CITY OF CRYSTAL LAKE
AGENDA
CITY COUNCIL
REGULAR MEETING

City of Crystal Lake
100 West Woodstock Street, Crystal Lake, IL
City Council Chambers
February 15, 2022
7:00 p.m.

1. **Call to Order**

2. **Roll Call**

3. **Pledge of Allegiance**

4. **Approval of Minutes – February 1, 2022 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. **Class 16 Temporary Liquor License Request, St. Elizabeth Ann Seton Knights of Columbus Council #10678 Irish Fest – Saturday, March 12, 2022**
   b. **Half Marathon Special Event Request and Street Closure – Sunday, September 4, 2022**
   c. **Private Activity Bond Volume Cap Reservation**
   d. **Central Park Drive Parking Restriction**

10. **5459 and 5501 Northwest Highway - GW Properties – Final Planned Unit Development (PUD) for two new limited service restaurants**

11. **Ernat, Clover Communities Crystal Lake, LLC – Comprehensive Land Use Map Amendment from Commerce to High Density Residential, Rezoning from B-2 PUD General Commercial to R-3B PUD Multi-Family Residential, Preliminary Planned Unit Development (PUD) for 124 apartment units, and Deferral of the burial of overhead utilities along Route 176 and Terra Cotta Road until an area wide program is established**

12. **Intergovernmental Agreement Regarding Lake Safety and Ecology Fees for Users of Crystal Lake**

13. **Proposal Award – Downtown Crystal Lake Commuter Station Parking Pay Terminals**

14. **Proposal Award – Consultant Selection for the Downtown Metra Station Property Phase I Environmental Site Assessment and Phase II Site Investigation**

15. **Proposal Award - Design Engineering Services for the Route 14 Beautification Project**

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, personnel, and Executive Session Minutes

18. Reconvene to Regular Session

19. Approval of Executive Session Minutes that includes the dates of October 20, 2020, April 20, 2021, June 29, 2021, July 20, 2021, October 19, 2021, and December 7, 2021

20. Consideration to destroy verbatim records

21. Consideration of action following semi-annual review of Executive Session Minutes

22. 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: February 15, 2022

Item: Class 16 Temporary Liquor License Request – St. Elizabeth Ann Seton Knights of Columbus Council #10678

Staff Recommendation: Motion to approve issuance of a Class 16 Temporary Liquor License to the St. Elizabeth Ann Seton Knights of Columbus Council #10678

Staff Contact: Eric T. Helm, Deputy City Manager

Background:
The City has received a request from the St. Elizabeth Ann Seton Knights of Columbus Council #10678 for the issuance of a Class 16 Temporary Liquor License in order to sell beer and wine at their Irish Fest event being held at the St. Elizabeth Ann Seton Church Community Center, located at 1023 McHenry Avenue, on Saturday, March 12, 2022 from 5:00 p.m. to 10:30 p.m.

Section 329-5-P of the City Code permits the issuance of a Class 16 Temporary Liquor License for the retail sale of beer and wine for consumption upon the premises specified in the license where sold. The license shall be issued to not-for-profit corporations qualified to do business in the State of Illinois. The license shall be for a period not to exceed three (3) days, and shall be issued only for special events sponsored by the not-for-profit corporation requesting the license.

The Council has approved this event in the past and other temporary liquor license requests for the St. Elizabeth Ann Seton Knights of Columbus Council #10678.

Votes Required to Pass:
Simple majority

Agenda Item No: 9b

City Council
Agenda Supplement

Meeting Date: February 15, 2022

Item: Half Marathon Special Event Request and Street Closure - Lake Street (at Main Beach) and Grant Street

City Council Discretion: City Council's discretion:
A. Motion to approve the Special Event for the Half Marathon to be held on September 4, 2022 pursuant to the recommended conditions listed below; or
B. Motion to deny the applicant's request.

Staff Contact: Kathryn Cowlin, Director of Community Development
Laurrie Fitzgerald, Support Services Coordinator

Background:
This is a request to hold a Half Marathon in Crystal Lake and surrounding communities. The event is planned for Sunday, September 4, 2022. The race will begin at 7:00 AM at Main Beach and finish at approximately 12:00 noon on Grant Street at The Cottage, 6 E. Crystal Lake Avenue. The race will consist of a 13.1-mile run through various roads in Crystal Lake, Lakewood, Lippold Park, Crystal Lake South High School track, and the MCCD bike path.

The organizers are requesting the following:

- The closure of Lake Street in front of Main Beach for the start of the race, and Grant Street between Crystal Lake Avenue and Brink Street for the conclusion of the race.

- Assistance from the Crystal Lake Police Department along the racecourse that is within the City's jurisdiction. The organizer is requesting that the City of Crystal Lake provide police services. The recommended number of Police officers and volunteers for the event has been agreed to. Volunteers will be stationed along the race course to assist with safety and race direction only.

- Assistance from the Crystal Lake Fire Rescue Department during the race to have an ambulance on standby to assist with any medical emergencies.

The organizers met with Police Department representatives last year, and as the course is the same, the Police chargeback fee will be approximately $5,248.80. The organizers will provide 50+ volunteers to oversee the route in various locations.

The Fire Rescue Department chargeback fee will be approximately $496.00. This represents a $124.00 per hour fee for a two person crew for a minimum of four (4) hours.

The organizers must also ensure that the participants are aware of them running with, against, and crossing normal direction of vehicle traffic in various locations on the course.

If the request is approved, the following conditions are recommended:

1) This approval is contingent upon this event maintaining compliance with the Governor's Restore Illinois Plan.
2) Approval for the Half Marathon is contingent upon approval from other participating jurisdictions. The Village of Lakewood, Crystal Lake Park District, School District 155, and McHenry County Conservation District are responsible for coordinating public safety services within and adjacent to their corporate boundaries/properties. The event organizers must submit to the City a letter from the agencies stating their approval for the event.
3) The event organizers must provide the City with a site plan for set-up at Main Beach and parking plan for the event for review by City Departments.
4) Items must be not located so as to block sidewalks.
5) Streets are not to be marked with paint or any permanent materials.
6) The Police Department can designate "No Parking" zones for the event prior to the race date. The petitioner must receive approval from the Village of Lakewood for temporary no parking signs on their roadways.
7) The volunteers for both races must carry cellular phones or radios to contact 911 in case of an emergency. Volunteers are not to direct traffic.
8) The event organizers must coordinate with the Crystal Lake Police, Fire Rescue, and Public Works Departments regarding assistance during the event. Please contact the Police Department by August 1, 2022, to determine/arrange for police officers for traffic control, lead vehicle, etc.
9) "Race In Progress" signs must be posted a minimum of three days prior to the event.
10) City-owned barricades must be used to block off the street closure sections. Barricades must be placed to allow access to existing crosswalks.
11) Add cones or other physical separation for the temporary "runners' lane" where directed by the Police Department.
12) Emergency vehicle access must be maintained throughout the event. Items should not be placed on the roadway to prohibit access, and volunteers should be available to remove barricades to allow emergency vehicles on the roadway, if necessary.
13) Local traffic access to all roadways must be maintained throughout the event. Volunteers should be available to remove barricades to allow property owners on the roadway, if necessary.
14) Runners should be reminded that they are obligated to follow all laws related to pedestrians in the roadway.
15) All debris created by the event must be cleaned up during and after the event.

16) Petitioner must adhere to the required City insurance provisions for the use of City-owned property by providing a certificate of insurance naming the City as additional insured. This must be provided by August 1, 2022.
17) If tents or canopies will be used, the petitioner shall contact the Fire Rescue Department (815-356-3640) for further review and approval.
18) Promotional banners and signage were not included with this request. Any temporary signage/banner requires a Limited Duration sign permit through Community Development Department.
19) In the case of inclement weather, an alternate date can be approved by the City Manager.
20) The organizers of the event must provide 50+ volunteers to oversee several posts throughout the course. A meeting must be conducted with the Police Department one (1) month prior to the event to review the final list of volunteers and their locations.

This event will require 13 staff members (including officers and one supervisor) to be located at various intersections throughout the route. The staff members would not negate the need for the race organizers to staff volunteers of their own for many locations. The Police Department estimates the chargeback fee for the police detail to be approximately $5,248.80.

The applicant has been made aware of these recommended conditions and advised to attend the February 15, 2022 City Council meeting to answer any questions.

The City Council approved this event in 2021.

Votes Required to Pass:
Simple majority vote

Agenda Item No: 9c

City Council
Agenda Supplement

Meeting Date: February 15, 2022

Item: Private Activity Bond Volume Cap Reservation

Recommendation: Motion to adopt an Ordinance reserving the State of Illinois volume cap for private activity bonds.

Staff Contact: Kathryn Cowlin, Director of Community Development
Heather Maieritsch, Economic Development Manager

Background: The City of Crystal Lake received notification from the Governor's office regarding the reservation of Crystal Lake's volume cap. Private activity bonds can be issued as Industrial Revenue Bonds using the volume cap allocation. The State requires that all eligible municipalities pass an Ordinance to reserve their volume cap for the fiscal year.

For 2022, each home rule municipality is authorized a volume cap amount equal to $110 per capita. Using this formula, Crystal Lake's allocation equals $4,360,620, based upon the State's assigned population of 39,642.

At this time, there have been no official applications from private businesses for the City to allocate our volume cap in the form of Industrial Revenue Bonds. However, staff has had discussions with businesses recently regarding the issuance of Industrial Revenue Bonds for pending or prospective developments. According to the State Office of Management and Budget, after the volume cap has been reserved, the municipality is supposed to allocate the amount reserved for private activity bonds by December 31 of that year. If the City does not allocate our volume cap by December 31, we can request to carry-over our allocation for up to three years for a variety of different projects, but not for qualified small issue bonds (Industrial Revenue Bonds). The Ordinance reserves the City's allocation for possible future use.

There is no obligation to the municipality in issuing Industrial Revenue Bonds. All the payment responsibility rests with the private party. The lien is on the property, secured by the Industrial Revenue Bonds. Under Federal law, the City can utilize the authorized volume cap as additional incentive for industrial firms to relocate or expand facilities within its jurisdiction. Industrial Revenue Bonds can be attractive to industrial firms because of the difference to the bond buyers between tax-free interest rates and prevailing taxable interest rates.

Votes Required to Pass: A simple majority vote.

ORDINANCE NO.
FILE NO.

AN ORDINANCE RESERVING VOLUME CAP IN CONNECTION WITH PRIVATE ACTIVITY BOND ISSUES, AND RELATED MATTERS.

WHEREAS, the City of Crystal Lake, McHenry County, Illinois *(the "Municipality"),* is a Municipality and a home rule unit of government under Section 6 of Article VII of the 1970 Constitution of the State of Illinois; and

WHEREAS, Section 146 of the Internal Revenue Code of 1986, as amended *(the "Code"),* provides that the Municipality has volume cap equal to $110 per resident of the Municipality in each calendar year, which volume cap may be reserved and allocated to certain tax-exempt private activity bonds; and

WHEREAS, the Illinois Private Activity Bond Allocation Act, *30 Illinois Compiled Statutes 1998, 345/1 et seq.,* as supplemented and amended *(the "Act"),* provides that a home rule unit of government may transfer its allocation of volume cap to any other home rule unit of government, the State of Illinois or any agency thereof or any non-home rule unit of government; and

WHEREAS, it is now deemed necessary and desirable by the Municipality to reserve all of its volume cap allocation for calendar year 2022 to be applied toward the issuance of private activity bonds *(the "Bonds"),* for unidentified projects, as provided in this Ordinance, or to be transferred, as permitted by this Ordinance.

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

SECTION I: That, pursuant to Section 146 of the Code and the Act, the entire volume cap of the Municipality for calendar year 2022, in the amount of $4,360,620, based upon the State of Illinois assigned population of 39,642, is hereby reserved by the Municipality, which shall issue Bonds using such volume cap, or shall transfer such cap, without further action required on the part of the Municipality; and the adoption of this Ordinance shall be deemed to be an allocation of such volume cap to the issuance of the Bonds or such other bonds, provided

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that any such transfer shall be evidenced by a written instrument executed by the Mayor or any other proper officer or employee of the Municipality.

SECTION II: That the City of Crystal Lake shall maintain a written record of this Ordinance in its records during the term that the Bonds or any other such bonds to which such volume cap is allocated remain outstanding.

SECTION III: That the Mayor, the City Clerk and all other proper officers, officials, agents and employees of the Municipality are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents and certificates as may be necessary to further the purposes and intent of this Ordinance.

SECTION IV: That the provisions of this Ordinance are hereby declared to be separable, and if any section, phrase, or provision of this Ordinance shall for any reason be declared to be invalid, such declaration shall not affect the remainder of the sections, phrases, and provisions of this Ordinance.

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

DATED at Crystal Lake, Illinois, this 15th day of February, 2022.

_____
Haig Haleblian, MAYOR

SEAL:

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

PASSED: February 15, 2022

APPROVED: February 15, 2022

Draft

Agenda Item No: 9d

City Council
Agenda Supplement

Meeting Date:	February 15, 2022
Item:	Central Park Drive Parking Restriction
Staff Recommendation:	Motion to adopt an Ordinance making it unlawful to park any vehicle along the entire length of Central Park Drive
Staff Contact:	Michael Magnuson, P.E., Director of Public Works and Engineering

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Background:
The City has received complaints and observed semitrailer trucks parking along Central Park Drive at both dead-end sections (adjacent to Wal-Mart and north of Raymond Drive). With recent development taking place in the area (The Springs at Three Oaks apartments and the proposed Redwood ranch townhomes), Central Park Drive is being extended to the north. A temporary fire access road has already been constructed from the north end of Central Park Drive to the Springs as a requirement for fire safety. In the interests of safety (emergency access), it is no longer feasible to permit truck parking at either location. Allowing semitrailer trucks to park along the northern stub of Central Park Drive will prohibit access to the temporary fire access road. Permitting semitrailer truck parking along the southern end blocks access to the Springs (See exhibit.)

Recommendation:
The Traffic Safety Committee (staff committee with representatives from Police, Fire/Rescue, Engineering and Public Works) recommends approval of the Ordinance.

Votes Required to Pass:
A simple majority.



PARKING TO BE RESTRICTED ALONG ENTIRE LENGTH OF CENTRAL PARK DRIVE (IL 31 EAST AND NORTH TO NORTHERN TERMINUS OF CENTRAL PARK DRIVE)

AN ORDINANCE PROHIBITING PARKING ON CENTRAL PARK DRIVE

ORDINANCE

WHEREAS, Central Park Drive is the primary access road for vehicular and emergency vehicles to commercial and residential developments; and

WHEREAS, the adjacent developments have an adequate supply of parking; and

WHEREAS, 625 ILCS 5/11-1303 grants the City authority to establish areas which are unlawful to park any vehicles; and

WHEREAS, the Traffic Safety Committee determined that it is appropriate to establish an area of no parking along the entire length of Central Park Drive in the interests of vehicular safety and emergency access.

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

SECTION I: The foregoing preambles are incorporated herein as though fully set forth.

SECTION II: That it shall be unlawful to park any vehicle on the entire length of Central Park Drive.

SECTION III: That any person, firm, or corporation violating any provision of this Ordinance shall be fined in accordance with Chapter 1, Article II providing for General Penalty Provision in the Code of Ordinances of the City of Crystal Lake, Illinois.

SECTION IV: That suitable signs shall be erected.

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SECTION V: That this Ordinance shall be in full force and effect from and after its passage and approval according to law.

SECTION V: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

DATED at Crystal Lake, Illinois, this 15th day of February, 2022.

CITY OF CRYSTAL LAKE, an Illinois Municipal Corporation

BY: _____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, City Clerk

PASSED: February 15, 2022

APPROVED: February 15, 2022

Published in pamphlet form by the authority of the Mayor and City Council of the City of Crystal Lake.

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Agenda Item No: 10

City Council
Agenda Supplement

Meeting Date: February 15, 2022

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: Final Planned Unit Development (PUD) for two new limited service restaurants

Petitioner: Mitch Goltz, GW Properties, Petitioner
5459 and 5501 Northwest Highway

PZC Recommendation: Motion to approve the Planning & Zoning Commission (PZC) recommendation and adopt an Ordinance granting the Final Planned Unit Development (PUD) for the Guzman Y Gomez at 5459 Northwest Highway and the Wendy's at 5501 Northwest Highway.

Staff Contact: Kathryn Cowlin, Director of Community Development
Elizabeth Maxwell, City Planner

Background

- The petitioner received Preliminary PUD approval on June 15, 2021 for the two restaurant users.
- The Final PUD application needs to demonstrate substantial compliance with the approved Preliminary PUD plans.
- Raising Cane's, which is on the lot to the east of these two lots, opened several months ago and is one of the highest grossing locations in the market.
- The site features two limited service restaurants. A shared access easement over the frontage road will serve each individual user. Access points along Route 14 were shown with the original traffic study for Raising Cane's and the traffic study has been updated for these two new restaurants and has been submitted to IDOT for review.
- The boardwalk is not being constructed by these tenants and is shown for illustrative purposes. A condition was added to the approval that the restaurant owners will work with the City.

PZC Highlights

- The PZC liked the look of the look of the project especially the Wendy's elevations.
- The Commission noted that the request was in compliance with the approved Preliminary PUD and met the Findings of Fact.

The Planning and Zoning Commission recommended **approval (7-0)** 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 (GW Properties, received 01/13/22)
   B. Site Plan (Design Studio 24, dated 07/28/21, received 12/21/21)
   C. Landscape Plan (Kimley Horn, dated 05/18/21, received 12/21/21)
   D. Wendy's Elevations (Wallin Gomez Architects, dated 06/21/21, received 12/21/21)
   E. Wendy's Monument Sign (Custom Sign Center, dated 04/27/21, received 12/21/21)
   F. Guzman Y Gomez Elevations (Interplan, dated 06/07/21, received 12/21/21)
   G. Traffic Impact Study (Gewalt Hamilton, updated 6/30/21, received 12/21/21)

2. Conditions from Ordinance 7721 shall remain applicable unless modified by this request.

3. Elevations
   A. Wendy's to install one or two rows of soldier course brick approximately 1/3 down from the top of the parapet on the rear portion where the building increases in height to help break up the expanse of brick.
   B. The Guzman Y Gomez brick color shall be Yankee Hill Matte Charcoal.
   C. On the Guzman Y Gomez building the soldier course brick under the top cap should project at least 1 inch beyond the main portion of the elevation and the top cap should project at least 1 inch beyond this brick.

4. Traffic Study
   A. Add stop bars and signage as recommended in the Traffic Study to promote a safer pedestrian and cycling experience.
   B. Improve the shared site access driveway, opposite Federal Drive:
      i. Widen the driveway to the east to provide one inbound and two outbound lanes.
      ii. Stripe the existing lanes as they should be marked as a separate left-turn lane and a shared through/right-turn lane.
      iii. Install a stop sign at this driveway.
   C. The entrance to the Wendy's site should provide a raised "truck apron" to give the appearance of a narrower entrance drive to help limit speed of inbound vehicles while still accommodating the larger delivery vehicles needed.
   D. Install appropriate way-finding signage on site to direct traffic to various drive-throughs.
   E. The driveway improvements are subject to receiving an access permit from IDOT.

5. Wendy's and Guzman Y Gomez shall participate with the City during the construction of the boardwalk and related amenities like benches, gazebos, etc. along their property.

6. The Wendy's monument sign brick shall match the brick of the building.

7. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, and Public Works Departments, as well as the City's Stormwater Consultant and the final approved Traffic Study.

Votes Required to Pass: A simple majority vote

Acknowledgement Form

Regarding the Final PUD for GW Properties for Wendy's and Guzman Y Gomez. 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:

GYG - We can project the single soldier course around the main portion of the building 1" and also the cap 1" but we would not be able to corbel the (3) soldier courses at the tower the 1". For masonry veneer the most we can do is a total of 1/2 of the 3 5/8" brick width, which would be 1 ¾" so we would corbel each brick at the tower 1/2"

Petitioner's Name: Mitch Isaacs Date: 1/21/2022
Signature

Recommended Conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (GW Properties, received 01/13/22)
   B. Site Plan (Design Studio 24, dated 07/28/21, received 12/21/21)
   C. Landscape Plan (Kimley Horn, dated 05/18/21, received 12/21/21)
   D. Wendy's Elevations (Wallin Gomez Architects, dated 06/21/21, received 12/21/21)
   E. Wendy's Monument Sign (Custom Sign Center, dated 04/27/21, received 12/21/21)
   F. Guzman Y Gomez Elevations (Interplan, dated 06/07/21, received 12/21/21)
   G. Traffic Impact Study (Gewalt Hamilton, updated 6/30/21, received 12/21/21)

2. Conditions from Ordinance 7721 shall remain applicable unless modified by this request.

3. Elevations
   A. Wendy's to install one or two rows of soldier course brick approximately 1/3 down from the top of the parapet on the rear portion where the building increases in height to help break up the expanse of brick.
   B. The Guzman Y Gomez brick color shall be Yankee Hill Matte Charcoal.
   C. On the Guzman Y Gomez building the soldier course brick under the top cap should project at least 1 inch beyond the main portion of the elevation and the top cap should project at least 1 inch beyond this brick.

4. Traffic Study
   A. Add stop bars and signage as recommended in the Traffic Study to promote a safer pedestrian and cycling experience.
   B. Improve the shared site access driveway, opposite Federal Drive:
      i. Widen the driveway to the east to provide one inbound and two outbound lanes.
      ii. Stripe the existing lanes as they should be marked as a separate left-turn lane and a shared through/right-turn lane.
      iii. Install a stop sign at this driveway.
   C. The entrance to the Wendy's site should provide a raised "truck apron" to give the appearance of a narrower entrance drive to help limit speed of inbound vehicles while still accommodating the larger delivery vehicles needed.
   D. Install appropriate way-finding signage on site to direct traffic to various drive-throughs.
   E. The driveway improvements are subject to receiving an access permit from IDOT.

5. Wendy's and Guzman Y Gomez shall participate with the City during the construction of the boardwalk and related amenities like benches, gazebos, etc. along their property.

6. The Wendy's monument sign brick shall match the brick of the building.

7. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, and Public Works Departments, as well as the City's Stormwater Consultant and the final approved Traffic Study.

PIQ Map



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A FINAL PLANNED UNIT DEVELOPMENT AT 5459 AND 5501 NORTHWEST HIGHWAY

WHEREAS, pursuant to the terms of a Petition (File #PLN-2021-226) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested the issuance of a Final Planned Unit Development for two new limited service restaurants to construct a 2,828 square-foot Guzman Y Gomez restaurant and a 2,553 square-foot Wendy's restaurant at 5459 and 5501 Northwest Highway respectively; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake held a public meeting at 7:00 p.m., on January 19, 2022 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Final Planned Unit Development, and

WHEREAS, on January 19, 2022, the Planning and Zoning Commission, having fully heard and considered the information of all those present at the public meeting who wished to speak, 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 Final Planned Unit Development is in compliance with the approved Preliminary PUD and meets the Findings of Fact, all as more specifically set forth in the minutes from the Planning and Zoning Commission in Case #PLN-2021-226, dated as of January 19, 2022; and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the 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: That a Final Planned Unit Development to allow the construction of two new limited service restaurants for the Guzman Y Gomez at 5459 Northwest Highway (19-09-201-001) and Wendy's at 5501 Northwest Highway (19-09-201-019), Crystal Lake, Illinois are hereby approved.

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

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1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (GW Properties, received 01/13/22)
   B. Site Plan (Design Studio 24, dated 07/28/21, received 12/21/21)
   C. Landscape Plan (Kimley Horn, dated 05/18/21, received 12/21/21)
   D. Wendy's Elevations (Wallin Gomez Architects, dated 06/21/21, received 12/21/21)
   E. Wendy's Monument Sign (Custom Sign Center, dated 04/27/21, received 12/21/21)
   F. Guzman Y Gomez Elevations (Interplan, dated 06/07/21, received 12/21/21)
   G. Traffic Impact Study (Gewalt Hamilton, updated 6/30/21, received 12/21/21)

2. Conditions from Ordinance 7721 shall remain applicable unless modified by this request.

3. Elevations
   A. Wendy's to install one or two rows of soldier course brick approximately 1/3 down from the top of the parapet on the rear portion where the building increases in height to help break up the expanse of brick.
   B. The Guzman Y Gomez brick color shall be Yankee Hill Matte Charcoal.
   C. On the Guzman Y Gomez building the soldier course brick under the top cap should project at least 1 inch beyond the main portion of the elevation and the top cap should project at least 1 inch beyond this brick.

4. Traffic Study
   A. Add stop bars and signage as recommended in the Traffic Study to promote a safer pedestrian and cycling experience.
   B. Improve the shared site access driveway, opposite Federal Drive:
      i. Widen the driveway to the east to provide one inbound and two outbound lanes.
      ii. Stripe the existing lanes as they should be marked as a separate left-turn lane and a shared through/right-turn lane.
      iii. Install a stop sign at this driveway.
   C. The entrance to the Wendy's site should provide a raised "truck apron" to give the appearance of a narrower entrance drive to help limit speed of inbound vehicles while still accommodating the larger delivery vehicles needed.
   D. Install appropriate way-finding signage on site to direct traffic to various drive-throughs.
   E. The driveway improvements are subject to receiving an access permit from IDOT.

5. Wendy's and Guzman Y Gomez shall participate with the City during the construction of the boardwalk and related amenities like benches, gazebos, etc. along their property.

6. The Wendy's monument sign brick shall match the brick of the building.

7. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, and Public Works Departments, as well as the City's Stormwater Consultant and the final approved Traffic Study.

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Section III: That the City Clerk be and is hereby directed that all pertinent records of the City of Crystal Lake to show the issuance of a Final Planned Unit Development 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 15th day of February, 2022.

City of Crystal Lake, an
Illinois municipal corporation

Haig Haleblian, MAYOR

SEAL

ATTEST:

Nick Kachiroubas, CITY CLERK

Passed: February 15, 2022
Approved: February 15, 2022

Draft

#2021-226
GW Properties Wendy's and Guzman Y Gomez – Final Planned Unit Development
Project Review for Planning and Zoning Commission

Meeting Date:	January 19, 2022
Request:	Final Planned Unit Development for two new limited service restaurants.
Location:	5459 and 5501 Northwest Highway
Acreage:	Approximately 2.06 acres
Existing Zoning:	B-2 PUD General Commercial Planned Unit Development
Surrounding Properties:	North: B-2 PUD General Commercial South: M Manufacturing (Three Oaks Recreation Area) East: B-2 PUD General Commercial West: B-2 PUD General Commercial
Staff Contact:	Elizabeth Maxwell (815.356.3615)

Background:

- The site was the buildings and parking lot for the previous office building, then a used car lot for Pauley Toyota. The previous buildings have been demolished and the site is now vacant.
- The site sits along Route 14 and backs to the Three Oaks Recreation Area. It is part of the Three Oaks Recreation Area Planned Unit Development Overlay District. It is the intent of the Three Oaks PUD Overlay District to promote orderly and high-quality development that is compatible with the character and use of Three Oaks, consistent with and complementary of the area's recreational uses and amenities, and supportive of a strong and stable tax base.
- The Raising Canes was approved in 2020 and is currently in operation.
- This project received Preliminary PUD approval in June of 2021.
- The Final PUD is in substantial conformance with the approved Preliminary PUD.

Land Use Analysis:

ZONING

- The site is currently zoned B-2 PUD General Commercial. Limited Service Restaurant is a permitted use in the B-2 zoning district.

- The Comprehensive Land Use Plan designates this area as Commerce. The proposed restaurant uses fit in the Commerce land use designation.

SITE PLAN

- The site is along Northwest Highway east of the Three Oaks Recreation Area entrance. These two lots are between the existing Cassidy Tire and the Raising Cane's lot.
- The site backs to the north lake of the Three Oaks Recreation Area. A future boardwalk is planned behind these lots, which has been illustrated on these plans. Raising Canes has provided a 20-foot area reserved for the future boardwalk. To plan for the future amenity Wendy's is providing 20 feet and Guzman Y Gomez is providing 57 feet for easements.
- There are two access points into the site from Route 14, one on the Raising Cane's parcel and a shared access between the Wendy's parcel and Cassidy Tire. There is a shared cross access easement among all three properties.
- The traffic impact study suggests some minor changes and the addition of striping and signage to improve the site.

TRAFFIC STUDY

- A traffic study was completed by Gewalt Hamilton on behalf of Raising Cane's and contemplated another restaurant at this location.
- This traffic study has been updated and presented for review as part of the Final Planned Unit Development approval.

ELEVATIONS

- Wendy's elevations have been revised to include the knee wall along the side elevations under the window bays and to install a canopy over the side elevation entrance.
- Guzman Y Gomez elevations have been revised to:
    - Install a yellow canopy over the entrance doors,
    - Break up the charcoal brick on the West and South elevations with some additional Alamo colored brick,
    - Increased the width of the framing around the doors,
    - Added horizontal framing members to the windows, and
    - Installed soldier course brick of two rows along the tower element and one row under the remainder of the top cap giving the top a much thicker and finished look.

LANDSCAPE PLAN

- The landscape plan meets all the requirements.

SIGNAGE

- Both uses have wall signage that blends well with the architecture and the size and scale of the building.
- Guzman Y Gomez received a sign variation for wall signs and the mural up to 416.87 sf.

Findings of fact:

Final Planned Unit Development

The petitioner is requesting approval of a Final Planned Unit Development to allow the construction of two Limited Service Restaurant for a Wendy's and a Guzman Y Gomez. The Final PUD must be reviewed against the approved preliminary PUD conditions. The Final PUD is in substantial compliance with the approved preliminary PUD and the petitioners have provided revised plans to address the conditions of approval.

Comprehensive Land Use Plan 2030 Summary Review:

The Comprehensive Plan designates the subject property as Commercial, which allows for existing and future commercial and business uses. The following goal is applicable to this request:

Land Use – Commercial

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

This can be accomplished with the following supporting actions:

Supporting Action: Promote, retain and attract businesses that provide a diverse tax base.

Success Indicator: The number of new "chain store" occupancies.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made it should be with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (GW Properties, received 01/13/22)
   B. Site Plan (Design Studio 24, dated 07/28/21, received 12/21/21)
   C. Landscape Plan (Kimley Horn, dated 05/18/21, received 12/21/21)
   D. Wendy's Elevations (Wallin Gomez Architects, dated 06/21/21, received 12/21/21)
   E. Wendy's Monument Sign (Custom Sign Center, dated 04/27/21, received 12/21/21)
   F. Guzman Y Gomez Elevations (Interplan, dated 06/07/21, received 12/21/21)
   G. Traffic Impact Study (Gewalt Hamilton, updated 6/30/21, received 12/21/21)

2. Conditions from Ordinance 7721 shall remain applicable unless modified by this request.

3. Elevations
   A. Wendy's to install one or two rows of soldier course brick approximately 1/3 down from the top of the parapet on the rear portion where the building increases in height to help break up the expanse of brick.
   B. The Guzman Y Gomez brick color shall be Yankee Hill Matte Charcoal.

C. On the Guzman Y Gomez building the soldier course brick under the top cap should project at least 1 inch beyond the main portion of the elevation and the top cap should project at least 1 inch beyond this brick.

4. Traffic Study
   A. Add stop bars and signage as recommended in the Traffic Study to promote a safer pedestrian and cycling experience.
   B. Improve the shared site access driveway, opposite Federal Drive:
      i. Widen the driveway to the east to provide one inbound and two outbound lanes.
      ii. Stripe the existing lanes as they should be marked as a separate left-turn lane and a shared through/right-turn lane.
      iii. Install a stop sign at this driveway.
   C. The entrance to the Wendy's site should provide a raised "truck apron" to give the appearance of a narrower entrance drive to help limit speed of inbound vehicles while still accommodating the larger delivery vehicles needed.
   D. Install appropriate way-finding signage on site to direct traffic to various drive-throughs.

5. Wendy's and Guzman Y Gomez shall participate with the City during the construction of the boardwalk and related amenities like benches, gazebos, etc. along their property.

6. The Wendy's monument sign brick shall match the brick of the building.

7. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, and Public Works Departments, as well as the City's Stormwater Consultant and the final approved Traffic Study.

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: GW Crystal Lake LLC - Mitch Goltz

Address: 2211 N. Elston Ave, Suite 400, Chicago, IL 60614

Phone: 773-382-0590

E-mail: mitch@gwproperties.com

Project Name & Description: GW Crystal Lake

Redeveloping a former car dealership into three free standing quick serve restaurants.

Project Address/Location: 5501 Northwest Highway, Crystal Lake, IL

Signature

Mitch Goltz — Mitch Goltz — 1/13/2022

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, JANUARY 19, 2022
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

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

ALLOW REMOTE PARTICIPATION BY COMMISSION MEMBER ATKINSON

Mr. Greenman asked for a motion to allow Commission Member Atkinson to participate via phone.

Ms. Teetsov made a motion to allow phone participation for Commission Member Atkinson. Mr. Jouron seconded the motion. On voice vote, all members voted aye. Mr. Greenman confirmed that Commission Member Atkinson could hear the meeting.

CALL TO ORDER

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

Michael Magnuson, Director of Public Works and Engineering, 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.

2021-226 – 5501 AND 5459 NORTHWEST HIGHWAY – FINAL PLANNED UNIT DEVELOPMENT APPROVAL FOR WENDY'S AND GUZMAN Y GOMEZ

Final Planned Unit Development for two new limited service restaurants.

Mitch Goltz with GW properties, was present to represent the petition. He summarized the site elements and presented the plan and elevations for the two new limited service restaurants. Wendy's will be relocating from their current location and Guzman Y Gomez will be a new restaurant, with the Crystal Lake location the second in the United States. He stated that Raising Canes is the strongest performing store in the market. Wendy's and Guzman Y Gomez hope to open later this year to join Raising Canes.

Mr. Greenman asked the petitioner if they agreed with all the recommended conditions of approval. Mr. Goltz agreed to the conditions of approval.

Staff noted that they would like to add one comment to the traffic study list of conditions that the shared driveway improvements are subject to IDOT's approval. The petitioner agreed.

Mr. Atkinson stated he wanted people to be safe while they were eating outside and he did not see any bollards. Mr. Goltz said there are some planters outside the Wendy's and there will be landscape around the seating areas. Mr. Goltz said he can look at the site layout and work with the tenants to install bollards or some type of protection. Mr. Atkinson noted that the buildings look nice and he is very happy with the Wendy's elevations.

Ms. Repholz asked about the reference to Ordinance 7721. Staff stated this was the preliminary PUD approval ordinance. Staff read the conditions and noted that the petitioner has met almost all the conditions.

Mr. Jouron asked about operations and if Guzman Y Gomez could have a rooftop bar as it would be a good amenity. Mr. Goltz stated that those are very expensive.

Ms. Teetsov was very appreciative that they met the preliminary PUD conditions. She is excited to see this site redevelop and the plans for a future boardwalk.

Mr. Gronow appreciated the work on the site. He is still concerned with the delivery truck entering the Wendy's site and wanted to be sure it was safe for pedestrians. He asked what the plans were for participation with the boardwalk. Staff noted that when the future boardwalk is designed it would be known at that time how the property owners can participate. Right now all three of these owners have left at least 20 feet along their southern property line for future improvements. Mr. Goltz said they are very excited and want people to come to this site and look very nice.

Mr. Skluzacek asked if you can make a left turn out of this site. Staff noted that at the shared access with Cassidy Tire was a full access. Mr. Skluzacek asked if alcohol was served through the drive-through. Mr. Goltz noted that Guzman Y Gomez is known for their margaritas and beer. They will comply with all State and local liquor laws on sales.

Mr. Greenman noted that they are in compliance with the preliminary PUD and have meet the Findings of Fact.

Mr. Gronow made a motion to approve the Final Planned Unit Development for two new limited service restaurants with the following recommended conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (GW Properties, received 01/13/22)
   B. Site Plan (Design Studio 24, dated 07/28/21, received 12/21/21)
   C. Landscape Plan (Kimley Horn, dated 05/18/21, received 12/21/21)
   D. Wendy's Elevations (Wallin Gomez Architects, dated 06/21/21, received 12/21/21)
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2. Conditions from Ordinance 7721 shall remain applicable unless modified by this request.

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   C. On the Guzman Y Gomez building the soldier course brick under the top cap should project at least 1 inch beyond the main portion of the elevation and the top cap should project at least 1 inch beyond this brick.

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   C. The entrance to the Wendy's site should provide a raised "truck apron" to give the appearance of a narrower entrance drive to help limit speed of inbound vehicles while still accommodating the larger delivery vehicles needed.
   D. Install appropriate way-finding signage on site to direct traffic to various drive-throughs.
   E. The driveway improvements are subject to receiving an access permit from IDOT.

5. Wendy's and Guzman Y Gomez shall participate with the City during the construction of the boardwalk and related amenities like benches, gazebos, etc. along their property.

