#2018-136
Fairfield Inn – Final PUD Amendment
Project Review for Planning and Zoning Commission

Meeting Date: November 7, 2018

Request: Final PUD Amendment for a Fairfield Inn & Suites by Marriott.

Location: 900 Cog Circle

Acreage: Approximately 2 acres

Existing Zoning: B-2 PUD General Commercial

Surrounding Properties:
North: M-L PUD Manufacturing Limited
South: B-2 PUD General Commercial
East: Route 31 right-of-way and M PUD Manufacturing beyond
West: B-2 PUD General Commercial

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The Fairfield Marriott Hotel was approved in 2005.
- The requested PUD Amendment allows for modifications to the site plan and elevations, creating a better layout and a more modern facade.

Development Analysis:

Site Layout:

- The new building would be located along the northern portion of the site. A fire access lane is provided behind the building.
- Cog Circle wraps around the eastern side of the site providing access to both driveways and to the adjacent property to the north.
- The parking is provided in front of the hotel, which is better for safety and the flow into the entrance to the hotel.

Building Elevations:

- The previous approval required the exterior to be brick. Hotels are designed with a more modern appearance today and the proposed elevations are a blend of masonry and EIFS
- The color scheme is muted earth tones of tans and greys.

- The elevations are required to meet at least 6 of the 10 Design Standards. The proposed elevations meet 6 of the standards through Building and Massing, Rooflines and Parapet, Building Colors, Building Fenestration, Entrance Design and Overall Façade Design.

Parking:

- The site provides 90 parking spaces.
- Hotels are required to provide 1 per 3 guest rooms + 1 per employee + 75% of the ancillary use required parking. This site provides sufficient parking. (88 rooms @ 1/3 = 29) (1 per 25 employees) (1 per 250 SF of office space @ 1500 SF is 6 x 0.75 = 4.5)

Landscape:

- Landscaping is provided throughout the site with trees and shrubs within the islands, parkway trees on the eastern side of the driveway, perimeter landscape and foundation base landscape around the building.

Signage

Wall Signs

Sign Location	UDO Requirement	Sign Request	Variation
Front Elevation	75 SF max per sign 150 SF max total building	167 SF	92 SF over
East Elevation	75 SF max per sign 150 SF max total building	167 SF	92 SF over
Porte Cochere	75 SF max per sign 150 SF max total building	8 SF	
		342 SF	192 SF over

Free-Standing Signs:

Sign Location	UDO Requirement	Sign Request	Variation
Monument Signs	50 SF 8’ High 1 sign	32 SF 6’ High 1 signs	
Directional Signs	4 SF 3’ High Unlimited	10 SF 3.5’ High 3 signs	6 SF and 0.5 feet over

The monument sign would be located just south of the first driveway entrance off Cog Circle. The directional signs would be located at both entrances, with one sign in the landscape island at the first entrance and two at the northern entrance.

Findings of fact:

Planned Unit Development Amendment

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.

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. If the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation request be lessened or denied.

PUD Variations

Previous Variations

- Height: The previous hotel received a variation from the maximum height to allow up to 60 feet. This hotel is illustrated at 52 feet.
- ROW: Width of the right-of-way for Cog Circle was permitted to be 45-feet wide. There were also variations to the tangent line curve, centerline radius, sidewalk installation and parkway trees.

The revised site plan has eliminated many of the previously granted variations. There are two new variations for the wall signs and the directional signs.

Current Variations

- Article 4-1000 Signs: Allow 342 square feet of wall signage and directional signs larger and taller than permitted.

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial and service uses. 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: Encourage mixed-use developments that allow people to live, work and play in the same area, as well as, support the transfer of goods and services between businesses and limit the number of traffic trips.

Recommended Conditions:

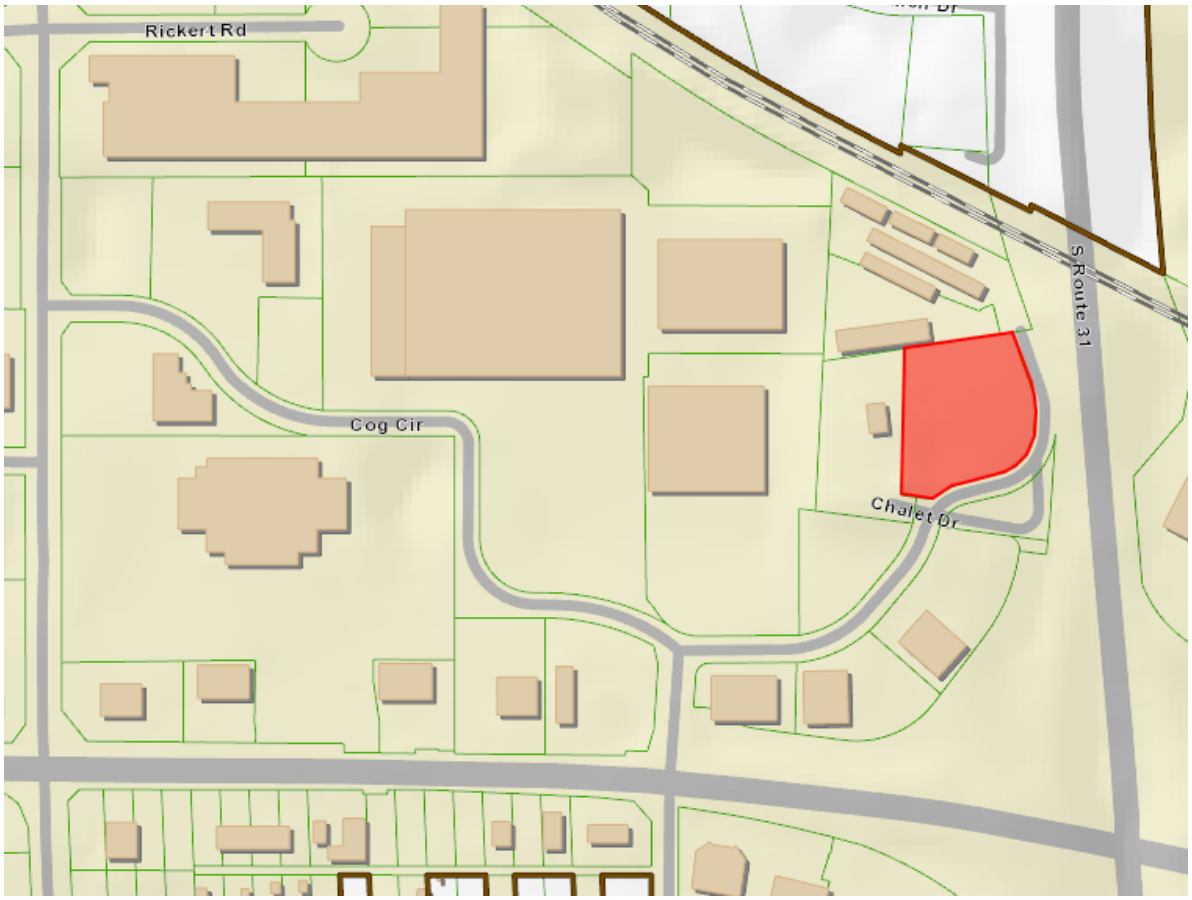
If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Patel, received 10/10/18)
   B. Site Plan (HR Green, dated 08/29/18, received 10/10/18)
   C. Landscape Plan (HR Green, dated 10/10/18, received 11/01/18)
   D. Architectural Plans [Elevations and Floor Plans] (Rivetna Architects, dated 10/02/18, received 10/10/18)
   E. Plat of Survey (Smith Engineering, dated 10/13/04, received 10/10/18)
   F. Sign Plan (Fairfield, undated, received 10/10/18)
   G. Photometric Plan (Force Partners, dated 10/04/18, received 10/10/18)

2. Ordinance No. 5997 remains valid, except where modified by this approval.

3. The petitioner shall comply with all of the requirements of the Community Development, Public Works, Fire Rescue and Police Departments.

PLN-2018-00136 FAIRFIELD INN – 900 COG CIRCLE





PLN-2018-00136

City of Crystal Lake
Development Application

Office Use Only
File # _____

RECEIVED
OCT 10 2018
BY: .....

Project Title: Fairfield Inn

Action Requested

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

Petitioner Information

Name: Vimesh Patel (C L Hospitality LLC)

Address: 18421 Northcreek Dr.
Tinley Park, IL 60477

Phone: 630-878-8983

Fax: 708-342-6705

E-mail: samrover1998@yahoo.com

Owner Information (if different)

Name: David Kerth (Home State Bank NA)

Address: 40 Grant St.
Crystal Lake, IL 60014

Phone: 815-788-3498

Fax:

E-mail: dkerth@homestbk.com

Property Information

Project Description: PUD Amendment to allow for adjustments to the site, signage, photometric & landscape plans as well as updated building elevations and floor plan.

Project Address/Location: ~~6919~~ 900 Cog Circle, Crystal Lake, IL ~~60012~~ 60014

PIN Number(s): 19-03-378-013 & 19-03-379-004

Development Team

Please include address, phone, fax and e-mail

Developer: Vimesh Patel - C L Hospitality LLC

Architect: Jenni Doty - Riventa Architects Inc.

Attorney:

Engineer: Joe Vavrina, PE - HR Green, Inc.

Landscape Architect: Nathan Sehmer - HR Green, Inc.

Planner:

Surveyor: Doug Stalker, PLS - HR Green, Inc.

Other:

Signatures

vimesh patel — 10/3/18

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.

David Cook — 10/03/2018

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)
CL Hospitality LLC)

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 Vimesh Patel representing CL Hospitality LLC on behalf of Home State Bank, for a Final Planned Unit Development Amendment, relating to the property at 900 Cog Circle in Crystal Lake, Illinois 60014. PINs: 19-03-378-013 and 19-03-379-004.

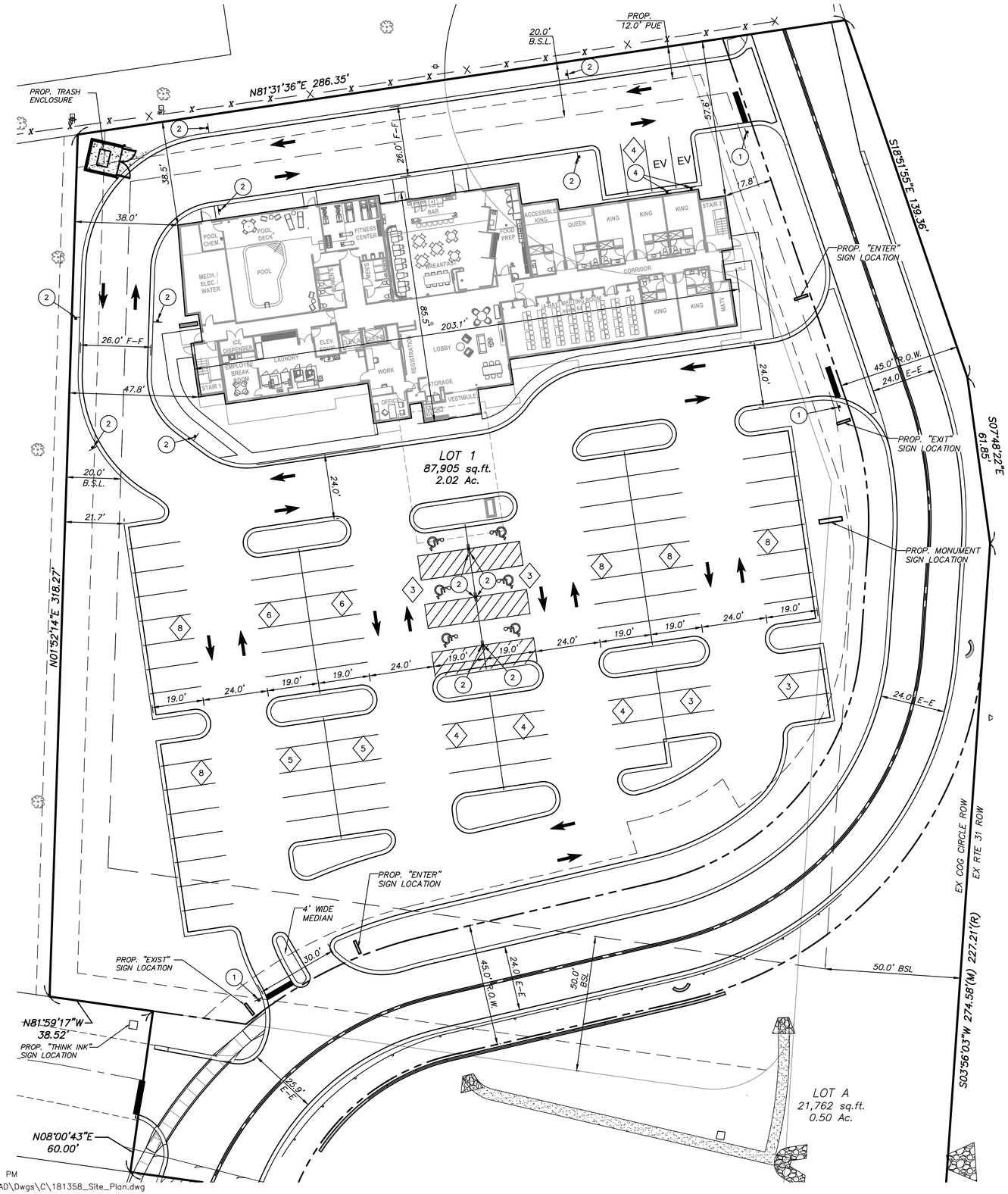
This application is filed for the purpose of seeking an amendment to an approved Final Planned Unit Development to allow a Marriott hotel, which includes variations for bulk standards, street standards, tree preservation, landscape, signage, and any other variations as necessary to approve the plans as presented pursuant to Article 3, Article 4 and Article 9. 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 November 7, 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 October 20, 2018)1594319



