#2018-46
4220 Northwest Highway Final PUD Amendment
Project Review for Planning and Zoning Commission

Meeting Dates: July 18, 2018

Requests: Final Planned Unit Development Amendment for grading, filling and tree removal.

Location: 4220 Northwest Highway

Acreage: 5 acres

Existing Zoning: B-2 PUD General Commercial

Surrounding Properties:
North: Across Smitana Road, M Manufacturing
South: Across Route 14 B-2PUD General Commercial and R-3b PUD Multi-Family Residential.
West: Across Sands Road, B-2 PUD General Commercial and M Manufacturing

Staff Contact: Elizabeth Maxwell (815.356.3615)

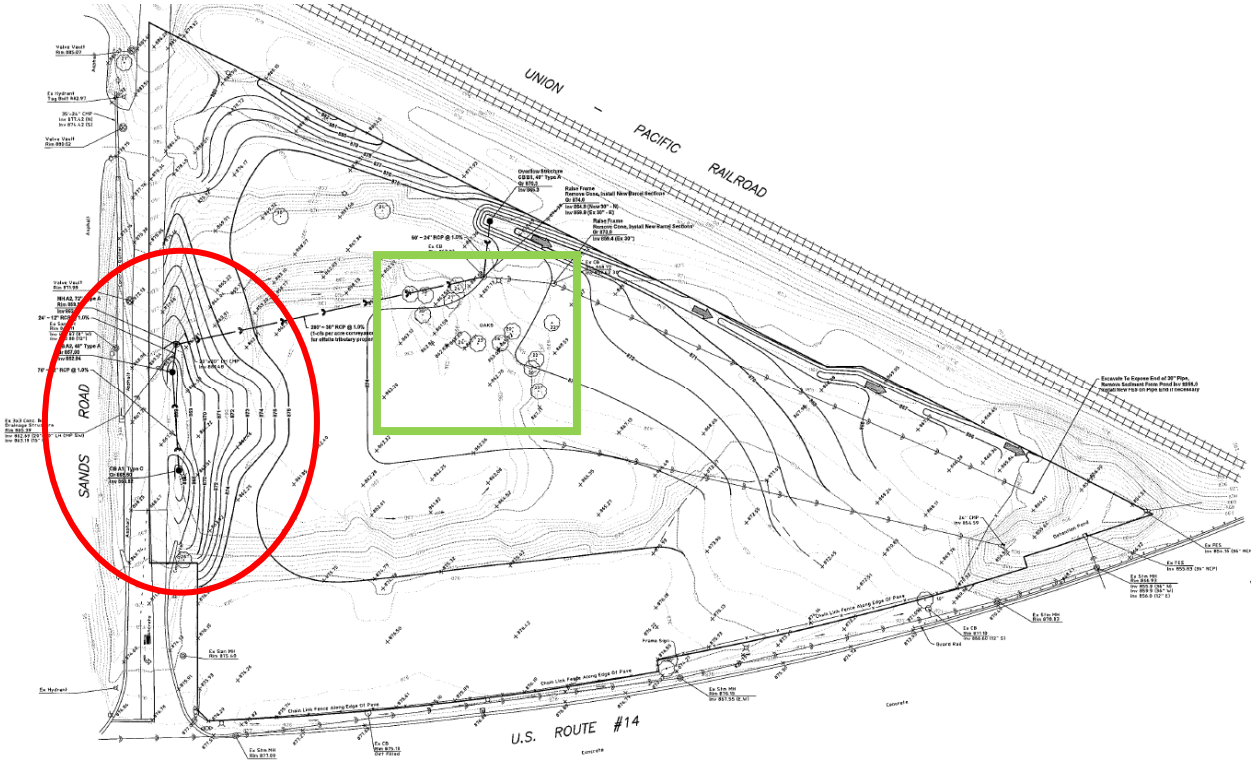
Background:

- The property was annexed on March 4, 2003 and was granted a PUD upon annexation.
- The petitioner is requesting to grade the site, which includes bringing in construction soil to fill in the depression in the center of the site.
- As part of the grading, the on-site trees will be removed.
- The goal is to create a flat site for future development.
- In 2007, the property owners of Riverbirch, a parcel along Route 176, requested a PUD Amendment for grading and tree removal to make a more marketable site. The site is currently for sale.

Land Use Analysis:

GRADING

- The grading and filling will leave the site with relatively minimal slope with the exception of the detention area in the southeast corner and the steep slope for the access drive to Sands Road, designated by the red bubble.
- Sands Road elevation is near 867, whereas the majority of the site will be between 876-874, creating a slope rising approximately 8 feet.



TREE REMOVAL

- The majority of on-site trees will be removed. Many trees are lower quality around the edges of the site and adjacent to the railroad line.
- There are some good condition high quality Oak trees on the site as illustrated in the green box above. These are located near the center of the site in the depressional area.
- Per the City's tree preservation ordinance, complete removal of all existing trees on the site would require the petitioner to provide a $39,100 letter of credit, which is returned once a redevelopment occurs and replacement trees are planted.

Findings of fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The petitioner is requesting an amendment to a Final Planned Unit Development to allow mass grading and tree removal to create a developable site. 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 Commercial 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

Comprehensive Land Use Plan 2030:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future retail and service businesses. The following goals are applicable to this request:

Land Use - Commerce

Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services and jobs to the city, as well as, the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Land Use Plan and Economic Development Strategic Plan.

This can be accomplished with the following supporting action:
Supporting Action: Promote, retain and attract businesses that provide a diverse tax base.

Economic Development – Grow the City's Tax Base
Goal: Establish economic development practices that recruit new businesses and retain existing businesses and allow for the ease to redevelop vacant centers.

This can be accomplished with the following supporting action:
Supporting Action: Promote Crystal Lake as a center of business activity and economic growth both locally and regionally.