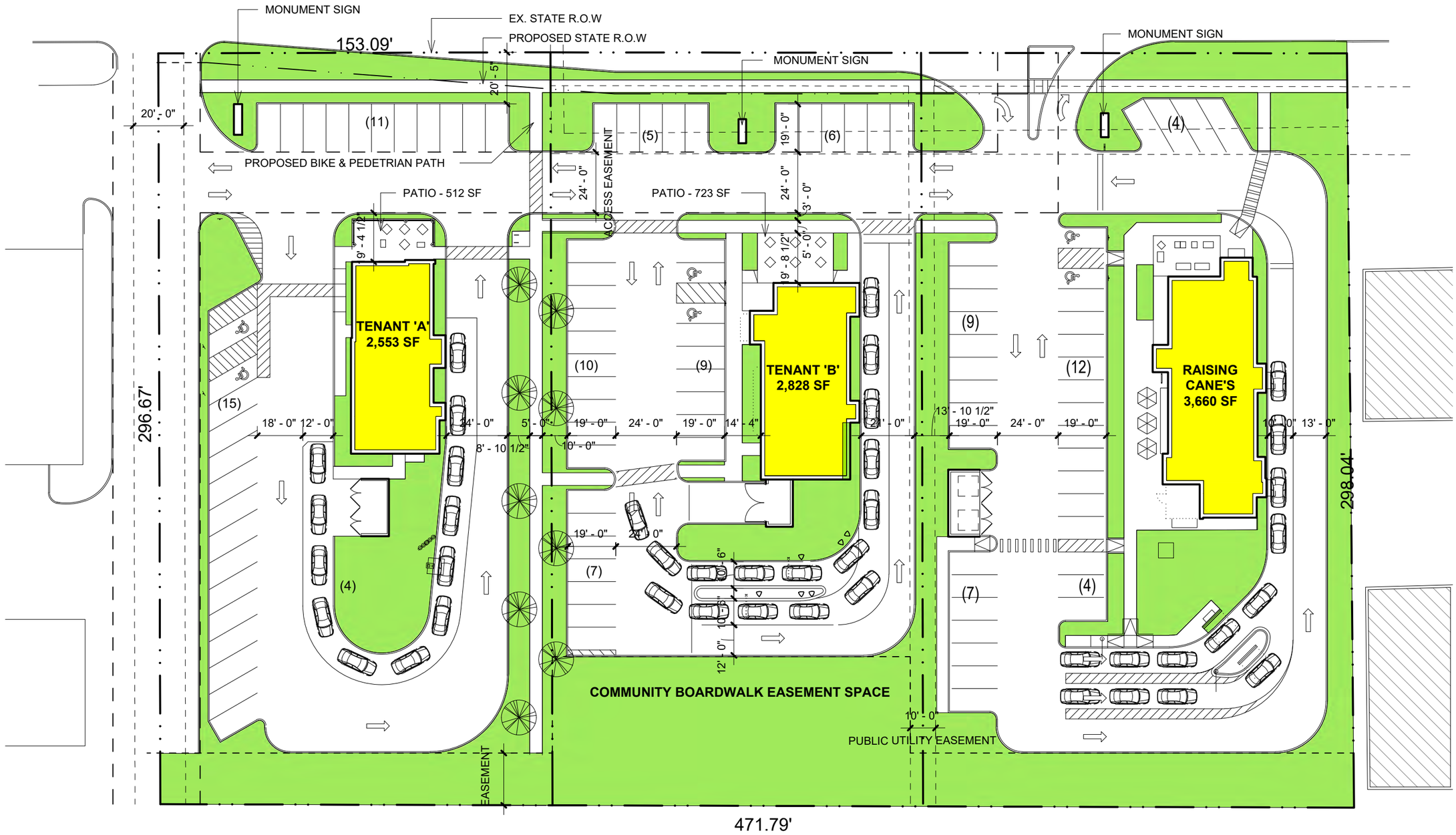
6. The Wendy's monument sign brick shall match the brick of the building.

7. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, and Public Works Departments, as well as the City's Stormwater Consultant and the final approved Traffic Study.

Ms. Repholz seconded the motion. On roll call Members Teetsov, Atkinson, Repholz, Jouron, Gronow, Skluzacek and Greenman voted aye. Motion passed 7-0.

ADJOURNMENT

Mr. Gronow made a motion to adjourn the meeting. Mr. Skluzacek seconded the motion. On voice vote, all members voted aye. The meeting was adjourned at 9:51 p.m.



PARKING SPACE:
WENDY'S - 26 SPACES (2 ADA STALLS)
GYG - 41 SPACES (2 ADA STALLS)
RAISING CANES - 36 SPACES (2 ADA STALLS)

0 10 20 40 60

N

1 SITE PLAN - OVERALL

1" = 40'-0"

DESIGN STUDIO 24, LLC.
ARCHITECTS - DESIGNERS - PLANNERS
2211 N. Elston Ave. Suite 304, Chicago, Illinois 60614 Fax: 847.885.7751 Tel.: 847.885.8000

GW PROPERTIES
PROPOSED SITE STUDY
5417-5501 NORTHWEST HWY
CRYSTAL LAKE, ILLINOIS

DATE 07.28.2021

MARK T. DiGANCI
REG. ARCHITECT

YK

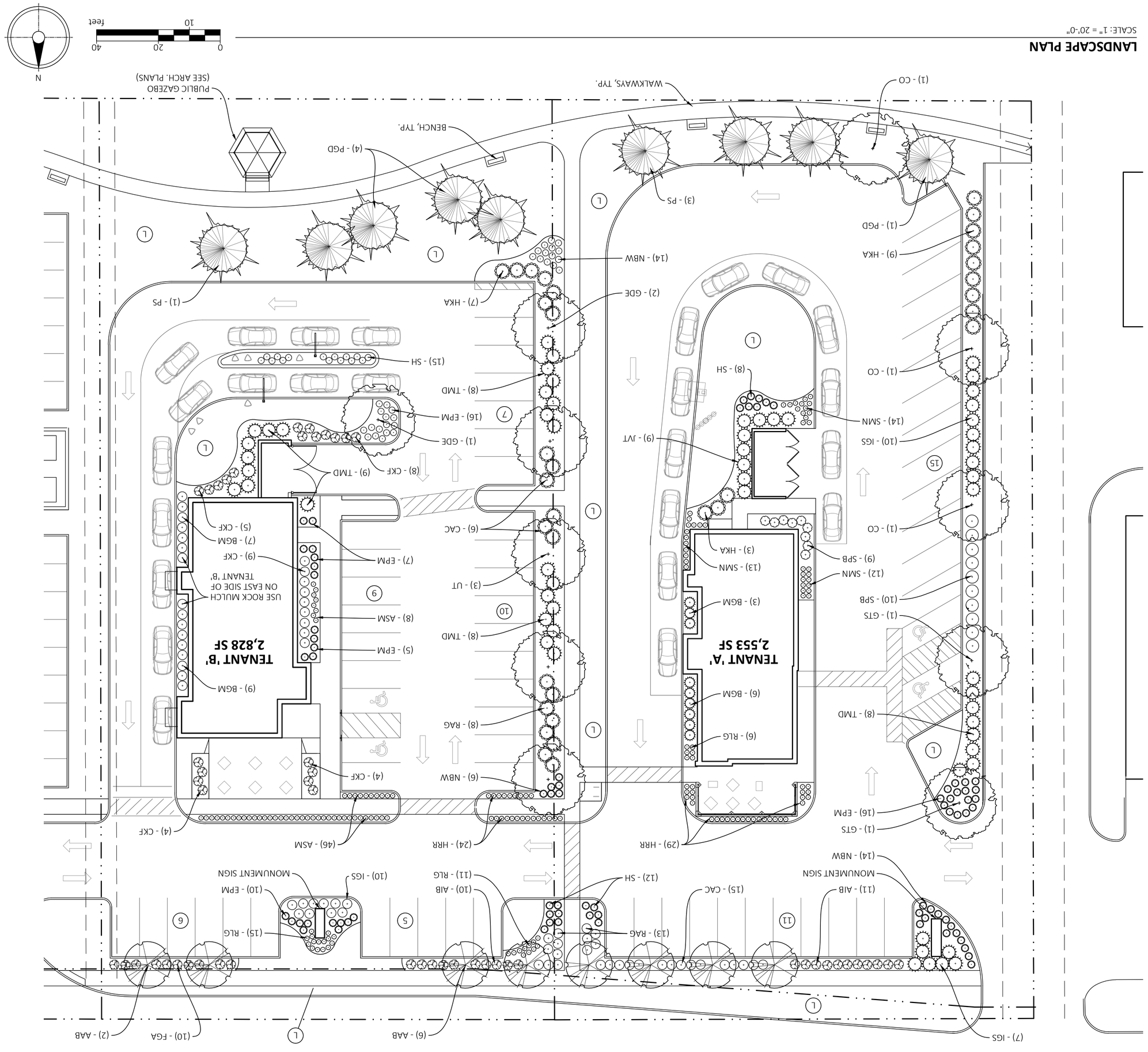
ST.1

LANDSCAPE ORDINANCE REVIEW: CRYSTAL LAKE, ILLINOIS

SPECIFIC ORDINANCE	CODE REQUIRES	CALCULATION	COMPLIANCE
SEC. 4-400.F.1.a.i	ONE (8) EIGHT-FOOT BY (19) NINETEEN-FOOT LANDSCAPE ISLAND, AS MEASURED BETWEEN BACK OF CURBS, CONTAINING ONE CANOPY OR ORNAMENTAL TREE AND FIVE SHRUBS, EVERY 10 PARKING SPACES AND AT THE ENDS OF EVERY PARKING ROW.	TENANT 'A': 26 PARKING SPACES TOTAL / 10 SPACES = 3 CANOPY TREES & 25 SHRUBS TENANT 'B': 37 PARKING SPACES TOTAL / 10 SPACES = 4 CANOPY TREES & 20 SHRUBS	5 TREES & 40 SHRUBS PROVIDED 5 TREES & 40 SHRUBS PROVIDED
SEC. 4-400.F.1.b.i	CONTINUOUS VISUAL SCREEN 15 FEET IN WIDTH USING BOTH DECIDUOUS AND EVERGREEN SPECIES PLANTED IN UNDULATING BEDS FORMING AN INTERESTING PATTERN REQUIRING ONE CANOPY, ORNAMENTAL OR EVERGREEN TREE AND 10 SHRUBS, WITH SHRUBS PLANTED AT VARIOUS HEIGHTS, AVERAGING THREE FEET IN HEIGHT, ALONG EVERY 40 LINEAL FEET.	NORTHWEST HWY (300 LF) / 40 LF = 7.5, 8 TREES & 75 SHRUBS REQUIRED	8 ORNAMENTAL TREES (OVERHED WIRES PRESENT) & 70 SHRUBS PROVIDED. DRIVEWAYS AND SIGHT TRIANGLES PREVENT ADDITIONAL SHRUBS.
SEC. 4-400.F.4.a	FIVE-FOOT-WIDE LANDSCAPE AREA AROUND ALL PERIMETERS OF BUILDINGS CONTAINING BOTH DECIDUOUS AND EVERGREEN SPECIES OF TREE AND SHRUBS PROVIDING AN INTERESTING VISUAL PATTERN AROUND THE BUILDING.	N/A	PROVIDED
SEC. 4-400.F.6.a	THE AMOUNT OF LANDSCAPE AREA REQUIRED SHALL BE ONE SQUARE FOOT OF LANDSCAPE AREA PER ONE SQUARE FOOT OF SIGN AREA. THE LANDSCAPING SHALL BE LOCATED IN AN AREA RADIATING FROM THE BASE OF THE SIGN.	SIGN AREA = 260 SF / 10 SF = 26 SF LANDSCAPE AREA (13 SF TREES OR SHRUBS)	PROVIDED

LANDSCAPE PLAN

SCALE: 1" = 20'-0"



KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
DECIDUOUS TREES						
CO	3	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2.5" CAL.		B&B SPECIMEN, 7'-0" MIN. BRANCHING HEIGHT
GDE	3	GYMNOCLADUS DIOICUS 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	2.5" CAL.		B&B SPECIMEN, 7'-0" MIN. BRANCHING HEIGHT
GTS	2	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	2.5" CAL.		B&B SPECIMEN, 7'-0" MIN. BRANCHING HEIGHT
UT	3	ULMUS X TRIUMPH	TRIUMPH ELM	2.5" CAL.		B&B SPECIMEN, 7'-0" MIN. BRANCHING HEIGHT
EVERGREEN TREES						
JVT	9	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR EASTERN REDCEDAR	6'-8" HT.	4' O.C.	B&B SPECIMEN
PGD	5	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	6'-8" HT.	15' O.C.	B&B SPECIMEN
PS	4	PINUS STROBUS	EASTERN WHITE PINE	6'-8" HT.	30' O.C.	B&B SPECIMEN
ORNAMENTAL TREES						
AAB	8	AMELANCHIER 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	8' HT.	15' O.C.	MULTI-STEM SPECIMEN
DECIDUOUS SHRUBS						
AIB	21	ARONIA MELANOCARPA 'MORTON'	IROQUOIS BEAUTY CHOKEBERRY	#3 CONT.	36" O.C.	INSTALL 30" HT., MINIMUM
CAC	21	CLETHRA ALNIFOLIA 'CALEB'	VANILLA SPICE SUMMERSWEET	#3 CONT.	48" O.C.	INSTALL 30" HT., MINIMUM
FGA	10	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	#3 CONT.	36" O.C.	INSTALL 30" HT., MINIMUM
HKA	19	HYPERICUM KALMIANUM	KALM'S ST. JOHNSWORT	#3 CONT.	36" O.C.	INSTALL 30" HT., MINIMUM
RAG	21	RHUS AROMATICA 'GRO LOW'	GRO-LOW SUMAC	#3 CONT.	48" O.C.	
SPB	19	SYRINGA PENDA 'BLOOMERANG'	BLOOMERANG DWARF LILAC	#3 CONT.	36" O.C.	INSTALL 30" HT., MINIMUM
EVERGREEN SHRUBS						
BGM	25	BUXUS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	#3 CONT.	36" O.C.	
IGS	27	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	#3 CONT.	36" O.C.	INSTALL 30" HT., MINIMUM
TMD	33	TAXUS x MEDIA 'DENSIFORMIS'	DENSE YEW	#3 CONT.	48" O.C.	
PERENNIALS, GRASSES & GROUNDCOVERS						
ASM	54	ALLIUM 'MILLENIUM'	MILLENIUM ALLIUM	#1 CONT.	18" O.C.	
CKF	30	CALAMAGROSTIS X 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#3 CONT.	36" O.C.	
EPM	54	ECHINACEA 'CBG CONE2'	PIXIE MEADOWBRITE CONEFLOWER	#1 CONT.	24" O.C.	
GDE	53	HEMEROCALLIS 'ROSY RETURNS'	ROSY RETURNS DAYLILY	#1 CONT.	18" O.C.	
NBW	34	NEPETA 'BLUE WONDER'	BLUE WONDER CATMINT	#1 CONT.	24" O.C.	
RLG	32	RUDBECKIA 'LITTLE GOLDSTAR'	LITTLE GOLDSTAR BLACK-EYED SUSAN	#1 CONT.	18" O.C.	
SMN	37	SALVIA 'MAY NIGHT'	MAY NIGHT SALVIA	#1 CONT.	18" O.C.	
SH	35	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1 CONT.	24" O.C.	

LEGEND

CANOPY TREE

EXISTING TREE

SHRUB MASSING

ORNAMENTAL TREE

LAWN (SOD)

EVERGREEN TREE

PARKING STALLS

QUANTITY — PLANT KEY — (2) - XYZ

NOT FOR CONSTRUCTION
PRELIMINARY ORDINANCE

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

PLANNED ENVIRONMENT ASSOCIATES
P.O. BOX 2756
CHESTERTON, IN 46304
(219) 299-3383
WWW.JEANYOUN.COM

GW CRYSTAL LAKE
5417 NORTHWEST HWY
CRYSTAL LAKE, IL 60014

LANDSCAPE PLAN

JON RUBLE
157-001343
REGISTERED LANDSCAPE ARCHITECT
STATE OF ILLINOIS
EXP: 8/31/2021

ORIGINAL ISSUE: 5/18/2021
KHA PROJECT NO. 168726001
SHEET NUMBER
L101

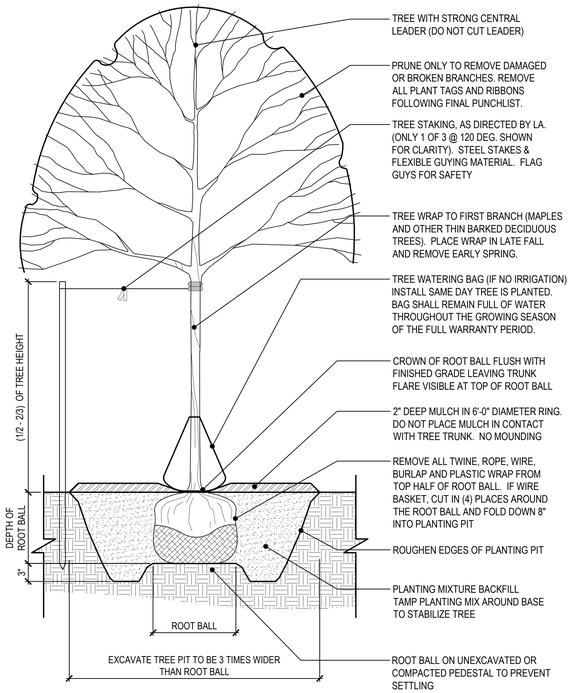
BY	DATE	REVISIONS	No.

Kimley»Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE ROAD, SUITE 350,
LISLE, IL 60532
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

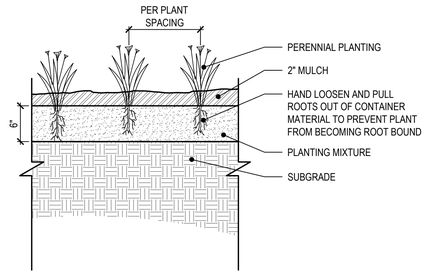
SCALE: AS NOTED
DESIGNED BY: JRR
DRAWN BY: JRR
CHECKED BY: KMR

LANDSCAPE NOTES:

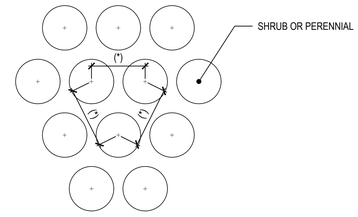
1. SEE SHEET L101 FOR LANDSCAPE ORDINANCE REVIEW DATA TABLE & PLANTING SCHEDULE.
2. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
3. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE GRAPHIC SYMBOLS SHOWN ON THE PLAN SHALL DICTATE.
4. NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTORS OPERATIONS PRIOR TO MOVING TO JOB SITE. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY LANDSCAPE ARCHITECT.
5. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS HE/SHE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED ON PLANS.
6. ALL PLANTS SHALL MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 1986 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
7. ALL PLANT MATERIAL AND SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION
8. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT W/ CONSTRUCTION OPERATIONS AND AS DIRECTED BY LANDSCAPE ARCHITECT.
9. FINAL PLACEMENT OF PLANT MATERIALS, ETC., SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOOD STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND PLANTING BED LINES SHALL BE MARKED W/ HIGHLY VISIBLE PAINT LINES W/ OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
10. IRRIGATION SYSTEM- PROVIDE AN ALTERNATIVE COST FOR A LANDSCAPE IRRIGATION SYSTEM. PROVIDE A BACKFLOW PREVENTER PER LOCAL CODE. PROVIDE A CONTROLLER. LAWN ZONES ARE TO BE COVERED BY SPRAY HEADS OR ROTARY HEADS. ALL SHRUBS BEDS ARE TO BE IRRIGATED WITH DRIP (NETAFIM).
11. CONTRACTOR SHALL EXCAVATE A MINIMUM OF 2'-0" BELOW THE PAVING SURFACE.
12. ALL SEED & SOD AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL
13. ALL PLANTING BEDS SHALL RECEIVE 6" DEPTH OF PREPARED SOIL.
14. MULCH SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATION. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED
    - 14.1. ALL SHRUB PLANTING AREA SHALL BE COVERED WITH 3" LAYER OF SHREDDED HARDWOOD BARK MULCH.
    - 14.2. ALL GROUND COVER BEDS SHALL BE COVERED WITH 2" LAYER OF SHREDDED HARDWOOD BARK MULCH.
15. ALL LANDSCAPE PLANTINGS TO BE MAINTAINED BY CONTRACTOR FOR 60 DAYS MIN. FOLLOWING COMPLETE INSTALLATION AND FINAL INSPECTION BY LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, MOWING, AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF LAWNS AND PLANTINGS. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUIRED BY LANDSCAPE ARCHITECT.
16. ALL LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR. THE REPLACEMENTS SHALL ALSO BE GUARANTEED FOR 1 YEAR.
17. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.



1 TREE PLANTING
SCALE: 1/2" = 1'-0"

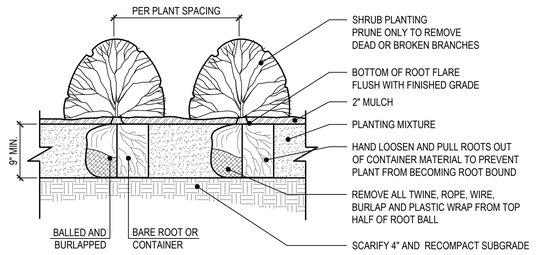


3 PERENNIAL PLANTING
SCALE: 1" = 1'-0"



(*) = SPECIFIED PLANT SPACING IN PLANT SCHEDULE

4 PLANT SPACING
NOT TO SCALE



2 SHRUB PLANTING
SCALE: 1" = 1'-0"

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE ROAD, SUITE 150,
LISLE, IL 60532
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JRR
DRAWN BY: JRR
CHECKED BY: KMR

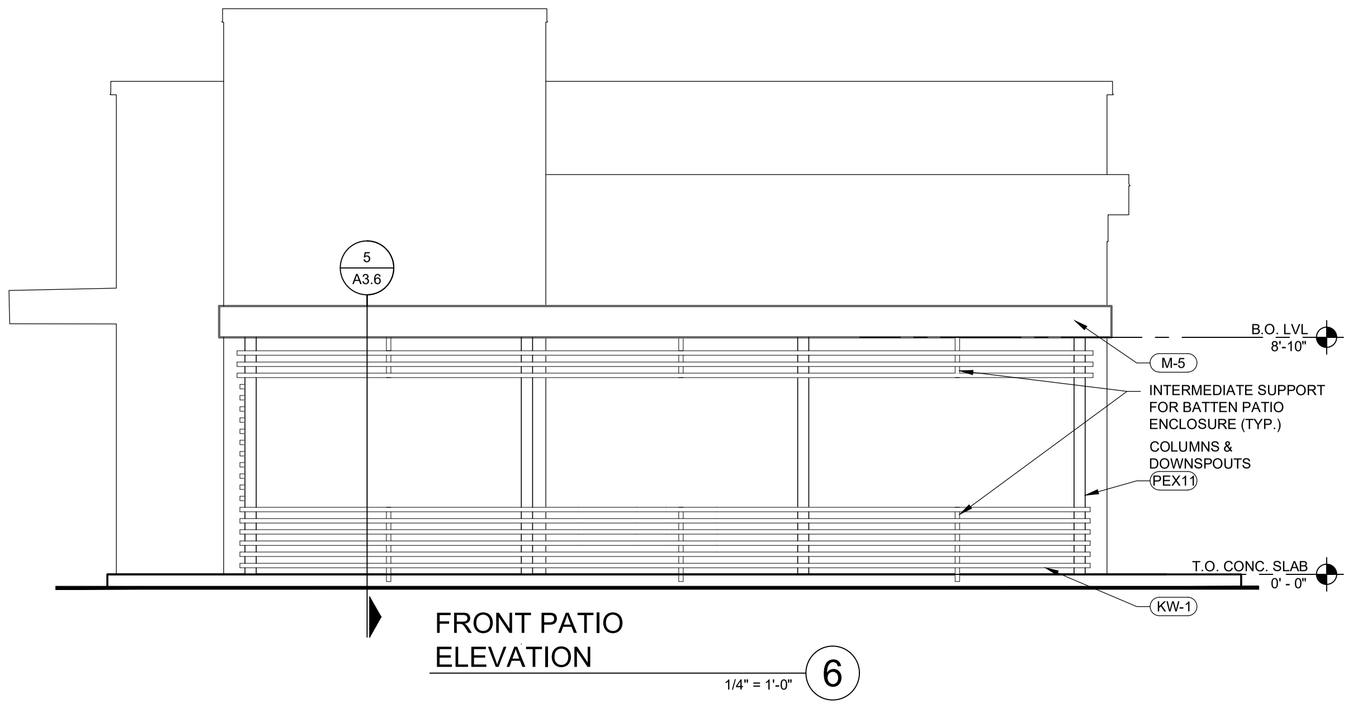
LICENSED LANDSCAPE ARCHITECT
JON RUBLE
157-001343
STATE OF ILLINOIS
EXP: 8/31/2021

LANDSCAPE DETAILS

GW CRYSTAL LAKE
5417 NORTHWEST HWY
CRYSTAL LAKE, IL 60014

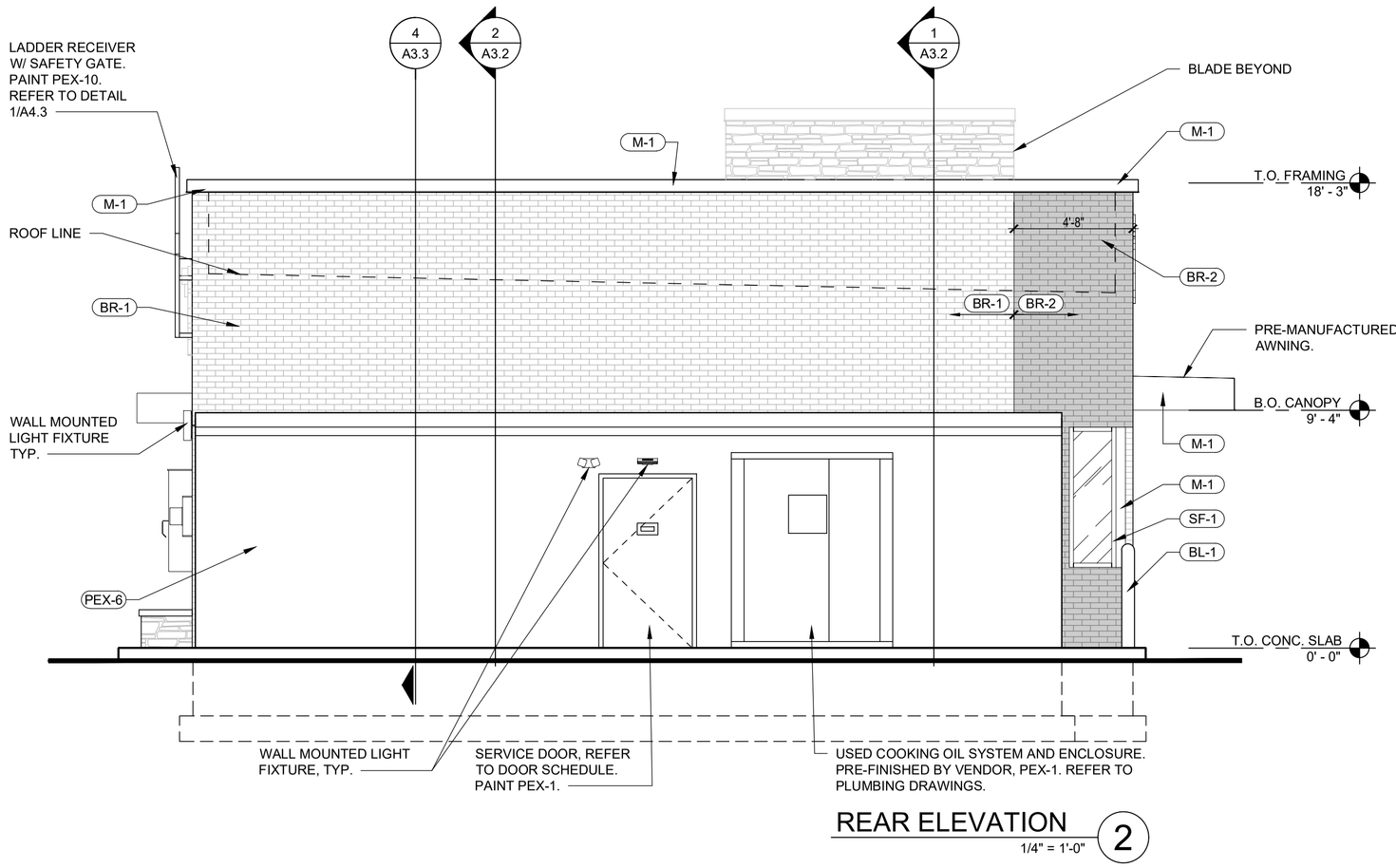
ORIGINAL ISSUE: 5/18/2021
KHA PROJECT NO. 168726001
SHEET NUMBER
L201

PLANNED ENVIRONMENT ASSOCIATES
P.O. BOX 2256
CHESTERTON, IN 46304
(219) 299.3383
www.planviron.com



FRONT PATIO ELEVATION

1/4" = 1'-0" 6



REAR ELEVATION

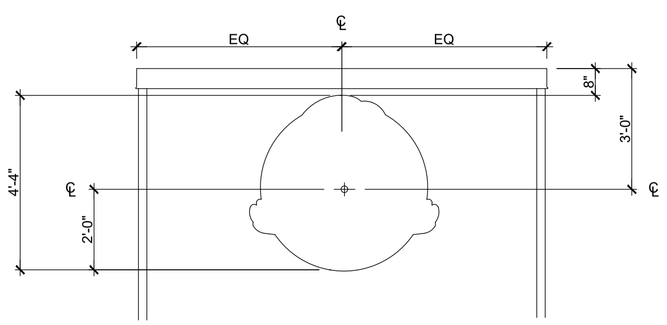
1/4" = 1'-0" 2

EXTERIOR FINISH SCHEDULE

SF-1	STOREFRONT -"DARK BRONZE"
PUW	PICK-UP WINDOW TO MATCH STOREFRONT
M-1	PARAPET CAP/ BRAKE METAL - "DARK BRONZE"
KW-1	KNOTWOOD PREFINISHED ALUMINUM SIDING MATERIAL "LIGHT OAK"
BR-1	FACE BRICK
BR-2	FACE BRICK
ST-1	THIN STONE
E-8	EIFS - "TAN"
BL-1	BOLLARD SLEEVE - "YELLOW"
PEX-1	PAINT - DARK BRONZE (SEE PAINT SCHEDULE)
PEX-3	PRE-FINISHED DARK BRONZE SIGN CABINETS (SEE PAINT SCHEDULE)
PEX-6	PRE-FINISHED WALK-IN FREEZER / COOLER DARK BRONZE (SEE PAINT SCHEDULE)
PEX-10	PAINT / POWDER COAT- BLACK (SEE PAINT SCHEDULE)

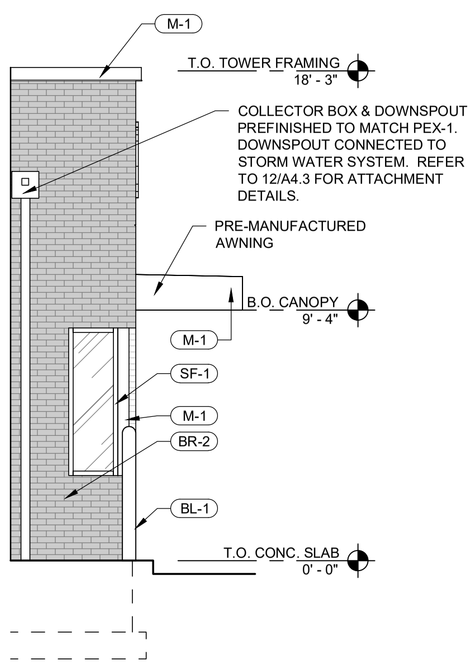
NOT USED

3/4" = 1'-0" 5



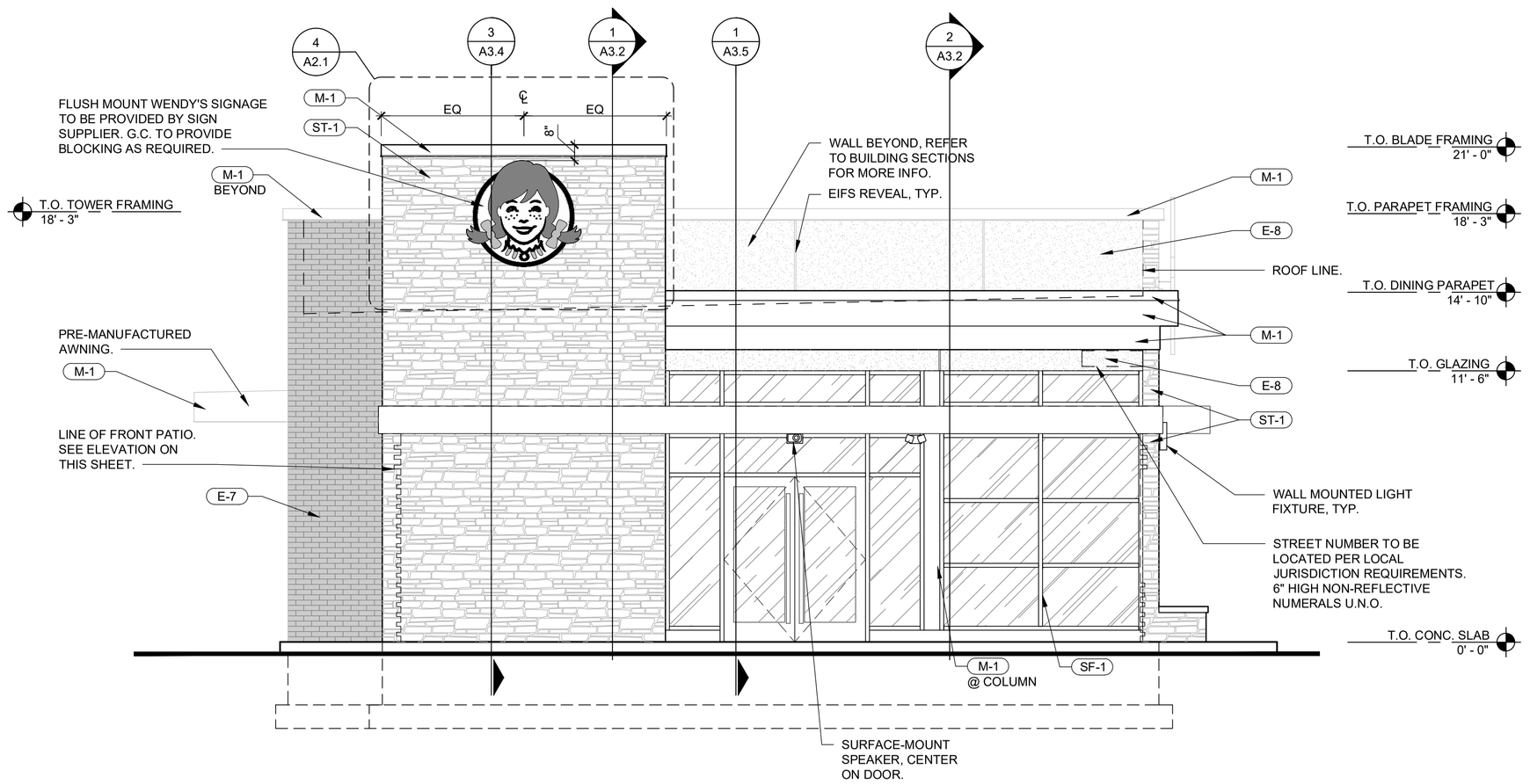
WIRING HOLE PLACEMENT DIAGRAM

3/8" = 1'-0" 4



REAR DRIVE-THRU ELEVATION

1/4" = 1'-0" 3



FRONT ELEVATION

1/4" = 1'-0" 1

SITE NUMBER:	13352
BASE MODEL:	(2.0) SMART 40+
ASSET TYPE:	FRAN./CORP.
CLASSIFICATION:	NEW BUILD
OWNER:	XXXX
BASE VERSION:	2020
UPGRADE CLASSIFICATION:	FRAN./CORP. NEW BUILD
PROJECT YEAR:	2020
FURNITURE PACKAGE:	UM BRITE
DRAWING RELEASE:	SUMMER 2020

Wallin • Gomez Architects, Ltd.

711 South Dearborn Street
Suite 606
Chicago, IL 60605

Tel: 312-427-4702
Fax: 312-427-6611
e-mail: admin@wgaltd.com

Wendy's

STORE #13352
5505 NORTHWEST HIGHWAY
CRYSTAL LAKE, IL 60014

REV.	DATE	DESCRIPTION
		ISSUED FOR REVIEW

PLOT DATE 6/21/2021
PROJECT NUMBER 20XXX
DRAWN BY CL
CHECKED BY DJW

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THESE DRAWINGS HAVE BEEN PREPARED AT AND / OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM AND COMPLY WITH THE REQUIREMENTS OF THE DEPARTMENT OF BUILDING AND CODES HAVING JURISDICTION.