SITE DATA: LOT 1

- LOT SIZE: 2.02± ACS. (87,905± SQ. FT.)
- BUILDING FOOT PRINT: (12,885± SQ. FT.)
- NUMBER OF REGULAR PARKING STALLS: 82
- NUMBER OF ELECTRIC VEHICLE STALLS: 2
- NUMBER OF HANDICAP STALLS: 6
- TOTAL NUMBER OF STALLS: 90
- TYPICAL PARKING WIDTH FOR 90° STALLS: 9'
- TYPICAL PARKING LENGTH FOR 90° STALLS: 19'
- TYPICAL ISLE WIDTH: (VARIES) 24' TYP

LOT 1 IMPERVIOUS AREA

- LOT SIZE: 2.02± ACS. (87,905± SQ. FT.)
- PREVIOUSLY APPROVED IMPERVIOUS AREA 64,178 SQ.FT. (73.0%)
- PREVIOUSLY APPROVED PERVIOUS AREA 23,727 SQ.FT. (27.0%)
- PROPOSED IMPERVIOUS AREA 65,258 SQ.FT. (74.2%)
- PROPOSED PERVIOUS AREA 22,647 SQ.FT. (25.8%)

TOTAL IMPERVIOUS AREA DIFFERENCE = 1,080 SQ.FT.

NOTE: THE SIDEWALK ALONG COG CIRCLE WAS REMOVED WHICH ADDED A CREDIT OF 2,057 SQ.FT. OF IMPERVIOUS AREA BACK INTO THE OVERALL WATERSHED FOR THE PROPOSED DETENTION BASIN. THEREFORE THERE IS AN OVERALL IMPERVIOUS SURPLUS OF 977 SQ.FT.

LEGEND

- DENOTES STANDARD PAVEMENT SECTION
- DENOTES CONC. PAVEMENT SECTION
- DENOTES PROP. SIDEWALK
- DENOTES AREA OF DEPRESSED SIDEWALK
- DENOTES AREA OF DEPRESSED CURB AND GUTTER.
- DENOTES AREA OF REVERSE CONCRETE CURB AND GUTTER

SIGN LEGEND:

1. DENOTES "STOP" SIGN LOCATION 30"x30" (TYP.)
2. NO PARKING FIRE LANE — DENOTES "NO PARKING, FIRE LANE" SIGN LOCATION 24"x30" (TYP.)
3. RESERVED PARKING / $250 FINE — DENOTES "HANDICAPPED PARKING" SIGN (12"x18" AND 12"x 6") LOCATION AS NOTED ON PLAN (SEE DETAIL)
4. ELECTRIC VEHICLE PARKING — DENOTES "ELECTRIC VEHICLE PARKING" SIGN LOCATION 24"x30" (TYP.)

PLN-2018-00136
Received 10-10-18

NORTH
0 5 10 20

PRELIMINARY NOT FOR CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen

PROPOSED MARRIOTT
HOTEL SITE
CRYSTAL LAKE, ILLINOIS
CONCEPT PLAN
OVERALL SITE PLAN

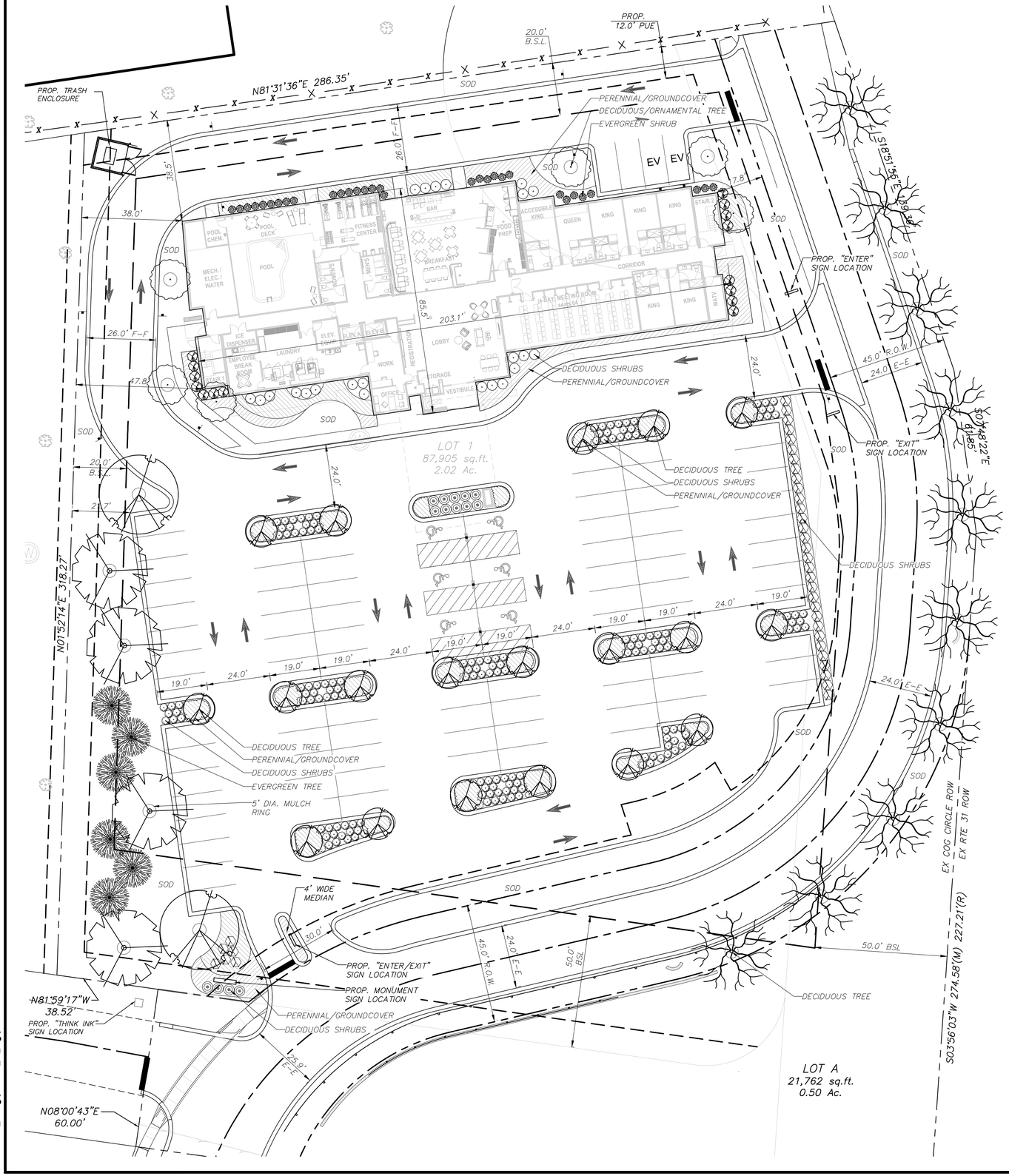
BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: MRJ
APPROVED: JFV
JOB DATE: 8/29/18
JOB NO: 040391

DRAWING
CON-C

10/9/2018 5:15:07 PM
J:\2018\181358\CAD\Dwgs\C\181358_Site_Plan.dwg

Xrefs: 040391-4; 181358_xC_Dsgn



SITE DATA: LOT 1

* LOT SIZE: 2.02± ACS. (87,905± SQ. FT.)
* BUILDING FOOT PRINT: (12,885± SQ. FT.)
* NUMBER OF REGULAR PARKING STALLS: 82
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* TYPICAL ISLE WIDTH: (VARIES) 24' TYP

LANDSCAPE DATA: LOT 1

DECIDUOUS/ORNAMENTAL TREES:	41 EA
EVERGREEN TREES:	6 EA
DECIDUOUS SHRUBS:	231 EA
EVERGREEN SHRUBS:	46 EA
PERENNIALS/GROUNDCOVERS:	3249 SF

**LAWN AREAS TO BE SODDED

**SHREDDED HARDWOOD MULCH TO BE USED IN PLANT BEDS

Received 11/1/18

PRELIMINARY NOT FOR CONSTRUCTION

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen

PROPOSED MARRIOTT HOTEL SITE
CRYSTAL LAKE, ILLINOIS
CONCEPT PLAN
OVERALL LANDSCAPE PLAN

BAR IS ONE INCH ON OFFICIAL DRAWINGS
0 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

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APPROVED: NRS
JOB DATE: 10/10/18
JOB NO: 181358

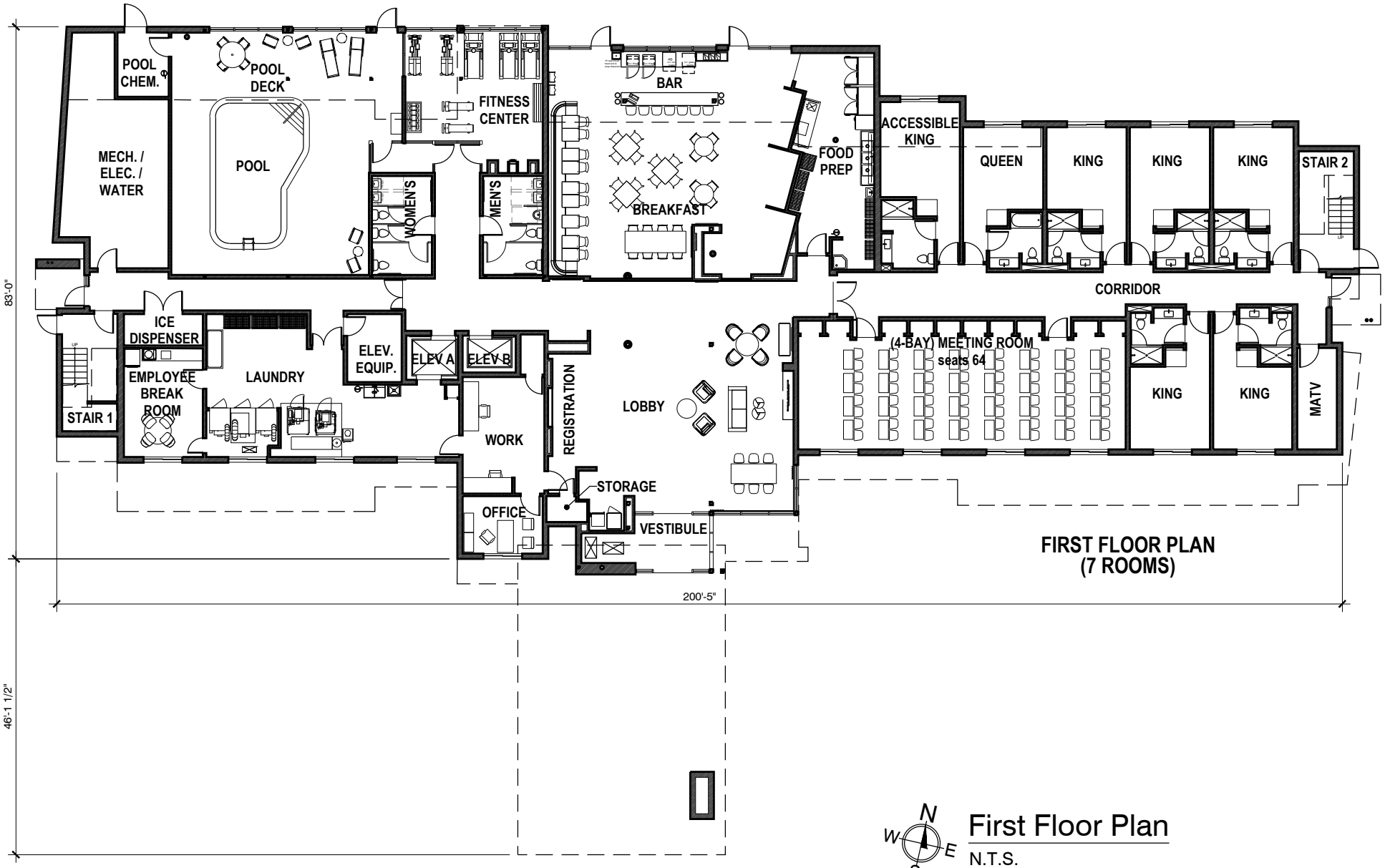
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CON-L

Date: 10/31/18, 4:41:44pm User: NRS, LAYOUT: CON-L



1 **EXTERIOR PERSPECTIVE**
NO SCALE

PLN-2018-00136
Received 10-10-18



N
W E
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First Floor Plan

N.T.S.