Recommended Conditions:
If a motion to recommend approval of the petitioner's requests is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Jemco, received 05/28/18)
   B. Site Survey (Land Technology , dated 11/11/96, received 06/15/18)
   C. Mass Grading Plans (Haeger Engineering, dated 06/13/18, received 06/15/18)
   D. Tree Survey (Haeger Engineering, dated 05/15/18, received 06/15/18)

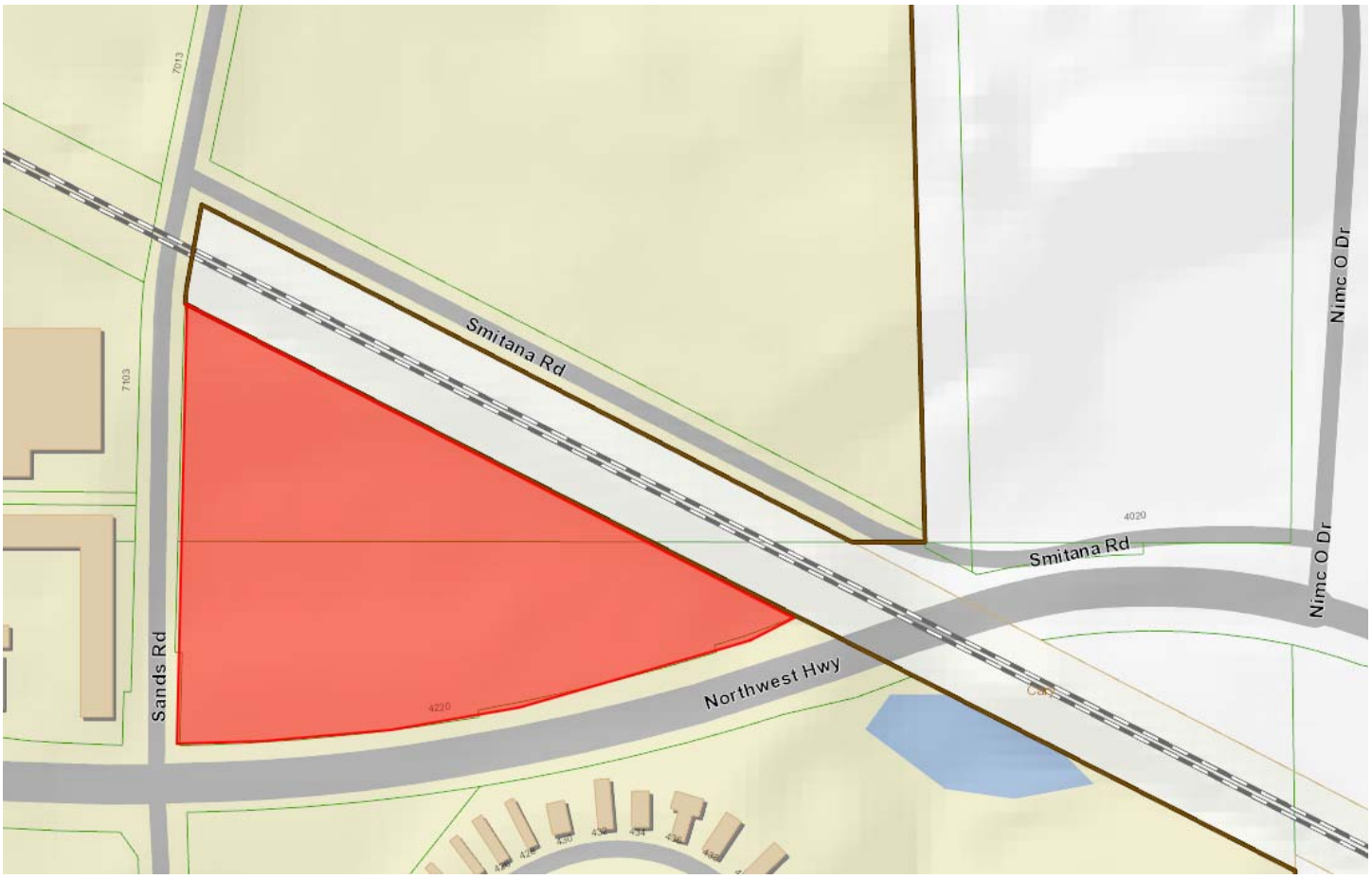
2. Site is required to be seeded after grading activities cease.

3. Provide a letter of credit in the amount of $39,100 for the tree removal. The letter of credit shall be maintained with the City and increased as necessary according to the City Code until the trees are replaced on site.

4. Provide any reports indicating the testing of the construction soil prior to use on the site.

5. The petitioner shall address all of the review comments and requirements of the Community Development Department.

PLN-2018-00046 Former Crystal Valley RV - 4220 Northwest Hwy.





City of Crystal Lake
Development Application

Office Use Only
File # PLN-2018-00046

Project Title: ~~4420~~ 4220 NORTHWEST HIGHWAY - MASS GRADING

Action Requested

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

Petitioner Information

Name: Jemco Properties, LLC

Address: 1320 S. Virginia Road
Crystal Lake, IL 60014

Phone: 847/658-4342 (office)

Fax: 847/658-5210

E-mail: mfrenzel@rockcmi.com
Contact: Mike Frenzel; CELL: 847/830-0121

Owner Information (if different)

Name: Rand Properties, Inc.

Address: 607 S Fleming
Bull Valley, IL 60098

Phone: 815-245-0210

Fax:

E-mail: rsthompson27@gmail.com

Property Information

Project Description: Mass-grading of vacant commercial site to allow for future development.

Project Address/Location: ~~4420~~ 4220 Northwest Highway (NE Corner Sands Road & NW Hwy)

PIN Number(s): 19-10-200-041, 19-03-452-001

RECEIVED
JUN 28 2018
BY: RH

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: N/A

Attorney: N/A

Engineer: Haeger Engineering - 100 E. State Parkway, Schaumburg IL 60173
Phone: (847) 394-6600 Email: mike-a@haegerengineering.com

Landscape Architect: J. Davito Design, Inc. - 2735 Kingston Drive, Island Lake, IL 60042
Phone: (847) 469-8797 Email: joe@jdavitodesign.com

Planner: N/A

Surveyor: Haeger Engineering

Other: _____

Signatures

Donald J. Mueller, Manager/Member 6/19/2018

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.

Randy Thompson, President

OWNER: Print and Sign 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.

