CITY OF CRYSTAL LAKE
AGENDA
CITY COUNCIL
REGULAR MEETING

City of Crystal Lake
100 West Woodstock Street, Crystal Lake, IL
City Council Chambers
January 4, 2022
7:00 p.m.

1. **Call to Order**

2. **Roll Call**

3. **Pledge of Allegiance**

4. **Approval of Minutes – December 21, 2021 Regular City Council Meeting**

5. **Accounts Payable**

6. **Public Presentation**
   The public is invited to make an issue oriented comment on any matter of public concern not otherwise on the agenda. The public comment may be no longer than 5 minutes in duration. Interrogation of the City staff, Mayor or City Council will not be allowed at this time, nor will any comment from the Council. Personal invectives against City staff or elected officials are not permitted.

7. **Mayor's Report**

8. **City Council Reports**

9. **Consent Agenda**
   a. **6302 Edgewood Road, County Zoning Request – Reclassification from E-1 Estate District to A-1 Agriculture District and Variation to allow a minimum lot size of 1.617 acres**
   b. **North Main Street Improvement Project – Appropriation of $360,000 in MFT Funds for Engineering Services**

10. **14 Brink Street, Good Deal Capital – Preliminary and Final Planned Unit Development (PUD), and Variation to allow a single-family detached dwelling in the B-4 Mixed Use zoning district**

11. **95 E. Crystal Lake Avenue, Hamilton Partners – Preliminary PUD for a 99-unit multi-family residential development**

12. **McCormick Park Area Water Main Upgrade Project – Contract Change Order for Construction Engineering Services**

13. **Rebuild Downtowns and Main Streets Capital Grant Program – Application for the Route 14 Beautification Improvement Project**

14. **Community Development Block Grant (CDBG) – Application for the Edgewater Drive Drainage Improvement Project**

15. **2022 Independence Day Parade**

16. **Council Inquiries and Requests**

17. **Adjourn to Executive Session for the purpose of discussing matters of pending and probable litigation, the sale, purchase or lease of real property, collective bargaining and personnel**

18. Reconvene to Regular Session

19. Adjourn

If special assistance is needed in order to participate in a City of Crystal Lake public meeting, please contact Melanie Nebel, Executive Assistant, at 815-459-2020, at least 24 hours prior to the meeting, if possible, to make arrangements.

Agenda Item No: 9a

City Council
Agenda Supplement

Meeting Date: January 4, 2022

Item: COUNTY ZONING REQUEST
Alfredo Vidal Oropeza, Katie E. Vidal and Norma Kay O'Neill
6302 Edgewood Road, Crystal Lake, IL

Recommendation: City Council's discretion.

a) Motion to object to the proposed Reclassification from "E-1" Estate District to "A-1" Agriculture District and a Variation to allow a minimum lot size of 1.617 acres, directing staff to proceed with an objection to the County Hearing Officer.
b) No action.

Staff Contact: Kathryn Cowlin, Director of Community Development
Katie Rivard, Assistant City Planner

Background:

- As is customary with County Zoning requests within the City's mile and a half planning jurisdiction, the City received notice of this request.
- The property in question consists of approximately 1.617 acres and is zoned "E-1" Estate District. Currently, the subject property contains a single-family residence.

Request:

- The petitioners are requesting a Reclassification from "E-1" Estate District to "A-1" Agriculture District and a Variation to allow a minimum lot size of 1.617 acres instead of the minimum 40 acres required
- The petitioners plan to use the subject property for agricultural uses, such as raising chickens, planting native plants and trees, and using the land to help the wildlife flourish.
- The subject property is located at the northeast corner of Walkup Road and Edgewood Road in Nunda Township. The Petitioners have noted the properties to the north and south of the subject property are zoned "A-1".
- The property is not within the Crystal Lake Watershed, and staff does not have any concerns with this request.

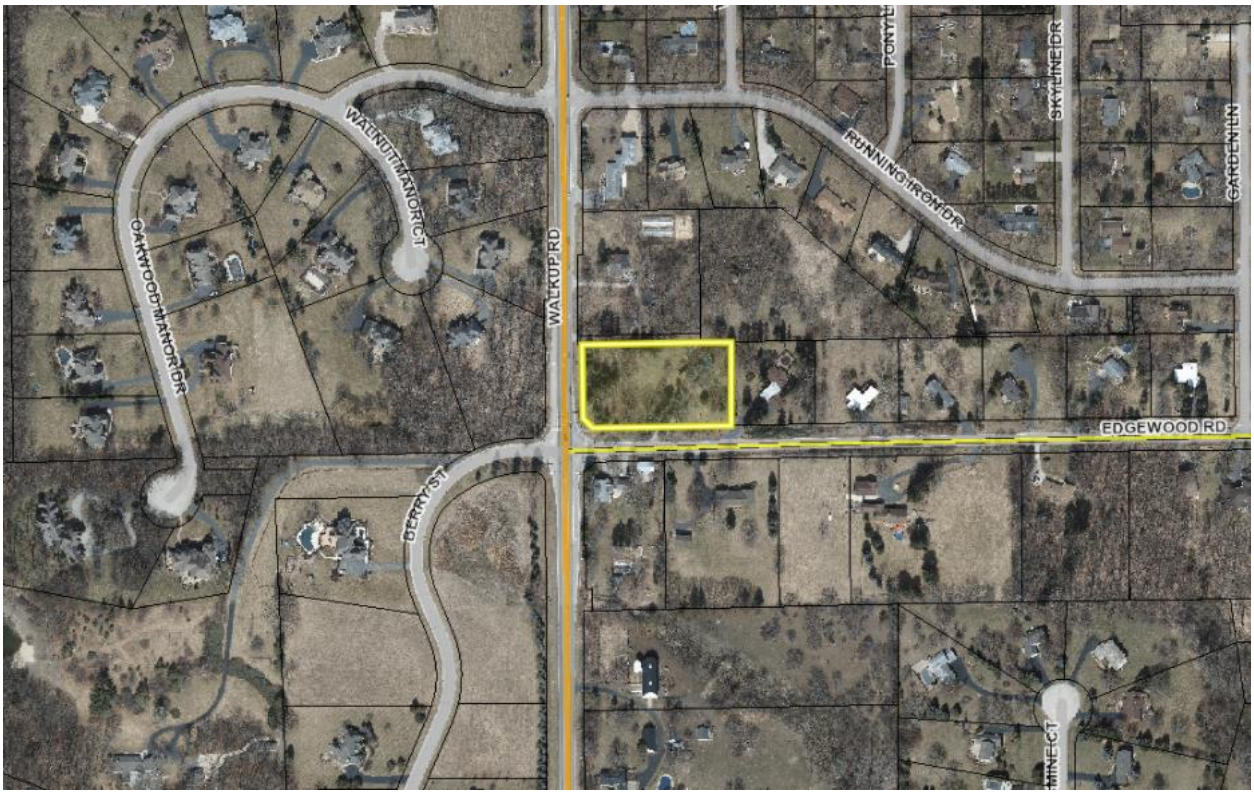
Votes Required to Pass: A simple majority.

PIQ Map

6302 Edgewood Road

Northeast Corner of the Intersection of Walkup Drive and Edgewood Road in Nunda Township

Approximately 0.68 miles outside the City Limits



Agenda Item No: 9b

City Council
Agenda Supplement

Meeting Date: January 4, 2022

Item: Appropriation of Motor Fuel Tax (MFT) funds for construction engineering services related to the North Main Street Improvement

Staff Recommendation: Motion to adopt a Resolution appropriating $360,000 in MFT funds for the North Main Street improvement construction.

Staff Contact: Michael Magnuson, Director of Public Works and Engineering

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Background:

The North Main Street project includes the installation of a new traffic signal with other improvements at the intersection of North Main Street and Route 176 and the resurfacing of North Main Street from Route 176 to south of Woodstock Street. It also includes upgrading the water main along Route 176 and North Main Street. This project utilizes Federal, Motor Fuel Tax (MFT) and Water and Sewer funds.

At the December 21, 2021 City Council meeting, GSG Consultants, Inc. was approved to oversee the construction engineering oversight for this improvement. The City will utilize MFT funds for this portion of the project. The Illinois Department of Transportation (IDOT) administers MFT funds and therefore the City must follow IDOT procedures and requirements. IDOT requires a separate resolution to allocate MFT funds. The attached resolution will allocate the required $360,000.

Any MFT funds that are obligated through IDOT and not spent will be returned to the City's unobligated balance once the project is complete. The City has sufficient reserves in its MFT Fund for this expenditure. This project is partially funded in the Fiscal Year 2021/2022 budget and funds will be carried over into the Fiscal Year 2022/2023 for the completion of the project.

Votes Required to Pass:

A simple majority vote.

Illinois Department of Transportation

Resolution for Improvement Under the Illinois Highway Code

Is this project a bondable capital improvement?

☐ Yes ☐ No

Resolution Type	Resolution Number	Section Number
Supplemental		15-0124-00-PV

BE IT RESOLVED, by the Council (Governing Body Type) of the City (Local Public Agency Type)

of Crystal Lake (Name of Local Public Agency) Illinois that the following described street(s)/road(s)/structure be improved under the Illinois Highway Code. Work shall be done by Contract (Contract or Day Labor).

For Roadway/Street Improvements:

Name of Street(s)/Road(s)	Length (miles)	Route	From	To
N. Main Street	0.32	FAU0124	Route 176	Woodstock Street

For Structures:

Name of Street(s)/Road(s)	Existing Structure No.	Route	Location	Feature Crossed

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

Intersection improvement with new traffic signal, channelization, resurfacing and water main upgrade

2. That there is hereby appropriated the sum of three hundred sixty thousand Dollars ($360,000.00) for the improvement of said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, Nick Kachiroubas (Name of Clerk) City (Local Public Agency Type) Clerk in and for said City (Local Public Agency Type)

of Crystal Lake (Name of Local Public Agency) in the State aforesaid, and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by

Council (Governing Body Type) of Crystal Lake (Name of Local Public Agency) at a meeting held on _____ (Date).

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 4 (Day) day of January, 2022 (Month, Year).

(SEAL)

Clerk Signature | Date

Approved

Regional Engineer
Department of Transportation | Date

Draft

Agenda Item No: 10

City Council
Agenda Supplement

Meeting Date: January 4, 2022

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: 1. Preliminary and Final Planned Unit Development and Variation to allow a Single-Family Detached Dwelling in the B-4 Mixed Use zoning district.

Petitioner: Jean Rinn, Good Deal Capital, LLC, petitioner
Lisa Waggoner, attorney

PZC Recommendation: To approve the Planning & Zoning Commission (PZC) recommendation and adopt an Ordinance granting a Preliminary and Final Planned Unit Development and Variation to allow a Single-Family Detached Dwelling in the B-4 Mixed Use zoning district at 14 Brink Street.

Staff Contact: Kathryn Cowlin, Director of Community Development
Katie Rivard, Assistant City Planner

Background:

- Request: The petitioner is requesting Planned Unit Development approval to allow the subject property to be used as a residential single-family home and a reduction to the rear yard setback to allow the construction of an attached garage.

- Zoning: The site is currently zoned B-4 Mixed-Use Business. A single-family detached dwelling in the B-4 zoning district is a Special Use, which subsequently requires the Planned Unit Development approval.

- The garage addition is required in order to comply with the UDO parking standards for single-family residential dwellings. Single-family detached dwellings require two parking spaces, one space in the garage and one space in the driveway. The previous use of the property was an office use and did not require the enclosed parking area.

PZC Highlights:

- The attorney noted the mix of residential, office, and retail uses within the area. The petitioner also noted the property is too small to sustain a commercial use due to the limited parking.

- The petitioner's architect stated the intent is to preserve the charm of the home so that it fits in with the character of the neighborhood. He also noted they will attempt to preserve an existing tree.
- The PZC asked if the location of the garage addition was the only option. The attorney stated they explored other options, but this is what worked best for the site.
- The PZC was supportive of the request and appreciative of their plans to maintain the historic character of the home.
- The PZC found that the Findings of Fact had been met.

The PZC recommended **approval (5-0)** of the petitioner's request with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Good Deal Capital, dated 10/28/21, received 10/29/21)
   B. Plat of Survey (Vanderstappen, dated 05/20/21, received 10/29/21)
   C. Elevations (ALA Architects, dated 07/23/21, last revised 09/24/21, received 11/16/21)
   D. Site Plan (ALA Architects, dated 07/23/21, last revised 09/24/21, received 11/02/21)

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

Votes Required to Pass: A simple majority

Acknowledgement Form

Regarding 14 Brink Street – Preliminary and Final Planned Unit Development and Variation to allow a Single-Family Detached Dwelling in the B-4 Mixed Use zoning district. Please check one of the choices and sign below.

☑ I hereby acknowledge that I have read, understand, and agree to the staff review comments and recommended conditions contained in the staff report, city staff reviews, and consultant reviews (if applicable).

☐ I hereby acknowledge that I have read, understand, and agree to most of the staff review comments and recommended conditions contained in the staff report, city staff reviews, and consultant reviews (if applicable) but have concerns with the following items:

_____

_____

_____

_____

_____

_____

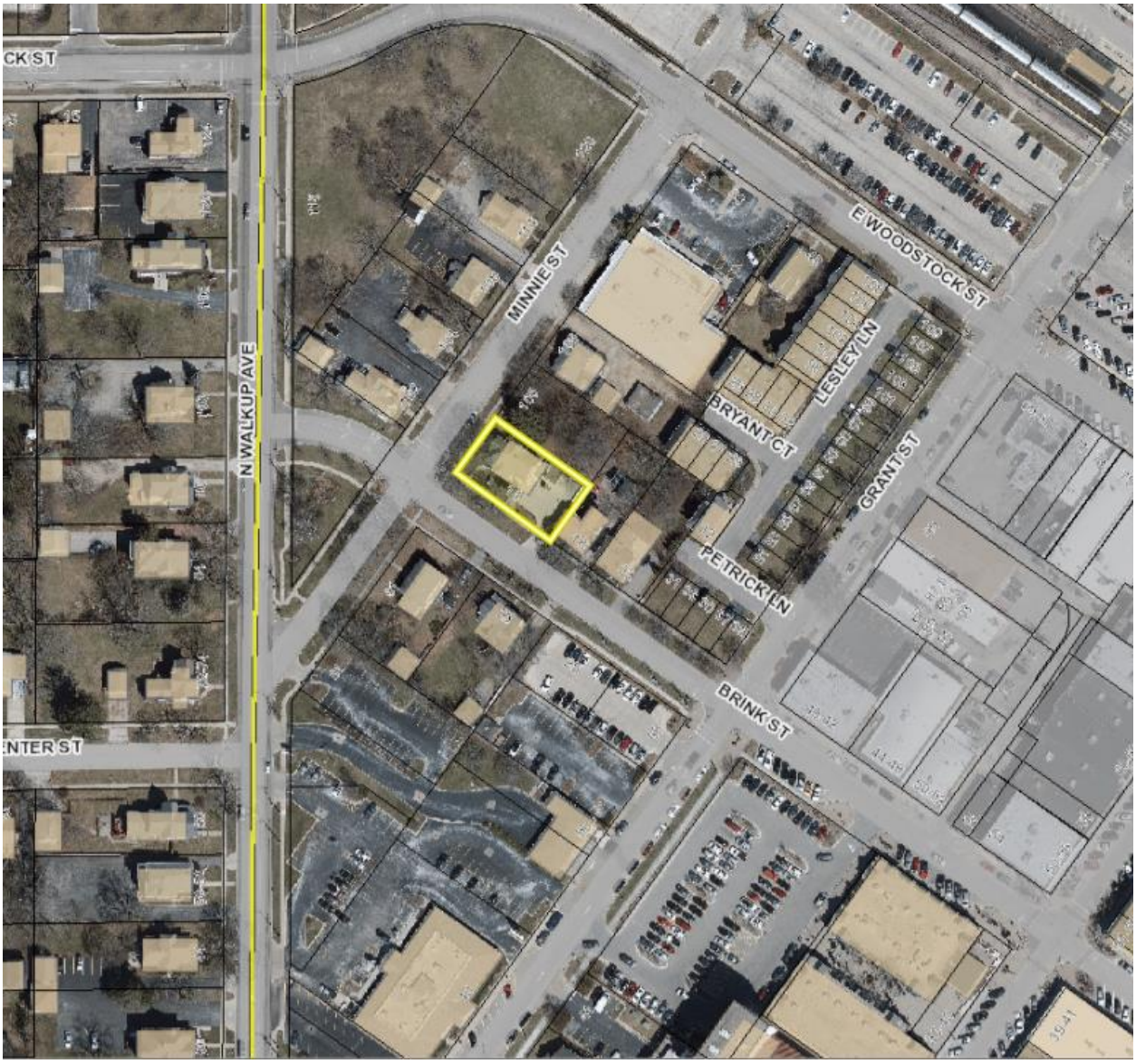
_____

Petitioner's Name: Good Deal Capital, LLC Date: 12.20.21

Signature

PIQ Map

14 Brink Street



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT FOR 14 BRINK STREET

WHEREAS, pursuant to the terms of a Petition (File #PLN-2021-00200) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Preliminary and Final Planned Unit Development to allow a Single-Family Detached Dwelling in the B-4 Mixed-Use Business zoning district; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on November 27, 2021 in the Northwest Herald, held a public hearing at 7:00 p.m., on December 15, 2021 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Preliminary and Final Planned Unit Development, and

WHEREAS, on December 15, 2021, the Planning and Zoning Commission, having fully heard and considered the testimony of all those present at the public hearing who wished to testify, made findings of fact as required by law and recommended to the Mayor and City Council of the City of Crystal Lake that the proposed Preliminary and Final Planned Unit Development be approved, as documented in the minutes; and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Preliminary and Final Planned Unit Development be issued as requested in said Petition.

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

Section I: Preliminary and Final Planned Unit Development to allow a Single-Family Detached Dwelling in the B-4 Mixed-Use Business zoning district for the property commonly known as 14 Brink Street (14-32-478-048) Crystal Lake, Illinois.

Section II: Said Preliminary and Final Planned Unit Development is issued with the following conditions:

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

Draft

A. Application (Good Deal Capital, dated 10/28/21, received 10/29/21)
B. Plat of Survey (Vanderstappen, dated 05/20/21, received 10/29/21)
C. Elevations (ALA Architects, dated 07/23/21, last revised 09/24/21, received 11/16/21)
D. Site Plan (ALA Architects, dated 07/23/21, last revised 09/24/21, received 11/02/21)

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

Section III: That the City Clerk be and is hereby directed that all pertinent records of the City of Crystal Lake show the issuance of a Preliminary and Final Planned Unit Development in accordance with the provisions of this Ordinance, as provided by law.

Section IV: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provide by law.

DATED at Crystal Lake, Illinois, this 4th day of January, 2022.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

Passed: January 4, 2022
Approved: January 4, 2022

Draft

#2021-200
14 Brink Street – Preliminary/Final PUD and Variation
Project Review for Planning and Zoning Commission

Meeting Date: December 15, 2021

Request: Preliminary and Final Planned Unit Development and Variation to allow a Single-Family Detached Dwelling in the B-4 Mixed Use zoning district.

Location: 14 Brink Street

Acreage: 10,890 square feet

Existing Zoning: B-4 Mixed Use Business

Surrounding Properties:

North:	B-4 Mixed Use Business
South:	B-4 Mixed Use Business
East:	B-4 Mixed Use Business
West:	R-O Residential Office

Staff Contact: Katie Rivard (815.356.3612)

Background:

- Existing Use: The subject property is improved with a 2,351 square foot, 2-story residence built in 1900 and associated parking lot. It was occupied by Northern Illinois Counseling Associates.
- UDO Requirements: Single-family detached dwellings are permitted in the B-4 zoning district with the approval of a Planned Unit Development. In order to be legal conforming, the Petitioner is requesting a Preliminary and Final Planned Unit Development and Variation for a rear-yard setback reduction.

Development Analysis:

General:

- Request: The petitioner is requesting Planned Unit Development approval to allow the subject property to be used as a residential single-family home.

- Land Use: The Comprehensive Land Use Plan designates this area as Mixed Use. This is an appropriate land use designation for the variety of Downtown uses including retail, service, entertainment, office and residential.

- Zoning: The site is currently zoned B-4 Mixed-Use Business.

Request Overview:

- The proposed renovation includes adding a two-car garage, a covered front porch, and completing a rear addition. The additions would add 1,855 square feet.
- The existing parking lot, brick walkway, wood planter and deck and stairs would be removed.
- Single-family detached dwellings require two parking spaces, one space in the garage and one space in the driveway. The driveway is required to be a minimum 21 feet in length. The proposed home includes two-car garage driveway that is approximately 23 feet in length and can park at least one vehicle.
- The following chart illustrates the B-4 district bulk standards. A garage addition would require a variation for the rear-yard setback, while all other standards meet the standards.

Bulk Standard	B-4 requirement	Lot – Proposal
Lot Width	50 feet	66 feet
Lot Area	5,000 square feet	10,890 square feet
Front Yard Setback	0 feet	20.35 feet
Side Yard Setbacks	0 feet	19.44 feet and 7.15 feet
Rear Yard Setback	20 feet	**11.79 feet**
Impervious Surface	95%	~44%
Building Coverage	70 %	39%

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Mixed Use, which allows for existing and future live, work, play uses, including retail, service, entertainment, office and residential. The following goal is applicable to this request:

Land Use - Commerce

Goal: Balance the various land uses within the city to create more compact, mixed-use livable neighborhoods which providing a variety of housing, jobs, transportation option and business services.

This can be accomplished with the following supporting action:
Supporting Action: Allow for compact and mixed-use growth.

Findings of fact:

PRELIMINARY and FINAL PLANNED UNIT DEVELOPMENT

The petitioner is requesting approval of a Preliminary and Final Planned Unit Development to

allow a residential use in the B-4 zoning district. The residential use in the B-4 zoning district is a Special Use, which subsequently requires the Planned Unit Development approval. A Special Use requires separate review because of its 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 Residential 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. PUD's 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*

PRELIMINARY PLANNED UNIT DEVELOPMENT – Planned Unit Development Variation

The petitioner is requesting approval of a Preliminary Planned Unit Development to allow variations for the rear yard setback. 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 which may otherwise require individual requests and applications for zoning variations.

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. Although a formal variation request is not required to be made in conjunction with a Planned Unit Development, staff identifies those aspects of the Planned Unit Development which effectively result in variations from UDO requirements. If the evidence is not found to justify these variations from the UDO that fact shall be reported to the City Council with a recommendation that the variations from the UDO which are proposed as part of the Planned Development be lessened or denied.

The Planned Unit Development Amendment proposed by the Petitioner includes the following variations from the UDO:

1. Article 3-200(B)(4) Rear yard setback of 20 feet to allow a setback of 11.79 feet, a variation of 8.21 feet for the attached garage addition.

The garage addition is required in order to comply with the UDO parking standards for single-family residential dwellings. The previous use of the property was an office use and did not require the enclosed parking area.

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 (Good Deal Capital, dated 10/28/21, received 10/29/21)
   B. Plat of Survey (Vanderstappen, dated 05/20/21, received 10/29/21)
   C. Elevations (ALA Architects, dated 07/23/21, last revised 09/24/21, received 11/16/21)
   D. Site Plan (ALA Architects, dated 07/23/21, last revised 09/24/21, received 11/02/21)

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

City of Crystal Lake
Development Application
Ownership Sign-off Acknowledgement Form

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information

Name: Good Deal Capital, LLC

Address: 3611 Berry Court
Crystal Lake, IL 60012

Phone:

E-mail:

Project Name & Description: 14 Brink Street

Special Use for a Planned Unit Development to allow property in the B-4 Mixed-Use Business district to be used as a Single-Family residence. Also a Variation to allow a reduced rear set-back to allow the addition of a new garage to the existing residential structure.

Project Address/Location: 14 Brink Street, NE corner of Brink and Minnie

Signature

Good Deal Capital, LLC,
a DE limited liability company
By: Jean A. Rinn, Manager

10/20/21

Owner: Print and Sign name Date

NOTE: If the property is held in a 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.

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, DECEMBER 15, 2021
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

The meeting was called to order by Mr. Greenman at 7:00 p.m.

Mr. Greenman called the meeting to order. On roll call, members Gronow, Jouron, Skluzacek, Teetsov, and Greenman were present. Members Atkinson and Repholz was absent.

Kathryn Cowlin, Director of Community Development, Elizabeth Maxwell, City Planner, Katie Rivard, Assistant City Planner, and Abigail Wilgreen, City Engineer were present from Staff.

Mr. Greenman said this meeting is being recorded for broadcast and future playback on the City's cable channel. He led the group in the Pledge of Allegiance.

APPROVE MINUTES OF THE DECEMBER 1, 2021 PLANNING AND ZONING COMMISSION MEETING

Mr. Jouron moved to approve the minutes from the December 1, 2021 regular Planning and Zoning Commission meeting as presented. Mr. Skluzacek seconded the motion. On roll call, members Gronow, Jouron, Teetsov, Skluzacek and Greenman voted aye. Motion passed.

2021-202 – 551 CONGRESS PARKWAY APARTMENTS – REZONING, PRELIMINARY PLANNED UNIT DEVELOPMENT AND VARIATION – PUBLIC HEARING

Rezoning from M Manufacturing to R-3B PUD Multi-Family Residential, a Preliminary Planned Unit Development for a 93-unit apartment development, and Variations for lot area, lot width, and density.

The petitioner has requested a continuation to the January 5, 2022 Regular Planning and Zoning Commission meeting.

Mr. Skluzacek made a motion to continue the item to the January 5, 2022 Regular Planning and Zoning Commission meeting. Mr. Jouron seconded the motion. On roll call, members Gronow, Jouron, Teetsov, Skluzacek and Greenman voted aye. Motion passed

2021-200 – 14 BRINK STREET – PRELIMINARY AND FINAL PUD AND SIMPLIFIED RESIDENTIAL VARIATION – PUBLIC HEARING

Preliminary and Final Planned Unit Development and Variation to allow a Single-Family Detached Dwelling in the B-4 Mixed Use zoning district.

The Chairman stated that the petitioner has met all of the legal notice requirements to appear before this commission.

Lisa Waggoner, attorney, Jean Rinn, Owner, and Chris Russo with ALA architects were present to represent the request.

Ms. Waggoner stated the request is to convert the structure back from an office use to a residential use, as well as a variation for the new garage that will be constructed. Since the property is located in the B-4 zoning district, a purely residential property requires a Planned Unit Development. She stated this is an interesting area with a mix of residential, office, and retail uses.

Ms. Rinn stated that she saw this property years ago and loves this area of Downtown. She purchased the property and says it is a stunning example of architecture and fits so well with the character of the neighborhood. This property is prime for a family to be living in it. The property is too small to sustain a commercial use since there is limited area for parking. The use makes more sense for residential.

Mr. Russo spoke about how excited he is about the project and will be keeping the charm of the house and refurbishing it so it remains a great property in the Downtown. He went through the planned interior renovations of the house. He also noted that the siding will be replaced with new Hardi Board and they will work to protect the existing tree. The planned two-car garage will fit on the lot and be of similar architecture to the house.

Staff summarized the request for the Commission.

The Chairman opened the public hearing. There being no one in the audience who wished to speak, he closed the public hearing and turned it over to the Commission.

Mr. Skluzacek asked which lot frontage was considered the front and if that made any difference for the variation. Ms. Rivard confirmed the Minnie Street side is the front yard due to the lot width.

Ms. Teetsov asked if there was any other location for the addition that would not require a variation. Ms. Waggoner stated they looked at several options and this was what worked best with the property. In addition there are other properties with structures that are closer to property lines. Ms. Teetsov appreciated them retaining the historic character.

Mr. Gronow was pleased that they were redeveloping a property in downtown and could support their request. He asked for clarification on the square footage of the new addition and what was included in that calculation.

Mr. Jouron thought this was a very nice project.

Mr. Greenman echoed what was already stated that their plans allowed for modernization that did not look like it was modern. He appreciated the extra efforts in preserving the trees and working so hard to retain the character.

Mr. Skluzacek made a motion to approve the Preliminary and Final Planned Unit Development and Variation to allow a Single-Family Detached Dwelling in the B-4 Mixed Use zoning district at 14 Brink Street with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Good Deal Capital, dated 10/28/21, received 10/29/21)
   B. Plat of Survey (Vanderstappen, dated 05/20/21, received 10/29/21)
   C. Elevations (ALA Architects, dated 07/23/21, last revised 09/24/21, received 11/16/21)
   D. Site Plan (ALA Architects, dated 07/23/21, last revised 09/24/21, received 11/02/21)

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

Mr. Jouron seconded the motion. On roll call, members Gronow, Jouron, Skluzacek, Teetsov, and Greenman voted aye. The motion passed 5-0.

2021-133 – 95 E. CRYSTAL LAKE AVENUE – PRELIMINARY PUD – Public Hearing
Preliminary planned unit development review for a 99-unit multi-family residential development.

The Chairman stated that the petitioner has met all of the legal notice requirements to appear before this commission.

Mr. Tim Beechick, with Hamilton Partners, introduced the team to be sworn in, Mike Rolfs and Todd Berlinghof also with Hamilton Partners, Rick Filler with Harlem Irving, Bob Gundmundson with RWG Engineering, Joe Safin with BSB Design, Steve Spinell with Kinzie Group, Jeff Torrens with Dickson Design Studio, and Mark Saladin, attorney with Zanck, Coen, Wright & Saladin.

Mr. Beechick stated their team was very excited about this project. This property has been vacant for many years, but believe strongly in the potential of this site. There is a need for rental homes. This is a hybrid project with the four-story apartment building and the rental townhomes so it provides two products for the residents. This new population will be able to take advantage of the Downtown shops and support the retail and restaurants.

This site plan is very similar to what was presented during the conceptual plan. The main apartment building will have the amenity space on the first floor and will look similar to a retail tenant. The total number of units is 51 townhomes and 48 apartments.

Mr. Safin has been working on the architecture. Throughout the design process they worked with the clients, as well as staff to understand Crystal Lake's needs and desires and incorporated those into the design. He went through the exterior design process including how they used the topography of the site to work with the design of the architecture and landscape. Mr. Safin showed the floor plans and went through the unit sizes and architecture for both buildings. He did note that they were not able to make changes to the façade to allow for a two-foot projection as requested by staff.

Mr. Safin showed their signage plan, which included the monument sign, way-finding signs, and the wall signage.

Mr. Beechick stated site engineering is very important. Mr. Gundmundson went through the site plan. He discussed the elements of the site and any constraints that needed to be addressed with the design process. This is a redevelopment of a former lumber yard. There will be a full access onto Crystal Lake Avenue and a right-in/right-out access onto Main Street. This right-in/right-out needed to be specially designed so that there was no impact to the railroad right-of-way. He went through the utility layout.

Mr. Greenman asked how many times the rain events have exceeded the 100-year event limits. Ms. Wilgreen stated that this development is meeting the ordinance requirements. McHenry County is looking at changing the design numbers considering new weather patterns.

Mr. Torrens presented the landscape information. He summarized the outdoor amenities that were included with the landscape design. They have a dog park and seating areas. There is a landscape buffer from the adjacent industrial use and office use. Landscape is distributed through the site to help break up the elevations of the buildings and provide nice landscape for the residents. There are several park areas for the residents.

Mr. Filler explained that they were excited to be part of the project and that Harlem Irving has many years of experience in projects like this and knows this can be a great development.

The Chairman opened the public hearing.

Sally Wiggins of 71 South Williams Street stated this is a sharp contrast with the existing historic character of Downtown, also there is a limited amount of open space and very few trees.

Larry Jozwiak, lived in neighborhood for 26 years. He takes Main Street home and turns left on Crystal Lake Avenue and Crystal Lake Avenue backs up. These additional units will cause more of a backup and how can they possibly turn left into the site through all the traffic. He also asked about the detention and how it will get into the basin across the street. Also, there is a large tree on the site and would like to see the Elm tree stay and not have it removed and replaced with tiny trees.

There being no other comments the Chairman closed the public hearing and turned it over to staff.

Ms. Cowlin summarized the petitioner's request and that this is for preliminary approval only. She highlighted the request. Ms. Cowlin described the newly constructed roadway intersection and the traffic analysis that was completed that showed there is sufficient capacity in the road network. She presented an exhibit highlighting the open space and public amenities of the site.

Mr. Jouron asked about the masonry. The petitioner stated it is a full width brick veneer. He stated the design looks really nice. He asked about the traffic analysis. Ms. Wilgreen confirmed that during the traffic

study process the consultant looks at all other adjacent projects and their existing or future traffic impact on the roadway network in conjunction with the property in question.

Mr. Gronow said there has been a lot of progress made from the conceptual. He asked for clarification that the storm water would be handled through pipes to the basin across the street. Ms. Wilgreen confirmed this. She also stated that the traffic study looked at a possible future development on this site when they worked on the intersection project. Mr. Gronow asked about the architecture. Mr. Safin, the architect, explained how the building was designed and there was some projection of the façade, but they wanted to keep the wall plane pretty flat so that the roof trusses would work efficiently with the gable design. That, in addition to the changes in materials and colors, will make the elevations look very nice.

Ms. Teetsov was appreciative of the project and the need for rental is great. This is a historic downtown and this is a pivotal corner. There should be some thought on how to best incorporate this project into the area, this project seems too modern, maybe a Chicago style brick would be better for the area. She asked about landscape behind the townhomes. Mr. Beechick clarified that there is no landscape in those areas between the auto court and the garages for Fire Rescue requirements.

Mr. Skluzacek appreciated all the work that was done and liked the architecture. He asked about the McHenry County Conservation District Prairie Trail on the east side of the project. Mr. Beechick said the bike path will remain and this project will have internal sidewalks that will link to this trail. They think that many of the renters will enjoy the proximity of the trail.

Mr. Greenman stated that the group listened to the comments from the conceptual and made some nice changes on the design. He still has concerns with the traffic in and around the site. He also had concerns with the right-in/right-out that cuts across the Prairie Trail and wanted to be sure there was protection for the cyclists. He asked the petitioner to come up with a plan for snow removal. How will the security for the dog park be planned with lights and fencing to be sure everyone using the area is safe especially when it is dark out. He asked the petitioner to also address this with the final PUD. The architect explained that there is a landscape buffer around the site, but no security fencing. Mr. Greenman asked if the retaining wall at the northeast corner would block any sightlines. Ms. Wilgreen stated that it would be located outside of the sightline triangle.

Mr. Greenman went through the architecture. He asked for more masonry in the elevations of the townhomes. The color palette is so muted and there should be more contrast. He noted that this is an important entrance to the City. The petitioner has done incredible work, though he would like to see something more reflective of the area especially at the corner, not just the retaining wall.

Mr. Beechick shared he was happy to be back before them and said only a few weeks ago they would not have been able to get this project done because of the costs of development now. The project they presented is the highest quality they can execute.

Mr. Beechick added they are reviewing all of the staff comments on the landscape and site conditions. They cannot do the paver area and would like to do a feature, but the pavers are too expensive.

Mr. Gronow made a motion to approve the Preliminary Planned Unit Development review for a 99-unit multi-family residential development at 95 E. Crystal Lake Avenue with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Hamilton Partners, dated 04/13/2021, received 04/20/2021)
   B. Plat of Survey (Terra Technology Land Surveying, Inc., dated 07/15/2021)
   C. Preliminary Site Plan (BSB Design, dated 12/08/2021)
   D. Preliminary Engineering Plan (RWG Engineering LLC, dated 11/18/2021)
   E. Sight Line Exhibit (BSB Design, dated 12/06/2021)
   F. Preliminary Stormwater Management Report (RWG Engineering LLC, dated 09/21/2021)
   G. Preliminary Sign Plan (BSB Design, dated 11/19/2021)
   H. Preliminary Landscape Plan (Dickson Design Studio, dated 12/06/2021)
   I. Colored Renderings (BSB Design, dated 11/19/2021)
   J. Preliminary Elevations & Floor Plans (BSB Design, dated 12/08/2021)
   K. Traffic Study (CivilTech, dated 09/30/2021)

2. Site Plan/Landscape Plan:
   A. Add a stamped concrete or pavers to the internal drive intersection to complement the downtown character.
   B. An acceptable alternative to the fountain in the courtyard is a larger landscape planter.
   C. Work with staff to add accents to the courtyards between Buildings F and G Buildings and E and D similar to the courtyard between H and I. The courtyards should have a larger seasonal planter and a plaza element. This will be dependent on the stormwater requirements.
   D. Add curved bedlines along the apartment building foundation and additional plantings along Main Street to provide privacy to the residents and help accent the development.
   E. Add bicycle parking near the apartment building.

3. Architecture:
   A. Utilize the enhanced side elevation for Building B.
   B. Increase the depth of the townhome front porches one additional foot as agreed in the Memo to Staff dated 12/06/2021.
   C. Add brick to the base of the porch columns for the townhomes facing Main Street as agreed in the Memo to Staff dated 12/06/2021.
   D. Add brackets under the eaves at the corners of the apartment building as agreed in the Memo to Staff dated 12/06/2021.
   E. Add a parapet to the eastern elevation of the apartment building as agreed in the Memo to Staff dated 12/06/2021.