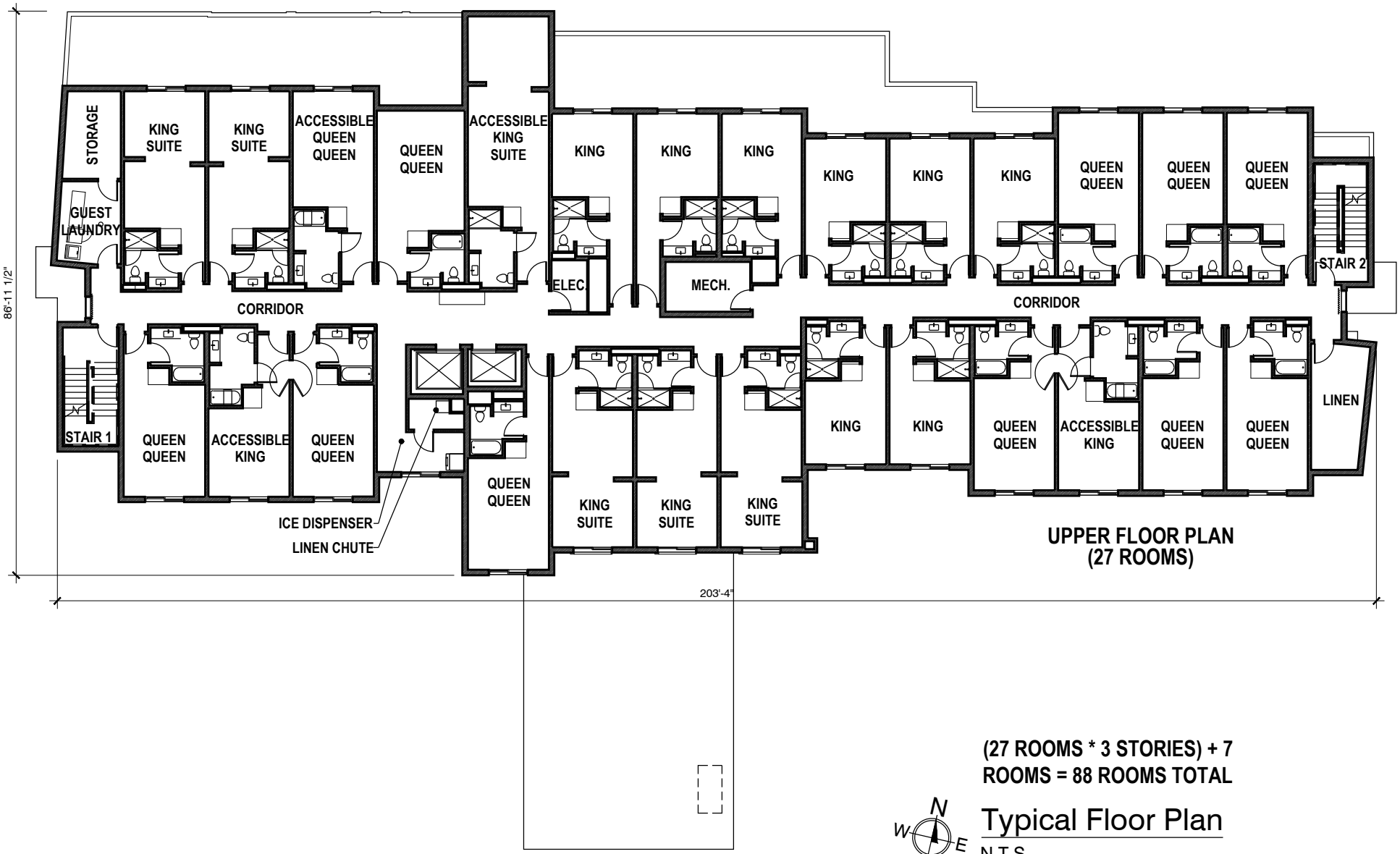
Conceptual

Fairfield Inn & Suites
Crystal Lake IL

October 02, 2018

Rivetna Architects Inc

340 E Randolph St #50
Chicago IL 60601
(312) 341-9006
crivetna@rivetna.com



UPPER FLOOR PLAN
(27 ROOMS)

(27 ROOMS * 3 STORIES) + 7 ROOMS = 88 ROOMS TOTAL

Typical Floor Plan

N.T.S.

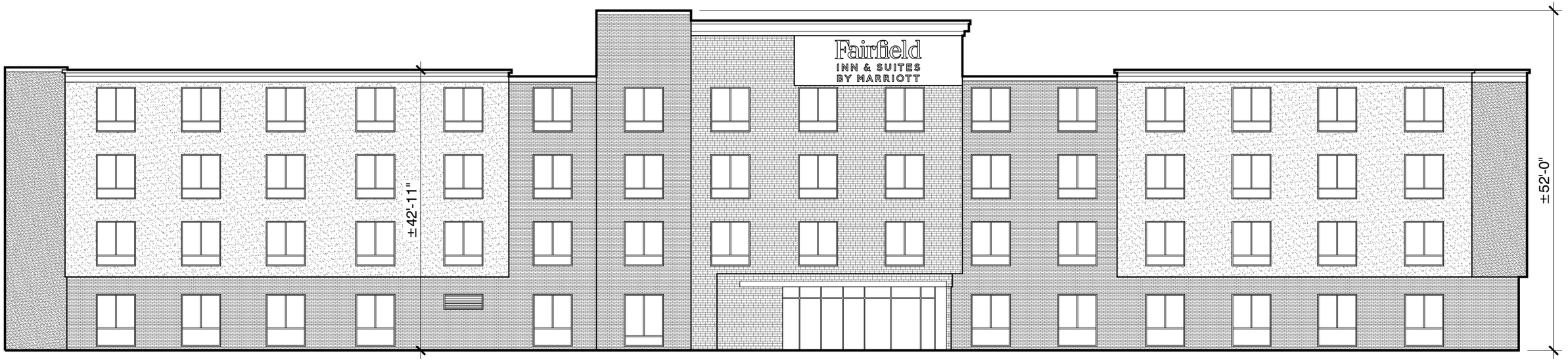
Conceptual

Fairfield Inn & Suites
Crystal Lake IL

October 02, 2018

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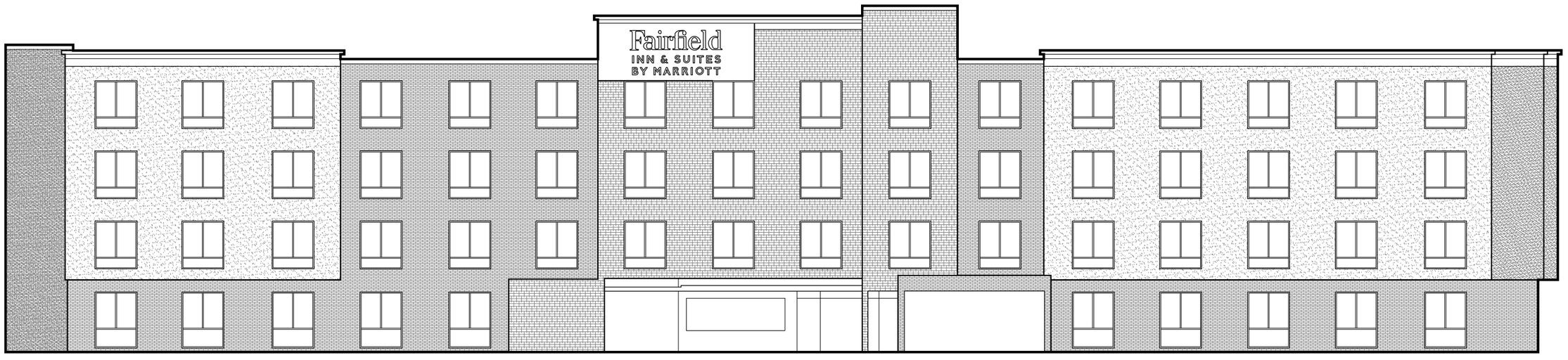
340 E Randolph St #50
Chicago IL 60601
(312) 341-9006
crivetna@rivetna.com



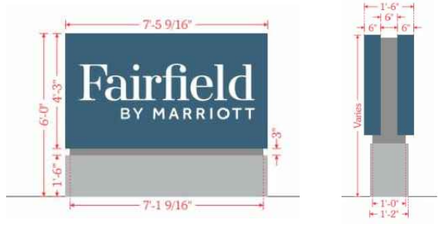
Front Elevation

Front and rear elevation facade material totals:

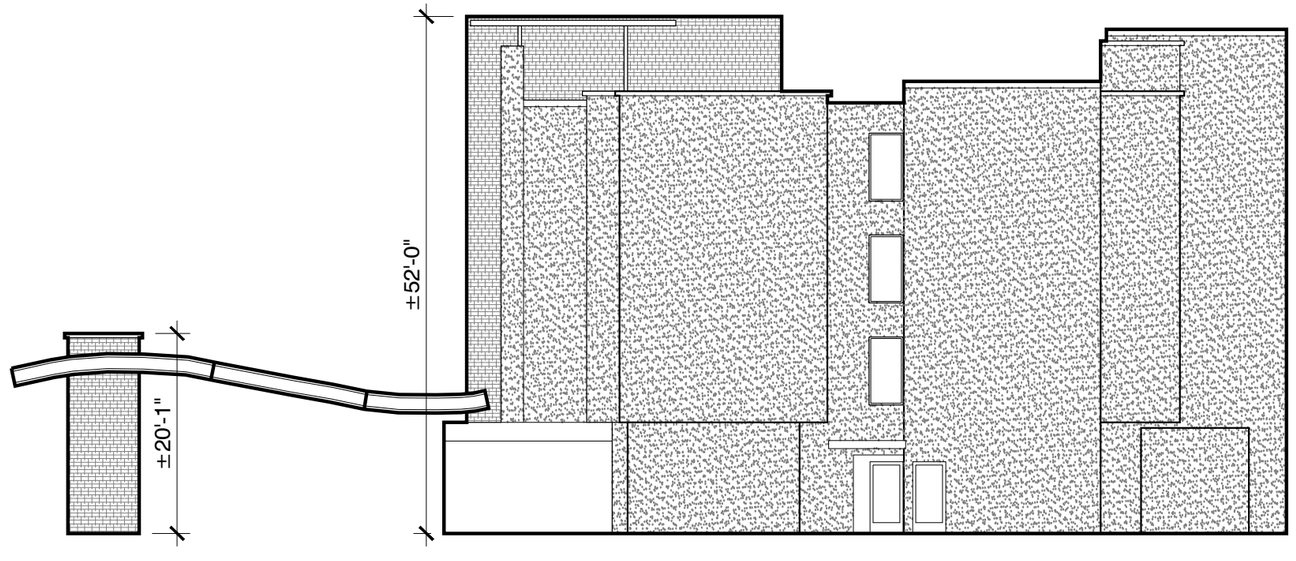
masonry	40%
EFIS	25%
glazing	35%



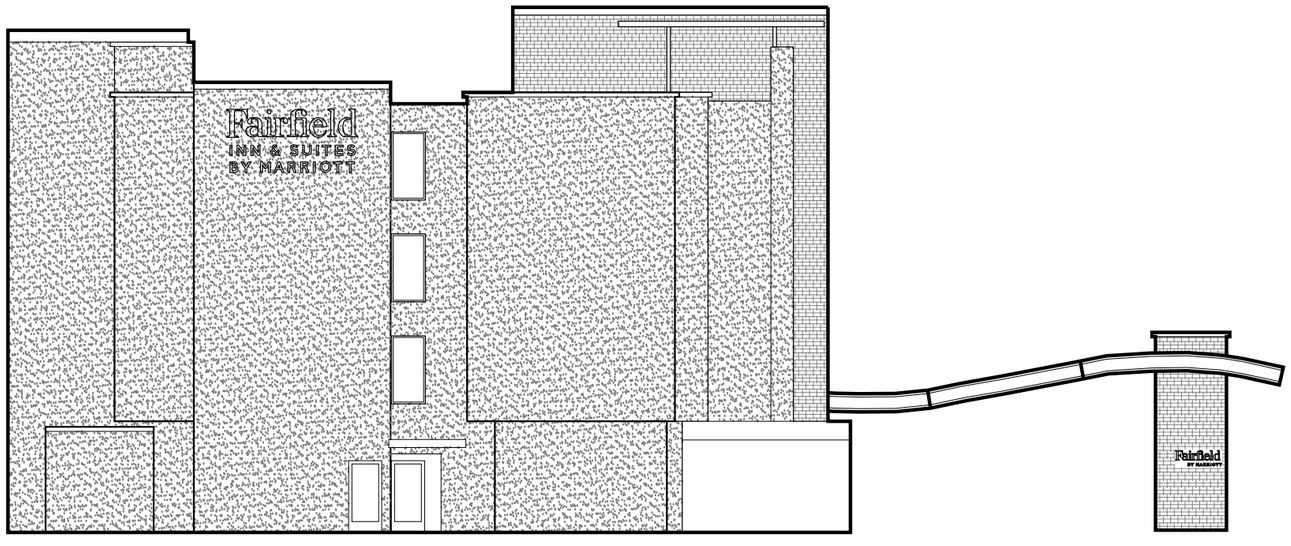
Rear Elevation



Monumental Sign Elevations (see sign specifications included in submittal)