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF Jemco Properties

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Mike Frenzel, on behalf of Jemco Properties, for a Final Planned Unit Development Amendment, relating to the property generally known as

4220 Northwest Highway,
Crystal Lake, Illinois 60014,
PINs: 19-10-200-041 and 19-03-452-001.

This application is filed for the purpose of seeking an amendment to an approved Final Planned Unit Development to allow excavation, fill and tree removal to create a level graded pad on the site, pursuant to Article 5 and Article 9-200 E. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday July 18, 2018, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald on June 30, 2018) 1554259

MASS GRADING PLAN

4220 NORTHWEST HIGHWAY
CRYSTAL LAKE
ILLINOIS

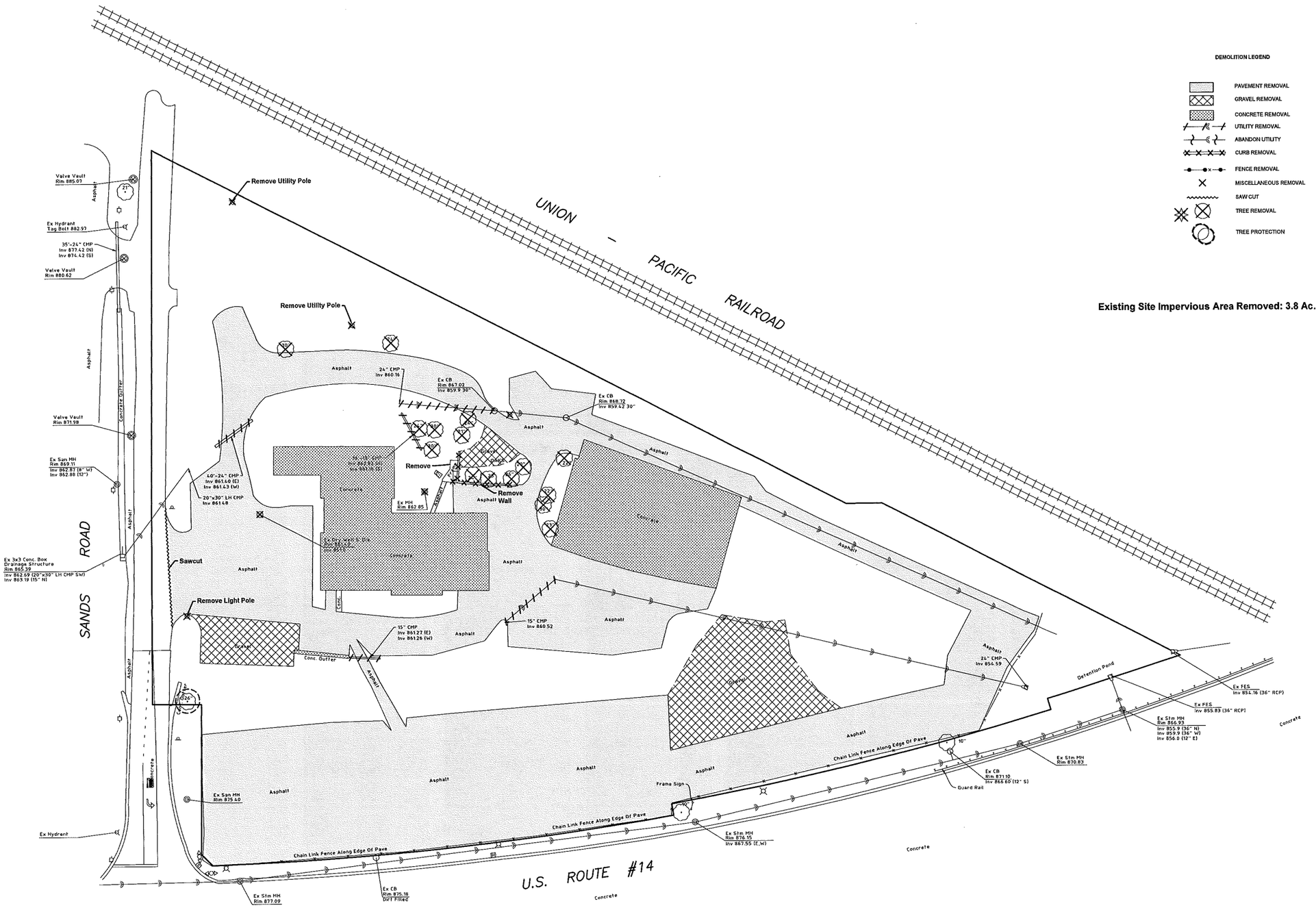
HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

No.	Date	Revision

Project Manager: M.L.A
Engineer:
Date: 06.13.2018
Project No. 18-053
Sheet C3.0/

NORTH
Scale: 1" = 40'

© 2013 Haeger Engineering, LLC


UNION - PACIFIC RAILROAD
SANDS ROAD
U.S. ROUTE #14
Remove Utility Pole
Remove Utility Pole
Remove Light Pole
Remove
Remove
Remove Wall
Sawcut
Valve Vault Rim 885.07
Ex Hydrant Tag Bolt 882.97
35"-24" CMP Inv 877.42 (N) Inv 874.42 (S)
Valve Vault Rim 880.62
Valve Vault Rim 871.98
Ex San MH Rim 869.11 Inv 862.87 (8" W) Inv 862.88 (12")
Ex 3x3 Conc. Box Drainage Structure Rim 865.39 Inv 862.69 (20"x30" LH CMP SW) Inv 863.19 (15" N)
Ex Hydrant
Ex San MH Rim 875.40
Ex San MH Rim 877.09
Ex CB Rim 875.18 Dirt Filled
40"-24" CMP Inv 861.40 (E) Inv 861.43 (W)
20"x30" LH CMP Inv 861.48
24" CMP Inv 860.16
Ex CB Rim 867.02 Inv 859.9 30"
Ex CB Rim 868.72 Inv 859.42 30"
Ex MH Rim 862.85
Ex Dry Well & Dia Rim 861.42 Inv 857.5
15" CMP Inv 861.27 (E) Inv 861.26 (W)
15" CMP Inv 860.52
24" CMP Inv 854.59
Ex Sign MH Rim 867.55 (E,W)
Ex Sign MH Rim 876.15
Ex CB Rim 870.10 Inv 866.60 (12" S)
Ex Sign MH Rim 870.83
Ex Sign MH Rim 866.93 Inv 855.9 (36" N) Inv 855.9 (36" W) Inv 856.0 (12" E)
Ex FES Inv 854.16 (36" RCP)
Ex FES Inv 855.83 (36" RCP)
Detention Pond
Guard Rail
Frame Sign
Chain Link Fence Along Edge Of Pave
Asphalt
Concrete
Gravel
Conc. Gutter
Concrete Gutter
Ex Shed
Ex Shed
Ex Shed

NORTH

20 0 40

Scale: 1" = 40'