STATE OF ILLINOIS
#001.010990
REGISTERED ARCHITECT
DONALD J. WALLIN
EXPIRATION DATE: 11/30/2022

SEAL

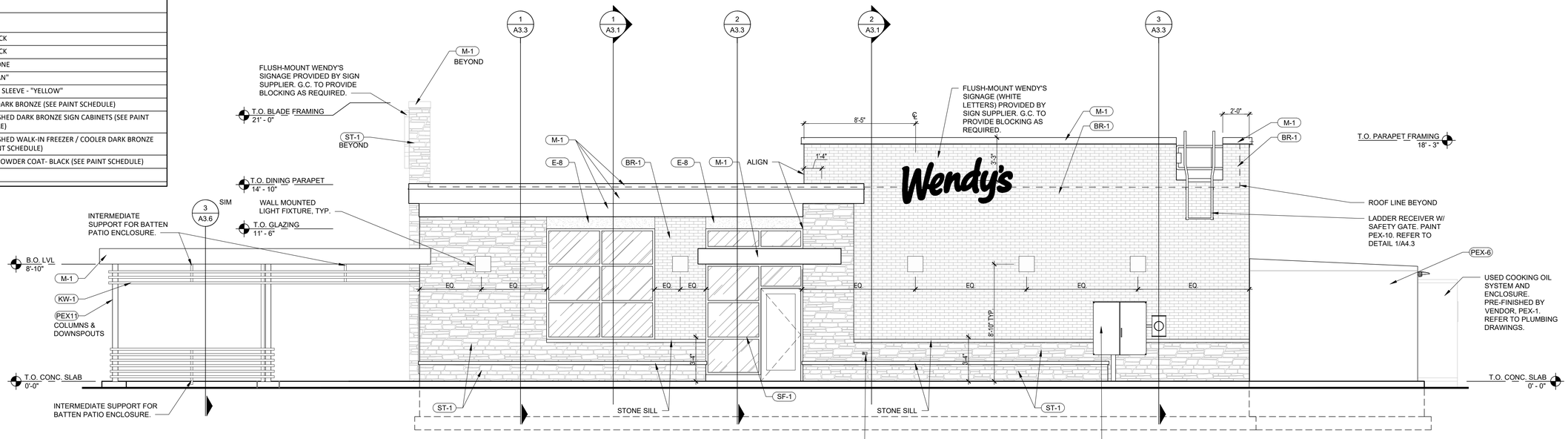
SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER
A2.1

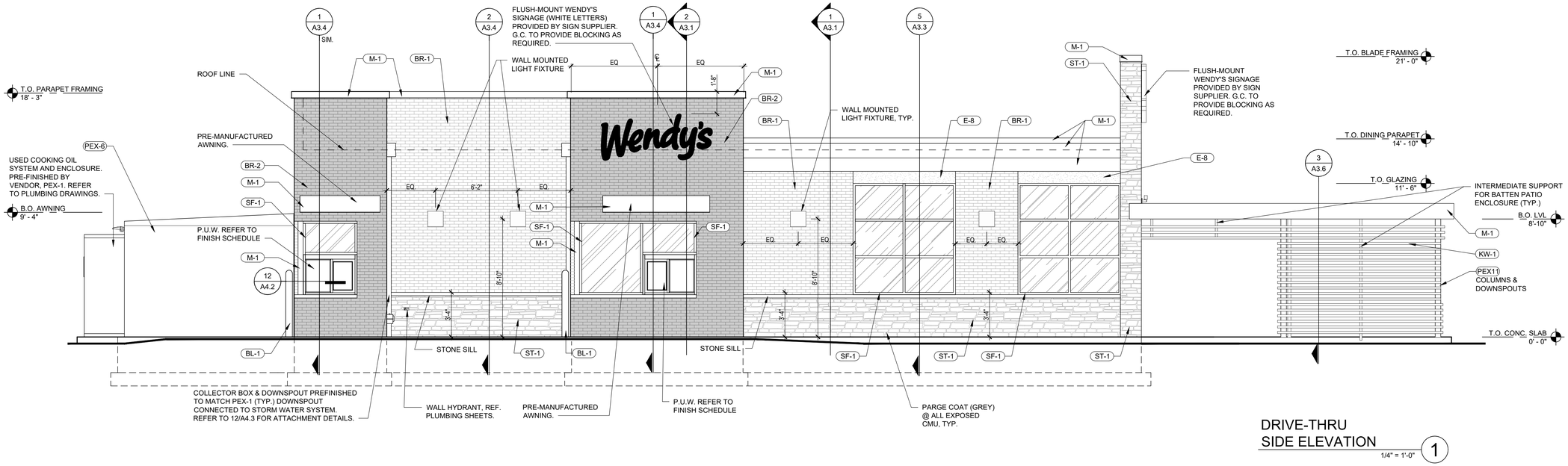
6/21/2021, 5:58 PM, P:\1 PENDING PROJECTS (ALL YEARS)\Wendy's - Crystal Lake, IL\Sheet Sets\2021-05-11 Design\30_SMART-XXx - A2-1_Exterior Elevations.dwg, Lanum

EXTERIOR FINISH SCHEDULE

SF-1	STOREFRONT -"DARK BRONZE"
PUW	PICK-UP WINDOW TO MATCH STOREFRONT
M-1	PARAPET CAP/ BRAKE METAL - "DARK BRONZE"
KW-1	KNOTWOOD PREFINISHED ALUMINUM SIDING MATERIAL "LIGHT OAK"
BR-1	FACE BRICK
BR-2	FACE BRICK
ST-1	THIN STONE
E-8	EIFS - "TAN"
BL-1	BOLLARD SLEEVE - "YELLOW"
PEX-1	PAINT - DARK BRONZE (SEE PAINT SCHEDULE)
PEX-3	PRE-FINISHED DARK BRONZE SIGN CABINETS (SEE PAINT SCHEDULE)
PEX-6	PRE-FINISHED WALK-IN FREEZER / COOLER DARK BRONZE (SEE PAINT SCHEDULE)
PEX-10	PAINT / POWDER COAT- BLACK (SEE PAINT SCHEDULE)



NON-DRIVE THRU
SIDE ELEVATION 2
1/4" = 1'-0"



DRIVE-THRU
SIDE ELEVATION 1
1/4" = 1'-0"

SITE NUMBER:	13352
BASE MODEL:	(2.0) SMART 40+
ASSET TYPE:	FRAN./CORP.
CLASSIFICATION:	NEW BUILD
OWNER:	XXXX
BASE VERSION:	2020
UPGRADE CLASSIFICATION:	FRAN./CORP. NEW BUILD
PROJECT YEAR:	2020
FURNITURE PACKAGE:	UM BRITE
DRAWING RELEASE:	SUMMER 2020

Wallin • Gomez Architects, Ltd.

711 South Dearborn Street
Suite 606
Chicago, IL 60605

Tel: 312-427-4702
Fax: 312-427-6611
e-mail: admin@wgaltd.com

STORE #13352
5505 NORTHWEST HIGHWAY
CRYSTAL LAKE, IL 60014

REV.	DATE	DESCRIPTION
		ISSUED FOR REVIEW

PLOT DATE	6/21/2021
PROJECT NUMBER	20XXX
DRAWN BY	CL
CHECKED BY	DJW

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STATE OF ILLINOIS
#001.010990
REGISTERED ARCHITECT
DONALD J. WALLIN
EXPIRATION DATE: 11/30/2022

SEAL

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER
A2.2

6/21/2021, 5:55 PM, P:\1 PENDING PROJECTS (ALL YEARS)\Wendy's - Crystal Lake, IL\Sheet Sets\2021-05-11 Design\30_SMART-XX+_ - A2-2_Exterior Elevation.dwg, Lanum

SIGN PACKAGE

REV 0

custom SIGN Center, Inc.
Full Service Sign Company
3200 Valleyview Drive
PH: 614-279-6700
Columbus, OH 43204
FX: 614-279-7525

Wendy's

Wendy's Site #13352

5505 Northwest Hwy
Crystal Lake, IL 60014

APPROVAL: _____

DATE: _____

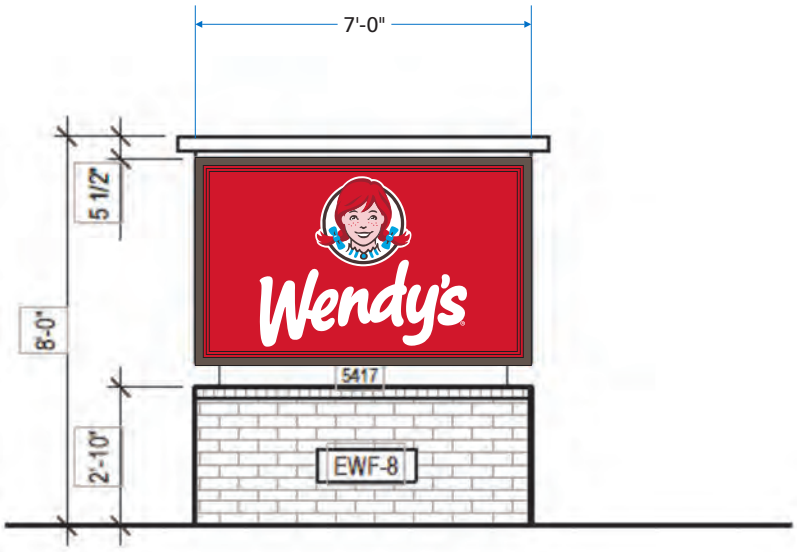
REV #	REV. DESCRIPTION HISTORY	SALES REP.	DESIGNER	DATE
0	WEN 00970 6116 Northwest Hwy Rev 0	Michael A.	MDA	4/27/21

NON-STANDARD MONUMENT OPTION A

Monument Sign Materials and Specifications

SCHEDULE OF EXTERIOR MATERIALS

MATERIALS	MANUFACTURER	MODEL NO.	COLOR	FINISH	DESCRIPTION
Brick Veneer	ACME	KING	Alpine: 763641	Heritage	MANUFACTURER: ACME, MODEL: KING, COLOR APLINE, FINISH: HERITAGE, ITEM # 763641 - MORTAR: SOLOMON COLORS, INC. 10X LIGHT BUFF. MORTAR JOINT PROFILE: WEATHER-STRUCK. 1/2 RUNNING BOND, REFER TO DETAIL.



3 A4.20 MONUMENT SIGN ELEVATION

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

c UL us LISTED

ALL WIRING MEETS NEC 2017 SPECIFICATIONS. SIGN TO BE WIRED TO A STANDARD 120 VOLT / 20 AMP CIRCUIT. SIGN IS A U.L. LABELED PRODUCT

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

SIGN TYPE	SPECIFICATIONS	COLORS	SIGN SURVEY	ARTWORK
■ DOUBLE FACE ILLUMINATED ■ GROUND	- REPLACEMENT FACES: .150 PAN FORMED SOLAR GRADE POLYCARBONATE FACES WITH FLAT DECORATED GRAPHICS.	■ CLASSIC BRONZE ■ PMS 186 RED ☐ WHITE ■ PMS 186 RED HAIR ■ PMS 201 BURGUNDY HAIR ■ PMS 299 BLUE ■ PMS 698 PINK ■ PMS 439 BROWN	☐ FACE TRIMS ☐ FASCIA COLOR ☐ RADIUS DIM. ☐ BUILDING DIM. ☐ FACADE ANGLE ☐ OTHER	☑ PROVIDED ☐ REQUIRED If required, customer to provide Custom Sign Center, Inc. with camera ready or appropriate digital file. Please contact your salesperson or Design Staff for appropriate file types.

custom SIGN Center, Inc. Full Service Sign Company
3200 Valleyview Drive
PH: 614-279-6700
Columbus, OH 43204
FX: 614-279-7525

FILENAME: NON-STANDARD REP FACES **REV#** **SCALE:** 1/4"=1'
DATE: 4/21/21 **REV.DATE:** **DGNR:** MDA **SALES:** T. SHEEHY

Approval Signatures Required to insure that all spelling, colors, and specifications for sign(s) rendered meets customer & landlord approvals.

CUSTOMER:_____ **DATE:**_____
LANDLORD:_____ **DATE:**_____

This original design and all information herein are the property of Custom Sign Center, Inc. Artwork is subject to return if not purchased. Any unauthorized use is forbidden. © Copyright 2005 All rights reserved

UL Listed channel Letters

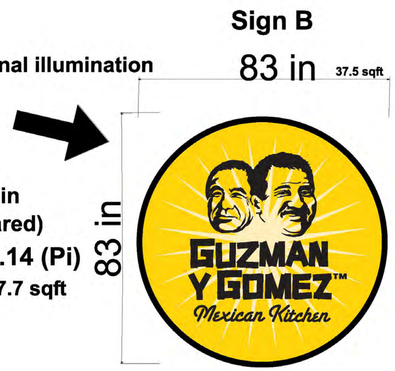
Sign A



Sign B

Illuminated LOGO
plex face/LED internal illumination
UL Listed

5in projection



radius =41.5 in
Pi (radius squared)
41.5inX41.5in X 3.14 (Pi)
5,407.86 in / 144 = 37.7 sqft

UL Listed channel Letters

Sign C

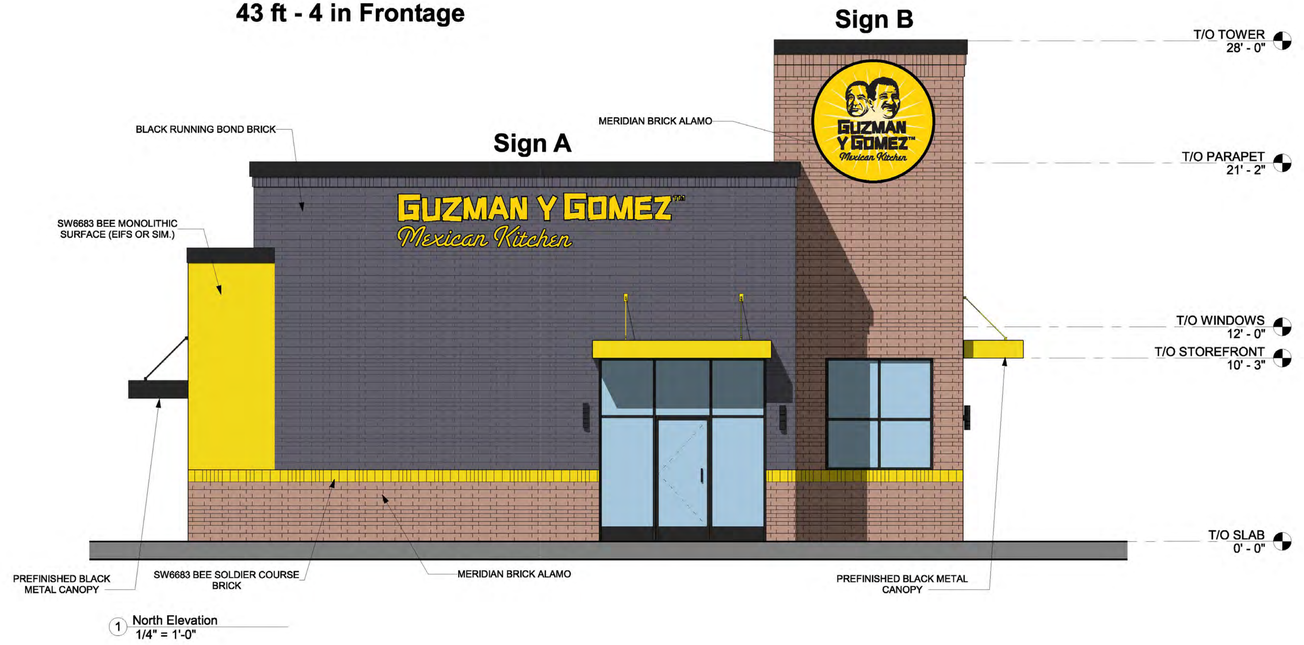




Sign D

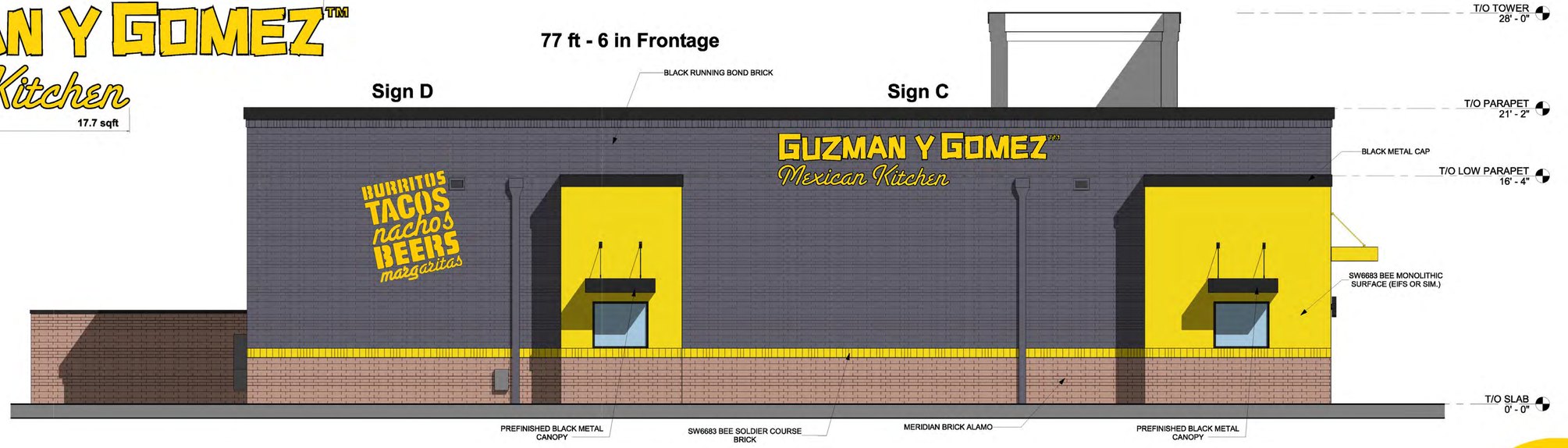
Mural Painted on fascia

43 ft - 4 in Frontage



1 North Elevation
1/4" = 1'-0"

77 ft - 6 in Frontage



2 East Elevation
1/4" = 1'-0"

INTERPLAN LLC
ARCHITECTURE - ENGINEERING - INTERIOR DESIGN

COMETNEON
SIGNS · AWNINGS · GRAPHICS

COMET NEON INC.
DBA CN SIGN AND AWNING
O: 630- 656-1085
F: 630-668-9335
WWW.COMETNEON.COM
1120 N. RIDGE AVE. LOMBARD IL 60148.

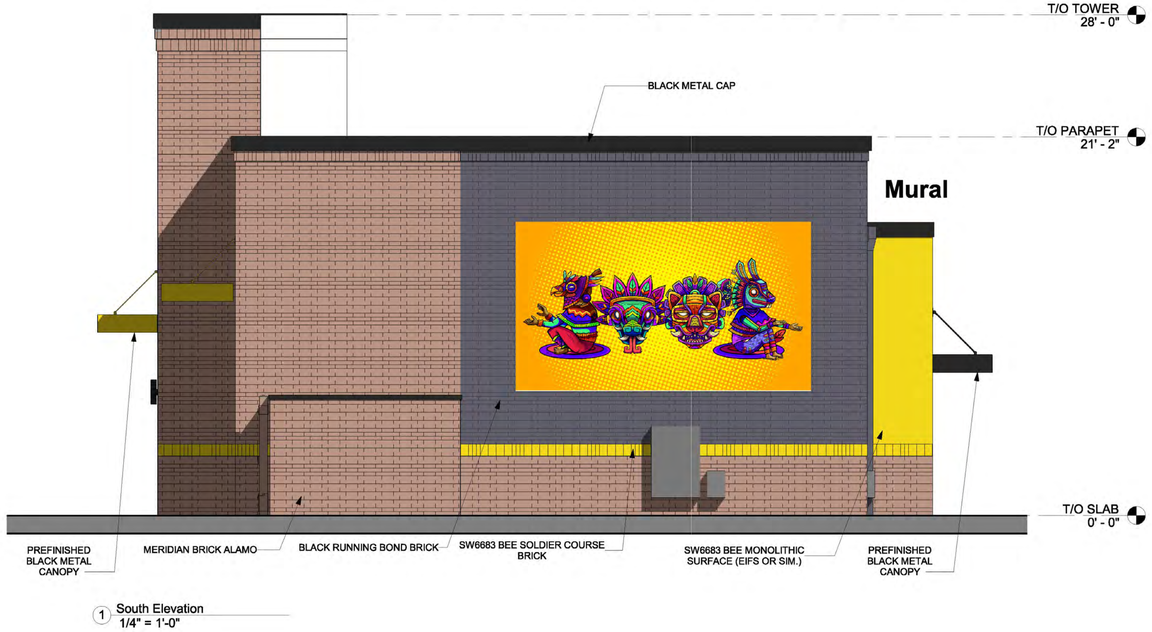
UNDERWRITERS LABORATORIES
LISTED
ELECTRIC SIGN

5417-5501 NORTHWEST HWY
CRYSTAL LAKE, IL 60014
06.07.21

GUZMAN Y GOMEZ™
Mexican Taqueria

Removed from plan

Sign E



1 South Elevation
1/4" = 1'-0"

UL Listed channel Letters

Sign G

54.4 sqft

230 in

36.7 sqft

45 in

23 in

18 in

GUZMAN Y GOMEZ™

Mexican Kitchen

142 in

17.7 sqft

Sign F

Illuminated LOGO
plex face/LED internal illumination
UL Listed

5in projection

83 in **37.5 sqft**

83 in

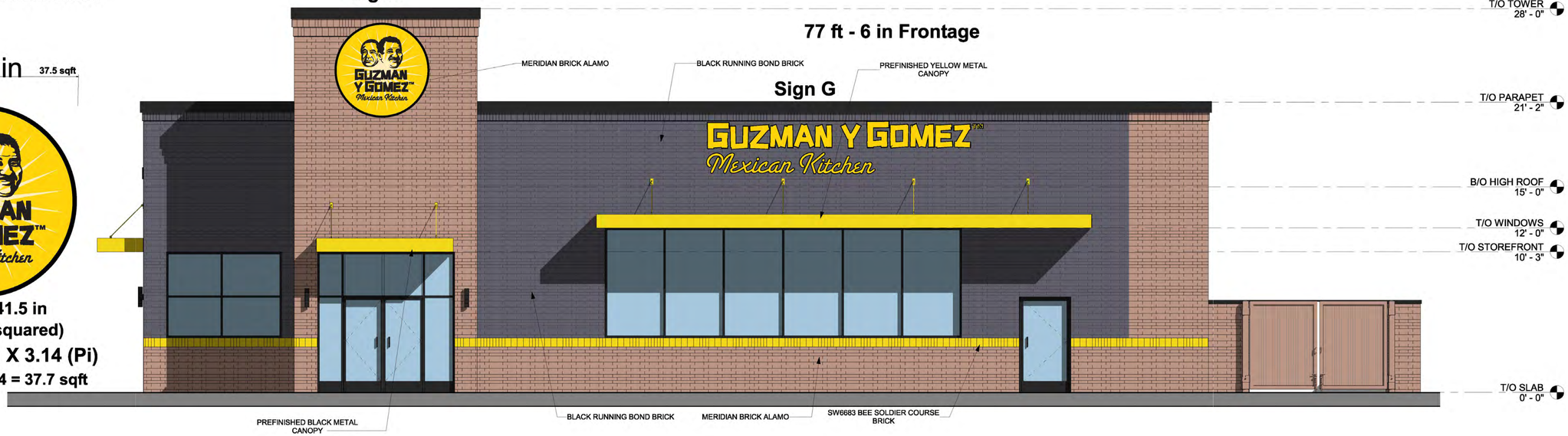
GUZMAN Y GOMEZ™ Mexican Kitchen

radius =41.5 in
Pi (radius squared)
41.5inX41.5in X 3.14 (Pi)
5,407.86 in / 144 = 37.7 sqft

Sign F

77 ft - 6 in Frontage

Sign G



2 West Elevation
1/4" = 1'-0"

INTERPLAN LLC
ARCHITECTURE - ENGINEERING - INTERIOR DESIGN

COMETNEON
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DBA CN SIGN AND AWNING
O: 630- 656-1085
F: 630-668-9335
WWW.COMETNEON.COM
1120 N. RIDGE AVE. LOMBARD IL 60148.

UNDERWRITERS LABORATORIES LISTED ELECTRIC SIGN

5417-5501 NORTHWEST HWY
CRYSTAL LAKE, IL 60014
06.07.21

GUZMAN Y GOMEZ™ Mexican Taqueria

GW PROPERTIES
PROPOSED DEVELOPMENT

5417-5501 NORTHWEST HWY
CRYSTAL LAKE, ILLINOIS

NORTHWEST (U.S. ROUTE 14) HIGHWAY

EX. STATE R.O.W

PROPOSED STATE R.O.W

153.09'

GyG MONUMENT SIGN

MONUMENT SIGN

20' - 0"

(11)

(8)

(7)

(4)

18' - 6"

26' - 0"

ACCESS EASEMENT

26' - 0"

Monument Options - Circle Logo only
uses less than 1/2 of the allowed 80 sqft
@ 9ft max height sign area is 36 sqft

80 sqft allowed 9 ft max height

144 in

78 sqft

16in Deep

108 in

78 in



27' - 8 1/2"

TENANT 'B'
2,790 SF

RAISING CANE'S
3,660 SF

(10)

(9)

(9)

(12)

0" 5' - 0" 19' - 0" 24' - 0" 19' - 0" 11' - 4" 12' 012' - 0" 13' - 10 1/2" 19' - 0" 24' - 0" 19' - 0" 10' - 0" 13' - 0"

11' - 7"

11' - 8"

298.04'

19' - 0" 24' - 0"

(7)

10' - 6"

10' - 6"

12' - 0"

(7)

(4)

SHARED OUT DOOR COMMUNITY
GREEN SPACE

BENCH

20' PUBLIC GAZEBO

10' - 0"
PUBLIC UTILITY EASEMENT

FUTURE
BOARDWALK
CONNECTION

FUTURE
BOARDWALK
CONNECTION

471.79'

Illuminated Wall Signs Sign Area

Sign A 35.3 sqft
Sign B 37.5 sqft
Sign C 54.4 sqft
Sign F 37.5 sqft
Sign G 54.4 sqft

Total Illuminated Wall Sign Area

219.1 sqft

Non-Illuminated Wall Signs Sign Area

Sign D 42 sqft
Sign E Removed from Plan

42 sqft

Monument Sign

78 sqft Sign Area

PARKING SPACE:
WENDY'S - 26 SPACES (2 ADA STALLS)
GYG - 41 SPACES (2 ADA STALLS)
RAISING CANES - 36 SPACES (2 ADA STALLS)

0 10 20 40 60

N

1 SITE PLAN - OVERALL
1" = 40'-0"

DESIGN STUDIO 24, LLC.
ARCHITECTS - DESIGNERS - PLANNERS
2211 N. Elston Ave. Suite 304, Chicago, Illinois 60614 Fax: 847.885.7751 Tel.: 847.885.5000

GW PROPERTIES
PROPOSED SITE STUDY
5417-5501 NORTHWEST HWY
CRYSTAL LAKE, ILLINOIS

DATE 03.24.2021

MARK T. DIGANCI
REG. ARCHITECT

YK

A2



Illuminated Wall Signs Sign Area

Sign A 35.3 sqft
Sign B 37.5 sqft
Sign C 54.4 sqft
Sign F 37.5 sqft
Sign G 54.4 sqft

Total Illuminated Wall Sign Area

219.1 sqft

Non-Illuminated Wall Signs Sign Area

Sign D 42 sqft
Sign E Removed from Plan

42 sqft

Monument Sign

78 sqft Sign Area

FUTURE BOARDWALK CONNECTION

BENCH

PRELIMINARY ENGINEERING PLANS

GW CRYSTAL LAKE

5417 NORTHWEST HIGHWAY
CRYSTAL LAKE, IL 60014

Call Before You Dig
JULIE
1-800-892-0123

UTILITY AND GOVERNING AGENCY CONTACTS

ENGINEERING DEPARTMENT
CITY OF CRYSTAL LAKE
100 WEST WOODSTOCK STREET
CRYSTAL LAKE, IL 60014
TEL: (815) 356-3614
CONTACT: KEVIN LILL

SANITARY SEWER SERVICE
CITY OF CRYSTAL LAKE
100 WEST WOODSTOCK STREET
CRYSTAL LAKE, IL 60014
TEL: (815) 356-3797
CONTACT: TBD

STORM SEWER SERVICE
CITY OF CRYSTAL LAKE
100 WEST WOODSTOCK STREET
CRYSTAL LAKE, IL 60014
TEL: (815) 356-3797
CONTACT: ABIGAIL WILGREEN

ROADWAY AUTHORITY
ILLINOIS DEPARTMENT OF TRANSPORTATION
201 WEST CENTER COURT
SCHAUMBURG, IL 60196
TEL: (847) 705-4145
CONTACT: YELEINA I. HAYDEL

POWER COMPANY
COMED
350 S SECOND STREET
ELGIN, IL 60123
TEL: (847) 608-2382
CONTACT: JOSE "JAYVEE" ROLDAN III

NATURAL GAS COMPANY
NICOR GAS
TEL: (847) 598-4011
CONTACT: FORAM SHAH

TELEPHONE
AT&T
TEL: (815) 337-4732
CONTACT: DAVID SAINT GERMAIN

PROJECT TEAM

DEVELOPER
GW PROPERTIES
2211 N ELSTON AVE, SUITE 304
CHICAGO, IL 60614
TEL: (773) 382-0590
CONTACT: MITCH GOLTZ

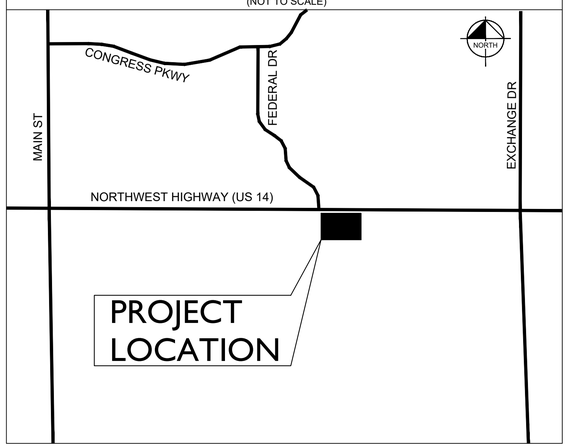
CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487-5550
EMAIL: ERIC.TRACY@KIMLEY-HORN.COM
CONTACT: ERIC TRACY, P.E.

LANDSCAPE ARCHITECT
PLANNED ENVIRONMENT ASSOCIATES
P.O BOX 2256
CHESTERTON, IN 46304
TEL: (219) 299-3383
CONTACT: JON RUBLE, P.L.A.

SURVEYOR
UNITED SURVEY SERVICE, LLC
7710 CENTRAL AVENUE
RIVER FOREST, IL 60305
TEL: (847) 299-1010
E-MAIL: USURVEY@USANDCS.COM

LOCATION MAP

(NOT TO SCALE)



Sheet List Table	
Sheet Number	Sheet Title
C0.0	TITLE SHEET
V0.0	SURVEY (BY OTHERS)
C1.0	GENERAL NOTES
C1.1	CITY STANDARD NOTES
C2.0	EXISTING CONDITIONS & DEMO PLAN
C3.0	SITE PLAN
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL NOTES & DETAILS
C5.0	GRADING PLAN
C6.0	UTILITY PLAN
C7.0	CONSTRUCTION DETAILS
C7.1	CONSTRUCTION DETAILS

LEGAL DESCRIPTION

PARCEL 1:
LOT 1 IN PAULY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 2008 AS DOCUMENT 2008R0052561, IN THE CITY OF CRYSTAL LAKE, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 2:
LOT 2 IN PAULY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 2008 AS DOCUMENT 2008R0052561, IN THE CITY OF CRYSTAL LAKE, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 3:
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RUNNING THEN EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 410 FEET FOR THE PLACE OF BEGINNING; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID NORTHEAST 1/4, 330 FEET TO A POINT; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID NORTHEAST 1/4, 155 FEET TO A POINT; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID NORTHEAST 1/4, 330 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST 1/4; THENCE WEST ALONG SAID NORTH LINE 155 FEET TO THE PLACE OF BEGINNING (EXCEPTING AND RESERVING THEREFROM THAT PART OF LAND DEDICATED FOR STATE HIGHWAY PURPOSES), IN MCHENRY COUNTY, ILLINOIS ALSO EXCEPTING THEREFROM: THAT PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 9, RUNNING THENCE EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 59 MINUTES 37 SECONDS EAST, 410 FEET, THENCE SOUTH 02 DEGREES 14 MINUTES 06 SECONDS EAST, PARALLEL TO THE WEST LINE LINE OF SAID NORTHEAST 1/4, 30.02 FEET TO THE PLACE OF BEGINNING, THENCE CONTINUING SOUTH 02 DEGREES 14 MINUTES 06 SECONDS EAST, PARALLEL WITH THE SAID WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 3.30 FEET, THENCE NORTH 89 DEGREES 40 MINUTES 36 SECONDS EAST, A DISTANCE OF 137.10 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 36 SECONDS EAST, 17.87 FEET; THENCE NORTH 02 DEGREES 14 MINUTES 06 SECONDS WEST, 2.48 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 37 SECONDS WEST, A DISTANCE OF 155.00 FEET, TO THE PLACE OF BEGINNING, SITUATED IN MCHENRY COUNTY, ILLINOIS.

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

NORTHWEST BONNET BOLT ON FIRE HYDRANT.
ELEVATION=913.66 (NAVD 88).

PROFESSIONAL ENGINEER'S CERTIFICATION

I, ERIC J. TRACY, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE, WAS PREPARED ON BEHALF OF GW PROPERTIES BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS _____ DAY OF _____ , A.D., 2021.

_____
ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-067482
MY LICENSE EXPIRES ON NOVEMBER 30, 2021

No.	REVISIONS	DATE	BY

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SCALE: AS NOTED
DESIGNED BY: JRS
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TITLE SHEET

GW CRYSTAL LAKE
5417 NORTHWEST HWY
CRYSTAL LAKE, IL 60014

ORIGINAL ISSUE: X/XX/21
KHA PROJECT NO. 168726001
SHEET NUMBER
C0.0

Drawing name: K:\CHS_LDEV\168726001_GW Properties_Crystal Lake, IL\2 Design\CAD\PlanSheets\C0.0 TITLE SHEET.dwg Layout1 Aug 06, 2021 12:11pm by, Eric.Tracy
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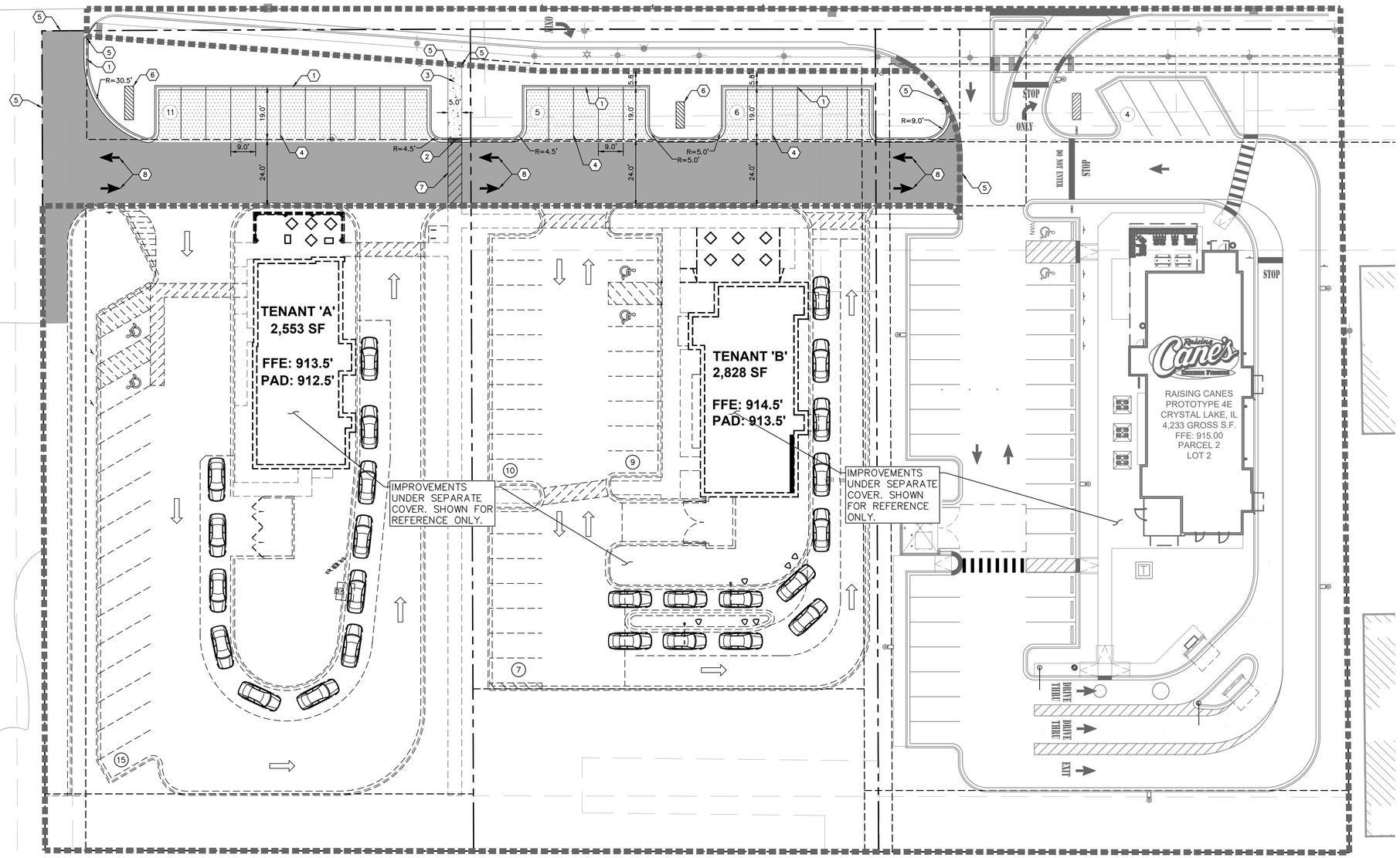
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IL ROUTE 14 (NORTHWEST HIGHWAY)
NORTHWEST HIGHWAY



KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. DEPRESSED CURB AND GUTTER
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. 4" WIDE PAINTED SOLID LINE, TYP.
5. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
6. MONUMENT OR PYLON SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
7. CROSSWALK STRIPING (SEE DETAILS)
8. DIRECTIONAL ARROW (SEE DETAILS)
9. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLANS)

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- LIMITS OF SCOPE
- STANDARD PITCH CONCRETE CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER

PARKING SUMMARY

TENANT A

PARKING SPACES REQUIRED (CITY STANDARD)	=	26 SPACES (1 SPACE/100 SF GFA)
PARKING SPACES PROVIDED	=	24 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	=	2 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	2 SPACES
TOTAL PARKING SPACES PROVIDED	=	26 SPACES

TENANT B

PARKING SPACES REQUIRED (CITY STANDARD)	=	29 SPACES (1 SPACE/100 SF GFA)
PARKING SPACES PROVIDED	=	35 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	=	2 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	2 SPACES
TOTAL PARKING SPACES PROVIDED	=	37 SPACES

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 17111C0335J, THE SITE OR A PORTION OF THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

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SITE PLAN

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Drawing name: K:\CHS_LOE\168726001_GW Properties_Crystal Lake, IL\2 Design\CAD\PlanSheets\C4.0 EROSION CONTROL PLAN.dwg Layout1 Aug 06, 2021 - 12:12pm by: Eric.Tracy
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EROSION CONTROL SCHEDULE AND SEQUENCING:

I.	ROUGH GRADING	CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, CONCRETE WASHOUT AREA AND TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING, AS NEEDED. TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED UPON COMPLETION OF ROUGH GRADING AND AS NECESSARY THROUGHOUT CONSTRUCTION.
II.	UTILITY INSTALLATION	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. STORM STRUCTURE INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.
III.	PAVING	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.
IV.	FINAL GRADING/SOIL STABILIZATION/ LANDSCAPING	ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE LOCAL MUNICIPALITY.