Side Elevation



Side Elevation (Approach, visible from highway)

Table 4-900C Applicability of Design Elements	
Standard	**Commercial Development**
Building Form	O
Building Massing and Articulation	O
Rooflines and Parapet	O
Building Materials	O
Roof Materials	O
Building Colors	O
Building Fenestration	O
Entrance Design	O
Canopy/Awning Design	O
Overall Facade Design	O

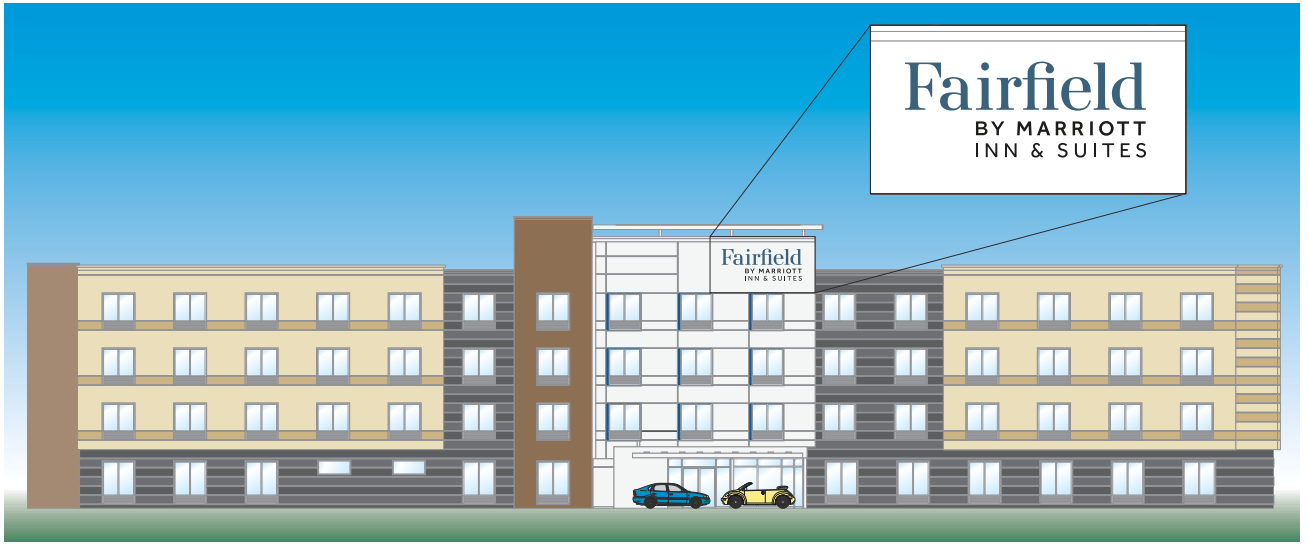
M = Standard is mandatory

O = Standard is optional; commercial developments are required to comply with at least six of the optional standards.

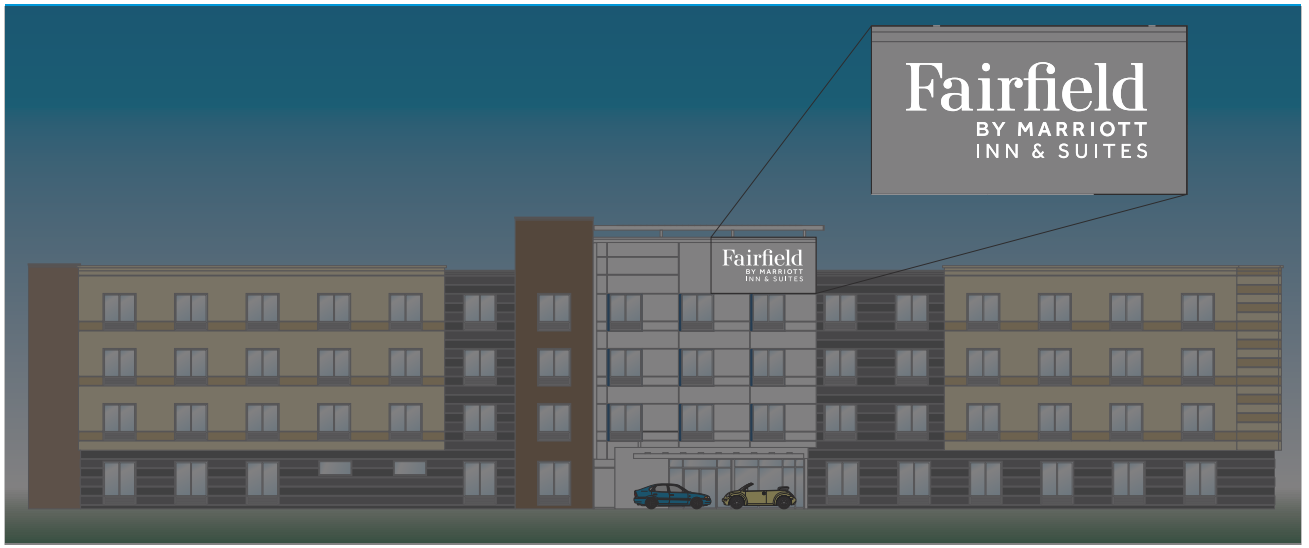
CHANNEL LETTER APPLICATIONS

Vertical format: Colored face channel letters on a light tone background. Letters will appear colored during the daytime and will illuminate white at night.

Note: where channel letters are mounted on a medium to dark tone background, letters will appear white during the daytime.



Daytime View | Letters appear colored during the daylight



Nighttime View | Letters illuminate white at night

"INN & SUITES" to be used in U.S. and Canadian markets only.

PLN-2018-00136
Received 10-10-18

CHANNEL LETTER SPECIFICATIONS

Channel Letter Specifications:

Construction: 3" X .040" aluminum channel letter with .063" aluminum backs

Face Material: 3/16" 2447 white acrylic
For trimless letters, 7/16" 2447 white acrylic to be used

Trim Cap: 1" black
* For "By Marriott" and "Inn & Suites" channel letters with letter strokes less than 1" (on 24" "Fairfield" letter sets and smaller), trimless letters should be used.

Illumination: GE White LED's as required (225 lumen output)

Exterior Finish: Pre-finished black

Interior Finish: Paint reflective white

Channel Letter Face Specifications:

Face Material: 3/16" 2447 white acrylic with dual-color film to match Pantone® 5405 C blue - "Fairfield" and 3/16" 2447 white acrylic with 3635-222 dual-color film - "Inn & Suites by Marriott". For trimless letters, 7/16" 2447 white acrylic to be used with edges of letter faces painted black.

"INN & SUITES" to be used in U.S. and Canadian markets only.



	A	B	C	D	E	F
F-24CL-2L	24"	7"	7 1/16"	1'-4 3/16"	4'-0 3/4"	10'-2 7/16"
F-30CL-2L	30"	8 3/4"	8 13/16"	1'-8 1/4"	5'-1"	12'-9 1/16"
F-36CL-2L	36"	10 1/2"	10 9/16"	2'-0 5/16"	6'-1 3/16"	15'-3 5/8"
F-48CL-2L	48"	1'-2"	1'-2 1/16"	2'-8 7/16"	8'-1 9/16"	20'-4 7/8"

* Letter height determined by the height of the letter "F"



Daytime Appearance **Nighttime Appearance** **Side Profile**

For Light Tone Building Backgrounds | Letters to appear blue and black during the day and illuminate white at night.

CHANNEL LETTER SPECIFICATIONS

Channel Letter Specifications:

Construction: 3" X .040" aluminum channel letter with .063" aluminum backs

Face Material: 3/16" 7328 white acrylic
For trimless letters, 7/16" 7328 white acrylic to be used

Trim Cap: 1" black
* For "By Marriott" and "Inn & Suites" channel letters with letter strokes less than 1" (on 24" "Fairfield" letter sets and smaller), trimless letters should be used.

Illumination: GE White LED's as required (225 lumen output)

Exterior Finish: Pre-finished black

Interior Finish: Paint reflective white

Channel Letter Face Specifications:

Face Material: 3/16" 7328 white acrylic. For trimless letters for "By Marriott" and "Inn & Suites", faces to be 7/16" 2447 white acrylic with edges painted black.

"INN & SUITES" to be used in U.S. and Canadian markets only.

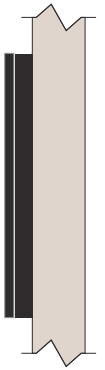


	A	B	C	D	E	F
F-24CL-2L	24"	7"	7 1/16"	1'-4 3/16"	4'-0 3/4"	10'-2 7/16"
F-30CL-2L	30"	8 3/4"	8 13/16"	1'-8 1/4"	5'-1"	12'-9 1/16"
F-36CL-2L	36"	10 1/2"	10 9/16"	2'-0 5/16"	6'-1 3/16"	15'-3 5/8"
F-48CL-2L	48"	1'-2"	1'-2 1/16"	2'-8 7/16"	8'-1 9/16"	20'-4 7/8"

* Letter height determined by the height of the letter "F"







Daytime Appearance **Nighttime Appearance** **Side Profile**

For Dark Tone Building Backgrounds | Letters to appear white during the day and illuminate white at night.

PORTE COCHERE LETTER SPECIFICATIONS

For Dark Colored Backgrounds

Letter Specifications:
Construction: .063" non-illuminated aluminum channel letter
Face Material: .125" routed aluminum
Illumination: Exterior flood lighting
Exterior Finish: Paint Pantone® 5405 C blue and Pantone® 877 C Sliver, Satin Finish

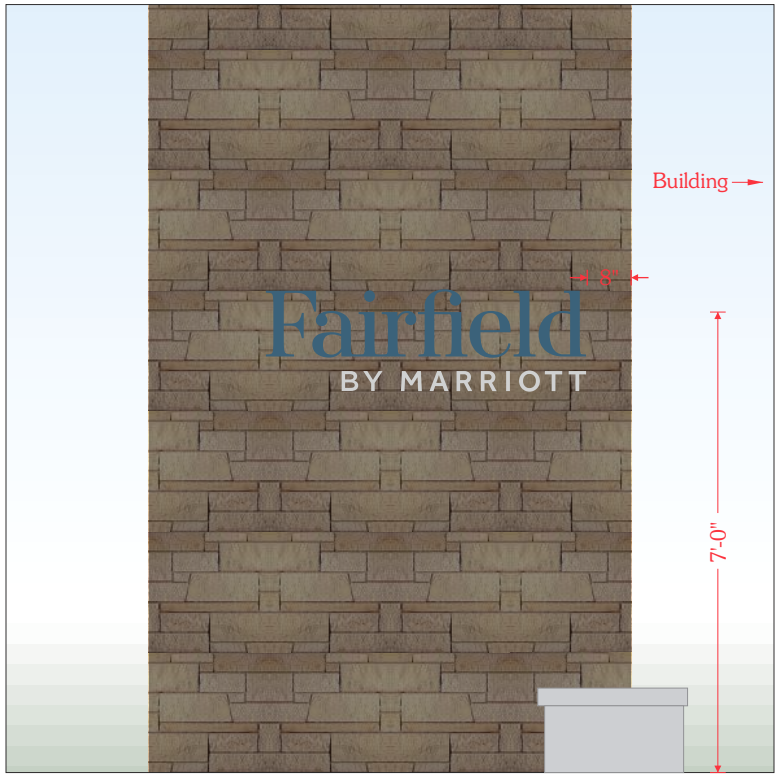
* Mounting studs to be included to stand letters off of wall a minimum of 1/2"



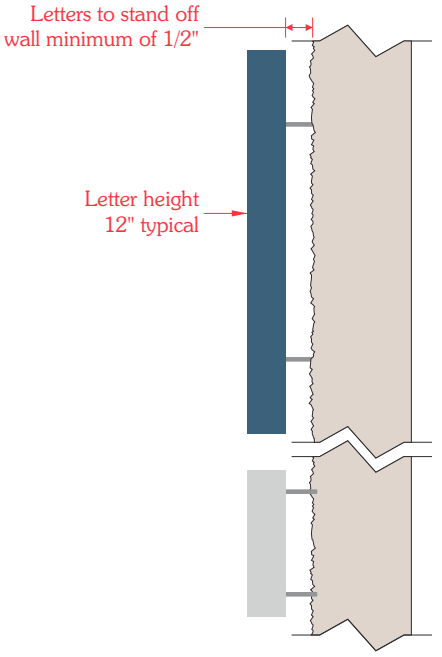
Letter Layout



Day and Night Appearance



Letter Positioning| "by Marriott" letters are always right justified to "Fairfield"