UNION – PACIFIC RAILROAD

SANDS ROAD

U.S. ROUTE #14

Valve Vault
Rim 885.07

Ex Hydrant
Tag Bolt 882.97

35"-24" CMP
Inv 877.42 (N)
Inv 874.42 (S)

Valve Vault
Rim 880.62

Valve Vault
Rim 871.98

MH A2, 72" Type A
Rim 869.9
Inv 862.7

24" – 12" RCP @ 1.0%

Ex San MH
Rim 869.11
Inv 862.87 (8" W)
Inv 862.88 (12")

CB A2, 48" Type A
Gr 867.00
Inv 862.94

70' – 12" RCP @ 1.0%

30"-30" LH CMP
Inv 864.48

Ex 3x3 Conc. Box
Drainage Structure
Rim 865.39
Inv 862.69 (20"x30" LH CMP SW)
Inv 863.19 (15" N)

CB A1, Type C
Gr 866.60
Inv 863.82

Ex San MH
Rim 875.40

Ex Hydrant

280' – 30" RCP @ 1.0%
(1-cfs per acre conveyance
for offsite tributary property)

Overflow Structure
CB B1, 48" Type A
Gr 870.3
Inv 865.3

Raise Frame
Remove Cone, Install New Barrel Sections
Gr 874.0
Inv 864.8 (New 30" - N)
Inv 859.9 (Ex 30" - E)

Raise Frame
Remove Cone, Install New Barrel Sections
Gr 873.0
Inv 859.4 (Ex 30")

50' – 24" RCP @ 1.0%

Ex CB
Rim 867.02
Inv 859.9 30"

Ex CB
Rim 868.72
Inv 859.42 30"

Excavate To Expose End of 30" Pipe,
Remove Sediment From Pond Inv 866.0
Install New FES on Pipe End if necessary

24" CMP
Inv 854.59

Detention Pond

Ex FES
Inv 854.16 (36" RCP)

Ex FES
Inv 855.83 (36" RCP)

Ex Stm MH
Rim 866.92
Inv 855.9 (36" N)
Inv 859.9 (36" W)
Inv 856.0 (12" E)

Ex Stm MH
Rim 870.83

Ex CB
Rim 871.10
Inv 866.60 (12" S)

Guard Rail

Ex Stm MH
Rim 876.15
Inv 867.55 (E,W)

Ex Stm MH
Rim 877.09

Ex CB
Rim 875.18
Dirt Filled

Frame Sign

Chain Link Fence Along Edge Of Pave

Concrete

Asphalt

OAKS

HAEGER ENGINEERING
consulting engineers • land surveyors
150 South Wacker Drive, Suite 2400, Chicago, IL 60173 • 847.394.6600 Fax: 847.394.6608
100 East State Parkway, Schaumburg, IL 60173
Illinois Professional Design Firm License No. 184-003152
www.haegerengineering.com

No.	Revision	Date

MASS GRADING PLAN

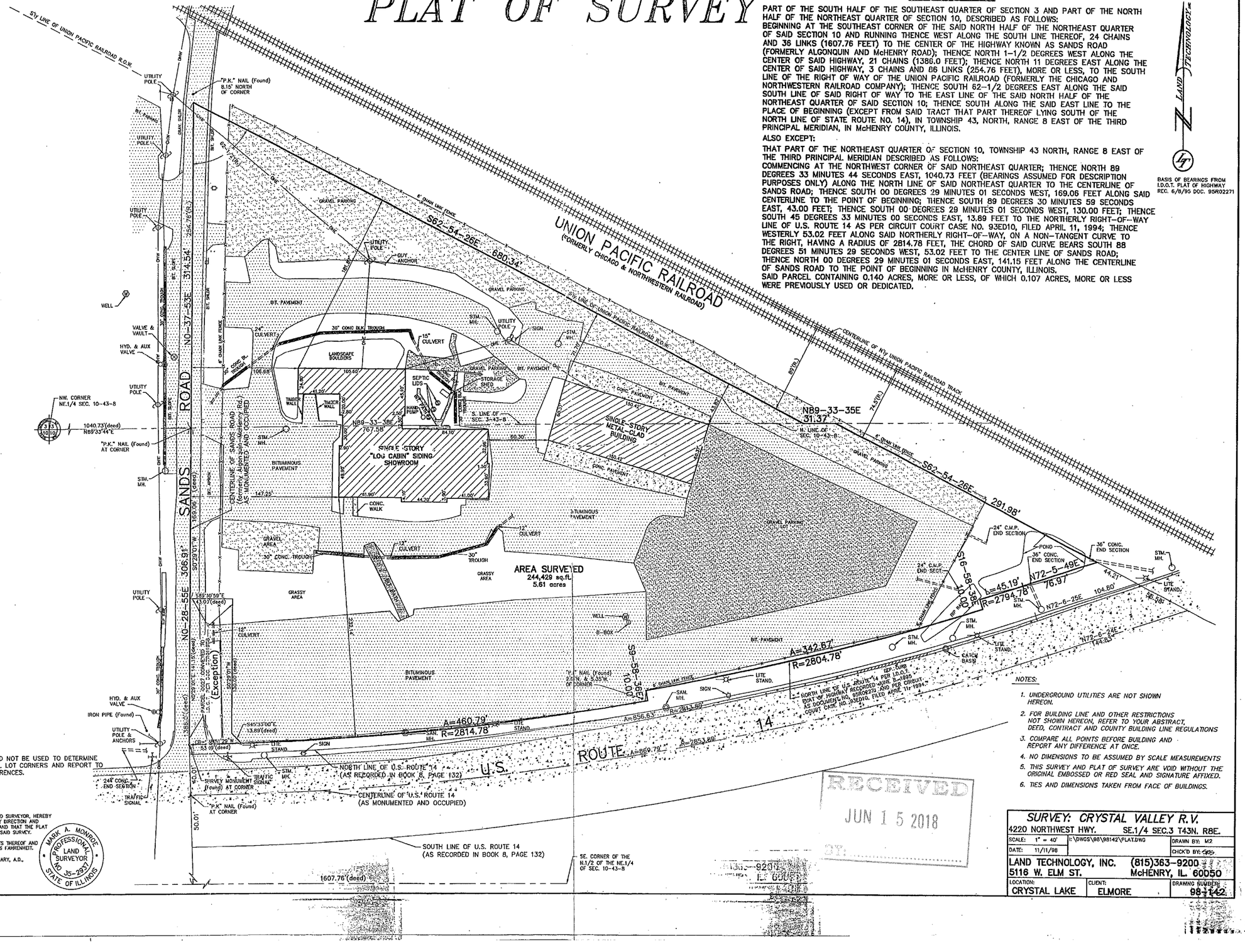
4220 NORTHWEST HIGHWAY
CRYSTAL LAKE
ILLINOIS

