

ORDINANCE NO. 1878-18

AN ORDINANCE GRANTING AN AMENDMENT TO A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT PLAN AND GRANTING CERTIFICATE OF APPROVAL FOR ADDITIONAL ARCHITECTURAL HOUSE ELEVATIONS IN THE STONEBRIDGE SUBDIVISION—HDP STONEBRIDGE LLC

WHEREAS, the Village of Hawthorn Woods (“Village”) granted HDP Stonebridge LLC and First Bank, A Missouri State Chartered Bank, (“Developer”) a Special Use Permit for a Planned Unit Development Plan (“PUD”), Ordinance No. 1581-15, and recorded in the Office of the Lake County Recorder on June 13, 2016, as Document No. 7299700, regarding the Stonebridge Subdivision as property legally described on **Exhibit “A”** attached hereto and incorporated herein (the “Subject Realty”); and,

WHEREAS, Developer has requested that certain Modifications to the approved PUD related to building elevations be approved in accordance with the provisions of Section 9-15-6.B.1.b of the Village Code in order to allow additional architectural house elevations for custom and semi-custom built single-family detached homes on the Subject Realty. All of said Modifications are set forth in **Exhibit “B”**, attached hereto and made a part hereof; and

WHEREAS, the Village desires to process the submittal of additional architectural house elevations for the Stonebridge Subdivision to enhance the product offerings for custom and semi-custom built single-family detached homes and facilitate the successful buildout of the Stonebridge Subdivision; and

WHEREAS, all hearings required to be held before agencies of the Village, including a Public Hearing on the PUD Modifications on or about August 13, 2018, took place pursuant to proper notice as required by law, and the Planning, Building and Zoning Commission has forwarded their recommendations to the Mayor and Board of Trustees.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Hawthorn Woods, Lake County, Illinois, as follows:

SECTION ONE: The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as if fully set out in this Section One.

SECTION TWO: The passage of this Ordinance shall constitute approval of the PUD Modification as follows:

1. The architectural house elevations provided in **Exhibit “B”** identify nine (9) additional architectural house elevation plans, each plan having four (4) elevations, to be offered as single-family detached homes on the Subject Realty, with the related home square-footage ranges, width and depth identified in **Exhibit “C”**.

Be and the same are hereby approved subject to:

1. Compliance of terms of the approved subdivision improvement agreement.
2. Compliance of terms of the approved Annexation Agreement and any amendments thereto.

SECTION THREE: That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, superseded by this ordinance.

SECTION FOUR: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

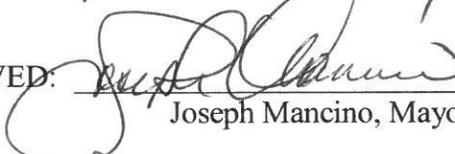
The foregoing Ordinance was passed by a roll call vote as follows:

AYES: Basik, Bress, Corrigan, Dimaggio

NAYS: 0

ABSTENTIONS: 0

ABSENT: Kaiser, David

APPROVED:   
Joseph Mancino, Mayor

ATTEST:   
Donna Lobaito, Village Clerk

PASSED: Aug. 20, 2018

APPROVED: Aug 20, 2018

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**STONEBRIDGE P.U.D.  
HAWTHORN WOODS, ILLINOIS  
METES AND BOUNDS LEGAL DESCRIPTION**

PARCEL 1: THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (EXCEPT THEREFROM THE SOUTH 970.0 FEET THEREOF), PART OF THE EAST HALF OF THE NORTHWEST QUARTER (EXCEPT THEREFROM THE SOUTH 970.0 FEET THEREOF) AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, TO WIT; COMMENCING AT A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 8, 39.40 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH ALONG AFORESAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 8, 1647.70 FEET TO A POINT 970 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE EAST ALONG A LINE 970.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, 895.50 FEET TO A POINT 580 FEET WEST OF THE EAST LINE OF THE WEST 1/8 OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH EASTERLY ALONG A LINE FORMING AN ANGLE OF 69 DEGREES 40 MINUTES WITH THE LAST DESCRIBED COURSE EXTENDED (MEASURED FROM EAST TO NORTH) FOR A DISTANCE OF 857.00 FEET TO A POINT IN THE CENTER OF THE PUBLIC HIGHWAY DESIGNATED AS STATE AID ROUTE 32, (PLAT OF SAID HIGHWAY BEING RECORDED UNDER DOCUMENT 524177 IN SAID COUNTY); THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID PUBLIC HIGHWAY, 1473.5 FEET TO THE POINT OF BEGINNING, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHWEST CORNER OF SAID EAST HALF OF THE NORTHWEST QUARTER, SAID CORNER ALSO BEING A CORNER IN LAKEWOOD ESTATES OF HAWTHORN WOODS PHASE II RECORDED AS DOCUMENT NO. 2899205; THENCE SOUTH 00 DEGREES 15 MINUTES 42 SECONDS EAST ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER, SAID WEST LINE ALSO BEING AN EAST LINE OF SAID LAKEWOOD ESTATES OF HAWTHORN WOODS PHASE II, 773.82 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 44 MINUTES 50 SECONDS EAST, 156.86 FEET; THENCE SOUTH 86 DEGREES 30 MINUTES 18 SECONDS EAST, 85.08 FEET; THENCE NORTH 85 DEGREES 51 MINUTES 56 SECONDS EAST, 101.85 FEET; THENCE SOUTH 86 DEGREES 25 MINUTES 39 SECONDS EAST, 112.34 FEET; THENCE NORTH 86 DEGREES 53 MINUTES 40 SECONDS EAST, 84.95 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 32 SECONDS EAST, 72.85 FEET; THENCE NORTH 86 DEGREES 10 MINUTES 58 SECONDS EAST, 63.22 FEET; THENCE SOUTH 77 DEGREES 15 MINUTES 31 SECONDS EAST, 39.42 FEET; THENCE SOUTH 53 DEGREES 35 MINUTES 59 SECONDS EAST, 56.31 FEET; THENCE SOUTH 57 DEGREES 57 MINUTES 47 SECONDS EAST, 93.17 FEET; THENCE SOUTH 69 DEGREES 42 MINUTES