Side Profile

MONUMENT SPECIFICATIONS

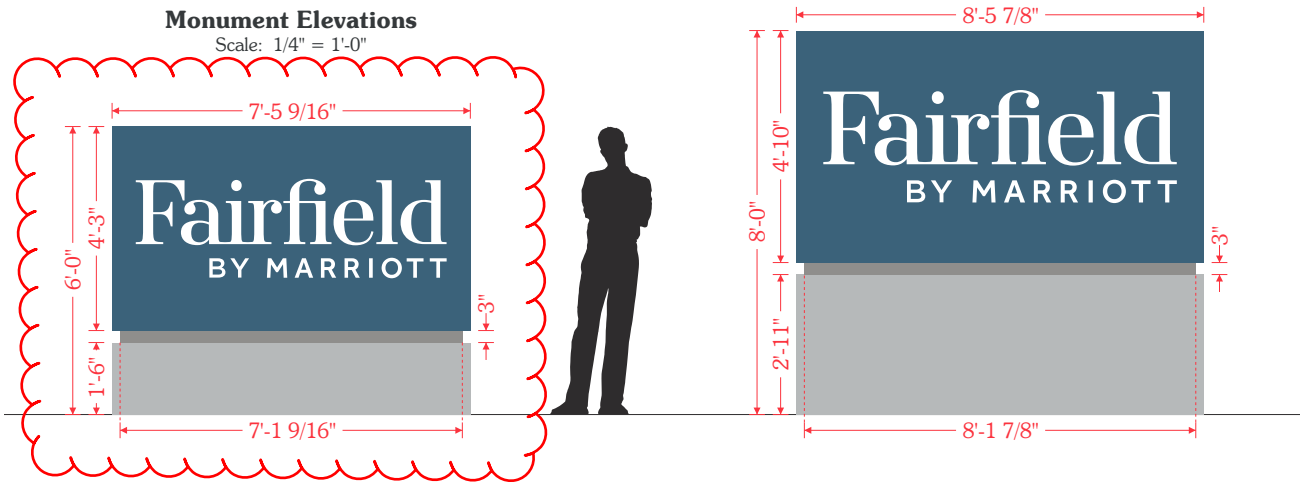
Monument Specifications:
Construction: Aluminum angle frame with .125" aluminum shoe-box style faces
Face Construction: Routed aluminum with backer panel
Retainer: Bleed face
Illumination: GE White LED's
Exterior Finish: Paint Pantone® 5405 C blue, satin finish and Pantone® 877 C Silver, satin finish
Interior Finish: Paint reflective white

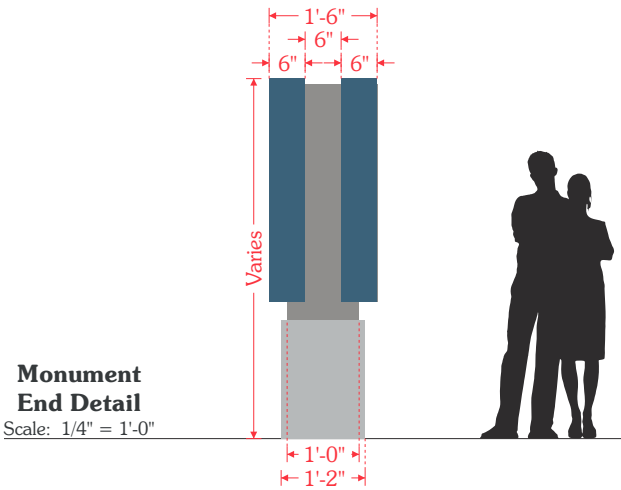
Monument Face Specifications:
Face Construction: Routed aluminum with backer panel
Face Decoration: Paint Pantone® 5405 C blue, satin finish
Backer Panel: .118" white solar grade polycarbonate
* "Fairfield Inn & Suites" and "Marriott" to appear white during the day and illuminate white at night

Pole Cover Specifications:
* Preferred method to have monument base match building hardscape (stone, brick, etc., provided by general contractor)
Construction: Aluminum angle frame with .080" aluminum skins
Exterior Finish: Paint Matthews 41342SP Brushed Aluminum, satin finish



Monument Elevations
Scale: 1/4" = 1'-0"





Monument End Detail
Scale: 1/4" = 1'-0"



Nighttime View
Not to Scale

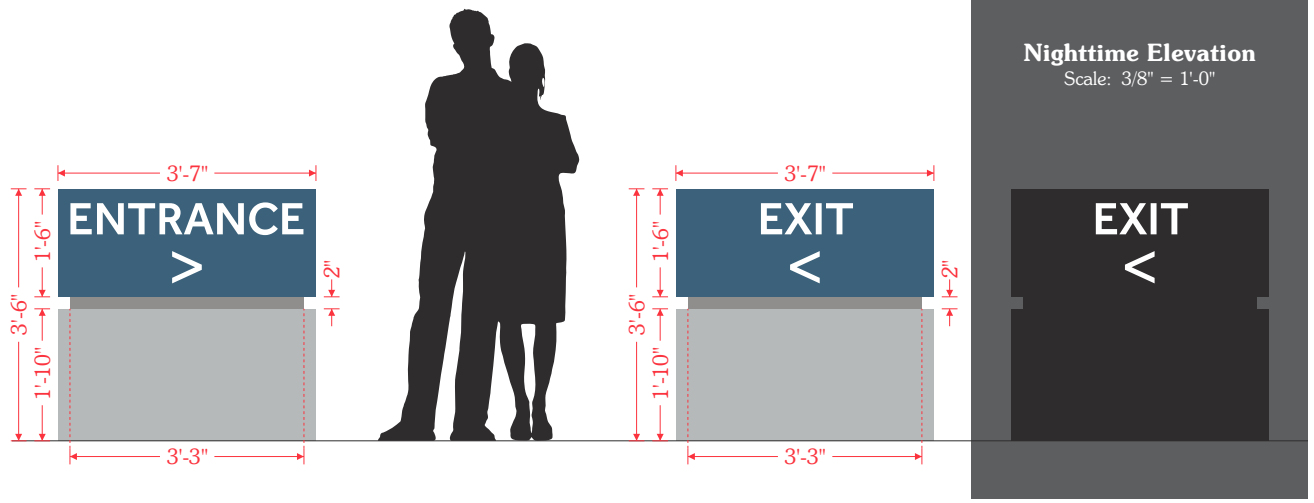
DIRECTIONAL SPECIFICATIONS

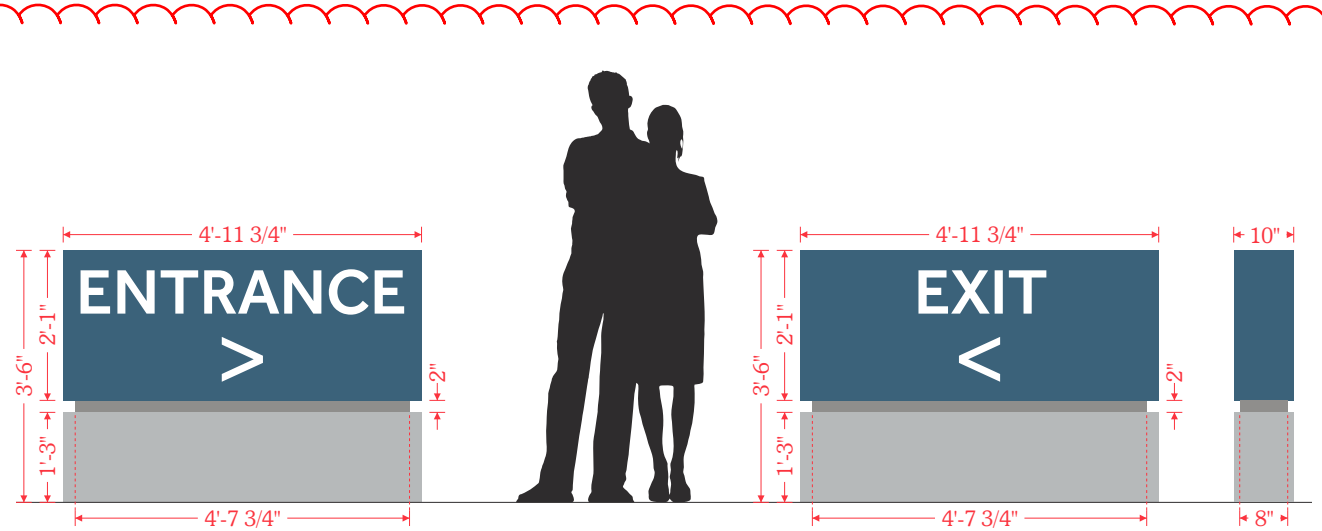
Cabinet Specifications:
Construction: Aluminum angle frame with aluminum skins
Face Construction: .125" routed aluminum faces
Retainer: Bleed face
Illumination: GE White LED's
Exterior Finish: Paint Pantone® 5405 C blue, satin finish
Interior Finish: Paint reflective white

Face Specifications:
Face Construction: .125" routed aluminum with backer panel
Backer Panel Construction: .118" white solar grade polycarbonate
Decoration: Routed aluminum face painted Pantone® 5405 C blue, satin finish

Pole Cover Specifications:
Construction: Aluminum angle frame with .080" aluminum skins
Exterior Finish: Painted Matthews 41342SP Brushed Aluminum, satin finish
Reveal Construction: .063" bent-up aluminum
Reveal Finish: Paint Pantone® 877 C silver, satin finish

* Font used for directional information to be Effra Medium.





Directional Elevations
Scale: 3/8" = 1'-0"

Paints

- Matthews MAP-LSV929 carbon black, satin finish
- Pantone® 5405 C, satin finish (for sign face field color and cabinet color option only)
- Matthews 41342SP brushed aluminum, satin finish
- Pantone® 877 silver, satin finish

Scotchcal® Films

- Film to match Pantone® 5405 C blue
- Dual-color film to match Pantone® 5405 C blue (for channel letter face color option only)
- 3M 3635-222 dual-color film (for channel letter face color option only)
- 3M 3635-20B white block-out film

Flexible Face Materials

- 3M Panagraphics III flexible face

Acrylics

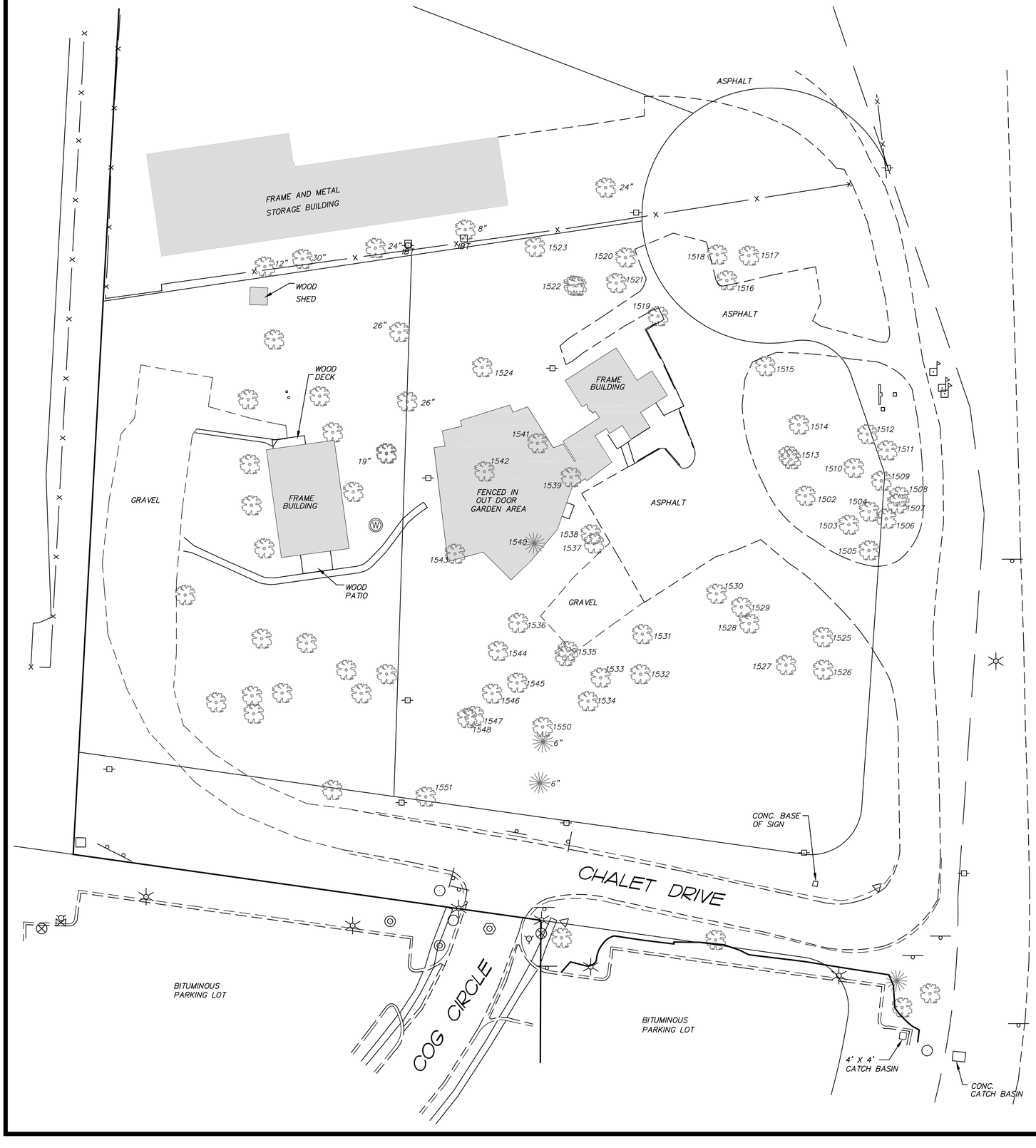
- 3/16" 2447 white acrylic
- 3/16" 7328 white acrylic