Project Manager: M L A
Engineer:
Date: 06.13.2018
Project No. 18-095
Sheet C5.0/C7

© 2018 Haeger Engineering, LLC

Plot Date: Jun 13, 2018 - 1:06pm Plotted By: mike.e
File Name: P:\2018\18095\Drawings\Final Engineering\18095-FINAL ENGINEERING.dwg

PLAT OF SURVEY



LEGAL DESCRIPTION

PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 3 AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 10, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE SAID NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 10 AND RUNNING THENCE WEST ALONG THE SOUTH LINE THEREOF, 24 CHAINS AND 36 LINKS (1607.76 FEET) TO THE CENTER OF THE HIGHWAY KNOWN AS SANDS ROAD (FORMERLY ALGONQUIN AND McHENRY ROAD); THENCE NORTH 1-1/2 DEGREES WEST ALONG THE CENTER OF SAID HIGHWAY, 21 CHAINS (1386.0 FEET); THENCE NORTH 11 DEGREES EAST ALONG THE CENTER OF SAID HIGHWAY, 3 CHAINS AND 86 LINKS (254.76 FEET), MORE OR LESS, TO THE SOUTH LINE OF THE RIGHT OF WAY OF THE UNION PACIFIC RAILROAD (FORMERLY THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY); THENCE SOUTH 62-1/2 DEGREES EAST ALONG THE SAID SOUTH LINE OF SAID RIGHT OF WAY TO THE EAST LINE OF THE SAID NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 10; THENCE SOUTH ALONG THE SAID EAST LINE TO THE PLACE OF BEGINNING (EXCEPT FROM SAID TRACT THAT PART THEREOF LYING SOUTH OF THE NORTH LINE OF STATE ROUTE NO. 14), IN TOWNSHIP 43, NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN McHENRY COUNTY, ILLINOIS.

ALSO EXCEPT:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 33 MINUTES 44 SECONDS EAST, 1040.73 FEET (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES ONLY) ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE CENTERLINE OF SANDS ROAD; THENCE SOUTH 00 DEGREES 29 MINUTES 01 SECONDS WEST, 169.06 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 30 MINUTES 59 SECONDS EAST, 43.00 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 01 SECONDS WEST, 130.00 FEET; THENCE SOUTH 45 DEGREES 33 MINUTES 00 SECONDS EAST, 13.89 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 14 AS PER CIRCUIT COURT CASE NO. 93ED10, FILED APRIL 11, 1994; THENCE WESTERLY 53.02 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY, ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2814.78 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 88 DEGREES 51 MINUTES 29 SECONDS WEST, 53.02 FEET TO THE CENTER LINE OF SANDS ROAD; THENCE NORTH 00 DEGREES 29 MINUTES 01 SECONDS EAST, 141.15 FEET ALONG THE CENTERLINE OF SANDS ROAD TO THE POINT OF BEGINNING IN McHENRY COUNTY, ILLINOIS.
SAID PARCEL CONTAINING 0.140 ACRES, MORE OR LESS, OF WHICH 0.107 ACRES, MORE OR LESS WERE PREVIOUSLY USED OR DEDICATED.

LAND TECHNOLOGY, INC.

BASIS OF BEARINGS FROM I.D.O.T. PLAT OF HIGHWAY REC. 6/8/95 DOC. 95R02271

NOTE: BUILDING TIE DIMENSIONS SHOULD NOT BE USED TO DETERMINE LOT LINE LOCATIONS. REFER TO ACTUAL LOT CORNERS AND REPORT TO THE SURVEYOR IMMEDIATELY ANY DIFFERENCES.

STATE OF ILLINOIS)
S.S.
COUNTY OF McHENRY)

I, MARK A. MONROE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE UNDER MY DIRECTION AND SUPERVISION OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

MCHENRY, ILLINOIS. DATED THIS 30th DAY OF JANUARY, A.D., 1998. FOR LAND TECHNOLOGY INC.

MARK A. MONROE PROFESSIONAL LAND SURVEYOR NO. 35-2937 STATE OF ILLINOIS

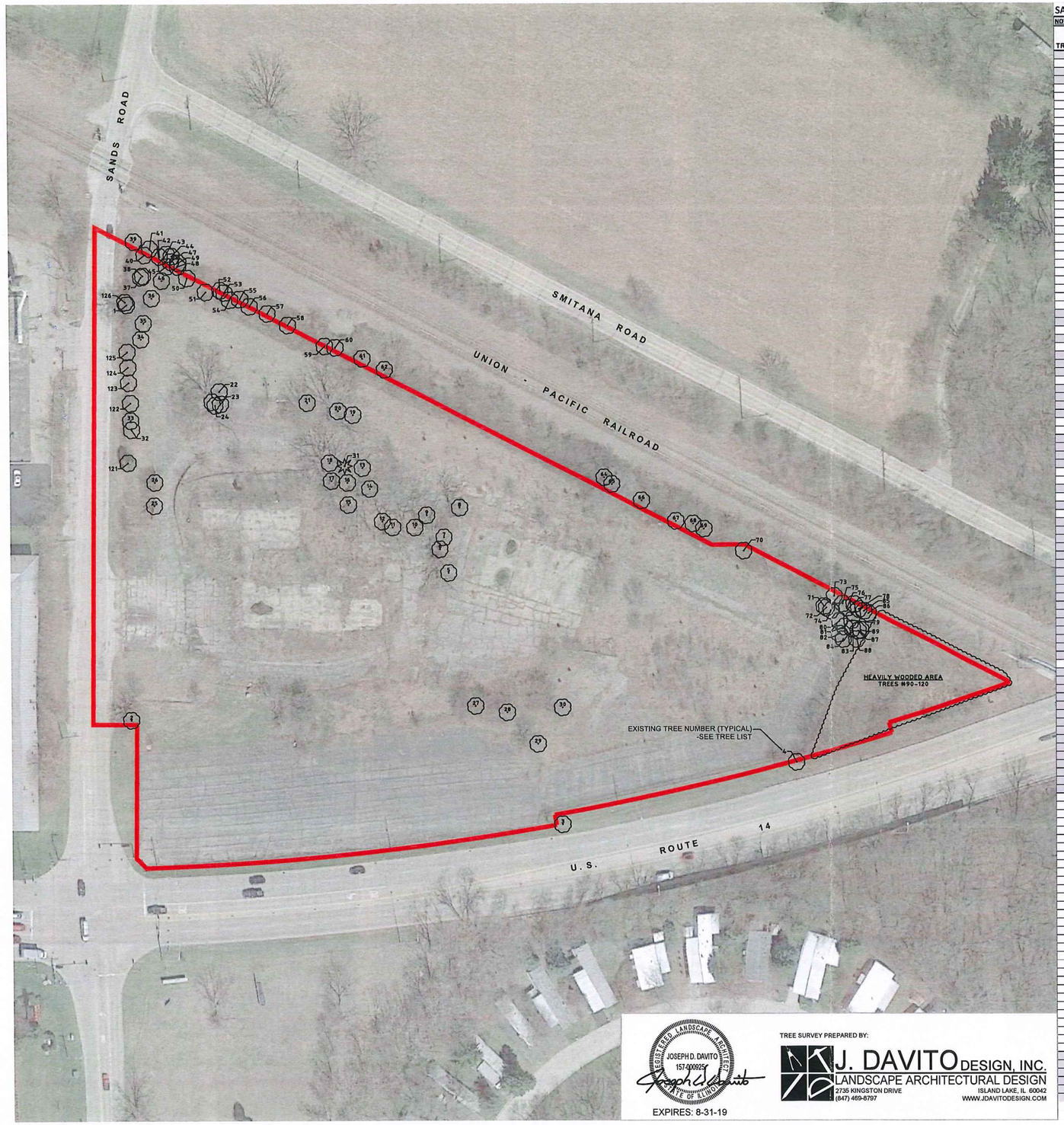
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2937