4. Engineering Plan:
   A. Work with staff to finalize easement locations for municipal utilities and resolve any conflicts between easements and landscaping.
   B. Work with staff on final water and sanitary sewer utility locations.
   C. Address the comments of the Stormwater Consultant to verify the basin at the southeast corner of Crystal Lake Avenue and Main Street and storm sewer system can accommodate the proposed development.
   D. At the north site access driveway, a "Do Not Block Driveway" sign is recommended for eastbound traffic along Crystal Lake Avenue to reduce the chances that access to and from the site will be hindered by eastbound queues on Crystal Lake Avenue.

5. Provide a photometric and lighting plan for Final Planned Unit Development that complies with the lighting requirements of the UDO.

6. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works, and Fire Rescue Departments, as well as the City's Stormwater Consultant, Christopher B. Burke Engineering and Planning Consultant, Teska Associates.

Ms. Teetsov seconded the motion. On roll call, members Gronow, Jouron, Skluzacek, Teetsov, and Greenman voted aye. The motion passed 5-0.

REPORT FROM PLANNING

Ms. Maxwell summarized the items that were approved by City Council and noted the items scheduled for the next PZC meeting.

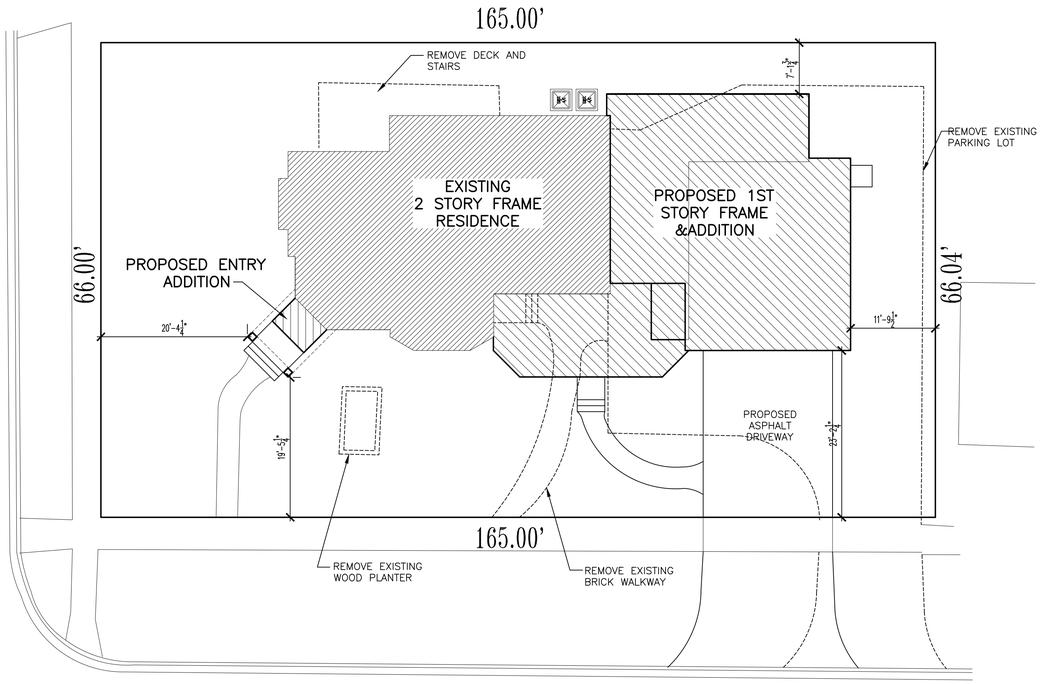
COMMENTS FROM THE COMMISSION

The Commission members wished everyone happy holidays. Mr. Gronow thanked staff for their hard work this year.

ADJOURNMENT

Mr. Jouron made a motion to adjourn the meeting. Mr. Gronow seconded the motion. On voice vote, all members voted aye. The meeting was adjourned at 9:09 p.m.

RINN RESIDENCE
14 BRINK STREET
CRYSTAL LAKE, IL



1E / A000 SITE PLAN

1"=10'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

DESIGN STAGE

	REVISIONS 1	2	3	4	5
CONCEPTUAL DESIGN					
PRELIMINARY DESIGN	07-23-21 BJ	08-06-21 BJ	09-24-21 BJ		
DESIGN DEVELOPMENT					
RELEASE FOR BID					
FINAL REVIEW					
RELEASE FOR PERMIT					
ADDENDUM					

RINN RESIDENCE
14 BRINK STREET
CRYSTAL LAKE, IL

PRELIMINARY

SITE PLAN

Architects & Planners, Inc.
2600 Bolton Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

Job Number: 21254

Sheet Number: A000

File Name: 21254000

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1B / A200 REAR ELEVATION

1/4"=1'-0"



1E / A200 FRONT ELEVATION

1/4"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

DESIGN STAGE

REVISIONS	
1	CONCEPTUAL DESIGN
2	PRELIMINARY DESIGN
3	DESIGN DEVELOPMENT
4	FINAL REVIEW
5	RELEASE FOR PERMIT

RINN RESIDENCE
14 BRINK STREET
CRYSTAL LAKE, IL

PRELIMINARY

FRONT ELEVATION
REAR ELEVATION

A.L.A. Architects & Planners, Inc.
2601 Richardson Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-0200 Fax: 815-788-0201

Job Number: 21254

Sheet Number: A200

File Name: 21254200

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1B A201 LEFT ELEVATION

1/4"=1'-0"



1E A201 RIGHT ELEVATION

1/4"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

DESIGN STAGE

REVISIONS	
1	CONCEPTUAL DESIGN 10-25-21 SM
2	PRELIMINARY DESIGN 08-06-21 SM
3	DESIGN DEVELOPMENT 09-24-21 SM
4	FINAL REVIEW
5	ISSUED FOR PERMIT

RINN RESIDENCE
14 BRINK STREET
CRYSTAL LAKE, IL

RIGHT ELEVATION
LEFT ELEVATION

PRELIMINARY

Architects & Planners, Inc.
200 E Rolen Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-459-2300 Fax: 815-356-9201

Job Number: 21254

Sheet Number: A201

File Name: 21254.001

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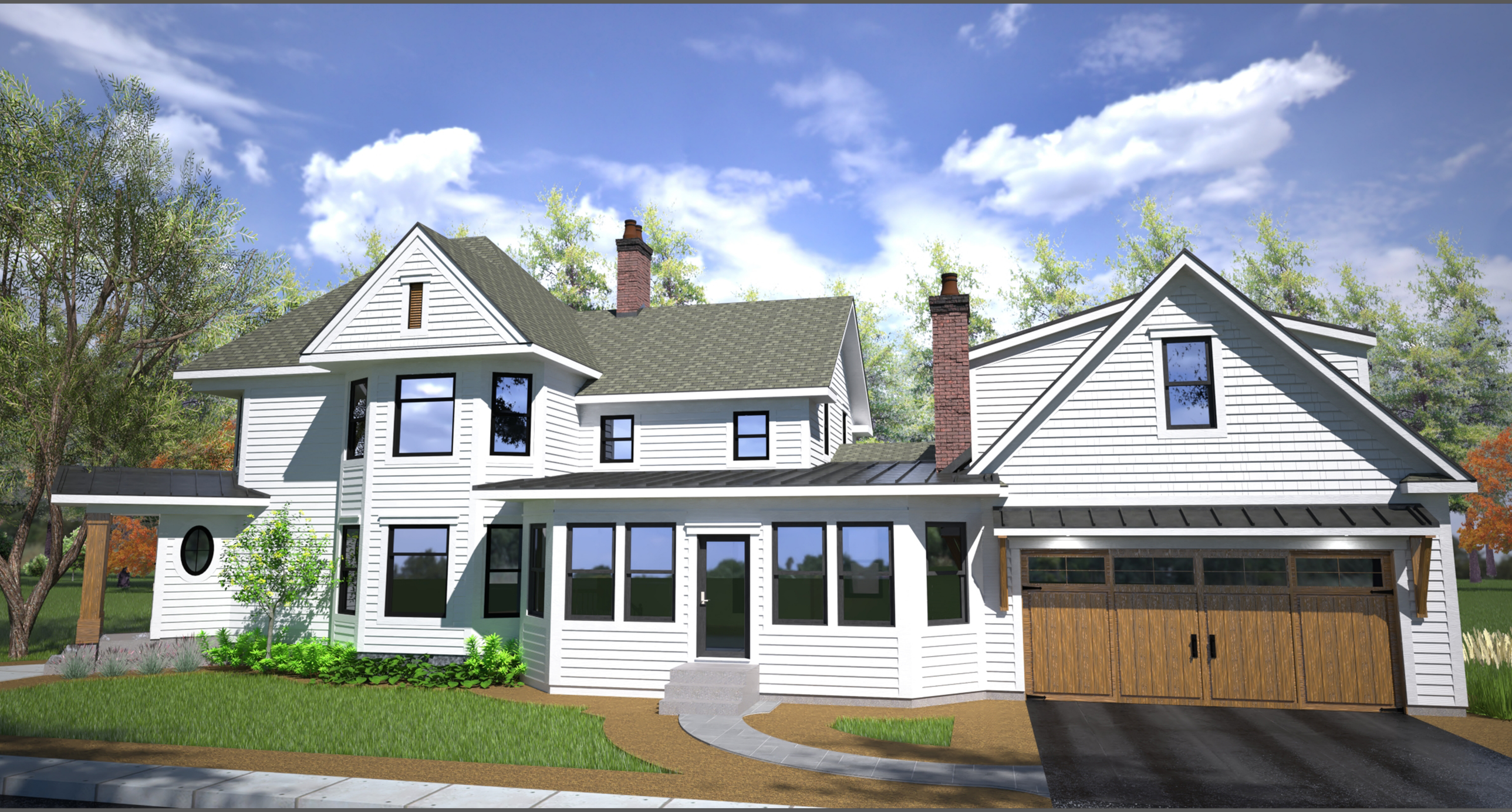
ALA
ARCHITECTS & PLANNERS, INC.



14 Brink Street

Crystal Lake, Illinois

ALA
ARCHITECTS & PLANNERS, INC.



14 Brink Street

Crystal Lake, Illinois



1C A020 EXISTING FRONT ELEVATION

1/4"=1'-0"



1E A020 EXISTING RIGHTELEVATION

1/4"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

DESIGN STAGE
CONCEPTUAL DESIGN
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
PERMIT SET
FINAL REVIEW
BIDDING FOR PERMIT
CONSTRUCTION

REVISIONS
1 10-25-21 SM
2 08-08-21 SM
3 09-24-21 SM
4
5

PRELIMINARY

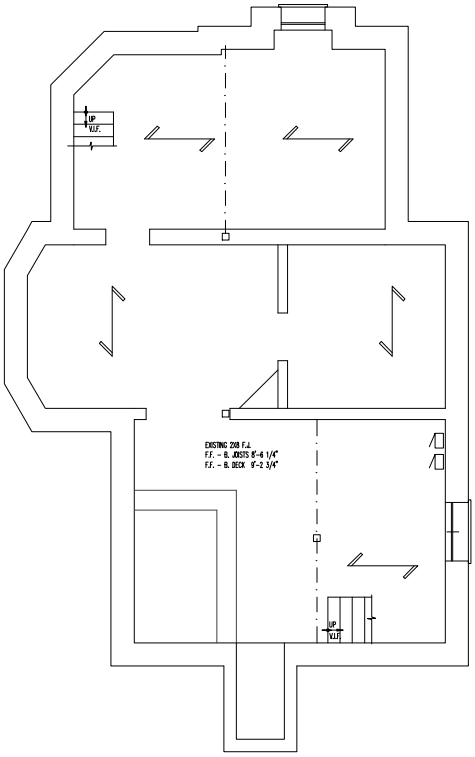
RINN RESIDENCE
14 BRINK STREET
CRYSTAL LAKE, IL

EXISTING FRONT ELEVATION
FRONT ELEVATION

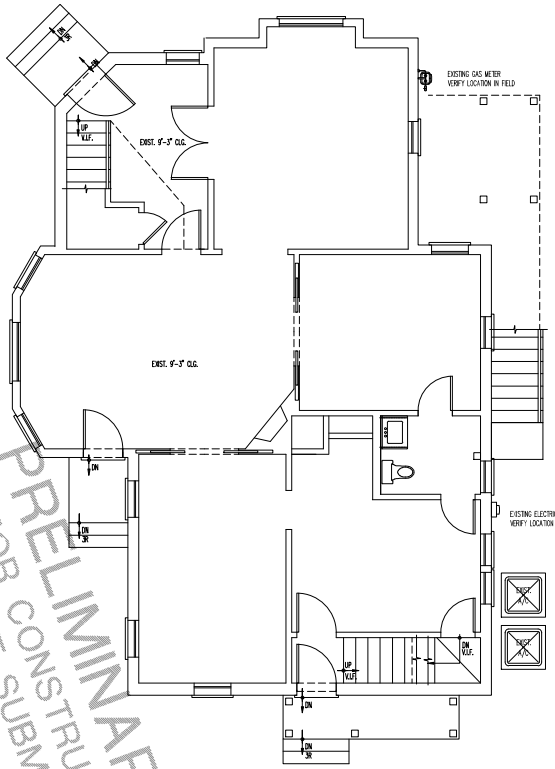
A.L.A. Architects & Planners, Inc.
2601 Dalton Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-790-0500 Fax: 815-788-5011

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Sheet Number: A020
File Name: 21254-A020

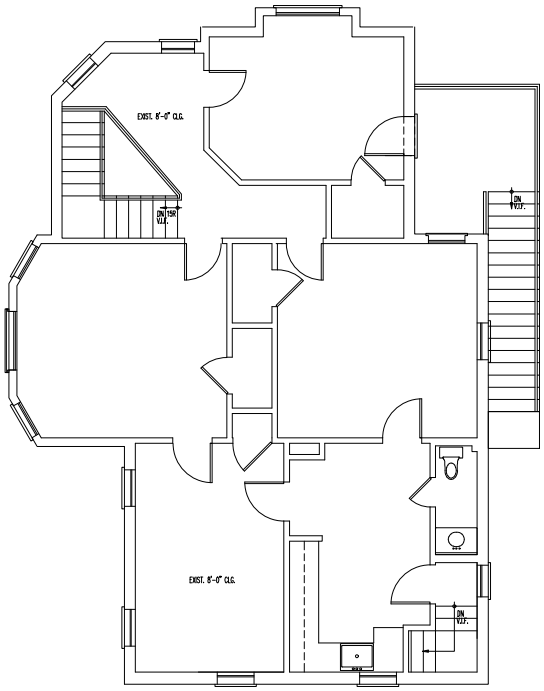
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1E
A000
BASEMENT
1/4"=1'-0"



4E
A000
EXISTING FIRST FLOOR PLAN
1/4"=1'-0"



3E
A000
EXISTING SECOND FLOOR PLAN
1/4"=1'-0"

PRELIMINARY
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OR PERMIT SUBMITTAL

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Sheet Number
A000

Job Number
21254

File Name: 21254010

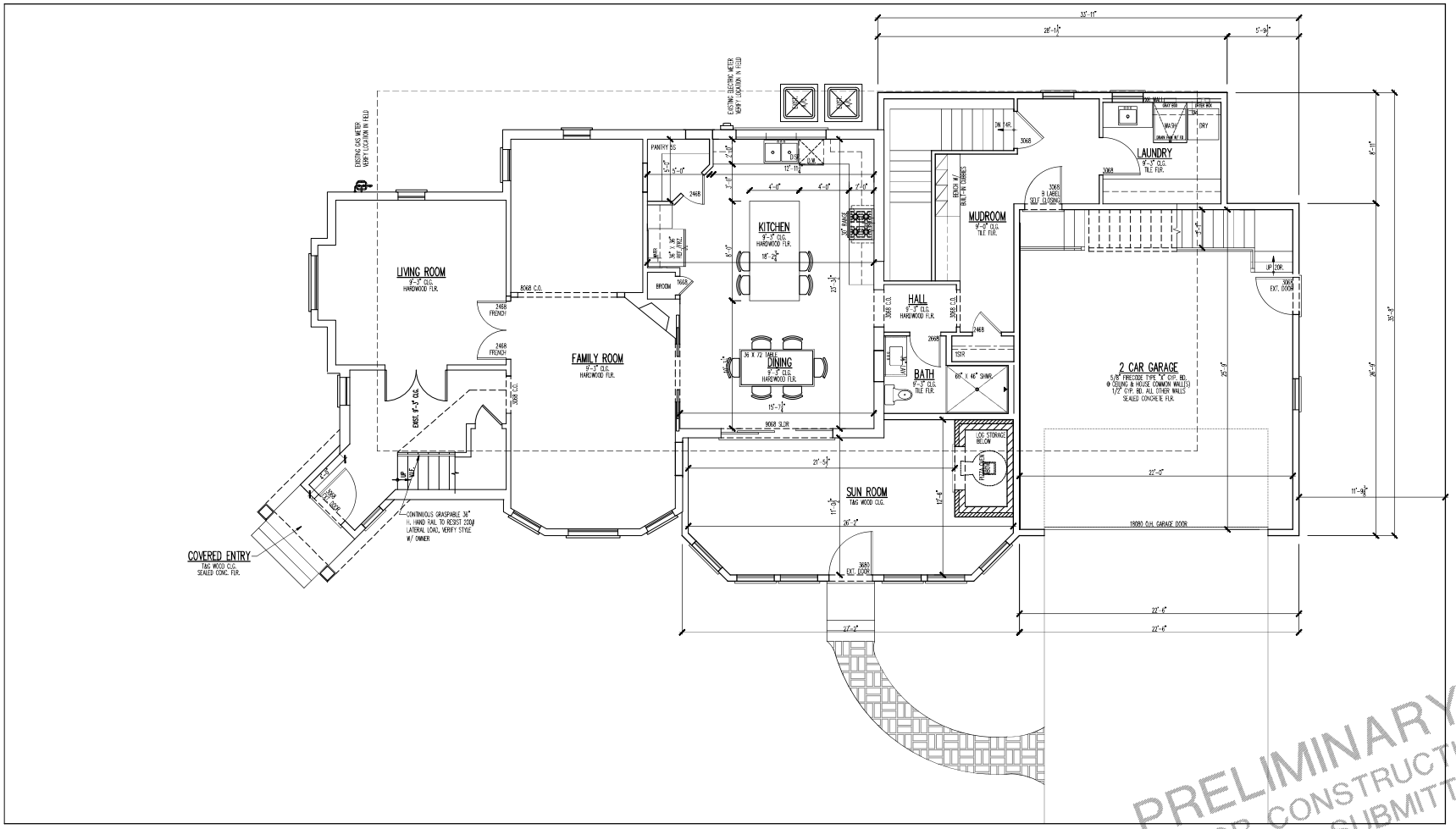
Architects & Planners, Inc.
2600 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

EXISTING FOUNDATION PLAN
EXISTING FIRST FLOOR PLAN
EXISTING SECOND FLOOR PLAN

RINN RESIDENCE
14 BRINK STREET
CRYSTAL LAKE, IL

PRELIMINARY

DESIGN STAGE	REVISIONS 1	2	3	4	5
CONCEPTUAL DESIGN					
PRELIMINARY DESIGN	07-23-21 BAJ	08-06-21 BAJ	09-24-21 BAJ		
DESIGN DEVELOPMENT					
RELEASE FOR BID					
FINAL REVIEW					
RELEASE FOR PERMIT					
REVISION	1	2	3	4	5



NOTE:
ALL DIMENSIONS OF EXISTING WALLS & EXISTING SPACES TO BE VERIFIED IN FIELD BY G.C. PRIOR TO ORDERING OF ANY/ALL MATERIALS & PRIOR TO CONSTRUCTION.

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

1E / A101 FIRST FLOOR PLAN

1/4"=1'-0"

DESIGN STAGE
CONCEPTUAL DESIGN
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
PERMIT SET
FINAL REVISED
RELEASED FOR PERMIT

REVISIONS
1 10-25-21 SM
2 08-06-21 SM
3 09-24-21 SM
4
5

PRELIMINARY

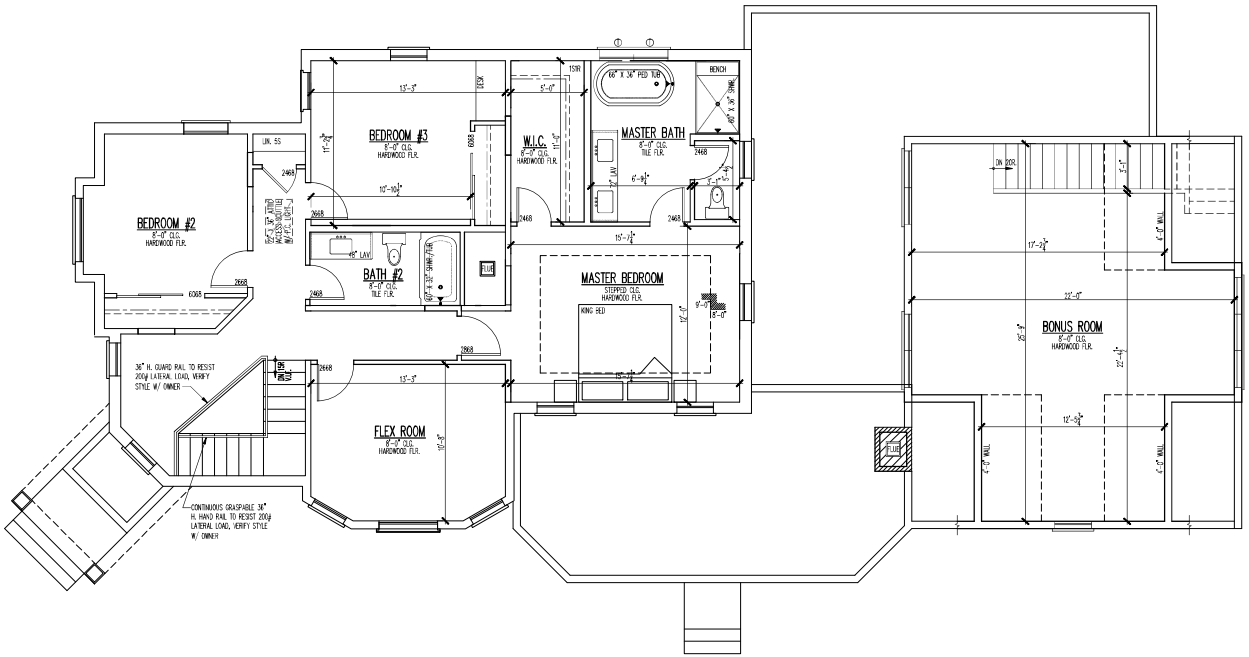
RINN RESIDENCE
14 BRINK STREET
ST. CHARLES, IL

FIRST FLOOR PLAN

A.L.A. Architects & Planners, Inc.
2601 Richen Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-0300 Fax: 815-788-0311

Job Number: 21254
Sheet Number: A101
File Name: 21254-101

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1E / A102 SECOND FLOOR PLAN

1/4"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

DESIGN STAGE

REVISIONS	
1	10-25-21 SM
2	08-08-21 SM
3	09-24-21 SM
4	
5	

CONCEPTUAL DESIGN
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
ISSUED FOR BID
FINAL REVIEW
ISSUED FOR PERMIT

RINN RESIDENCE
14 BRINK STREET
CRYSTAL LAKE, IL

PRELIMINARY

SECOND FLOOR PLAN

A.L.A. Architects & Planners, Inc.
2601 Bolton Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-790-0500 Fax: 815-788-5011

Job Number: 21254

Sheet Number: A102

File Name: 21254102

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Agenda Item No: 11

City Council
Agenda Supplement

Meeting Date: January 4, 2022

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: Preliminary Planned Unit Development (PUD) for a 99-unit multi-family residential development

Petitioner: Tim Beechick, Hamilton Partners, petitioner

PZC Recommendation: To approve the Planning & Zoning Commission (PZC) recommendation and adopt an Ordinance granting a Preliminary Planned Unit Development (PUD) for a 99-unit multi-family residential development at 95 E. Crystal Lake Avenue.

Staff Contact: Kathryn Cowlin, Director of Community Development

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Background:

- The site is the former Hines Lumber property.
- The site was previously approved for the Hummel project, a 6-story mixed-use development including 170 condominium units and 14,248 square feet of commercial space.
- A number of conceptual PUD reviews have been conducted by the Planning & Zoning Commission and City Council for this property. Most recently, the petitioners presented a conceptual plan illustrating a multi-family residential development for the subject property. The conceptual received favorable feedback.

Request:

- The request is for Preliminary PUD and if approved, the petitioner would come back for Final PUD approval with a final plan set.
- Preliminary PUD for a 99-unit multi-family residential development and PUD Variations to allow:
    - A 16-foot rear yard setback,
    - A principal structure height of 49.5 feet and four stories,
    - Reduced interior parking lot landscape islands standards,
    - Growth management allowance, and

- Two freestanding signs.

Comparison of Developments		
	Hummel (approved in 2006)	**Proposed Project**
Development	170 condos & 14,248 sf retail	99 units total (48 apartments & 51 townhome units)
Height	62 feet/ 5 & 6 stories	49.5ft/4-story apartment building & 3-story townhomes
# of Buildings	2 buildings	10 buildings
Parking	Parking provided at street level and basement	Garage parking would be provided for the townhomes and surface parking for the apartment units

Key Points:

- The project proposal includes two residential housing types. A 48-unit apartment building and 51 townhome rental units.
- The proposed apartment building is four stories and 49.5 feet in height. The allowable height for the B-4 Mixed-Use zoning district is three stories and 36 feet in height.
- The proposed site plan complies with the B-4 Mixed-Use zoning district dimensional standards except for the 20-foot rear yard setback, which is proposed at 16 feet.
- Per the UDO, 144 parking spaces would be required for the residential units and 183 spaces are provided.
- The proposed project includes private green spaces for the residents to gather, an outdoor seating area to buffer the parking lot from the street and indoor amenities. The green space is accessible to all residents with the placement of sidewalks throughout the site.
- Near the corner of Crystal Lake Avenue and Main Street, a Downtown Crystal Lake Directory/kiosk is proposed. This feature will help tie the property into downtown.
- Roadway Improvements: When the city completed the intersection improvement at Crystal Lake Avenue and Main Street, the intersection was designed to accommodate the additional traffic generated by this development. The following improvements would be completed:
    - At the north site access driveway, a "Do Not Block Driveway" sign is recommended for eastbound traffic along Crystal Lake Avenue to reduce the chances that access to and from the site will be hindered by eastbound queues on Crystal Lake Avenue.
    - The existing left-turn lane for northbound traffic on Crystal Lake Avenue will be shortened and a shared center left-turn into the subject property will be striped.

PZC Highlights:

- The petitioner agrees with the recommended conditions of approval.
- The PZC suggested adding more brick to the townhomes and/or switching the color scheme of the architecture to enhance the architecture.
    - The petitioner has provided two additional color schemes for the City Council's review.
- Two members of the public spoke, one shared they thought there should be more green space and the second was concerned about vehicles stacking on Crystal Lake Avenue.
- There was a concern that vehicles could turn left into the subject property on Crystal Lake Avenue during rush hour. Staff confirmed the traffic impact study found the movement could be completed based on the recommended enhancements. The shared center left-turn lane will accommodate any vehicles that stack while waiting to turn left into the site.
- The PZC stated that the Findings of Fact had been met.

The PZC recommended **approval (5-0)** of the petitioner's request with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
    A. Application (Hamilton Partners, dated 04/13/2021, received 04/20/2021)
    B. Plat of Survey (Terra Technology Land Surveying, Inc., dated 07/15/2021)
    C. Preliminary Site Plan (BSB Design, dated 12/08/2021)
    D. Preliminary Engineering Plan (RWG Engineering LLC, dated 11/18/2021)
    E. Sight Line Exhibit (BSB Design, dated 12/06/2021)
    F. Preliminary Stormwater Management Report (RWG Engineering LLC, dated 09/21/2021)
    G. Preliminary Sign Plan (BSB Design, dated 11/19/2021)
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    I. Colored Renderings (BSB Design, dated 11/19/2021)
    J. Preliminary Elevations & Floor Plans (BSB Design, dated 12/08/2021)
    K. Traffic Study (CivilTech, dated 09/30/2021)

2. Site Plan/Landscape Plan:
    A. Add a stamped concrete or pavers to the internal drive intersection to complement the downtown character.
    B. An acceptable alternative to the fountain in the courtyard is a larger landscape planter.
    C. Work with staff to add accents to the courtyards between Buildings F and G and Buildings E and D similar to the courtyard between H and I. The courtyards should have a larger seasonal planter and a plaza element. This will be dependent on the stormwater requirements.
    D. Add curved bedlines along the apartment building foundation and additional plantings along Main Street to provide privacy to the residents and help accent the development.
    E. Add bicycle parking near the apartment building.

3. Architecture:
    A. Utilize the enhanced side elevation for Building B.

B. Increase the depth of the townhome front porches one additional foot as agreed in the Memo to Staff dated 12/06/2021.

C. Add brick to the base of the porch columns for the townhomes facing Main Street as agreed in the Memo to Staff dated 12/06/2021.

D. Add brackets under the eaves at the corners of the apartment building as agreed in the Memo to Staff dated 12/06/2021.

E. Add a parapet to the eastern elevation of the apartment building as agreed in the Memo to Staff dated 12/06/2021.

4. Engineering Plan:
   A. Work with staff to finalize easement locations for municipal utilities and resolve any conflicts between easements and landscaping.

   B. Work with staff on final water and sanitary sewer utility locations.

   C. Address the comments of the Stormwater Consultant to verify the basin at the southeast corner of Crystal Lake Avenue and Main Street and storm sewer system can accommodate the proposed development.

   D. At the north site access driveway, a "Do Not Block Driveway" sign is recommended for eastbound traffic along Crystal Lake Avenue to reduce the chances that access to and from the site will be hindered by eastbound queues on Crystal Lake Avenue.

5. Provide a photometric and lighting plan for Final Planned Unit Development that complies with the lighting requirements of the UDO.

6. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works, and Fire Rescue Departments, as well as the City's Stormwater Consultant, Christopher B. Burke Engineering and Planning Consultant, Teska Associates.

Votes Required to Pass: A simple majority

Acknowledgement Form

Regarding 95 E. Crystal Lake Avenue Apartment Project. Please check one of the choices and sign below.

☐ I hereby acknowledge that I have read, understand, and agree to the staff review comments and recommended conditions contained in the staff report, city staff reviews, and consultant reviews (if applicable).

☑ I hereby acknowledge that I have read, understand, and agree to most of the staff review comments and recommended conditions contained in the staff report, city staff reviews, and consultant reviews (if applicable) but have concerns with the following items:

Recommended Conditions of Approval

2. Site Plan / Landscape Plan:

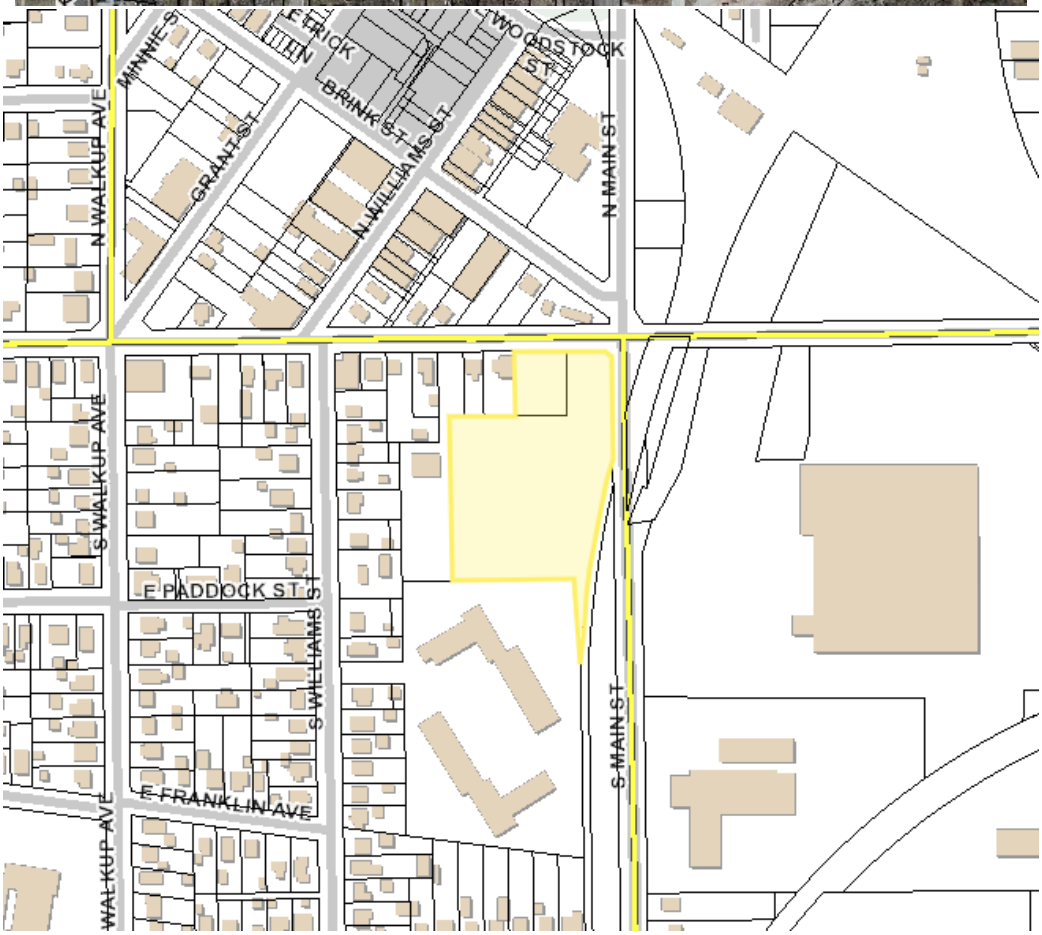
A. Add a stamped concrete or pavers to the internal drive intersection to complement the downtown character.

Response: Petitioner will work with Staff to investigate the application of stamped concrete or stamped asphalt at the intersection of the internal drives, subject to the discretion of the Petitioner.

Petitioner's Name: Timothy B. Bradtke Date: 12/29/2021
Signature

PIQ MAP – 95 E. CRYSTAL LAKE AVE – PRELIMINARY PUD





Ord. No. xxxx
File No. xxx

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A PRELIMINARY PLANNED UNIT DEVELOPMENT AT 95 E. CRYSTAL LAKE AVENUE

WHEREAS, pursuant to the terms of a Petition (File #PLN-2021-133) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Preliminary Planned Unit Development for a 99-unit multi-family residential development at 95 E. Crystal Lake Avenue; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on November 25, 2021 in the Northwest Herald, held a public hearing at 7:00 p.m., on December 15, 2021 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Preliminary Planned Unit Development; and

WHEREAS, on December 15, 2021, the Planning and Zoning Commission, having fully heard and considered the testimony of all those present at the public hearing who wished to testify, made findings of fact as required by law and recommended to the Mayor and City Council of the City of Crystal Lake that the proposed Preliminary Planned Unit Development be approved, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Preliminary Planned Unit Development be issued as requested in said Petition.

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

Section I: That a Preliminary Planned Unit Development for a 99-unit multi-family residential development for the property commonly known as 95 E. Crystal Lake Avenue (19-05-228-061 & 19-05-228-062), Crystal Lake, Illinois.

Section II: Said Preliminary Planned Unit Development is issued with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Hamilton Partners, dated 04/13/2021, received 04/20/2021)
   B. Plat of Survey (Terra Technology Land Surveying, Inc., dated 07/15/2021)
   C. Preliminary Site Plan (BSB Design, dated 12/08/2021)
   D. Preliminary Engineering Plan (RWG Engineering LLC, dated 11/18/2021)

Draft

E. Sight Line Exhibit (BSB Design, dated 12/06/2021)
F. Preliminary Stormwater Management Report (RWG Engineering LLC, dated 09/21/2021)
G. Preliminary Sign Plan (BSB Design, dated 11/19/2021)
H. Preliminary Landscape Plan (Dickson Design Studio, dated 12/06/2021)
I. Colored Renderings (BSB Design, dated 11/19/2021)
J. Preliminary Elevations & Floor Plans (BSB Design, dated 12/08/2021)
K. Traffic Study (CivilTech, dated 09/30/2021)

2. Site Plan/Landscape Plan:
   A. Add a stamped concrete or pavers to the internal drive intersection to complement the downtown character.
   B. An acceptable alternative to the fountain in the courtyard is a larger landscape planter.
   C. Work with staff to add accents to the courtyards between Buildings F and G and Buildings E and D similar to the courtyard between H and I. The courtyards should have a larger seasonal planter and a plaza element. This will be dependent on the stormwater requirements.
   D. Add curved bedlines along the apartment building foundation and additional plantings along Main Street to provide privacy to the residents and help accent the development.
   E. Add bicycle parking near the apartment building.