Polycarbonates

- .118" white solar grade polycarbonate

SMITH ENGINEERING CONSULTANTS, INC.
CIVIL/STRUCTURAL ENGINEERS AND SURVEYORS
4500 PRIME PARKWAY, SUITE 201
McHENRY, ILLINOIS 60050
PH: 815-385-1778 FAX: 815-385-1781
www.smithengineering.com E-MAIL: sec@smithengineering.com
■ McHENRY ■ HUNTLEY ■ YORKVILLE
ILLINOIS PROFESSIONAL DESIGN FIRM # 184-000108

COMP. FILE: 040391-726.dwg
PLOT FILE: STANDARD
VIEW: TREE-SURVEY



SYMBOL LEGEND

- SANITARY MANHOLE
- STORM MANHOLE
- STORM CATCH BASIN/INLET
- FLARED END SECTION
- FIRE HYDRANT
- LIGHT POLE
- REGULATORY SIGN
- UTILITY POLE
- UTILITY BOX
- MAILBOX
- WELL
- CULVERT
- TREELINE
- TREE
- FENCE

N
W E
S

TREES COVERING SITE ARE OAK TREES
TREE TYPES IDENTIFIED TO THE BEST OF OUR KNOWLEDGE DURING FIELD WORK

MARRIOTT FAIRFIELD INN AND SUITES CRYSTAL LAKE TREE INVENTORY

TAG #	SPECIES	SIZE	CONDITION	FORM	COMMENTS
1502	BUR OAK	22	4	4	METAL IN TRUNK, SLIGHT SWEEP IN TRUNK, EPICORMICS, BROKEN BRANCHES, LIGHTING SYSTEM ATTACHED TO TRUNK
1503	BUR OAK	14	4	4	DAMAGED LEADER, ONE SIDED, EPICORMICS
1504	BUR OAK	21	3	3	SLIGHT TWIST IN TRUNK, EPICORMICS, MINOR DEADWOOD
1505	BUR OAK	30	4	3	DIEBACK, MINOR DEADWOOD, METAL IN TRUNK
1506	BUR OAK	15	4	4	OVERTOPPED, TRUNK SWEEP, ONE-SIDED, DAMAGED LEADER
1507	BUR OAK	12	3	4	OVERTOPPED, TRUNK SWEEP, ONE-SIDED
1508	BUR OAK	15	3	4	TRUNK SWEEP, WEAK CROTCH, ONE-SIDED
1509	BUR OAK	12	4	4	OVERTOPPED, SLIGHT SWEEP IN TRUNK, EPICORMICS, METAL IN TRUNK
1510	BUR OAK	18	4	3	SLIGHT TWIST IN TRUNK, MINOR DEADWOOD, DIEBACK
1511	BUR OAK	22	3	3	TRUNK SCAR, MINOR DEADWOOD, METAL IN TRUNK, EPICORMICS
1512	BUR OAK	20	3	3	WEAK CROTCH, EPICORMICS, MINOR DEADWOOD, METAL IN TRUNK
1513	BUR OAK	21, 13	3	4	FORK AT 1.5' SLIGHT SWEEP IN TRUNK, EPICORMICS, WEAK CROTCH
1514	BUR OAK	17	3	3	OVERTOPPED, ONE-SIDED, EPICORMICS
1515	BUR OAK	36	3	2	BROKEN BRANCHES, MINOR DEADWOOD, METAL IN TRUNK
1516	BUR OAK	15	3	4	METAL IN TRUNK, OVERTOPPED, EPICORMICS
1517	BUR OAK	30	2	3	SLIGHT TWISTIN TRUNK, MINOR DEADWOOD
1518	BUR OAK	24	3	2	MINOR DEADWOOD, EPICORMICS
1519	BUR OAK	23	3	4	SLIGHT SWEEP IN TRUNK, EPICORMICS, MINOR DEADWOOD
1520	BUR OAK	25	3	4	SLIGHT SWEEP IN TRUNK, WEAK CROTCH, AMJOR DEADWOOD
1521	BUR OAK	17	3	4	SLIGHT SWEEP IN TRUNK, EPICORMICS, MINOR DEADWOOD, ONE-SIDED
1522	BUR OAK	18, 22	4	3	EPICORMICS, MAJOR DEADWOOD, 18 LEADER IS DEAD
1523	BUR OAK	24	2	3	SLIGHT SWEEP IN TRUNK, ONE-SIDED, PRUNED FOR SIDE WIRES
1524	WHITE OAK	23	2	3	SLIGHT TWIST IN TRUNK, MINOR DEADWOOD
1525	BUR OAK	14	2	2	MINOR DEADWOOD
1526	BUR OAK	8	3	2	EPICORMICS
1527	BUR OAK	12	3	3	SLIGHT TWIST IN TRUNK, EPICORMICS
1528	BUR OAK	17	2	3	WEAK CROTCH, EPICORMICS, MULTIPLE LEADERS
1529	BUR OAK	14	3	3	ONE-SIDED, WEAK CROTCH, MULTIPLE LEADERS, EPICORMICS
1530	BUR OAK	14	3	4	SLIGHT TWIST IN TRUNK, TRUCK SCAR, ONE-SIDED, EPICORMICS
1531	SHAGBARK HICKORY	20	3	3	SLIGHT TWIST IN TRUNK, MULTIPLE LEADER, METAL IN TRUNK, MINOR DEADWOOD
1532	BUR OAK	13	2	3	SLIGHT TWIST IN TRUNK, DOUBLE LEADER, FORK AT 6'
1533	BUR OAK	8	3	3	SLIGHT TWIST, DOUBLE LEADER, EPICORMICS
1534	BUR OAK	11	2	3	WEAK CROTCH, MULTIPLE LEADERS
1535	SHAGBARK HICKORY	17, 15	4	3	SLIGHT LEAN, SLIGHT TWIST OF TRUNK, BASAL SCAR, HOLLOW, FORK AT 1.5'
1536	BUR OAK	12	3	3	DOUBLE LEADER, EPICORMICS, METAL IN TRUNK
1537	WHITE OAK	18, 16	2	3	FORK AT 4.5', WEAK CROTCH, METAL IN TRUNK, ONE-SIDED, MINOR DEADWOOD
1538	WHITE OAK	15	3	4	ONE-SIDED, MINOR DEADWOOD
1539	SHAGBARK HICKORY	16	3	3	WEAK CROTCH, MULTIPLE LEADERS, METAL IN TRUNK
1540	AUSTRIAN PINE	12	3	3	SLIGHT LEAN, ZIMMERMAN PINE CROTCH
1541	BITTERNUT HICKORY	16	3	4	SLIGHT TWIST IN TRUNK, METAL IN TRUNK
1542	SHAGBARK HICKORY	19	3	3	WEAK CROTCH, MULTIPLE LEADERS, METAL IN TRUNK
1543	SHAGBARK HICKORY	18	3	3	SLIGHT TWIST IN TRUNK, METAL IN TRUNK
1544	BUR OAK	12	2	3	
1545	BUR OAK	8	2	3	SLIGHT TWIST IN TRUNK, DOUBLE LEADER
1546	SHAGBARK HICKORY	10	3	2	SWOLLEN BASE
1547	BUR OAK	8	2	4	OVERTOPPED, SLIGHT SWEEP IN TRUNK, ONE-SIDED
1548	SHAGBARK HICKORY	10	4	3	SLIGHT TWIST IN TRUNK, TRUNK SCAR, DECAY
1549	BUR OAK	7	3	4	OVERTOPPED, SLIGHT SWEEP IN TRUNK
1550	BUR OAK	24	2	3	MULTIPLE LEADERS, MINOR DEADWOOD
1551	BLACK LOCUST	8	3	4	SLIGHT LEAN, ONE-SIDED, PRUNED FOR SIDE WIRES
1552	BUR OAK	8, 9	2	3	TRUNK SCAR, FORK AT 3.5'

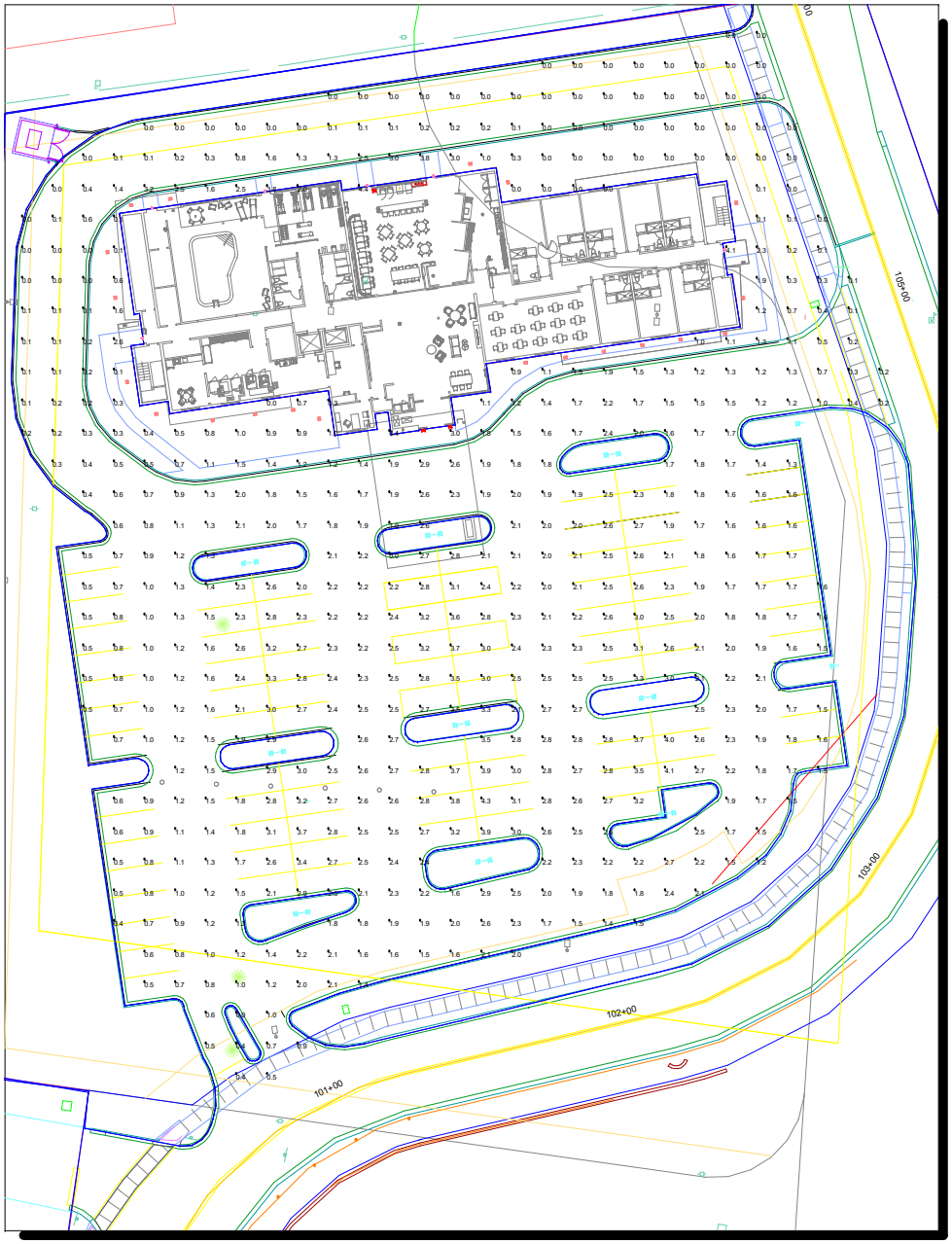
PROPOSED MARRIOTT HOTELS SITE
CRYSTAL LAKE, ILLINOIS
PRELIMINARY P.U.D. - SUBMITTAL #1
TREE SURVEY

REVISIONS	DWN BY:	INT:	DATE:	PROJECT NO.
1.	MRJ		10-13-04	BAMH-040391-3
2.	DSN BY:	INT:	HORIZ SCALE:	SHEET NO.
3.	STC		1"=30'	
4.	CHK BY:	INT:	VERT SCALE:	1 OF 1
5.	CMC		-	

PLN-2018-00136
Received 10-10-18

Luminaire Schedule		
Symbol	Qty	Description
	20	NFFLD-S-C70-D-UNV-33
	20	PRV-A15-D-UNV-T4-BZ
	2	WS-W5222F-BN B122913
	6	IST-AF-350-LED-E1-RW

Numeric Summary				
Label	Avg	Max	Min	Max/Min
SITE-PARKING_Planar	1.53	4.4	0.0	N.A.