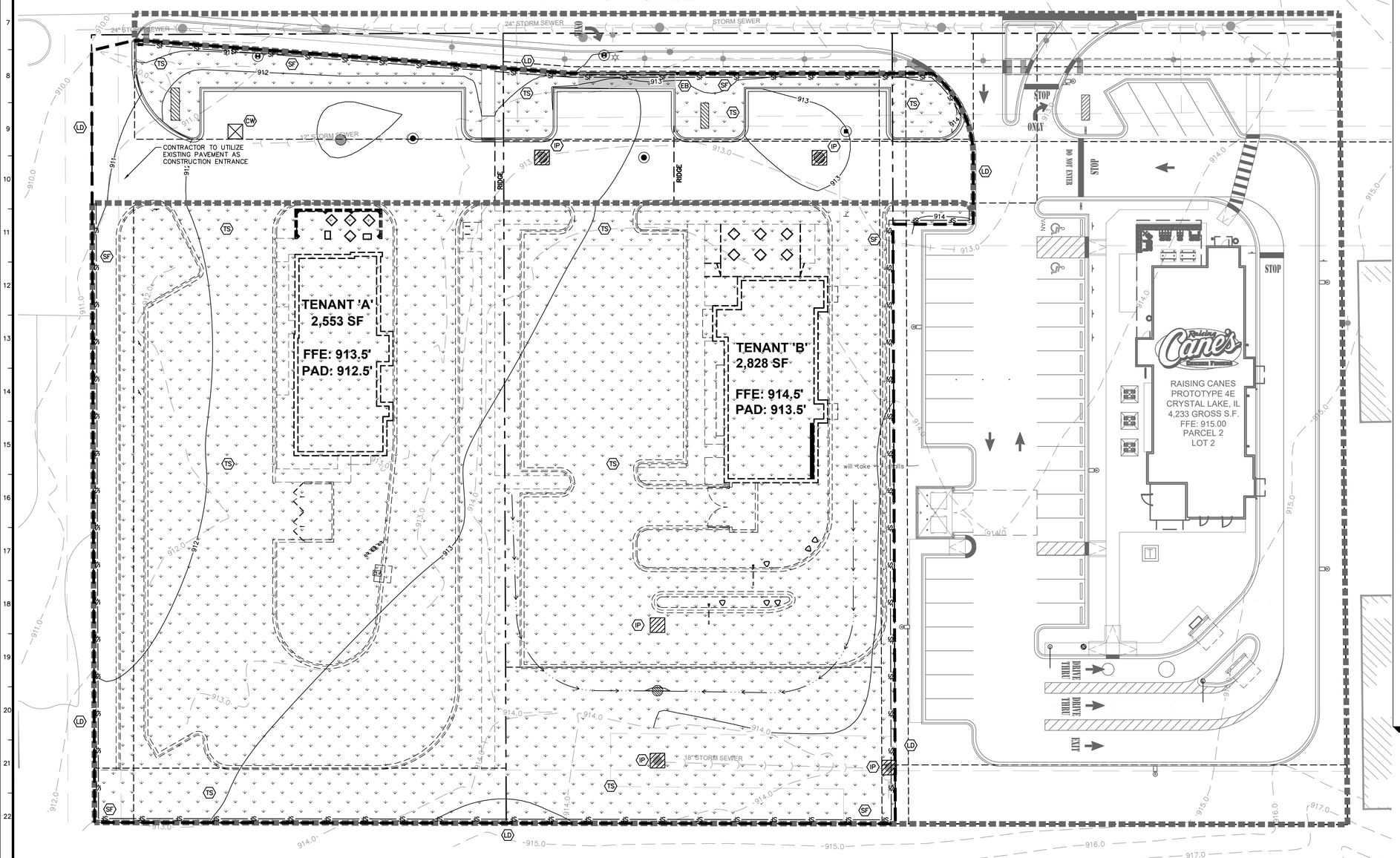
EROSION CONTROL LEGEND

- TS — TEMPORARY SEEDING (SEE EROSION CONTROL DETAILS)
- EB — TEMPORARY EROSION CONTROL BLANKET (SEE EROSION CONTROL NOTE #7)
- CE — CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
- SF — SILT FENCE (SEE EROSION CONTROL DETAILS)
- IP — INLET PROTECTION (SEE EROSION CONTROL DETAILS)
- CW — CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR)
- SS — TEMPORARY SOIL STOCKPILE
- LD — LIMITS OF DISTURBANCE
- LIMITS OF SCOPE
- EXISTING CONTOURS
- PROPOSED CONTOURS

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EROSION CONTROL NOTES

1. CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
2. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
5. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
6. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
8. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
9. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
10. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
11. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
12. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
13. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
14. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.
15. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
16. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
17. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
18. ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED.TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
19. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
20. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:
    - 20.1. WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.
    - 20.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.

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CHECKED BY: EJT

EROSION CONTROL PLAN

GW CRYSTAL LAKE

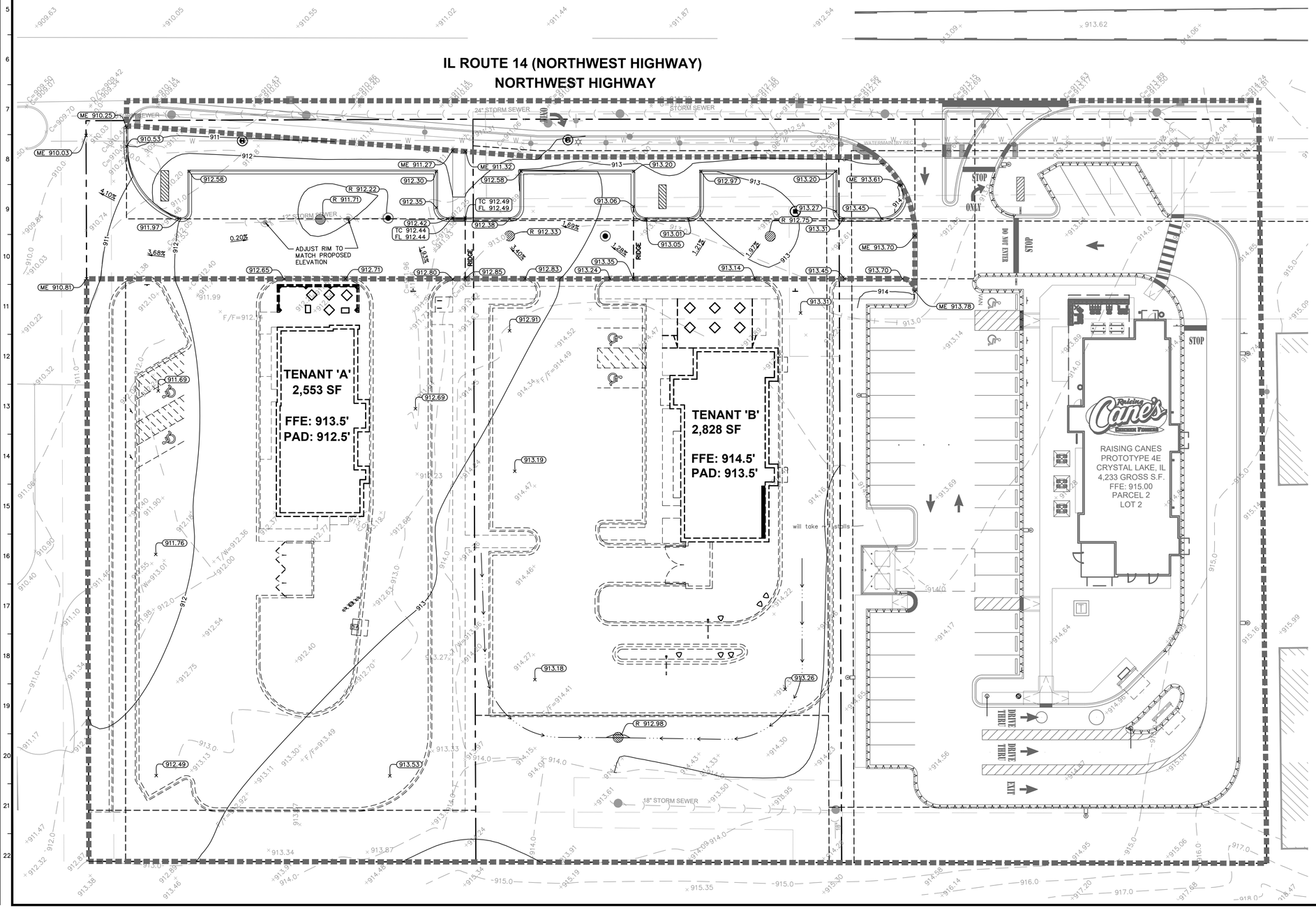
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GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

GRADING LEGEND

TP = TOP OF PAVEMENT
EP = EDGE OF PAVEMENT
FL = FLOW LINE
TC = TOP OF CURB
ME = MATCH ELEVATION
TF = TOP OF FOUNDATION
R = RIM ELEVATION
TW = TOP OF WALL
FG = FINISHED GRADE
TS = TOP OF STAIRS
BS = BOTTOM OF STAIRS

- XXX — PROPOSED CONTOUR
- XXX — EXISTING CONTOUR
- RIDGE — RIDGE LINE
- X.XX% — SLOPE AND FLOW DIRECTION
- 100-YEAR OVERLAND OVERFLOW ROUTE
- DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
- PROPOSED SWALE
- PROPOSED RETAINING WALL
- REVERSED PITCH CURB AND GUTTER
- AR — ACCESSIBLE ROUTE
- RIP RAP (SEE DETAILS)
- LIMITS OF SCOPE

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DESIGNED BY: JRS
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GRADING PLAN

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STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D1	5' DIA. STORM MAHOLE CONTRACTOR TO VERIFY LOCATION AND INVERTS OF EXISTING STORM SEWER PRIOR TO ORDERING MATERIAL. RIM: 912.22 INV IN: 889.85 (E, 12") INV IN: 889.77 (W, 12") INV OUT: 889.85 (S, 12")
D2	4' DIA. STORM MANHOLE RIM: 912.33 INV OUT: 890.09 (W, 12")
D3	4' DIA. STORM MANHOLE RIM: 912.75 INV IN: 890.56 (S, 12") INV OUT: 908.72 (W, 12")
D4	STORM SERVICE STUB. CAP FOR FUTURE CONNECTION. RIM: 908.94 INV IN: 890.14 (N, 12")
D5	STORM SERVICE STUB. CAP FOR FUTURE CONNECTION. RIM: 894.64 INV OUT: 890.79 (N, 12")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D6	MH – OPEN LID RIM: 912.98 INV OUT: 910.79 (S, 12")
D7	4' DIA. STORM MANHOLE RIM: 913.08 INV IN: 908.40 (E, 12") INV OUT: 907.49 (N, 12") INV OUT: 907.49 (S, 12")
D8	STORM SERVICE STUB. CAP FOR FUTURE CONNECTION. RIM: 911.57 INV IN: 907.71 (N, 12")
ED1	RAISE EXISTING INLET RIM TO 912.58' RIM: 911.71

SANITARY STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
S1	4' DIA. SANITARY MANHOLE RIM: 912.99 INV IN: 907.05 (S, 6") INV OUT: 907.05 (W, 6")

SANITARY STUB TABLE	
STRUCTURE NAME:	DETAILS:
S2	SAN SERVICE STUB. CAP FOR FUTURE CONNECTION. INV OUT: 907.37 (N, 6")
S3	SAN SERVICE STUB. CAP FOR FUTURE CONNECTION. INV OUT: 906.58 (NE, 6")

WATER STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
W1	PRESSURE CONNECT TO EX. WATERMAIN PER CITY STANDARDS. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, AND SIZE OF EX. UTILITIES PRIOR TO ORDERING MATERIALS. FG ELEV: 911.16
W2	STUB FG ELEV: 912.42
W3	PRESSURE CONNECT TO EX. WATERMAIN PER CITY STANDARDS. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, AND SIZE OF EX. UTILITIES PRIOR TO ORDERING MATERIALS. FG ELEV: 912.07
W4	STUB FG ELEV: 913.04

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NORTHWEST HIGHWAY

CATCH BASIN RIM=909.74 INV=904.24
INLET RIM=910.04 INV=907.08
24" STORM SEWER
18" SANITARY SEWER
SANITARY MANHOLE RIM=910.46 INV =906.11
STORM MANHOLE RIM=910.89 INV=899.04
STORM MANHOLE RIM=910.88 INV=899.53
12" STORM SEWER
CATCH BASIN RIM=910.38 INV=901.98
CATCH BASIN RIM=910.34 INV E=907.89 INV W=907.79
INLET RIM=911.28 INV E=906.78 INV SE=906.98
CONNECT INTO EXISTING MANHOLE
CONNECT INTO EXISTING MANHOLE RIM=910.75
SANITARY MANHOLE RIM=912.80 INV N=906.00 INV SE=905.90
SANITARY MANHOLE RIM=912.16 INV=897.86
CATCH BASIN RIM=912.28 INV E=906.78 INV SE=906.98
INLET RIM=911.89 INV=907.29
CATCH BASIN RIM=913.65 INV=911.35
INLET RIM=911.43 INV=FULL OF
WATERMAIN REC
WAT RIM=
47 LF OF 12" RCP @ 0.50%
49 LF OF 12" RCP @ 1.00%
105 LF OF 6" PVC @ 1.00%
64 LF OF 12" RCP @ 0.50%
32 LF OF 6" PVC @ 1.00%
22 LF OF 12" PVC @ -1.00%
22 LF OF 12" PVC @ 1.00%
29 LF OF 12" PVC @ -1.00%
58 LF OF 6" PVC @ 1.00%
6" DIP
W1
W2
W3
W4
D1
D2
D3
D4
D5
D6
D7
D8
ED1
S1
S2
S3
STOP
ONLY
DO NOT ENTER
STOP
VAN
STOP
TENANT 'A'
2,553 SF
FFE: 913.5'
PAD: 912.5'
TENANT 'B'
2,828 SF
FFE: 914.5'
PAD: 913.5'
8" SANITARY SEWER
will take ~ stalls
RAISING CANES PROTOTYPE 4E CRYSTAL LAKE, IL 4,233 GROSS S.F. FFE: 915.00 PARCEL 2 LOT 2
DRIVE THRU
DRIVE THRU
DRIVE THRU
EXIT
26 LF OF 12" RCP @ 1.00%
CONNECT INTO EXISTING INLET
18" STORM SEWER
CATCH BASIN RIM=913.18 INV=910.53
CATCH BASIN RIM=914.10 INV W=909.50 INV S=907.60

UTILITY NOTES

1. ALL WATER LINES ≥ 3" SHALL BE DUCTILE IRON PIPE, CLASS 52.
2. ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D–3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
4. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
5. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
6. CONTRACTOR TO CALL "JULIE" (1–800–892–0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
11. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
12. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
13. SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
14. STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS.

UTILITY LEGEND

- EX. WATER LINE
- EX. HYDRANT
- EX. WATER VALVE VAULT
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
- EX. STORM DRAIN LINE
- EX. STORM CATCH BASIN
- EX. STORM INLET
- EX. LIGHT POLE
- PROPOSED UNDERGROUND ELECTRIC LINE
- GAS LINE (BY GAS COMPANY)
- PROPOSED PHONE LINE
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R–2540) (GRASS USE NEENAH R–4340–B BEEHIVE)
- PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R–1772) (GRASS USE NEENAH R–1786)
- PROPOSED OPEN LID CURB STRUCTURE (B6.12 C&G USE NEENAH R–3281–A)
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)

No.	REVISIONS	DATE	BY

Kimley»Horn

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4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-2550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JRS
DRAWN BY: JRS
CHECKED BY: EJT

UTILITY PLAN

GW CRYSTAL LAKE
5417 NORTHWEST HWY
CRYSTAL LAKE, IL 60014

ORIGINAL ISSUE: X/XX/21
KHA PROJECT NO. 168726001
SHEET NUMBER C6.0

Drawing name: K:\CHS_LDEV\168726001_GW Properties_Crystal Lake, IL\2 Design\CAD\PlanSheets\C6.0 UTILITY PLAN.dwg Layout1 Aug 05, 2021 12:13pm by Eric.Tracy
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Traffic Impact Study

5417-5501 Northwest Hwy Mixed-Use Development Crystal Lake, Illinois

June 11, 2019
Updated July 13, 2020
Updated July 30, 2021

Prepared for:

Prepared by:

Dan Brinkman, P.E., PTOE
Assistant Director of Transportation Services

GHA GEWALT HAMILTON ASSOCIATES, INC.



Executive Summary

The following study represents the third update to a Traffic Impact Study prepared by Gewalt Hamilton Associates, Inc. (GHA) for the proposed development to be located at 5417-5507 Northwest Highway. Our Initial study in June 2019 included a variety of commercial and retail uses in addition to a single drive-through restaurant. The subsequent July 2020 update considered a two-phased development comprised of the Raising Canes drive through restaurant and a to-be-determined sit down style family restaurant. The latest iteration that follows considers the Raising Canes Restaurant currently under construction (although the site plan provided includes a larger building that previously considered) and two additional drive-through restaurant uses.

Some key considerations and findings of the updated study include:

- Traffic has been projected out to 2027 (in lieu of 2026) to reflect a 5-year buildout beyond development of the additional drive-through restaurants.

- Trip generations have been updated for both Phases of the development and include the larger Raising Canes building shown on the site plan provided.

- Traffic analyses have been updated to reflect the more intense nature of the development than previously considered. However, given the nature of the restaurants proposed and their limited breakfast offerings, it is very likely that the traffic volumes are overstated for the Morning Peak Hour.

- Recommendations to accommodate traffic impacts remain generally the same as previous studies with some additional emphasis to widen the shared access on the Cassidy Tire site to a true 3-lane (35-ft wide) access capable of providing two outbound lanes. Furthermore, given the anticipated queueing at this location some supplemental signage and pavement markings should be considered to keep the intersection clear and mitigate potential of backing up traffic onto US Route 14.

- Overall, the impacts of the latest development iteration can be accommodated by the area roadways, with the understanding that unsignalized left turns in and out of the development will have longer than desirable wait times and associated queues. These delays and queues however are typical and to be expected for side streets and minor access points located along major arterials such as US Route 14.

- Stacking requirements for the two new proposed drive-through restaurants meet the City's requirements. There may still be times when queues exceed the limits shown on the site plans, but we anticipate that after the initial "newness" wears off, all queues and stacking can be contained on site an out of the public right of way.

This update has been prepared by



Daniel P Brinkman, PE, PTOE
Assistant Director of Transportation Services

Part I. Introduction and Project Context

Gewalt Hamilton Associates, Inc. (GHA) has conducted a Traffic Impact Study for the proposed restaurant development to be located at 5417-5507 Northwest Highway (US Route 14) in Crystal Lake, Illinois. The approximately 3.20-acre site formerly contained Pauly Toyota. Access to the site was provided via three full access driveways on US Route 14, as well as a fourth shared access with the adjacent Cassidy Tire use, aligned opposite Federal Drive.

An approximately 3,700 square-foot, Raising Cane's fast food restaurant with drive-through window is currently under construction on the eastern ±1.2-acres and is referred to as Phase I for the balance of this report. The Raising Canes site is to be accessed via a proposed three-quarter (left-in/right-in/right-out) driveway on US Route 14, with future cross-access provided to the adjacent parcel to the west and the Cassidy Tire site.

Per the July 28, 2021 Overall Site Plan prepared by Design Studio 24, LLC the development of the western ±2.0-acres will be developed with two additional drive-through restaurants (a *Wendy's* and a *Gomez Y Guzman [GYG]*) of approximately 2,550 and 2,850 square feet, respectively. These additional restaurants are referred to as Phase II. Upon full build-out, access to the site will be provided via a cross-connection to the three-quarter access, as well as the existing shared access with Cassidy Tire; the remaining access driveways along US Rte 14 serving the site will be closed. This is an effective access management strategy to improve safety and progression along corridors.

The following summarizes our findings and provides various recommendations for your consideration. *Appendices* referenced are in the Technical Addendum at the end of this document.

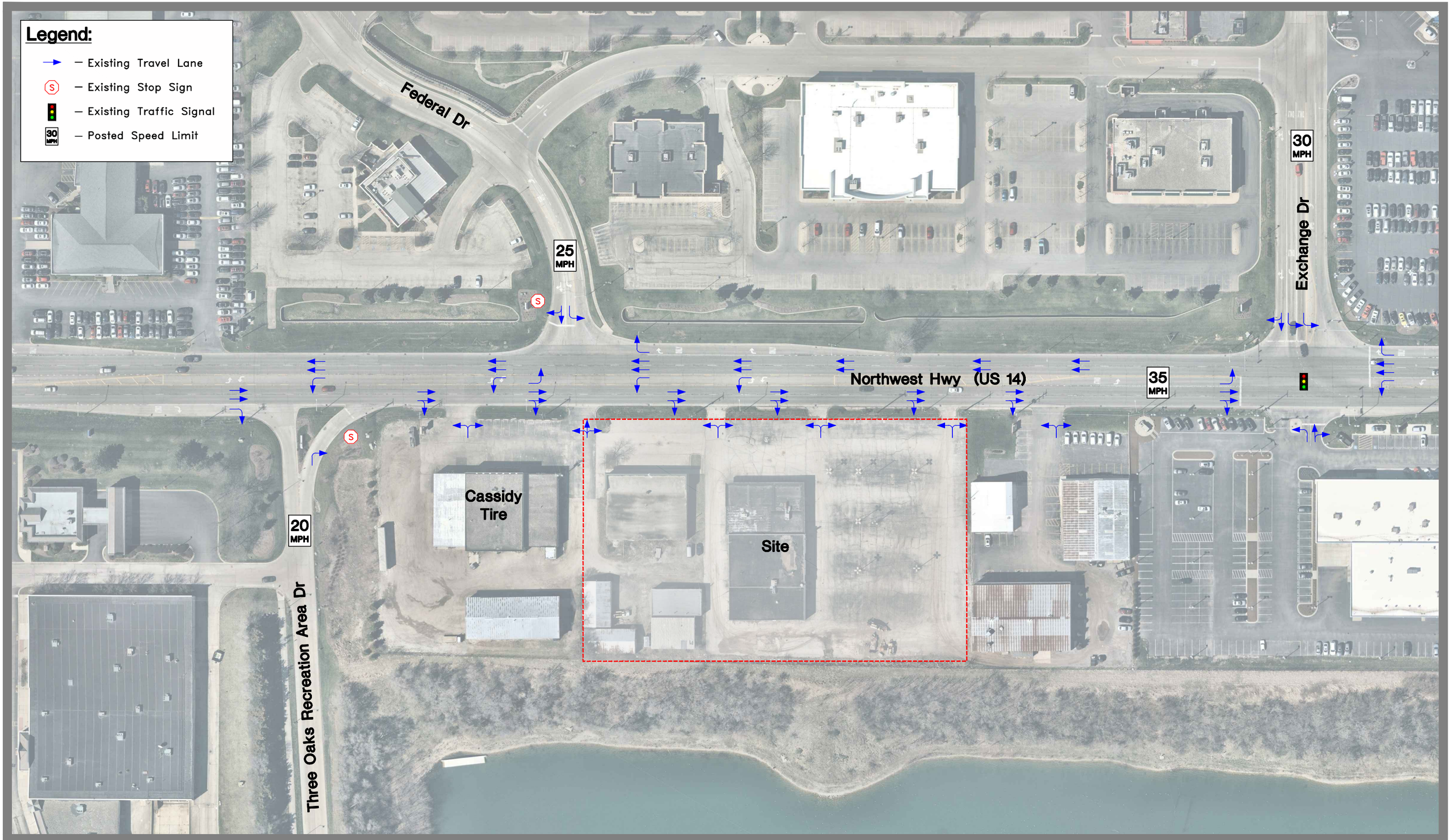
Part II. Background Information

Site Location Map and Roadway Inventory

Exhibit 1 provides a site location map. The existing traffic operations in the site area are illustrated on *Exhibit 2*. *Appendix A* provides a photo inventory of the site vicinity prior to the commencement of construction of Raising Canes. Pertinent comments to the adjacent roadways include:

Northwest Highway (US Route 14)

- US Route 14 is an east-west, Principal Arterial under the jurisdiction of the Illinois Department of Transportation (IDOT).
- US Route 14 provides a five-lane cross section (two through lanes in each direction, with a center lane for left-turns), with a posted speed limit of 35 miles per hour (mph) in the vicinity of the site.
- A dedicated right-turn lane is provided in the eastbound direction at its unsignalized intersection with Three Oaks Recreation Area Drive and in the westbound direction at its unsignalized intersection with Federal Drive, as well as at its signalized intersection with Exchange Drive.
- US Route 14 is designated as a Strategic Regional Arterial (SRA) route. SRA routes are designed to carry higher traffic volumes at higher travel speeds through access control and traffic signal installation / spacing. It is also designated as a Class II Truck route.
- The Annual Average Daily Traffic (AADT), year 2019, on US Route 14 is 27,800 vehicles with 1,675 trucks (6.0%).



GHA GEWALT HAMILTON ASSOCIATES, INC.

N

Not to Scale

Exhibit 2
Existing Traffic Operations

Part III. Traffic Evaluation

Future Site Characteristics

Proposed Development Plan

The Overall Site Plan prepared by Design Studio 24, LLC is provided in ***Appendix E***. As shown, the development will consist of an approximately 3,700 square-foot, Raising Cane's fast food restaurant with drive-through window (Phase I), accessed via a proposed three-quarter (left-in/right-in/right-out) driveway on US Route 14, with future cross-access provided to the adjacent parcel to the west.

Per the July 28, 2021 Overall Site Plan the development of the western ±2.0-acres will be developed with two additional drive-through restaurants (a *Wendy's* and a *Gomez Y Guzman*) of approximately 2,550 and 2,850 square feet, respectively. These additional restaurants are referred to as Phase II. Upon full build-out, access to the site will be provided via a cross-connection to the three-quarter access, as well as the existing shared access with Cassidy Tire; the remaining access driveways along US Rte 14 serving the site will be closed. This is an effective access management strategy to improve safety and progression along corridors.

Trip Generation

Table 2 summarizes the traffic generation calculations for the proposed development. Trip generation rates published by the Institute of Transportation Engineers (ITE) in the 10th Edition of the Manual *Trip Generation* were used to determine the anticipated traffic generated by the proposed mix of uses. See ***Appendix F*** for excerpts from the ITE manual.

Not all vehicle trips expected to be generated by the proposed project represent new trips on the study area roadway system. Studies have shown that for restaurant developments, a substantial portion of the site-generated vehicle trips are already present in the adjacent passing stream of traffic or are diverted from another route to the proposed site. Based on data presented in the ITE *Trip Generation Handbook, 3rd Edition*, the average pass-by trip percentage for the proposed uses is between 43 and 50 percent. However, to provide a conservative analysis, a 20 percent reduction for pass-by traffic was applied to the development site-generated trips, consistent with IDOT guidelines for the preparation of traffic impact studies on SRA routes. It should be noted that the volume of pass-by traffic does not reduce the total trips generated and those trip volumes will still be realized as turning movements at the site driveways.

In addition, for multi-use developments, or developments with cross-access and shared access driveways, internal trips between the land uses within the development are expected to occur. These are multi-purpose trips from one land use within the development to another land use within the same and/or adjacent development (e.g. a customer purchases something from the adjacent automotive store, Cassidy Tire, and eats at one of the restaurants). However, to provide a conservative analysis scenario, no reduction for internal capture was applied.

Table 2: Trip Generation Calculations

Land Use	Size	ITE Code	Weekday Peak Hours						Saturday Midday			Daily		
			Morning			Evening								
			In	Out	Sum	In	Out	Sum	In	Out	Sum	In	Out	Sum
Phase I - Raising Cane's														
Fast Food Restaurant w/Drive-Thru	3.66 KSF	#934	--	--	--	62	58	120	103	98	201	862	862	1,724
less pass-by trips (20%)			--	--	--	*-12*	*-12*	*-24*	*-20*	*-20*	*-40*	*-172*	*-172*	*-344*
New Trips			--	--	--	*50*	*46*	*96*	*83*	*78*	*161*	*690*	*690*	*1,380*
Phase II - Guzman Y Gomez Mexican Kitchen (GYG) + Wendy's														
Fast Food Restaurant w/Drive-Thru (GYG)	2.83 KSF	#934	58	56	114	48	44	92	79	76	155	666	666	1,332
less pass-by trips (20%)			*-11*	*-11*	*-22*	*-9*	*-9*	*-18*	*-16*	*-16*	*-32*	*-133*	*-133*	*-266*
New Trips			*47*	*45*	*92*	*39*	*35*	*74*	*63*	*60*	*123*	*533*	*533*	*1,066*
Fast Food Restaurant w/Drive-Thru (Wendy's)	2.55 KSF	#934	53	50	103	43	40	83	71	69	140	601	601	1,202
less pass-by trips (20%)			*-10*	*-10*	*-20*	*-8*	*-8*	*-16*	*-14*	*-14*	*-28*	*-120*	*-120*	*-240*
New Trips			*43*	*40*	*83*	*35*	*32*	*67*	*57*	*55*	*112*	*481*	*481*	*962*
Total Development (Phases I & II)														
New Trips			**90**	**85**	**175**	**124**	**113**	**237**	**203**	**193**	**396**	**1,704**	**1,704**	**3,408**
Pass-By Trips			*-21*	*-21*	*-42*	*-29*	*-29*	*-58*	*-50*	*-50*	*-100*	*-425*	*-425*	*-850*

Sources: Institute of Transportation Engineers (ITE) Trip Generation Manual; 10th Edition, 2017.
ITE Trip Generation Handbook; 3rd Edition, 2017.
Notes: Raising Cane's Restaurant is not open during the morning.

Trip Distribution

Table 3 provides the anticipated distribution of *new* site traffic. This was based on existing site travel patterns, proposed access and the operational characteristics of the adjacent street system.

Table 3: Trip Distribution

Route & Direction	Percent Route To/From Site
US Route 14	
West of Three Oaks Recreation Area Dr	45%
East of Exchange Dr	40%
Three Oaks Recreation Area Dr	
South of US Route 14	--
Federal Dr	
North of US Route 14	5%
Exchange Dr	
North of US Route 14	10%
Totals =	*100%*

-- Less than 5%

Site and Total Traffic Assignments

Exhibits 5a and 5b illustrate the site Phase I (Raising Cane's) traffic assignment for the development's *new* and *pass-by* trips, respectively, which is based on the traffic characteristics summarized in *Tables 2 and 3* (traffic generation and trip distribution) and assigned to the area roadways. Similarly, *Exhibits 6a and 6b* illustrate the combined Phase I and Phase II (Raising Cane's and additional drive-through restaurants) *new* and *pass-by* trips, respectively.

The Phase I site traffic (*Exhibits 5a and 5b*) and 2027 No-Build traffic (*Exhibit 4*) were combined to produce the 2027 Total Phase I traffic, which is illustrated on *Exhibit 7*. Similarly, the combined Phase I and Phase II site traffic (*Exhibits 6a and 6b)* and 2027 No-Build traffic (*Exhibit 4*) were combined to produce the 2027 Total Phases I and II traffic, which is illustrated on *Exhibit 8*.

Drive-Through Queueing (Stacking) Analyses

Drive-through queueing analyses were conducted to determine whether the proposed stacking length is adequate to accommodate the drive-through vehicles for the proposed restaurants. Per City of Crystal Lake Ordinance 5 stacking spaces are required prior to the first point of service (order box or service window) and 4 spaces between the order box and the pickup window. For dual drive-through configurations, 5 spaces should be provided prior to each order board. *Table 6* summarizes the requirements and stacking provided for each of the proposed restaurants:

Table 6 Drive-Through Stacking Requirements

Use	City Requirements	Provided Prior to Order	Provided Order to Pick-up	Total Provided
Guzman Y Gomez	4+5*2 =14	9	6	15
Wendy's	4+5 =9	8	4	12

Based on the Design Studio 24, LLC Site Plan (see *Appendix E*), both *Wendy's* and *GYG* provide the required stacking.

Based upon recent surveys conducted by Kimley Horn for at similar Raising Canes fast-food restaurants with drive-through facilities (see *Appendix H*), the maximum stacking did not exceed 15 vehicles, with typical peak hour queues ranging between 8 to 9 vehicles. The sites surveyed were generally located on principal arterial roads with similar, and/or higher, Annual Average Daily Traffic (AADT) volumes as US Route 14.

In general, we believe that for all of the proposed uses that the provided stacking and queueing should be sufficient for the demand once the initial "newness" of the restaurants wears off.

Bicycle and Pedestrian Accommodations

The proximity of the proposed development to the Three Oaks Recreation Area and the associated proposed boardwalk along the south end of the site require that additional attention in site planning and layout be given to pedestrian and bicycle accommodations. For traditionally auto-centric land uses, the proposed plan generally does a good job of providing accommodations for pedestrians and bicycles by providing connections and marked crossings to the south end of the lots as well as outdoor patio areas.