3. Architecture:
   A. Utilize the enhanced side elevation for Building B.
   B. Increase the depth of the townhome front porches one additional foot as agreed in the Memo to Staff dated 12/06/2021.
   C. Add brick to the base of the porch columns for the townhomes facing Main Street as agreed in the Memo to Staff dated 12/06/2021.
   D. Add brackets under the eaves at the corners of the apartment building as agreed in the Memo to Staff dated 12/06/2021.
   E. Add a parapet to the eastern elevation of the apartment building as agreed in the Memo to Staff dated 12/06/2021.

4. Engineering Plan:
   A. Work with staff to finalize easement locations for municipal utilities and resolve any conflicts between easements and landscaping.
   B. Work with staff on final water and sanitary sewer utility locations.

Draft

C. Address the comments of the Stormwater Consultant to verify the basin at the southeast corner of Crystal Lake Avenue and Main Street and storm sewer system can accommodate the proposed development.

D. At the north site access driveway, a "Do Not Block Driveway" sign is recommended for eastbound traffic along Crystal Lake Avenue to reduce the chances that access to and from the site will be hindered by eastbound queues on Crystal Lake Avenue.

5. Provide a photometric and lighting plan for Final Planned Unit Development that complies with the lighting requirements of the UDO.

6. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works, and Fire Rescue Departments, as well as the City's Stormwater Consultant, Christopher B. Burke Engineering and Planning Consultant, Teska Associates.

Section III: That the City Clerk be and is hereby directed to amend all pertinent records of the City of Crystal Lake to show the issuance of a Preliminary Planned Unit Development in accordance with the provisions of this Ordinance, as provided by law.

Section IV: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provide by law.

DATED at Crystal Lake, Illinois, this 4th day of January, 2022.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

Passed: January 4, 2022
Approved: January 4, 2022

Draft

#PLN-2021-133
95 E. Crystal Lake Ave – Preliminary PUD
Project Review for Planning and Zoning Commission

Meeting Date:	December 15, 2021
Request:	Preliminary planned unit development review for a 99-unit multi-family residential development.
Location:	95 E. Crystal Lake Ave
Acreage:	Approximately 4.8 acres
Zoning:	B-4 – Mixed-Use Business
Surrounding Properties:	North: B-4 – Mixed-Use Business South: R-3B PUD – Multi-Family Residential PUD East: M – Manufacturing West: M-L & R-3A – Manufacturing Limited & Two-Family Residential
Staff Contact:	Kathryn Cowlin (815.356.3798)

Background:

- The site is the former Hines Lumber property.
- The site was previously approved for the Hummel project, a 6-story mixed-use development including 170 condominium units and 14,248 square feet of commercial space.
- A number of conceptual PUD reviews have been conducted by the Planning & Zoning Commission and City Council for this property. Most recently, the petitioners presented a conceptual plan illustrating a multi-family residential development for the subject property. The conceptual received favorable feedback.

Development Analysis:

LAND USE/ZONING

- The site is currently zoned B-4 Mixed-Use Business. Residential developments are permitted in this zoning district with a Planned Unit Development approval.
- The petitioner is requesting variations from the rear yard setback, height restriction, interior parking lot landscaping requirements, signage allowance and growth management requirement in conjunction with the Planned Unit Development.

GENERAL

- The project proposal includes two residential housing types. A 48-unit apartment building and 51 townhome rental units.
- The apartment building would include studio, one and two-bedroom units. There is 1,200 square feet of amenity space included within the building for the residents. The amenity space would be located on the first floor of the building at the corner of the intersection to mimic first floor commercial retail space.
- The townhome units would be a mix of two and three-bedroom units and include a two-car garage for each unit.
- There are a total of ten buildings, one apartment style building and nine townhome style buildings.
- The proposed apartment building is four stories and 49.5 feet in height. The allowable height for the B-4 Mixed-Use zoning district is three stories and 36 feet in height.
- The proposed site plan complies with the B-4 Mixed-Use zoning district dimensional standards except for the 20-foot rear yard setback, which is proposed at 16 feet.

SITE LAYOUT

- The proposed apartment building would be located along Crystal Lake Avenue and Main Street with a reduced setback in order to continue the Downtown Crystal Lake standard. The townhome buildings would be located at the south end of the property and fronting Main Street.
- A full access driveway would be allowed on Crystal Lake Avenue and a right-in/right-out entrance would be allowed on Main Street.
- The petitioner is proposing a mix of residential building types to meet market demands and address the parking requirements.

TRAFFIC IMPACT STUDY

- A traffic impact study was conducted by CivilTech for the proposed project.
- The development traffic was incorporated into the intersection design and built to accommodate development at the subject property.
- Based on the proposed development plans, the following conclusions and recommendations were provided by the consultant:
    - The roadway system surrounding the proposed site, and the intersection of Crystal Lake Avenue and Main Street, have sufficient reserve capacity in the Total traffic conditions and can accommodate the development of the site.

- At the north site access driveway, a "Do Not Block Driveway" sign is recommended for eastbound traffic along Crystal Lake Avenue to reduce the chances that access to and from the site will be hindered by eastbound queues on Crystal Lake Avenue.
- The right-in/right-out access drive on Main Street will operate satisfactorily.

PARKING

- Surface parking would be utilized for the apartment building.
- Two-car garages are proposed for the townhome units and surface parking would be provided for guests.
- Based on the current proposal, 144 parking spaces would be required for the residential units and 183 spaces are provided.

LANDSCAPE PLAN/PLACEMAKING

- The proposed landscape plan includes foundation landscaping, perimeter parking lot landscaping and overall site landscaping.
- Landscaping is provided along the boundaries of the property. In order to further enhance the plan, staff has recommended adding curved beds and landscaping along Main Street.
- The proposed project includes private green spaces for the residents to gather, an outdoor seating area to buffer the parking lot from the street and indoor amenities. The green space is accessible to all residents with the placement of sidewalks throughout the site.
- Near the corner of Crystal Lake Avenue and Main Street, a Downtown Crystal Lake Directory/kiosk is proposed. This feature will help tie the property into downtown.

ELEVATIONS

- Architectural details are carried over between the two building styles for a unified development.
- The building materials include brick and fiber cement siding, which are materials found in other Downtown developments.
- Flat projecting canopies are proposed for the apartment building similar to existing buildings along Main Street to the south of the subject property.
- The following accents are provided throughout the development:
  - Covered entries,
  - Canopies,
  - Projecting eaves,
  - Thick window trim,

  - Gable brackets,
  - Varying window sizes, and
  - A mix of horizontal and board and batten siding.
- The elevations meet the UDO design standards for multifamily residential design.

SIGNAGE

- Two wall signs are proposed on the apartment building. The square footage complies with the UDO standard of being four square feet.
- Two freestanding signs are proposed on the site. The height and sign area comply with the UDO standards of four feet and 16 square feet, respectively.

Findings of Fact:
PRELIMINARY PLANNED UNIT DEVELOPMENT
The petitioner is requesting approval of a Preliminary Planned Unit Development for a 99-unit multi-family residential development. 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 Residential PUDs.

a. Location: A residential PUD can be located anywhere in the City, including any land proposed for annexation.
   ☒ *Meets* ☐ *Does not meet*

b. Permissible uses: 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.
   ☒ *Meets* ☐ *Does not meet*

c. Nonresidential uses: Any nonresidential use permitted in a residential PUD shall be compatible with the residential nature of the development. Parking areas which are intended to serve nonresidential uses shall be separated from those designed to serve residential areas. Unless commercial and residential uses are combined within a single structure, commercial uses shall be separated from dwelling units by a heavily landscaped buffer zone that meets the requirements of Section 4-400, Landscaping and screening standards.
   ☒ *Meets* ☐ *Does not meet*

d. Pedestrian paths: Pedestrian paths shall connect residential uses and nonresidential uses within a residential PUD.
   ☒ *Meets* ☐ *Does not meet*

e. Growth management: A growth management schedule shall be provided to and approved by the City Council, which indicates the number and type of residential units to be constructed in each calendar year. The maximum number of units to be constructed shall be 25 residential units or 15% of the total number of residential units (including all phases of the proposal), whichever is greater, in any calendar year. The City Council with recommendations from the Planning and Zoning Commission, at final PUD approval can approve, deny or adjust the

percentage of an increase in the number of units that can be built in one calendar year. The City Council and the Planning and Zoning Commission shall consider the following criteria in approving an increase in the number of units that can be built annually:

i. Advance dedication of school and park sites and advance payment of school, park and other impact fees;
☒ *Meets* ☐ *Does not meet*

ii. Payment for installation of road impact improvements or fees applicable by law;
☒ *Meets* ☐ *Does not meet*

iii. Smaller subdivisions which encourage in-filling within an established part of the community;
☒ *Meets* ☐ *Does not meet*

iv. Completion of major and collector road networks and critical linkages in the street systems;
☒ *Meets* ☐ *Does not meet*

v. Fulfill a need for various unit types and income levels such as low and moderate-income housing;
☒ *Meets* ☐ *Does not meet*

vi. Provisions which satisfy needed public facilities;
☒ *Meets* ☐ *Does not meet*

vii. Innovative architectural design, quality of exterior materials and creative use of landscaping;
☒ *Meets* ☐ *Does not meet*

viii. Other criteria or extraordinary amenities, not listed above, which may meet the development goals of the City.
☒ *Meets* ☐ *Does not meet*

PRELIMINARY PLANNED UNIT DEVELOPMENT – Planned Unit Development Variation

The petitioner is requesting approval of a Preliminary Planned Unit Development to allow variations for front yard setbacks, yard abutting residential and additional signage. 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 which may otherwise require individual requests and applications for zoning variations.

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. Although a formal variation request is not required to be made in conjunction with a Planned Unit Development, staff identifies those aspects of the Planned Unit Development which effectively result in variations from UDO requirements. If the evidence is not found to justify these variations from the UDO that fact shall be reported to the City Council with a recommendation that the variations from the UDO which are proposed as part of the Planned Development be lessened or denied.

The Planned Unit Development Amendment proposed by the Petitioner includes the following variations from the UDO:

1. Article 3-200(B)(4) Rear yard setback of 20 feet to allow a 16-foot setback for townhomes.

2. Article 3-200(B)(4) Principal Structure height of 36 feet and three stories to allow an overall height of 49.5 feet for the apartment building and four stories.

3. Article 4-500(D)(1)(e) Growth management requirement of 25 residential units or 15% of the total number of residential units in a calendar year to allow construction of the full site.

4. Article 4-400(F)(1)(a) Interior landscape for parking lots to allow for the parallel parking spaces and apartment building parking lot to not have landscape islands.

5. Article 4-1000(D)(2) Signs:

    a. To allow two freestanding signs and
    b. Two four square-foot wall signs.

The proposed development is an infill development in Downtown Crystal Lake. Due to the location and unique property shape, a reduced rear yard setback allows for more usable green space between the townhome units.

The proposed height of the apartment building is reduced from previously approved projects and would complement the character of the Downtown District.

The City has the ability to grant an increase in the annual percentage of total development of a project if factors are met. The following review criteria apply to the proposed project:

- Advance dedication of school and park sites and advance payment of school, park and other impact fees. *(The apartment building is 48-units and greater than the allowed growth management requirement, fees would be paid at time of permit.)*
- Smaller subdivisions which encourage in-fill development within an established part of the community. *(The proposed development is a Planned Unit Development which is classified*

as a subdivision per the UDO, this project is a smaller property and is an in-fill development.)

The reduction in landscape islands allows for additional parking spaces to accommodate guest parking for the residential development.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Urban Residential, which allows for existing and future single-family residential uses. The following goal is applicable to this request:

Land Use - Residential

Goal: Encourage a diversity of high quality housing in appropriate locations throughout the city that supports a variety of lifestyles and invigorates community character.

This can be accomplished with the following supporting action:

Supporting Action: Preserve and enhance the character and livability of existing residential area with architectural and development guidelines. Promote safe, clean and well-maintained housing by encouraging regular repair and maintenance of housing.

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 (Hamilton Partners, dated 04/13/2021, received 04/20/2021)
   B. Plat of Survey (Terra Technology Land Surveying, Inc., dated 07/15/2021)
   C. Preliminary Site Plan (BSB Design, dated 12/08/2021)
   D. Preliminary Engineering Plan (RWG Engineering LLC, dated 11/18/2021)
   E. Sight Line Exhibit (BSB Design, dated 12/06/2021)
   F. Preliminary Stormwater Management Report (RWG Engineering LLC, dated 09/21/2021)
   G. Preliminary Sign Plan (BSB Design, dated 11/19/2021)
   H. Preliminary Landscape Plan (Dickson Design Studio, dated 12/06/2021)
   I. Colored Renderings (BSB Design, dated 11/19/2021)
   J. Preliminary Elevations & Floor Plans (BSB Design, dated 12/08/2021)
   K. Traffic Study (CivilTech, dated 09/30/2021)

2. Site Plan/Landscape Plan:
   A. Add a stamped concrete or pavers to the internal drive intersection to complement the downtown character.
   B. An acceptable alternative to the fountain in the courtyard is a larger landscape planter.
   C. Work with staff to add accents to the courtyards between Buildings F and G Buildings and E and D similar to the courtyard between H and I. The courtyards should have a larger

seasonal planter and a plaza element. This will be dependent on the stormwater requirements.

D. Add curved bedlines along the apartment building foundation and additional plantings along Main Street to provide privacy to the residents and help accent the development.

E. Add bicycle parking near the apartment building.

3. Architecture:
   A. Utilize the enhanced side elevation for Building B.
   B. Increase the depth of the townhome front porches one additional foot as agreed in the Memo to Staff dated 12/06/2021.
   C. Add brick to the base of the porch columns for the townhomes facing Main Street as agreed in the Memo to Staff dated 12/06/2021.
   D. Add brackets under the eaves at the corners of the apartment building as agreed in the Memo to Staff dated 12/06/2021.
   E. Add a parapet to the eastern elevation of the apartment building as agreed in the Memo to Staff dated 12/06/2021.

4. Engineering Plan:
   A. Work with staff to finalize easement locations for municipal utilities and resolve any conflicts between easements and landscaping.
   B. Work with staff on final water and sanitary sewer utility locations.
   C. Address the comments of the Stormwater Consultant to verify the basin at the southeast corner of Crystal Lake Avenue and Main Street and storm sewer system can accommodate the proposed development.
   D. At the north site access driveway, a "Do Not Block Driveway" sign is recommended for eastbound traffic along Crystal Lake Avenue to reduce the chances that access to and from the site will be hindered by eastbound queues on Crystal Lake Avenue.

5. Provide a photometric and lighting plan for Final Planned Unit Development that complies with the lighting requirements of the UDO.

6. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works, and Fire Rescue Departments, as well as the City's Stormwater Consultant, Christopher B. Burke Engineering and Planning Consultant, Teska Associates.

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, DECEMBER 15, 2021
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

The meeting was called to order by Mr. Greenman at 7:00 p.m.

Mr. Greenman called the meeting to order. On roll call, members Gronow, Jouron, Skluzacek, Teetsov, and Greenman were present. Members Atkinson and Repholz was absent.

Kathryn Cowlin, Director of Community Development, Elizabeth Maxwell, City Planner, Katie Rivard, Assistant City Planner, and Abigail Wilgreen, City Engineer were present from Staff.

Mr. Greenman said this meeting is being recorded for broadcast and future playback on the City's cable channel. He led the group in the Pledge of Allegiance.

APPROVE MINUTES OF THE DECEMBER 1, 2021 PLANNING AND ZONING COMMISSION MEETING

Mr. Jouron moved to approve the minutes from the December 1, 2021 regular Planning and Zoning Commission meeting as presented. Mr. Skluzacek seconded the motion. On roll call, members Gronow, Jouron, Teetsov, Skluzacek and Greenman voted aye. Motion passed.

2021-202 – 551 CONGRESS PARKWAY APARTMENTS – REZONING, PRELIMINARY PLANNED UNIT DEVELOPMENT AND VARIATION – PUBLIC HEARING

Rezoning from M Manufacturing to R-3B PUD Multi-Family Residential, a Preliminary Planned Unit Development for a 93-unit apartment development, and Variations for lot area, lot width, and density.

The petitioner has requested a continuation to the January 5, 2022 Regular Planning and Zoning Commission meeting.

Mr. Skluzacek made a motion to continue the item to the January 5, 2022 Regular Planning and Zoning Commission meeting. Mr. Jouron seconded the motion. On roll call, members Gronow, Jouron, Teetsov, Skluzacek and Greenman voted aye. Motion passed

2021-200 – 14 BRINK STREET – PRELIMINARY AND FINAL PUD AND SIMPLIFIED RESIDENTIAL VARIATION – PUBLIC HEARING

Preliminary and Final Planned Unit Development and Variation to allow a Single-Family Detached Dwelling in the B-4 Mixed Use zoning district.

The Chairman stated that the petitioner has met all of the legal notice requirements to appear before this commission.

Lisa Waggoner, attorney, Jean Rinn, Owner, and Chris Russo with ALA architects were present to represent the request.

Ms. Waggoner stated the request is to convert the structure back from an office use to a residential use, as well as a variation for the new garage that will be constructed. Since the property is located in the B-4 zoning district, a purely residential property requires a Planned Unit Development. She stated this is an interesting area with a mix of residential, office, and retail uses.

Ms. Rinn stated that she saw this property years ago and loves this area of Downtown. She purchased the property and says it is a stunning example of architecture and fits so well with the character of the neighborhood. This property is prime for a family to be living in it. The property is too small to sustain a commercial use since there is limited area for parking. The use makes more sense for residential.

Mr. Russo spoke about how excited he is about the project and will be keeping the charm of the house and refurbishing it so it remains a great property in the Downtown. He went through the planned interior renovations of the house. He also noted that the siding will be replaced with new Hardi Board and they will work to protect the existing tree. The planned two-car garage will fit on the lot and be of similar architecture to the house.

Staff summarized the request for the Commission.

The Chairman opened the public hearing. There being no one in the audience who wished to speak, he closed the public hearing and turned it over to the Commission.

Mr. Skluzacek asked which lot frontage was considered the front and if that made any difference for the variation. Ms. Rivard confirmed the Minnie Street side is the front yard due to the lot width.

Ms. Teetsov asked if there was any other location for the addition that would not require a variation. Ms. Waggoner stated they looked at several options and this was what worked best with the property. In addition there are other properties with structures that are closer to property lines. Ms. Teetsov appreciated them retaining the historic character.

Mr. Gronow was pleased that they were redeveloping a property in downtown and could support their request. He asked for clarification on the square footage of the new addition and what was included in that calculation.

Mr. Jouron thought this was a very nice project.

Mr. Greenman echoed what was already stated that their plans allowed for modernization that did not look like it was modern. He appreciated the extra efforts in preserving the trees and working so hard to retain the character.

Mr. Skluzacek made a motion to approve the Preliminary and Final Planned Unit Development and Variation to allow a Single-Family Detached Dwelling in the B-4 Mixed Use zoning district at 14 Brink Street with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Good Deal Capital, dated 10/28/21, received 10/29/21)
   B. Plat of Survey (Vanderstappen, dated 05/20/21, received 10/29/21)
   C. Elevations (ALA Architects, dated 07/23/21, last revised 09/24/21, received 11/16/21)
   D. Site Plan (ALA Architects, dated 07/23/21, last revised 09/24/21, received 11/02/21)

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

Mr. Jouron seconded the motion. On roll call, members Gronow, Jouron, Skluzacek, Teetsov, and Greenman voted aye. The motion passed 5-0.

2021-133 – 95 E. CRYSTAL LAKE AVENUE – PRELIMINARY PUD – Public Hearing
Preliminary planned unit development review for a 99-unit multi-family residential development.

The Chairman stated that the petitioner has met all of the legal notice requirements to appear before this commission.

Mr. Tim Beechick, with Hamilton Partners, introduced the team to be sworn in, Mike Rolfs and Todd Berlinghof also with Hamilton Partners, Rick Filler with Harlem Irving, Bob Gundmundson with RWG Engineering, Joe Safin with BSB Design, Steve Spinell with Kinzie Group, Jeff Torrens with Dickson Design Studio, and Mark Saladin, attorney with Zanck, Coen, Wright & Saladin.

Mr. Beechick stated their team was very excited about this project. This property has been vacant for many years, but believe strongly in the potential of this site. There is a need for rental homes. This is a hybrid project with the four-story apartment building and the rental townhomes so it provides two products for the residents. This new population will be able to take advantage of the Downtown shops and support the retail and restaurants.

This site plan is very similar to what was presented during the conceptual plan. The main apartment building will have the amenity space on the first floor and will look similar to a retail tenant. The total number of units is 51 townhomes and 48 apartments.

Mr. Safin has been working on the architecture. Throughout the design process they worked with the clients, as well as staff to understand Crystal Lake's needs and desires and incorporated those into the design. He went through the exterior design process including how they used the topography of the site to work with the design of the architecture and landscape. Mr. Safin showed the floor plans and went through the unit sizes and architecture for both buildings. He did note that they were not able to make changes to the façade to allow for a two-foot projection as requested by staff.

Mr. Safin showed their signage plan, which included the monument sign, way-finding signs, and the wall signage.

Mr. Beechick stated site engineering is very important. Mr. Gundmundson went through the site plan. He discussed the elements of the site and any constraints that needed to be addressed with the design process. This is a redevelopment of a former lumber yard. There will be a full access onto Crystal Lake Avenue and a right-in/right-out access onto Main Street. This right-in/right-out needed to be specially designed so that there was no impact to the railroad right-of-way. He went through the utility layout.

Mr. Greenman asked how many times the rain events have exceeded the 100-year event limits. Ms. Wilgreen stated that this development is meeting the ordinance requirements. McHenry County is looking at changing the design numbers considering new weather patterns.

Mr. Torrens presented the landscape information. He summarized the outdoor amenities that were included with the landscape design. They have a dog park and seating areas. There is a landscape buffer from the adjacent industrial use and office use. Landscape is distributed through the site to help break up the elevations of the buildings and provide nice landscape for the residents. There are several park areas for the residents.

Mr. Filler explained that they were excited to be part of the project and that Harlem Irving has many years of experience in projects like this and knows this can be a great development.

The Chairman opened the public hearing.

Sally Wiggins of 71 South Williams Street stated this is a sharp contrast with the existing historic character of Downtown, also there is a limited amount of open space and very few trees.

Larry Jozwiak, lived in neighborhood for 26 years. He takes Main Street home and turns left on Crystal Lake Avenue and Crystal Lake Avenue backs up. These additional units will cause more of a backup and how can they possibly turn left into the site through all the traffic. He also asked about the detention and how it will get into the basin across the street. Also, there is a large tree on the site and would like to see the Elm tree stay and not have it removed and replaced with tiny trees.

There being no other comments the Chairman closed the public hearing and turned it over to staff.

Ms. Cowlin summarized the petitioner's request and that this is for preliminary approval only. She highlighted the request. Ms. Cowlin described the newly constructed roadway intersection and the traffic analysis that was completed that showed there is sufficient capacity in the road network. She presented an exhibit highlighting the open space and public amenities of the site.

Mr. Jouron asked about the masonry. The petitioner stated it is a full width brick veneer. He stated the design looks really nice. He asked about the traffic analysis. Ms. Wilgreen confirmed that during the traffic

study process the consultant looks at all other adjacent projects and their existing or future traffic impact on the roadway network in conjunction with the property in question.

Mr. Gronow said there has been a lot of progress made from the conceptual. He asked for clarification that the storm water would be handled through pipes to the basin across the street. Ms. Wilgreen confirmed this. She also stated that the traffic study looked at a possible future development on this site when they worked on the intersection project. Mr. Gronow asked about the architecture. Mr. Safin, the architect, explained how the building was designed and there was some projection of the façade, but they wanted to keep the wall plane pretty flat so that the roof trusses would work efficiently with the gable design. That, in addition to the changes in materials and colors, will make the elevations look very nice.

Ms. Teetsov was appreciative of the project and the need for rental is great. This is a historic downtown and this is a pivotal corner. There should be some thought on how to best incorporate this project into the area, this project seems too modern, maybe a Chicago style brick would be better for the area. She asked about landscape behind the townhomes. Mr. Beechick clarified that there is no landscape in those areas between the auto court and the garages for Fire Rescue requirements.

Mr. Skluzacek appreciated all the work that was done and liked the architecture. He asked about the McHenry County Conservation District Prairie Trail on the east side of the project. Mr. Beechick said the bike path will remain and this project will have internal sidewalks that will link to this trail. They think that many of the renters will enjoy the proximity of the trail.

Mr. Greenman stated that the group listened to the comments from the conceptual and made some nice changes on the design. He still has concerns with the traffic in and around the site. He also had concerns with the right-in/right-out that cuts across the Prairie Trail and wanted to be sure there was protection for the cyclists. He asked the petitioner to come up with a plan for snow removal. How will the security for the dog park be planned with lights and fencing to be sure everyone using the area is safe especially when it is dark out. He asked the petitioner to also address this with the final PUD. The architect explained that there is a landscape buffer around the site, but no security fencing. Mr. Greenman asked if the retaining wall at the northeast corner would block any sightlines. Ms. Wilgreen stated that it would be located outside of the sightline triangle.

Mr. Greenman went through the architecture. He asked for more masonry in the elevations of the townhomes. The color palette is so muted and there should be more contrast. He noted that this is an important entrance to the City. The petitioner has done incredible work, though he would like to see something more reflective of the area especially at the corner, not just the retaining wall.

Mr. Beechick shared he was happy to be back before them and said only a few weeks ago they would not have been able to get this project done because of the costs of development now. The project they presented is the highest quality they can execute.

Mr. Beechick added they are reviewing all of the staff comments on the landscape and site conditions. They cannot do the paver area and would like to do a feature, but the pavers are too expensive.

Mr. Gronow made a motion to approve the Preliminary Planned Unit Development review for a 99-unit multi-family residential development at 95 E. Crystal Lake Avenue with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Hamilton Partners, dated 04/13/2021, received 04/20/2021)
   B. Plat of Survey (Terra Technology Land Surveying, Inc., dated 07/15/2021)
   C. Preliminary Site Plan (BSB Design, dated 12/08/2021)
   D. Preliminary Engineering Plan (RWG Engineering LLC, dated 11/18/2021)
   E. Sight Line Exhibit (BSB Design, dated 12/06/2021)
   F. Preliminary Stormwater Management Report (RWG Engineering LLC, dated 09/21/2021)
   G. Preliminary Sign Plan (BSB Design, dated 11/19/2021)
   H. Preliminary Landscape Plan (Dickson Design Studio, dated 12/06/2021)
   I. Colored Renderings (BSB Design, dated 11/19/2021)
   J. Preliminary Elevations & Floor Plans (BSB Design, dated 12/08/2021)
   K. Traffic Study (CivilTech, dated 09/30/2021)

2. Site Plan/Landscape Plan:
   A. Add a stamped concrete or pavers to the internal drive intersection to complement the downtown character.
   B. An acceptable alternative to the fountain in the courtyard is a larger landscape planter.
   C. Work with staff to add accents to the courtyards between Buildings F and G Buildings and E and D similar to the courtyard between H and I. The courtyards should have a larger seasonal planter and a plaza element. This will be dependent on the stormwater requirements.
   D. Add curved bedlines along the apartment building foundation and additional plantings along Main Street to provide privacy to the residents and help accent the development.
   E. Add bicycle parking near the apartment building.

3. Architecture:
   A. Utilize the enhanced side elevation for Building B.
   B. Increase the depth of the townhome front porches one additional foot as agreed in the Memo to Staff dated 12/06/2021.
   C. Add brick to the base of the porch columns for the townhomes facing Main Street as agreed in the Memo to Staff dated 12/06/2021.
   D. Add brackets under the eaves at the corners of the apartment building as agreed in the Memo to Staff dated 12/06/2021.
   E. Add a parapet to the eastern elevation of the apartment building as agreed in the Memo to Staff dated 12/06/2021.

4. Engineering Plan:
   A. Work with staff to finalize easement locations for municipal utilities and resolve any conflicts between easements and landscaping.
   B. Work with staff on final water and sanitary sewer utility locations.
   C. Address the comments of the Stormwater Consultant to verify the basin at the southeast corner of Crystal Lake Avenue and Main Street and storm sewer system can accommodate the proposed development.
   D. At the north site access driveway, a "Do Not Block Driveway" sign is recommended for eastbound traffic along Crystal Lake Avenue to reduce the chances that access to and from the site will be hindered by eastbound queues on Crystal Lake Avenue.

5. Provide a photometric and lighting plan for Final Planned Unit Development that complies with the lighting requirements of the UDO.

6. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works, and Fire Rescue Departments, as well as the City's Stormwater Consultant, Christopher B. Burke Engineering and Planning Consultant, Teska Associates.

Ms. Teetsov seconded the motion. On roll call, members Gronow, Jouron, Skluzacek, Teetsov, and Greenman voted aye. The motion passed 5-0.

REPORT FROM PLANNING

Ms. Maxwell summarized the items that were approved by City Council and noted the items scheduled for the next PZC meeting.

COMMENTS FROM THE COMMISSION

The Commission members wished everyone happy holidays. Mr. Gronow thanked staff for their hard work this year.

ADJOURNMENT

Mr. Jouron made a motion to adjourn the meeting. Mr. Gronow seconded the motion. On voice vote, all members voted aye. The meeting was adjourned at 9:09 p.m.

City of Crystal Lake Development Ap

Office Use Only
File # _____

Project Title: 95 E. Crystal Lake Avenue - Crystal Lake, IL 60014

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: Timothy G. Beechick / Hamilton Partners

Address: 1130 Lake Cook Road - #190

Buffalo Grove, IL 60089

Phone: 847-459-9225

Fax: 847-459-8918

E-mail: tbeechick@hpre.com

Owner Information (if different)

Name: First Midwest Bank - Amanda Panozzo

Address: 8750 W. Bryn Mawr - Suite #1300

Chicago, IL 60631

Phone: 708-576-7148

Fax: 708-398-3577

E-mail: amanda.panozzo@firstmidwest.com

Property Information

Project Description: The property is 4.608 acres of vacant land located at the SW corner of Crystal Lake Avenue and Main Street, formerly housing the business of Hines Lumber Yard. The proposed use would be for multi-family use with the development of a rental community containing a 4-story apartment building with 48 units along with 51 townhomes for a total of 99 rental units.

Project Address/Location: 95 Crystal Lake Avenue - Crystal Lake, IL 60014

Located at the Southwest corner of Crystal Lake Avenue and Main Street in Crystal Lake

PIN Number(s): 19-05-228-051 / 19-05-228-062

Development Team

Please include address, phone, fax and e-mail

Developer: Hamilton Partners and Harlem Irving Companies

Architect: BSB Design Inc 220 N. Smith - St. #210-Palatine, IL 60067 / Joe Safin - jsafin@bsbdesign.com 847-776-3293

Attorney: Zanck Coen Wright and Saladin PC -40 Brink St.,Crystal Lake,IL 60014 / Mark Saladin-msaladin@zcwlaw.com 815-459-8800

Engineer: RWG Engineering, Ltd. -975 E 22nd St, Wheaton, IL 60189/Bob Gudmundson-rwg@rwg-engineering.com 630-774-9301

Landscape Architect: Dickson Design Studio 526 Skyline Dr, Algonquin,IL 60102 / Sharon Dickson-sdickson@dicksondesignstudio.com - 847-878-4019

Planner: BSB Design Inc. 220 N. Smith, #210,Palatine, IL 60067-Joe Safin-jsafin@bsbdesign.com 847-776-3293

Surveyor: Terra Technology Land Surveying Inc. 24198 Rose Ave,Lake Zurich, IL 60047/TTLS.1@sbcglobal.net 847-540-8606

Other:

Signatures

Hamilton Partners / Timothy G. Beechick 11/19/2021

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.

Amanda L. Panozzo, VP, First Midwest Bank DocuSigned by: Amanda L. Panozzo 0C7690922B084B0... 11/19/2021

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.

Illinois Department of
Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
http://dnr.state.il.us

JB Pritzker, Governor
Colleen Callahan, Director

June 30, 2021

Melissa Rekasius
Hamilton Partners, Inc.
1130 W. Lake Cook Road
Buffalo Grove, IL 60089

RE: Crystal Lake Residential
Project Number(s): 2115196 [630]
County: McHenry

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Adam Rawe

Adam Rawe
Division of Ecosystems and Environment
217-785-5500

ILLINOIS
DEPARTMENT OF NATURAL RESOURCES

Illinois Department of **Natural Resources**

JB Pritzker, Governor
Colleen Callahan, Director

www.dnr.illinois.gov

Mailing address: State Historic Preservation Office, 1 Old State Capitol Plaza, Springfield, IL 62701

McHenry County
Crystal Lake
SW of Crystal Lake Ave. & Main St.
IEPA, RWG-630-005-21
*New construction, mixed-use residential development

PLEASE REFER TO: SHPO LOG #006062921

July 21, 2021

Melissa Rekasius
RWG Engineering, LLC
975 East 22nd Street, Suite 400
Wheaton, IL 60189

Dear Ms. Rekasius:

The Illinois State Historic Preservation Office is required by the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420, as amended, 17 IAC 4180) to review all state funded, permitted or licensed undertakings for their effect on cultural resources. Pursuant to this, we have received information regarding the referenced project for our comment.

Our staff has reviewed the specifications under the state law and assessed the impact of the project as submitted by your office. We have determined, based on the available information, that no significant historic, architectural or archaeological resources are located within the proposed project area.

According to the information you have provided concerning your proposed project, apparently there is no federal involvement in your project. However, please note that the state law is less restrictive than the federal cultural resource laws concerning archaeology. If your project will use federal loans or grants, need federal agency permits, use federal property, or involve assistance from a federal agency, then your project must be reviewed under the National Historic Preservation Act of 1966, as amended. Please notify us immediately if such is the case.

This clearance remains in effect for two (2) years from date of issuance. It does not pertain to any discovery during construction, nor is it a clearance for purposes of the IL Human Skeletal Remains Protection Act (20 ILCS 3440).

Please retain this letter in your files as evidence of compliance with the Illinois State Agency Historic Resources Preservation Act.

If further assistance is needed please contact Jeff Kruchten, Chief Archaeologist at 217/785-1279 or Jeffery.kruchten@illinois.gov.

Sincerely,

Carey L. Mayer

Carey L. Mayer
Deputy State Historic
Preservation Officer

DATE: September 21, 2021
PROJECT NUMBER: 630-005-21

Detention Sizing for Crystal Lake Residential

The detention for the Crystal Lake Residential project will be provided in an existing basin on the east side of Main Street. Typically, the County nomograph could be used to determine the volume required. However, the nomograph has not been updated to incorporate the updated Bulletin 75 rainfall data. As such, a hypothetical basin was modeled to determine how much detention is necessary using current rainfall data and a dual restrictor maintaining the allowable 2-year release rate at 0.04 cfs/ac and the allowable 100-year release rate at 0.15 cfs/ac. The results are in the attached report and show a required 100-year volume of 97,093 CF (2.23 ac-ft) at the allowable release rate of 0.69 cfs for the 100-year storm event. For comparison, when we used the old nomograph with the out-of-date Bulletin 70 rainfall as a barometer, we came up with 1.75 ac-ft required. The increase in detention volume requirement of 0.48 ac-ft (ie 2.23 ac-ft minus 1.75 ac-ft), which is a 27% increase, is basically in line with the rainfall data modification between the old Bulletin 70 and the new Bulletin 75.

CIVILTECH

Civiltech Engineering, Inc.
www.civiltechinc.com

Two Pierce Place, Suite 1400
Itasca, IL 60143
Phone: 630.773.3900
Fax: 630.773.3975

30 N LaSalle Street, Suite 3220
Chicago, IL 60602
Phone: 312.726.5910
Fax: 312.726.5911

Transportation Design

Traffic Engineering

Civil Engineering

Construction Engineering

Environmental Studies

Water Resources

Structural Design

Right of Way

Urban Design

Transportation Planning

Program Management

Technical Memorandum

Date: September 30, 2021

To: Ms. Abigail Wilgreen, P.E.
City Engineer
City of Crystal Lake

From: Anmol Shrivastava, P.E., PTOE
James R. Woods, P.E., PTOE
Civiltech Engineering, Inc.

Re: 95 E. Crystal Lake Avenue TIS
Southwest Quadrant of Crystal Lake Avenue and Main Street

Civiltech Engineering, Inc. is retained by the City of Crystal Lake to perform a traffic impact study (TIS) for the redevelopment of a 4.6-acre property located on the southwest quadrant of the intersection of Main Street and Crystal Lake Avenue, in the City of Crystal Lake. Previously, Hines Lumber Company owned the site, however, their buildings were closed and demolished sometime between 1999 and 2002, and the property has remained vacant since that time.

Exhibit 1 is a map showing the location of the proposed site in relation to the area roadway system. **Exhibit 2** is an aerial photograph showing the existing conditions at and adjacent to the proposed site. See **Exhibit 3** for a proposed site plan.