FORCE PARTNERS

#	Date	Comments

Revisions

Drawn By: BOSM
Checked By:
Date:10/4/2018
Scale:

MARRIOTT CRYSTAL LAKE

PLN-2018-00136
Received 10-10-18

Ord. No. ~~5973~~ 5997
File No. 115

The City of Crystal Lake Illinois

**AN ORDINANCE ZONING CERTAIN PROPERTY
"B-3" PLANNED BUSINESS ZONING DISTRICT,
FINAL PLANNED UNIT DEVELOPMENT, SPECIAL USE PERMIT FOR A HOTEL
AND ZONING VARIATIONS (Marriott)**

WHEREAS, certain territory is the subject of a certain Annexation Agreement; and

WHEREAS, said territory has been duly annexed by ordinance to the City of Crystal Lake; and

WHEREAS, by the terms of said Annexation Agreement, said territory is to be zoned "B-3" Planned Business zoning district; and

WHEREAS, it is in the best interests of the City of Crystal Lake that the property legally described herein below be classified and zoned as indicated.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

SECTION I: That the following described property be and the same is hereby zoned and classified "B-3" Planned Business Zoning district:

Lot 2 in COG Subdivision, being a Subdivision of part of the southwest Quarter of Section 3, Township 43 North, Range 8 East of the Third Principal Meridian, according to the plat thereof recorded December 23, 1977 as Document No. 718831 in McHenry County, Illinois.

ALSO INCLUDING:
That part of COG Subdivision, being a Subdivision of part of the Southwest Quarter of Section3, Township 43 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded December 23, 1977 as Document No. 718831 in McHenry County, Illinois, described as follows: Commencing at the Northwest Corner of Lot 2 of said subdivision; thence North 81 degrees 31 minutes 36 seconds East along the North line of Lot 2 of said subdivision, a distance of 136.97 feet to the point of beginning; thence continuing North 81 degrees 31 minutes 36 seconds East, a distance of 149.39 feet to a point on the East line of said subdivision; thence South 18 degrees 51 minutes 55 seconds East along the East line of said subdivision, a distance of 139.06 feet; thence South 07 degrees 38 minutes 08 seconds East along the East line of said subdivision, a distance of 61.85 feet; thence South 03 degrees 51 minutes 20 seconds West along the East line of said subdivision, a distance of 305.98 feet; thence North 81 degrees 18 minutes 14 seconds West, a distance of 60.00 feet; thence Northwesterly 47.48 feet on a curve to the left having a radius of 30.00 feet, the chord of said curve bears North 36 degrees 38 minutes 45 seconds West, 42.68 feet; thence North 81 degrees 59 minutes 17 seconds West, a distance of 213.74 feet; thence North 08 degrees 00 minutes 43 seconds East, a distance of 60.00feet to a point on the South line of Lot 2 of said subdivision; thence South 81 degrees 59 minutes 17 seconds East along the South line of Lot 2 of said subdivision, a distance of 204.75 feet; thence Northeasterly 49.26 feet on a curve to the left having a radius of 30.00 feet, the chord of said curve bears North 50 degrees 58 minutes 23 seconds East, 43.91 feet; thence North 03 degrees 56 minutes 03 seconds East along the East line of Lot 2 of said subdivision, a distance of 196.45 feet; thence North 18 degrees 51 minutes 55 seconds West along the East line of Lot 2 of said subdivision, a distance of 61.45 feet; thence Northwesterly 42.83 feet on a curve to the left having a radius of 30.00 feet, the chord of said curve bears North 59 degrees 45 minutes 58 seconds West, 39.29 feet; thence Northwesterly 128.68 feet on a curve to the right having a radius of 75.00 feet, the chord of said curve bears North 51 degrees 30 minutes 51 seconds West, 113.47 feet to the point of beginning, in McHenry County, Illinois.

That the City agrees to grant Rezoning Upon Annexation to "B-3" Planned Business District; Final Planned Unit Developments; a Special Use Permit for a 4-story, 113-room hotel; Zoning Variations; and Subdivision Variations with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:

A. Final Plat of Subdivision (Smith, dated 09/23/04).
B. Plat of Vacation – 10' ComEd Easement (Smith, dated 09/28/05).
C. Plat of Vacation – Access Easement (Smith, dated 09/28/05).
D. Plat of Vacation – Cog Circle (Smith, dated 09/28/05).
E. Final Engineering (Smith, dated 08/06/04, revised 05/23/05).
F. Architectural Plan Set (Arc Design, dated 06/06/05).
G. Tree Survey (Smith, dated 10/13/04).
H. Tree Preservation Plan (Thomas Graceffa, dated 02/25/05).
I. Landscaping Plan (Thomas Graceffa, dated 02/25/05).
J. Geotechnical Exploration & Analysis (Chicago Testing, dated 05/19/05).
K. Wetland Delineation Report (Smith, dated 04/2005).
L. Final Engineering Report (Smith, dated 08/31/04, revised 05/06/05).
M. Arborist Report (Urban Forest Management, dated 08/11/05).

2. Engineering

A. There are several areas within the parking lot that would be striped. With the exception of the areas that are required to be striped in accordance with ADA standards, provide curbed areas for interior parking lot landscaping.

B. Decrease the length of the parking spaces where feasible to 17.5 feet to allow for additional setback and green space. This can be accommodated wherever the parking spaces are not head to head or where there is sufficient space behind the curb of the parking spaces for overhang.

3. Architectural Plan Set

A. The exterior of the building shall be composed entirely of brick.

4. Landscape plan and Tree Preservation

A. The number of proposed replacement trees exceeds the number required by the Tree Preservation Ordinance. 75% of the replacement trees shall be a variety of Oak, due to the fact that Oak trees currently dominate the site.

B. There are several trees at the southwest corner of the site that have not been inventoried. Work with the City's consulting arborist to inventory these trees and provide the replacements on site. If there is not sufficient space to provide the required replacements on site, the petitioner shall provide cash to the City's tree banking fund.

C. The City's consulting arborist shall conduct an additional review of the site to determine whether or not any of the existing trees can be saved on site. If it is determined that there is a high probability for any trees to be saved on site, these trees shall be appropriately protected during construction and subtracted from the replacement ratio requirements.

D. Provide foundation plantings on every side of the building, with the exception of those

areas that are occupied by sidewalk.

E. Provide additional shrubs and groundcover within the entire interior parking lot landscape island located at the southwest corner of the building.

F. Provide an overlay of all easement locations on the landscape plan. For the interior parking lot landscaping islands that contain fire hydrants, locate the required shade trees at the backside of the islands.

G. All future monument sign locations shall be illustrated on the landscaping plan. Landscaping surrounding the base of these signs shall be provided.

H. The plant list shall indicate the height/width of all plants/trees/vegetation at planting.

5. Signage

A. The petitioner will revisit the Planning and Zoning Commission and the City Council with a Common Sign Plan at a future date. No approvals for signage are granted as part of this Planned Unit Development.

6. Final Plat of Subdivision

A. Label Lot A as "Outlot A for storm water detention"

B. Provide an accurate location of at least two concrete monuments.

C. Provide the building setback lines.

D. Change the Plan Commission signature block to read "Planning and Zoning Commission approval".

7. Provide trash enclosure details. The exterior materials used for the trash enclosure shall be comprised of brick and concrete masonry units and shall match the colors used on the buildings.

8. Provide a current and accurate Plat of Survey/ALTA for the Think Ink property.

9. The following Zoning Ordinance Variations are hereby granted:

A. Sections 4.4-3 and 4.4-6 for the 50-foot required front yard and side yard abutting a street setbacks to allow portions of the hotel to be setback 6 feet and 20 feet, variations of 44 and 30 feet, respectively;

B. Section 4.4-10 for the maximum allowable height of principal structure of 25 feet and 2 stories to allow the hotel to be 60 feet tall and 4 stories, a variation of 35 feet and 2 stories;

C. Section 5.3-3.5 for the required 20-foot parking lot setback to allow the parking lot to be setback 0-feet, a variation of 20 feet;

D. Section 5.3-3.6(A)(2) for the 8-foot wide minimum interior parking lot landscape island width to allow 3 islands to measure 5 feet wide;

E. Section 5.3-3.6(B) for the required 15-foot perimeter landscape area abutting a right-of-way to allow 0-feet of landscape area, a variation of 15 feet;

F. Section 5.3-3.6(C) for the required 8-foot perimeter landscape area not abutting a right-of-way to allow perimeter areas of 1-foot along the north and west perimeters of the parking lot,

variations of 7 feet;
G. Section 5.3-3.6(D) for the required 8-foot wide interior parking lot landscape islands, to allow a deficiency of 8 islands, a variation of 8 interior parking lot landscape islands;
H. Section 5.3-5 for the 116 required parking spaces to allow 112 parking spaces, a variation of 4 parking spaces.

10. The following Subdivision Ordinance Variations are hereby granted:
A. Section 3.4-2(k) for the requirement to provide 100-foot tangents between reverse curves of a right-of-way to allow tangents of 0 feet and 88.74';
B. Section 3.4-2(l) for the requirement to provide a minimum centerline right-of-way radius to 300 feet to allow right-of-way radii of 119.5-feet, 120.5-feet, and 145-feet;
C. Section 3.7-2 for the requirement to provide an 80-foot wide right-of-way to allow a 45-foot wide right-of-way;
D. Section 3.7-3 for the requirement to bury the overhead utility lines, to allow a deferral from burying the utility lines until an area-wide program is commenced;
E. Section 3.7-4 for the requirement to provide sidewalks along both sides of a right-of-way, to allow a waiver from providing sidewalks along the east side of Cog Circle; and
F. Section 3.7-5(b) for the requirement to provide parkway trees along both sides of a right-of-way, to allow a waiver from providing parkway trees along the west side of Cog Circle.

11. The petitioner shall address all of the review comments of the Building and Engineering, Public Works, Fire/Rescue, Police, and Planning and Economic Development Departments.

12. The access easement illustrated between Lot 1 (the Fairfield Inn) and Think Ink shall be vacated or Amended and a portion of this area shall be dedicated to the City of Crystal lake as right-of-way on the Final Plat of Subdivision. This area shall be improved in accordance with all applicable development standards and Ordinances. This will eliminate the need for the Subdivision Ordinance Variation from Section 3.4-5(d) for the requirement that all lots must abut publicly dedicated streets.

SECTION II: That the City Clerk be and he is hereby directed to amend the official zoning map of the City of Crystal Lake and all pertinent records of the City of Crystal Lake to show the zoning and classification of the above-described property in accordance with the provisions of this Ordinance, as provided by law.