34 SECONDS EAST, 57.31 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 35 SECONDS EAST, 59.82 FEET; THENCE NORTH 74 DEGREES 50 MINUTES 11 SECONDS EAST, 114.83 FEET; THENCE NORTH 68 DEGREES 09 MINUTES 21 SECONDS EAST, 134.59 FEET; THENCE NORTH 57 DEGREES 19 MINUTES 51 SECONDS EAST, 54.00 FEET; THENCE NORTH 82 DEGREES 04 MINUTES 01 SECONDS EAST, 85.93 FEET; THENCE NORTH 84 DEGREES 34 MINUTES 51 SECONDS EAST, 124.04 FEET; THENCE NORTH 88 DEGREES 11 MINUTES 20 SECONDS EAST, 65.91 FEET; THENCE SOUTH 64 DEGREES 25 MINUTES 56 SECONDS EAST, 32.84 FEET; THENCE NORTH 86 DEGREES 47 MINUTES 30 SECONDS EAST, 53.60 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 34 SECONDS EAST, 201.66 FEET; THENCE NORTH 71 DEGREES 07 MINUTES 47 SECONDS EAST, 46.15 FEET; THENCE SOUTH 85 DEGREES 34 MINUTES 49 SECONDS EAST, 84.54 FEET; THENCE SOUTH 64 DEGREES 14 MINUTES 14 SECONDS EAST, 77.97 FEET; THENCE SOUTH 79 DEGREES 47 MINUTES 07 SECONDS EAST, 85.23 FEET; THENCE NORTH 79 DEGREES 03 MINUTES 23 SECONDS EAST, 56.79 FEET; THENCE NORTH 77 DEGREES 05 MINUTES 50 SECONDS EAST, 47.79 FEET; THENCE NORTH 69 DEGREES 38 MINUTES 07 SECONDS EAST, 97.46 FEET TO THE WESTERLY LINE OF SAID PUBLIC HIGHWAY; THENCE NORTH 37 DEGREES 03 MINUTES 27 SECONDS EAST, 40.00 FEET TO THE TERMINUS OF SAID LINE, EXCEPT THAT PART OF OLD MCHENRY ROAD PER DOCUMENT 4963521, IN LAKE COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE, PERPETUAL EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS GRANTED IN THE DECLARATION OF EASEMENTS BY THE BOARD OF EDUCATION OF COMMUNITY UNIT SCHOOL DISTRICT 95, LAKE COUNTY, ILLINOIS, RECORDED FEBRUARY 16, 2007 AS DOCUMENT 6139625, FOR AN ACCESS AND PUBLIC UTILITIES EASEMENT, UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, WETLANDS ACCESS AND MAINTENANCE EASEMENT, AND A TEMPORARY CONSTRUCTION EASEMENT OVER PORTIONS OF THE LAND MORE PARTICULARLY DEPICTED ON THE PLAT ATTACHED THERETO, AND THE TERMS, PROVISIONS AND CONDITIONS SET FORTH THEREIN.