The purpose of this study is to examine existing traffic conditions adjacent to the proposed site, assess any impacts that the proposed development will have on traffic conditions, and determine if any roadway improvements are necessary to accommodate traffic generated by the proposed redevelopment. This memorandum contains the following:

- A description of the study area and proposed development
- A trip generation, distribution and assignment analysis
- A determination of existing traffic conditions
- An analysis of traffic conditions on the adjacent roadway network with site-generated traffic
- An analysis of the proposed site access intersections
- Conclusions and recommendations

I. EXISTING CONDITIONS

The proposed site consists of a mix of residential uses on the site, with 51 townhome units and 42 rental apartment units. The townhome units are proposed as nine three-story row-style buildings with five to six units per building.

The apartment units are proposed to be constructed within a single four-story building located on the northeast portion of the site. Primary access to the site is proposed via a full access driveway located approximately 165 feet west of Main Street along Crystal Lake Avenue. Secondary access would be provided via a proposed right-in/right-out driveway located on Main Street approximately 240 feet south of the Crystal Lake Avenue intersection.

The land uses in the immediate area of the site are primarily retail/commercial, and residential. Existing land development near the site includes:

- Willow Creek Community Church to the southeast of the Crystal Lake Avenue/Main Street intersection
- Northwest Suburban Real Estate and Residential area to the southwest of the intersection
- Mobil Gas Station and Metro Bowl in the northwest quadrant of the intersection
- Crystal Lake Bank and Crystal Lake Metra Station to the northeast of the intersection

A. Existing Roadway System Characteristics

Crystal Lake Avenue is generally a two-lane minor arterial that has an east/west orientation. The roadway is under the jurisdiction of the City of Crystal Lake. At its intersection with Main Street, Crystal Lake Avenue provides one exclusive left-turn lane, a through lane, and one exclusive right-turn lane on the west approach and provides one exclusive left-turn lane and one shared through/right-turn lane on the east approach. Crystal Lake Avenue has a posted speed limit of 30 mph. It carries an average daily traffic (ADT) volume of about 7,100 to 9,500 veh/day within the project area. Crystal Lake Avenue has an at-grade crossing of an abandoned rail line approximately 120 feet east of Main Street.

Main Street is a two-lane north/south-oriented minor arterial south of Crystal Lake Avenue and a major collector north of Crystal Lake Avenue under the jurisdiction of the City of Crystal Lake. At its intersection with Crystal Lake Avenue, there is one exclusive left-turn lane, two through lanes, and one exclusive right-turn lane on the south approach and one exclusive left-turn lane, a through lane, and one shared through/right-turn lane on the north approach. Main Street has a posted speed limit of 40 mph on the south approach and 30 mph on the north approach, and carries an average daily traffic (ADT) volume of 11,200 to 16,300 veh/day. The McHenry County Conservation District's Prairie Trail runs north-south along the west side of Main Street in the project area. It currently crosses the west and north legs of the Main Street/Crystal Lake Avenue intersection.

The existing roadway network configurations and traffic control in the vicinity of the proposed site are shown on **Exhibit 4**.

B. Existing Traffic Conditions

In order to quantify current traffic conditions in the vicinity of the site, 24-hour traffic counts were conducted using Miovision Video Collection Units (VCUs) at the intersection of Crystal Lake Avenue and Main Street.

The traffic counts were conducted over the entire day (midnight to midnight) on Thursday, September 9, 2021 and Saturday, September 11, 2021. The results of the traffic counts showed that the weekday morning peak hour of traffic occurs from 7:15 A.M. to 8:15 A.M., the weekday evening peak hour of traffic occurs from 4:45 P.M. to 5:45 P.M., and the Saturday midday peak hour occurs from 11:15 A.M. to 12:15 P.M. The existing peak hour traffic volumes are summarized on **Exhibit 5**. The raw traffic count data for the Crystal Lake Avenue and Main Street intersection are contained in **Appendix B**. Existing traffic signal timings for the intersection were obtained from the City of Crystal Lake, which showed that the traffic signal at this intersection functions as an uncoordinated signal. This essentially means that the traffic determines the cycle lengths during the A.M. peak hour, P.M. peak hour, and the Saturday midday peak hour.

II. TRAFFIC CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

In order to evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including estimating the directional distribution and volumes of traffic that it will generate.

A. Proposed Development Plan

See **Exhibit 3** for the proposed site plan, dated April 26, 2021. The proposed site consists of a mix of residential uses on the site, with 51 townhome units and 42 rental apartment units. The townhome units are proposed as nine three-story row-style buildings with five to six units per building. The apartment units are proposed to be constructed within a single four-story building located on the northeast portion of the site. Access to the site is proposed to be provided via the following:

- One access drive located on Crystal Lake Avenue approximately 165 feet west of Main Street. This driveway is proposed to be full access.
- A second access roadway located along Main Street located approximately 240 feet north of Crystal Lake Avenue. This intersection with Main Street would be provided via a proposed right-in/right-out driveway.

B. Estimate of Site-Generated Trip Distribution

The distribution of development-generated trips on the roadway system is a function of several variables. While the location of the development relative to residential development and other retail and business uses is primary in determining a driver's ultimate direction of travel, the operational characteristics of the surrounding roadway system and the ease with which drivers can enter and exit the site and travel over various sections of the roadway system without encountering congestion is more important in determining how trips will enter and exit the site. For this study, we have assumed that trips generated by the proposed site will generally follow the same magnitudes and patterns as existing traffic. There are no known additional new developments either under construction or proposed in the area that would result in a significant change in the existing traffic patterns. **Exhibit 6** shows the estimated trip distribution percentages for vehicles destined to and from the site.

C. Estimated Site Traffic Generation

A Traffic Impact Study projects future traffic conditions and recommends methods to offset the impacts of the anticipated increase in traffic volumes due to land development. The volume of traffic generated by a development is based on the type of land use and the size of the development. These trip generation estimates are typically completed with the aid of the publication *Trip Generation, 10th Edition,* published by the Institute of Transportation Engineers (ITE). *Trip Generation* provides average trip generation rates representing weighted averages of traffic counts and studies collected from various land uses throughout the United States and Canada since the 1980's. **Table 1** summarizes the peak hour traffic estimated to be generated by the development based on the rates contained in the ITE *Trip Generation* Manual. The following land uses were considered for the proposed residential development:

- Single-Family Detached Housing
- Multifamily Housing (Mid-Rise)

Copies of the relevant *Trip Generation* pages are provided for reference in **Appendix C**. For this study, the peak hour of the land use (adjacent street traffic) was used to determine the number of trips generated by the proposed development for the weekday morning and evening peak hours and the peak hour of the land use (generator) was used to for Saturday midday peak hour.

Table 1: Projected Site-Generated Traffic Volumes

ITE Land Use Code	Land Use	Dwelling Units	Weekday Total		Weekday Morning Peak Hour		Weekday Evening Peak Hour		Saturday Midday Peak Hour	
			In	Out	In	Out	In	Out	In	Out
			Total		Total		Total		Total	
210	Single-Family Detached Housing	51	280	280	10	30	35	20	35	30
			560		40		55		65	
221	Multifamily Housing (Mid-Rise)	42	115	115	5	10	10	10	10	15
			230		15		20		25	
Total Trips Generated			**395**	**395**	**15**	**40**	**45**	**30**	**45**	**45**
TOTAL			**790**		**55**		**75**		**90**	

As shown in the above table, the development is predicted to add between 55 and 90 new trips to the roadway network during the three peak hours analyzed. On average, this is only one new vehicle every 40 seconds to one minute during the peaks analyzed.

The additional trips anticipated to be generated by the proposed development as shown in **Table 1** were distributed on the roadway network based on the percentages shown on **Exhibit 6**. **Exhibit 7** shows the site-generated trips.

D. Adjustment for Pass-By Trips

Since Pass-by Trips only generally apply to commercial/retail developments, these were not analyzed for this study.

E. Total Traffic

The site-generated trips shown **Exhibit 7** were then added to the existing traffic shown in **Exhibit 5**. The resulting existing plus site-generated (i.e., total) traffic volumes are shown in **Exhibit 8**. The total traffic volumes were then used in the traffic analyses for the proposed development.

II. TRAFFIC ANALYSIS

A. Auxiliary Turn Lane Evaluation

The proposed Right-In/Right-Out (RIRO) access to the development from Main Street was evaluated for the need to install an exclusive southbound right-turn lane from Main Street. The evaluation was based on the guidelines contained in Chapter 34, Section 3 of the Illinois Department of Transportation (IDOT) *Bureau of Local Roads and Streets (BLRS) Manual*, which also references the IDOT *Bureau of Design (BDE) Manual*. The full access intersection to the development along Crystal Lake Avenue was also evaluated for the need to install exclusive westbound left and eastbound right turn lanes based on the same guidelines. A summary of the geometric needs for these two driveway locations based on these guidelines is provided in **Table 2**.

Table 2. Auxiliary Turn Lane Evaluation Summary (Sections 36-3.01 to 36-3.04 of IDOT *BDE Manual*)

Intersection	Left Turn Lane Criteria (Fig. 36.3-G)				Right Turn Lane Criteria (Fig. 36-3.A)		
	Peak Turning Traffic Volumes (veh/hr)			Turn Lane Needed?	Peak Turning Traffic Volumes (veh/hr)		Turn Lane Needed?
	Left Turn	Advancing	Opposing		Right Turn	Total Appr.	
Main Street and RIRO Access	Left Turns Into the Site Not Permitted at This Location				15 (SB)	735 (SB)	No
Crystal Lake Avenue and Full Access	20 (WB)	445 (WB)	475 (EB)	No*	10 (EB)	475 (EB)	No

*Left-Turn treatment close to threshold of being warranted

Based on the findings shown in **Table 2**, a southbound right turn-lane is not needed at the RIRO access along Main Street. For the full access at Crystal Lake Avenue intersection, an eastbound right turn-lane is not needed. Additionally, there is no left turn lane required for westbound Crystal Lake Avenue as shown in **Table 2**. However, it should be noted that according to Figure 36.3-G, the left-turn lane treatment is predicted to be on the threshold of being warranted. If a left turn lane was installed, the standard design for a westbound left turn-lane would be 125 feet long and have a 155-foot taper to allow for deceleration from the 35 mph design speed along Crystal Lake Avenue. This would not be feasible given the proximity to the Main Street intersection, without significant widening of Crystal Lake Avenue which was just reconstructed.

B. Intersection Capacity Analyses

Traffic analyses were performed for the Crystal Lake Avenue/Main Street signalized intersection to evaluate exiting traffic operations at the intersection and to help evaluate the extent of the impacts of the proposed site development on existing traffic operations. Analyses were also performed for the two unsignalized site access intersections to evaluate the ease with which motorists will be able to enter and exit the site during peak hours of adjacent street traffic. Analyses were performed for the 2021 Existing and the Total traffic volumes during peak traffic hours. For the 2021 existing traffic analyses, the existing signal timings described previously were used to analyze the intersection operations. The current signal timings were assumed for Total traffic conditions analyses.

Traffic analyses in this study were performed using the methodologies in the Transportation Research Board's (TRB) *Highway Capacity Manual* (HCM) as implemented in the Highway Capacity Software (HCS 7) capacity analysis software package. This is the industry-standard method for evaluating the capacity of intersections at isolated locations.

Level-of-Service (LOS) is the most commonly used measure to describe the ability of an intersection to accommodate traffic flow and is characterized by the amount of control delay that the average motorist experiences for each traffic movement. Control delay is that portion of the total delay attributed to the traffic signal or stop sign control operation, and includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. LOS is assigned a letter grade from A to F based on the average control delay experienced by vehicles passing through the intersection. LOS A is the highest grade (best traffic flow and least delay), LOS E represents saturated or at-capacity conditions, and LOS F is the lowest grade (oversaturated conditions, extensive delays). The Highway Capacity Manual definitions for Levels-of-Service and the corresponding control delay for both unsignalized and signalized intersections are shown in **Table 3.** Level of Service "D" is typically the minimum LOS accepted by agencies in the Chicago region at signalized intersections. Levels of service below LOS D are not uncommon at unsignalized intersections or driveways during peak hours along urban and suburban arterials, and are sometimes unavoidable given the need to balance access to land with mobility on the major street network in urban and suburban areas.

Table 3: Level-of-Service Criteria

Unsignalized Intersections		
Level of Service	Average Control Delay (seconds per vehicle)	
A	0 - 10	
B	> 10 – 15	
C	> 15 – 25	
D	> 25 – 35	
E	> 35 – 50	
F	> 50 **or** volume to capacity (v/c) ratio ≥ 1.0	
Signalized Intersections		
Level of Service	Description	Avg. Control
A	Very good progression. Most vehicles arrive on green and proceed without stopping.	≤ 10
B	Good progression. Increased number of vehicles stopping.	> 10 – 20
C	At times, one or more vehicles may have to wait more than one signal cycle (cycle failure). Significant number of vehicles stopping, although many still pass through without stopping.	> 20 – 35
D	Volumes approaching capacity and either progression is not effective or cycle length is too long. Many vehicles stop and cycle failures are noticeable.	> 35 – 55
E	Poor Progression. High v/c ratio and long cycle length. Frequent cycle failures.	> 55 – 80
F	Very poor progression. Very high v/c ratio and long cycle lengths. Most signal cycles fail to clear vehicle queues.	≥ 80 **or** v/c ≥ 1.0

Source: Adapted from 2010 *Highway Capacity Manual*.

The capacity analyses results are summarized in **Table 4** for 2021 Existing traffic conditions and **Table 5** for Total traffic conditions. Summary reports from the HCS analyses are provided in **Appendix D**.

Table 4: Capacity Analysis Results – 2021 Existing Traffic Conditions

Intersection	Weekday AM Peak		Weekday PM Peak		Saturday Midday	
	LOS	Delay	LOS	Delay	LOS	Delay
Crystal Lake Avenue and Main Street						
Overall	B	18.6	C	25.3	C	23.9
Eastbound Approach	C	20.1	C	29.4	C	26.3
Westbound Approach	B	19.5	C	31.0	C	29.2
Northbound Approach	B	17.7	C	21.3	C	20.7
Southbound Approach	B	17.1	C	23.8	C	23.0

LOS = Level-of-Service. Delay reported in seconds per vehicle.

No approach or movement has a LOS of E or F except Southbound left movement which is LOS E.

Table 5: Capacity Analysis Results – Total Traffic Conditions

Intersection	Weekday AM Peak		Weekday PM Peak		Saturday Midday	
	LOS	Delay	LOS	Delay	LOS	Delay
Crystal Lake Avenue and Main Street						
Overall	B	18.8	C	26.3	C	25.1
Eastbound Approach	C	20.3	C	30.2	C	27.2
Westbound Approach	C	20.1	C	31.5	C	30.2
Northbound Approach	B	17.8	C	22.8	C	22.4
Southbound Approach	B	17.2	C	24.8	C	24.0
Crystal Lake Avenue and North Site Access						
Northbound Approach	B	11.4	C	16.0	B	13.0
Westbound Left Turn	A	8.1	A	8.6	A	8.3
Main Street and East Site Access						
Eastbound Approach	A	9.9	B	10.5	B	10.7

LOS = Level-of-Service. Delay reported in seconds per vehicle.

No approach or movement has a LOS of E or F except Southbound left movement at Crystal Lake Avenue and Main Street which is LOS E.

C. Queue Analysis

The queuing results are summarized in **Table 6** for 2021 Existing traffic conditions and **Table 7** for total traffic conditions. Summary reports from the HCS analyses are provided in **Appendix D**.

Table 6: Queuing Results – 2021 Existing Traffic Conditions

Intersection	Existing Storage Bay	95th Percentile Queue		
		Weekday AM Peak	Weekday PM Peak	Saturday Midday
Crystal Lake Avenue and Main Street				
Eastbound Left	165	5	15	25
Eastbound Right	165	90	175	190
Westbound Left	395	20	70	65
Northbound Left	290	60	225	200
Northbound Right	130	5	50	35
Southbound Left	130	35	55	45

Storage Bay Lengths and Queues reported in feet.

Results in red indicate that the queue exceeds the storage provided.

Table 7: Queuing Results – Total Traffic Conditions

Intersection	Existing Storage Bay	95th Percentile Queue		
		Weekday AM Peak	Weekday PM Peak	Saturday Midday
Crystal Lake Avenue and Main Street				
Eastbound Left	165	10	20	35
Eastbound Right	165	90	180	190
Westbound Left	395	20	85	75
Northbound Left	290	60	250	225
Northbound Right	130	5	55	35
Southbound Left	130	35	60	45
Crystal Lake Avenue and North Site Access				
Northbound Left/Right	50*	5	5	5
Westbound Left	0	0	5	5
Main Street and East Site Access				
Eastbound Right	25*	5	0	5

*Distance estimated from the site plan.

Storage Bay Lengths and Queues reported in feet.

Results in red indicate that the queue exceeds the storage provided.

III. TRAFFIC EVALUATION

The results of the capacity analyses and the queue analysis at the roadway network intersections and site access driveways are discussed below.

A. Crystal Lake Avenue and Main Street

The results of the existing capacity analysis indicate that the signalized intersection of Crystal Lake Avenue and Main Street currently operates at an acceptable Level-of-Service (LOS) B overall during the weekday morning peak hour and LOS C overall during the evening peak hour and Saturday midday peak hour. All intersection approaches operate at LOS C or B. It is noted that the southbound left turn movement currently operates at LOS E under all three peak hours analyzed. Under Total traffic conditions, vehicle delays increase slightly yet the overall intersection LOS remains unchanged, and all approach LOS remains at LOS C or B. The southbound left turn movement remains at LOS E. It should be noted that this movement carries less than one vehicle per signal cycle and is thus a low-volume movement. The volume-to-capacity ratio does not exceed 85%, and queues are minimal. The magnitude of delay increases is fairly minor and does not exceed five seconds per vehicle on average for any specific turning movement, and there are no movements that degrade to an unsatisfactory LOS, and thus no improvements are recommended to improve Levels of Service at the intersection.

The results of the queue analysis indicate that the existing storage bay lengths for the turn lanes are adequate for all turning lanes except the eastbound right turn movement where the 95th percentile queue exceeds the storage length under 2021 Existing traffic and Total traffic conditions during the P.M. peak hour and the Saturday midday peak hour. Under Total traffic conditions, queues increase slightly (less than 50 feet) due to the traffic generated by the site. However, none of the other movements exceeds existing storage bay length for any analyzed peak hour.

Because the eastbound right turn storage needs exceed the available distance under the existing condition, it is not considered attributable to the development. A lengthening of this turn lane can be considered if the west leg of the intersection needs to be improved at some point in the future.

It should be noted that the queue lengths reported are 95th percentile queues, meaning that this condition will not occur regularly during the peak hours. The 95th percentile means that this condition will likely occur or be exceeded no more than 5% of the time. The average queues during peak hours will be considerably less than the 95th percentile queues reported. Furthermore, queues will be significantly shorter during the other 22 to 23 non-peak hours of the day.

Based on the capacity and queuing analysis results no improvements are recommended at the Crystal Lake Avenue and Main Street intersection.

B. Crystal Lake Avenue Full Access

The results of the capacity analysis for Total traffic conditions indicate that the movements at the unsignalized intersection of Crystal Lake Avenue at the north site access roadway operate at a Level-of-Service (LOS) C or better during all analyzed peak hours. The 95th percentile queue is less than one vehicle during all peak hours for the northbound approach. The westbound left turn would operate at a Level-of-Service (LOS) A for all analyzed peak hours. The 95th percentile queue is less than one vehicle during all peak hours for the westbound left turn.

It is noted that the 95th percentile queues for the eastbound (EB) Crystal Lake Avenue right turn to SB Main Street are predicted to extend past the full access driveway on Crystal Lake Avenue during the weekday PM peak hour. During the Saturday peak hour, both the EB right turn and the EB through 95th percentile queues are predicted to extend past the driveway. During these times, it may occasionally be challenging to make turns into and out of the site at this location.

The above capacity analysis at this driveway assumes that the left turns in and out, and the right turn out, are blocked 10% of the time during the AM peak hour, and 20% of the time during the Saturday and weekday PM peak hours.

WB to SB left turns into the site, if gaps are not provided by eastbound motorists on Crystal Lake Avenue, have the potential to occasionally block WB through motorists on Crystal Lake Avenue. It is likely that during these times, residents who be familiar with area traffic patterns, will chose to head southbound to turn right into the site from Main Street to avoid this situation, and the occurrence will be minimized. As an initial mitigation measure, it is recommended that a "Do Not Block Driveway" sign be posted west of the driveway for eastbound motorists on Crystal Lake Avenue. Should conditions worsen in the future, painted cross-hatch markings can be placed on Crystal Lake Avenue at the driveway, however this is not initially recommended.

C. Main Street RIRO Access

The results of the capacity analysis for Total traffic conditions indicate that the movements at the unsignalized intersection of Main Street at the RIRO access driveway operate at a Level-of-Service (LOS) B or better during all analyzed peak hours. The 95th percentile queue is less than one vehicle during all peak hours for the eastbound approach. Therefore, it is concluded that these minor delays will not affect Main Street operation and would not adversely affect site traffic circulation as long as a distance of 25 feet is maintained between the stop bar and the parking lot for the eastbound approach.

IV. CONCLUSIONS AND RECOMMENDATIONS

Based on the proposed development plans and the preceding traffic impact study, the following conclusions and recommendations are presented.

- Generally, the roadway system surrounding the proposed site, and the intersection of Crystal Lake Avenue and Main Street, have sufficient reserve capacity in the Total traffic conditions and can accommodate the development of the site without excessive negative impacts to the operation of the roadways.

- At the north site access driveway, a "Do Not Block Driveway" sign is recommended for eastbound traffic along Crystal Lake Avenue to reduce the chances that access to and from the site will be hindered by EB queues on Crystal Lake Avenue.

- The right-in/right-out access drive on Main Street will operate satisfactorily.

REVISED CONCEPT

SITE INFORMATION:

Total Site Acreage **4.62 acres**

Total Residential Units: 99 Units

Building One 48

6 Studio *12.5%*

26 One Bedroom *54.0%*

16 Two Bedroom *33.5%*

____ sq ft Amenity

Townhomes 51

21 - 2 Bedroom

typ. 20'w x 36'

30 - 3 Bedroom

typ. 21'w x 37'

Parking: 183 Spaces

Building One (1.3 per unit) 64

1.08 spaces per bedroom

Townhome (2.3 per unit) 119

Garage 102

Guest 17

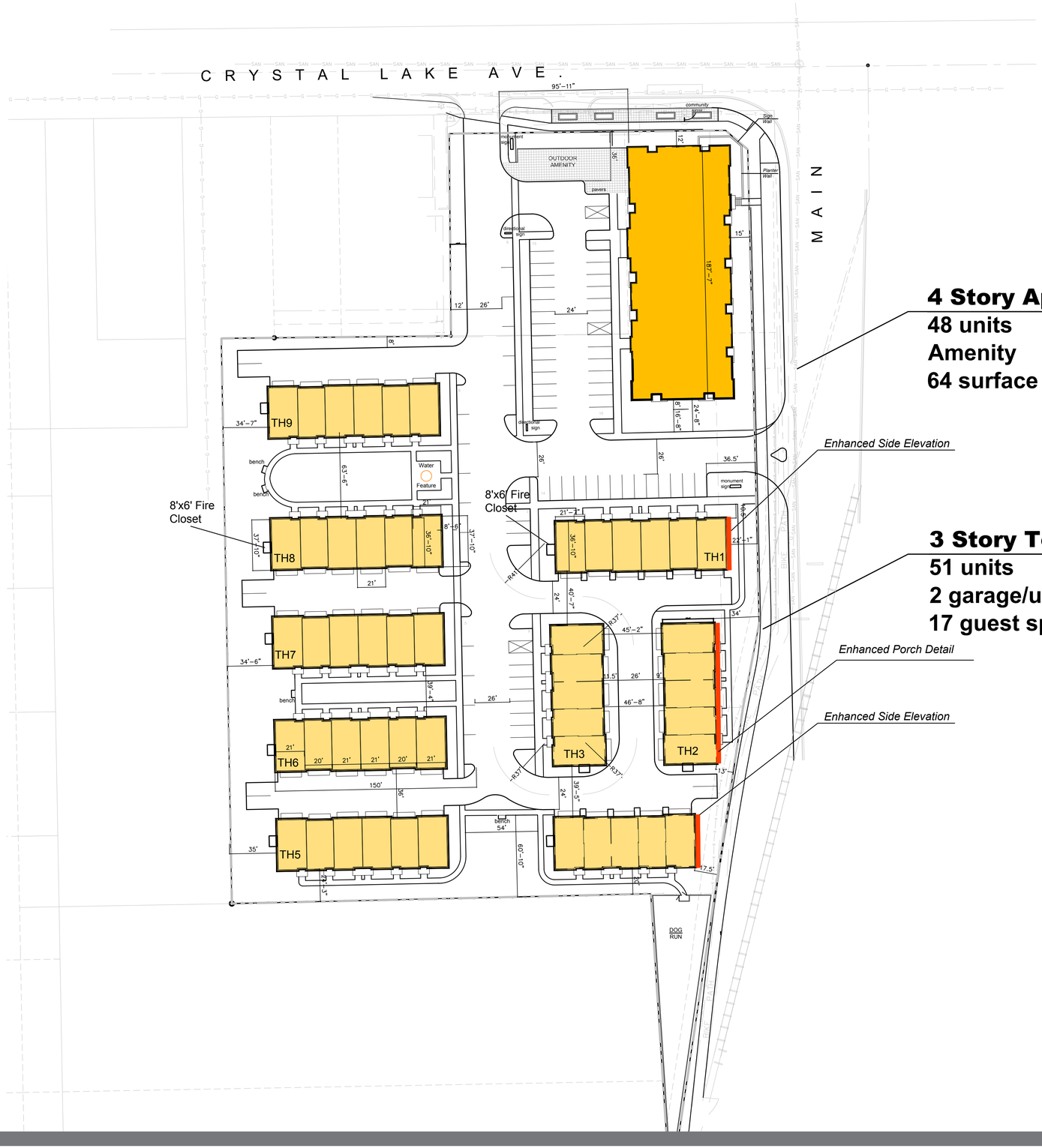
Overall Ratio 1.8:1

North

Scale: 1" = 40'

0 40 80

HAMILTON PARTNERS



Concept Plan
Crystal Lake & Main
Crystal Lake, Illinois

Rev. December 8th, 2021

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ORIGINAL COLORS



APARTMENTS



TOWNHOMES

HAMILTON PARTNERS

ORIGINAL COLOR PALETTE

Crystal Lake & Main

Crystal Lake, Illinois

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ORIGINAL COLOR SIDING WITH
RED BRICK



APARTMENTS



TOWNHOMES

HAMILTON PARTNERS

COLOR PALETTE A

Crystal Lake & Main
Crystal Lake, Illinois

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ORIGINAL BRICK WITH TAUPE AND DARKER GRAY SIDING



APARTMENTS



TOWNHOMES

COLOR PALETTE B

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Apartment Character Elevation

Crystal Lake & Main

Crystal Lake, Illinois

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East Elevation
Scale: 1/8" = 1'-0"



North Elevation
Scale: 1/8" = 1'-0"

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APARTMENT ELEVATIONS

Crystal Lake & Main
Crystal Lake, Illinois

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West Elevation
Scale: 1/8" = 1'-0"



South Elevation
Scale: 1/8" = 1'-0"

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APARTMENT ELEVATIONS

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Crystal Lake, Illinois

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Building Plan: Levels 2-4

SCALE: 3/32"=1'-0"



Building Plan: Level 1

SCALE: 3/32"=1'-0"

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Apartment Building Concept

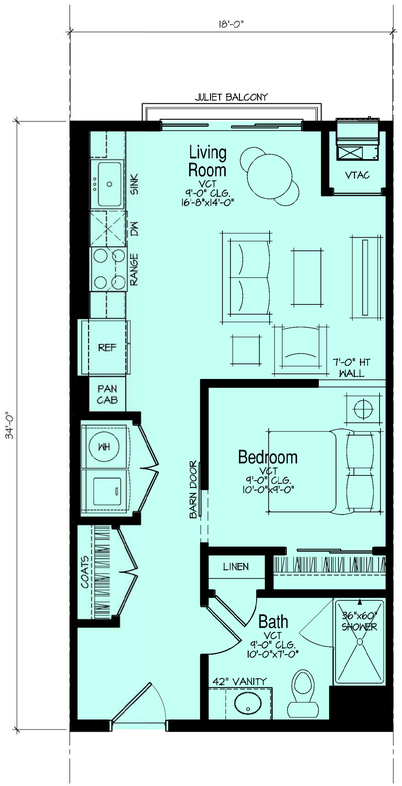
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Crystal Lake, Illinois

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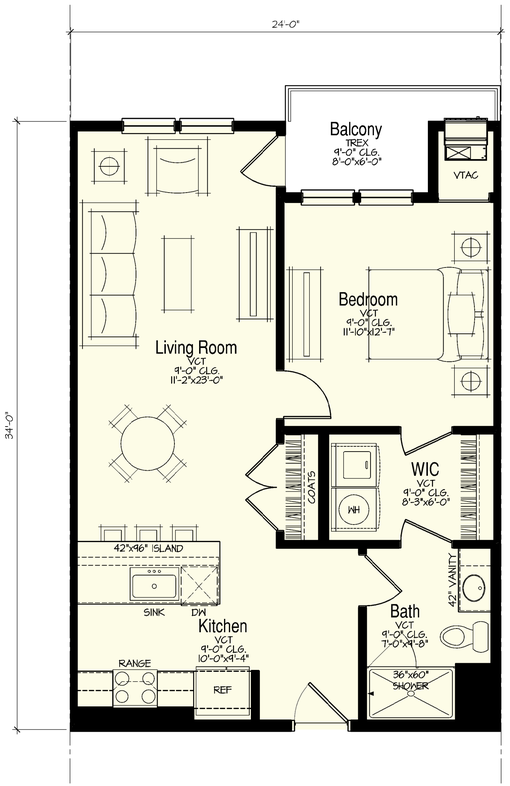
November 19, 2021 | MP210365.00



ANSI Type B: Studio / 1 Bath
NSF: 571 / GSF: 615

Unit - S1 Floor Plan

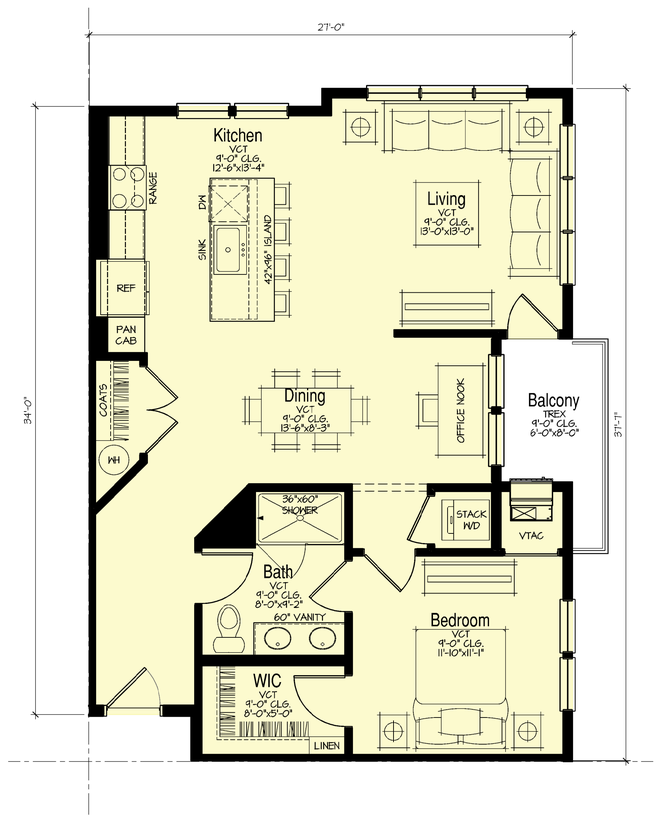
SCALE: 1/4"=1'-0" xfr~S1



ANSI Type B: 1 Bedroom / 1 Bath
NSF: 733 / GSF: 787

Unit - A1 Floor Plan

SCALE: 1/4"=1'-0" xfr~A1

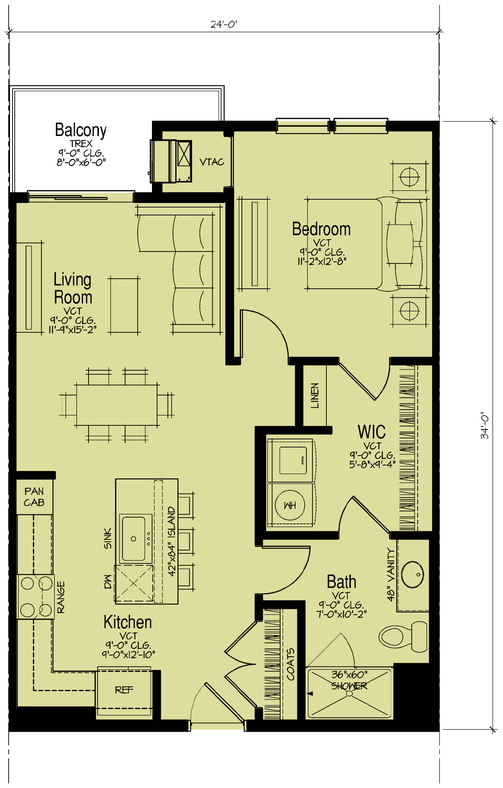


ANSI Type B: 1 Bedroom / 1 Bath
NSF: 895 / GSF: 957

Unit - A2 Floor Plan

SCALE: 1/4"=1'-0" xfr~A2

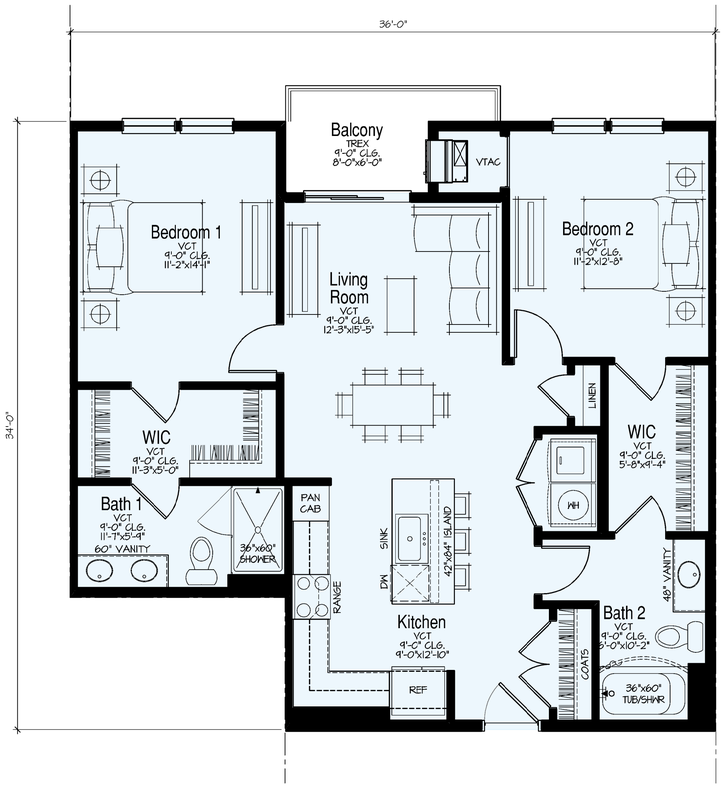
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ANSI Type B: 1 Bedroom / 1 Bath
NSF: 734 / GSF: 787

Unit - A4 Floor Plan

SCALE: 1/4"=1'-0" xfr-A4



ANSI Type B: 2 Bedroom / 2 Bath
NSF: 1039 / GSF: 1105

Unit - B1 Floor Plan

SCALE: 1/4"=1'-0" xfr-B1

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ANSI Type B: 2 Bedroom / 2 Bath
NSF: 1224 / GSF: 1297

Unit - B2 Floor Plan

SCALE: 1/4"=1'-0" xfr-B2



ANSI Type B: 2 Bedroom / 2 Bath
NSF: 1089 / GSF: 1167

Unit - B3 Floor Plan

SCALE: 1/4"=1'-0" xfr-B3

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Townhome Character Elevation

Crystal Lake & Main

Crystal Lake, Illinois

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Typical Front Elevation
Scale: 3/16" = 1'-0"



Front Elevation - Building "B" at Main Street
Scale: 3/16" = 1'-0"

