#2026-220
650 N Illinois Route 31
72-Unit Townhome Conceptual PUD
Project Review for Planning and Zoning Commission

Date: November 4, 2026

Request: Conceptual Planned Unit Development review for 72-unit townhome residential development

Location: 650 N Illinois Route 31
(Part of the east half of the southwest quarter of Section 27 of Nunda Township)

Acreage: Approximately 7.2 acres

Zoning: O PUD Office

Surrounding Properties:
North: O PUD Office & Unincorporated (*A-1 Agriculture*)
South: O PUD Office
East: R-3B Multifamily Residential & Unincorporated (*E-1 Estate*)
West: RE PUD Residential Estate

Staff Contact: Darrell Moore (815.356.3612)

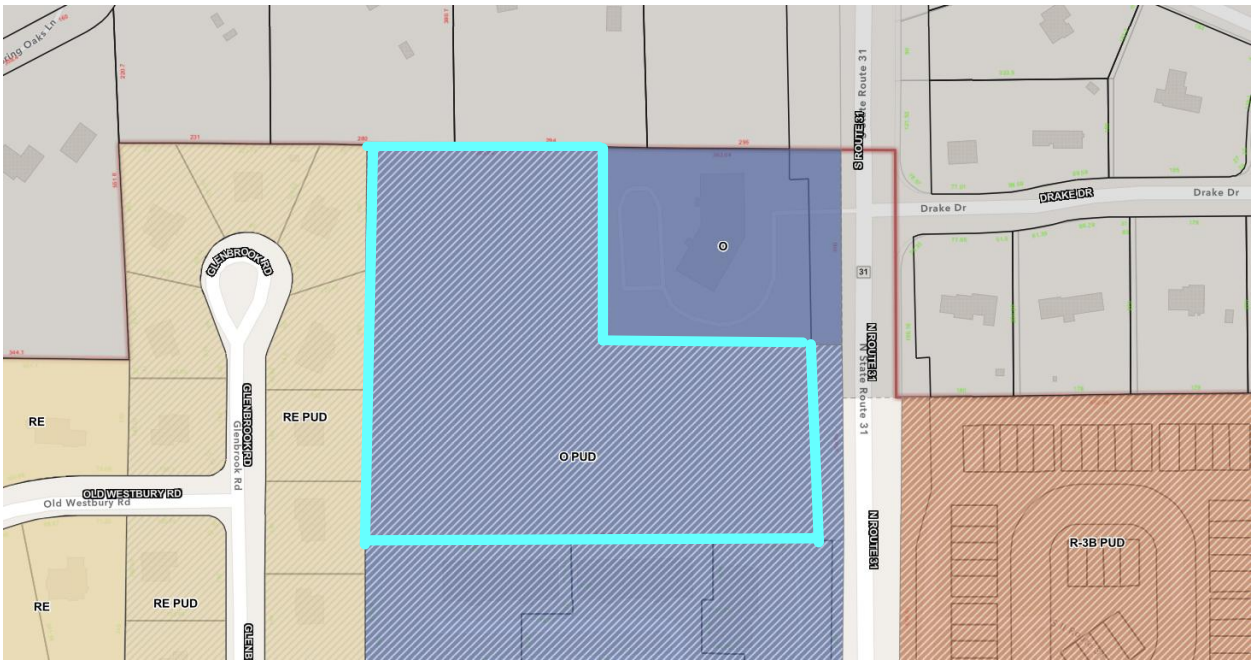
Background:

- This property was annexed and zoned O Office in 1989 along with the College Hill Professional Building property to the northeast. Another office building was on the property to the southeast at that time. It was later expanded into an office complex (North Ridge Professional Center) under the Wolf Medical Center Subdivision (1999).
- The parcel in question has never been developed. It features a rolling terrain with patches of trees throughout—the largest grouping of which runs along the southern property line. Based on a 1939 aerial, this appears to have started as a modest farm-field hedgerow. The quality and species of the trees is unknown. Most trees appear to have been established after 2000.
- A sanitary sewer main runs along the front of the property, but there is no water main. Water mains are present on the properties to the south, east, and west.