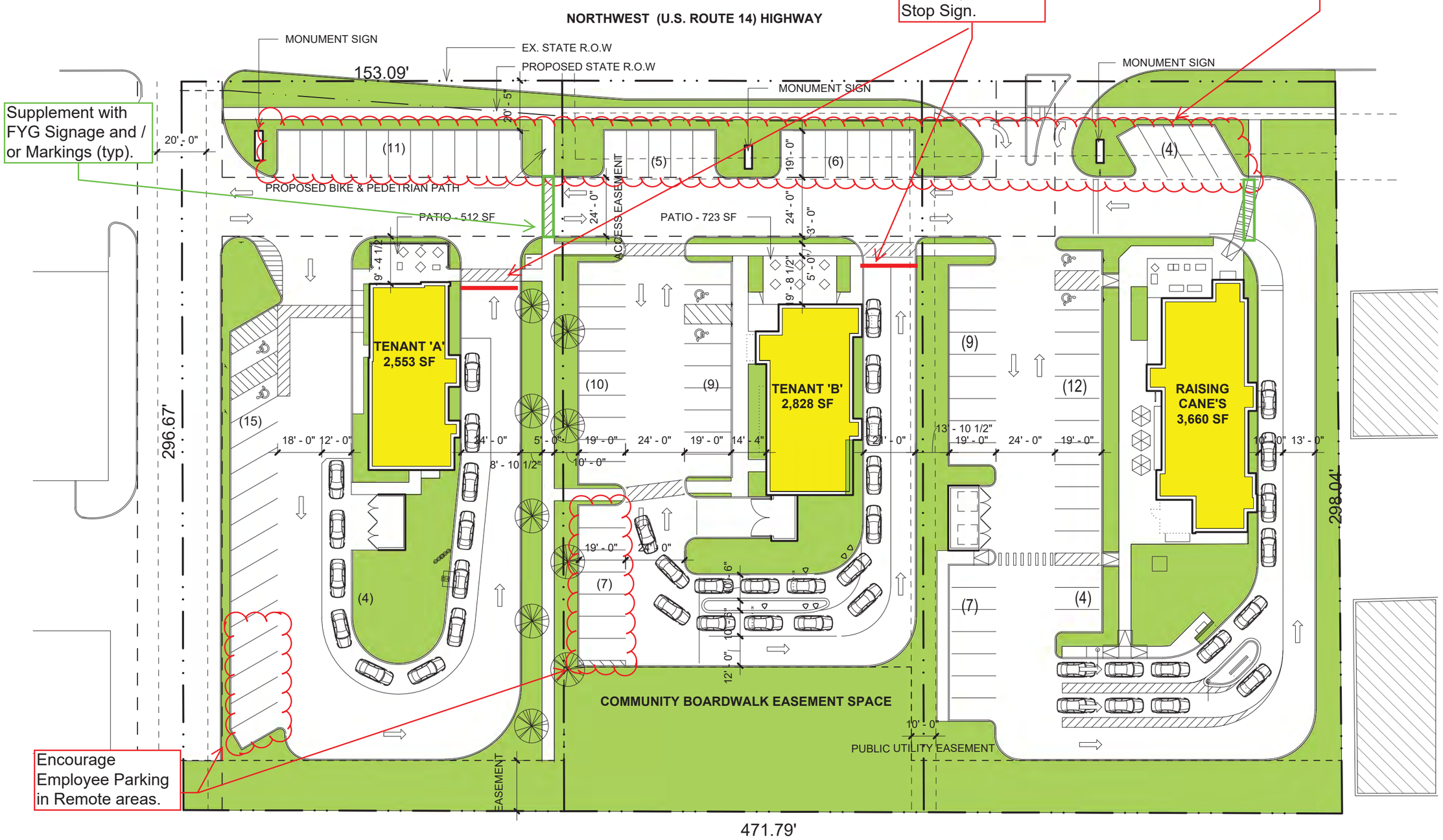
Some additional considerations could include:

- Enhanced warning signage for the pedestrian connections to the proposed sidewalk along US Route 14 (e.g., fluorescent yellow-green signs and markings).
- Provide Stop Signs and Stop Bars along exit drives in advance of the pedestrian crossings that parallel US Route 14.
- Provisions for bicycle parking / bike racks should be included on the site plans or in a common area adjacent to the future boardwalk easement.

- Consider supplemental signage instructing riders to dismount and walk bikes upon entering the various restaurant sites to help minimize conflicts with motorists.

- Ensure plantings and landscaping is kept to ground level in the vicinity of crossing locations to preserve sight lines for pedestrians.

Exhibit 10 identifies some of our recommendations on the current proposed site plan.



PARKING SPACE:
WENDY'S - 26 SPACES (2 ADA STALLS)
GYG - 41 SPACES (2 ADA STALLS)
RAISING CANES - 36 SPACES (2 ADA STALLS)

0 10 20 40 60

N

1 SITE PLAN - OVERALL

1" = 40'-0"

Exhibit 10- Pedestrian Considerations

DESIGN STUDIO 24, LLC.
ARCHITECTS - DESIGNERS - PLANNERS
2211 N. Elston Ave. Suite 304, Chicago, Illinois 60614 Fax: 847.885.7751 Tel.: 847.885.8000

GW PROPERTIES
PROPOSED SITE STUDY
5417-5501 NORTHWEST HWY
CRYSTAL LAKE, ILLINOIS

DATE 07.28.2021

MARK T. DiGANCI
REG. ARCHITECT

YK

ST.1

Part IV. Recommendations and Conclusions

Analyses have been conducted under existing and future conditions to determine the impact from the proposed multi-restaurant development on the study area intersections. In addition to the pedestrian scale recommendations previously discussed, the capacity analysis results indicate that the increase in project site-generated traffic has little effect upon the operations of the area roadway network with the recommendations contained herein:

Under Construction – Part of Raising Canes approval

- A dedicated right-turn lane would be installed on US Route 14 at the proposed three-quarter (left-in/right-in/right-out) site access driveway.
- The painted median along the eastern site frontage on US Route 14 would be restriped as a two-way left-turn lane.

Future improvements with approval of additional Drive Throughs

- A Stop sign would be installed on the shared site access driveway, opposite Federal Drive. This site access should be widened slightly to the east to provide one inbound lane and two outbound lanes. Exiting lanes should be marked as a separate left-turn lane and a shared through/right-turn lane. The proposed three-quarter site access driveway on US Route 14 should provide one inbound lane and one outbound (right-turn) lane, operating under Stop sign control.
- The development should provide for a future connection to the parcel to the east, if/when it is redeveloped with a compatible use.
- To the extent feasible, deliveries should occur during off-peak hours.
- The entrance to the Wendy's site should provide a raised "truck apron" to give the appearance of a narrower entrance drive to help limit speed of inbound vehicles while still accommodating the larger delivery vehicles needed.
- Consideration should be given to signing and marking the intersection of the shared driveway with Cassidy Tire and the east west circulation roadway "DO NOT BLOCK INTERSECTION" to help maintain traffic flow given the potential for delays exiting at that location.
- Employees should be encouraged to park in remote spaces (furthest from the site entrance or along US Route 14) to provide convenient parking for customers.
- Appropriate wayfinding signing should be provided on site to direct traffic to the various drive-throughs.

Part V. Technical Addendum

The following Appendices were previously referenced. They provide technical support for our observations, findings and recommendations discussed in the text.

Appendices

A. Photo Inventory
B. Traffic Count Summaries
C. Crash Summary Map
D. CMAP Traffic Projections
E. July 28, 2021 Site Plan (Phases I & II)
F. ITE Trip Generation Excerpts
G. Capacity Analysis Worksheets
H. Traffic Characteristics Similar Facility

GW Crystal Lake

Stormwater Management Report

5417-5501 Northwest Highway
(Lot 1 of the Pauly Subdivision Doc. #2008R0052561)
Crystal Lake, IL

Prepared by:
Kimley-Horn and Associates, Inc.
4201 Winfield Road, Suite 600
Warrenville, IL 60555
Contact: Eric Tracey

Prepared on: 8/5/2021



Kimley»Horn

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2. *SITE RUNOFF* 3
3. *SITE RUNOFF STORAGE* 3
4. *RUNOFF VOLUME REDUCTION* 3

EXHIBITS

Exhibit 1 – National Wetlands Inventory Map

Exhibit 2 – FEMA Firm Map

Exhibit 3 – NRCS Soils Map

Exhibit 4 – USGS Map

Exhibit 5 – Existing Drainage Plan

Exhibit 6 – Proposed Drainage Area Map and Design Calculations

1. PROJECT NARRATIVE

Kimley-Horn and Associates, Inc., serves as the engineering consultant for GW Properties. They are proposing to construct two new buildings pads, Tenant 'A' building area is 2,553 SF and Tenant 'B' is 2,828 at 5417-5501 Northwest Highway in Crystal Lake, IL. The site is currently an abandoned used car dealership with an existing building and surface parking lot. The existing building and onsite features are to be demolished. The sitework for the building pads includes site access modifications, mass grading, building and pavement construction, and utility construction for new storm, sanitary and water services. The site is located in McHenry County and will be subject to the City of Crystal Lake and McHenry County Stormwater Management Ordinance.

1.1. Pre-Development Conditions

The proposed site for the new building pads is the western side (Lot 1) of the existing car dealership development. Lot 1 is approximately 2.06-acres in size and is a paved parking lot with 2 buildings in the existing condition. The existing site runoff mostly drains in three directions: north, east and southwest via sheet flow to the IL 14 State R.O.W., adjacent lot and to the lake as shown on the **Existing Drainage Plan** included in this report as **Exhibit 5.**

In the existing condition, the area of proposed improvements contains 1.85 acres of impervious surface and 0.21 acres of pervious surface.

Per the U.S. Fish and Wildlife Service National Wetlands Inventory, there are no wetlands or riparian environments located within the area of development or within 100 feet of the proposed development. The **National Wetlands Inventory map** is included in this report as **Exhibit 1**.

Per the FEMA Flood Insurance Rate Map, Map Number 17111C0335J, the site is located in Zone X which is defined by FEMA as an "Area determined to be outside the 0.2% annual chance floodplain". The **FEMA Flood Insurance Rate Map** is included in this report as **Exhibit 2**.

1.2. Post-Development Conditions

The proposed development will include two building pads, a drive aisle and parking island and utility services and eventually two drive through restaurants. Generally, the proposed drainage patterns match the existing drainage patterns with the flow being routed via sheet flow to proposed storm sewer inlets as well as sheet flowing to the State right-of-way, adjacent lot and lake. The portions existing storm sewer system will be removed and replaced with new storm sewer, additionally new storm sewers will tie into existing storm structures. Refer to the **Proposed Drainage Area Map** included in this report as **Exhibit 6** for additional details.

The area of proposed improvements will contain 1.43 acres of impervious surface and 0.63 acres of pervious surface. This is a decrease of impervious area by 0.42 acres from the existing condition. Refer to Section 2. Site Runoff and Section 3. Site Runoff Storage in this report for additional stormwater information

2. SITE RUNOFF

The proposed development will utilize new storm sewer pipes and inlets to route both minor and major storm events to the Route 14 right-of-way, adjacent lot and lake.

The Pre vs. Post runoff has been analyzed using HydroCAD Software Solutions LLC, which utilizes the SCS TR-20 method. 10 year and 100 year -24 hour storm Rainfall Data was obtained from the Illinois State Water Survey's Bulletin 75. A CN of 98 was assumed for impervious areas and 80 was assumed for pervious areas. A time of concentration of 10 minutes was assumed for the runoff calculations for all drainage areas. Refer to **Exhibit 6** for the **Proposed Drainage Area Map and Design Calculations.**

Drainage Area	Pre-Development 100-YR,24-HR (cfs)	Post-Development 100-YR,24-HR (cfs)
Outfall 1	**0.91**	**0.90**
Outfall 2	**0.66**	**0.65**
Outfall 3	**0.37**	**0.35**

3. SITE RUNOFF STORAGE

As noted above, the proposed building pads and future restaurants decrease the existing impervious area, so detention for the proposed improvements will not be required.

4. RUNOFF VOLUME REDUCTION

To achieve the runoff volume reduction requirement of the local stormwater ordinances, the proposed site plan minimizes impervious surfaces. The reduction in impervious surfaces compared to the existing conditions is previously discussed in this report. The proposed site plan maximizes green space around the building and patio areas as well as around the perimeter of the site.

National Flood Hazard Layer FIRMette

FEMA

88°18'32"W 42°13'46"N



88°17'55"W 42°13'19"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/22/2021 at 1:47 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

EXH.

SHEET NUMBER

KHA PROJECT NO. 168726001

ORIGINAL ISSUE: 7/21/21

GW CRYSTAL LAKE

5417 NORTHWEST HWY
CRYSTAL LAKE, IL 60014

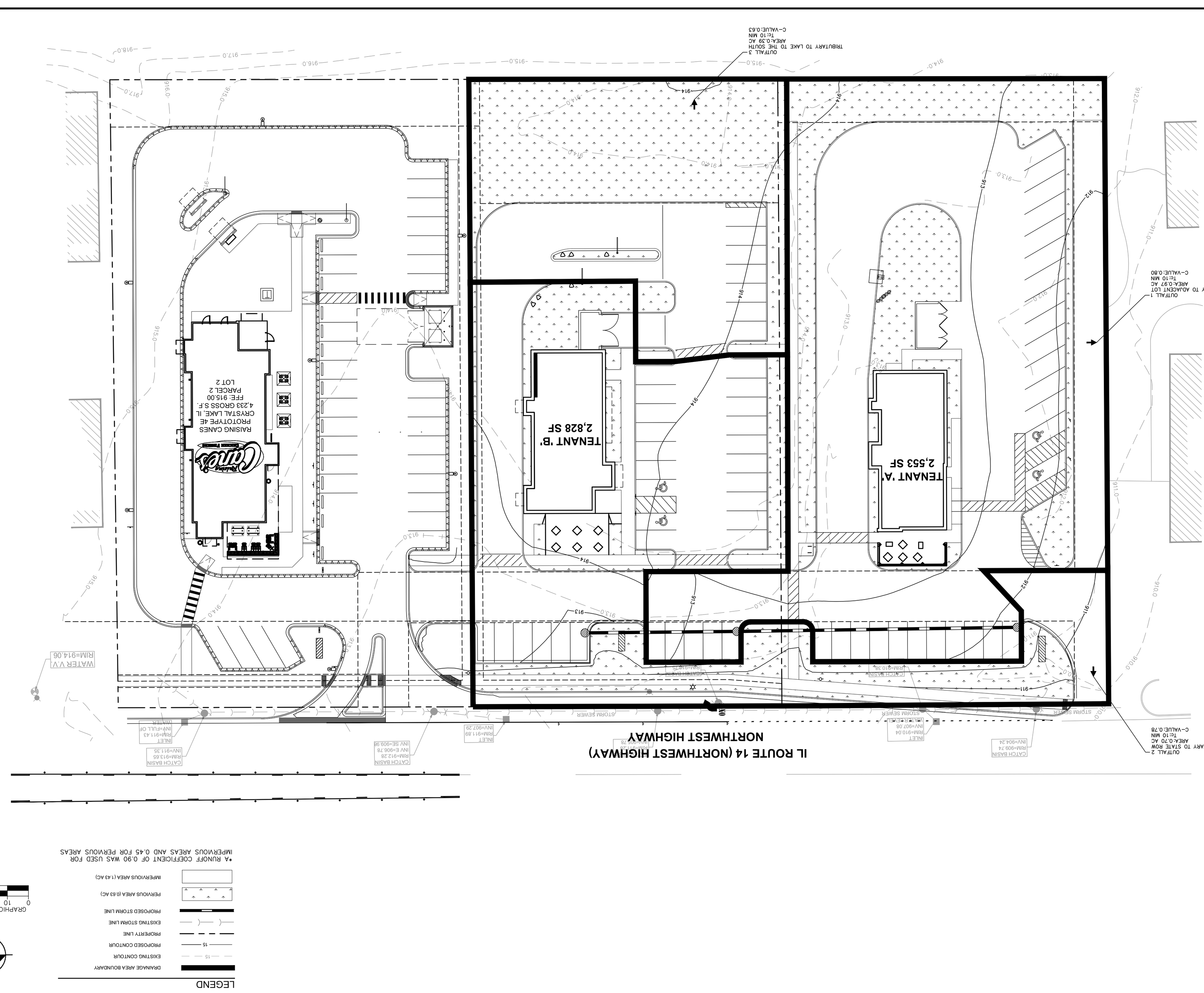
PROPOSED DRAINAGE AREA MAP

SCALE: AS NOTED
DESIGNED BY: RBG
DRAWN BY: RDB
CHECKED BY: EJT

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-9500
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY



Drawing name: K:\CHS_LDEV\168726001_GW Properties_Crystal Lake, IL\2 Design\CAD\Exhibits\Proposed Drainage Area Map.dwg Layout1 Jul 21, 2021 5:37pm by: Juliette Stroesser
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Ord. No. 7721
File No. 316

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A PRELIMINARY PLANNED UNIT DEVELOPMENT AND A DEFERRAL TO BURY THE OVERHEAD UTILITY LINES AT 5459 AND 5501 NORTHWEST HIGHWAY

WHEREAS, pursuant to the terms of a Petition (File #PLN-2021-66) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested the issuance of a Preliminary Planned Unit Development for two new limited service restaurants with variations for parking lot setback, parking lot landscape setback, foundation base landscape, total wall signage for Guzman Y Gomez, and a deferral from the requirement to bury the overhead utility lines to construct a 2,828 square-foot Guzman Y Gomez restaurant and a 2,553 square-foot Wendy's restaurant at 5459 and 5501 Northwest Highway respectively; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on May 1, 2021 in the Northwest Herald, held a public hearing at 7:00 p.m., on June 2, 2021 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Preliminary Planned Unit Development with variations and the Deferral from the requirement to bury the overhead utility lines, and

WHEREAS, on June 2, 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 with Variation and a Deferral from the requirement to bury the overhead utility lines be approved, all as more specifically set forth in the minutes from the Planning and Zoning Commission in Case #PLN-2021-66, dated as of July 2, 2021; and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Preliminary Planned Unit Development with variations and a deferral from the requirement to bury the overhead utility lines be buried 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 with variations for parking lot setback, parking lot landscape setback, foundation base landscape, total wall signage for Guzman Y Gomez,

and a deferral from the requirement to bury the overhead utility lines be issued to allow the construction of two new limited service restaurants for the Guzman Y Gomez at 5459 Northwest Highway (19-09-201-001) and Wendy's at 5501 Northwest Highway (19-09-201-019), Crystal Lake, Illinois.

Section II: Said Preliminary Planned Unit Development with variations and a deferral from the requirement to bury the overhead utility lines is issued with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (GW Properties, received 5/18/21)
   B. Site Plan (Design Studio 24, dated 6/10/21, received 6/10/21)
   C. Wendy's Elevations (Wallin Gomez Architects, dated 5/12/21, received 6/15/21)
   D. Wendy's Updated Renderings with Planters (received 6/15/21)
   E. Wendy's Monument Sign (Custom Sign Center, dated 4/27/21, received 5/18/21)
   F. Guzman Y Gomez Elevations and Signage (Interplan, dated 6/07/21, received 6/15/21)
   G. Landscape Plan (Kimley Horn, dated 5/18/21, received 5/18/21)

2. Site Plan
   A. All municipal utilities are required to be in a Municipal Utility Easement (MUE). A Plat of Easement is required to be provided to the City.
   B. Owner shall record the cross access easement on these two lots prior to sale and with the Raising Cane's owners which spells out access and maintenance responsibilities between the three owners. Provide a copy of the recorded easement for City records.
   C. Work with staff on a design for a slower and safer entrance to the site.

3. Landscape Plan
   A. Small deciduous and medium evergreen trees are required around the monument signs.
   B. Work with staff on options for foundation landscaping along the west and north sides including possibly adding planters.

4. Elevations
   A. Wendy's shall install a minimum 2-foot-high knee wall at the base of all window areas which matches the adjacent thin stone.
   B. Wendy's to create prominent entry features at the main door on the west elevation.
   C. Wendy's to provide 4-sided architecture for review. Ensure the highest brick covered portion of the building contains some additional details to break up the wall plane.
   D. Guzman Y Gomez shall increase the top cap making it a multi-layered decorative top cap.
   E. Guzman Y Gomez shall better define entryways on the North Elevation with decorative treatment around or above the doorways.

F. Guzman Y Gomez should look for ways to enhance the exterior architecture of the building to meet the design standards.
G. The wall signage, including the wall mural for the south elevation, as shown at the City Council meeting is approved, for a total of 416.87 square feet (261.50 SF wall signage plus 155.37 SF wall mural for south elevation).
H. No LED, under cove, tape, or rope lighting is permitted along the top cap, top of parapet or top of any wall section, under cornices, around doors or windows on either the Wendy's or Guzman Y Gomez buildings.

5. Traffic Study
   A. An updated traffic study will be required, work with staff to initiate and complete this process prior to Final PUD approval.
   B. Provide detailed analysis of deliveries and garbage pickup and truck turning movements for review.
   C. Provide an analysis of the on-site circulation and pedestrian and bicyclist safety.

6. Wendy's and Guzman Y Gomez shall participate with the City during the construction of the boardwalk and related amenities like benches, gazebos, etc. along their property.

7. The petitioner shall address all of the review comments and requirements of the Community Development, Fire Rescue, and Public Works Departments, as well as the City's Stormwater Consultant and the final approved Traffic Study.

Section III: That the City Clerk be and is hereby directed that all pertinent records of the City of Crystal Lake to show the issuance of a Preliminary Planned Unit Development with variations and a deferral from the requirement to bury the overhead utility lines 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 15th day of June, 2021.

City of Crystal Lake, an
Illinois municipal corporation

Haig Haleblian, MAYOR

SEAL

ATTEST:

Nick Kachiroubas, CITY CLERK

Passed: June 15, 2021
Approved: June 15, 2021

Agenda Item No: 11

City Council
Agenda Supplement

Meeting Date:	February 15, 2022
Item:	REPORT OF THE PLANNING & ZONING COMMISSION
Request:	1. Comprehensive Land Use Plan Map Amendment from Commerce to High Density Residential 2. Rezoning from B-2 PUD General Commercial to R-3B PUD Multi-Family Residential 3. Preliminary Planned Unit Development (PUD) for 124 apartment units 4. Deferral of the burial of overhead utilities along Route 176 and Terra Cotta Road until an area wide program is established.
Petitioner:	Beth Ernat, Clover Communities Crystal Lake, LLC
PZC Recommendation:	To deny the petitioner's request.
Staff Contact:	Kathryn Cowlin, Director of Community Development Katie Rivard, Assistant City Planner

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Background:

- Request: The petitioner is requesting approval of a Comprehensive Land Use Plan Map Amendment, Rezoning, and Preliminary Planned Unit Development with variations to allow a 3-story apartment building with 124 units on the subject property. The proposed development will require variations for density, lot width, lot area, building length, parking, growth management, deferral of the burial of overhead utilities, and installation of parkway trees.
- The request is for Preliminary PUD and if approved, the petitioner would come back for Final PUD approval with a final plan set.
- Zoning & Land Use: The site is currently zoned B-2 PUD General Commercial. The petitioner is seeking a rezoning to R-3B PUD Multi-Family Residential.
- Land Use: The Comprehensive Land Use Plan identifies designates this property as Commerce, which requires a map amendment from Commerce to High Density Residential.

Key Points:

- The proposed development is an age restricted (55 or older), market-rate, multi-family residential senior living complex. The average resident is a 76-year old woman, and the petitioner expects 79 percent of residents will be single-occupants.
- The proposed rezoning would fit in with the character of the surrounding area as it is surrounded by other residential development (Sunrise Senior Living to the east, Mistwood Place townhomes to the south, and single-family detached dwellings to the south and southwest).
- The proposed development complies with the setback and impervious surface coverage requirements of the R-3B PUD zoning district.
- The proposed density is 13.9 units to the acre, a variation of 4.9 units to the acre. The R-3B PUD zoning district allows a maximum of 9 units to the acre.
- Other recently approved developments with variations for density include:

RECENT DEVELOPMENT	DU/ACRE	PARKING SPACES PER UNIT
Clover (proposed project)	13.9	1.16
Church Street Apartments (2019)	13.8	2.33
The Springs (2020)	15.4	1.93
551 Congress Pkwy Apartments (Jan. 2022) **Preliminary PUD approval only, Final PUD not yet submitted*	14.06	2.14

- Listed below are the parking ratios for other age-restricted apartment developments. Staff has not received any parking complaints regarding these developments.

DEVELOPMENT	DU/ACRE	PARKING SPACES PER UNIT
LSSI – 355 Station Drive (2012)	20	1.3
DKI – 401 Commonwealth Drive (2018)	8.5	1.12

- The existing lot area is 388,932 square feet, a variation of 108,468 square feet is required. The existing lot width is 420.12 feet, a variation of 869.88 feet. Both lot area and lot width for multi-family are calculated based on the total number of units. The subject property is a corner lot; therefore, the legal front yard is the yard with the shortest lot width (Terra Cotta Road).
- The proposed development provides 124 parking spaces with 21 deferred parking spaces for a total of 145 parking spaces. The minimum number of required parking spaces is 277, per the Unified Development Ordinance (UDO) for multi-family residential, a variation of 132 parking spaces. The petitioner also submitted an alternate site plan, which would allow for an additional 141 parking spaces (a total of 265 parking spaces).
- The petitioner also requested variances from the requirement to bury overhead utility lines, and to install parkway trees along Terra Cotta Road due to the mature trees that exist there now.

- The building elevations meet the design criteria for multi-family residential, per the UDO standards. However, the petitioner has agreed to work with staff to incorporate additional design elements and provide no more than 50% of vinyl siding on the front façade.
- A traffic study was completed by Gewalt Hamilton Associates, Inc. The study found that the proposed development will have little to no effect on peak hour operations of the area's roadway network, subject to the recommended conditions of approval.

PZC Highlights:

- Most of the Planning and Zoning Commission (PZC) members were supportive of the type of housing/development. However, many members had concerns about the number of variations requested, specifically, the density, site layout, and size and "H" shape of the building. The PZC discussed the architecture and felt it should look more residential, but agreed that could be addressed at Final PUD review. It was also noted their recommendation was without supporting the deferral of burying the overhead utility lines.
- The petitioner explained this is the least amount of units for the project to be feasible. She also explained the layout and "H" shape was due to accessibility requirements, the rectangular shape of the lot, preservation of wetlands, roadway setbacks, and providing balconies to all units rather than the interior units only.
- There were two representatives from Mistwood who spoke at the hearing. Their concerns were related to existing cut-through traffic, the speed at which people were driving through Mistwood, and the height of the development.
- The Police Department completed a speed enforcement study in January and found the speed of 85% of drivers was 29 mph. The posted speed limit is 25 mph. An analysis of data collected in 2017, 2019 and 2022 was completed to determine relevant patterns or trends over time. There has been no noteworthy traffic concerns in the area. There does not appear to be a significant change in the volume of vehicles in the area or their speed since 2017.
- The PZC found that the Findings of Fact had not been met, specifically, not met for the Variations.

The PZC recommended **denial (4-3)** of the petitioner's request.

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Terra Cotta Development, dated 07/11/2021, received 11/02/2021)
   B. Site Plan (Midwestern Consulting, dated 11/02/2021, last revised 12/23/2021, received 12/21/2021)
   C. Landscape Plan (Midwestern Consulting, dated 11/02/21, last revised 12/23/21, received 12/21/2021)
   D. Elevations (Sebree Architects, received 11/19/2021)
   E. Engineering Plans (Midwestern Consulting, dated 11/02/2021, last revised 12/23/2021, received 12/21/2021)
   F. Project Narrative (Clover Communities Crystal Lake LLC, dated 11/19/2021, received 11/19/2021)

G. Traffic Impact Study (Gewalt Hamilton Associates, Inc., dated 09/29/2021, received 09/30/2021)

2. Final elevations must comply with the requirements of the UDO Design Standards of Section 4-900. Work with staff to include two of the suggested design elements listed below:
   A. Rafter tails under the projections in the gables
   B. Thicker window trim
   C. Extension of the brick vertically on a portion of the front elevation

3. Final Engineering Plans must be submitted with Final Planned Unit Development in compliance with the City's Code and Stormwater ordinance.

4. The Final Landscape Plan must comply with the landscape requirements of the UDO of Section 4-400.

5. A Final Photometric and Lighting Plan must comply with the lighting requirements of the UDO of Section 4-800.

6. If the City finds the parking to be insufficient for its residents and staff, the petitioner shall work with staff to provide additional parking on the site to meet the demand.

7. Traffic Study:
   A. Construct a new full access to IL Route 176 has been discussed aligned opposite the existing access for the office complex.
   B. Westbound left turns into the site from IL Route 176 will be made from a newly created westbound left turn lane within the existing painted median on IL Route 176.
   C. Eastbound right turns into the site from IL Route 176 will be made from the existing through lane. An increased curb radius is recommended, but a right turn lane is not warranted.
   D. Exiting traffic onto IL Route 176 should have separate right and left turn lanes under Stop Sign control.
   E. As previously noted, a 3/4 access (left turns in prohibited) to Terra Cotta Road has been discussed offset south of the existing Casey's access drive.
   F. Exiting traffic onto Terra Cotta Road should have separate right and left turn lanes under Stop Sign control.
   G. On-site parking should be increased by approximately 11 spaces to provide a supply sufficient to meet the Clover Group's internal data's suggested demand of 0.84 spaces per unit plus the City's required 0.25 spaces per unit guest parking requirements.
   H. Preserve additional space for future Right of Way along IL Route 176 and Terra Cotta Road (not dedicate) to minimize development impacts should IDOT ultimately improve the intersection to the geometrics recommended in the 2010 SRA report.

8. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works, Police and Fire Rescue Departments, as well as the City's traffic consultant, Gewalt Hamilton Associates, Inc. and stormwater consultant, Christopher B. Burke Engineering, Ltd.

Votes Required to Pass: A simple majority

Acknowledgement Form

Regarding 731 E. Terra Cotta Road – Comprehensive Land Use Plan Amendment from Commerce to High Density Residential, Rezoning from B-2 PUD to R-3B PUD and a Preliminary Planned Unit Development with Variations to allow a 124-unit Age-Restricted Independent Living apartment. Please check one of the choices and sign below.

- [X] 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:

_____

_____

_____

_____

_____

_____

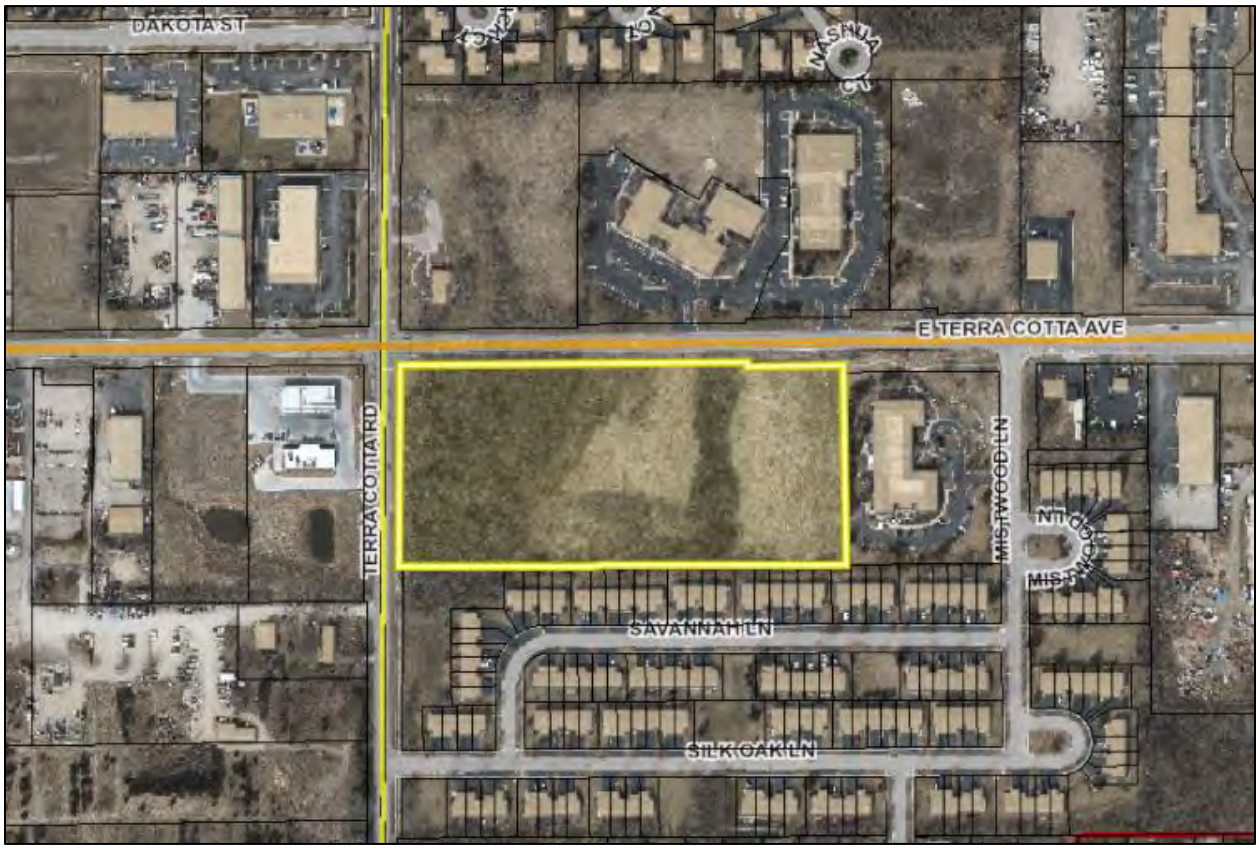
_____

Petitioner's Name: _____ Date: 2/4/22

Signature

PIQ Map

731 E. Terra Cotta Avenue



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A COMPREHENSIVE LAND USE PLAN MAP AMENDMENT FROM COMMERCE TO HIGH DENSITY RESIDENTIAL, REZONING TO R-3B PUD MULT-FAMILY RESIDENTIAL, A PRELIMINARY PLANNED UNIT DEVELOPMENT, AND THE DEFERRAL OF THE BURIAL OF OVERHEAD UTILITIES FOR 731 E. TERRA COTTA AVENUE

WHEREAS, pursuant to the terms of a Petition (File #PLN-2021-00203) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Comprehensive Land Use Plan Map Amendment from Commerce to High Density Residential, a Rezoning from B-2 PUD General Commercial to R-3B PUD Multi-Family Residential, a Preliminary Planned Unit Development to allow a new 124-unit senior living apartment development, and Deferral of the Burial of Overhead Utilities along Route 176 and Terra Cotta Road until an area wide program is established; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on December 31, 2021 in the Northwest Herald, held a public hearing at 7:00 p.m., on January 19, 2022 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Comprehensive Land Use Plan Map Amendment, Rezoning, Preliminary Planned Unit Development, and Deferral of the Burial of Overhead Utilities, and

WHEREAS, on January 19, 2022, 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 Comprehensive Land Use Plan Map Amendment, Rezoning, Preliminary Planned Unit Development, and Deferral of the Burial of Overhead Utilities be denied, all as more specifically set forth in the minutes from the Planning and Zoning Commission in Case #PLN-2021-00203, dated as of January 19, 2022; and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Comprehensive Land Use Plan Map Amendment, Rezoning, Preliminary Planned Unit Development, and Deferral of the Burial of Overhead Utilities 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:

Draft

Ord. No.
File No.

Section I: Comprehensive Land Use Plan Map Amendment from Commerce to High Density Residential, a Rezoning from B-2 PUD General Commercial to R-3B PUD Multi-Family Residential, a Preliminary Planned Unit Development to allow a new 124-unit senior living apartment development, and Deferral of the Burial of Overhead Utilities along Route 176 and Terra Cotta Road until an area wide program is established for the property commonly known as 731 E. Terra Cotta Avenue (14-34-301-048) Crystal Lake, Illinois are hereby approved.

Section II: Said Comprehensive Land Use Plan Map Amendment, Rezoning, Preliminary Planned Unit Development, and Deferral of the Burial of Overhead Utilities is issued with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Terra Cotta Development, dated 07/11/2021, received 11/02/2021)
   B. Site Plan (Midwestern Consulting, dated 11/02/2021, last revised 12/23/2021, received 12/21/2021)
   C. Landscape Plan (Midwestern Consulting, dated 11/02/21, last revised 12/23/21, received 12/21/2021)
   D. Elevations (Sebree Architects, received 11/19/2021)
   E. Engineering Plans (Midwestern Consulting, dated 11/02/2021, last revised 12/23/2021, received 12/21/2021)
   F. Project Narrative (Clover Communities Crystal Lake LLC, dated 11/19/2021, received 11/19/2021)
   G. Traffic Impact Study (Gewalt Hamilton Associates, Inc., dated 09/29/2021, received 09/30/2021)

2. Final elevations must comply with the requirements of the UDO Design Standards of Section 4-900. Work with staff to include two of the suggested design elements listed below:
   A. Rafter tails under the projections in the gables
   B. Thicker window trim
   C. Extension of the brick vertically on a portion of the front elevation

3. Final Engineering Plans must be submitted with Final Planned Unit Development in compliance with the City's Code and Stormwater ordinance.

4. The Final Landscape Plan must comply with the landscape requirements of the UDO of Section 4-400.

Draft

5. A Final Photometric and Lighting Plan must comply with the lighting requirements of the UDO of Section 4-800.

6. If the City finds the parking to be insufficient for its residents and staff, the petitioner shall work with staff to provide additional parking on the site to meet the demand.

7. Traffic Study:

   A. Construct a new full access to IL Route 176 has been discussed aligned opposite the existing access for the office complex.
   B. Westbound left turns into the site from IL Route 176 will be made from a newly created westbound left turn lane within the existing painted median on IL Route 176.
   C. Eastbound right turns into the site from IL Route 176 will be made from the existing through lane. An increased curb radius is recommended, but a right turn lane is not warranted.
   D. Exiting traffic onto IL Route 176 should have separate right and left turn lanes under Stop Sign control.
   E. As previously noted, a 3/4 access (left turns in prohibited) to Terra Cotta Road has been discussed offset south of the existing Casey's access drive.
   F. Exiting traffic onto Terra Cotta Road should have separate right and left turn lanes under Stop Sign control.
   G. On-site parking should be increased by approximately 11 spaces to provide a supply sufficient to meet the Clover Group's internal data's suggested demand of 0.84 spaces per unit plus the City's required 0.25 spaces per unit guest parking requirements.
   H. Preserve additional space for future Right of Way along IL Route 176 and Terra Cotta Road (not dedicate) to minimize development impacts should IDOT ultimately improve the intersection to the geometrics recommended in the 2010 SRA report.

8. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works, Police and Fire Rescue Departments, as well as the City's traffic consultant, Gewalt Hamilton Associates, Inc. and stormwater consultant, Christopher B. Burke Engineering, Ltd.

Section III: That the City Clerk be and is hereby directed to amend the Official Comprehensive Land Use Map and Official Zoning Map and all pertinent records of the City of Crystal Lake to show the issuance of a Comprehensive Land Use Plan Map Amendment, Rezoning and 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.

Draft

Ord. No.
File No.

DATED at Crystal Lake, Illinois, this 15th day of February, 2022.

City of Crystal Lake, an
Illinois municipal corporation

Haig Haleblian, MAYOR

SEAL

ATTEST:

Nick Kachiroubas, CITY CLERK

Passed: February 15, 2022
Approved: February 15, 2022

Draft

#2021-203
Clover Senior Residential – 731 E. Terra Cotta Avenue – Preliminary PUD
Project Review for Planning and Zoning Commission

Meeting Date: January 19, 2022

Request: 1. Comprehensive Land Use Plan Map Amendment from Commerce to High Density Residential

2. Rezoning from B-2 PUD General Commercial to R-3B PUD Multi-Family Residential

3. Preliminary Planned Unit Development for 124 apartment units

Location: 731 E. Terra Cotta Avenue

Acreage: Approximately 9 acres

Zoning: B-2 PUD General Commercial

Surrounding Properties:

North:	B-2 PUD General Commercial
South:	R-3B PUD Multi-Family Residential
East:	R-3A PUD Two Family Residential
West:	B-2 General Commercial

Staff Contact: Katie Rivard (815-356-3612)

Background:

- Existing Use: The site is a vacant wooded area. Sunrise Assisted Living is to the east and the Mistwood residential development is to the south.
- The proposed development presented a conceptual review to the Planning and Zoning Commission in September 2021. The PZC was supportive the request, and noted there was a need for this type of housing. The PZC requested additional traffic information.

Request:

- Rezoning from B-2 PUD General Commercial to R-3B PUD Multi-Family Residential
- Preliminary Planned Unit Development for 124 apartment units, and

- Variations to allow:
  - A density of 13.9 unit to the acre,
  - A lot area of 388,932 square feet,
  - A lot width of 420.12 feet, and
  - A total of 145 parking spaces.

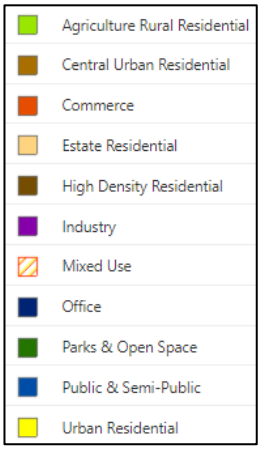
Following the Preliminary PUD review the request would come back to the Planning & Zoning Commission and City Council for Final PUD approval. The Preliminary PUD approval provides the opportunity for a project to receive zoning entitlements and have the ability to address conditions of approval and make edits to the PUD plan for Final PUD approval.

Development Analysis:

LAND USE/ZONING

- The site is currently zoned B-2 PUD General Commercial. It would need to be rezoned to R-3B Multi-Family Residential.
- The current Comprehensive Plan land use designation is Commerce, and this proposal will require an amendment to the land use plan to change from Commerce to High Density Residential, which fits the character of the surrounding area.





- The petitioner is requesting variations in conjunction with the Planned Unit Development. Based on the plans submitted, the following variations are required:
  - Density: The proposed density is 13.9 units to the acre. R-3B allows a maximum of 9 units to the acre. This is a variation of 4.9 units.
  - Lot Area: The lot is an existing vacant lot at 388,932 square feet. Lot area for multi-family is calculated based on the total number of units, and the number of units proposed requires a lot area of 497,400 square feet. This is a variation of 108,468 square feet. Since this is an existing lot surrounded by development, there is not an

opportunity to acquire additional property to increase the lot size. At 9 units to the acres (81 units), a variation would not be required, as the lot area would be 325,400 square feet.

- Lot Width: The existing lot width is 420.12 feet. The front lot line is defined as the narrowest boundary of a lot which is along a public right-of-way. Therefore, the property's front lot line is along Terra Cotta Road despite the proposed building facing Route 176. Lot width for multi-family is calculated based on the total number of units, and the number of units proposed requires a minimum lot width of 1,290 feet. This is a variation of 869.88 feet. In order to meet the lot width requirements, the development would need to be reduced to 37 units.
- Parking: The proposal provides 124 parking spaces, with 21 deferred parking spaces, for a total of 145 parking spaces. The proposal requires 277 parking spaces, a variation of 132 parking spaces. The required number of parking spaces is calculated based on the multi-family parking requirements of 1.5 space per 1-bedroom unit, 2 space per 2-bedroom unit, and 0.25 guest stalls per unit.

SITE

- The proposed development is age restricted (55 or older), market-rate, multi-family residential senior living complex. There would be 124 units total with 120 two-bedroom units and 4 one-bedroom units.
- The proposed development complies with the setback requirements of the R-3B zoning district.

	R-3B Requirement	**Lot – Proposal**
Front Yard Setback	30 feet	357.4 feet
Side Yard Setback	8 feet (interior) 30 feet (abutting a street)	60.6 (interior) 98.7 feet (abutting a street)
Combined Side Yard Setback	38 feet	159.3 feet
Rear Yard Setback	50 feet (abutting residential districts)	115.4 feet

- The proposed impervious surface is surface coverage is 27.6%, which meets the UDO requirements of 65%.

PARKING

- The proposed development is providing 124 spaces, which includes 84 surface spaces and 40 garage spaces. Based on the submitted plans, 277 parking spaces is required (1.5 space per 1-bedroom unit, 2 spaces per 2-bedroom unit, 0.25 guest stalls per unit). This is 153 spaces

less than the UDO requires. However, the petitioner is providing an additional 21 deferred spaces, for a total of 145 parking spaces.

- The petitioner has indicated the project has the potential to bring 244 residents based on full capacity and double occupancy of all units. However, they have indicated that approximately 79 percent of residents will be single-occupants. Therefore, the expected population is 147 residents at full occupancy.

- The petitioner provided an alternate site plan that would allow for 141 deferred parking space for a total of 265 parking spaces. The deferred parking spaces allow for parking to be added in the future, if sufficient parking is no longer provided.

- Listed below are the parking ratios for other age-restricted apartment developments. Staff has not received any parking complaints regarding these developments.

    - DKI (355 Station Drive): 1.12 parking spaces per unit
    - LSSI (401 Commonwealth Drive): 1.3 parking spaces per unit

SITE LAYOUT - ACCESS

- Access into the site would be provided off Terra Cotta Road and Route 176. The access on Terra Cotta Road would be a right-out/left-out and right-in only. There would be no left turns into the development from Terra Cotta Road.
- The access on Route 176 is a full access, and it lines up with office complex access across the street.
- A new sidewalk is provided along Route 176, and there is an existing sidewalk on Terra Cotta Road. A new sidewalk should be provided along the east-west driveway so residents can walk to the sidewalk along Terra Cotta Road.

TRAFFIC STUDY

- A traffic study was completed by Gewalt Hamilton Associates, Inc. The study found that the proposed development will have little to no effect on peak hour operations of the area's roadway network with the recommendations as follows:
    - Construct a new full access to Route 176 as has been discussed aligned opposite the existing access for the office complex.
    - Westbound left turns into the site from Route 176 will be made from a newly created westbound left turn lane within the existing painted median on Route 176.
    - Eastbound right turns into the site from Route 176 will be made from the existing through lane. An increased curb radius is recommended, but a right turn lane is not warranted.
    - Exiting traffic onto Route 176 should have separate right and left turn lanes under Stop Sign control.

- As previously noted, a 3/4 access (left turns in prohibited) to Terra Cotta Road has been discussed offset south of the existing Casey's access drive.
- Exiting traffic onto Terra Cotta Road should have separate right and left turn lanes under Stop Sign control.
- On-site parking should be increased by approximately 11 spaces to provide a supply sufficient to meet the Clover Group's internal data's suggested demand of 0.84 spaces per unit plus the City's required 0.25 spaces per unit guest parking requirements.
- Preserve additional space for future Right of Way along Route 176 and Terra Cotta Road (not dedicate) to minimize development impacts should IDOT ultimately improve the intersection to the geometrics recommended in the 2010 SRA report.

BUILDING ELEVATIONS

- The building is very residential in character with various gable roofs, decorative trim around windows and doors, balconies and soft colors.
- The building would be brick on the bottom level and a mix of vertical and horizontal vinyl siding on the top two floors and under the gable roof peaks. The mix of materials, colors and trim helps break up the façade.
- The UDO Design Standards requires that no more than 50% of the front façade is vinyl. The petitioner will confirm the percentage; and if necessary, the petitioner has agreed to replace the vinyl siding with Hardi Board siding in order to meet the UDO requirements.
- The various gable roof peaks and dormer windows help break up the roof expanse. Additional details were added to the end/side elevations, such as a gable roof peak and a mix of building materials and colors, such as brick that extends to the second level on the end unit elevations facing north (front) and south (rear).
- The UDO requires a minimum of three design features (out of a list of 12) on the front façade. The façade includes the following design features:
    1. One or more dormer windows or cupola
    2. A recessed entrance
    3. A covered porch
    4. Pillars, posts or pilasters
    5. Eaves with a minimum six-inch projection from the facade plane
    6. Multiple windows with a minimum four-inch-wide trim.
    7. All side and rear facades shall have a minimum of 10% facade glazing area.

LANDSCAPING

- The proposed landscape plan includes foundation landscaping on all perimeters of the buildings, perimeter parking lot landscaping and overall site landscaping.
- The petitioner is providing trees along the north property line (Route 176), and several existing trees near the western property line (Terra Cotta Road) will be maintained.

- The petitioner is providing a 20-foot landscape buffer (combination of trees and evergreens) along the south property line to provide screening between the development and the existing single-family residences (Mistwood) to the south.

Findings of Fact:

REZONING

- The property is currently zoned B-2 PUD General Commercial.
- Upon Preliminary Planned Unit Development approval, the property would be rezoned to R-3B Planned Unit Development. The Multi-Family Residential zoning criteria are:
  - ✓ General: This district allows the highest density of residential development. It encourages a wide range of housing types, especially multifamily development, even though single-family detached and two-family dwellings are also allowed, to meet the diverse housing needs of City residents. The intent is to provide higher density housing in areas immediately around the historic downtown, areas near commercial zoning or areas near transit stops where increased density and in-fill development are desirable.
  - ✓ Character: This district is characterized by residential buildings that cover a large percentage of the lot, are taller and spaced closely enough to create a sense of vertical enclosure.
  - ✓ Uses: This district is for higher density residential neighborhoods that meet the community's housing needs, particularly for higher density and in-fill housing development. Single-family and two-family dwellings are also permitted. Complementary uses such as certain civic and recreational uses are permitted, but are subject to restrictions set forth in this Ordinance.

Criteria for Rezoning:

(a) The existing uses and zoning of nearby property.
☒ *Meets* ☐ *Does not meet*

(b) The extent to which property values are diminished by a particular zoning classification or restriction.
☒ *Meets* ☐ *Does not meet*

(c) The extent to which the destruction of property value of a petitioner property owner promotes the health, safety, morals or general welfare of the public.
☒ *Meets* ☐ *Does not meet*

(d) The relative gain to the public as opposed to the hardship imposed on a petitioning property owner.
☒ *Meets* ☐ *Does not meet*

(e) The suitability of the subject property for its zoned purposes.
☒ *Meets* ☐ *Does not meet*

(f) The length of time the property has been vacant as zoned, considered in the context of land development in the area.
☒ *Meets* ☐ *Does not meet*

(g) The Comprehensive Plan designation and the current applicability of that designation.
☒ *Meets* ☐ *Does not meet*

(h) The evidence or lack of evidence, of community need for the use proposed.
☒ *Meets* ☐ *Does not meet*

PRELIMINARY PLANNED UNIT DEVELOPMENT

The petitioner is requesting approval of a Preliminary Planned Unit Development to allow the development of a 124-unit age restricted independent living apartment development with variations. 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*

PLANNED UNIT DEVELOPMENT VARIATIONS

The petitioner is requesting approval of a Preliminary Planned Unit Development to allow variations for density, lot area, lot width, and number of parking spaces. 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(A)(6) Maximum net density of 9 dwelling units per acres to allow 13.9 dwelling units per acre.

2. Article 3-200(A)(6) Minimum lot area of 497,445 square feet to allow 388,932 square feet.

3. Article 3-200(A)(6) Minimum lot width of 1,290 feet to allow 420.12 feet.

4. Article 4-200 Table 4-200D Minimum parking spaces of 277 to allow 145.

5. 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.

6. Article 5-200(F)(1) Deferral of the burial of overhead utilities along Route 176 and Terra Cotta Road until an area wide program is established.

7. Article 5-200(F)(3) Requirement for the installation of street trees along Terra Cotta Road.

The UDO's requirements for lot density, area and width are geared more towards a townhome style development. At 13.9 dwelling units per acre, this is in the average density of the DKI and LSSI developments with 8 dwelling units per acre and 20 dwelling units per acre, respectively. With three 3-story buildings, this allows adequate space within the lot for outdoor amenities, in addition to the required components such as parking, sidewalks and drive aisles.

The number of parking spaces provides 1.169 spaces per unit. While this ratio of parking spaces per unit is less than the required 2.2 spaces per unit, the ratio is consistent with other age-restricted apartment developments (DKI and LSSI) that have ratios of 1.12 and 1.3. It also exceeds the traffic study's recommended ratio of 1.09 spaces per unit. The petitioner has noted that based on the typical market trends and experience with their other developments that 79% of residents are single occupants. Based on this analysis, the petitioner expects approximately 147 occupants at full capacity, which is 97 occupants less than the potential for 244 residents at full capacity and double occupancy of all units.

The growth management section of the residential planned unit development section of the UDO is geared towards single-family detached housing developments. Multi-family apartments and townhome developments require a waiver of this requirement.

The project will maintain a significant number of existing, mature trees that extend to the west property line along Terra Cotta Road. There are also overhead utility lines within the public right-of-way along Terra Cotta Road. These existing conditions do not provide adequate room for the installation of additional trees.

Comprehensive Land Use Plan 2030 Vision Summary Review:

Land Use: Residential
The proposed use will require an amendment to the Comprehensive Plan from a Commerce designation to Residential. The goal of a Residential designation is as follows:

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

The Comprehensive Plan indicates this can be accomplished with the following supporting action:

Supporting Action: Encourage a diversity of housing types throughout the city, which satisfy wide-range needs for all persons regardless of age, race, religion, national origin, physical ability and economic level for existing and future city residents.

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 (Terra Cotta Development, dated 07/11/2021, received 11/02/2021)
   B. Site Plan (Midwestern Consulting, dated 11/02/2021, last revised 12/23/2021, received 12/21/2021)
   C. Landscape Plan (Midwestern Consulting, dated 11/02/21, last revised 12/23/21, received 12/21/2021)
   D. Elevations (Sebree Architects, received 11/19/2021)
   E. Engineering Plans (Midwestern Consulting, dated 11/02/2021, last revised 12/23/2021, received 12/21/2021)
   F. Project Narrative (Clover Communities Crystal Lake LLC, dated 11/19/2021, received 11/19/2021)
   G. Traffic Impact Study (Gewalt Hamilton Associates, Inc., dated 09/29/2021, received 09/30/2021)

2. Final elevations must comply with the requirements of the UDO Design Standards of Section 4-900. Work with staff to include two of the suggested design elements listed below:
   A. Rafter tails under the projections in the gables
   B. Thicker window trim
   C. Extension of the brick vertically on a portion of the front elevation

3. Final Engineering Plans must be submitted with Final Planned Unit Development in compliance with the City's Code and Stormwater ordinance.

4. The Final Landscape Plan must comply with the landscape requirements of the UDO of Section 4-400.

5. A Final Photometric and Lighting Plan must comply with the lighting requirements of the UDO of Section 4-800.

6. If the City finds the parking to be insufficient for its residents and staff, the petitioner shall work with staff to provide additional parking on the site to meet the demand.

7. Traffic Study:
   A. Construct a new full access to IL Route 176 has been discussed aligned opposite the existing access for the office complex.
   B. Westbound left turns into the site from IL Route 176 will be made from a newly created westbound left turn lane within the existing painted median on IL Route 176.
   C. Eastbound right turns into the site from IL Route 176 will be made from the existing through lane. An increased curb radius is recommended, but a right turn lane is not warranted.
   D. Exiting traffic onto IL Route 176 should have separate right and left turn lanes under Stop Sign control.
   E. As previously noted, a 3/4 access (left turns in prohibited) to Terra Cotta Road has been discussed offset south of the existing Casey's access drive.
   F. Exiting traffic onto Terra Cotta Road should have separate right and left turn lanes under Stop Sign control.
   G. On-site parking should be increased by approximately 11 spaces to provide a supply sufficient to meet the Clover Group's internal data's suggested demand of 0.84 spaces per unit plus the City's required 0.25 spaces per unit guest parking requirements.
   H. Preserve additional space for future Right of Way along IL Route 176 and Terra Cotta Road (not dedicate) to minimize development impacts should IDOT ultimately improve the intersection to the geometrics recommended in the 2010 SRA report.

8. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works, Police and Fire Rescue Departments, as well as the City's traffic consultant, Gewalt Hamilton Associates, Inc. and stormwater consultant, Christopher B. Burke Engineering, Ltd.

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: Terra Cotta Development, LLC

Address: 2081 C Glengarry Cir.
Deer Park, IL 60010

Phone: 847-276-6579

E-mail: terracottacorners@att.net

Project Name & Description: Clover Communities Crystal Lake - 119 units of senior independent living to be constructed.

Project Address/Location: SEC of Terra Cotta and Rt 176

Signature	Lane R Moyer

Lane R. Moyer, President of Terra Cotta Development, LLC

Owner: Print and Sign name Date 7/11/21

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.

February 4, 2022

City of Crystal Lake
Mayor, City Council and
Community Development Department

VIA Electronic Submission

RE: Clover Communities Crystal Lake, LLC, 731 Terra Cotta – PZC Response

Clover Communities Crystal Lake LLC, has the property referenced above under contract and is seeking PUD approval of the use and general layout of the property. At the January 19, 2022 Planning and Zoning Commission Meeting they voted 4-3 in favor of denying the development. After reviewing our presentation and the comments from the PZC we think it is possible that we did not highlight and explain thoroughly why we need the identified variances/exceptions for our development.

Clover Communities are a niche market for age restricted living. There are many options when it comes to senior living that include, income restricted independent living (HUD financed), CCRC or continuum of care retirement communities that provide meals, health care and lifestyle assistance and then there are medical treatment-based facilities. Clover provides active, independent living without income restrictions. Clover's units are market-based rates for rents (comparable to all age rental communities) but also include all utilities and community conveniences such as storage, fitness centers, parking, community rooms, salon, and coffee bars on site.

The items identified by the PZC of concern were density and the layout of the building.

Density:

The property is currently zoned B-2 PUD and allows for a variety of high intensity commercial units by right, including nursing homes, car sales and repairs, big box retail, junior colleges, banquet rooms, heath clubs, offices, hospitals, and laboratories. Many other uses are permitted by the UDO but the

noted uses would all be more intense in use than the proposed residential. The proposed density is 13.9 dwelling units per acre. Because of Clover's unique age restriction and use restrictions (only two persons 55 years or older can occupy any unit) the maximum number of residents for 124 units is 248 residents. Based on historical data of all 60+ Clover Communities we would expect a maximum resident count of 147 residents.

A nursing facility on the property could by right have double the number of rooms as they are not defined as residential. Additionally, a nursing home has up to 3 shifts of professional care givers requiring parking and access to the property in addition to family and visitors.

The age restricted communities currently located in Crystal Lake have similar densities at 8 units per acre and 20 units per acre. However, both facilities are income-restricted.

The Crystal Lake Comprehensive Plan encourages a diversity of high quality housing to support a variety of lifestyles; our proposed use is not defined specifically in the UDO and has not been accounted for yet. Our building will remain age-restricted and is not designed for an all-age rental community and cannot be compared based on traffic and use to an average all-age rental or condominium community.

Building Design

Although the building appears to be long and large, much attention is given to the design of the building. For this particular site, approximately 1/3 of the site is used for storm water management. The size of the detention pond is 100 larger than most of our properties as we have to account for the water draining to the site from Rt 176 and Terra Cotta Road. The frontage along Rt 176 is limited as we are preserving area for future street widening by IDOT. Our designers to much care to keep our building as far as possible from the neighboring condominium development.

Our design is limited to one building as the intent of independent living is to have convenient common areas that can be used by all residents as a core community gathering space. There are ADA codes that we must design for as far as width of corridors, length of corridors and universal access. This limits the creativity of the building design.

Additionally, it is important to us and our residents to maintain a residential feel that is not designed to mimic an institutional building or nursing center. It is difficult in 2-D to show the homey feeling that comes from every unit having a private balcony and convenient access to parking.

We ask that in addition to the staff report and our earlier narratives provided that you consider our additional information and the benefit that we bring to locating in Crystal Lake. It has been an absolute pleasure working with your professional staff and we hope to become an upstanding part of this community.



Thank you,

Beth Ernat

Development Director

Clover Communities Crystal Lake

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JANUARY 19, 2022
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

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

ALLOW REMOTE PARTICIPATION BY COMMISSION MEMBER ATKINSON

Mr. Greenman asked for a motion to allow Commission Member Atkinson to participate via phone.

Ms. Teetsov made a motion to allow phone participation for Commission Member Atkinson. Mr. Jouron seconded the motion. On voice vote, all members voted aye. Mr. Greenman confirmed that Commission Member Atkinson could hear the meeting.

CALL TO ORDER

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

Michael Magnuson, Director of Public Works and Engineering, 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 JANUARY 5, 2022 PLANNING AND ZONING COMMISSION MEETING

Mr. Jouron moved to approve the minutes from the January 5, 2022 regular Planning and Zoning Commission meeting as presented. Mr. Skluzacek seconded the motion. On roll call, members Gronow, Jouron, Teetsov, Repholz, Skluzacek, Atkinson and Greenman voted aye. Motion passed.

2021-226 – 5501 AND 5459 NORTHWEST HIGHWAY – FINAL PLANNED UNIT DEVELOPMENT APPROVAL FOR WENDY'S AND GUZMAN Y GOMEZ

Final Planned Unit Development for two new limited service restaurants.

Mitch Goltz with GW properties, was present to represent the petition. He summarized the site elements and presented the plan and elevations for the two new limited service restaurants. Wendy's will be relocating from their current location and Guzman Y Gomez will be a new restaurant, with the Crystal Lake location the second in the United States. He stated that Raising Canes is the strongest performing store in the market. Wendy's and Guzman Y Gomez hope to open later this year to join Raising Canes.

3. Work with staff to provide landscape throughout the parking lot and along Route 31.

4. The existing non-conforming pole sign must be removed and replaced with a monument sign that complies with the UDO sign criteria, including landscaping.

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

6. **The petitioner shall work with the adjacent property owner on the striping and signing of the parking lot to designate their spaces**. **Added by PZC**

Mr. Jouron seconded the motion. On roll call members, Skluzacek, Teetsov, Repholz, Jouron, Gronow and Greenman voted aye. Mr. Atkinson recused himself. The motion passed 6-0.

2021-203 – 731 E. TERRA COTTA SENIOR LIVING APARTMENTS – COMPREHENSIVE LAND USE MAP AMENDMENT, REZONING, PRELIMINARY PLANNED UNIT DEVELOPMENT AND VARIATION

Comprehensive Land Use Plan Amendment from Commerce to High Density Residential, Rezoning from B-2 PUD to R-3B PUD and a Preliminary Planned Unit Development to allow a 124-unit Age-Restricted Independent Living apartment development with variations.

Beth Ernat on behalf of Clover Construction, petitioner, and Rob Wagner, Midwestern Consulting, LLC, were present to represent the petition. Mr. Dan Brinkman was present representing Gewalt Hamilton, the traffic consultant. Ms. Ernat presented an overview of Clover Communities and their experience and background. They are based out of New York and have been doing this for 35 years. She stated the units range from approximately $1,500-$1,700 a month with utilities included. She noted the amenities such as a community room, fitness room, and storage. She mentioned the neighborhood meeting where many residents were concerned with traffic. She states Clover is a low traffic user, and less than apartments and single-family residences. The average resident is a 76-year old woman. Mr. Wagner walked through the PowerPoint presentation. He spoke to the Comprehensive Land Use Map Amendment and Rezoning. He noted the development is next to Sunrise Senior Living, and the site has good access. He stated both the setbacks and impervious surface coverage meet the UDO requirements. He stated they expect 147 residents, and the development will provide 40 garage spaces. He stated they are working with the City on stormwater and that this is a complicated site with a lot of depressions. He spoke to the proposed landscaping and that they intend to keep many of the trees on the west side of the property. He spoke to the traffic study, sidewalk extensions, and elevations. Ms. Ernat stated there are several options for parking, and they do not assign parking spaces. She understands the parking concerns with Sunrise; however, they will only have 3 employees on-site and are willing to land bank spaces. Mr. Wagner talked through the requested variations and staff's recommended conditions.

Mr. Greenman opened the public hearing.

Mr. Edward Dose, 227 Mistwood Lane, resident of Mistwood stated he has concerns with traffic. He stated it is difficult to get in and out of Mistwood.

Mike Salamh, 665 Silk Oak Lane, President of Mistwood HOA, stated Mistwood residents are concerned with safety and that people cut down their streets going 60-70 mph. He stated Clover residents would be able to look into their windows form the upper levels. He noted that Sunrise employees park on the streets and in the cul-de-sacs.

There being no one else to speak, Mr. Greenman closed the public hearing.

Mr. Brinkman provided a background on traffic reports and what goes into creating a traffic study. He stated the impact on existing traffic will be minimal. He understands the existing conditions are not great. Answering a question, he could not see how this development would add to cut-through traffic as anyone coming to this site would not need to drive through Mistwood to access this site.

Staff member Ms. Rivard, presented the information about the request, noting what type of uses were permitted by right in the B-2 zoning district.

Mr. Greenman asked the petitioner if he agreed with the conditions of approval. They stated that they could meet all the conditions.

Mr. Repholz was very much in favor of this type of development. There is a huge market and very little product. She stated she had concerns with the number of variations. This feels like they are trying to pack too much on the site. She asked about the unit count. Ms. Ernat stated they needed to increase the number of units to make the project cost effective. She said this would be a much better neighboring use than a bowling alley or other commercial use. Ms. Ernat noted the building is 600 feet from the nearest house or approximately two football fields. She stated they do not want to disturb the existing wetland on site.

Mr. Jouron noted they are requesting several variations, and the PUD allows variations provided they are providing something special. He asked the petitioner to explain how they are going above the requirements would allow people to age in place. They are providing a connection to the existing sidewalk network, updating signals on Terra Cotta, new striping lanes on Route 176, and the stormwater basin will handle the regional water that is flowing there. She explained the "H" shape of the building was due to accessibility requirements, the rectangular shape of the lot, the roadway setbacks and providing balconies to all units rather than interior units only. Mr. Jouron asked if they could reduce the density. Ms. Ernat noted the unit count and said that removing 6 units would do very little to change the size and shape of the building; and, instead it would cause a dramatic loss in the budget.

Ms. Teetsov thanked the petitioner for the presentation and fulfilling a housing need. She liked that they were preserving the wetland area and some of the mature trees. She agrees with the condition regarding the vinyl siding. She asked how snow removal be handled? Ms. Ernat replied that their maintenance group plows immediately to ensure sufficient parking. There is not a parking problem at their other locations. If they cannot provide adequate parking, then people will choose to live elsewhere.

Mr. Gronow agreed this type of housing was needed. He believed that traffic generated from this development would not increase the cut-through traffic. He was glad to see the land banked parking. He

thought the height was ok due to the setbacks. He was concerned with the "H" shape, parking and density. He asked the petitioner to come back with the Final PUD and improve the architecture.

Mr. Skluzacek asked about the deferred parking location. Ms. Ernat noted the deferred parking location in the green courtyard space north of the access road. This area would be graded for the parking, but left as grass. If parking was needed, they would remove the grass and soil and be able to construct the base and asphalt for the parking.

Mr. Atkinson said this is a much needed product. He had a concern with the siding, and he felt the density is too high. He does not like the "H" shape of the building. He thought it felt too institutional.

Mr. Greenman asked staff if a condition needed to be added to address the vinyl requirement. Ms. Rivard said no, they need to meet the design standards since they are not requesting a variation from them. He asked what the time table would be if it was found the additional parking was needed. Ms. Ernat said about 3-4 weeks. Mr. Greenman asked the petitioner to work with staff on the Final PUD. He would like to see the petitioner be more creative with the architecture. He also informed the members that their recommendation was without supporting the deferral of burying the overhead utility lines.

Mr. Jouron made a motion to deny the request. Mr. Atkinson seconded the motion.

Mr. Greenman asked the PZC members to discuss the denial and the reason for their votes.

Mr. Jouron said he was concerned with the density and did not like the site layout.

Mr. Atkinson said the building is very big and the density is high. He noted this was an entryway into Crystal Lake.

Ms. Repholz said she is ok with the proposal.

Ms. Teetsov would support the density if the building could look a little more residential.

Mr. Gronow liked the project if the density and layout was addressed.

Mr. Skluzacek said the size of the building is too big.

Ms. Ernat stated the density is in line with other developments. She said it would be good to have a rendering to show the scale of the building in relation to the adjacent uses. She noted that single family can be 28 feet high and their building is 35 feet high. Also, the rendering would show how much undulation there is in the elevations and appears very residential in character. She noted that the City's UDO is not set up to deal with multi-family housing. If they were a nursing home or assisted living care project they could have many more units in the same size building and more people per room. Their covenants limit the number to a maximum of 2 persons per unit.

Mr. Greenman asked if she wanted a vote to move forward or to continue the use to come back and reduce the density. Ms. Ernat needed a vote on the use of the property as the company has already spent considerable money to get to this point.

There was a motion and a second on the table. On roll call Members Gronow, Jouron, Atkinson, and Greenman voted yes to deny the project. Members Repholz, Teetsov and Skluzacek voted no on the denial. Motion passed 4-3 with a recommendation of denial.

REPORT FROM PLANNING

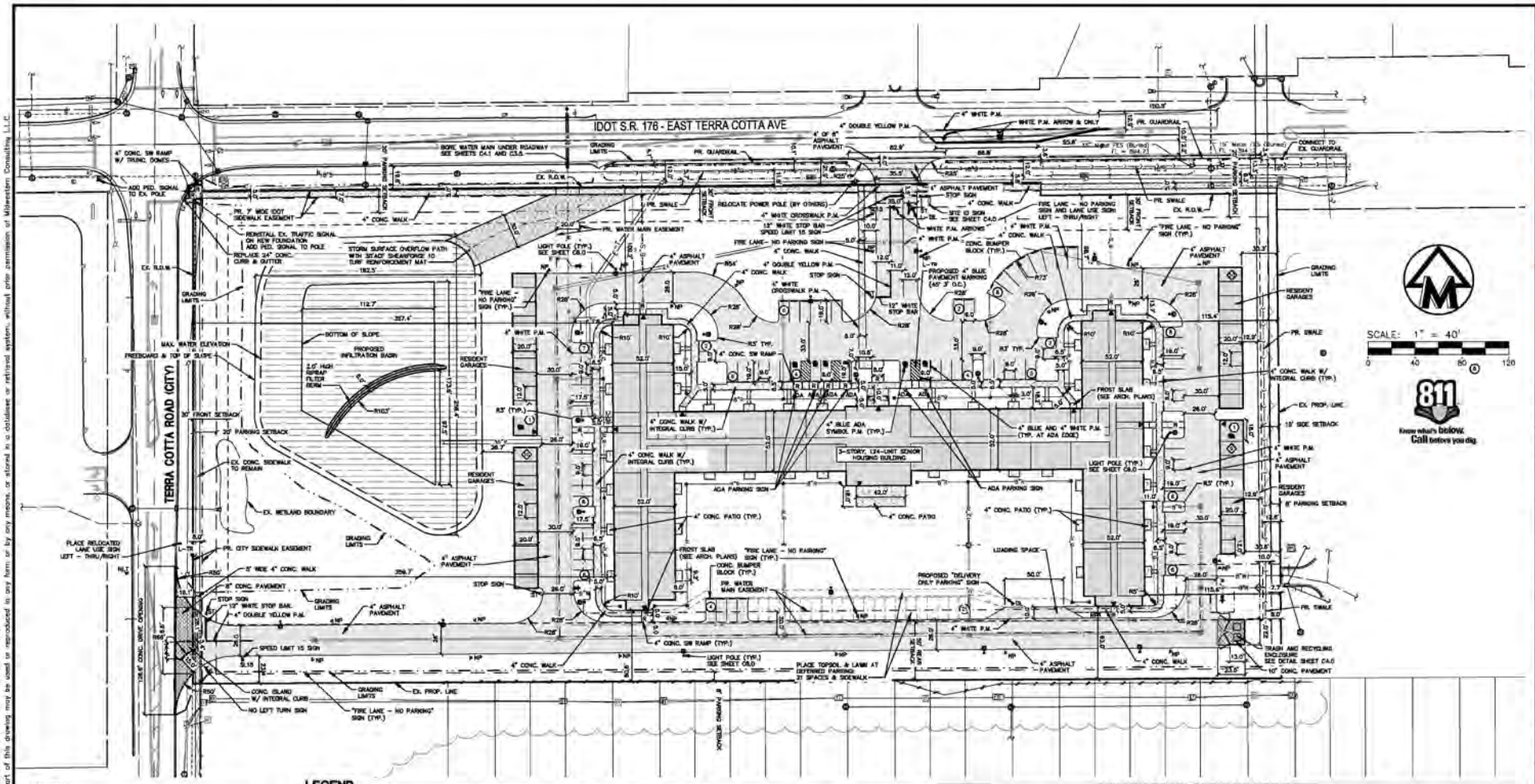
Ms. Maxwell summarized the items that were approved by City Council and noted there were no items scheduled for the next PZC meeting, February 2, 2022 and it would be cancelled.

COMMENTS FROM THE COMMISSION

The Commission asked staff to look at the densities of other multi-family projects and look at densities of other senior project in the City or surrounding municipalities.

ADJOURNMENT

Mr. Gronow made a motion to adjourn the meeting. Mr. Skluzacek seconded the motion. On voice vote, all members voted aye. The meeting was adjourned at 9:51 p.m.



NOTES

1. WORK IN STATE ROUTE 172 RIGHT-OF-WAY, AND AT THE INTERSECTION OF S.R. 172 AND TERRA COTTA ROAD, SHALL BE PERMITTED AND APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION.
2. WORK IN THE TERRA COTTA ROAD RIGHT-OF-WAY SHALL BE PERMITTED AND APPROVED BY THE CITY OF CRYSTAL LAKE.
3. ALL PAVEMENT MARKINGS AND SIGNS SHALL COMPLY WITH THE 2023 MUTCD AND 2016 IDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION. PAVEMENT MARKINGS SHALL BE WATERBORNE UNLESS REQUESTED OTHERWISE BY THE CITY OF CRYSTAL LAKE OR IDOT.