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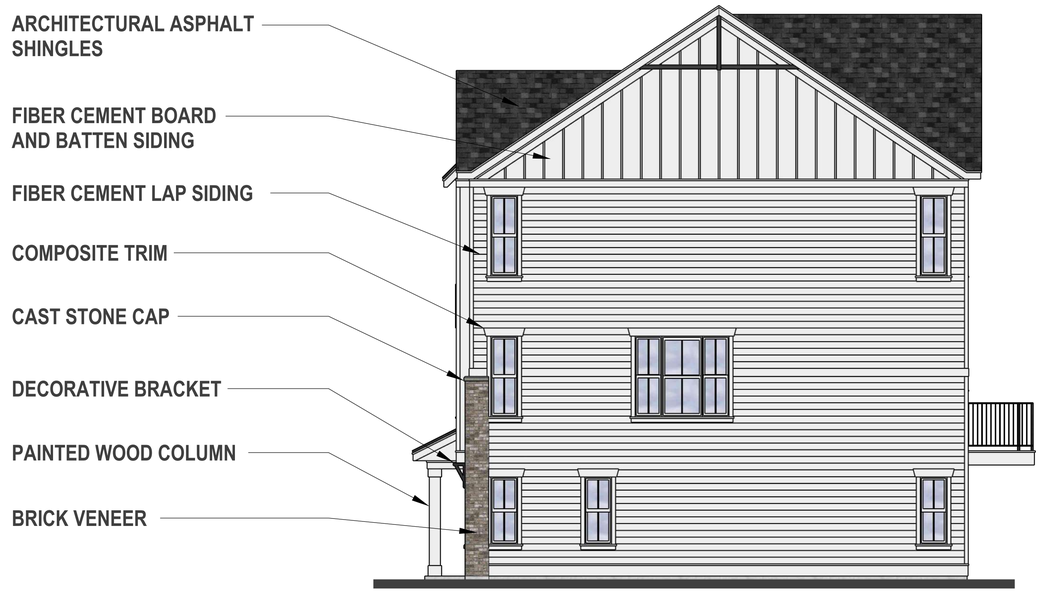
TOWNHOME ELEVATIONS

Crystal Lake & Main
Crystal Lake, Illinois

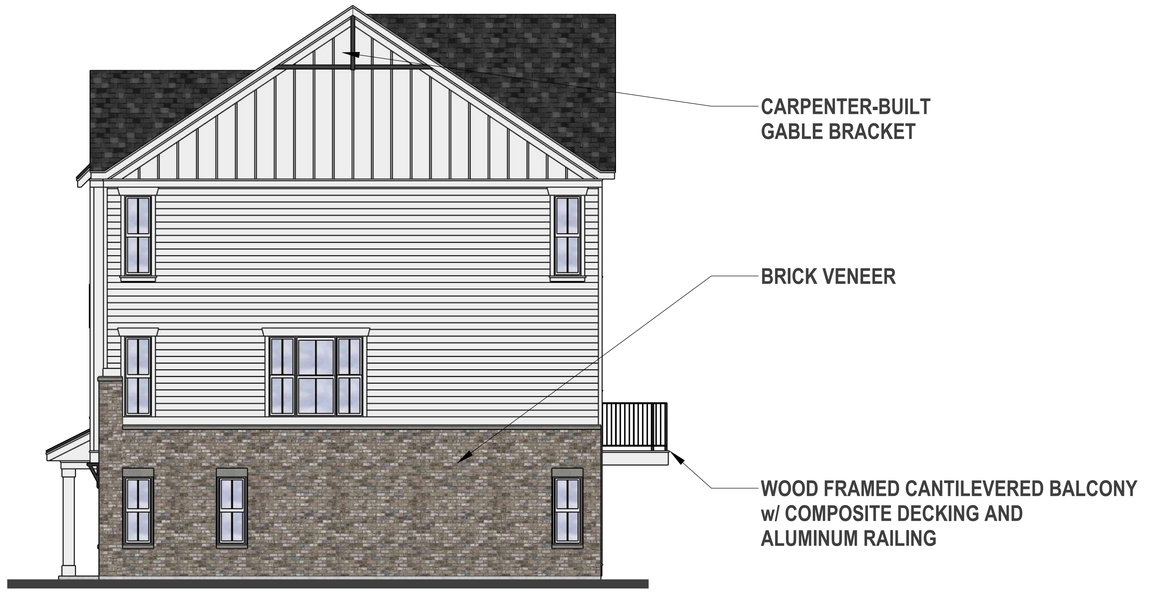
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Typical Side Elevation
Scale: 3/16" = 1'-0"



Enhanced Side Elevation
Scale: 3/16" = 1'-0"



Rear Elevation
Scale: 3/16" = 1'-0"

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TOWNHOME ELEVATIONS

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Crystal Lake, Illinois

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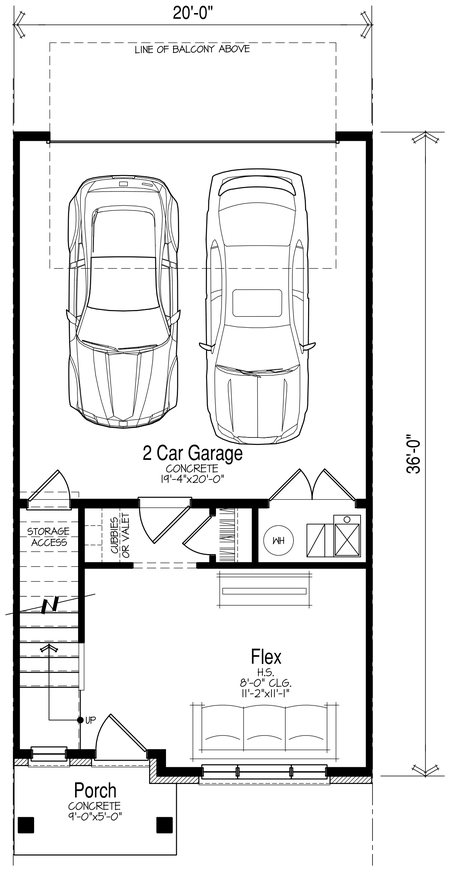
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Front Elevation Projection Exhibit
Scale: NTS

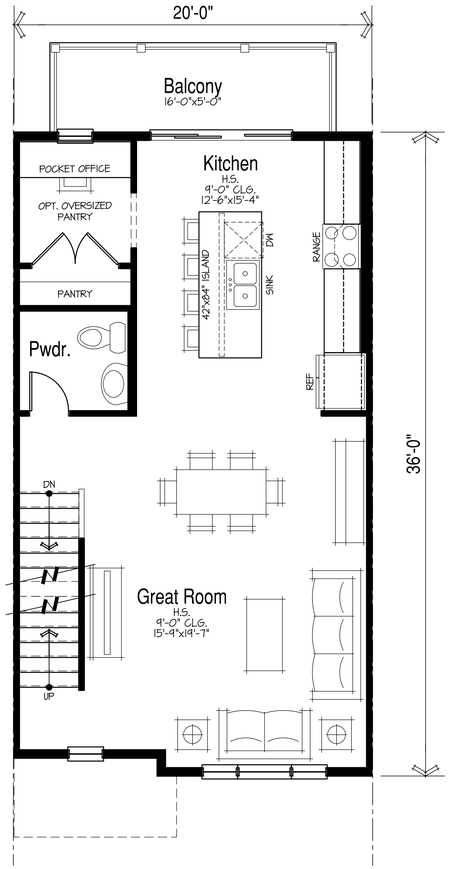
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301 SF

Lower Floor Plan

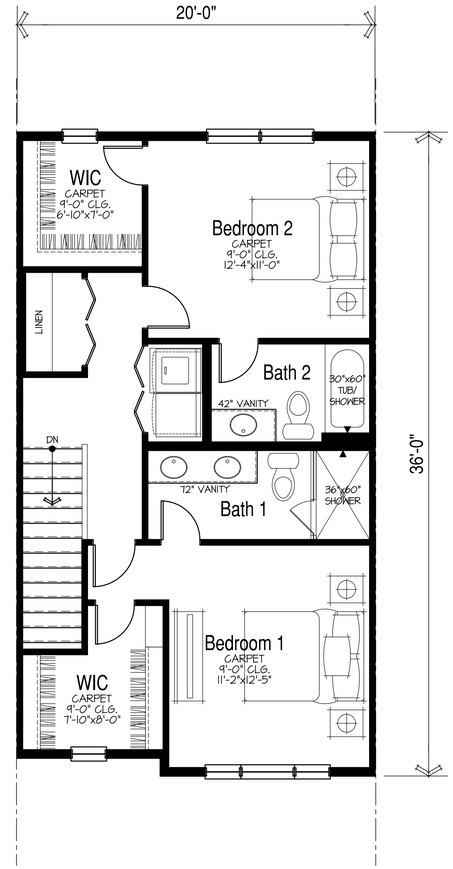
SCALE: 1/4"=1'-0"



712 SF

Main Floor Plan

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



671 SF

Upper Floor Plan

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

HAMILTON PARTNERS

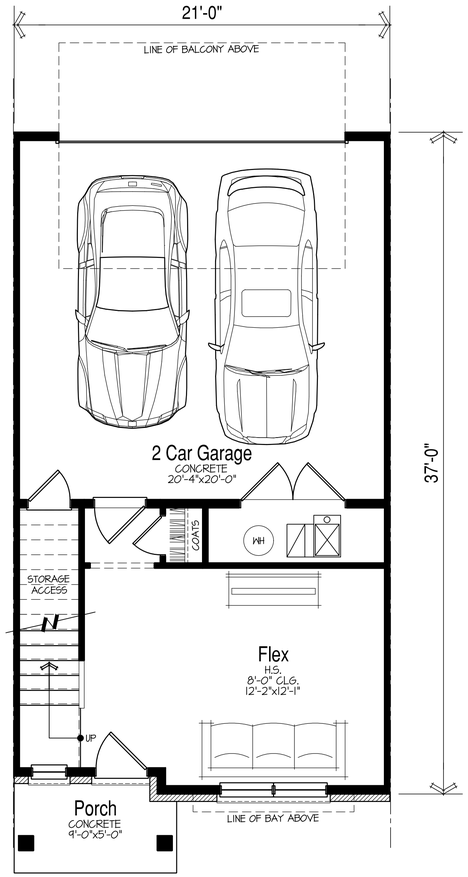
Unit A: 1684 SF
2-BR, 2.5-BA, 2-Car Garage

Crystal Lake & Main
Crystal Lake, Illinois

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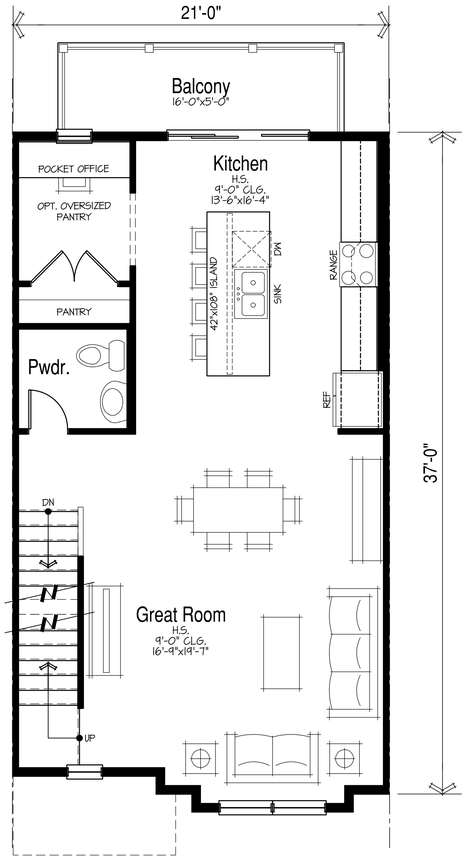
December 8, 2021 | MP210365.00



338 SF

Lower Floor Plan

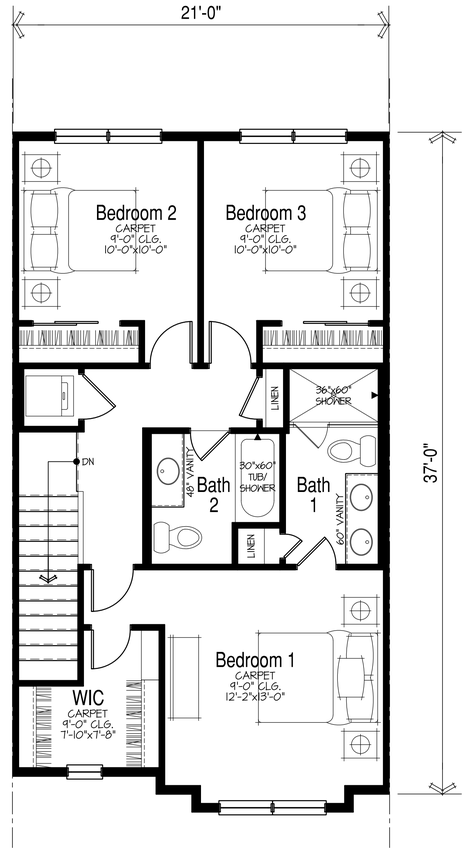
SCALE: 1/4"=1'-0"



778 SF

Main Floor Plan

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



728 SF

Upper Floor Plan

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

HAMILTON PARTNERS

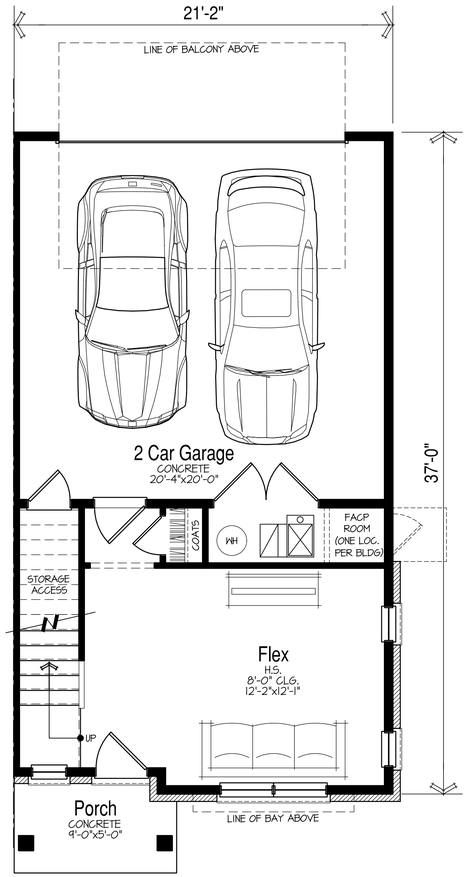
Unit B: 1844 SF (Interior Condition)
3-BR, 2.5-BA, 2-Car Garage

Crystal Lake & Main
Crystal Lake, Illinois

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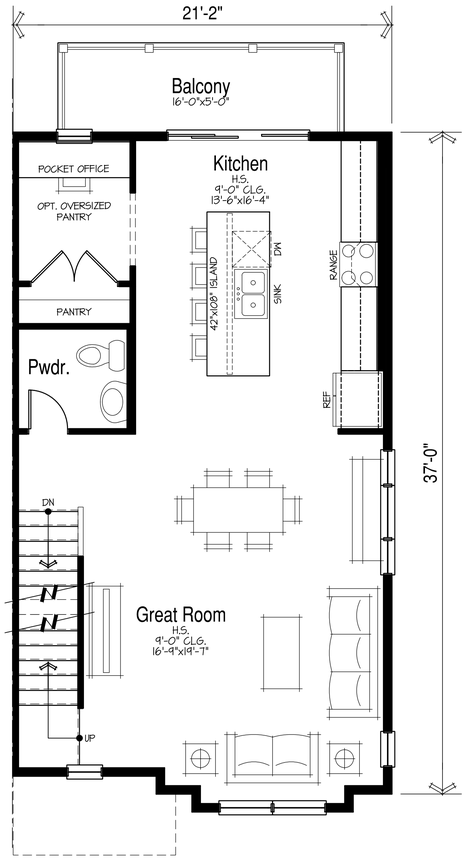
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340 SF

Lower Floor Plan

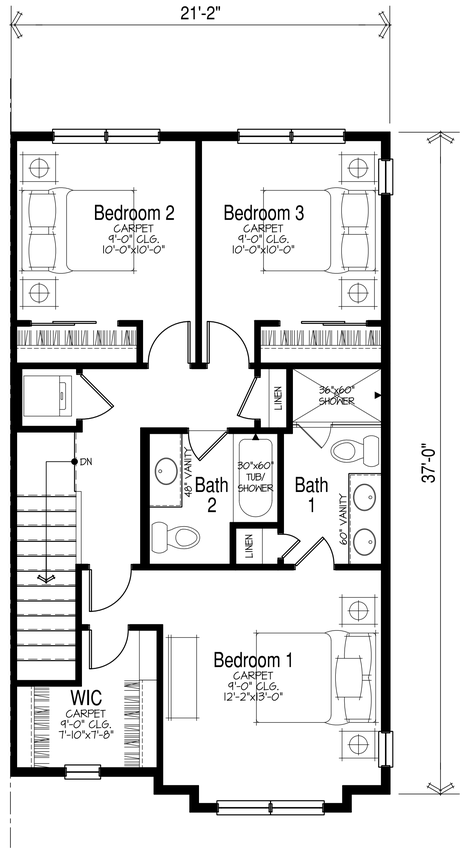
SCALE: 1/4"=1'-0"



784 SF

Main Floor Plan

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



734 SF

Upper Floor Plan

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

HAMILTON PARTNERS

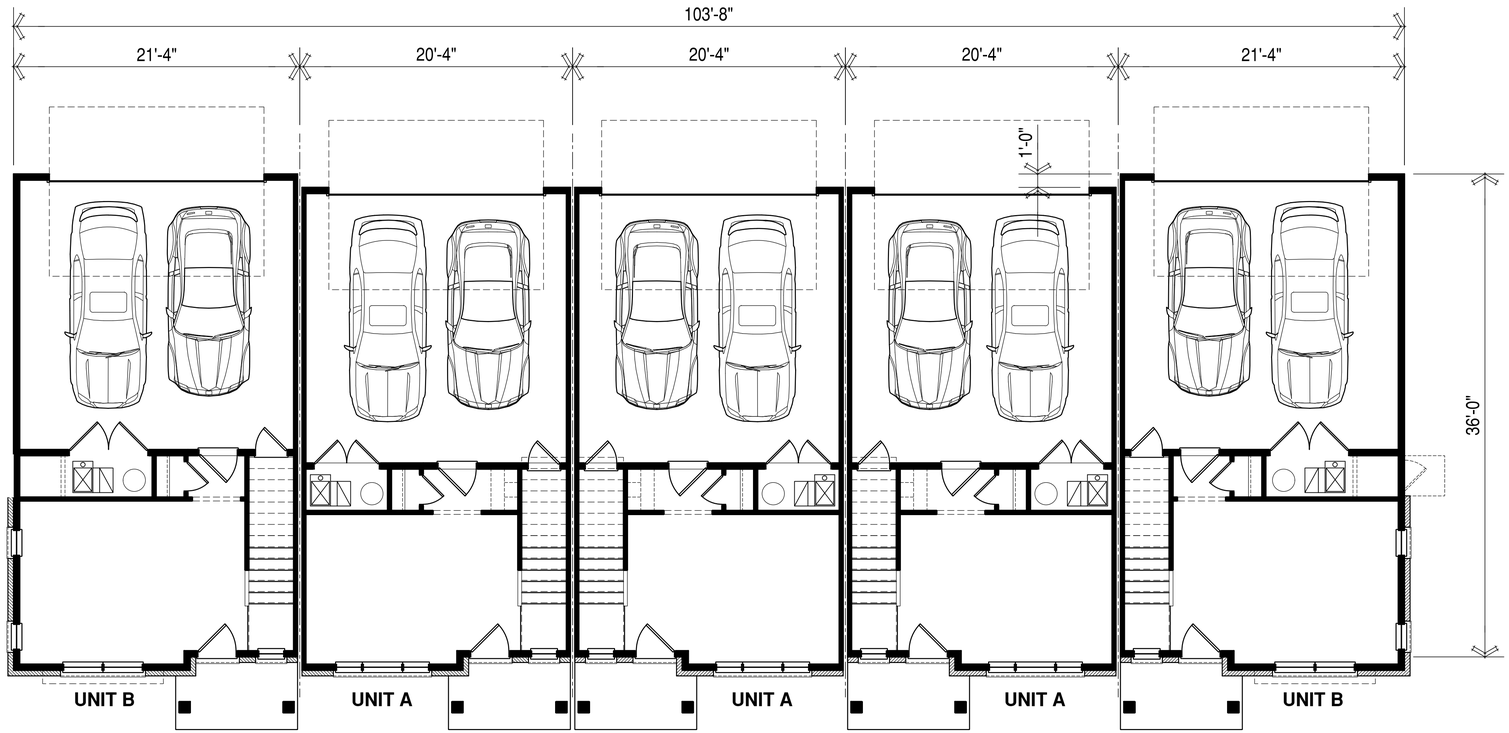
Unit B: 1858 SF (End Condition)
3-BR, 2.5-BA, 2-Car Garage

Crystal Lake & Main
Crystal Lake, Illinois

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Lower Floor Plan

SCALE: 3/16"=1'-0"

HAMILTON PARTNERS

5-Unit Building Assembly

Crystal Lake & Main

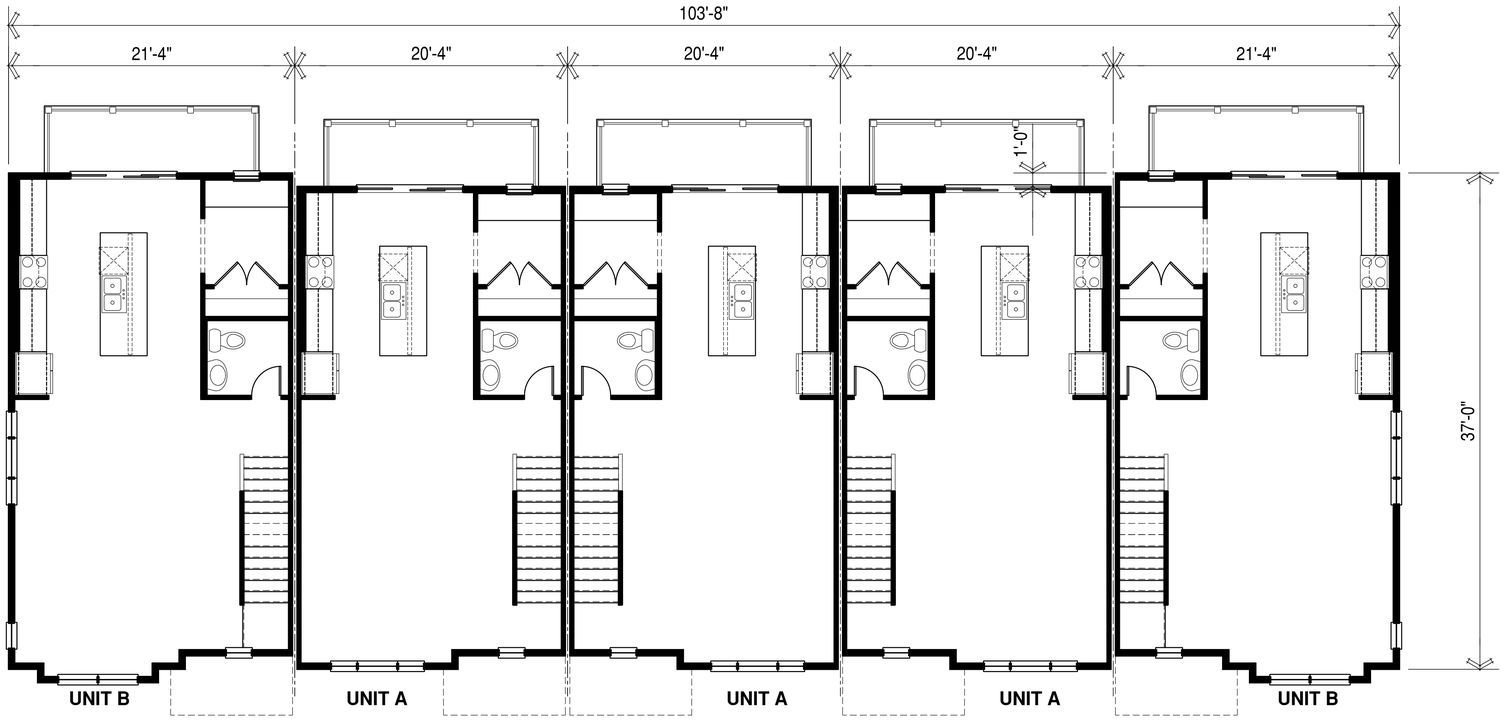
Crystal Lake, Illinois

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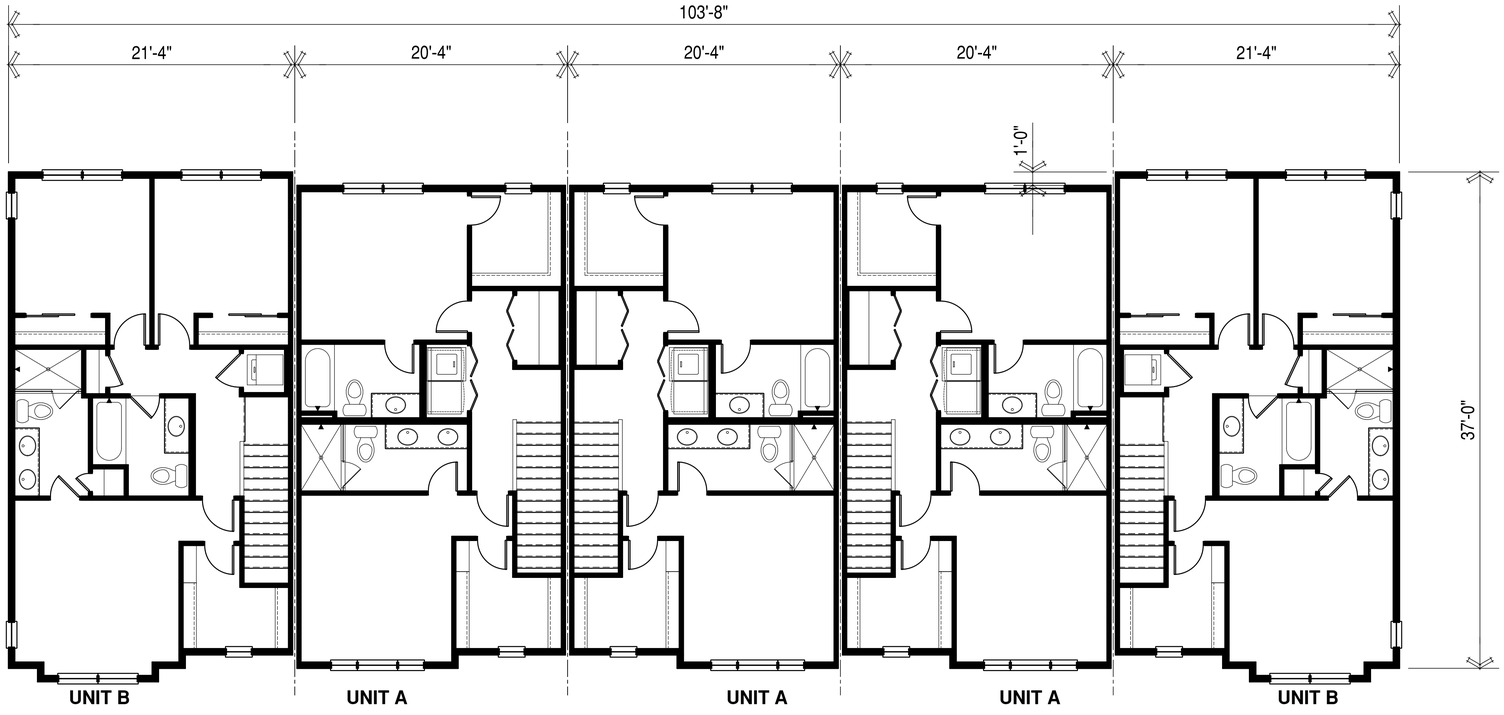
December 8, 2021 | MP210365.00



Main Floor Plan

SCALE: 3/16"=1'-0"

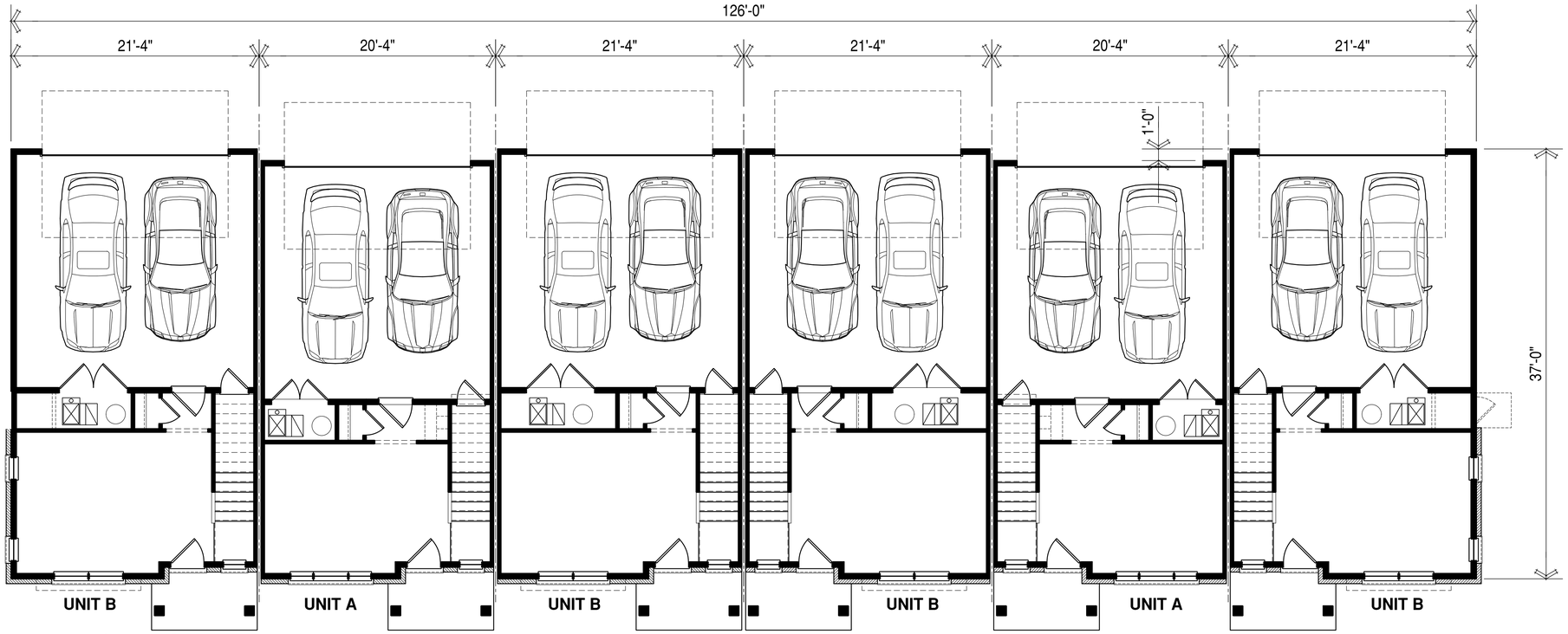
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Upper Floor Plan

SCALE: 3/16"=1'-0"

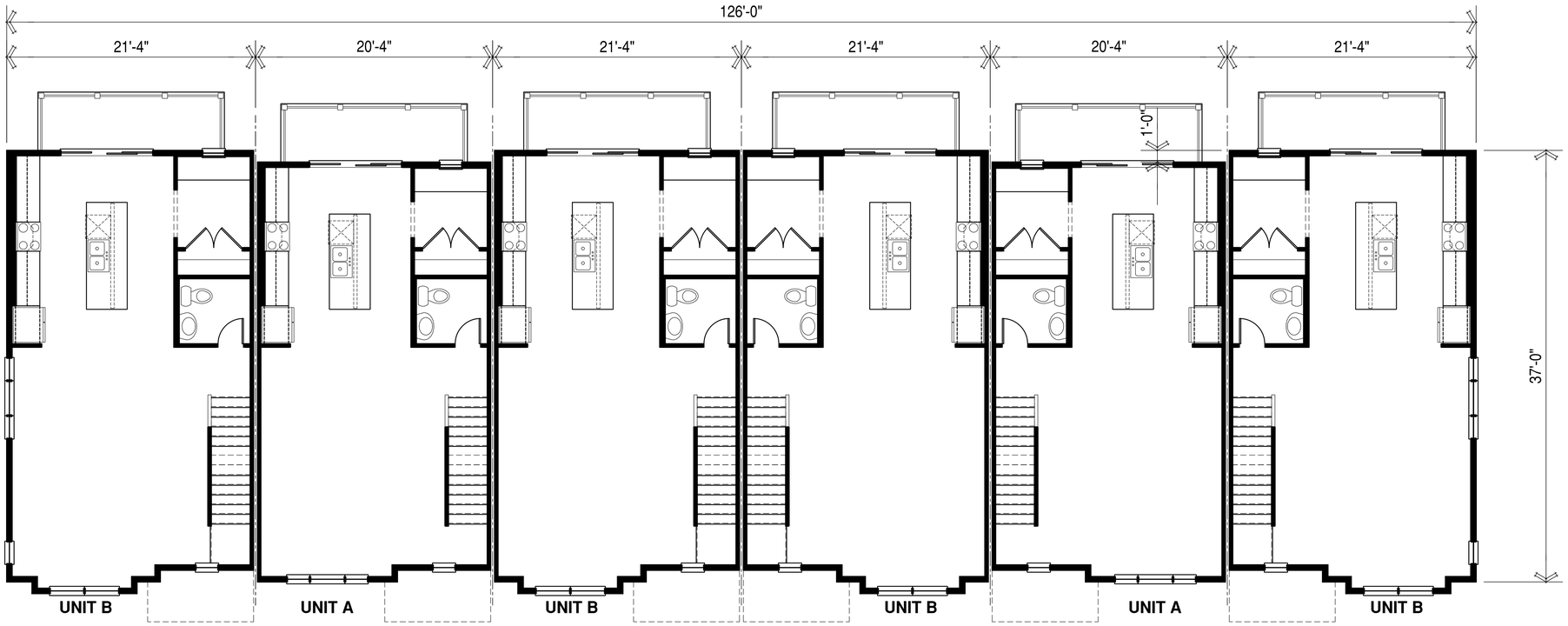
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Lower Floor Plan

SCALE: 3/16"=1'-0"

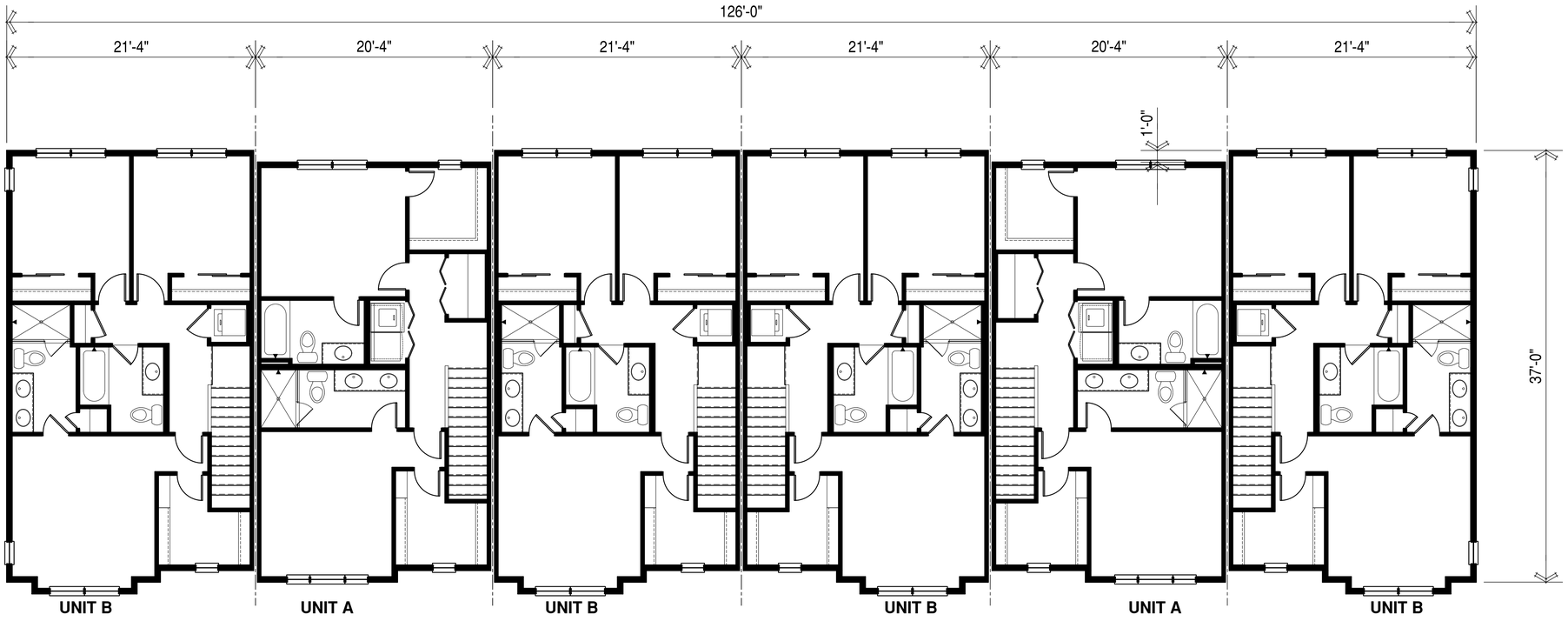
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2021 BSB Design, Inc.