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

AYES: 7

NAYS: 0

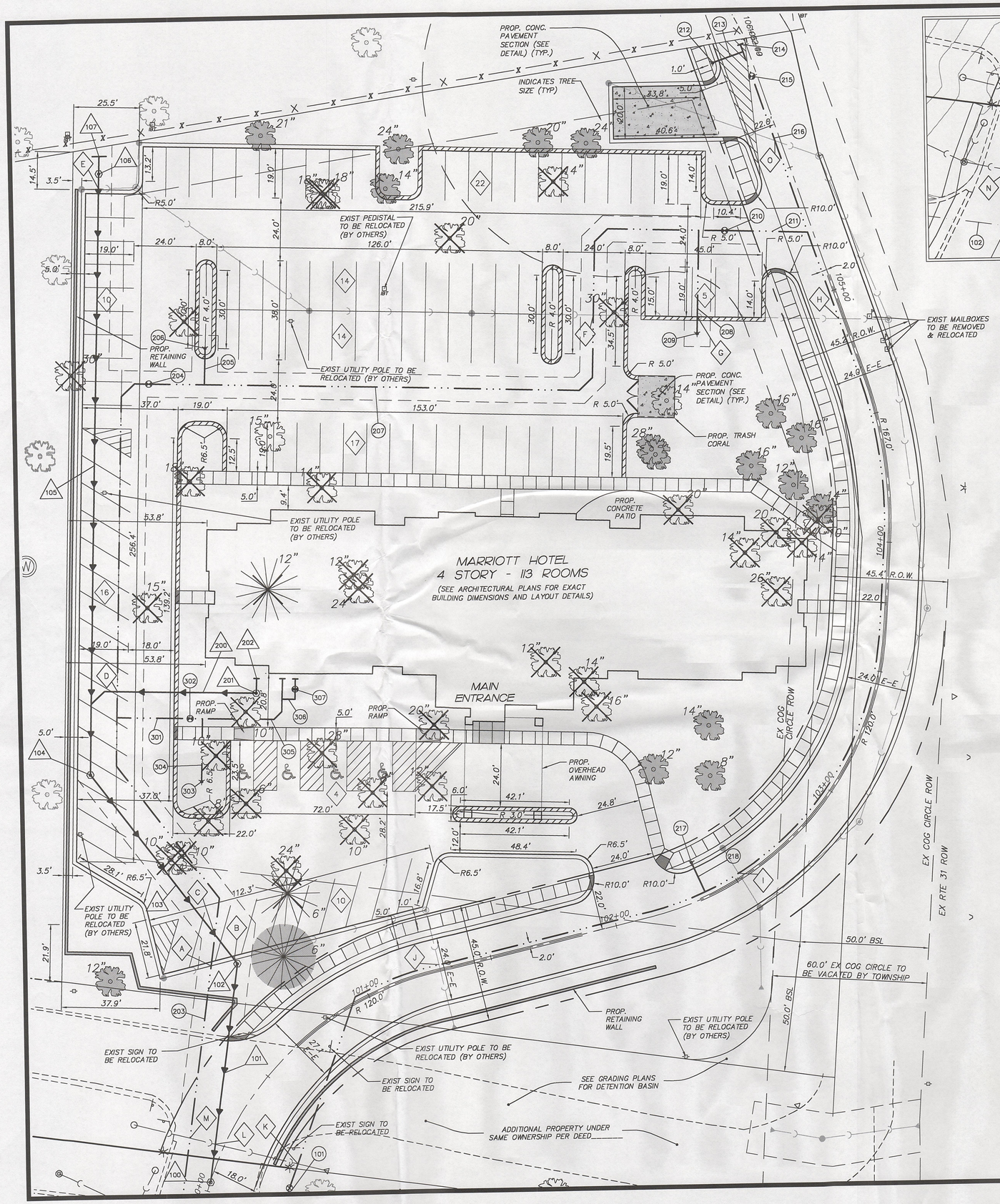
ABSENT: 0

DATED this 4th day of October, 2005.

MAYOR

ATTEST:

CITY CLERK



0 WATER MAIN TAGS:

100 SERIES

101 EXIST VALVE VAULT RIM=920.48

102 EXIST WATER MAIN 10"

200 SERIES

201 10 LIN FT WATER MAIN 10"

202 VALVE VAULT TY A 5' DIA, WITH TY 1 FRAME CL RIM=921.20

203 356 LIN FT WATER MAIN 10"

204 VALVE VAULT TY A 5' DIA, WITH TY 1 FRAME CL RIM=918.10

205 16 LIN FT WATER MAIN 6"

206 FIRE HYDRANT W/ AUX. VALVE AND VALVE BOX BURY ELEV=918.50

207 278 LIN FT WATER MAIN 10"

208 35 LIN FT WATER MAIN 6"

209 FIRE HYDRANT W/ AUX. VALVE AND VALVE BOX BURY ELEV=920.60

210 VALVE VAULT TY A 5' DIA, WITH TY 1 FRAME CL RIM=919.38

211 30 LIN FT WATER MAIN 10"

212 FIRE HYDRANT W/ AUX. VALVE AND VALVE BOX BURY ELEV=919.34

213 13 LIN FT WATER MAIN 6"

214 10 LIN FT WATER MAIN 10"

215 VALVE VAULT TY A 5' DIA, WITH TY 1 FRAME CL RIM=918.87

216 572 LIN FT WATER MAIN 10"

217 FIRE HYDRANT W/ AUX. VALVE AND VALVE BOX BURY ELEV=916.40

218 13 LIN FT WATER MAIN 6"

300 SERIES

301 27 LIN FT WATER MAIN 10" (FIRE MAIN)

302 VALVE VAULT TY A 5' DIA, WITH TY 1 FRAME CL RIM=918.75

303 FIRE HYDRANT W/ AUX. VALVE AND VALVE BOX BURY ELEV=919.00

304 13 LIN FT WATER MAIN 6"

305 40 LIN FT WATER MAIN 10" (FIRE MAIN)

306 10 LIN FT DOMESTIC WATER SERVICE 2"

307 VALVE BOX 2" RIM=919.35

SANITARY TAGS:

100 SERIES

100 EXIST SAN MANHOLE RIM=921.09 INV=905.89 (EXIST) INV=906.00 N

101 80 LIN FT PVC SAN SERVICE, 6" @ 0.80 % TBF=128.40 CU YD

102 SAN MANHOLE TY A 4' DIA WITH TY 1 FRAME CL RIM=917.27 INV=906.64 S INV=906.74 NW

103 80 LIN FT PVC SAN SERVICE, 6" @ 0.80% TBF=101.30 CU YD

104 SAN MANHOLE TY A 4' DIA WITH TY 1 FRAME CL RIM=917.70 INV=907.38 SE INV=907.48 N

105 238 LIN FT PVC SAN SERVICE, 6" @ 0.80% TBF=254.09 CU YD

106 SAN MANHOLE TY A 4' DIA WITH TY 1 FRAME CL RIM=917.20 INV=909.38 S INV=909.48 N

107 6 LIN FT PVC SAN SERVICE, 6" @ 0.80%

200 SERIES

200 50 LIN FT PVC SAN SERVICE, 6" @ 0.80% TBF=52.10 CU YD

201 SAN MANHOLE TY A 4' DIA WITH TY 1 FRAME CL RIM=919.20 INV=914.90 W INV=915.00 N

202 2 LIN FT PVC SAN SERVICE, 6" @ 0.80%

UTILITY CONFLICT TAGS:

A STORM INV=913.34 W/M TO BE LOWERED MAINTAIN 18" VERTICAL SEPARATION CASING PIPE REQUIRED

B STORM INV=913.25 SAN INV=906.74 SAN TOP OF PIPE=907.28 CLEARANCE OF 5.97'

C SAN INV=906.64 SAN TOP OF PIPE = 907.18 W/M BOTTOM OF PIPE = 910.98 CLEARANCE OF 3.80'

D SAN INV = 907.80 SAN TOP OF PIPE = 908.34 W/M BOTTOM OF PIPE = 912.24 CLEARANCE OF 3.90'

E STORM INV = 913.90 SAN INV = 909.35 SAN TOP OF PIPE = 909.89 CLEARANCE OF 4.01'

F STORM INV = 911.96 W/M TO BE LOWERED MAINTAIN 18" VERTICAL SEPARATION CASING PIPE REQUIRED

G STORM INV = 911.75 W/M TO BE LOWERED MAINTAIN 18" VERTICAL SEPARATION CASING PIPE REQUIRED

H STORM INV = 911.46 W/M TO BE LOWERED MAINTAIN 18" VERTICAL SEPARATION CASING PIPE REQUIRED

I STORM INV = 912.15 W/M TO BE LOWERED MAINTAIN 18" VERTICAL SEPARATION CASING PIPE REQUIRED

J STORM INV = 912.21 W/M TO BE LOWERED MAINTAIN 18" VERTICAL SEPARATION CASING PIPE REQUIRED

K STORM INV = 917.00 W/M TO BE LOWERED MAINTAIN 18" VERTICAL SEPARATION CASING PIPE REQUIRED

L STORM INV = 917.00 W/M TO BE LOWERED MAINTAIN 18" VERTICAL SEPARATION CASING PIPE REQUIRED

M STORM INV = 917.00 W/M TO BE LOWERED MAINTAIN 18" VERTICAL SEPARATION CASING PIPE REQUIRED

N STORM INV = 916.00 W/M TO BE LOWERED MAINTAIN 18" VERTICAL SEPARATION CASING PIPE REQUIRED

O STORM INV = 914.12 W/M TO BE LOWERED MAINTAIN 18" VERTICAL SEPARATION CASING PIPE REQUIRED

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ILLINOIS PROFESSIONAL DESIGN FIRM # 184-000108

COMP. FILE: 040391-621.DWG
PLOT FILE: STANDARD
VIEW: CE-03

N W E S S.E.C.

UTILITY NOTES:

- STORM SEWER NOTED AS RCP (REINFORCED CONCRETE PIPE) SHALL BE CLASS III, WALL B, UNLESS OTHERWISE NOTED. ALL STORM SEWER SHALL BE SEALED WITH "O-RINGS" AND BE WATER QUALITY. STORM SEWER SHALL BE ASTM C76 STANDARDS.
- SANITARY SEWER MATERIAL SHALL BE PVC, SDR-26 (UNLESS OTHERWISE NOTED) AND CONFORM TO ASTM D-3033 STANDARDS.
- WATER MAIN MATERIAL SHALL BE DUCTILE IRON PIPE. CLASS 52 WITH MECHANICAL OR DOUBLE SEALING SINGLE GASKET JOINTS CONFORMING TO ANSI A21.6 OR A21.8 WITH A 21.10 MECHANICAL JOINT FITTINGS OR PUSH ON TYPE JOINTS.
- CONTRACTOR SHALL HAVE TO DIRECTIONAL BORE DRY UTILITIES UNDER IRVING PARK ROAD TO BAKE CONNECTIONS FOR GAS, ELECTRIC, AND TELEPHONE. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THIS WORK WITH EACH UTILITY COMPANY.
- WATER MAIN SHALL HAVE MINIMUM DEPTH OF 5'.

SITE DATA: LOT 1

- LOT SIZE: 2.42± ACS. (11,730± SQ. YDS.)
- BUILDING FOOT PRINT: (13,392± SQ. FT.)
- NUMBER OF REGULAR PARKING STALLS: 108
- NUMBER OF HANDICAP STALLS: 4
- TOTAL NUMBER OF STALLS: 112
- TYPICAL PARKING WIDTH FOR 90° STALLS: 9'
- TYPICAL PARKING WIDTH FOR 60° STALLS: 10.4'
- TYPICAL PARKING LENGTH FOR 90° STALLS: 19'
- TYPICAL PARKING LENGTH FOR 60° STALLS: 19.6'
- TYPICAL ISLE WIDTH: (VARIES) 24' TYP
- REQUIRED GREENSPACE WITHIN PARKING LOT: 000 SQ.FT. (8.0% OF PARKING LOT SQ.FT.)
- GREENSPACE PROVIDED IN PARKING LOT: 000 SQ.FT.

LEGEND

- DENOTES STANDARD PAVEMENT SECTION
- DENOTES CONC. PAVEMENT SECTION
- DENOTES PROP. SIDEWALK
- DENOTES PROP. SIDEWALK W/8" THICKNESS
- DENOTES AREA OF DEPRESSED SIDEWALK
- DENOTES AREA OF DEPRESSED CURB AND GUTTER WITH LENGTH NOTED ON PLANS.
- DENOTES AREA OF REVERSE CONCRETE CURB AND GUTTER

PROJECT NOTES:

- SEE ONSITE GRADING PLANS FOR DRAINAGE AND PROPOSED STORM SEWER LAYOUT.
- SEE ONSITE UTILITY PLANS FOR UTILITY LAYOUT.
- SEE STRIPING AND SIGNAGE PLAN FOR STRIPING AND SIGNAGE LAYOUT.
- SEE LANDSCAPE PLAN FOR PROPOSED SITE RESTORATION PLAN.
- SEE PHOTOMETRICS PLANS FOR LIGHT POLE LOCATIONS AND ADDITIONAL ELECTRICAL DETAILS.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING & FOUNDATION DETAILS.
- ALL BUILDING UTILITY SERVICE LOCATIONS TO BE VERIFIED W/ ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
- ALL EXISTING UTILITIES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- ALL CONCRETE CURB & GUTTER SHALL BE TYPE B-6.12 UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL PAVEMENT DIMENSIONS ARE MEASURED TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL CONCRETE SIDEWALKS AND APRONS SHALL RECEIVE CONSTRUCTION JOINTS AT 25'-0" O.C. UNLESS OTHERWISE NOTED.
- ALL STRUCTURES & DEBRIS SHALL BE REMOVED PRIOR TO CONSTRUCTION & DISPOSED OF OFFSITE.
- SEE GRADING LAYOUT PLANS FOR REVERSE & DEPRESSED CURBING LOCATIONS.

PROPOSED MARRIOTT HOTELS SITE
CRYSTAL LAKE, ILLINOIS

SITE PLAN

REVISIONS		DWN BY:	INT:	DATE:	PROJECT NO.
1.		MDJ		08-06-04	BAMH-040391-3
2.		DSN BY:	INT:	HORIZ SCALE:	SHEET NO.
3.		STC		1"=20'	
4.		CHK BY:	INT:	VERT SCALE:	CE-03
5.		KAH		N/A	











Badger Midwest Holdings

TNK Group Inc.