Development Analysis:

ZONING / LAND USE

- The site is zoned O PUD Office, which was established at the time of the 1989 annexation, though it appears that there was no specific PUD proposal put forth. Approval will require rezoning to R-3B Multifamily Residential with a PUD.
- The Comprehensive Plan land use designation is Office. This is inconsistent with the proposed use. Approval will require a Comprehensive Plan amendment.



SITE LAYOUT

- The site consists of about 300 feet of frontage on Illinois Route 31 which then expands to 600 feet in the back half. The result is an L-shaped parcel about 7.2 acres in area. The submittal shows a right-in/right-out access onto Route 31. It is staff's understanding that this has not yet been evaluated by IDOT.
- At the entrance, a cross-access road runs south to the North Ridge Professional Center. When that property was subdivided in 1999, it included a 24-foot-wide strip labeled "Reserved for Future Cross Access Easement." Additional review is required to determine the feasibility of making a connection through this property.
- The first townhome in the development is estimated to have a front-yard setback of about 25 feet but, due to IDOT right-of-way taking, this equals more than 75 feet from the edge of the Route 31 pavement.
- The applicant has yet to propose whether the road network will be public or private. It consists of a straight drive to the rear of the property, totaling about 600 feet in length, with

a traffic circle about 400 feet back. The rear of the property is a loop with an open-space area at its center.

- The streets are lined with three-story townhomes, each 22 feet wide, in blocks of 4- to 6-units. Each townhome with a driveway to a single-car garage door.







BUILDING/SITE DESIGN

- The 72-unit building is comprised of uniform 3-story townhome blocks comprised of 4 to 6 units. The townhomes are shown with vertical siding, shake siding, and brick. Each unit is 22 feet wide with a small, covered porch to the right and a driveway and single-card-width garage on the left.
- Each unit will have 3 off-street parking spaces comprised of one in the driveway and two in the tandem garage.
- The site includes a central green estimated to be 0.4 acres.
- No sidewalks or trails are proposed other than a circular walkway going through central green.
- Comments from the fire department are seeking more information about turn radii and site lines.
- Comments from the city engineer note that more review will be needed to determine if a deceleration lane is needed on Route 31. Also, they state that further review will be done after it is established whether the streets will be public or private.

Planning and Zoning Commission Discussion:

The following comments are for discussion and consideration:

1. Is this an appropriate location for a multifamily residential development? Do you support the necessary Comprehensive Plan land use amendment and zoning reclassification?
2. Are 72 units (being 10 units/acre) an appropriate number and density for the location?
3. Has the site been designed to be functional while also creating a welcoming and livable community environment?
4. What architecture elements and/or features from the sample images provided would you encourage or discourage?

For reference, below are the Special Use Permit criteria:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.
2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.
3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, Building and Fire Codes and all other applicable City Ordinances.
4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.
5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.
6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.
7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.
8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.
9. That the proposed use shall conform to any stipulations or conditions approved as part of a Special Use Permit issued for such use.
10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.

For reference, below is a selection of relevant standards for Planned Unit Developments:

1. The PUD plan must implement the vision and land use policies of the Comprehensive Plan; the adopted subarea plans and the Tax Increment Financing Redevelopment Plans, if applicable;