Main Floor Plan

SCALE: 3/16"=1'-0"

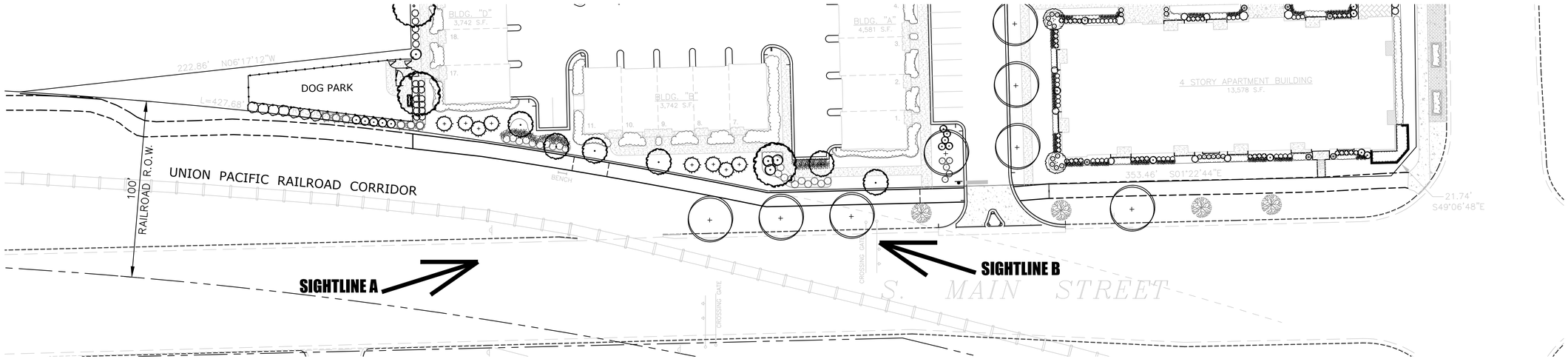
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2021 BSB Design, Inc.



Upper Floor Plan

SCALE: 3/16"=1'-0"

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SIGHTLINE VIEWS

NOT TO SCALE

0' 30' 60' 90'



SIGHTLINE A

NOT TO SCALE



SIGHTLINE B

NOT TO SCALE

dickson design
STUDIO
526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

HAMILTON PARTNERS

ITASCA, ILLINOIS

PLAN DATE

DECEMBER 6, 2021

PROJECT NAME AND SHEET TITLE

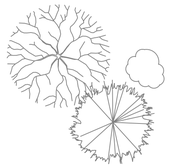
CRYSTAL LAKE ROAD & MAIN STREET

CRYSTAL LAKE, IL

EXHIBIT - SIGHTLINES: PRELIMINARY LANDSCAPE PLAN

PLANT SYMBOLS KEY & PLANT MIX MATRIX

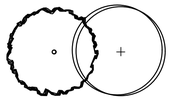
NOTE!
NOT ALL PLANT SYMBOLS & PLANT VARIETIES MAY BE DEPICTED ON PLANS.



EXISTING DECIDUOUS TREE

EXISTING VEGETATION

EXISTING EVERGREEN TREE



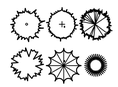
SHADE / CANOPY TREES, 2.5"+ CALIPER:

- *ACER VARIETIES* / MAPLE VAR.
- *FAGUS VARIETIES* / BEECH VAR.
- *CELTIS OCCIDENTALIS* / COMMON HACKBERRY
- *GINGKO BILOBA* / GINKGO
- *GLEDITSIA TRIACANTHOS VAR. INERMIS* / THORNLESS HONEYLOCUST
- *GYMNOCLADUS DIOICA* / KENTUCKY COFFEETREE
- *LIQUIDAMBAR STYRACIFLUA* / AMERICAN SWEETGUM
- *LIRIODENDRON TULIPIFERA* / TULIP TREE
- *METASEQUOIA GLYPTOSTROBOIDES* / DAWN REDWOOD
- *PLATANUS ACERIFOLIA 'MORTON CIRCLE'* / LONDON PLANETREE
- *QUERCUS VAR.* / OAK VARIETIES
- *TILIA TOMENTOSA 'STERLING SILVER'* / STERLING SILVER LINDEN
- *ULMUS CARPINIFOLIA 'ACCOLADE'* / ACCOLADE ELM



ORNAMENTAL TREES, 8'+ TALL:

- *ALNUNS GLUTINOSA* / EUROPEAN BLACK ALDER
- *AMELANCHIER VARIETIES* / SERVICEBERRY VAR.
- *BETULA NIGRA* / RIVER BIRCH
- *CORNUS MAS* / CORNELIAN CHERRY
- *HAMAMELIS VARIETIES* / WITCHHAZEL VAR.
- *MAGNOLIA VARIETIES* / MAGNOLIA VAR.
- *MALUS VARIEITIES* / FLOWERING CRABAPPLE VAR.
- *SYRINGA RETICULATA* / JAPANESE TREE LILAC



EVERGREEN TREES, 6'+ TALL:

- *ABIES CONCOLOR* / WHITE FIR
- *JUNIPERUS CHINENSIS 'FAIRVIEW'* / FAIRVIEW JUNIPER
- *PICEA ABIES* / NORWAY SPRUCE
- *PICEA GLAUCA 'DENSATA'* / BLACK HILLS SPRUCE
- *PINUS STROBUS* / EASTERN WHITE PINE
- *PSEUDOTSUGA MENZIESII* / DOUGLAS FIR
- *TAXUS CUSPIDATA 'CAPITATA'* / CAPITATA YEW
- *THUJA VARIETIES* / ARBORVITAE VAR.



LARGE, DECIDUOUS SHRUBS, 36"+ TALL:

- *ARONIA VARIETIES* / CHOKEBERRY VAR.
- *CORNUS VARIETIES* / DOGWOOD VAR.
- *FORSYTHIA 'MEADOWLARK'* / *IMEADOWLARK FORSYTHIA*
- *FOTHERGILLA GARDENII* / DWARF FOTHERGILLA
- *HYDRANGEA VARIETIES* / HYDRANGEA VAR.
- *SYRINGA VARIETIES* / LILAC VAR.
- *VIBURNUM VARIETIES* / VIBURNUM VAR.



SMALL, DECIDUOUS SHRUBS, 18"+ TALL:

- *ARONIA VARIETIES* / CHOKEBERRY VAR.
- *BERBERIS VARIETIES* / BARBERRY VAR.
- *COTONEASTER APICULATUS* / CRANBERRY COTONEASTER
- *DEUTIZIA GRACILIS 'NIKKO'* / NIKKO SLENDER DEUTZIA
- *HYPERICUM KALMIANUM* / ST. JOHNSWORT
- *RHUS AROMATICA 'GRO-LOW'* / GRO LOW SUMAC
- *ROSA VARIETIES* / SHRUB ROSE VAR.
- *SPIRAEA VARIETIES* / SPIREA VAR.
- *STEPHANANDRA INCISA 'CRISPA'* / CUTLEAF STEPHANANDRA
- *WEIGELA FLORIDA 'MIDNIGHT WINE'* / WEIGELA



SMALL, EVERGREEN SHRUBS, 24"+ TALL / WIDE:

- *BUXUS VARIETIES* / BOXWOOD VAR.
- *JUNIPERUS VARIETIES* / JUNIPER VAR.
- *TAXUS VARIETIES* / YEW VAR.



LARGE, ORNAMENTAL GRASS, 3 GALLON &
SMALL, ORNAMENTAL GRASS, 1 GALLON:

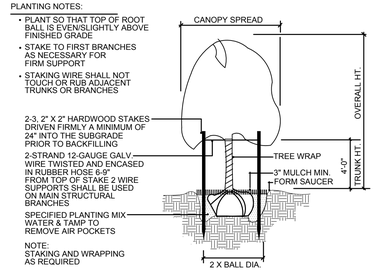
- *CALAMAGROSTIS VARIETIES* / REED GRASS VAR.
- *PANICUM VARIETIES* / SWITCH GRASS VAR.
- *PENNISETUM VARIETIES* / FOUNTAIN GRASS VAR.
- *SESLERIA AUTUMNALIS* / MOOR GRASS
- *SPOROBOLUS HETEROLEPSIS* / PRARIE DROPSEED



PERENNIAL FLOWERS & GROUNDCOVER, 1 GALLON:

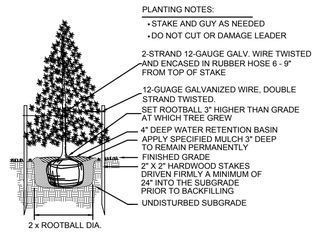
- *ALLIUM* / ORNAMENTAL ONION
- *AJUGA* / BUGLEWEED
- *AMSONIA* / BLUE STAR
- *BAPTISIA* / FALSE OR WILD INDIGO
- *CALAMINTHA* / CALAMINT
- *COREOPSIS* / TICKSEED
- *GERANIUM* / CRANESBILL
- *HEUCHERA* / CORAL BELLS
- *HOSTA* / HOSTA VAR.
- *NEPETA* / CATMINT
- *STACHYS / LAMB'S EAR*
- *VINCA MINOR 'DART'S BLUE'* / DART'S BLUE PERIWINKLE

PLANTING DETAILS



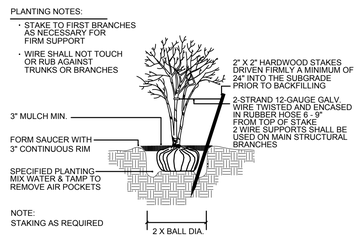
TREE PLANTING & STAKING

NOT TO SCALE



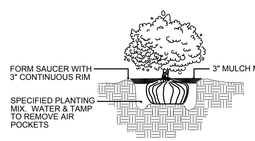
EVERGREEN TREE PLANTING

NOT TO SCALE



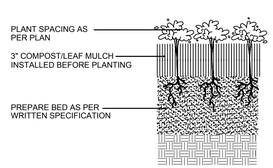
MULTI-TRUNK TREE STAKING

NOT TO SCALE



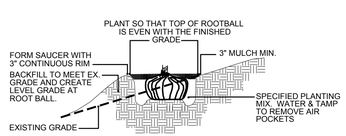
SHRUB PLANTING

NOT TO SCALE



PERENNIAL PLANTING

NOT TO SCALE



HILLSIDE PLANTING

NOT TO SCALE

NOTES - GENERAL LANDSCAPE

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.

2. CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.

3. GENERAL PLANT NOTES:
   A. ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
   B. ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
   C. ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
   D. PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
   E. ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.

4. LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.

5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.

6. PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.

7. ALL SHRUB, GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.

8. ALL PLANTING ISLANDS SHALL BE MOUNDED TO PROVIDE POSITIVE DRAINAGE.

9. ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.

10. ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).

11. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.

12. LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.

13. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.

14. EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.

15. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.

16. PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.

17. PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.

18. CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.

19. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.

20. ALL TURF SHALL SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), PER VILLAGE, SEED IS NOT ALLOWED.

21. CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.

22. LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.

23. CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, IN PERPETUITY.

24. (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

PROJECT TEAM

DEVELOPERS:
HAMILTON PARTNERS
300 PARK BOULEVARD, SUITE 201
ITASCA, IL 60143

KINZIE BUILDERS
930 WOODLANDS PARKWAY
VERNON HILLS, IL 60061

BUIDING ARCHITECT / PLANNER:
BSB DESIGN
220 N. SMITH STREET, SUITE 210
PALATINE, IL 60067
TEL (847) 705-2200

CONTACT: NATALIE VISCUSO / JOE MASCHEK

CIVIL ENGINEER:
RWG ENGINEERING, LLC
975 E. 22ND STREET, SUITE 400
WHEATON, IL 60189
TEL (847) 480-7889

CONTACT: ROBERT W. GUDMUNDSON

LANDSCAPE ARCHITECT:
DICKSON DESIGN STUDIO, INC.
526 SKYLINE DRIVE
ALGONQUIN, IL 60102
TEL (847) 878-4019 / (847) 804-8708

CONTACT: SHARON DICKSON / JEFF TORRENS

EXCAVATOR / LANDSCAPE CONTRACTOR:
LANDSCAPE CONSTRUCTION CORP.
8713 N. NORTH SOLON ROAD
RICHMOND IL 60071
TEL (815) 675-0090

CONTACT: PETER DEVORE

SHEET KEY

L0.1 PROJECT TEAM
GENERAL LANDSCAPE NOTES
PLANTING DETAILS
PLANT SYMBOLS KEY

L1.0 OVERALL LANDSCAPE PLAN

L1.1 PLAN DETAIL: DOG PARK
PLAN DETAIL: WATER FEATURE
PLAN DETAIL: APARTMENT FOUNDATION LANDSCAPE
PLAN DETAIL: TYPICAL FOUNDATION LANDSCAPE

L1.2 SPECIFICATIONS & DETAILS: OVERALL SITE

L1.3 SPECIFICATIONS & DETAILS: DOG PARK

dickson design STUDIO
526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

HAMILTON PARTNERS

ITASCA, ILLINOIS

PLAN DATE

SEPTEMBER 7, 2021

REVISIONS

1.	PER EXHIBIT 9/13/21
2.	ADDED PLANT MIX 9/13/21
3.	REVISED SITE PLAN 11/19/21
4.	PER CITY COMMENTS 12/6/21
5.	
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

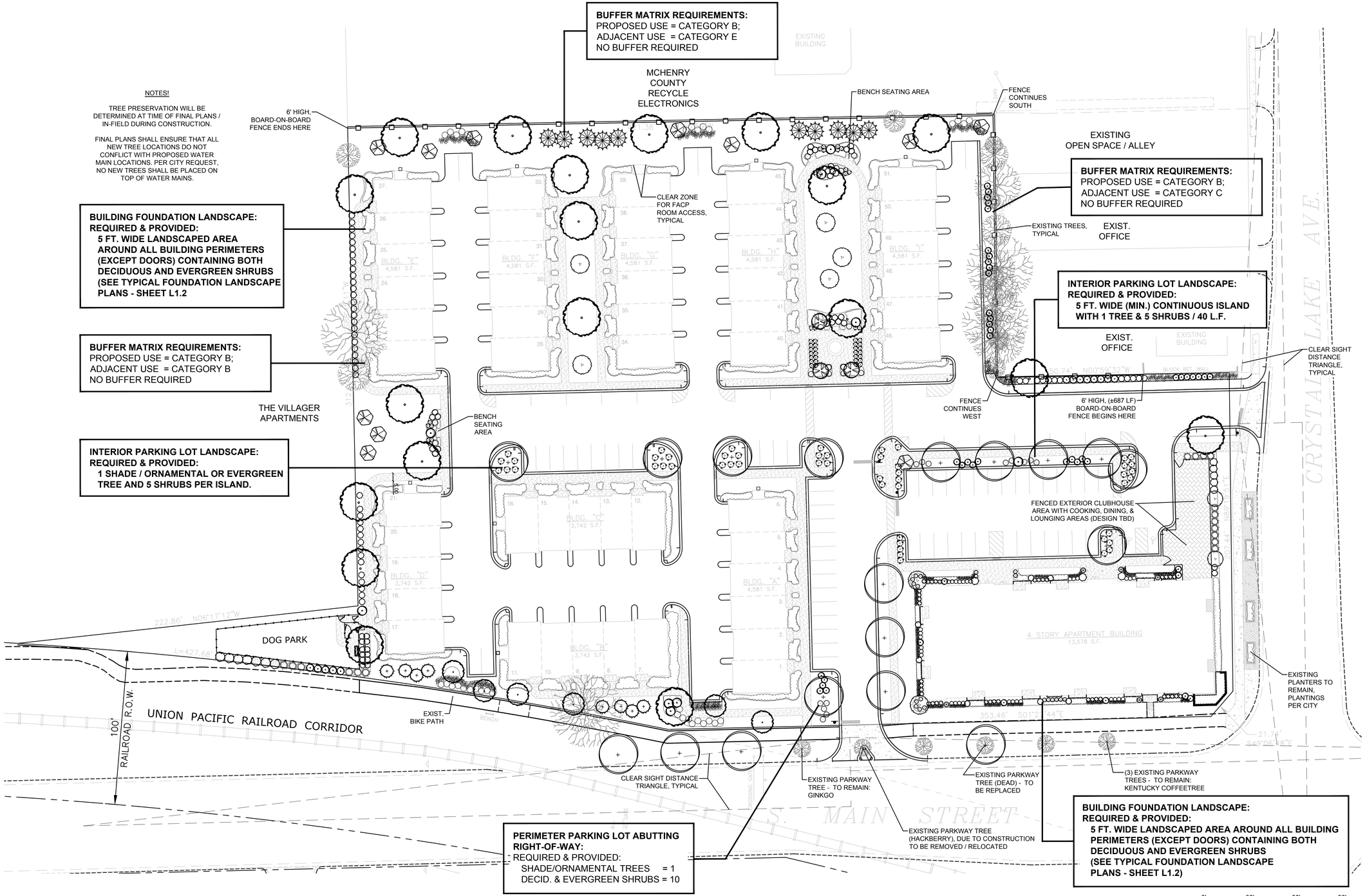
CRYSTAL LAKE ROAD & MAIN STREET

CRYSTAL LAKE, IL

PRELIMINARY LANDSCAPE PLAN - COVER SHEET

SHEET NUMBER

L0.1



OVERALL LANDSCAPE PLAN

SCALE: 1" = 30'-0"

dickson design STUDIO
526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

HAMILTON PARTNERS

ITASCA, ILLINOIS

PLAN DATE

SEPTEMBER 7, 2021

REVISIONS

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PROJECT NAME AND SHEET TITLE

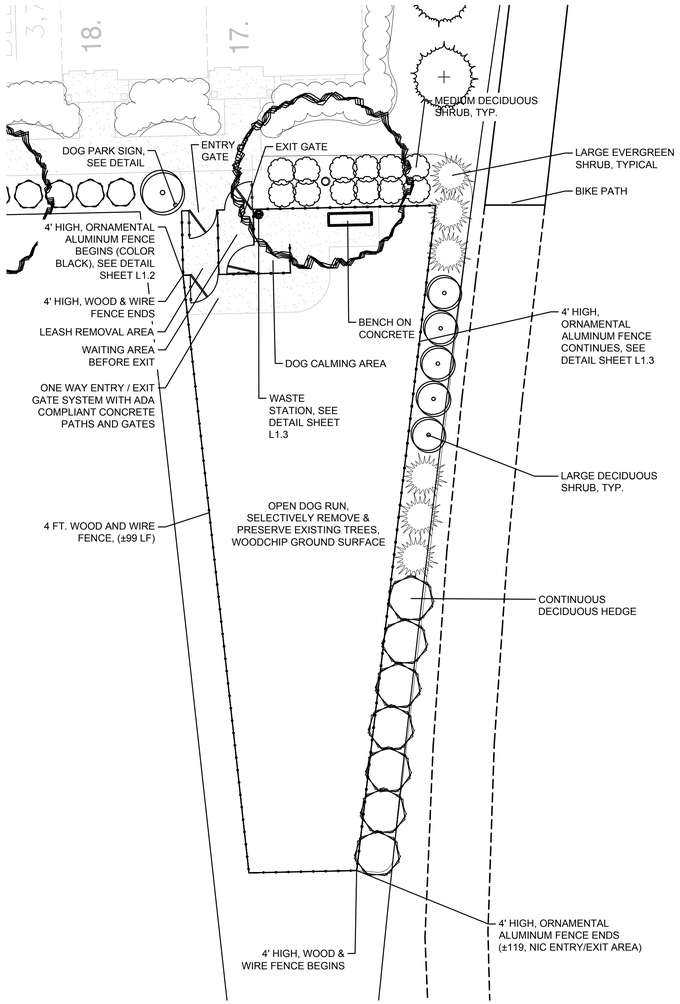
CRYSTAL LAKE ROAD & MAIN STREET

CRYSTAL LAKE, IL

PRELIMINARY LANDSCAPE PLAN - OVERALL

SHEET NUMBER

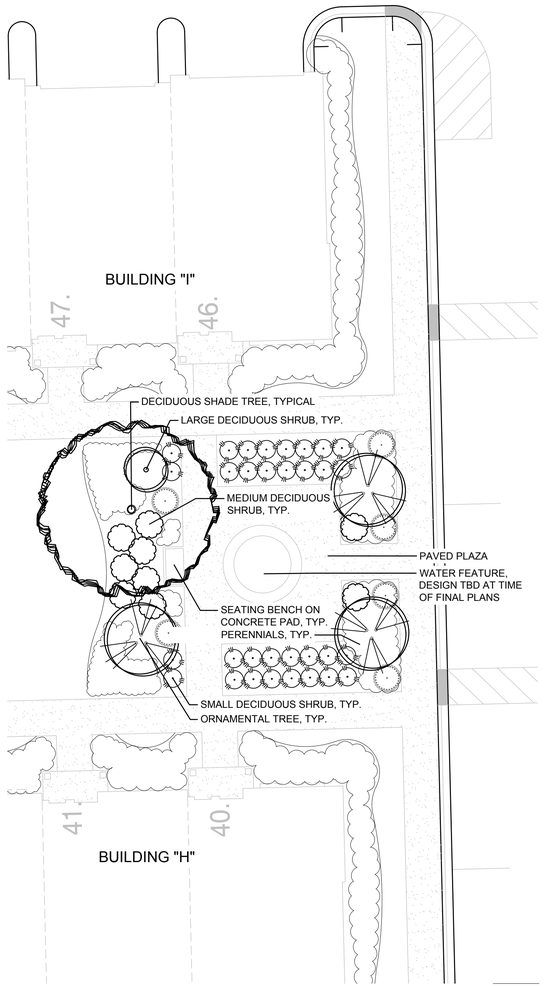
L1.0



NORTH

PLAN DETAIL: DOG PARK

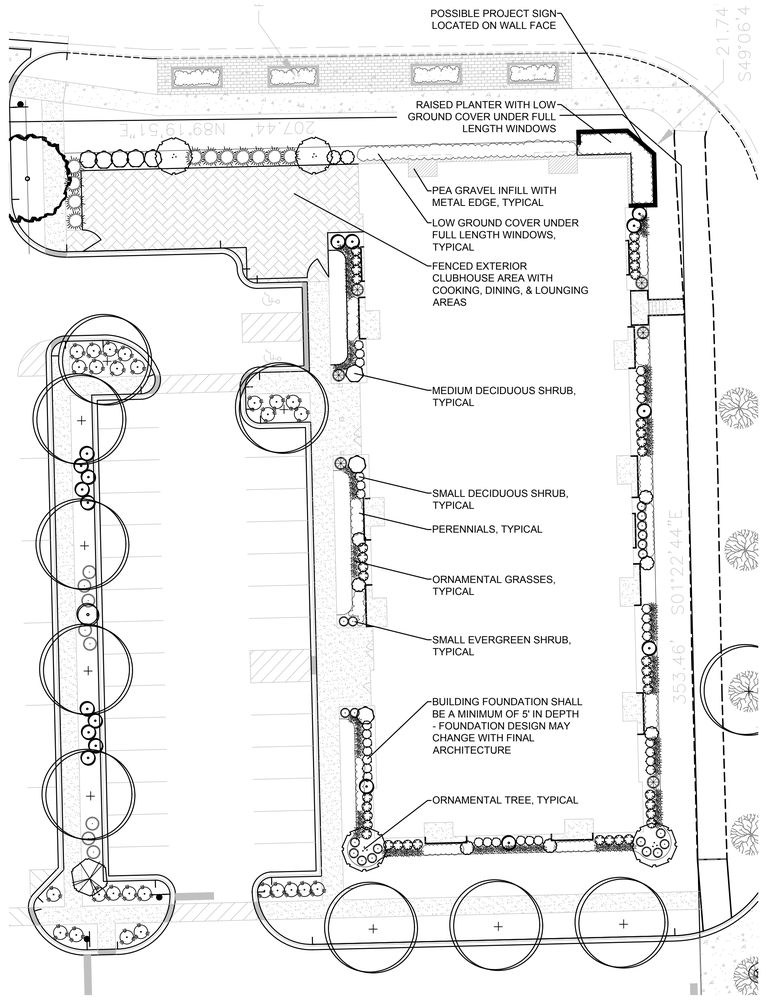
SCALE: 1" = 10'-0"



NORTH

PLAN DETAIL: WATER FEATURE

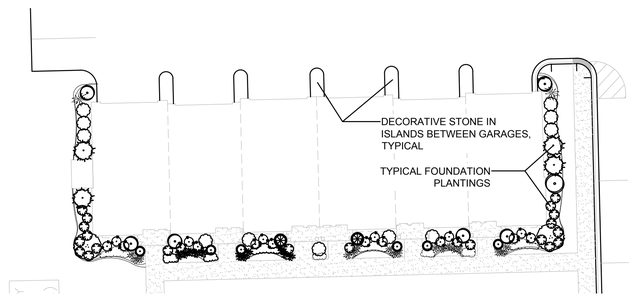
SCALE: 1" = 10'-0"



NORTH

PLAN DETAIL: APARTMENT FOUNDATION LANDSCAPE

SCALE: 1" = 20'-0"



PLAN DETAIL: TYPICAL TOWNHOME FOUNDATION LANDSCAPE

SCALE: 1" = 20'-0"

dickson design
STUDIO
526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

HAMILTON PARTNERS

ITASCA, ILLINOIS

PLAN DATE

SEPTEMBER 7, 2021

REVISIONS

1.	PER EXHIBIT 9/13/21
2.	ADDED PLANT MIX 9/13/21
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4.	PER CITY COMMENTS 12/6/21
5.	
6.	
7.	
8.	
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10.	

PROJECT NAME AND SHEET TITLE

CRYSTAL LAKE ROAD & MAIN STREET

CRYSTAL LAKE, IL

PRELIMINARY LANDSCAPE PLAN - FEATURES AND FOUNDATIONS

SHEET NUMBER

L1.1

SPECIFICATIONS & DETAILS: OVERALL SITE

1 SPECIFICATION - SEATING AREAS, BENCH

SHALL BE:

- QUANTITY: 3
- NAME: DuMOR
- MODEL: 57-601 (SURFACE-MOUNT)
- MATERIAL: CAST IRON BENCH WITH
  RECYCLED PLASTIC WOOD SLATS
- MEASURES: 6' LONG
- COLOR, FRAME: BLACK

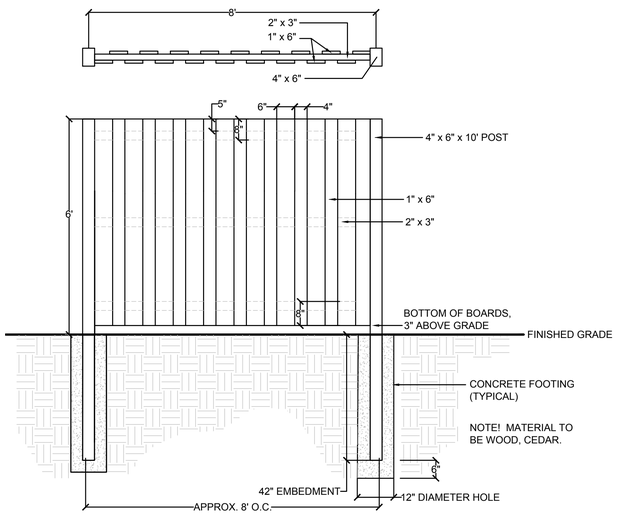
- INSTALL: PER MANUFACTURER'S SPECIFICATIONS

- AVAILABLE THRU (OR APPROVED EQUAL):
  NUTOYS LEISURE PRODUCTS
  LAGRANGE, IL
  CONTACT: JENNIFER RIVERA @ TEL (708) 579-9055



2 DETAIL - FENCE, BOARD-ON-BOARD

NOT TO SCALE



dickson design
STUDIO
526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

HAMILTON PARTNERS

ITASCA, ILLINOIS

PLAN DATE

SEPTEMBER 7, 2021

REVISIONS

1.	PER EXHIBIT 9/13/21
2.	ADDED PLANT MIX 9/13/21
3.	REVISED SITE PLAN 11/19/21
4.	PER CITY COMMENTS 12/6/21
5.	
6.	
7.	
8.	
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PROJECT NAME AND SHEET TITLE

CRYSTAL LAKE ROAD & MAIN STREET

CRYSTAL LAKE, IL

PRELIMINARY LANDSCAPE PLAN - SPECIFICATIONS & DETAILS

SHEET NUMBER

L1.2

SPECIFICATIONS & DETAILS: DOG PARK

1 SPECIFICATION - SEATING BENCH

SHALL BE:

- QUANTITY: 1
- NAME: DuMOR, BENCH 37
- MODEL: 37-601 (S-1 EMBEDMENT)
- MATERIAL: STEEL BASE WITH RECYCLED PLASTIC WOOD SEAT
- MEASURES: 6'L x 17"H
- SEAT HEIGHT: 17"
- COLOR, FRAME: TEXTURED BLACK

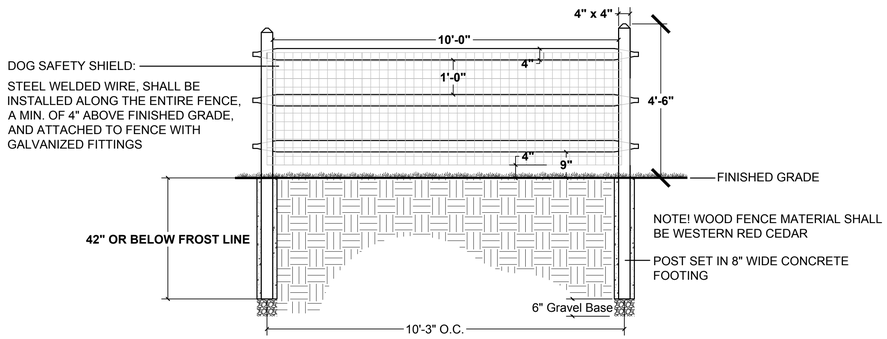
- INSTALL: PER MANUFACTURER'S SPECIFICATIONS

- AVAILABLE THRU (OR APPROVED EQUAL):
  NUTOYS LEISURE PRODUCTS
  LAGRANGE, IL
  CONTACT: JENNIFER RIVERA @ TEL (708) 579-9055



2 DETAIL - FENCE, WOOD & WIRE

NOT TO SCALE



3 SPECIFICATIONS - PARK SIGNAGE & WASTE STATION

SHALL BE:

- QUANTITY: 1
- MODEL: SENTRY DOG WASTE STATION W/ SINGLE PULL BAGS
- MATERIAL: GALVANIZED SQUARE POST W/ 10 GALLON RECEPTACLE
- MEASURES: 77"H X 12"W
- INCLUDES SIGN, BAG DISPENSER, & HARDWARE
- INCLUDES 400 DOG WASTE BAGS
- INCLUDES 50 WASTE CAN LINERS
- PRODUCT IS SHIPPED UNASSEMBLED
- COLOR: GREEN

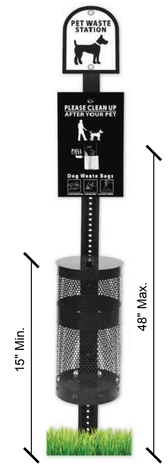
SHALL BE:

- QUANTITY: 1
- MODEL: DOG PARK EXERCISE AREA SIGN
- MATERIAL: ALUMINUM
- COLOR: GREEN

- INSTALL: PER MANUFACTURER'S SPECIFICATIONS

- AVAILABLE THRU (OR APPROVED EQUAL):
  TERRA BOUND SOLUTIONS
  SPRING, TX - TEL (877) 857-2915

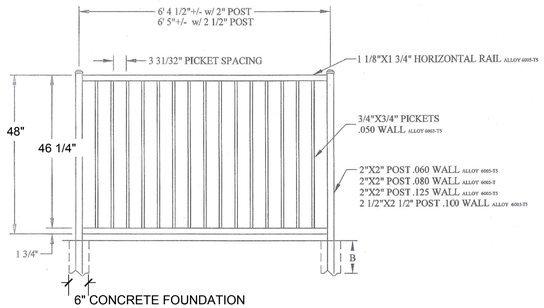




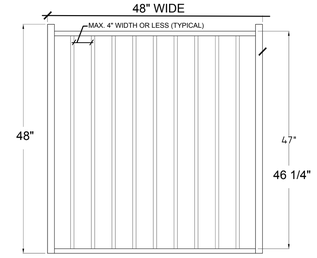
4 SPECIFICATIONS & DETAILS - FENCE, ORNAMENTAL ALUMINUM

NOT TO SCALE

FENCE



GATE



SPECIFICATION - ORNAMENTAL FENCE

SHALL BE:

- NAME: ELITE
- MODEL: LIFEGARD, 4' HIGH, WITH (4) 4' WIDE GATES
- MATERIAL: ALUMINUM, POWER-COATED
- COLOR: BLACK

- SHALL BE INSTALLED WITH 42"-48" DEEP CONCRETE FOOTINGS, (1) FOOTING PER BURIED POST

- ENTRY & EXIT FENCE GATES SHALL BE SELF-CLOSING & SELF-LATCHING WITH COLOR MATCHED HINGES
- INTERIOR FENCE GATES SHALL BE SELF-CLOSING & SELF-LATCHING WITH COLOR-MATCHED HINGES

dickson design STUDIO
526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

HAMILTON PARTNERS

ITASCA, ILLINOIS

PLAN DATE

SEPTEMBER 7, 2021

REVISIONS

1.	PER EXHIBIT 9/13/21
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10.	

PROJECT NAME AND SHEET TITLE

CRYSTAL LAKE ROAD & MAIN STREET

CRYSTAL LAKE, IL

PRELIMINARY LANDSCAPE PLAN - SPECIFICATIONS & DETAILS

SHEET NUMBER

L1.3



A - FREE STANDING
Backlit
Wall Mounted
Monument Signage

B - WALL Address
Wall Mounted

C - WAYFINDING
Addresses/Leasing Directional

D - DOWNTOWN DIRECTIONAL
Streetscape Coordination

North

0 40 80

HAMILTON PARTNERS

SIGNAGE PLAN

Concept Plan
Crystal Lake & Main
Crystal Lake, Illinois

BSB DESIGN
BSBDESIGN.COM

Rev. November 19th, 2021

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2021 BSB Design, Inc.

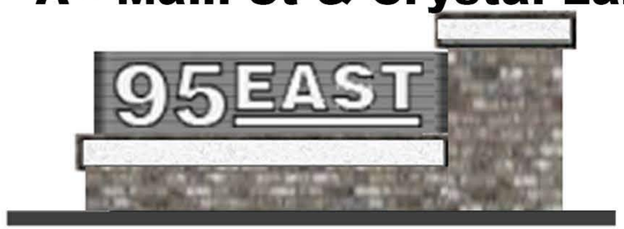
A - Corner Identity Sign



North Elevation
Scale: 1/8" = 1'-0"

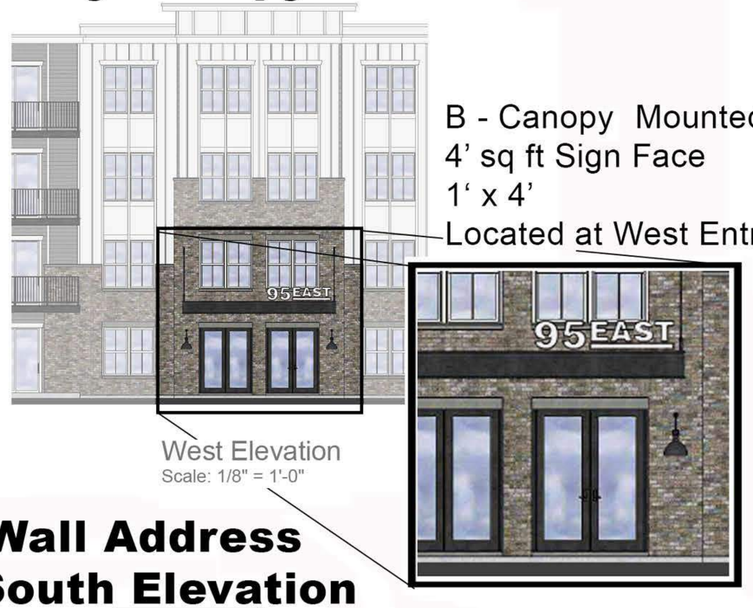
A - Free Standing Sign
1 Sided
16 sq ft Sign Face
Retaining Wall Mount
Backlit Letters
Located at Corner

A - Main St & Crystal Lake Ave.