NOTES:

1. *UNDERGROUND UTILITIES ARE NOT SHOWN HEREON.*
2. *FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR ABSTRACT, DEED, CONTRACT AND COUNTY BUILDING LINE REGULATIONS*
3. *COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCE AT ONCE.*
4. *NO DIMENSIONS TO BE ASSUMED BY SCALE MEASUREMENTS*
5. *THIS SURVEY AND PLAT OF SURVEY ARE VOID WITHOUT THE ORIGINAL EMBOSSED OR RED SEAL AND SIGNATURE AFFIXED.*
6. *TIES AND DIMENSIONS TAKEN FROM FACE OF BUILDINGS.*

RECEIVED
JUN 15 2018
BY:

SURVEY: CRYSTAL VALLEY R.V.	
4220 NORTHWEST HWY. SE.1/4 SEC.3 T43N, R8E.	
SCALE: 1" = 40'	E:\DWGS\98\98142\PLAT.DWG
DRAWN BY: M2	
DATE: 11/11/98	CHK'D BY:
LAND TECHNOLOGY, INC. (815)363-9200	
5116 W. ELM ST. McHENRY, IL. 60050	
LOCATION: CRYSTAL LAKE	CLIENT: ELMORE
DRAWING NUMBER: 98-142	



SANDS ROAD PROPERTY, CRYSTAL LAKE - TREE SURVEY 5-16-18

NOTE: TREES "GRAYED OUT" ARE EITHER NOT OF A SIZE THAT REQUIRES REPLACEMENT, DEAD OR WILL BE PRESERVED IN PLACE.