2. The proposed PUD shall not result in a substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matters affecting public health, safety or general welfare, as they exist at the time of application or as they may exist in the future.
3. Development along the perimeter of a PUD must be compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PUD must provide for transition areas at the edges of the development that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities, lot size and dimensions, building height, building mass and scale, hours of operation, exterior lighting, and siting of service areas.
4. The density for residential developments and the intensity of any proposed nonresidential development shall be established in the PUD plan and shall be consistent with the Comprehensive Plan; the adopted subarea plans and the Tax Increment Financing Redevelopment Plans, if applicable. Where deemed appropriate by the City Council, upon recommendation of the Planning and Zoning Commission, densities and intensities may exceed those allowed in the base zoning district.
5. The design of public and private streets within the PUD must comply with all applicable City standards. Right-of-way, pavement widths, and street widths may be reduced by the City Council where it is found that:
    a. The PUD plan provides for separation of vehicular, pedestrian, and bicycle traffic;
    b. Access for emergency service vehicles is not substantially impaired;
    c. Adequate off-street parking is provided for the uses proposed; and
    d. Adequate space for public utilities is provided within the right-of-way.
6. A residential PUD can be located anywhere in the City, including any land proposed for annexation.
7. A mix of different residential dwelling types in proximity to each other is encouraged. Neighborhood commercial uses serving the development may be approved as part of a residential PUD where appropriate.
8. Pedestrian paths shall connect residential uses and nonresidential uses within a residential PUD.

PARCEL IN QUESTION

Silverthorne / 650 N Route 31



City of Crystal Lake
Development Application

Office Use Only
File # 2026-220

Project Title: Woodlore Executive Estates

Action Requested

- ___ Annexation
- ___ Comprehensive Plan Amendment
- ✓ Conceptual PUD Review
- ___ Final PUD
- ___ Final PUD Amendment
- ___ Final Plat of Subdivision
- ___ Preliminary PUD
- ___ Preliminary Plat of Subdivision
- ___ Rezoning
- ___ Special Use Permit
- ___ Variation
- ___ Other

Petitioner Information

Name: Silverthorne Development
Address: 1690 Afton Road
Sycamore, IL 60178
Phone: [redacted]
Fax: ___
E-mail: [redacted]

Owner Information (if different)

Name: McHenry State Bank
Address: 941 Wedgewood Drive
Crystal Lake, IL 60014
Phone: ___
Fax: ___
E-mail: [redacted]

Property Information

Project Description: Develop vacant land for the construction of 72 townhome units.

Project Address/Location: West side of Route 31 between Drake Drive and River Birch Blvd.

PIN Number(s): 14-27-376-023

Development Team

Please include address, phone, fax and e-mail

Developer: Silverthorne Development 1690 Afton Rd, Sycamore IL [redacted]

Architect: _____

Attorney: Crounaer Law 1101 DeKalb Ave, Suit 2, DeKalb, IL [redacted]

Engineer: Ccmcon Ltd, 2280 White Oak Cir, #100, Aurora, IL 60502 [redacted]

Landscape Architect: Verdantas, 16650 S. Canal ST. South Holland, IL 60473 [redacted]

Planner: _____

Surveyor: _____

Other: _____

Signatures

[redacted], Benjamin Beal 10/22/2026

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.

[redacted], a beneficial owner of The Land Trust Company,

OWNER: Print and Sign name **Date** trust No. 18978

FREDERICK FITZPATRICK 10/23/2026

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.



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Trailblazers – constantly improving our processes and abilities

Connected – to and with our customers, clients, partners, and communities

Passionate – about the impact we make in a community and for those we serve.

Authentic - straightforward approach treating people the way we want to be treated

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- Local People Creating Local Homes





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12.8 Million SQFT of Land Development

90% of our collogues, their families, and friends, choose Silverthorne for their semi custom home.