A - Free Standing Sign
2 Sided
16 sq ft Sign Face
Materials to Match Building
Backlit Letters
4' h x 8.5'
Located at Entrance Drives

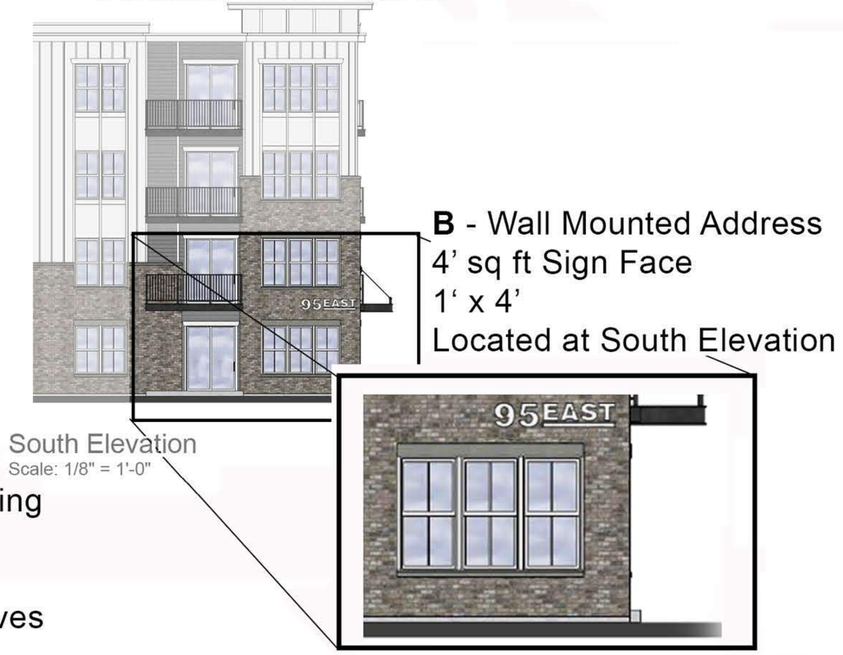
B - Entry Canopy Address



B - Canopy Mounted
4' sq ft Sign Face
1' x 4'
Located at West Entry

West Elevation
Scale: 1/8" = 1'-0"

B - Wall Address
South Elevation



B - Wall Mounted Address
4' sq ft Sign Face
1' x 4'
Located at South Elevation

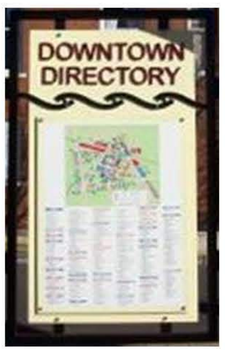
South Elevation
Scale: 1/8" = 1'-0"

C - Wayfinding



C - Free Standing
Address/Leasing
4' sq ft Sign Face
3'h x 2'w
Two Sided

D - Kiosk



D - Community ID
Downtown Streetscape

HAMILTON PARTNERS

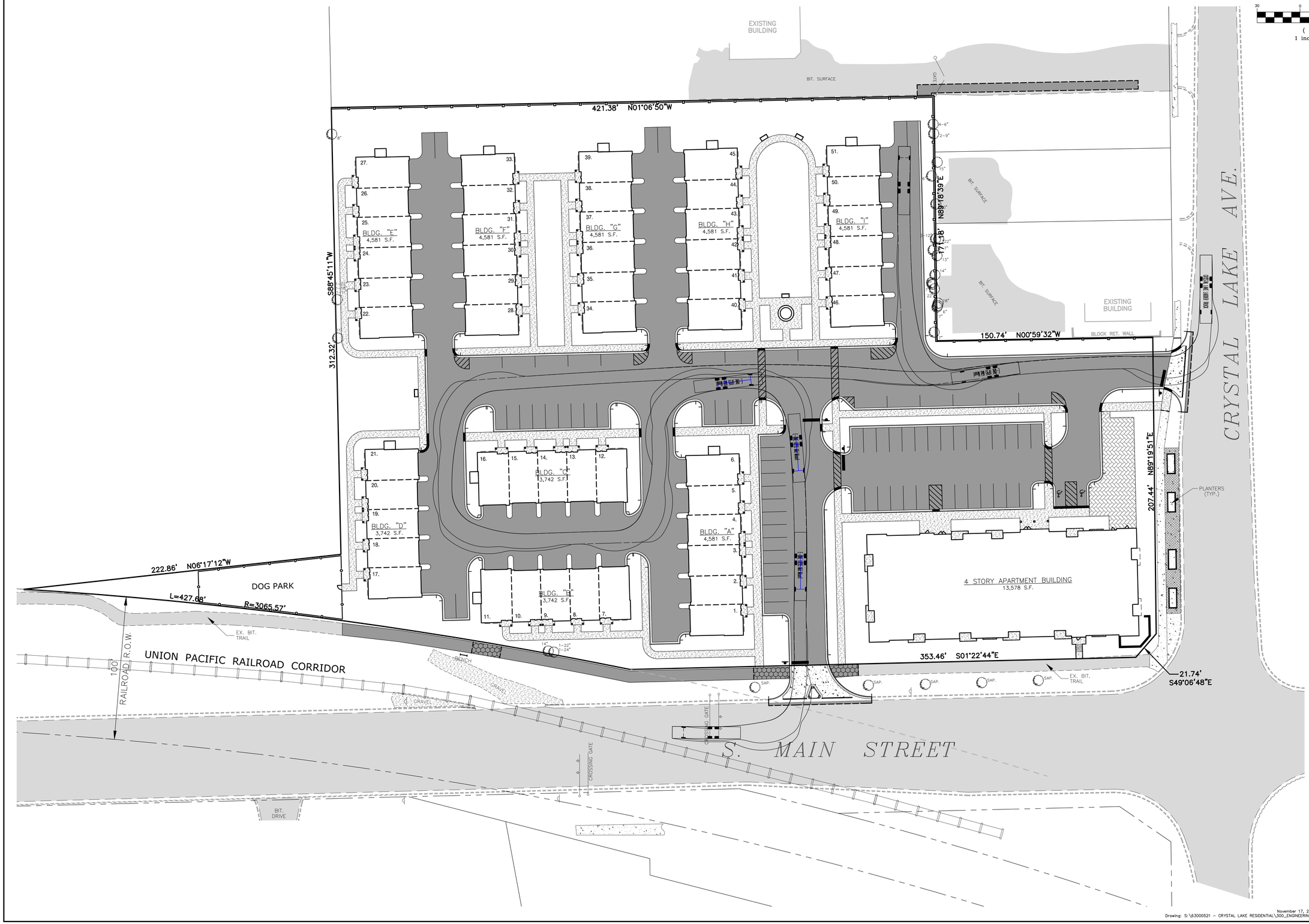
SIGNAGE PLAN

Crystal Lake & Main
Crystal Lake, Illinois

BSB DESIGN
BSBDesign.com

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2021 BSB Design, Inc.

November 19, 2021 | MP210365.00



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DATE	REVISIONS	DRAWN BY
1 11/18/21	NEW BUILDING FOOTPRINTS, UPDATED SITE LAYOUT	AXS

CRYSTAL LAKE RESIDENTIAL

CRYSTAL LAKE, ILLINOIS

FIRE TRUCK MANEUVERING PLAN

RWG Engineering, LLC
Civil Engineering ◆ Real Estate Consulting ◆ Project Management
975 E. 22nd St. Suite 400
Wheaton, IL 60189
630.480.7889
www.rwg-engineering.com

PROJECT NO. 63000521
DATE 09/13/21
SCALE 1"=30'
PROJ. MGR. RWG
PROJ. ASSOC. MKR
DRAWN BY TLM

SHEET 1 OF 1

November 17, 2021 3:18:33 p.m. AcadVer:22.0s (LMS Tech)
Drawing: S:\63000521 – CRYSTAL LAKE RESIDENTIAL\300_ENGINEERING\310_CADD\PRELIM\630_BASE_PRELIM.DWG

RWG ENGINEERING, LLC
CIVIL ENGINEERING – REAL ESTATE CONSULTING – PROJECT MANAGEMENT
ILLINOIS PROFESSIONAL DESIGN FIRM #184–006370

LIMITATION OF WARRANTY OF ENGINEER'S INSTRUMENTS OF SERVICE

THE ENGINEER AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE	◎	◉
STORM MANHOLE	◎	◉
CATCH BASIN	○	●
INLET	□	■
PRECAST FLARED END SECTION	▷	▶
CONCRETE HEADWALL	⊃	⊃
VALVE VAULT	⊗	⊗
VALVE BOX	⊞	⊞
FIRE HYDRANT	⊃	⊃
BUFFALO BOX	⊙	•
CLEANOUT	⊡	⊡
SANITARY SEWER	——◁——	——◀——
FORCE MAIN	——◁——	——◀——
STORM SEWER	——◁——	——◀——
WATER MAIN	——··——	——··——
CONSTRUCT WATER MAIN UNDER SEWER		
GRANULAR TRENCH BACKFILL		
STREET LIGHT	——☼——	——☼——
ELECTRICAL CABLE	——E——	——E——
2" CONDUIT ENCASEMENT		
ELECTRICAL TRANSFORMER OR PEDESTAL	E	
POWER POLE	——○——	——●——
STREET SIGN	——▷——	——▶——
GAS MAIN	——G——	——G——
TELEPHONE LINE	——T——	——T——
CONTOUR	749	749
SPOT ELEVATION	×(750.00)	×750.00
WETLANDS		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
OVERFLOW RELIEF ROUTING		
SLOPE BANK		
TREE WITH TRUNK SIZE	6" 6"	
SOIL BORING	B-8 B-9	B-1 B-11
TOPSOIL PROBE		
FENCE LINE, WIRE OR SILT	——×——	——×——
FENCE LINE, CHAIN LINK OR IRON	——○——	——○——
FENCE LINE, WOOD OR PLASTIC	——□——	——□——
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE	— — — —	— — — —

ABBREVIATIONS

BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	Δ	INTERSECTION ANGLE

811 Know what's below. Call before you dig.

Formerly JULIE 1–800–892–0123

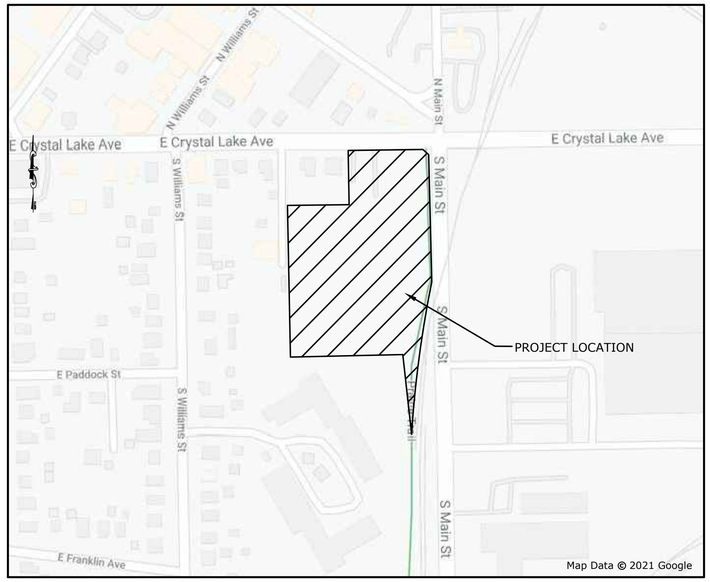
PRELIMINARY ENGINEERING PLANS

FOR

CRYSTAL LAKE RESIDENTIAL

SW CORNER OF CRYSTAL LAKE AVE AND MAIN STREET
CRYSTAL LAKE, ILLINOIS

LOCATION MAP



PLANS PREPARED FOR

HAMILTON PARTNERS, INC.
AND
HARLEM-IRVING PROPERTIES, INC.

1130 W. LAKE COOK ROAD
BUFFALO GROVE, ILLINOIS
847-459-5560

INDEX OF SHEETS

1. TITLE SHEET
2. EXISTING CONDITIONS PLAN
3. DEMOLITION PLAN
4. SITE GEOMETRIC AND PAVING PLAN
~~5. SOIL EROSION AND SEDIMENT CONTROL (SESC) PLAN~~
~~6. SESC DETAILS AND SCHEDULES~~
7. GRADING PLAN
8. UTILITY PLAN
~~9. UTILITY PROFILES~~
~~10. PROJECT NOTES AND SPECIFICATIONS~~
~~11. CONSTRUCTION STANDARDS AND DETAILS~~
~~12. CONSTRUCTION STANDARDS AND DETAILS~~
~~13. CONSTRUCTION STANDARDS AND DETAILS~~

(PLAN SHEETS LINED OUT ARE NOT INCLUDED AT THIS TIME, BUT WILL BE A PART OF FUTURE FINAL ENGINEERING PERMIT DOCUMENTATION)

GENERAL NOTES

1. The contractor shall notify the following governmental agencies at least two working days prior to commencement of construction:
   - City of Crystal Lake Public Works Department (815–356–3614)
2. The contractor shall notify all utility companies and arrange for their facilities to be located prior to work in any easement, right–of–way, or suspected utility location. Repair of any damage to existing facilities shall be the responsibility of the contractor. Utility locations shown herein are for graphic illustration only and are not to be relied upon.
3. Prior to commencement of any offsite construction, the contractor shall secure written authorization that all offsite easements have been secured, and that permission has been granted to enter onto private property.
4. Elevations shown herein reflect NAVD 1988 datum.
5. The boundary and topographic survey data for this project is based on a field survey prepared by Terra Technology Land Surveying, Inc, dated JULY 15, 2021. The contractor shall verify existing conditions prior to commencing construction and shall immediately notify the engineer in writing of any differing conditions.
6. RWG Engineering, LLC, it's employees and agents are not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor, and any other entity performing work at the site. Neither the owner nor the engineer assumes any responsibility for job site safety or for the means, methods or sequences of construction.
7. Except where modified by the contract documents, all work proposed hereon shall be in accordance with the following specifications, which are hereby made a part hereof:
   A. "Standard Specifications for Road and Bridge Construction in Illinois," as prepared by I.D.O.T. latest edition.
   B. "Standard Specifications for Water and Sewer Main Construction in Illinois," latest edition.
   C. "Illinois Recommended Standards for Sewage Works," as published by the I.E.P.A., latest edition.
   D. The subdivision and development codes and standards of the City of Crystal Lake, as published by the Municipality.
   E. "Illinois Accessibility Code" as published by the State of Illinois Capital Development Board, effective October 23, 2018.
   F. The National Electric Code.
   G. "Illinois Urban Manual" as prepared by the U.S. Dept. of Agriculture latest edition.
8. The City of Crystal Lake Development Ordinance shall take precedence if a conflict in project specifications occurs.

BENCHMARKS

BENCHMARK NO.1:

CUT SQUARE IN CONCRETE ON THE SOUTHWESTERLY CORNER OF ELECTRIC HANSHOLE LOCATED JUST BEHIND THE CURB RETURN AT THE SOUTHWEST CORNER OF CRYSTAL LAKE AVENUE AND MAIN STREET (IE NEAR THE NORTHEAST CORNER OF THE PROPERTY).

ELEVATION = 910.37 (NAVD 88 DATUM)

ROBERT W. GUDMUNDSON
38423
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

EXP 02/28/22

DRAWN BY	REVISIONS	DATE
AXS	1 NEW BUILDING FOOTPRINTS, UPDATED SITE LAYOUT	11/18/21

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CRYSTAL LAKE RESIDENTIAL
CRYSTAL LAKE, ILLINOIS
TITLE SHEET

RWG Engineering, LLC
Civil Engineering ◆ Real Estate Consulting ◆ Project Management
975 E. 22nd St. Suite 400
Wheaton, IL 60189
630.480.7889
www.rwg-engineering.com

PROJECT NO. 63000521
DATE 10/25/21
SCALE NONE
PROJ. MGR. RWG
PROJ. ASSOC. MKR
DRAWN BY TLM

SHEET
1 OF 13

NORTH

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

EXISTING BUILDING

2" INLET
RIM=916.00
INV=914.05

SAN MH
RIM=917.54
INV=913.34

6" PVC

2" INLET
RIM=916.11
INV=914.27

EX. 6" WM TO REMAIN ACTIVE

EXISTING 20' UTILITY EASEMENT RECORED IN 2019 AS DOCUMENT No. 2019R0006635

EX. 8" VALVE VAULT

EX 8" WM

EX 6" WM

EX. 8"x6" REDUCER

EX 10" SAN

BIT. SURFACE

CHAINLINK FENCE

421.38' N01°06'50"W

BLOCK STR.
RIM=913.96
INV=909.21
BOTTOM=900.61

2" INLET
RIM=913.75
INV=910.18

10" PVC

N89°18'39"E 17.18'

2" INLET
RIM=911.65
INV=908.70

10" RCP

BLOCK STR.
RIM=912.42
INV=907.37
WATER=903.62
BOTTOM=901.62

EXISTING BUILDING
T/F=915.8

150.74' N00°59'32"W

BLOCK RET. WALL

S88°45'11"W 312.32'

STORM MH
RIM=911.47
INV(NE)=906.22

STORM MH
RIM=910.42
INV(NE)=907.73
INV(SW)=906.98

4" DIP SAN

STORM MH
RIM=910.65
INV(NE)=906.41

8" DIP

STORM MH
RIM=911.50
INV(NE)=905.9

CONC.

10" PVC

8" PVC

STORM MH
RIM=909.77
INV(E&W)=907.12
INV(SW)=907.30

12" RCP

2" INLET
RIM=909.57
INV=907.45

STORM MH
RIM=911.73
INV(W)=906.45
INV(12"RCP N)=906.45
INV(E)=906.21

PLANTER (TYP.)

EX 8" SAN

EX 12" WM

222.86' N06°17'12"W

L=427.68'
R=3065.57'

CONC. RET. WALL

CONCRETE

CONCRETE

REMNANT OF CONCRETE FOUNDATION

SITE BENCHMARK:
SQUARE CUT AT SW'LY CORNER OF HANDHOLE
ELEV.=910.37 NAVD88

207.44' N89°19'51"E

EX. BIT. TRAIL

UNION PACIFIC RAILROAD CORRIDOR

100' RAILROAD R.O.W.

EASEMENT OF WAY PER DOC.1995R0011061

BRANCH

GRAVEL

CRAINLINK FENCE

STORM CB
RIM=913.89
INV(E)=908.78

STORM CB
RIM=914.15
INV(NE)=910.67

12" RCP

STORM STR
RIM=913.77

STORM STR
RIM=913.90

STORM STR
RIM=913.88

CROSSING GATE

353.46' S01°22'44"E

S.A.P.

24" RCP

STORM CB
RIM=912.73
INV(E)=906.79

STORM STR
RIM=912.29

EX. BIT. TRAIL

EXCEPTION

21.74' S49°06'48"E

EX 15" SAN

EX 24" STM

EX 12" SAN

SAN MH
RIM=911.22

S. MAIN STREET

STORM STR.
RIM=914.20

STORM STR.
RIM=914.01

OHW

BIT. DRIVE

10" DIP

VALVE VAULT
RIM=915.62
TOP 10" DIP=910.42

STORM CB
RIM=913.73
INV(12"RCP S)=910.7+/-

STORM CB
RIM=913.91
INV(12"RCP N&W)=908.78

INV24" RCP FES=906.43

STORM STR.
RIM=911.63
INV=907 +/-
POSSIBLY ABBANDONED

6" DIP

VALVE VAULT
RIM=914.16
TOP 6"+/- DIP=907.61

EX 10" WM

SURVEY NOTE

THE EXISTING CONDITIONS PLAN IS BASED ON A SURVEY DONE BY TERRA TECHNOLOGY LAND SURVEYING, INC, AND DATED JULY 15, 2021

November 17, 2021 2:47:56 p.m. AcadVer:22.0s (LMS Tech)
Drawing: S:\63000521 – CRYSTAL LAKE RESIDENTIAL\300_ENGINEERING\310_CADD\PRELIM\630_BASE_PRELIM.DWG

DATE	REVISIONS	DRAWN BY
1 11/18/21	NEW BUILDING FOOTPRINTS, UPDATED SITE LAYOUT	AJS

CRYSTAL LAKE RESIDENTIAL
CRYSTAL LAKE, ILLINOIS
EXISTING CONDITIONS PLAN

RWG Engineering, LLC
Civil Engineering ◆ Real Estate Consulting ◆ Project Management
975 E. 22nd St. Suite 400
Wheaton, IL 60189
630.460.7889
www.rwg-engineering.com

PROJECT NO. 63000521
DATE 10/25/21
SCALE 1"=30'
PROJ. MGR. RWG
PROJ. ASSOC. MKR
DRAWN BY TLM

SHEET
2 OF 13

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DEMOLITION LEGEND

- REMOVE EXISTING PAVEMENT/SIDEWALK/STRUCTURE/C&G (INCL SAWCUT)
- TREE/BUSH/STRUCTURE REMOVAL
- TREE PROTECTION FENCE
- REMOVE EXISTING UTILITY LINE
- REMOVE EXISTING CURB AND GUTTER

DEMOLITION NOTES:

1. SWPPP/EROSION CONTROL INSTALLATION SHALL BE DONE PRIOR TO COMMENCEMENT OF ANY DEMOLITION ACTIVITY.
2. EXISTING ELECTRICAL AND PHONE CABLES MAY BE LOCATED WITHIN THE PROPOSED IMPROVEMENT AREA. APPROXIMATE KNOWN LOCATIONS ARE SHOWN HEREON. THE CONTRACTOR SHALL ARRANGE FOR PRECISE LOCATION OF EXISTING CABLE SERVICES AND EXERCISE EXTREME CARE WHEN WORKING AROUND THE SAME.
3. ALL STRUCTURAL PAVEMENT MATERIALS (ASPHALT, CONCRETE SIDEWALK, CURB/GUTTER) THAT CANNOT BE CRUSHED TO AN APPROVED IDOT SPECIFICATION FOR USE AS STRUCTURAL FILL SHALL BE DISPOSED OF BY THE CONTRACTOR AT AN OFFSITE LOCATION. RE-USE OF MILLED ASPHALT AND PROPERLY CRUSHED CONCRETE AS STRUCTURAL FILL IS ACCEPTABLE AND ENCOURAGED.
4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO EXISTING AMENITIES SCHEDULED TO REMAIN. PROPER SAWCUTTING SHALL BE ACCOMPLISHED AT ALL POINTS OF CONNECTION OR INTERFACE BETWEEN EXISTING AND PROPOSED IMPROVEMENTS.
5. CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL UNDERGROUND UTILITIES (EVEN IF NOT SHOWN ON THESE PLANS) LOCATED PRIOR TO DEMOLITION WORK. SANITARY SERVICE, WATERMAIN SERVICE, GAS, ELECTRIC, ETC SHALL BE CUT-OFF. CONTRACTOR TO COORDINATE WITH RESPECTIVE MUNICIPAL AGENCY TO ARRANGE FOR DISCONNECT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING UTILITIES, STREET LIGHTS, SIGNS, ETC. THAT ARE NOT INTENDED TO BE PERMANENTLY REMOVED.
7. CONTRACTOR SHALL NOTIFY THE CRYSTAL LAKE PUBLIC WORKS DEPARTMENT, ALL UTILITY COMPANIES, AND THE FIRE DEPARTMENT PRIOR TO START UP.
8. ONSITE DISTURBED AREAS TO REMAIN AS GREENSPACE SHALL BE RESTORED WITH TOPSOIL AND SOD/SEED (SEE LANDSCAPE PLANS).
9. ALL EXISTING DRIVEWAY APRONS NOT SCHEDULED FOR RE-USE SHALL BE SAWCUT ALONG WITH REMOVAL OF ANY EXISTING DEPRESSED CURB AND GUTTER, AND NEW BARRIER CURB AND GUTTER (SIZED TO MEET EXISTING ADJACENT CONDITIONS) SHALL BE INSTALLED AND DOWELED INTO THE EXISTING ADJOINING CURB AND GUTTER.
10. PARKWAYS SHALL BE RESTORED WITH MINIMUM 4" TOPSOIL AND SOD
11. UTILITY LINES SCHEDULED FOR REMOVAL SHALL BE PROPERLY DISCONNECTED FROM FACILITIES THAT ARE TO REMAIN, SECURELY PLUGGED AT ALL CONNECTION POINTS, AND EITHER REMOVED OR FILLED WITH FLOWABLE FILL (LEAN CONCRETE MIXTURE) AND ABANDONED IN PLACE (REMOVE IF LOCATED UNDER NEW BUILDING PAD AREAS). IN THE CASE OF STRUCTURE ABANDONMENT, CASTINGS AND TOP SLABS AND CONE SECTIONS SHALL BE REMOVED PRIOR TO FILLING THE STRUCTURE (UNLESS THE STRUCTURE IS EASIER TO COMPLETELY REMOVE).

NORTH

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

SAN MH RIM=917.54 INV=913.34
2" INLET RIM=916.00 INV=914.05
6" PVC
EX 6" WM
BIT. SURFACE
EXISTING BUILDING
2" INLET RIM=916.11 INV=914.27
EX. 6" WM TO REMAIN ACTIVE
EXISTING 20' UTILITY EASEMENT RECORED IN 2019 AS DOCUMENT No. 2019R0006635
EX. 8" VALVE VAULT
EX 8" WM
EX. 8"x6" REDUCER
EX 10" SAN
EX 8" WM
REMOVE EXISTING CHAIN-LINK FENCE
421.38' N01°06'50"W
CHAINLINK FENCE
BLOCK STR. RIM=913.96 INV=909.21 BOTTOM=900.61
2" INLET RIM=913.75 INV=910.18
10" PVC
BIT. SURFACE
N88°38'39"E 227.44'
2" INLET RIM=911.65 INV=908.70
10" RCP
BLOCK STR. RIM=912.42 INV=907.37 WATER=903.62 BOTTOM=901.62
EXISTING BUILDING T/F=915.8
150.74' N00°59'32"W
BLOCK RET. WALL
EXCEPTION
CRYSTAL LAKE AVE.
EX 12" WM
S88°45'11"W 312.32'
THE NORTH-SOUTH PORTION OF THIS EXISTING 15" SANITARY SEWER SHALL BE JETTED CLEAN BY THE CONTRACTOR, THEN TELEVISED TO VERIFY SEWER INTEGRITY, AND INTERNALLY EPOXY LINED AS MAY BE REQUIRED TO ELIMINATE ANY INFILTRATION. THIS IS A LIVE SEWER AND FLOW MUST BE MAINTAINED AT ALL TIMES.
STORM MH RIM=911.47 INV(NE)=906.22
STORM MH RIM=910.42 INV(NE)=907.73 INV(SW)=906.98
STORM MH RIM=910.65 INV(NE)=906.41
CONC.
REMOVE EXISTING RAILROAD SPUR
STORM MH RIM=911.50 INV(NE)=905.9
REMOVE EXISTING CONCRETE RETAINING WALL
STORM MH RIM=909.77 INV(E&NW)=907.12 INV(SW)=907.30
8" PVC
222.86' N06°17'12"W
L=427.68'
R=3065.57'
INSTALL TEMPORARY PATHWAY BARRIER - SEE DETAIL
EX. BIT. TRAIL
100' RAILROAD R.O.W.
UNION PACIFIC RAILROAD CORRIDOR
CHAINLINK FENCE
FENCE
GRAVEL
EASEMENT OF WAY PER DOC.1995R0011061
STORM CB RIM=913.89 INV(E)=908.78
STORM CB RIM=914.15 INV(NE)=910.67
12" RCP
STORM STR RIM=913.77
STORM STR RIM=913.90
STORM STR RIM=913.88
CROSSING GATE
INSTALL TEMPORARY PATHWAY BARRIER - SEE DETAIL
353.46' S01°22'44"E
21.74' S49°06'48"E
24" RCP
EX 15" SAN
EX. BIT. TRAIL
STORM CB RIM=912.73 INV(E)=906.79
STORM STR RIM=912.29
EXCEPTION
EX 24" STM
S. MAIN STREET
EX 12" SAN
SAN MH RIM=911.22
STORM STR. RIM=914.20
STORM STR. RIM=914.01
OHW
BIT. DRIVE
10" DIP
VALVE VAULT RIM=915.62 TOP 10" DIP=910.42
STORM CB RIM=913.73 INV(12"RCP S)=910.7+/-
STORM CB RIM=913.91 INV(12"RCP N&W)=908.78
INV24" RCP FES=906.43
STORM STR. RIM=911.63 INV=907 +/- POSSIBLY ABBANDONED
VALVE VAULT RIM=914.16 TOP 6"+/- DIP=907.61
6"± DIP
STORM MH RIM=911.73 INV(W)=906.45 INV(12"RCP N)=906.45 INV(E)=906.21
PLANTERS (TYP.)
EX 8" SAN
EX 12" WM
EX 10" WM

DATE	REVISIONS	DRAWN BY
1 11/18/21	NEW BUILDING FOOTPRINTS, UPDATED SITE LAYOUT	AYS

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DEMOLITION PLAN

RWG Engineering, LLC
Civil Engineering ◆ Real Estate Consulting ◆ Project Management
975 E. 22nd St. Suite 400
Wheaton, IL 60189
630.480.7889
www.rwg-engineering.com

PROJECT NO. 63000521
DATE 10/25/21
SCALE 1"=30'
PROJ. MGR. RWG
PROJ. ASSOC. MKR
DRAWN BY TLM

SHEET
3 OF 13

November 17, 2021 2:50:06 p.m. AcadVer:22.0s (LMS Tech)
Drawing: S:\63000521 - CRYSTAL LAKE RESIDENTIAL\300_ENGINEERING\310_CADD\PRELIM\630_BASE_PRELIM.DWG

SITE DATA:

TOTAL SITE SIZE = 200,744 S.F. (4.608 AC)

COUNTY: McHENRY
P.I.N.: 19-05-226-061
19-05-226-062

EXISTING SITE CONDITIONS(*):
EXISTING BUILDING FOOTPRINT = 0 S.F. (0.00%)
EXISTING PAVT./SIDEWALK = 38,314 S.F. (19.09%)
EXISTING GREENSPACE = 162,430 S.F. (80.91%)

EXISTING CONDITIONS IMPERVIOUS AREA = 38,314 S.F. (0.88 AC)

PROPOSED SITE CONDITIONS:
PROPOSED BUILDING FOOTPRINTS = 52,671 S.F. (26.24%)
PROPOSED ASPHALT/CONC PAVT., WALK = 89,285 S.F. (44.48%)
PROPOSED GREENSPACE = 58,788 S.F. (29.28%)

PROPOSED CONDITIONS IMPERVIOUS AREA = 141,956 S.F. (3.26 AC)

RESIDENTIAL UNIT SUMMARY:
PROPOSED TOWNHOMES = 51 UNITS
PROPOSED APARTMENTS:
STUDIO UNITS = 4 UNITS
ONE BEDROOM UNITS = 29 UNITS
TWO BEDROOM UNITS = 13 UNITS
TOTAL= 46 UNITS

PROPOSED PARKING SUMMARY:
TOWNHOME GARAGE PARKING = 102 (2 PER UNIT)
ALL OTHER SURFACE STALLS = 81
TOTAL PARKING = 183

SURFACE IMPROVEMENT LEGEND:

EXISTING ASPHALT PAVEMENT AND/OR PATHWAYS

ASPHALT PAVEMENT – PRIVATE (Sn = 2.73)
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX "C", N50
2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
BITUMINOUS PRIME COAT MC-30 (0.30 GAL/SY)
10" AGGREGATE BASE COURSE CA-6, GRADE 9

BITUMINOUS TRAIL REPLACEMENT/RESTORATION
1 1/2" BITUMINOUS SURFACE COURSE, HMA, MIX "C", N50
1 1/2" BITUMINOUS BINDER COURSE, HMA, IL-19, N50
BITUMINOUS PRIME COAT MC-30 (0.30 GAL./SY)
4" AGGREGATE BASE COURSE CA-6, GRADE 9

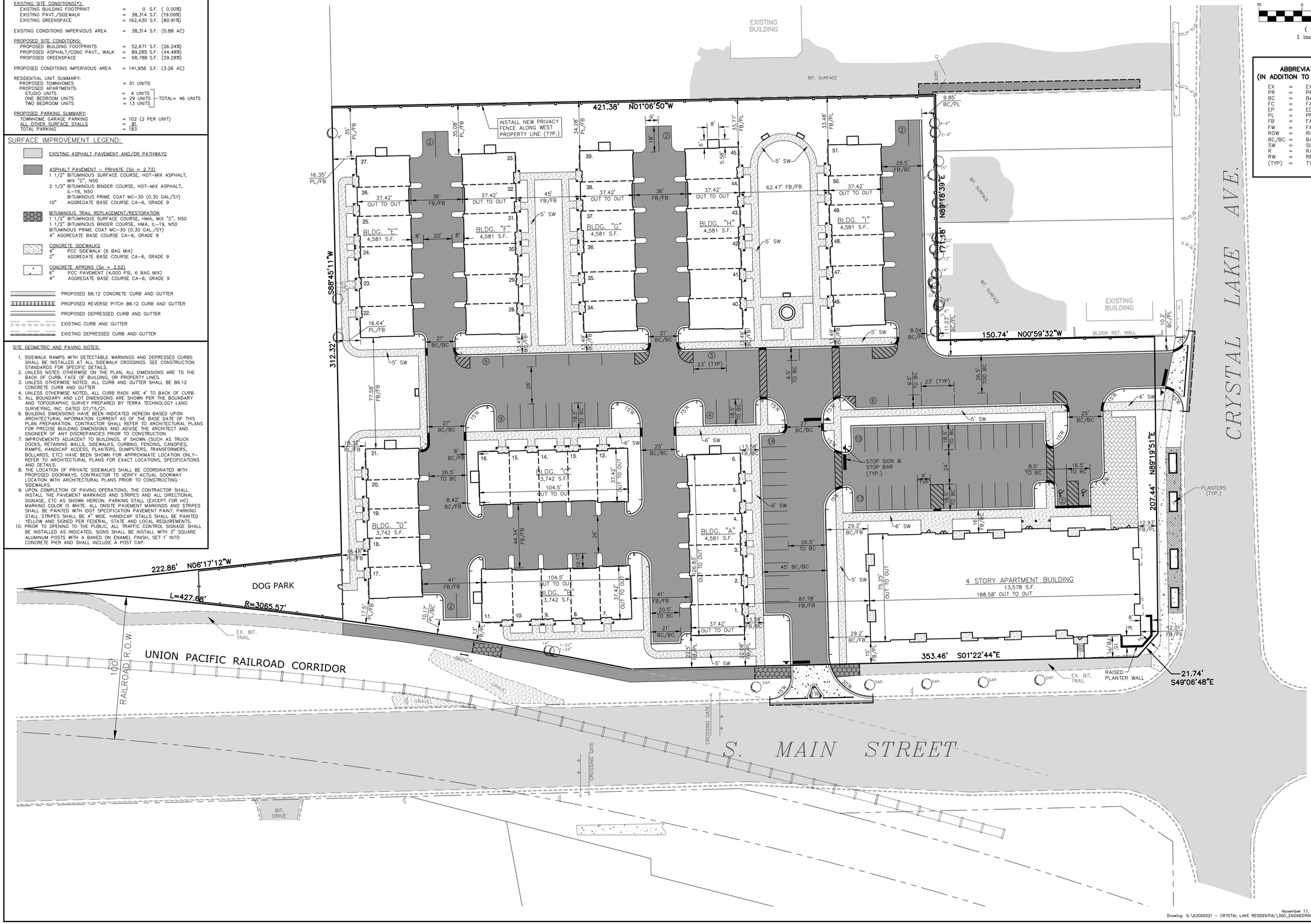
CONCRETE SIDEWALKS
4" PCC SIDEWALK (6 BAG MIX)
2" AGGREGATE BASE COURSE CA-6, GRADE 9

CONCRETE APRONS (Sn = 3.52)
6" PCC PAVEMENT (4,000 PSI, 6 BAG MIX)
4" AGGREGATE BASE COURSE CA-6, GRADE 9

PROPOSED B6.12 CONCRETE CURB AND GUTTER
PROPOSED REVERSE PITCH B6.12 CURB AND GUTTER
PROPOSED DEPRESSED CURB AND GUTTER
EXISTING CURB AND GUTTER
EXISTING DEPRESSED CURB AND GUTTER

SITE GEOMETRIC AND PAVING NOTES:

1. SIDEWALK RAMPS WITH DETECTABLE WARNINGS AND DEPRESSED CURBS SHALL BE INSTALLED AT ALL SIDEWALK CROSSINGS. SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS.
2. UNLESS NOTED OTHERWISE ON THE PLAN, ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING, OR PROPERTY LINES.
3. UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER SHALL BE B6.12 CONCRETE CURB AND GUTTER.
4. UNLESS OTHERWISE NOTED, ALL CURB RADII ARE 4' TO BACK OF CURB.
5. ALL BOUNDARY AND LOT DIMENSIONS ARE SHOWN PER THE BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY TERRA TECHNOLOGY LAND SURVEYING, INC. DATED 07/15/21.
6. BUILDING DIMENSIONS HAVE BEEN INDICATED HEREON BASED UPON ARCHITECTURAL INFORMATION CURRENT AS OF THE BASE DATE OF THIS PLAN PREPARATION. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND ADVISE THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
7. IMPROVEMENTS ADJACENT TO BUILDINGS, IF SHOWN (SUCH AS TRUCK DOCKS, RETAINING WALLS, SIDEWALKS, CURBING, FENCING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, TRANSFORMERS, BOLLARDS, ETC) HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY– REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
8. THE LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAYS. CONTRACTOR TO VERIFY ACTUAL DOORWAY LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTING SIDEWALKS.
9. UPON COMPLETION OF PAVING OPERATIONS, THE CONTRACTOR SHALL INSTALL THE PAVEMENT MARKINGS AND STRIPES AND ALL DIRECTIONAL SIGNAGE, ETC AS SHOWN HEREON. PARKING STALL (EXCEPT FOR HC) MARKING COLOR IS WHITE. ALL ONSITE PAVEMENT MARKINGS AND STRIPES SHALL BE PAINTED WITH IDOT SPECIFICATION PAVEMENT PAINT. PARKING STALL STRIPES SHALL BE 4" WIDE. HANDICAP STALLS SHALL BE PAINTED YELLOW AND SIGNED PER FEDERAL, STATE AND LOCAL REQUIREMENTS.
10. PRIOR TO OPENING TO THE PUBLIC, ALL TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED AS INDICATED, SIGNS SHALL BE INSTALL WITH 3" SQUARE ALUMINUM POSTS WITH A BAKED ON ENAMEL FINISH, SET 1' INTO CONCRETE PIER AND SHALL INCLUDE A POST CAP.