LEGEND

ASPHALT ROADWAY
CONCRETE SIDEWALK
CONCRETE PATIO
CONCRETE PAVEMENT
BUILDING
RESIDENT GARAGES

EXIST. UTILITY POLE
PROP. TRANSFORMER
EXIST. OVERHEAD UTILITY LINE
PROP. LIGHT POLE
EXIST. TELEPHONE LINE
PROP. TELEPHONE LINE
EXIST. ELECTRIC LINE
PROP. ELECTRIC LINE
EXIST. GAS LINE
PROP. GAS LINE
EXIST. FIBER OPTIC LINE
PROP. FIBER OPTIC LINE
EXIST. WATER MAIN
PROP. WATER MAIN
EXIST. HYDRANT
PROP. HYDRANT
EXIST. GATE VALVE IN BOX
PROP. GATE VALVE IN BOX
EXIST. GATE VALVE IN WELL
PROP. GATE VALVE IN WELL
EXIST. STORM SEWER
PROP. STORM SEWER
EXIST. CATCH BASIN OR INLET
PROP. CATCH BASIN OR INLET
PROP. BEEHIVE INLET
END SECTION
EXIST. SANITARY SEWER
PROP. SANITARY SEWER

SIDEWALK RAMP
SIGN
FIRE LANE – NO PARKING SIGN
STOP SIGN
ADA PARKING SIGN
NO LEFT TURN SIGN
DELIVERY ONLY PARKING SIGN
SPEED LIMIT 15 SIGN
PEDESTRIAN CROSSING SIGNAL
WELL
FENCE
TREE OR BRUSH LINE
PROP. C/L OF SWALE
PROP. GUARDRAIL
PROP. SIDEWALK EASEMENT
PROP. PARKING SETBACK
PROP. SETBACK
PROP. WATER MAIN EASEMENT
PROP. BUMPER BLOCK
GRADING LIMITS
WETLAND LIMITS
NUMBER OF PARKING SPACES
NUMBER OF HANDICAP PARKING SPACES
NUMBER OF GARAGE PARKING SPACES
SECTION CORNER

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

DEVELOPMENT SUMMARY AND COMPARISON CHART

Zoning Classification: B-2/PUD (General Commercial)—Proposed Rezoning to R-3B-PUD (Multi-Family Residential)
Number of Units: 124 Units Total: 5 1-bedroom + 119 2-bedroom

SITE INFORMATION	Requirement	Calculated Requirement	Provided	Variance Requested
Minimum Lot Area	1,400 + 4,000/unit	1,400 + 4,000 x 124 = 497,400 sft = 11.42 ac	388,832 sft = 8.93 ac	106,468 sft = 2.49 ac
Minimum Lot Width	50 + 10/unit	50 + 10 x 124 = 1,290 ft	924 ft	366 ft
Dwelling Unit Density	9.0 units/acre	9.0 units/acre	124 units / 8.93 ac = 13.9 units/ac	4.9 units/ac
Front Setback	30 ft	30 ft	98.7 ft	—
Side Setback	15 ft	15 ft	30.3 ft	—
Rear Setback	50 ft (abutting 1-family homes)	50 ft	60.6 ft	—
Maximum Building Lot Coverage	30% of site	30%	44,915 sft + 9,840 sft garages = 54,755 sft total / 388,832 ft = 14.2%	—
Maximum Impervious Lot Coverage	85% of site	85%	54,365 sft roof + 86,221 pvmt + 8,508 deferred parking = 107,223 sft / 388832 = 27.8%	—
Maximum Building Height	35 ft	35 ft	35 ft	—
Maximum Stories	N/A	N/A	3 stories	—
Total Building Floor Area	N/A		133,345 sft + 9,840 sft garages = 143,5K5 sft total	—
Floor Area Ratio (FAR)	0.8 maximum		0.8 143,353 / 388,832 = 0.37	—
Minimum Apartment Area	N/A	N/A	678 sft (1 BR), 778-910 (2 BR)	—
Vehicle Parking (Multi-Family Residential)	1.5/ 1BR unit, 2.25 / 2BR unit	1.5 x 4 1BR + 2.25 x 119 2BR = 274	124 total (84 surface + 40 garage)	129 spaces
			Add'l 21 deferred spaces (145 total)	
ADA Parking Spaces Required	ADA Chart	5 ADA spaces for 101-150 (1 to be van space)	6 van spaces provided (6 surface + 2 garage)	—
Loading Space	1 space	1 space	1 provided	—

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CLOVER COMMUNITIES CRYSTAL LAKE LLC

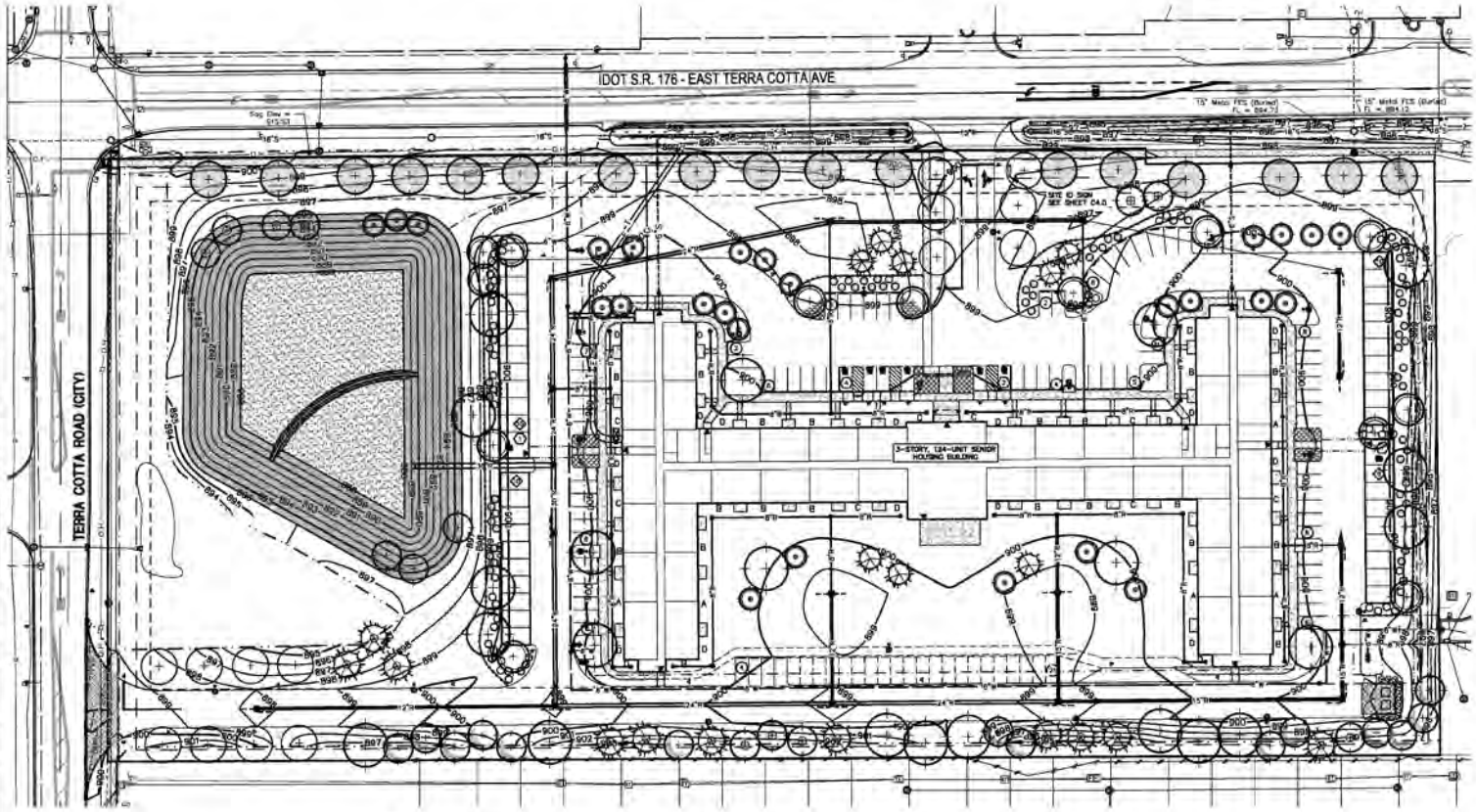
SITE PLAN FOR PLANNING COMMISSION
SITE LAYOUT AND PAVING PLAN

C2.0

JOB No. 21216
DES. DRWN. CHKD.
DATE: 12/22/2023
SHEET 6 OF 37

NO.	DESCRIPTION	DATE
1	SITE PLAN SUBMITTAL 1	11/29/23
2	SITE PLAN SUBMITTAL 2	12/22/23

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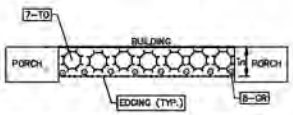


811 Know what's below. Call before you dig.

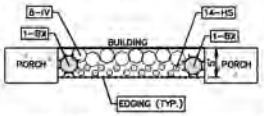
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LANDSCAPE LEGEND

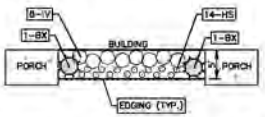
- AUTUMN BLAZE RED MAPLE
- REDSPIRE PEAR
- BLACK HILLS SPRUCE
- SERVICEBERRY
- JAPANESE LILAC
- GREEN COLUMN BLACK MAPLE
- NORWAY SPRUCE
- REDMOND LINDEN
- REDBUD
- ARROWWOOD VIBURNUM
- GRAY DOGWOOD
- GLOBE ARBORVITAE
- GREEN MOUNTAIN BOXWOOD
- EMERALD GREEN ARBORVITAE
- AUTUMN JOY SEDUM
- LITTLE HENRY SWEETSPIRE
- ROZANNE GERANIUM
- STELLA D'ORO DAYLILY
- PERENNIAL BED
- BASIN BOTTOM SEED MIX
- SIDE SLOPE SEED MIX
- SWALE SEED MIX
- PROPOSED EDGING
- A/TO/C/D FOUNDATION PLANTINGS — SEE TYPICAL DETAILS



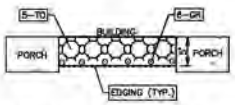
FOUNDATION PLANTING TYPE A
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FOUNDATION PLANTING TYPE B
SCALE: 1" = 10FT



FOUNDATION PLANTING TYPE C
SCALE: 1" = 10FT



FOUNDATION PLANTING TYPE D
SCALE: 1" = 10FT

PLANT SCHEDULE

Symbol	Tree Mitigation	Foundation	Parking	Other	Botanical Name	Common Name	Spp Group	Size	Cont	Notes
AC	58				Amelanchier canadensis	Serviceberry	B	2.5" cal	B&B	
PG	3		2		Picea glauca 'Densata'	Black Hills Spruce	B	6' hgt	B&B	
TA	17		4		Tilia americana 'Redmond'	Redmond Linden	A	3.5" cal	B&B	
SR			15		Syringa reticulata	Japanese Tree Lilac	B	2.5" cal	B&B	
AR	10		7		Acer rubrum 'Autumn Blaze'	Autumn Blaze Red Maple	B	2.5" cal	B&B	
CC	27				Cercis canadensis	Redbud	B	2.5" cal	B&B	
AS	9				Acer saccharum nigrum 'Green Column'	Green Column Black Maple	A	2.5" cal	B&B	
PC	16				Pyrus calleryana 'Redspire'	Redspire Pear	A	2.5" cal	B&B	
PA	11				Picea abies	Norway Spruce	B	6' hgt	B&B	
SUBTOTAL			26							
IV		274			Ilex virginica	Little Henry Sweetspire		36" hgt	B&B	
VO			54		Viburnum dentatum	Arrowwood Viburnum		36" hgt	B&B	
CR			61		Cornus racemosa	Gray Dogwood		36" hgt	B&B	
BX		40			Buxus x 'Green Mountain'	Green Mountain Boxwood		No. 3	Cont.	
TO		80			Thuja occidentalis 'Little Giant'	Little Giant Globe Arborvitae		36" hgt	B&B	
TS				12	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	A	4' hgt	B&B	
SUBTOTAL			115							
HS		280			Hemerocallis 'Stella d'Oro	Stella D'Oro Daylily		No. 3	Cont.	
SS		171			Sedum spectabile	Autumn Joy Sedum		No. 3	Cont.	
GR		94			Geranium 'Rozanne'	Rozanne Geranium		No. 3	Cont.	
TOTAL	109	939	141	12						

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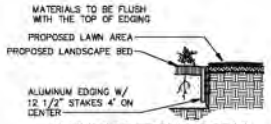
CLOVER COMMUNITIES CRYSTAL LAKE LLC

SITE PLAN FOR PLANNING COMMISSION
LANDSCAPE PLAN

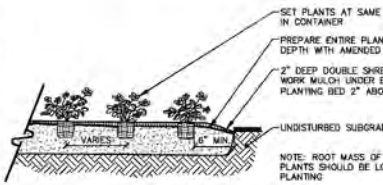
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JOB No: 21216
DATE: 12/22/2021
SHEET: 34 OF 37
DRAWN: MW
CHKD: JMF

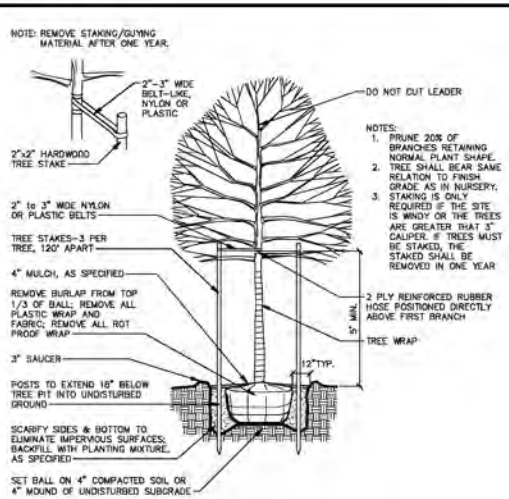
NO.	DATE	DESCRIPTION
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2	12/22/21	SITE PLAN SUBMITTAL 2



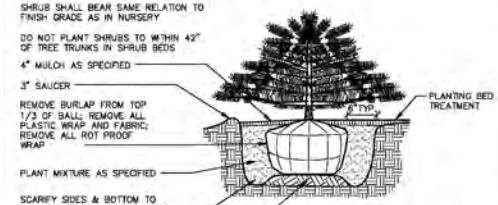
ALUMINUM EDGING DETAIL
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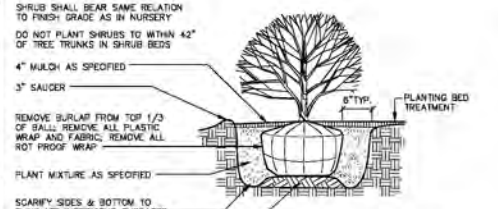
ANNUAL AND PERENNIAL PLANTING
SCALE : NTS



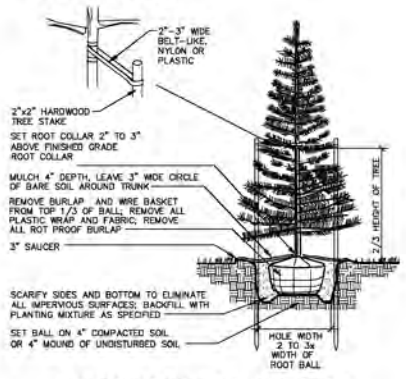
DECIDUOUS TREE PLANTING DETAIL
2-1/2" CAL. OR SMALLER
SCALE: NTS



EVERGREEN SHRUB PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

Basin Bottom - Stormwater Seed Mix by Cardno

Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses/Sedges/Rushes:		
Andropogon furcatus	Blue Bluestem	1.00
Carex crinitamaria	Crested Oval Sedge	0.50
Carex lurida	Bottlebrush Sedge	3.00
Carex stipanoidea	Common Fox Sedge	2.00
Elymus virginicus	Virginia Wild Rye	16.00
Glyceria striata	Fowl Manna Grass	1.00
Juncus effusus	Common Rush	1.00
Leersia oryzoides	Rice Cut Grass	1.50
Panicum virgatum	Switch Grass	2.00
Schoenoplectus tabernaemontani	Great Bulrush	3.00
Scirpus atrovirens	Dark Green Rush	2.00
Scirpus cyperinus	Wool Grass	1.00
	Total	41.50
Temporary Cover:		
Avena sativa	Common Oat	512.00
	Total	512.00
Forbs & Shrubs:		
Alisma subcordatum	Common Water Plantain	2.00
Asclepias incarnata	Swamp Milkweed	2.00
Bidens frondosa	Beggar-ticks	2.00
Eupatorium perfoliatum	Common Boneset	1.00
Helenium autumnale	Common Sneezeweed	2.00
Iris virginica v. shrevei	Blue Flag	4.00
Lycopus americanus	Common Water Horehound	3.00
Mimulus ringens	Monkey Flower	1.00
Pycnanthemum tenuifolium	Slim Mountain Mint	0.50
Ratibida pinnata	Pinnate Prairie Coneflower	0.25
Rudbeckia hirta	Black-Eyed Susan	0.50
Sagittaria latifolia	Common Arrowhead	1.00
Solidago rigida	Stiff Goldenrod	2.00
Symphyotrichum novae-angliae	New England Aster	0.50
Symphyotrichum novae-angliae	New England Aster	0.50
Thalictrum dasycarpum	Purple Meadow Rue	2.00
	Total	26.00

Basin Side Slope - Economy Prairie Seed Mix by Cardno

Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses:		
Andropogon gerardii	Big Bluestem	12.00
Bouteloua curtipendula	Side-Oats Grama	16.00
Carex spp.	Prairie Sedge Species	3.00
Elymus canadensis	Canada Wild Rye	24.00
Panicum virgatum	Switch Grass	2.50
Schizachyrium scoparium	Little Bluestem	32.00
Sorghastrum nutans	Indian Grass	10.00
	Total	101.50
Temporary Cover:		
Avena sativa	Common Oat	460.00
Lolium multiflorum	Annual Rye	460.00
	Total	460.00
Forbs:		
Asclepias syriaca	Common Milkweed	1.00
Asclepias tuberosa	Butterfly Weed	1.00
Chamaecrista fasciculata	Partridge Pea	10.00
Coreopsis lanceolata	Sand Coreopsis	8.00
Echinacea purpurea	Broad-Leaved Purple Coneflower	8.00
Helianthus helianthoides	False Sunflower	0.25
Monarda fistulosa	Wild Bergamot	0.50
Penstemon digitalis	Tall White Beard Tongue	1.00
Ratibida pinnata	Yellow Coneflower	4.00
Rudbeckia hirta	Black-Eyed Susan	8.00
Silphium perfoliatum	Cup Plant	0.50
Solidago speciosa	Showy Goldenrod	0.50
Symphyotrichum laeve	Smooth Blue Aster	1.00
Symphyotrichum novae-angliae	New England Aster	0.50
	Total	41.75

Swale Seed Mix by Cardno

Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses/Sedges:		
Andropogon gerardii	Big Bluestem	9.00
Carex bromoides	Common Oval Sedge	0.50
Carex lurida	Bottlebrush Sedge	3.00
Carex spp.	Prairie Sedge Species	9.00
Carex stipanoidea	Brown Fox Sedge	3.00
Elymus canadensis	Canada Wild Rye	16.00
Elymus virginicus	Virginia Wild Rye	16.00
Juncus tenuis	Path Rush	1.00
Panicum virgatum	Switch Grass	3.00
Scirpus atrovirens	Dark Green Rush	2.00
Scirpus cyperinus	Wool Grass	0.50
Sorghastrum nutans	Prairie Cord Grass	3.00
	Total	80.00
Temporary Cover:		
Avena sativa	Common Oat	512.00
	Total	512.00
Forbs:		
Alisma subcordatum	Common Water Plantain	1.00
Asclepias incarnata	Swamp Milkweed	2.00
Chelone glabra	Get Coolpod	1.00
Eupatorium perfoliatum	Common Boneset	1.00
Eupatorium maculatum	Spotted Joe Pye Weed	1.00
Iris virginica v. shrevei	Blue Flag	4.00
Lycopus spp.	Marsh Bugleweed	1.00
Lycopus americanus	Common Water Horehound	0.50
Mimulus ringens	Monkey Flower	0.50
Penstemon digitalis	Dark Beardtongue	1.00
Pycnanthemum virginianum	Common Mountain Mint	0.50
Rudbeckia hirta	Black-Eyed Susan	1.00
Sagittaria latifolia	Wild Katniss	1.00
Silphium perfoliatum	Cup Plant	1.00
Symphyotrichum novae-angliae	New England Aster	0.50
Verbena hastata	Blue Vervain	0.50
Zizia aurea	Golden Alexanders	2.00
	Total	28.00

LANDSCAPE NOTES

1. For any plant quantity discrepancies between the plan view and the plant schedules, the plant schedule shall take precedence.
2. Plant materials shall be selected and installed in accordance with standards established by the City of Crystal Lake.
3. Landscape contractor shall provide irrigation/winter source for proposed plant material for two years from time of planting or for period specified in contract.
4. All diseased, damaged or dead material shown on the site plan at prescribed plantings shall be removed by top end of the following growing season.
5. Nursery all disturbed areas with a minimum of four (4) inches of topsoil and seed/ fertilize/mulch unless otherwise noted on landscape plan.
6. All disturbed areas not to be seeded with native seed mixes identified on the Landscape Plan shall be lawn areas. Lawn seed mix shall meet species composition requirements of IDOT Class 1 Lawn Mixture. Seed shall be installed and established per IDOT standard specifications mix(s) current issue. Mulch within 24 hours with two (2) tons of straw per acre, or 75 bales of seamless mulch per acre. Anchor straw mulch with tackifier courtesy of adhesive material applied at the rate of 150 gal. / acre.
7. Fertilizer for the initial installation of lawn shall provide not less than one (1) pound of actual nitrogen per 1,000 sq ft of lawn area and shall contain not less than one percent (1%) potassium and four percent (4%) phosphoric acid.
8. After the first growing season, only fertilizers that contain NO phosphorus shall be used on the site in lawn areas only.
9. Areas identified on the Landscape Plan with seed mixes shall be seeded with specified seed mixes from Michigan Wildflower Farms, or equivalent as approved by landscape architect. Temporary cover crop shall be included with all seed mixes. Seeding rates and installation techniques shall be confirmed with supplier.
10. All planted areas with slopes less than 1:5 (one vertical foot for every 5 horizontal feet) shall be mulched with straw mulch at the rate of two (2) bales per 1,500 square feet. All planted areas with slopes greater than 1:3 shall be seeded and provided with a biodegradable erosion control blanket such as North American Green S150, 100% biodegradable, jute netting or approved substitutions, and shall be secured with biodegradable stakes.
11. Deciduous plants shall be planted between March 1 and May 15 and from October 1 until the ground soil freezing fixture. Evergreen plants shall be planted between March 1 and June 1 and from August 15 to September 15.
12. All compacted subgrade soils in proposed planting areas shall be tilled to a minimum 12-inch depth prior to placement of a minimum of 6" topsoil, plantable loam, or other planting media as specified.
13. All landscape beds on planting plan where identified as being lined with edging contractor shall install a commercial grade steel edging. Edging shall be fabricated in 10' - 20' sections with 'inches rolled loops reinforced in top of section at a minimum of 12" on center. Use minimum 12" tapered steel anchoring stakes (3/16" thick) provided by manufacturer. Edging and stakes shall be finished with black enamel paint.
14. All trees to be located a minimum of 10 feet from public utilities.
15. All single trunk, deciduous trees shall have a straight with a symmetrical crown with a central leader. One forked trees or those with thin or open crowns shall not be accepted.
16. All evergreen trees, where applicable, shall be branched fully to the ground, symmetrical in shape and have not been sheared to the last three (3) growing seasons.
17. Proposed trees will be planted a minimum of 15 feet apart.
18. Topsoil and compost shall meet most recent issue of IDOT standard specifications for Topsoil and Compost.
19. Planting Soil: Existing, in-place or stockpiled topsoil. Supplement with imported topsoil as needed. Verify suitability of existing surface soil by previous water planting soil. Remove stones, roots, plants, and debris, clay lumps, pockets of coarse sand, concrete slurry, concrete layers or chunks, cement, plaster, building debris, soil or like extraneous materials harmful to plant growth. Mix surface soil with the following soil amendments to produce planting soil:
   a. Peat of Loose Compost to Topsoil by Volume: 1:4.
   b. Weight of Lime per 1000 Sq. Ft.: Amend with lime only on recommendation of soil test to adjust soil pH.
   c. Weight of Sulfur or Aluminum Sulfate per 1,000 Sq. Ft.: Amend with sulfur or aluminum sulfate only on recommendation of soil test to adjust soil pH.
   d. Volume of Gypsum: Amend with sand only on recommendation of Landscape Architect to adjust soil texture.
   e. Weight of Slow-Release Fertilizer per 1,000 Sq. Ft.: Amend with fertilizer only on recommendation of soil test to adjust soil fertility.

Maintenance and Warranty:

1. Maintain plantings by mowing, cultivating, watering, weeding, fertilizing, re-mulching, restoring planting saucers, adjusting and repairing rain-installation devices, repairing to proper grades or vertical position, and performing other operations as required to establish healthy, viable plantings. Spray or treat as required to keep trees and shrubs free of insects and disease.
2. Fill in as necessary soil subsidence that may occur because of settling or other processes. Replace mulch materials damaged or lost in areas of subsidence.
3. Apply treatments as required to keep plant materials, planted areas, and soils free of pests and pathogens or disease. Use integrated pest management practices whenever possible to minimize the use of herbicides and reduce hazards. Treatments include physical controls such as hosing off foliage, mechanical controls such as traps, and biological control agents.
4. Maintenance shall warranty all plant material and trees to remain alive and be in healthy, vigorous and free new condition for the specified period from installation to Substantial Completion. The entire Landscaping Project, including but not limited to: plants, shrubs, mulches, etc. are to be under Warranty for One-Year after Substantial Completion date of the Project. Trees (including street trees as specified in the landscape plan and mitigation trees based on trees recommended to be saved) are to be under Warranty for Two Years after Substantial completion date of the Project. At the end of the specified Warranty period the Owner's Representative will inspect plant material for compliance. Contractor shall replace, in accordance with the drawings and specifications, all plants, trees, shrubs, etc. or as determined by the Owner's Representative, one in an unhealthy or unsightly condition. Warranty shall not include damage or loss of plants, trees, and shrubs caused by fire, thefts, freezing rains, lightning storms, or winds over 75 miles per hour, acts of vandalism or negligence on the part of the owner, or any other occasion beyond landscape contractor's control.
5. During the warranty period for the installed deciduous mitigation trees:
   a. The trunk of young trees shall be wrapped in late autumn and wrap shall be removed in early spring.
   b. Burlap screening or wrapping shall be installed on the southwest and sideward sides from late autumn to early spring.
   c. Trees shall be watered in spring and autumn and during dry conditions at a frequency determined by certified arborist.
   d. Mulching around trees shall be maintained at a depth of 3 to 4 inches

Native Seeding/Installation and 3-year Maintenance:

1. Seeding installation shall be performed by a qualified contractor with demonstrated experience of successful established seeding and as approved by the City and client. Seed shall be installed per manufacturer's specification.
2. No chemicals are allowed in the stormwater features with the following exemption: invasive species may be treated with chemicals by a certified applicator.
3. Upon completion of construction in Year 1, native seeding areas and stormwater areas shall be newly seeded with cover crop and straw mulch or erosion control blanket.
4. In Year 1 installation season - three herbicide applications shall be performed in order to eradicate weedy species in native seed installation areas. Contractor is responsible for obtaining any necessary permits for herbicide applications. All herbicide applied to native areas shall be suitable for aquatic environments.
5. In year 1, native seeding and stormwater planting areas shall be seeded after October 1, but before November 30 (or prior to ground freezing) or as approved by Landscape Architect or guaranteed by the supplier. Contractor shall perform regularly scheduled watering for installed seed and as needed based on weather conditions to ensure germination and establishment of seed.
6. Native seeding areas shall be maintained by contractor for two years after installation season to promote establishment of native vegetation and reduce weeds and invasive species. Contractor is responsible for obtaining any necessary permits for herbicide applications. All herbicide applied to native areas shall be suitable for aquatic environments.
7. During the first maintenance season, the seeded areas shall be mowed monthly to a height of 6 to 8 inches when vegetation reaches 12 to 15 inches in height through September. Annual invasive weeds such as ragweed, purple loosestrife, purple loosestrife, yellow or white sweet clover, black medic or other invasive species shall be spot controlled with herbicide. Do not mow and remove weeds during first maintenance season.
8. During the second growing season, the seeded areas shall be mowed approximately every month to a height of 8 inches when vegetation reaches 12 to 15 inches. Annual invasive weeds called above shall be spot controlled with or hand pulled as appropriate.
9. Long-term maintenance of the native seeded areas and detention basin shall be performed by the Owner. Maintenance shall include mowing to 4 inches in height during early spring (between 15th-early April) and taking all removed clippings. Spot treatment/removal of invasive weeds may be continuously localized areas become dominated by invasive species. Mowing is only allowed twice per year.

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

M:\Civil\Dwg_Pro\21216\Plot\L1.1 LANDSCAPE DETAILS, NOTES PDF.pc3
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Land Development • Land Survey • Institutional • Municipal

CLIENT
CLOVER COMMUNITIES CRYSTAL LAKE LLC
345 HARRIS HILL ROAD
WILLIAMSVILLE, NY 14221
ATTN: BETH ERNAT
734-545-0245

CLOVER COMMUNITIES CRYSTAL LAKE LLC
SITE PLAN FOR PLANNING COMMISSION
LANDSCAPE DETAILS

L1.1

JOB No. 21216
DESIGN
DRAWN
CHECKED
SITE PLAN SUBMITTAL 1
SITE PLAN SUBMITTAL 2

REV.	DATE
SITE PLAN SUBMITTAL 1	11/29/21
SITE PLAN SUBMITTAL 2	12/23/21

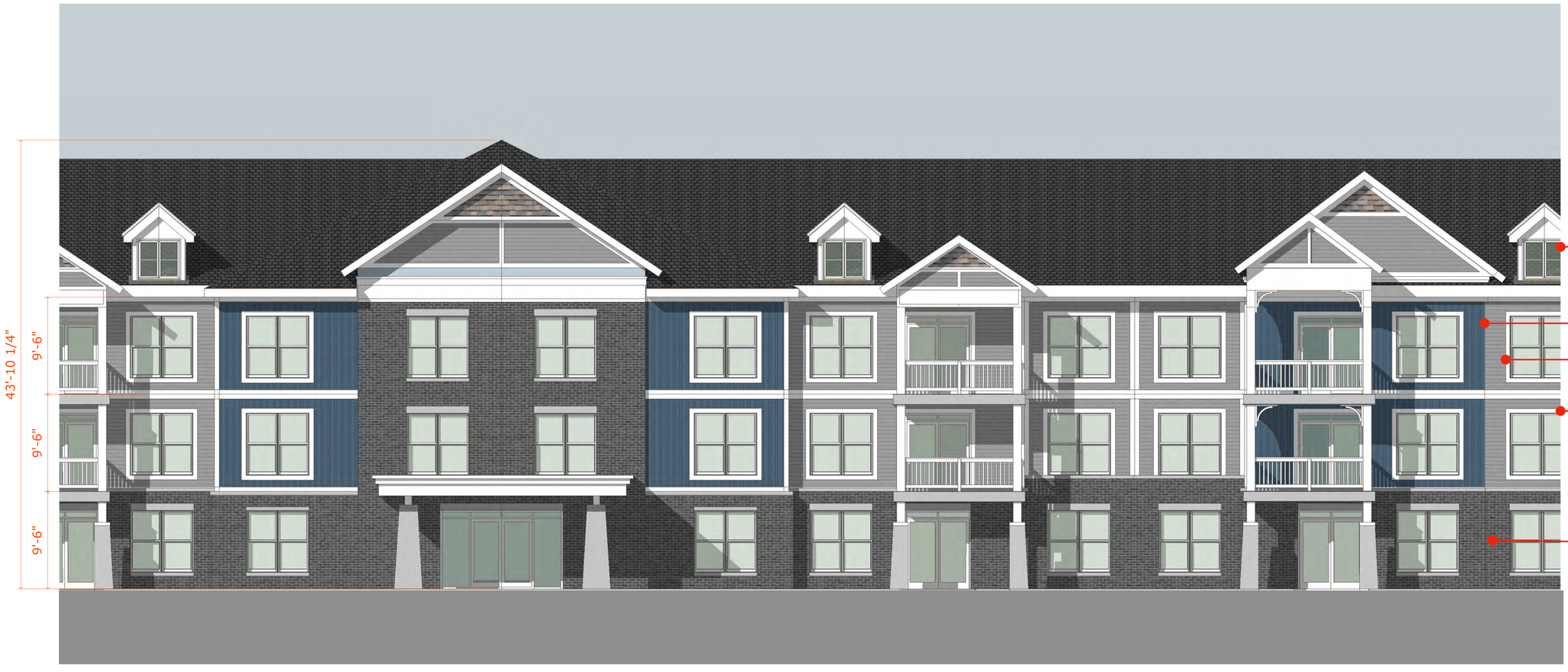
DATE: 12/22/2021
SHEET 27 OF 37
DES: JAM
DRN: RCW
CHK:
21216 L1.1



VIEW FROM EAST TERRA COTTA AVE LOOKING SOUTH



NORTH/ FRONT ELEVATION
SCALE 1/16"=1"



ENLARGED PART FRONT ELEVATION
SCALE 3/16"=1"

CLOVER SENIOR LIVING, CRYSTAL LAKE IL

SEBREE ARCHITECTS



SOUTH/ REAR ELEVATION
SCALE 1/16"=1"



WEST ELEVATION
SCALE 1/16"=1"



EAST ELEVATION
SCALE 1/16"=1"

CLOVER SENIOR LIVING, CRYSTAL LAKE IL

SEBREE ARCHITECTS

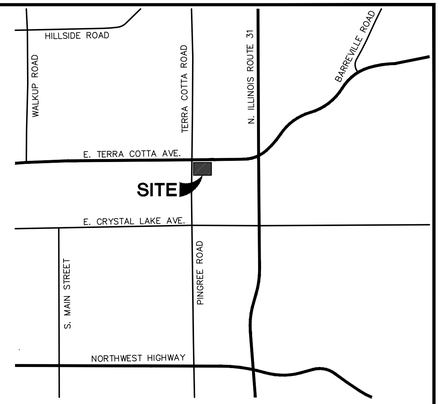
CLOVER COMMUNITIES CRYSTAL LAKE LLC

SE CORNER OF ILLINOIS STATE ROUTE 176 & TERRA COTTA RD.

(PARCEL ID: 14-34-301-048)

CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS 60014

SITE PLAN SUBMITTAL 2 - 12/23/2021



VICINITY MAP
SCALE : NTS

OWNER/APPLICANT

CLOVER CONSTRUCTION
348 HARRIS HILL ROAD
WILLIAMSVILLE, NY, 14221
CONTACT: BETH ERNAT
734-346-0246

ENGINEER/SURVEYOR/LANDSCAPE ARCH.

MIDWESTERN CONSULTING, LLC
3815 PLAZA DR.
ANN ARBOR, MI 48108
CONTACT: JEREMY MATTHEI
734-332-5317

ARCHITECT

SEBREE ARCHITECTS
97 DOVER ST., SUITE 400
AVON, IN 46123
CONTACT: RALPH PITMAN JR.
317-272-7800

PROJECT NARRATIVE

THIS CLOVER DEVELOPMENT PROJECT CONSISTS OF THE PROPERTY LOCATED AT THE SOUTHEASTERN CORNER OF ILLINOIS STATE ROUTE 176 AND TERRA COTTA ROAD, IN THE CITY OF CRYSTAL LAKE, ILLINOIS.

THE 8.93 ACRE SITE IS CURRENTLY ZONED B-2-PUD (GENERAL COMMERCIAL), AND IS PROPOSED TO BE REZONED TO R-3-PUD (MULTIFAMILY RESIDENTIAL) WITH DENSITY AND MINIMUM PARKING WAIVERS, TO ALLOW FOR THE CONSTRUCTION OF A 3-STORY, 124-UNIT SENIOR INDEPENDENT LIVING APARTMENT FACILITY. PLEASE SEE SHEET C2.0 FOR A FULL SITE DATA CHART OUTLINING THE MORE DETAILED SITE COMPLIANCE INFORMATION.

THE PROJECT WILL CONSTRUCT 40 ENCLOSED GARAGE PARKING SPACES, AND 84 SURFACE PARKING SPACES FOR A TOTAL OF 124 SPACES, WHICH CLOVER HOUSING HAS FOUND TO BE ADEQUATE FOR THEIR DEVELOPMENTS IN OTHER COMMUNITIES. AN ADDITIONAL 21 DEFERRED SPACES HAVE BEEN LAID OUT ON THE SOUTH SIDE OF THE SITE AND INCLUDED IN STORMWATER MANAGEMENT CALCULATIONS TO BE CONSTRUCTED IF NECESSARY.

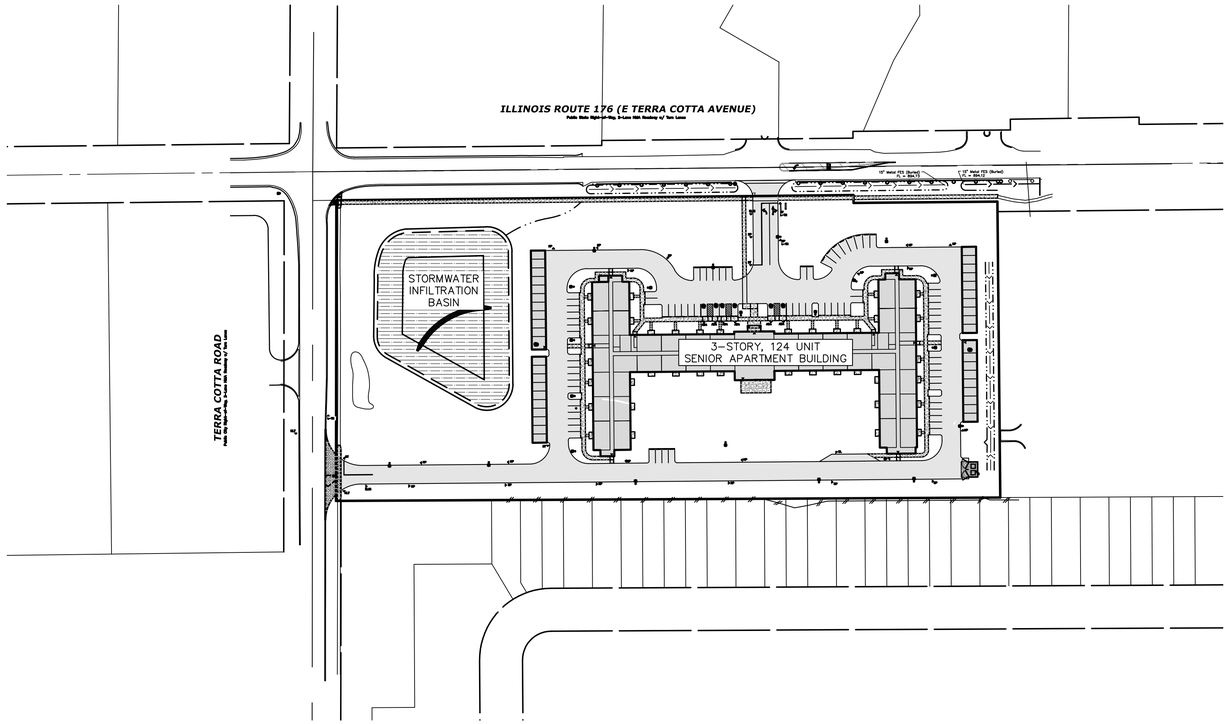
ADDITIONALLY A SITE ALTERNATE ALTERNATE IS SHOWN ON C2.1 TO INDICATE THAT A TOTAL OF 265 PARKING SPACES COULD BE CONSTRUCTED ON THE SITE IF NECESSARY IN THE FUTURE, SHOULD THIS EVER BE REQUIRED. ADDITIONAL STORMWATER AND LANDSCAPING WOULD BE REQUIRED WITH A SITE PLAN AMENDMENT IF THAT OCCASION WERE TO OCCUR.