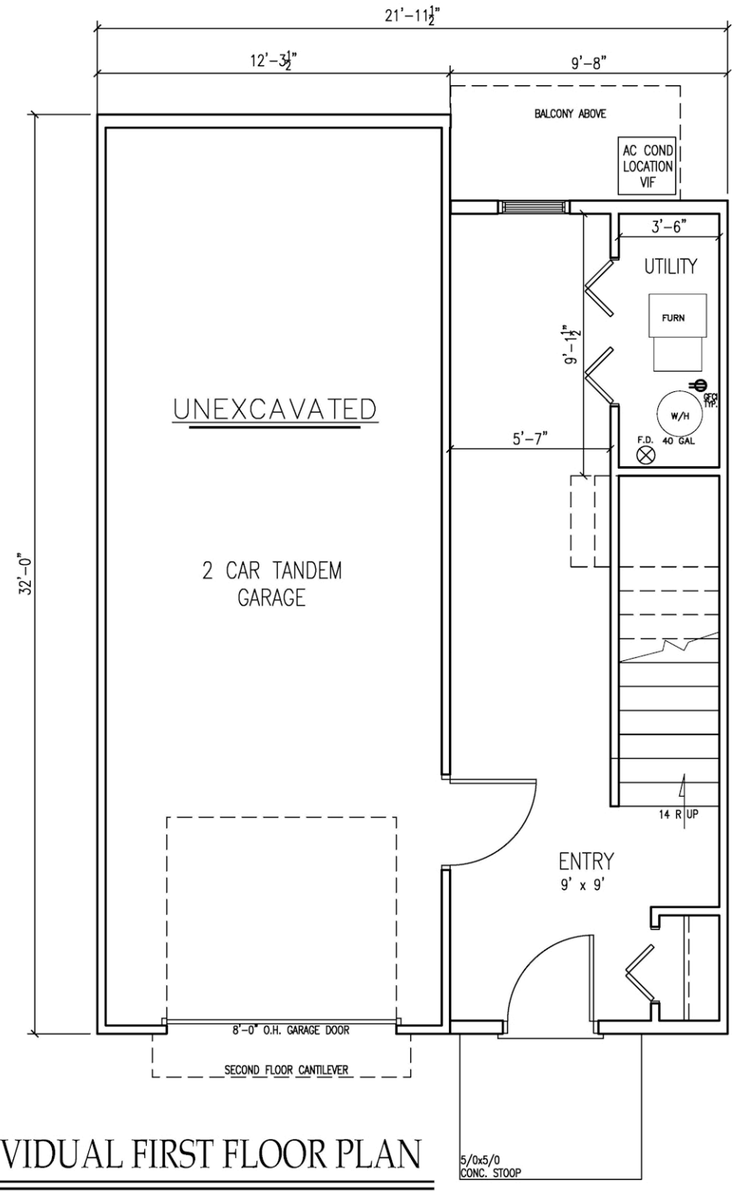
2,184 trees planted in the last 10 years