NORTH

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

ABBREVIATIONS LEGEND
(IN ADDITION TO TITLE SHEET LEGEND)

EX	=	EXISTING
PR	=	PROPOSED
BC	=	BACK OF CURB
FC	=	FACE OF CURB
EP	=	EDGE OF PAVEMENT
PL	=	PROPERTY LINE
FB	=	FACE OF BUILDING
FW	=	FACE OF WALK (SIDEWALK)
ROW	=	RIGHT OF WAY
BC/BC	=	BACK OF CURB TO BACK OF CURB
SW	=	SIDEWALK
R	=	RADIUS
RW	=	RETAINING WALL
(TYP.)	=	TYPICAL

DRAWN BY	REVISIONS	DATE
AXS	NEW BUILDING FOOTPRINTS, UPDATED SITE LAYOUT	11/18/21

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SITE GEOMETRIC AND PAVING PLAN

RWG Engineering, LLC
Civil Engineering ◆ Real Estate Consulting ◆ Project Management
975 E. 22nd St. Suite 400
Wheaton, IL 60189
630.480.7889
www.rwg-engineering.com

PROJECT NO. 63000521
DATE 10/25/21
SCALE 1"=30'
PROJ. MGR. RWG
PROJ. ASSOC. MKR
DRAWN BY TLM

SHEET
4 OF 13

November 17, 2021 2:51:1 p.m. AcadVer:22.0s (LMS Tech)
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GRADING NOTES:

1. PAVEMENT SLOPES WITHIN HANDICAP ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% IN ANY DIRECTION.
2. HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT TO EXCEED 2.00%
3. UNLESS SPECIFICALLY INDICATED OTHERWISE, EXISTING GRADES ARE TO BE MET AT PROJECT PERIMETER PROPERTY LINES.
4. THE CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLANS AND DETAILS (AND SWPPP DOCUMENTS IF APPLICABLE) FOR THE INSTALLATION OF EROSION CONTROL MEASURES PRIOR TO BEGINNING GRADING OPERATIONS.
5. UNLESS OTHERWISE NOTED, SPOT ELEVATIONS AND PROPOSED CONTOURS REFLECT THE FINISHED PAVEMENT SURFACE GRADE, TOP OF CURB GRADE, OR FINISHED GROUND ELEVATION AS APPLICABLE.
6. RIM GRADES FOR DRAINAGE STRUCTURES REFLECT THE FLOW LINE ELEVATION OF THE GUTTER, PAVEMENT OR DRAINAGE SWALE (AS APPLICABLE).
7. WHEREVER THE DESIGN FOR SURFACE FLOW OF DRAINAGE IS DIRECTED AWAY FROM A CURB, THE CONTRACTOR SHALL INSTALL REVERSE GUTTER PITCH.
8. CONTRACTOR TO REFER TO THE LANDSCAPE PLANS TO DETERMINE TOPSOIL REPLACEMENT DEPTH IN ALL DISTURBED GREENSPACE AREAS.
9. DEPRESSED CURB ADJACENT TO CURB RAMP FOR ADA ACCESS SHALL HAVE THE TOP OF DEPRESSED CURB 1/2" ABOVE CURB FLOWLINE.

PLAN ABBREVIATION LEGEND
(IN ADDITION TO TITLE SHEET)

P = PAVEMENT
R = RIM (OR RADIUS)
TC = TOP OF CURB
SW = WALK (OR TOP OF WALK)
FF = FINISHED FLOOR
EP = EDGE OF PAVEMENT
FL = FLOW LINE
TW = TOP OF WALL ELEV
BW = BOTTOM OF WALL (GRADE) ELEV
TDC = TOP OF DEPRESSED CURB

GRADING LEGEND

	EXISTING	PROPOSED
CONCRETE HEADWALL	⊃	⊃
PRECAST FLARED END SECTION	▷	▶
STORM DRAINAGE STRUCTURE	○	●
RETAINING WALL		
CONTOUR	749	749
5' CONTOUR	750	750
SPOT ELEVATION	×(750.00)	×750.00
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
OVERFLOW RELIEF ROUTING		
SLOPE BANK		

NORTH

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

EXISTING BUILDING
BIT. SURFACE
BLDG. "A" 4,581 S.F. FIN. FLR. EL.=915.00
BLDG. "B" 3,742 S.F. FIN. FLR. EL.=915.50
BLDG. "C" 3,742 S.F. FIN. FLR. EL.=915.50
BLDG. "D" 3,742 S.F. FIN. FLR. EL.=915.50
BLDG. "E" 4,581 S.F. FIN. FLR. EL.=916.50
BLDG. "F" 4,581 S.F. FIN. FLR. EL.=916.50
BLDG. "G" 4,581 S.F. FIN. FLR. EL.=916.50
BLDG. "H" 4,581 S.F. FIN. FLR. EL.=916.50
BLDG. "I" 4,581 S.F. FIN. FLR. EL.=916.00
4 STORY APARTMENT BUILDING 13,578 S.F. FIN. FLR. EL.=914.50
RAMP ASPHALT AND GUTTER FLAG UP IN STRIPED AREA TO MEET SIDEWALK GRADE
EXISTING BUILDING T/F=915.8
BLOCK RET. WALL
PLANTERS (TYP.)
SITE BENCHMARK: SQUARE CUT AT SW'ly CORNER OF HANDHOLE. ELEV=910.37 (NAVD88)
DOG PARK
EX. BIT. TRAIL
UNION PACIFIC RAILROAD CORRIDOR
RAILROAD R.O.W. 100'
BENCH
GRAVEL
CROSSING GATE
BIT. DRIVE
OHW
CRYSTAL LAKE AVE.
S. MAIN STREET

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1 11/18/21	NEW BUILDING FOOTPRINTS, UPDATED SITE LAYOUT	AYS

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PROJECT NO. 63000521
DATE 10/25/21
SCALE 1"=30'
PROJ. MGR. RWG
PROJ. ASSOC. MKR
DRAWN BY TLM

SHEET
7 OF 13

PRELIMINARY PLAN NOTES:

1. THESE PLANS ARE PRELIMINARY, FOR REVIEW ONLY, AND NOT FOR CONSTRUCTION.
2. SOIL EROSION CONTROL MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE PROVIDED PER LOCAL ORDINANCE AND PER THE "ILLINOIS URBAN MANUAL" AT TIME OF FINAL ENGINEERING DESIGN.
3. PRELIMINARY STORM WATER DETENTION VOLUME WILL BE CALCULATED IN ACCORDANCE WITH VILLAGE CODE.
4. SANITARY SEWER SYSTEM SHALL BE 8 INCHES IN DIAMETER AND MATERIAL SHALL BE PVC SDR 26. SANITARY SEWER SERVICES SHALL BE 6 INCHES IN DIAMETER.
5. STORM SEWER 10" IN DIAMETER OR LESS SHALL BE PVC SDR 26 OR DIP CLASS 52. STORM SEWER 12 INCHES IN DIAMETER OR LARGER SHALL BE RCP CLASS III, ASTM C-76. STORM INLET LOCATIONS MAY BE ADJUSTED DURING FINAL ENGINEERING DESIGN.
6. WATER MAIN SHALL BE 8 INCHES IN DIAMETER DIP CLASS 52 UNLESS OTHERWISE NOTED.
7. EASEMENTS SHALL BE PROVIDED FOR PUBLIC UTILITIES WHICH ARE OUTSIDE DEDICATED PUBLIC RIGHT-OF-WAYS. FINAL LOCATION SHALL BE SHOWN ON FINAL PLAT AND PLANS.
8. UTILITY SIZES AND LOCATIONS SHOWN HEREIN ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE UPON FINAL ENGINEERING DESIGN

NORTH

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

SAN MH
RIM=917.54
INV=913.34

2" INLET
RIM=916.00
INV=914.05

RCP

EXISTING BUILDING

RCP

2" INLET
RIM=916.11
INV=914.27

EX. 6" WM TO REMAIN ACTIVE

EXISTING 20' UTILITY EASEMENT RECORED IN 2019 AS DOCUMENT No. 2019R0006635

EX. 8" VALVE VAULT

EX 8" WM

6" PVC

BIT. SURFACE

EX 6" WM

INSTALL NEW 8"x8" TEE WITH 8"x6" REDUCER TO SOUTH AND CONNECT EXISTING 6" WATERMAIN TO REDUCER

EXISTING 6" WATERMAIN TO BE REPLACED WITH NEW 8" MAIN

EX. 8"x6" REDUCER
REMOVE REDUCER AND EXTEND NEW 8" WATERMAIN SOUTHWARD

BLOCK STR.
RIM=913.96
INV=909.21
BOTTOM=900.61

EX 10" SAN

2" INLET
RIM=913.75
INV=910.18

10" PVC

BIT. SURFACE

2" INLET
RIM=911.65
INV=908.70

10" RCP

BIT. SURFACE

BLOCK STR.
RIM=912.42
INV=907.37
WATER=903.62
BOTTOM=901.62

EXISTING BUILDING

BLOCK RET. WALL

EX 12" WM

CRYSTAL LAKE AVE.

BLDG. "F"
4,581 S.F.

BLDG. "E"
4,581 S.F.

BLDG. "G"
4,581 S.F.

BLDG. "H"
4,581 S.F.

BLDG. "I"
4,581 S.F.

BLDG. "C"
3,742 S.F.

BLDG. "D"
3,742 S.F.

BLDG. "A"
4,581 S.F.

BLDG. "B"
3,742 S.F.

8" WM

(SEE NOTE ON SHEET 3)

4 STORY APARTMENT BUILDING
13,578 S.F.

STORM MH
RIM=911.73
INV(W)=906.45
INV(12"RCP N)=906.45
INV(E)=906.21

PLANTERS (TYP.)

EX 8" SAN

EX 12" WM

SITE BENCHMARK:
SQUARE CUT AT SW'ly CORNER OF HANDHOLE.
ELEV=910.37 NAVD88

DOG PARK

EX. BIT. TRAIL

UNION PACIFIC RAILROAD CORRIDOR

100' RAILROAD R.O.W.

EASEMENT OF WAY PER DOC.1995R0011061

FENCE

GRAVEL

STORM CB
RIM=914.15
INV(NE)=910.67

12" RCP

STORM STR
RIM=913.77

CROSSING GATE

24" RCP

STORM CB
RIM=912.73
INV(E)=906.79

STORM STR
RIM=912.29

EX 15" SAN

EX. BIT. TRAIL

EX 12" SAN

SAN MH
RIM=911.22

WATERMAIN LOOP CONNECTION
AUGER 120 FEET OF 8" DIWM IN A 16"x3/8" STEEL CASING PIPE UNDER MAIN STREET AND THE RAILROAD TO CONNECT TO EXISTING 10" WATERMAIN ON THE EAST SIDE OF MAIN STREET VIA AN 8"x10" CUT-IN TEE WITH AN 8" VALVE IN A 60" VAULT.

STORM STR
RIM=913.90

STORM STR
RIM=913.88

S. MAIN STREET

STORM STR.
RIM=914.20

STORM STR.
RIM=914.01

OHW

BIT. DRIVE

10" DIP

VALVE VAULT
RIM=915.62
TOP 10" DIP=910.42

STORM CB
RIM=913.73
INV(12"RCP S)=910.7+/-

STORM CB
RIM=913.91
INV(12"RCP N&W)=908.78

INV24" RCP FES=906.43

STORM STR.
RIM=911.63
INV=907 +/-
POSSIBLY ABBANDONED

VALVE VAULT
RIM=914.16
TOP 6"+/- DIP=907.61

6" DIP

EX 24" STM

EX 10" WM

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DRAWN BY AXS

DATE	REVISIONS
1 11/18/21	NEW BUILDING FOOTPRINTS, UPDATED SITE LAYOUT

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PROJ. ASSOC. MKR
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SHEET
8 OF 13

PLAT OF SURVEY

THAT PART OF LOTS 8 AND 9 IN BLOCK 1 OF PADDOCK'S ADDITION TO CRYSTAL LAKE, BEING A PART OF LOT 1 OF THE ASSESOR'S PLAT OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 43 NORT, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 29, 1874 IN BOOK 55 OF DEEDS, PAGE 277, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 138.00 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 158.18 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING EASTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 312.24 FEET; THENCE SOUTHEASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 84 DEGREES 58 MINUTES 17 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 222.87 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY; THENCE NORTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 516.57 FEET TO THE WEST LINE OF A PUBLIC HIGHWAY (STATE AID ROUTE 8A); THENCE NORTHERLY ALONG SAID WEST LINE, A DISTANCE OF 295.50 FEET TO THE SOUTH LINE OF CRYSTAL LAKE AVENUE; THENCE WESTERLY ALONG SAID SOUTH LINE, A DISTANCE OF 243.75 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF LOT 8 AS AFORESAID, A DISTAMCE OF 165.0 FEET; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF CRYSTAL LAKE AVENUE, A DISTANCE OF 171.18 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID LOT 8, A DISTANCE OF 421.25 FEET TO THE PLACE OF BECINNING, IN MCHENRY COUNTY, ILLINOIS.

EXCEPT THAT REAL EASTATE CONVEYED BY SPECIAL WARANTY DEED, RECORDED 07/03/2019 AS DOCUMENT NO. 2019R0020113, DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCHENRY COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS, USING BEARING AND DISTANCES REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT):

COMMENCING AT A MAG NAIL SET AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER PER MONUMENT RECORD 91R044510; THENCE SOUTH 00 DEGREES 35 MINUTES 20 SECONDS EAST, 99.70 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD CORPORATION; THENCE SOUTHWESTERLY 238.64 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 3065.57 FEET; THE CHORD OF SAID CURVE BEARS SOUTH 15 DEGREES 20 MINUTES 38 SECONDS WEST, 238.58 FEET TO THE WEST RIGHT-OF-WAY LINE OF MAIN STREET FOR THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 30 MINUTES 32 SECONDS WEST, 295.54 FEET ALONG SAID WEST RIGHT-OF-WAY TO THE SOUTH RIGHT-OF-WAY LINE OF CRYSTAL LAKE AVENUE; THENCE SOUTH 89 DEGREES 15 MINUTES 09 SECONDS WEST, 243.83 FEET ALONG SAID SOUTH RIGHT-OF-WAY TO THE NORTHEAST CORNER OF LOT 2 IN CHINLUND'S RESUB, RECORDED FEBRUARY 8, 1985 AS DOCUMENT NUMBER 900614; THENCE SOUTH 01 DEGREES 04 MINUTES 42 SECONDS EAST, 14.16 FEET ALONG THE EAST LINE OF SAID LOT 2: THENCE NORTH 89 DEGREES 19 MINUTES 51 SECONDS EAST 207.44 FEET; THENCE SOUTH 49 DEGREES 06 MINUTES 48 SECONDS EAST, 21.74 FEET; THENCE SOUTH 01 DEGREES 22 MINUTES 44 SECONDS EAST, 353.46 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE LAND CONVEYED TO THE MCHENRY COUNTY CONSERVATION DISTRICT BY DEED RECORDED DECEMBER 27, 1991 AS DOCUMENT NUMBER 91R050211; THENCE NORTHEASTERLY 89.11 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 3065.57 FEET, THE CHORD OF SAID CURVE BEARS NORTH 12 DEGREES 16 MINUTES 52 SECONDS EAST, 89.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.608 ACRES +/-

CRYSTAL LAKE AVE.

S. MAIN STREET

SITE BENCHMARK:
SQUARE CUT AT SW'ly CORNER OF HANDHOLE.
ELEV.=910.37 NAVD88

SAN MH
RIM=911.22

EXCEPTION

PLANTERS (TYP.)

243.81' MEAS. S89°15'09"W

14.16' MEAS. S00°59'32"E

FOUND IR @ CORNER

207.44' MEAS. N89°19'51"E

STORM MH
RIM=911.73
INV(W)=906.45
INV(12"RCP N)=906.45
INV(E)=906.21

21.74' MEAS. S49°06'48"E

EXISTING BUILDING
T/F=915.8

BLOCK RET. WALL

CHINLUND'S RESUB.
DOC. 900614

LOT 1

LOT 2

BLOCK STR.
RIM=912.42
INV=907.37
WATER=903.62
BOTTOM=901.62

150.74' MEAS. N00°59'32"W

BIT. SURFACE

2' INLET
RIM=909.57
INV=907.45

REMNANTS OF CONCRETE FOUNDATION

CONCRETE

BIT. TRAIL

EXCEPTION

SAP.

295.54' MEAS.

STORM STR
RIM=912.29

STORM CB
RIM=912.73
INV(E)=906.79

N01°30'32"W

353.46' MEAS. S01°22'44"E

2' INLET
RIM=913.75
INV=910.18

10" PVC

BLOCK STR.
RIM=913.96
INV=909.21
BOTTOM=900.61

2' INLET
RIM=911.65
INV=908.70

12" RCP

171.18' REC.
171.18' MEAS. N89°18'39"E

FOUND IR ON LINE

GATE

CHAINLINK FENCE

FOUND IR @ CORNER

FOUND NAIL
0.53' N.
0.53' W.

FOUND IR ON LINE

4" DIP

SAN MH
RIM=914.27
INV=898.29

2' INLET
RIM=916.11
INV=914.27

10" RCP

RAILROAD TRACKS

SAN MH
RIM=911.20
INV=898.07
INV(NE)=907.68

STORM MH
RIM=909.77
INV(E&NW)=907.12
INV(SW)=907.30

12" RCP

12" DIP

STORM MH
RIM=914.31
INV(W)=906.81
INV(S)=906.81
INV(N)=906.81

8" PVC

EXISTING BUILDING

CHAINLINK FENCE

2' INLET
RIM=916.00
INV=914.05

421.38' MEAS. N01°06'50"W
421.25' REC.

6" PVC

SAN MH
RIM=917.54
INV=913.34

STORM MH
RIM=910.42
INV(NE)=907.73
INV(SW)=906.98

10" PVC

STORM MH
RIM=911.47
INV(NE)=906.22

STORM CB
RIM=913.89
INV(E)=908.78

12" RCP

STORM STR
RIM=913.79

STORM STR
RIM=913.77

STORM STR.
RIM=914.01

INV24" RCP FES=906.43

CROSSING GATE

914.48

CROSSING GATE

EASEMENT OF WAY
PER DOC.1995R0011061

STORM CB
RIM=914.15
INV(NE)=910.67

1-22"
1-24"
14"

CHAINLINK FENCE

GRAVEL

BENCH

STORM STR.
RIM=911.63
INV=907 +/-
POSSIBLY ABBANDONED

914.49

TC 914.48
FL 914.08

6"+/- DIP

6"+/- DIP

VALVE VAULT
RIM=914.16
TOP 6"+/- DIP=907.61

914.59

TC 914.93
FL 914.43

TC 914.50
FL 914.04

AUX. VALVE

SAN MH
RIM=913.94
INV=897.89

CONC.

STORM MH
RIM=911.50
INV(NE)=905.9

8" DIP

STORM MH
RIM=910.65
INV(NE)=906.41

CONC. RET. WALL

914.70

STORM STR
RIM=913.90

STORM STR
RIM=913.88

STORM CB
RIM=913.73
INV(12"RCP S)=910.7+/-

STORM CB
RIM=913.91
INV(12"RCP N&W)=908.78

STORM STR.
RIM=914.20

VALVE VAULT
RIM=915.62
TOP 10" DIP=910.42

914.63

10" DIP

CHAINLINK FENCE

8"

312.32' MEAS.
312.24' REC.
S88°45'11"W

FOUND IR @ CORNER

FOUND RR SPIKE @ CORNER

222.86' MEAS. N06°17'12"W
222.87' REC.

L=427.68' MEAS. R=3065.57'

L=89.11' M R=3065.57'

TC 914.64
FL 914.17

TC 914.65
FL 914.20

914.91

BIT. DRIVE

BIT. TRAIL

BIT. TRAIL

BIT. TRAIL

FOUND IR @ CORNER

SCALE: 1" = 30'

SYMBOL LEGEND

- ◁▷ – TRAFFIC SIGNAL
- ⧄ – HANDHOLE
- Ⓤ – UTILITY CANISTER
- WV – WATER VALVE VAULT
- ⧓ – FIRE HYDRANT
- Ⓓ – STORM STRUCTURE
- ▬ – STORM STRUCTURE (CURB LINE)
- Ⓢ – SANITARY MANHOLE
- ⊸ – SIGN
- ⌓ – UTILITY POLE
- OHW – OVERHEAD WIRES

STATE OF ILLINOIS
COUNTY OF LAKE SS.

I, Vydas Z. Rekasius, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the property described above and that the plat shown hereon is a correct representation of said survey.

DATED THIS 15th DAY OF JULY, A.D. 2021.

BY:_____

Illinois Professional Land Surveyor No. 3210
License Renewal Date : 11/30/2022
DESIGN FIRM NO. 184-004538 RENEWAL DATE: 4/30/2023

STATE OF ILLINOIS
VYDAS Z.
REKASIUS
035-003210
LAKE ZURICH
ILLINOIS
PROFESSIONAL LAND SURVEYOR

NOTE:

1. Please check Legal Description with Deed and report any discrepancy Immediately.
2. Compare all points before building by same and report any discrepancies at once.
3. Building lines, if any, shown hereon are building lines shown on the recorded subdivision plat or called out in the title report.
4. Consult local authorities for building lines established by local ordinances.
5. This professional service conforms to the current Illinois minimum standards for a boundary survey.

TERRA TECHNOLOGY
LAND SURVEYING, INC.
24198 ROSE AVE. LAKE ZURICH, ILLINOIS 60047
PHONE: (847) 540-8606 E-MAIL: TTLS.1@SBCGLOBAL.NET

JOB NO.: 21-0038 SURVEY DATE: 6/15/2021
DRAWING FILE: DATA/21/0038/SITE.DWG

Agenda Item No: 12

City Council
Agenda Supplement

Meeting Date: January 4, 2022

Item: Authorize execution of a Change Order in the amount of $15,867.50 (14.6%) increasing the City's Contract for construction observation services with Fehr Graham for the McCormick Park Area Water Main Upgrade Project to a total of $124,237.50

Staff Recommendation: Motion to adopt a Resolution authorizing the City Manager to execute a Change Order in the amount of $15,867.50 (14.6%) increasing the City's Contract for construction observation services with Fehr Graham for the McCormick Park Area Water Main Upgrade Project to a total of $124,237.50

Staff Contact: Michael Magnuson, Director of Public Works and Engineering

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Background:
The McCormick Park Area Water Main Upgrade Project increased the size of the water mains connecting to the McCormick Park Water Tower and replaced aging water mains and valves in the area. This project was completed utilizing a construction contractor (Copenhaver). To ensure the project was constructed properly to City standards, Fehr Graham was contracted separately to provide construction engineering and material testing services.

Prior to construction, the City advertised for a Request for Proposal (RFP) from engineering consultants to perform full-time inspection and documentation services for all construction activities during the project. The City's RFP was based on the contract completion date. Fehr Graham was selected and awarded the contract on February 16, 2021 in the amount of $108,370.00.

The City went through a separate competitive bid process for the construction contract. Copenhaver Construction was the lowest responsive bidder with a bid amount of $1,939,209.00, and the contract was awarded on February 16, 2021. Construction began in March 2021 in accordance with the contract documents.

All City capital construction projects have bid specifications that, among other things, specify a completion date or number of working days to complete the project. Construction contracts have monetary penalties, called liquidated damages, for not meeting the project completion dates or exceeding the number of allowed working days. These liquidated damages are in place to motivate the contractor to complete the work on time, reduce delays to the public, and to cover any additional administrative or inspection costs incurred, should the contractor miss the completion date. The amount of liquidated damages (penalty per day) is typically based on the dollar value of the contract.

As the construction progressed, Copenhaver Construction began to fall behind schedule, despite having no extenuating circumstances that would warrant the lack of production or delay. Both the City and Fehr Graham repeatedly informed Copenhaver Construction that they were at risk of not meeting the project completion date and that liquidated damages would be enforced if the completion date was not met. Despite the numerous documented warnings, Copenhaver Construction did not make the necessary adjustments to their efforts to meet the deadline, and required an additional 25 calendar days to complete the work. Per the contract, the penalty for this project is $1,275 per calendar day, which amounts to a $31,875.00 reduction in the final payment to Copenhaver Construction for the 25 days past the completion date.

During these additional 25 days that were required to complete the construction, there was still a need for construction engineering inspections and material testing from Fehr Graham to ensure the project was constructed to City standards. This extra effort by Fehr Graham was due to Copenhaver Construction missing the contract completion date and was not due to performance issues by Fehr Graham. Fehr Graham tracked their extra efforts and are requesting payment for these additional efforts at their contract-approved rates.

The construction services extras included in Fehr Graham's request totaled $15,867.50 that includes $13,022.00 in inspection services and $2,845.50 in additional material testing required during this time. This amount has been reviewed and approved by staff. The $15,867.50 represents a 14.6% increase in their consultant services contract and increases the total of the construction services contract from $108,370.00 to $124,237.50. However, the $31,875.00 of liquidated damages recovered from Copenhaver Construction will cover the entirety of the additional inspection cost being requested by Fehr Graham with the balance reducing the City's cost of the construction contract.

Votes Required to Pass:
A simple majority vote

RESOLUTION

WHEREAS, the CITY OF CRYSTAL LAKE has identified the need to replace and upgrade water mains, valves, water services and associated appurtenances in the vicinity of McCormick Park to improve water service and system reliability; and

WHEREAS, the CITY approved a contract between the CITY OF CRYSTAL LAKE and Copenhaver Construction, Inc. for McCormick Park Area Water Main Replacement Project in the amount of $1,939,209.00 on February 16, 2021; and

WHEREAS, the CITY approved an agreement between the CITY OF CRYSTAL LAKE and Fehr Graham and Associates, LLC. for Construction Engineering Services associated with the McCormick Park Area Water Main Upgrade Project in the amount of $108,370.00 on February 16, 2021; and

WHEREAS, the City will recover $31,875.00 in the form of liquidated damages from Copenhaver Construction for their failure to meet the completion date of the construction contract; and

WHEREAS, Fehr Graham incurred $15,867.50 of additional cost related to inspection efforts during the construction completion delay that is directly attributable to Copenhaver Construction's failure to meet the completion date;

NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the foregoing recitals are repeated and incorporated as though fully set forth herein; and

BE IT RESOLVED that the City Manager is authorized to execute a Change Order in the amount of $15,867.50 for additional construction observation services from Fehr Graham for the McCormick Park Area Water Main Upgrade Project increasing the City's Contract with Fehr Graham to a total of $124,237.50.

Draft

DATED this 4th day of January, 2022.

CITY OF CRYSTAL LAKE, an Illinois Municipal Corporation

BY: _____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

PASSED: January 4, 2022

APPROVED: January 4, 2022

Draft

Agenda Item No: 13

City Council
Agenda Supplement

Meeting Date: January 4, 2022

Item: Resolution in support of the application for a Rebuild Downtowns & Main Streets Capital Grant application for the Route 14 Beautification Improvement Project

Staff Recommendation: Motion to adopt a Resolution supporting the application for Rebuild Downtowns & Main Streets Capital Grant funding for the Route 14 Beautification Improvement Project.

Staff Contact: Kathryn Cowlin, Director of Community Development
Michael P. Magnuson, Director of Public Works and Engineering

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Background:
The Fiscal Year 2021/2022 budget includes engineering for a project to provided landscape medians on the approaches to the Main Street/US Route 14 intersection and along US Route 14 from Teckler Boulevard east to Sands Road. This project will replace the existing raised concrete medians that are deteriorating and install medians with a decorative stamped concrete border with landscaping rather than plain concrete. Additional landscaping may be installed at the Main Street and Pingree Road corners where right-of-way permits. This project will promote economic development by making the corridor more inviting. Construction funding (Motor Fuel Tax) will be proposed in the Fiscal Year 2022/2023 and 2023/2024 budget years if funding is provided and all Illinois Department of Transportation (IDOT) permit approvals are received.

City staff is always looking for grant opportunities to fund identified capital projects. The Rebuild Downtowns & Main Streets Capital Grant program is an opportunity to obtain funding for projects which will support improvements and encourage investment in commercial corridors. The projects must make these corridors more attractive for private investment, generate short-term and long-term employment opportunities, and improve quality of life in the community through high-quality infrastructure and amenities. The Route 14 Beautification project meets the application requirements of this grant. A resolution of support is a requirement of the grant application submittal and must be included in the City's application.

The City is requesting 50% of the construction cost be paid by the grant and 50% as the City's local share. The City's portion is estimated at $1,185,277.50 and would be paid for using local Motor Fuel Tax (MFT) funds.

Votes Required to Pass:
Simple Majority of the Council.

RESOLUTION

WHEREAS, the CITY OF CRYSTAL LAKE encourages economic development and private investment along the U.S. Route 14 corridor between Teckler Boulevard and Sands Road; and

WHEREAS, the CITY will be preparing engineering for the Route 14 Beautification Improvement Project to create landscaped medians to enhance the aesthetics of the corridor and create an inviting atmosphere; and

WHEREAS, the CITY is desirous of obtaining a Rebuild Downtowns & Main Street Capital Grant Program Grant to fund 50% of the construction for the project with 50% to be paid for with local funds;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, ILLINOIS, that the foregoing recitals are repeated and incorporated as though fully set forth herein; and:

BE IT FURTHER RESOLVED that the Mayor and City Council support the Route 14 Beautification Improvement Project and support all efforts in including this project in the Rebuild Downtowns & Main Streets Capital Grant Program; and

BE IT FURTHER RESOLVED that the City will secure and provide the necessary local match required for the Rebuild Downtowns & Main Streets Capital Grant Program funding; and

Draft

BE IT FURTHER RESOLVED that the City Manager is authorized to execute any required documents associated with the grant application process.

DATED this 4th day of January 2022.

CITY OF CRYSTAL LAKE, an Illinois Municipal Corporation

BY: _____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

PASSED: January 4, 2022
APPROVED: January 4, 2022

Draft

Agenda Item No: 14

City Council
Agenda Supplement

Meeting Date: January 4, 2022

Item: Resolution in support of the application for a Community Development Block Grant (CDBG) for the Edgewater Drive Drainage Improvement

Staff Recommendation: Motion to adopt a Resolution supporting the application for a McHenry County for Community Development Block Grant to partially fund the Edgewater Drive Drainage Improvement project.

Staff Contact: Michael Magnuson, P.E., Director of Public Works and Engineering

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Background

The City's Storm Water Solutions initiative identified the need to improve area drainage along Edgewater Drive at North Avenue (adjacent to Naoki Kamijima Park.) The project would install new storm sewers, a storm water storage basin and a rain garden. The City has completed preliminary engineering for the project and will be proposing final engineering in the Fiscal Year 2023/24 budget with construction tentatively proposed for 2024.

City staff is always looking for grant opportunities to fund identified capital projects. Community Development Block Grant (CDBG) funds are allocated by the Federal Government to provide aid to local governments and community agencies for affordable housing, anti-poverty programs, and infrastructure improvements. Locally, these funds are awarded and administered by McHenry County through its Community Development Division. The City has been successful in obtaining CDBG funding for the recent Sanitary Sewer Pump Station 9 project, College Street/Union Street storm water project and rain gardens.

Annually, the McHenry County Community Development Division requests concept papers from municipalities, community agencies and service providers for projects to include in that year's CDBG program. This year the City would like to submit a concept paper for the Edgewater Drive Drainage improvement.

The CDBG funding request is to cover 50% of the construction costs for this improvement, estimated at $352,828. The City would cover the remaining 50% with local funds. A resolution of

support is a requirement of the grant application submittal. Therefore, the City Council is requested to adopt the attached resolution to include in the City's application.

Votes Required to Pass:
Simple majority.

RESOLUTION

WHEREAS, the CITY OF CRYSTAL LAKE has identified the need to improve stormwater drainage in the area of Edgewater Drive and North Avenue as part of its Stormwater Solutions initiative; and

WHEREAS, McHenry County is soliciting applications for Community Development Block Grant funds; and

WHEREAS, the City is requesting 50% of the construction for the project to be funded with CDBG funds and the remaining 50% to be paid for with local funds; and

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, ILLINOIS, that the foregoing recitals are repeated and incorporated as though fully set forth herein; and:

BE IT FURTHER RESOLVED that the Mayor and City Council support the Edgewater Drive Drainage Improvement Project and support the City's application for Community Development Block Grant funding; and

BE IT FURTHER RESOLVED that the City will secure and provide the necessary local match required for the project should it be funded with Community Development Block Grant Program funds; and

Draft

BE IT FURTHER RESOLVED that the City Manager is authorized to execute any required documents associated with the grant application process.

DATED this 4th day of January 2022.

CITY OF CRYSTAL LAKE, an Illinois Municipal Corporation

BY: _____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

PASSED: January 4, 2022
APPROVED: January 4, 2022

Draft

Agenda Item No: 15

City Council
Agenda Supplement

Meeting Date: January 4, 2022

Item: 2022 Independence Day Parade

Staff Recommendation: A motion to adopt a Resolution approving the 2022 Crystal Lake Chamber of Commerce Independence Day Parade and authorizing $15,000 to the Crystal Lake Chamber of Commerce for the Independence Day Parade from the fiscal year 22/23 City Budget.

Staff Contact: Eric T. Helm, Deputy City Manager

Background:

Since 2009, the Crystal Lake Chamber of Commerce has organized and coordinated the annual Independence Day parade. In 2022, the Chamber of Commerce will again coordinate the parade and partner with the Crystal Lake Lions Club and the City to ensure that the parade tradition continues. The Lions Club will provide on-site volunteers to assist with the organization on the day of the parade. It is proposed that the parade occur on Sunday, July 3, 2022. The parade date will also correspond with the last day of the Lakeside Festival and the City's fireworks display.

Funding for the parade will be a combination of sponsorship revenue as well as a contribution from the City of Crystal Lake. Annually, the City has contributed $13,000 toward the parade. This year, due to increased parade expenses and parade acts, the chamber requests $15,000. This amount will be earmarked in the proposed Fiscal Year 22/23 budget and the City Council will formally review the expense during the budget process.

The Chamber will continue to monitor the conditions surrounding the COVID-19 pandemic and will recommend adjustments to the parade as conditions warrant.

Lakeside Festival and Fireworks

The Lakeside Festival organizers plan to submit their Special Event application for the 2022 Lakeside Festival for City Staff review in late winter/spring 2022. The Festival dates are Thursday, June 30 through Sunday, July 3. Following City staff review, the Lakeside Festival Special Event application will be brought before the City Council for consideration. Fireworks are currently planned for Sunday, July 3. City staff will work with the fireworks vendor to coordinate the show.

Votes Required to Pass:

Simple majority.

Res. 22R-

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the July 3, 2022 Crystal Lake Chamber of Commerce Independence Day Parade is hereby approved.

BE IT FURTHER RESOLVED that the City may make modifications to the parade request, including suspending stopping, standing and parking restrictions, as needed, to ensure that traffic and safety issues are addressed.

BE IT FURTHER RESOLVED that $15,000 is authorized to be disbursed for the 2022 parade, pending the consideration and approval of the FY 22/23 City Budget, to the Crystal Lake Chamber of Commerce for Independence Day Parade expenses.

DATED this 4th day of January, 2022.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: January 4, 2022
APPROVED: January 4, 2022

Draft