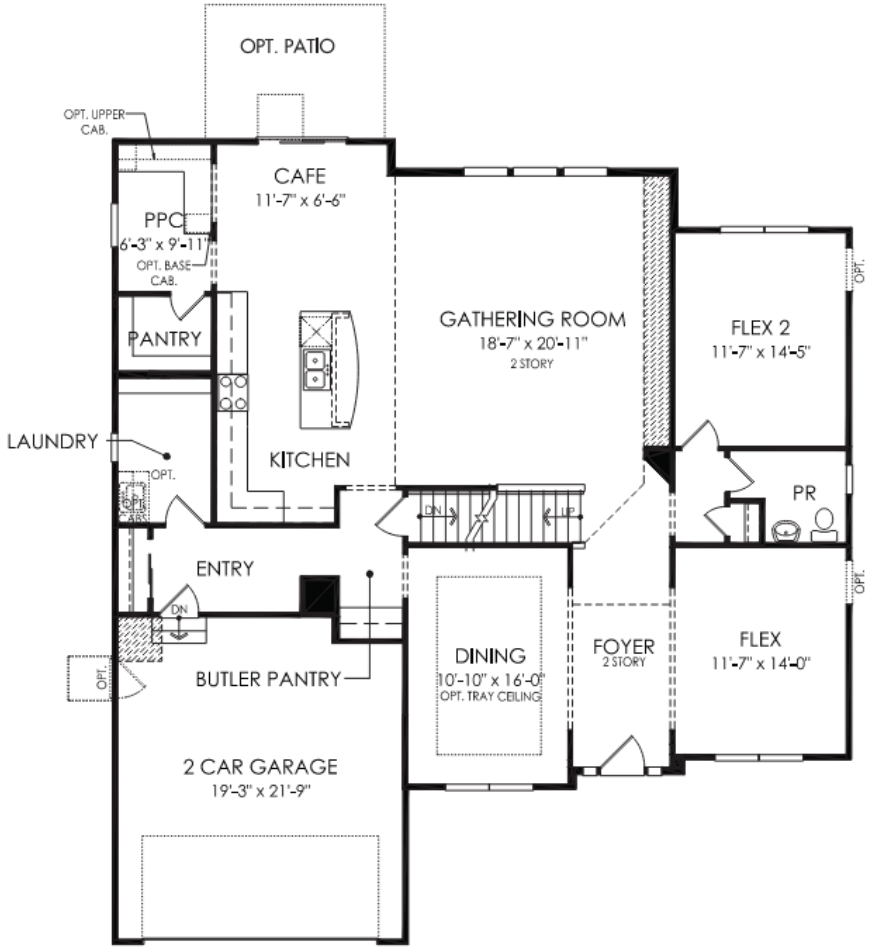


Rear Elevation

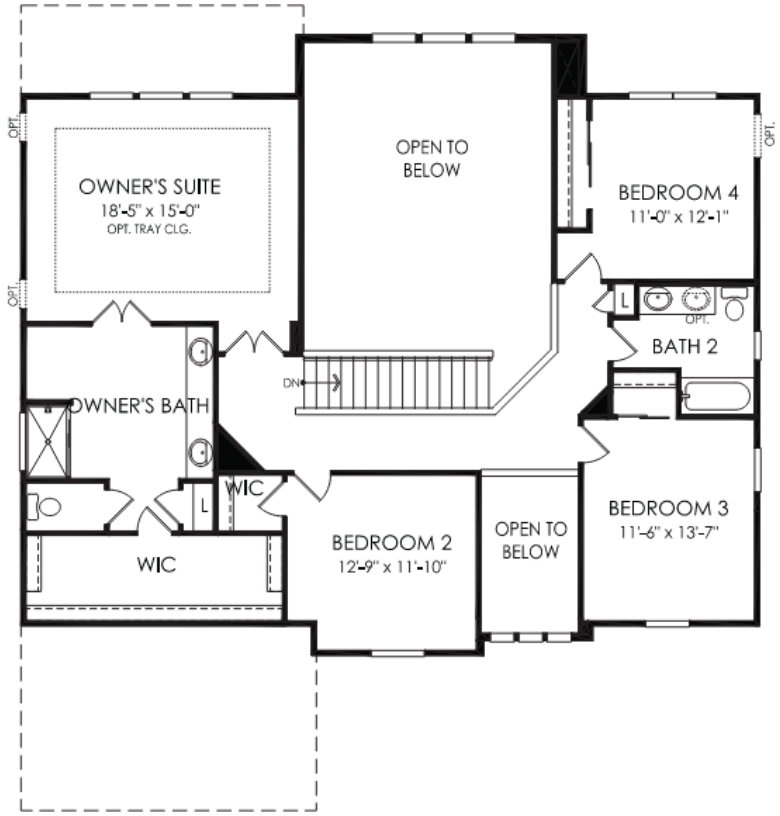
Estates Series – Woodside – Floor Plans

PULTEGROUP

FIRST FLOOR



SECOND FLOOR



Estates Series – Castleton



Estates Series – Castleton



Estates Series – Castleton