Over $500,000 donated to charity in just 2026

SILVERTHORNE HOMES

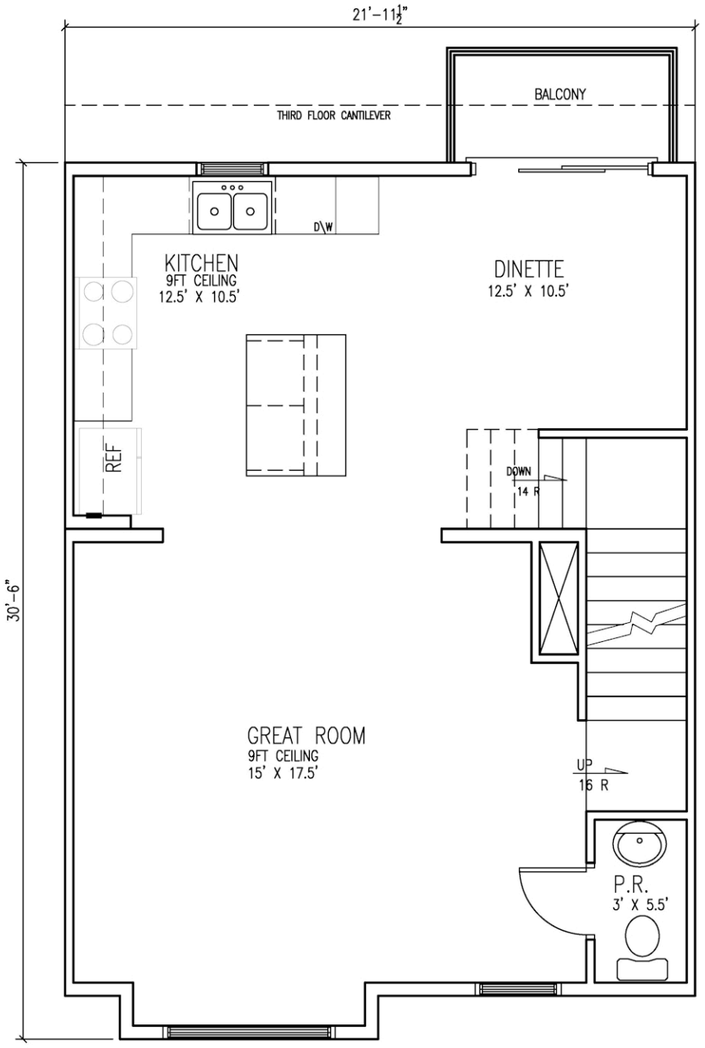
Inc. 5000


N
BAR SCALE



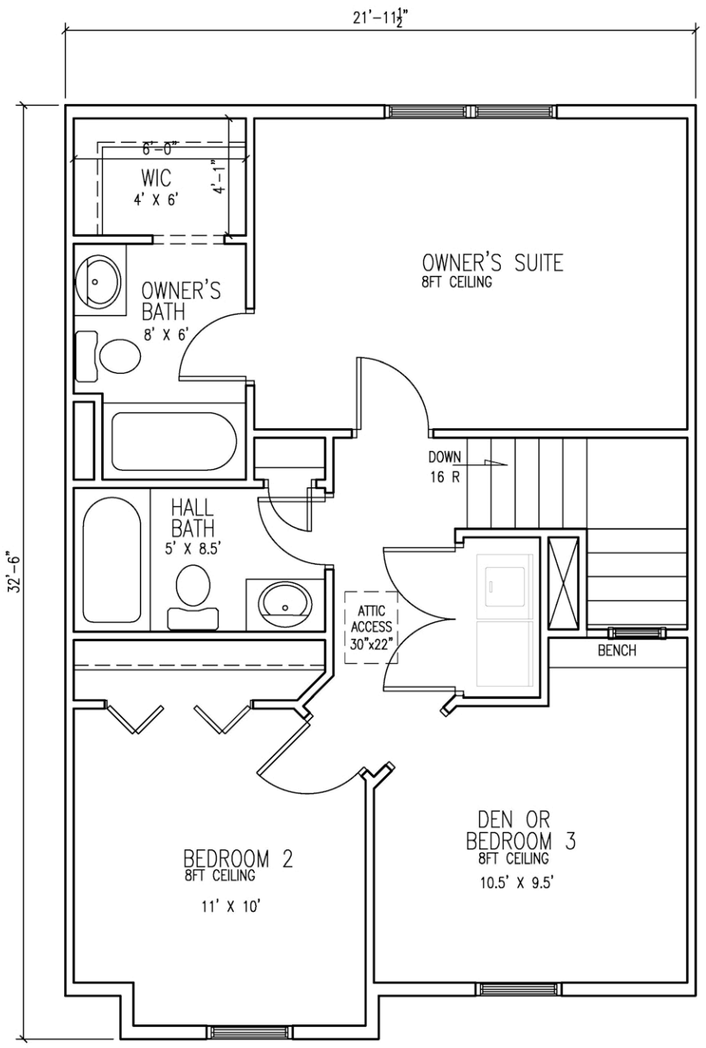
1 A4 INDIVIDUAL FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



2 A4 INDIVIDUAL SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



3 A4 INDIVIDUAL THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"