TREE #	COMMON NAME	BOTANICAL NAME	DIAMETER (INCHES)	CONDITION	SPECIES GROUP	REPLACEMENT MULTIPLIER (INCHES)	REPLACEMENT TOTAL (INCHES)	NOTES
1	BUR OAK	QUERCUS MACROCARPA	30	EXCELLENT	A	-	-	PRESERVE
2	BUR OAK	QUERCUS MACROCARPA	26	EXCELLENT	A	0.5	13	
3	COLUMNAR ENGLISH OAK	QUERCUS ROBUR	10	EXCELLENT	B	-	-	PRESERVE
4	COLUMNAR ENGLISH OAK	QUERCUS ROBUR	10	EXCELLENT	B	-	-	PRESERVE
5	BUR OAK	QUERCUS MACROCARPA	23	GOOD-FAIR	A	0.5	11.5	
6	BUR OAK	QUERCUS MACROCARPA	30	GOOD-FAIR	A	0.5	15	
7	BUR OAK	QUERCUS MACROCARPA	22	GOOD-FAIR	A	0.5	11	
8	BUR OAK	QUERCUS MACROCARPA	22	GOOD-FAIR	A	0.5	11	
9	BUR OAK	QUERCUS MACROCARPA	20	GOOD-FAIR	A	0.5	10	
10	BUR OAK	QUERCUS MACROCARPA	26	GOOD-FAIR	A	0.5	13	
11	BUR OAK	QUERCUS MACROCARPA	23	GOOD-FAIR	A	0.5	11.5	
12	BUR OAK	QUERCUS MACROCARPA	24	GOOD-FAIR	A	0.5	12	
13	BUR OAK	QUERCUS MACROCARPA	24	GOOD-FAIR	A	0.5	12	
14	BUR OAK	QUERCUS MACROCARPA	21	GOOD-FAIR	A	0.5	10.5	
15	BUR OAK	QUERCUS MACROCARPA	30	GOOD-FAIR	A	0.5	15	
16	BUR OAK	QUERCUS MACROCARPA	30	GOOD-FAIR	A	0.5	15	
17	BUR OAK	QUERCUS MACROCARPA	24	GOOD-FAIR	A	0.5	12	
18	BUR OAK	QUERCUS MACROCARPA	27	GOOD-FAIR	A	0.5	13.5	
19	COTTONWOOD	POPULUS DELTOIDES	MULTI 12, 15, 18	GOOD-FAIR	D	0.05	2.25	
20	COTTONWOOD	POPULUS DELTOIDES	MULTI 20, 24	GOOD-FAIR	D	0.05	2.2	
21	BOXELDER	ACER NEGUNDO	18	FAIR-POOR	D	0.05	0.9	
22	BOXELDER	ACER NEGUNDO	7	FAIR-POOR	D	0.05	0.35	
23	COTTONWOOD	POPULUS DELTOIDES	MULTI 6, 9	FAIR-POOR	D	0.05	0.75	
24	COTTONWOOD	POPULUS DELTOIDES	MULTI 30, 30	GOOD-FAIR	D	0.05	3	
25	WHITE MULBERRY	MORUS ALBA	MULTI 2@6, 7	FAIR-POOR	D	0.05	0.65	
26	TREE OF HEAVEN	AILANTHUS ALTISSIMA	9	FAIR-POOR	D	0.05	0.45	
27	RED OAK	QUERCUS RUBRA	15	GOOD	B	0.3	4.5	
28	BOXELDER	ACER NEGUNDO	14	FAIR	D	0.05	0.7	
29	SIBERIAN ELM	ULMUS PUMILA	16	FAIR-POOR	D	0.05	0.8	
30	SIBERIAN ELM	ULMUS PUMILA	MULTI 9, 10	FAIR-POOR	D	0.05	0.95	
31	SCOTS PINE	PINUS SYLVESTRIS	8	POOR	D	0.05	0.4	
32	BOXELDER	ACER NEGUNDO	5	FAIR-POOR	D	-	-	N/A
33	WHITE MULBERRY	MORUS ALBA	5	FAIR-POOR	D	-	-	N/A
34	RUSSIAN OLIVE	ELAEAGUS AUGUSTIFOLIA	MULTI 2, 2@3	FAIR-POOR	D	0.05	0.4	
35	RUSSIAN OLIVE	ELAEAGUS AUGUSTIFOLIA	3	POOR	D	-	-	N/A
36	RUSSIAN OLIVE	ELAEAGUS AUGUSTIFOLIA	MULTI 4, 2@5	POOR	D	0.05	0.7	
37	RUSSIAN OLIVE	ELAEAGUS AUGUSTIFOLIA	MULTI 2@2	POOR	D	-	-	N/A
38	BLACK CHERRY	PRUNUS SEROTINA	3	POOR	C	-	-	N/A
39	WHITE MULBERRY	MORUS ALBA	4	FAIR-POOR	D	-	-	PRESERVE
40	BOXELDER	ACER NEGUNDO	6	POOR	D	0.05	0.3	
41	WHITE MULBERRY	MORUS ALBA	5	POOR	D	-	-	PRESERVE
42	SIBERIAN ELM	ULMUS PUMILA	5	FAIR	D	-	-	PRESERVE
43	GREEN ASH	ACER PENNSYLVANICA	3	POOR	D	-	-	PRESERVE
44	WHITE MULBERRY	MORUS ALBA	6	FAIR-POOR	D	-	-	PRESERVE
45	FLOWERING CRABAPPLE	MALUS SPP	MULTI 2@3	FAIR	A	0.05	0.3	
46	FLOWERING CRABAPPLE	MALUS SPP	3	FAIR	A	0.5	1.5	
47	WHITE MULBERRY	MORUS ALBA	2	POOR	D	-	-	PRESERVE
48	GREEN ASH	ACER PENNSYLVANICA	5	POOR	D	-	-	PRESERVE
49	BOXELDER	ACER NEGUNDO	MULTI 5, 6	FAIR-POOR	D	-	-	PRESERVE
50	SIBERIAN ELM	ULMUS PUMILA	3	FAIR-POOR	D	-	-	N/A
51	SIBERIAN ELM	ULMUS PUMILA	6	FAIR-POOR	D	0.05	0.3	
52	WHITE MULBERRY	MORUS ALBA	6	FAIR	D	0.05	0.3	
53	BOXELDER	ACER NEGUNDO	2	FAIR-POOR	D	-	-	N/A
54	COTTONWOOD	POPULUS DELTOIDES	7	GOOD	D	0.05	0.35	
55	BOXELDER	ACER NEGUNDO	7	FAIR	D	-	-	PRESERVE
56	BOXELDER	ACER NEGUNDO	MULTI 2@6	FAIR-POOR	D	0.05	0.6	
57	GREEN ASH	ACER PENNSYLVANICA	MULTI 2@6	POOR	D	-	-	DEAD
58	BOXELDER	ACER NEGUNDO	2	FAIR	D	-	-	N/A
59	BOXELDER	ACER NEGUNDO	MULTI 2, 3	FAIR-POOR	D	-	-	N/A
60	WHITE MULBERRY	MORUS ALBA	MULTI 5, 5	FAIR-POOR	D	-	-	PRESERVE
61	BOXELDER	ACER NEGUNDO	5	FAIR	D	-	-	PRESERVE
62	BOXELDER	ACER NEGUNDO	7	FAIR	D	-	-	PRESERVE
63	GREEN ASH	ACER PENNSYLVANICA	MULTI 2@2	DEAD	D	-	-	PRESERVE
64	WHITE MULBERRY	MORUS ALBA	3	FAIR-POOR	D	-	-	PRESERVE
65	SIBERIAN ELM	ULMUS PUMILA	MULTI 3, 6	POOR	D	-	-	PRESERVE
66	BOXELDER	ACER NEGUNDO	MULTI 3, 5, 6	FAIR-POOR	D	-	-	PRESERVE
67	BOXELDER	ACER NEGUNDO	MULTI 2@3, 4	FAIR-POOR	D	-	-	PRESERVE
68	BOXELDER	ACER NEGUNDO	3	FAIR-POOR	D	-	-	PRESERVE