**EXHIBIT "B"**

**STONEBRIDGE SUBDIVISION: ADDITIONAL ARCHITECTURAL HOUSE  
ELEVATIONS**

2018  
PROPOSED  
ELEVATIONS



**William Ryan Homes**

*We Make it Easy*

**STONEBRIDGE ELEVATIONS**

7-13-2018



DRYVAC  
LOW-RES PROOF

COVENTRY II - WILLIAMSBURG



MBL  
DPA  
CROSS

COVENTRY II - FARMHOUSE



**K&B**  
**DRIVE**  
LOW-RISE PRICING

**COVENTRY II - PRAIRIE**



**BEH**  
**DRAFT**  
LOW-RES PROO

**COVENTRY II - CRAFTSMAN**



SHERIDAN II - WILLIAMSBURG



**K&B**  
**DRAWINGS**  
LOW-RESOLUTION

**SHERIDAN II - FARMHOUSE**



**KBI**  
**DRAFT**  
LOW-RES PER

**SHERIDAN II - PRAIRIE**



**SHERIDAN II - CRAFTSMAN**



JERICHO II - WILLIAMSBURG

KBBH  
THE PROOF



**KBH**  
**DRAFT**  
LOW-RISE PROJECT

**JERICHO II - FARMHOUSE**



**JERICHO II - PRAIRIE**



BH  
DRAFT  
LOW

JERICHO II - CRAFTSMAN



**MRH**  
**DESIGN**  
LOW-RISE PROJO

**JENSEN II - WILLIAMSBURG**



**BHI**  
**DESIGN**  
LOW-IMPACT PROJECTS

**JENSEN II - FARMHOUSE**



**BH**  
**DRY**  
LOW-FEEB PFCO

**JENSEN II - PRAIRIE**



**JENSEN II - CRAFTSMAN**



**K&B**  
**DRAFT**  
LOW-RES PROOF

**JEFFERSON II - WILLIAMSBURG**



**KBH**  
**DRIFT**  
LIVING

**JEFFERSON II - FARMHOUSE**



JEFFERSON II - PRAIRIE

**KIBH**  
DRAFT  
LOW-RES PROOF



**JEFFERSON II - CRAFTSMAN**



KBH  
DRY  
CO.

CAPE MAY - WILLIAMSBURG



CAPE MAY - FARMHOUSE



CAPE MAY - CRAFTSMAN



STRATFORD II - WILLIAMSBURG

KBI  
DRIVE  
LOWES



**STRATFORD II - FARMHOUSE**

**KBHI**  
**DEVELOPERS**  
LOW-IMPACT PROOF



LOWE'S

STRATFORD II - PRAIRIE



STRATFORD II - CRAFTSMAN



SULTON - WILLIAMSBURG



SULTON - FARMHOUSE



SULTON - PRAIRIE

KRBI  
DRAVE  
L'ESTRE PRO



LOWE'S  
DRAWING

SULTON - CRAFTSMAN



SAVANNAH - WILLIAMSBURG



DRAPER  
DESIGN PROOF

SAVANNAH - FARMHOUSE



**SAVANNAH - PRAIRIE**



**KBH**  
**DRAFTER**  
LOW-RES PROOF

**SAVANNAH - CRAFTSMAN**

**EXHIBIT "C"**

**STONEBRIDGE SUBDIVISION: ARCHITECTURAL PLANS' DETAILS**

**EXHIBIT "C"**

**Stonebridge Plan Breakdown**

OLD PLAN LINE UP			NEW PLAN LINE UP			NOTES
Plan	SQ. FT. (range)	Width x Depth (Colonial Elevation)	Plan	SQ. FT. (range)	Width x Depth (Colonial Elevation)	
Coventry	2200 - 2322	50'-0" x 60'-0"	Coventry II	2244 - 2384	50'-0" x 60'-0"	Larger SQ FT / Same Footprint
Sheridan	2508 - 2917	48'-0" x 42'-0"	Sheridan II	2560 - 3017	48'-0" x 42'-0"	Larger SQ FT / Same Footprint
Jericho	2935 - 3613	48'-0" x 40'-0"	Jericho II	3034 - 3764	48'-0" x 45'-0"	Larger SQ FT / Larger Footprint
Jensen	3090 - 4589	54'-0" x 50'-0"	Jensen II	3927 - 4225	54'-0" x 48'-0"	Min. Larger / Depth Shorter
Jefferson	3294 - 5012	55'-0" x 48'-0"	Jefferson II	3169 - 3446	48'-0" x 49'-0"	Smaller SQ FT / Width Narrower
<b>NO LONGER OFFERED</b>			<b>NEW PLANS</b>			
Charleston	<del>2008 - 2131</del>	48'-0" x 58'-0"	Cape May	2424 - 2520	50'-0" x 52'-0"	SQ FT In Range / Larger Width
Jamestown	<del>3011 - 3299</del>	52'-0" x 43'-0"	Stratford II	2372 - 2668	48'-0" x 39'-0"	SQ FT In Range / Depth Shorter
Justin	<del>3785 - 4265</del>	50'-0" x 55'-0"	Sulton	2786 - 3201	50'-0" x 45'-0"	SQ FT In Range / Same Width
			Savannah	2718 - 2839	52'-0" x 52'-0"	SQ FT In Range / Footprint In Range