Estates Series – Castleton



Estates Series – Castleton



Estates Series – Castleton – Sample Sides and Rear Elevations



Left Elevation



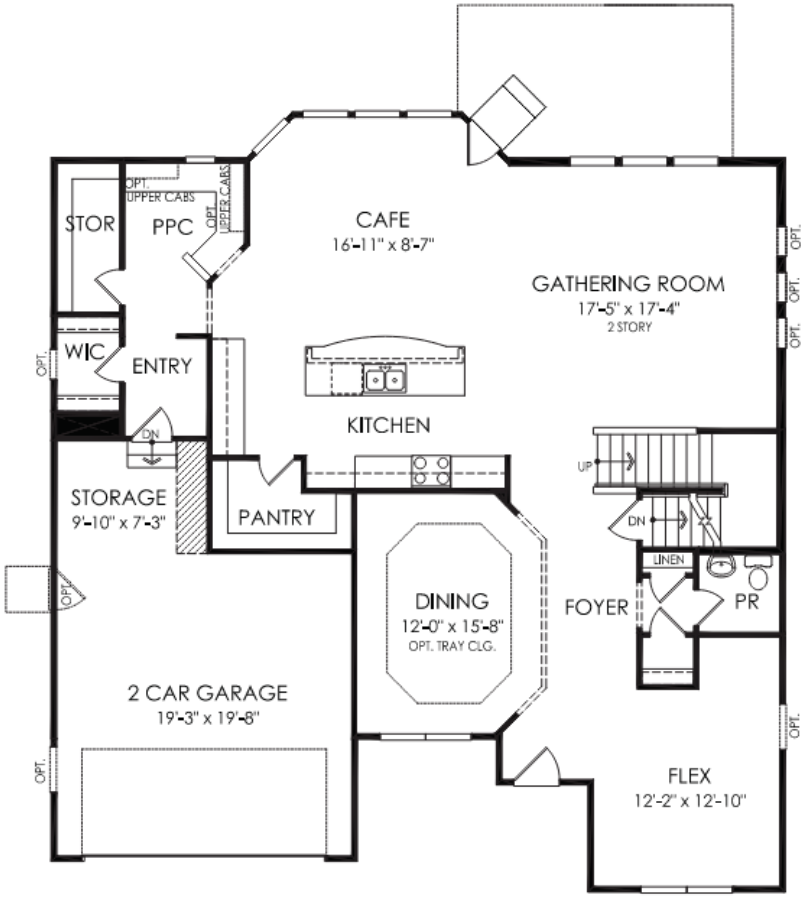
Right Elevation



Rear Elevation

Estates Series – Castleton – Floor Plans

FIRST FLOOR



SECOND FLOOR