69	BOXELDER	ACER NEGUNDO	3	FAIR-POOR	D	-	-	PRESERVE
70	SIBERIAN ELM	ULMUS PUMILA	2	POOR	D	-	-	N/A
71	SIBERIAN ELM	ULMUS PUMILA	3	POOR	D	-	-	N/A
72	BOXELDER	ACER NEGUNDO	3	FAIR-POOR	D	-	-	N/A
73	BOXELDER	ACER NEGUNDO	2	POOR	D	-	-	N/A
74	BOXELDER	ACER NEGUNDO	MULTI 2@5	POOR	D	0.05	0.5	
75	BOXELDER	ACER NEGUNDO	3	POOR	D	-	-	N/A
76	BOXELDER	ACER NEGUNDO	5	POOR	D	-	-	N/A
77	BOXELDER	ACER NEGUNDO	3	POOR	D	-	-	N/A
78	BOXELDER	ACER NEGUNDO	2	POOR	D	-	-	N/A
79	TREE OF HEAVEN	AILANTHUS ALTISSIMA	4	POOR	D	-	-	N/A
80	SIBERIAN ELM	ULMUS PUMILA	4	POOR	D	-	-	N/A
81	SIBERIAN ELM	ULMUS PUMILA	2	POOR	D	-	-	N/A
82	SIBERIAN ELM	ULMUS PUMILA	2	POOR	D	-	-	N/A
83	SIBERIAN ELM	ULMUS PUMILA	3	POOR	D	-	-	N/A
84	SIBERIAN ELM	ULMUS PUMILA	3	POOR	D	-	-	N/A
85	BOXELDER	ACER NEGUNDO	MULTI 2@4	POOR	D	-	-	N/A
86	BOXELDER	ACER NEGUNDO	3	POOR	D	-	-	N/A
87	SIBERIAN ELM	ULMUS PUMILA	2	POOR	D	-	-	N/A
88	BOXELDER	ACER NEGUNDO	3	POOR	D	-	-	N/A
89	SIBERIAN ELM	ULMUS PUMILA	MULTI 2@2	POOR	D	-	-	N/A
90	BOXELDER	ACER NEGUNDO	MULTI 9, 19	POOR	D	0.05	1.4	
91	BOXELDER	ACER NEGUNDO	9	POOR	D	0.05	0.45	
92	BOXELDER	ACER NEGUNDO	MULTI 2@10	POOR	D	0.05	1	
93	BOXELDER	ACER NEGUNDO	MULTI 5, 2@6	FAIR-POOR	D	0.05	0.85	
94	SIBERIAN ELM	ULMUS PUMILA	MULTI 4, 5, 7	POOR	D	0.05	0.8	
95	BOXELDER	ACER NEGUNDO	MULTI 5, 6, 7	FAIR-POOR	D	0.05	0.9	
96	BOXELDER	ACER NEGUNDO	MULTI 2@4	FAIR-POOR	D	0.05	0.4	
97	BOXELDER	ACER NEGUNDO	MULTI 2@6	FAIR-POOR	D	0.05	0.6	
98	BOXELDER	ACER NEGUNDO	6	FAIR-POOR	D	0.05	0.3	
99	BOXELDER	ACER NEGUNDO	MULTI 3, 6	POOR	D	0.05	0.45	
100	BOXELDER	ACER NEGUNDO	MULTI 3, 4	FAIR-POOR	D	0.05	0.35	
101	TREE OF HEAVEN	AILANTHUS ALTISSIMA	7	FAIR-POOR	D	0.05	0.35	
102	SIBERIAN ELM	ULMUS PUMILA	MULTI 3, 4	POOR	D	0.05	0.35	
103	SIBERIAN ELM	ULMUS PUMILA	8	POOR	D	0.05	0.4	
104	BOXELDER	ACER NEGUNDO	MULTI 6, 7	POOR	D	0.05	0.65	
105	SIBERIAN ELM	ULMUS PUMILA	MULTI 4, 5, 7	FAIR-POOR	D	0.05	0.8	
106	COTTONWOOD	POPULUS DELTOIDES	7	FAIR	D	0.05	0.35	
107	BOXELDER	ACER NEGUNDO	MULTI 2@6	FAIR-POOR	D	0.05	0.6	
108	SIBERIAN ELM	ULMUS PUMILA	14	GOOD-FAIR	D	0.05	0.7	
109	BOXELDER	ACER NEGUNDO	7	POOR	D	0.05	0.35	
110	BOXELDER	ACER NEGUNDO	6	POOR	D	0.05	0.3	
111	BOXELDER	ACER NEGUNDO	MULTI 3@3, 4, 5, 6@6	FAIR-POOR	D	0.05	2.7	
112	BOXELDER	ACER NEGUNDO	MULTI 2@3, 4, 6	FAIR-POOR	D	0.05	0.8	
113	BOXELDER	ACER NEGUNDO	11	FAIR	D	0.05	0.55	
114	BOXELDER	ACER NEGUNDO	MULTI 3, 5	POOR	D	0.05	0.4	
115	BOXELDER	ACER NEGUNDO	7	POOR	D	0.05	0.35	
116	BOXELDER	ACER NEGUNDO	8	POOR	D	0.05	0.4	
117	BOXELDER	ACER NEGUNDO	7	POOR	D	0.05	0.35	
118	BOXELDER	ACER NEGUNDO	MULTI 2@0, 7	POOR	D	0.05	0.95	
119	BOXELDER	ACER NEGUNDO	MULTI 6, 2@7	POOR	D	0.05	1	
120	BOXELDER	ACER NEGUNDO	MULTI 2@4, 6, 9	POOR	D	0.05	1.15	
121	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	8	POOR	B	-	-	PRESERVE
122	WHITE MULBERRY	MORUS ALBA	MULTI 3, , 4, 2@5, 2@6	FAIR	D			PRESERVE
123	FLOWERING CRABAPPLE	MALUS SPP	MULTI 2@3	FAIR	A			PRESERVE
124	FLOWERING CRABAPPLE	MALUS SPP	MULTI 3, 4	FAIR	A			PRESERVE
125	SIBERIAN ELM	ULMUS PUMILA	6	FAIR-POOR	D			PRESERVE
126	GREEN ASH	ACER PENNSYLVANICA	8	DEAD	D			PRESERVE
						TOTAL REPLACEMENT (inches):	230.45	
						TOTAL REPLACEMENT TREES (2.5" cal.):	92	

JOSEPH D. DAVITO
157-000925
REGISTERED LANDSCAPE ARCHITECT
STATE OF ILLINOIS
EXPIRES: 8-31-19

TREE SURVEY PREPARED BY:

J. DAVITO DESIGN, INC.
LANDSCAPE ARCHITECTURAL DESIGN
2735 KINGSTON DRIVE
ISLAND LAKE, IL 60042
(847) 469-8797
WWW.JDAVITODESIGN.COM

NORTH
25 0 50
Scale: 1" = 50'

RECEIVED
JUN 15 2018
BY:

No.	Date	Revision

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184.003152
www.haegerengineering.com

TREE SURVEY
4220 NORTHWEST HIGHWAY
CRYSTAL LAKE
ILLINOIS

Project Manager: M L A
Engineer:
Date: 05-15-2018
Project No. 18-095
Sheet 1/1

© 2018 Haeger Engineering, LLC

Plot Date: May 16, 2018 - 3:25pm Plotted By: j
File Name: C:\Acadvol\2 PROJECTS\2 COMMERCIAL\Sands Road Property, Crystal Lake\18095-Tree Survey.dwg