SITE ACCESS WILL BE BY A FULL DRIVEWAY CONNECTION TO STATE ROUTE 176, AND A PARTIAL DRIVEWAY CONNECTION TO TERRA COTTA ROAD, IN WHICH LEFT TURNS WILL NOT BE ALLOWED FROM SOUTHBOUND TERRA COTTA ROAD INTO THE SITE, BUT ALL OTHER MOVEMENTS WILL BE ALLOWED.

AS ADEQUATELY DEEP STORM SEWERS ARE NOT AVAILABLE IN EITHER ADJACENT ROADWAY, THE STORMWATER BASIN IS BEING OVERSIZED AND DESIGNED TO INFILTRATE THE 100-YEAR STORM INTO THE EXISTING SITE SOILS. A SURFACE OVERFLOW PATH FROM THE BASIN TO THE ROADWAY, AVOIDING THE BUILDING, IS INDICATED ON THE SITE GRADING AND STORMWATER PLANS. A NEW SWALE WITH PROTECTIVE GUARDRAIL WILL BE CONSTRUCTED ON THE SOUTH SIDE OF STATE ROUTE 176 TO DIVERT ROADWAY WATER FROM THE SITE (EXTENDING THE EXISTING SWALE CONSTRUCTED AT SUNRISE SENIOR LIVING). SEE THE STORMWATER CALCULATION SHEETS IN THE SET FOR FURTHER INFORMATION.

THE PROJECT WILL BE SERVED BY SANITARY SEWER LEADS CONNECTING TO THE PUBLIC SEWER IN STATE ROUTE 176, AND BY A NEW PUBLIC LOOPING WATER MAIN TO BE CONSTRUCTED AROUND THE SOUTH AND WEST SIDES OF THE BUILDING, CONNECTING TO THE STUB IN SUNRISE SENIOR LIVING AND TO THE LOOPED MAIN IN STATE ROUTE 176.

ALTHOUGH SIDEWALK ALREADY EXISTS ON TERRA COTTA ROAD, A NEW SIDEWALK WILL BE INSTALLED ALONG STATE ROUTE 176, AND A CONNECTOR SIDEWALK WILL BE PLACED BETWEEN THE FRONT DOOR AND THE WALK ON STATE ROUTE 176. ADDITIONALLY, NEW SIDEWALK RAMPS WILL BE INSTALLED AT THE SOUTHEAST CORNER OF TERRA COTTER/S.R. 176, AND NEW PEDESTRIAN SIGNALS WILL BE INSTALLED ACROSS THE SOUTH LEG OF THE INTERSECTION.



SITE MAP
SCALE : NTS

PERMITS/APPROVALS REQUIRED

AGENCY:	PERMIT:	APPLIED:	APPROVED:
CITY OF CRYSTAL LAKE	SITE PLAN APPROVAL*	11/02/21, REV. 12/23/21	
CITY OF CRYSTAL LAKE	STORMWATER PERMIT		
CITY OF CRYSTAL LAKE	RIGHT-OF-WAY PERMIT		
CITY OF CRYSTAL LAKE	BUILDING PERMIT*		
ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT)	HIGHWAY PERMIT	11/17/21	
MCHENRY COUNTY SOIL & WATER CONS. DIST.	SOIL EROSION & SED. CONROL		

* CRYSTAL LAKE SITE PLAN APPROVAL TO INCLUDE REVIEW OF WATER MAINS, SANITARY SEWERS, SITE GRADING, AND SITE PAVING. CONSTRUCTION TO BE PERMITTED UNDER BUILDING PERMIT.

Sheet List Table

SHEET NUMBER	SHEET TITLE
C1.0	COVER SHEET
V1.0	TOPOGRAPHIC SURVEY
V1.1	BOUNDARY & LAND TITLE SURVEY
C1.1	SITE DEMOLITION PLAN
C1.2	TREE DATA TABLE
C2.0	SITE LAYOUT AND PAVING PLAN
C2.1	ALTERNATE SITE 265 PARKING SPACES
C2.2	SITE FIRE PROTECTION PLAN
C3.0	GRADING PLAN
C3.1	UTILITY PLAN
C3.2	STORM BASIN AND STORM PROFILES 1
C3.3	STORM SEWER PROFILES 2
C3.4	ROOF LEADER & SANITARY LEAD PROFILES
C3.5	WATER MAIN PROFILE
C4.0	SITE DETAILS
C4.1	UTILITY DETAILS
C4.2	CRYSTAL LAKE SITE DETAILS
C4.3	CRYSTAL LAKE UTILITY DETAILS
C4.4	CONSTRUCTION SPECIFICATIONS
C4.5	CURB RAMP DETAILS
C4.6	IDOT GUARDRAIL DETAILS
C4.7	IDOT MISC. DETAILS
C5.0	EXISTING DEPRESSION PLAN
C5.1	PROPOSED DEPRESSION PLAN
C5.2	SURFACE FLOW SECTIONS & CALCULATIONS
C5.3	SITE DRAINAGE PLAN
C5.4	STORM WATER NARRATIVE & CALCULATIONS
C5.5	SOIL EROSION AND SEDIMENTATION CONTROL PLAN
C5.6	SOIL EROSION CONTROL DETAILS
C6.0	PHOTOMETRIC AND SITE LIGHTING PLAN
C7.0	TRAFFIC CONTROL PLAN
C7.1	ROADWAY CROSS-SECTIONS
C7.2	EXISTING DRAINAGE PLAN
C7.3	EXISTING DRAINAGE CALCULATIONS
C7.4	PROPOSED ROADWAY DRAINAGE PLAN AND CALCULATIONS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS

CLOVER COMMUNITIES CRYSTAL LAKE LLC

JOB No. **21216**

DATE: 12/23/2021
SHEET 1 OF 37

REVISIONS:	REV. DATE
SITE PLAN SUBMITTAL 1	11/02/21
IDOT SUBMITTAL 1	11/17/21
SITE PLAN SUBMITTAL 2	12/23/21

CADD: JBB
ENG: JAM
PM: RCW
TECH:
21216CV1.DWG

C1.0

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3815 Plaza Drive Ann Arbor, Michigan 48108
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Land Development • Land Survey • Institutional • Municipal
Wireless Communications • Transportation • Landfill Services

RELEASED FOR:	DATE

LICENSED PROFESSIONAL ENGINEER
JEREMY A. MATTHEI
062-073442
OF ILLINOIS

JEREMY A. MATTHEI
IL P.E. #062.073442

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

M:\Civil34_Pro\21216\Site Plan\21216CV1.dwg, 12/23/2021 11:01 AM, Jeremy A. Matthei, C1.0 COVER SHEET, MCLLC PDF.pc3
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ALTA/NSPS LAND TITLE SURVEY

OF

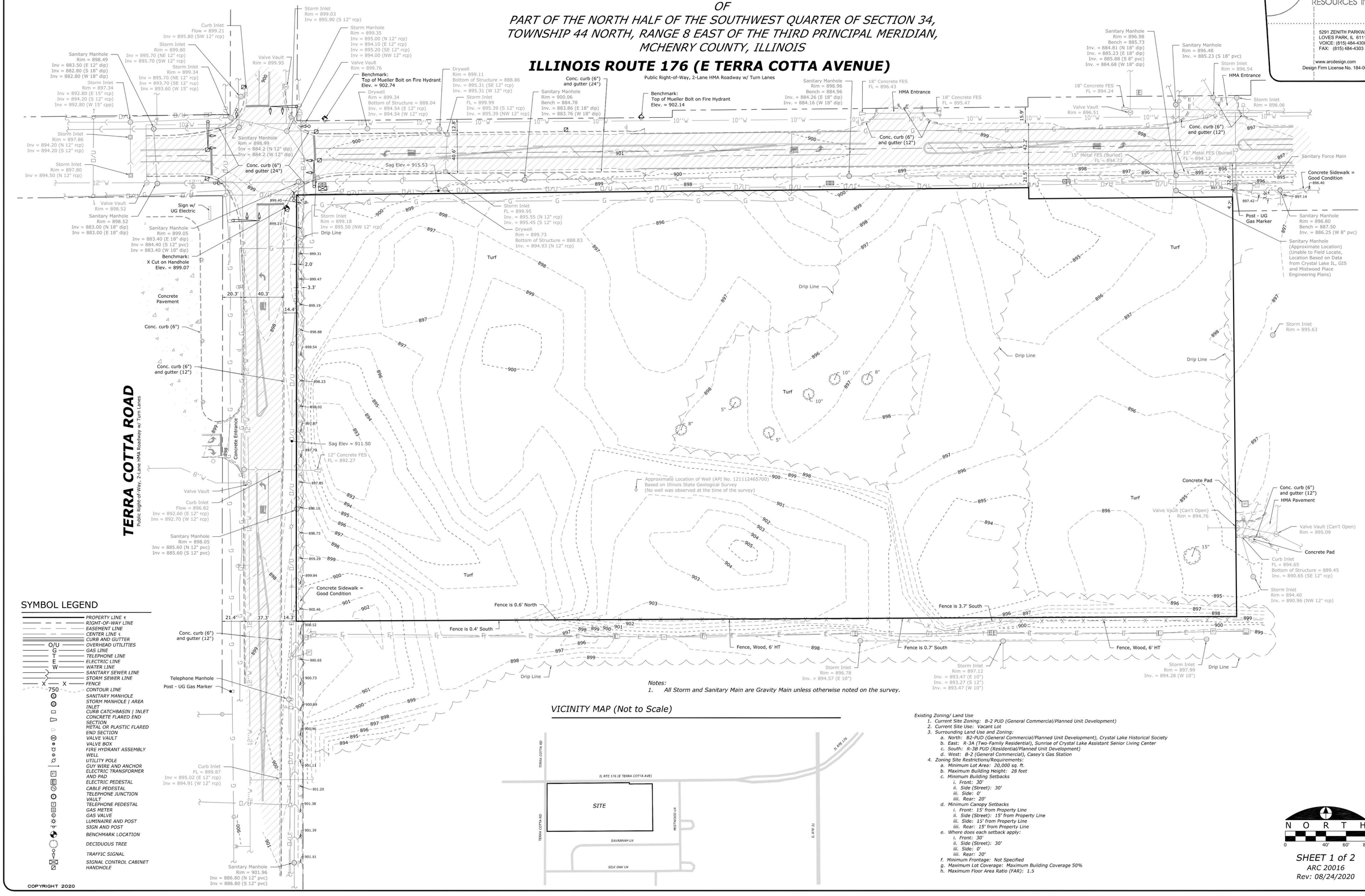
PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCHENRY COUNTY, ILLINOIS

ILLINOIS ROUTE 176 (E TERRA COTTA AVENUE)

Public Right-of-Way, 2-Lane HMA Roadway w/ Turn Lanes

TERRA COTTA ROAD
Public Right-of-Way, 2-Lane HMA Roadway w/ Turn Lanes

ARC DESIGN RESOURCES INC.
5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Design Firm License No. 184-001334


Storm Inlet
Rim = 899.03
Inv = 895.90 (S 12" rcp)
Storm Manhole
Rim = 899.35
Inv = 895.00 (N 12" rcp)
Inv = 894.10 (E 12" rcp)
Inv = 895.20 (SE 12" rcp)
Inv = 894.00 (NW 12" rcp)
Curb Inlet
Flow = 899.21
Inv = 895.80 (SW 12" rcp)
Storm Inlet
Rim = 899.80
Inv = 895.70 (NE 12" rcp)
Inv = 895.70 (SW 12" rcp)
Storm Inlet
Rim = 899.34
Inv = 895.70 (NE 12" rcp)
Inv = 893.70 (SE 12" rcp)
Inv = 893.60 (W 15" rcp)
Valve Vault
Rim = 899.95
Valve Vault
Rim = 899.76
Benchmark:
Top of Mueller Bolt on Fire Hydrant
Elev. = 902.74
Drywell
Rim = 899.34
Bottom of Structure = 888.04
Inv. = 894.54 (E 12" rcp)
Inv. = 894.54 (W 12" rcp)
Drywell
Rim = 899.11
Bottom of Structure = 888.86
Inv. = 895.31 (SE 12" rcp)
Inv. = 895.31 (W 12" rcp)
Storm Inlet
FL = 899.99
Inv. = 895.39 (S 12" rcp)
Inv. = 895.39 (NW 12" rcp)
Conc. curb (6") and gutter (24")
Sanitary Manhole
Rim = 900.06
Bench = 884.78
Inv. = 883.86 (E 18" dip)
Inv. = 883.76 (W 18" dip)
Benchmark:
Top of Mueller Bolt on Fire Hydrant
Elev. = 902.14
Sanitary Manhole
Rim = 898.96
Bench = 884.96
Inv. = 884.26 (E 18" dip)
Inv. = 884.16 (W 18" dip)
18" Concrete FES
FL = 896.43
HMA Entrance
18" Concrete FES
FL = 895.47
Conc. curb (6") and gutter (12")
Sanitary Manhole
Rim = 896.98
Bench = 885.73
Inv. = 884.81 (N 18" dip)
Inv. = 885.23 (E 18" dip)
Inv. = 885.88 (S 8" pvc)
Inv. = 884.68 (W 18" dip)
18" Concrete FES
FL = 894.24
Valve Vault
Rim = 896.51
Sanitary Manhole
Rim = 896.48
Inv. = 885.23 (S 18" pvc)
Storm Inlet
Rim = 896.54
HMA Entrance
Storm Inlet
Rim = 896.06
Conc. curb (6") and gutter (12")
15" Metal FES (Buried)
FL = 894.73
15" Metal FES (Buried)
FL = 894.12
Sanitary Force Main
Concrete Sidewalk = Good Condition
896.40
897.70
897.14
897.42
Post - UG Gas Marker
Sanitary Manhole
Rim = 896.80
Bench = 887.50
Inv. = 886.25 (W 8" pvc)
Sanitary Manhole
(Approximate Location)
(Unable to Field Locate, Location Based on Data from Crystal Lake IL, GIS and Mistwood Place Engineering Plans)
Storm Inlet
Rim = 897.86
Inv = 894.20 (N 12" rcp)
Inv = 894.20 (S 12" rcp)
Storm Inlet
Rim = 897.80
Inv = 894.50 (N 12" rcp)
Valve Vault
Rim = 898.52
Sanitary Manhole
Rim = 898.49
Inv = 883.50 (E 12" dip)
Inv = 882.80 (S 18" dip)
Inv = 882.80 (W 18" dip)
Storm Inlet
Rim = 897.34
Inv = 892.80 (E 15" rcp)
Inv = 894.20 (S 12" rcp)
Inv = 892.80 (W 15" cpp)
Sanitary Manhole
Rim = 898.99
Inv = 884.2 (N 12" dip)
Inv = 884.2 (W 12" dip)
Conc. curb (6") and gutter (24")
Sag Elev = 915.53
Sign w/ UG Electric
Sanitary Manhole
Rim = 898.52
Inv = 883.00 (N 18" dip)
Inv = 883.00 (E 18" dip)
Sanitary Manhole
Rim = 899.05
Inv = 883.40 (E 18" dip)
Inv = 884.40 (S 12" pvc)
Inv = 883.40 (W 18" dip)
Benchmark:
X Cut on Handhole
Elev. = 899.07
Storm Inlet
Rim = 899.18
Inv = 895.50 (NW 12" rcp)
Drywell
Rim = 899.73
Bottom of Structure = 888.83
Inv. = 894.93 (N 12" rcp)
Storm Inlet
FL = 899.95
Inv. = 895.55 (N 12" rcp)
Inv. = 895.45 (S 12" rcp)
Drip Line
Turf
Concrete Pavement
Conc. curb (6")
Conc. curb (6") and gutter (12")
Concrete Entrance
Sag Elev = 911.50
12" Concrete FES
FL = 892.27
Valve Vault
Curb Inlet
Flow = 896.82
Inv = 892.60 (E 12" rcp)
Inv = 892.70 (W 12" rcp)
Sanitary Manhole
Rim = 898.05
Inv = 885.60 (N 12" pvc)
Inv = 885.60 (S 12" pvc)
Concrete Sidewalk = Good Condition
Conc. curb (6") and gutter (12")
Telephone Manhole
Post - UG Gas Marker
Curb Inlet
FL = 899.87
Inv = 895.02 (E 12" rcp)
Inv = 894.91 (W 12" rcp)
Sanitary Manhole
Rim = 901.96
Inv = 886.80 (N 12" pvc)
Inv = 886.80 (S 12" pvc)
Approximate Location of Well (API No. 121112465700)
Based on Illinois State Geological Survey
(No well was observed at the time of the survey)
Fence is 0.6' North
Fence is 0.4' South
Fence is 3.7' South
Fence is 0.7' South
Fence, Wood, 6' HT
Fence, Wood, 6' HT
Storm Inlet
Rim = 896.78
Inv. = 894.57 (E 10")
Storm Inlet
Rim = 897.12
Inv. = 893.47 (E 10")
Inv. = 893.27 (S 12")
Inv. = 893.47 (W 10")
Storm Inlet
Rim = 897.99
Inv. = 894.28 (W 10")
Storm Inlet
Rim = 895.63
Concrete Pad
Conc. curb (6") and gutter (12")
HMA Pavement
Valve Vault (Can't Open)
Rim = 894.76
Valve Vault (Can't Open)
Rim = 895.09
Concrete Pad
Curb Inlet
FL = 894.65
Bottom of Structure = 889.45
Inv. = 890.65 (SE 12" rcp)
Storm Inlet
Rim = 894.40
Inv. = 890.96 (NW 12" rcp)
Drip Line
Sanitary Manhole
Rim = 901.11
Sanitary Manhole
Rim = 898.98
Bench = 885.73
Inv. = 884.81 (N 18" dip)
Inv. = 885.23 (E 18" dip)
Inv. = 885.88 (S 8" pvc)
Inv. = 884.68 (W 18" dip)
Sanitary Manhole
Rim = 896.48
Inv. = 885.23 (S 18" pvc)
Storm Inlet
Rim = 896.54
HMA Entrance
Storm Inlet
Rim = 896.06
Conc. curb (6") and gutter (12")
Sanitary Force Main
Concrete Sidewalk = Good Condition
Post - UG Gas Marker
Sanitary Manhole
Rim = 896.80
Bench = 887.50
Inv. = 886.25 (W 8" pvc)
Sanitary Manhole
(Approximate Location)
(Unable to Field Locate, Location Based on Data from Crystal Lake IL, GIS and Mistwood Place Engineering Plans)
Storm Inlet
Rim = 895.63
Concrete Pad
Conc. curb (6") and gutter (12")
HMA Pavement
Valve Vault (Can't Open)
Rim = 894.76
Valve Vault (Can't Open)
Rim = 895.09
Concrete Pad
Curb Inlet
FL = 894.65
Bottom of Structure = 889.45
Inv. = 890.65 (SE 12" rcp)
Storm Inlet
Rim = 894.40
Inv. = 890.96 (NW 12" rcp)
Drip Line
Turf
Drip Line
Drip Line
Drip Line
Drip Line
Turf
Turf
Turf

ALTA/NSPS LAND TITLE SURVEY

OF

PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, MCHENRY COUNTY, ILLINOIS

ARC DESIGN RESOURCES INC.
5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Design Firm License No. 184-001334

SCHEDULE B, PART II
EXCEPTIONS

1. Rights or claims of parties in possession not shown by the public records. **(Not a survey matter.)**
2. Easements or claims of easements, not shown by Public Records. **(No parole evidence was collected as a part of this survey. Therefore we have no knowledge of any any such easements or claims thereof.)**
3. Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting Title that would be disclosed by an accurate survey of the Land pursuant to the "Minimum Standards of Practice," 68 III. Admin Code, Sec. 1270.56(b)(6)(P) for residential property or the ALTA/NSPS land title survey standards for commercial/industrial property. **(Please refer to the survey.)**
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records. **(Not a survey matter.)**
5. Taxes, or special assessments, if any, not shown as existing liens by the Public Records. **(Not a survey matter.)**
6. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met. **(Not a survey matter.)**
7. General taxes and assessments for the year 2020 2nd Installment, 2021 and subsequent years which are not yet due and payable. **(Not a survey matter.)**

   Tax identification no.: 14-34-301-048

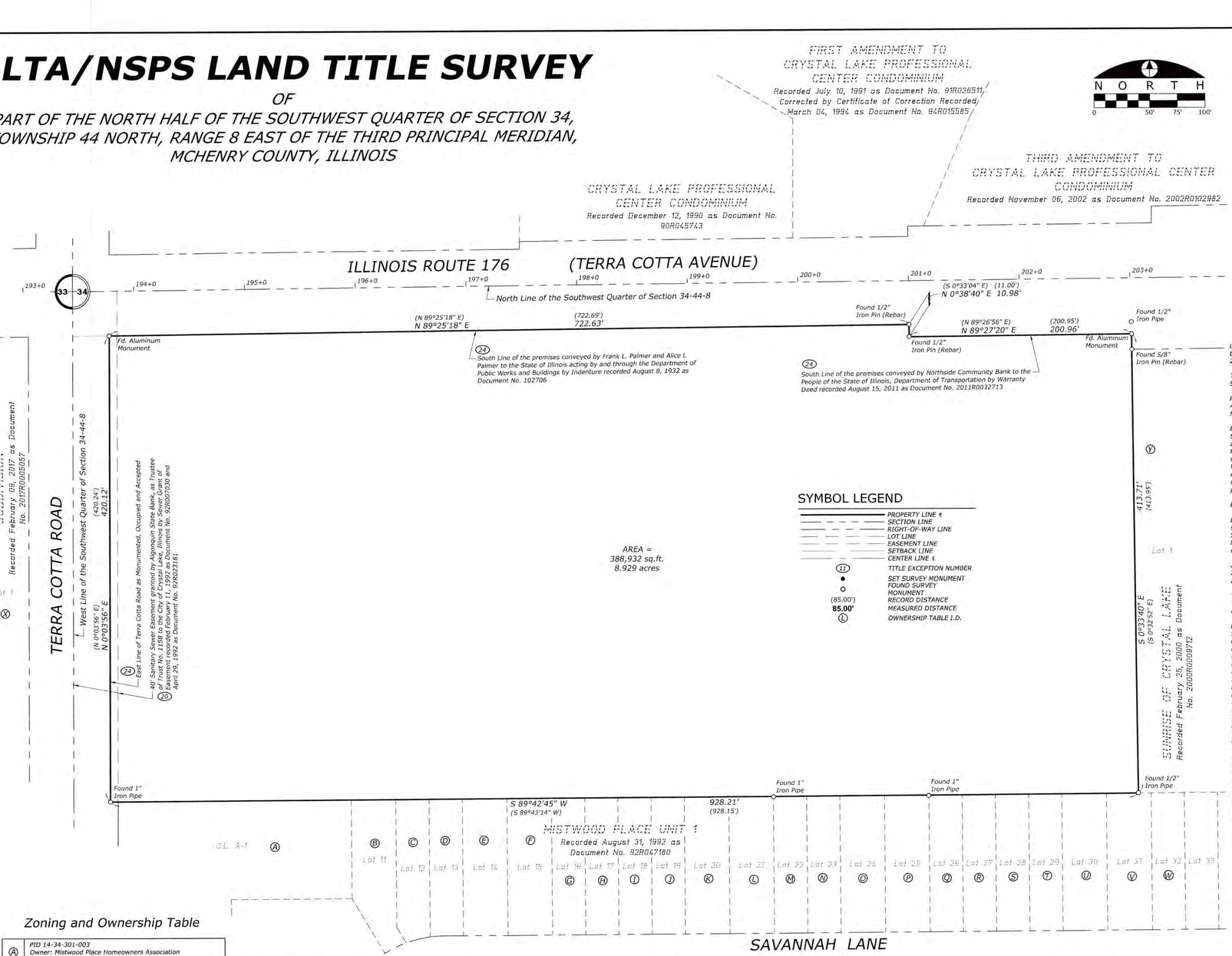
   Note for informational purposes 2020 taxes:

   1st Installment in the amount of $8,991.42 with a status of PAID. (Due Date 06/07/2021)
   2nd Installment in the amount of $8,991.42 with a status of DUE. (Due Date 09/07/2021)

   Note: If applicable, an original tax bill must be presented if taxes are to be paid at time of closing.
8. We find no outstanding voluntary liens of record affecting subject property. An inquiry should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any security interest in the subject property. **(Not a survey matter.)**
9. Terms, powers, provisions and limitations of the Limited Liability Company Operating Agreement under which title to the land is held. **(Not a survey matter.)**
10. Evidence that Articles of Organization have been filed with the Secretary of State of Illinois should be furnished for the following Limited Liability Company: Terra Cotta Development, LLC **(Not a survey matter.)**
11. The Operating Agreement for Terra Cotta Development, LLC, a Limited Liability Company, together with all amendments thereto, should be furnished and this commitment is subject to such further exceptions, if any, as may then be deemed necessary. **(Not a survey matter.)**
12. We should be furnished evidence that no event of dissolution has occurred for Terra Cotta Development, LLC, a Limited Liability Company. **(Not a survey matter.)**
13. Rights of the partners comprising the firm of Lancaster Land L.P., and of all persons claiming thereunder. **(Not a survey matter.)**
14. The partnership agreement establishing the partnership of Lancaster Land L.P., together with all amendments thereto, properly identified in writing by all the partners of the agreement under which the partnership acquired and holds title, should be furnished; and this commitment is subject to such further exceptions, if any, as may then be deemed necessary. Note: this commitment is subject to such further exceptions, if any, which may be disclosed after a name search has been made for judgments and other matters against all the members of the partnership of Lancaster Land L.P. **(Not a survey matter.)**
15. Any lien, or right to a lien in favor of a property manager employed to manage the land. Note: we should be furnished either (a) an affidavit from the owner indicating that there is no property manager employed; or (b) a final lien waiver from the property manager acting on behalf of the owner. **(Not a survey matter.)**
16. Existing unrecorded leases, if any, and rights of parties in possession under such unrecorded leases. **(Not a survey matter.)**
17. Note: If any contemplated deed of conveyance of the land is exempt from the operation of the provisions of paragraph 1(a) of 765 ILCS 205/1, the plat act, such deed should be accompanied by a proper affidavit establishing to the satisfaction of the recorder of deeds of McHenry County, Illinois, that the conveyance is so exempt. If said conveyance is not so exempt, compliance should be had with the provisions of said paragraph 1(a). **(Not a survey matter.)**
18. It appears that the land described herein lies within the municipal boundaries of Crystal Lake, please contact the municipality for any requirements which must be complied with prior to closing. The municipal phone number may be found at www.firstam.com/title/il under Products and Resources, then Forms and Documents, then Municipal Transfer Stamp Requirements. **(Not a survey matter.)**
19. Relative to the deletion of Standard Exceptions 1 through 6, we should be furnished the following: **(This survey is provided to satisfy exception 19 a.)**
    a) A current survey of the land, properly certified to the Company, made in accordance with (i) the accuracy requirements of a survey pursuant to the 'Minimum Standard Detail Requirements for Land Title Surveys' Jointly Established and Adopted by the American Land Title Association and National Society of Professional Surveyors (NSPS) February 23, 2021; and (ii) the Laws of the State of Illinois.
    b) A properly executed ALTA 2006 Loan and Extended Coverage Statement.
20. Grant of Easement for sanitary sewage facilities recorded as document no. 92R007030, and also recorded as document 92R023181, and the terms and conditions contained therein.

    (Affects the Westerly 40 feet) **(Please refer to the survey for the easement location and to said Document for more particular information.)**
21. Declaration regarding certain responsibilities for landscaping recorded August 31, 1992 as document 92R047189 and the terms and provisions contained therein. **(Affects the property and more, please refer to said Document for more particular information.)**
22. Easement in favor of Northern Illinois Gas Company for the installation, maintenance, repair, relocation, removal and renewal of gas mains granted by document 98R00044501 on July 13, 1998, and the terms and conditions thereof.

    (Affects a 20 foot wide by 650 foot long strip of land South of and adjacent to the Northern property line, as well as a 20 foot wide by 60 foot long strip of land East of and adjacent to the Western property line.) **(We are unable to depict the easement locations on the survey due to a lack of information in the document provided. The North property line of the description is 1359 feet and the West line of the description is 1024.84 feet. It is not stated in the Document where on the property lines the easements are located, only that they are adjacent to the North and West property lines.)**
23. Rights of way for drainage tiles, ditches, feeders and laterals, if any. **(No Drainage Ditches, Tiles, Feeders or Laterals were observed on the property at the time of the survey and we were not provided with any Documentation regarding any such matters.)**
24. Rights of the Public, the State of Illinois and the Municipality in and to that part of the land, if any, taken or used for road purposes. **(Please refer to the survey.)**
25. Rights of the interested parties to the free and unobstructed flow of the waters of the stream which may flow on or through the land. **(There was no stream observed on the property at the time of the survey.)**
26. Note: The Extended Coverage Endorsement, deleting Standard Exceptions 1 through 6, will be considered for approval upon receipt and review of the requirements referenced herein. **(Not a survey matter.)**



Zoning and Ownership Table

(A)	PID 14-34-301-003 Owner: Midwood Place Homeowners Association Zoned R-3B PUD
(B)	PID 14-34-301-004 Owner: Pamela J. Sault Zoned R-3B PUD
(C)	PID 14-34-301-005 Owner: Aneta Stankiewicz Zoned R-3B PUD
(D)	PID 14-34-301-006 Owner: Gregory A. & Jody L. Latowicz Zoned R-3B PUD
(E)	PID 14-34-301-007 Owner: Tyler P. Meier & Kerrie E. Kurth Zoned R-3B PUD
(F)	PID 14-34-301-008 Owner: Baibsunova G. & Asanbekov B. Zoned R-3B PUD
(G)	PID 14-34-301-009 Owner: Glasgow Group LLC Zoned R-3B PUD
(H)	PID 14-34-301-010 Owner: L. M. Propety LLC Zoned R-3B PUD
(I)	PID 14-34-301-011 Owner: Kabir Pramukh Realty, Inc. Zoned R-3B PUD
(J)	PID 14-34-301-012 Owner: Evan R. Breyley Zoned R-3B PUD
(K)	PID 14-34-301-013 Owner: B3D Living LLC Zoned R-3B PUD
(L)	PID 14-34-301-014 Owner: Joy G. Mangold Zoned R-3B PUD
(M)	PID 14-34-301-015 Owner: Callendo T Gonzalez Palomar O. Zoned R-3B PUD

(N)	PID 14-34-301-016 Owner: Home State Bank N/A Trust 5339 Zoned R-3B PUD
(O)	PID 14-34-301-017 Owner: Brenda L. Othick Zoned R-3B PUD
(P)	PID 14-34-301-018 Owner: Pamela A. (Rev Tr Lego) Zoned R-3B PUD
(Q)	PID 14-34-301-019 Owner: GJ SJ Family Revisionary Trust Zoned R-3B PUD
(R)	PID 14-34-301-020 Owner: Jennifer Koranek Zoned R-3B PUD
(S)	PID 14-34-301-021 Owner: Kimberley Greenough Zoned R-3B PUD
(T)	PID 14-34-301-022 Owner: Kristen O'Brien Glover Zoned R-3B PUD
(U)	PID 14-34-301-023 Owner: John Handschiegel Zoned R-3B PUD
(V)	PID 14-34-301-024 Owner: Kevin M. & Jennifer K. Engstrom Zoned R-3B PUD
(W)	PID 14-34-301-025 Owner: Home State Bank Trust No. 6021 Zoned R-3B PUD
(X)	PID 14-33-426-025 Owner: Casey's Retail Company Zoned B-2
(Y)	PID 14-34-301-047 Owner: Sunrise Third Crystal Lake Senior Living Zoned R-3A PUD

SURVEYOR'S NOTES

1. Survey is based on field work performed by Arc Design Resources on July 27, 2021.
2. No investigation concerning environmental and subsurface conditions, or for the existence of underground or overhead containers or facilities which may affect the use or development of this property was made as part of this survey.
3. The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
4. The above described property is not located within any regulated flood zones according to the Flood Insurance Rate Map (17111C0335J) for McHenry County, Illinois revised November 16, 2006.
5. Surveyed property is based upon the legal description contained in Commitment for Title Insurance, Commitment No. 3102992 issued by First American Title Insurance Company - Metro Commercial Title dated July 02, 2021.
6. Bearings are based upon G.P.S observations and referenced to the Illinois State Plane Coordinate System - East Zone.
   Vertical Datum - NAD83
7. There was no evidence of any recent earth moving activity at the time of survey.
8. Utility Company Contacts.
   AT&T/DISTRIBUTION: 1-800-288-2020
   COMCAST: 1-866-594-1234
   COMED: 1-800-334-7661
   NICOR GAS: 1-888-642-6748
   CITY OF CRYSTAL LAKE: 1-815-356-3738

SURVEYOR'S CERTIFICATION:

To First American Title Insurance Company-Metro Commercial Title, Lancaster Land L.P. and Terra Cotta Development, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6a, 8, 11a, 13 and 16 of Table A thereof. The fieldwork was completed on July 27, 2021.

Dated this 28th day of July, 2021.

Lee S. Sprecher
Illinois Professional Land Surveyor No. 3436
Arc Design Resources, Inc.
5291 Zenith Parkway
Loves Park, IL 61111
(815)484-4300

STATE OF ILLINOIS LEE S. SPRECHER 035-3436 LOVES PARK IL PROFESSIONAL LAND SURVEYOR

My current license expires 11/30/2022.

Legal Description contained in Commitment for Title Insurance issued by First American Title Insurance Company File No. 3102992 dated July 2, 2021

The Land referred to herein below is situated in the County of McHenry, State of IL, and is described as follows:

Part of the North half of the Southwest quarter of Section 34, Township 44 North, Range 8 East of the Third Principal Meridian, described as follows:

Beginning at the Northwest corner of the Southwest quarter of said Section 34, thence North 89 degrees, 24 minutes, 10 seconds East along the North line of said Southwest quarter, a distance of 1278.38 feet, thence South 00 degrees, 37 minutes, 07 seconds East, a distance of 465.88 feet; thence South 89 degrees, 39 minutes, 16 seconds West, a distance of 1283.35 feet to the West line of the Southwest quarter of said Section 34, thence North 00 degrees, 00 minutes, 00 seconds East along said West line, a distance of 460.27 feet to the point of beginning.

Except that part described as follows:

Lot 1 in the final plat of subdivision of Sunrise of Crystal Lake, being a subdivision of part of the North half of the Southwest quarter of Section 34, Township 44 North, Range 8, East of the Third Principal Meridian, according to the plat thereof recorded February 25, 2000 as document number 2000R009712.

ALSO EXCEPT that portion granted for road purposes in document 2011R0032713 and corrected by document 2012R0010940, described as follows:

That part of the North half of the Southwest quarter of Section 34, Township 44 North, Range 8 East of the Third Principal Meridian, described as follows:

Beginning at the Northwest corner of the Southwest quarter of said Section 34; thence on an assumed bearing of North 89 degrees 28 minutes 09 seconds East along the North line of the Southwest quarter of said Section 34, a distance of 1278.57 feet (1278.38 feet, recorded) to a point of intersection with the Northerly extension of the East line of Lot 1 in Sunrise of Crystal Lake recorded February 25, 2000 as document number 2000R0009712; thence South 0 degrees 32 minutes 51 seconds East along the Northerly extension of the East line of Lot 1 in said Sunrise of Crystal Lake, a distance of 40.00 feet to the Northeast corner of Lot 1 in Sunrise of Crystal Lake; thence South 89 degrees 28 minutes 09 seconds West along the North line of Lot 1 in said Sunrise of Crystal Lake, a distance of 322.35 feet to the Northwest corner of Lot 1 in Sunrise of Crystal Lake; thence South 0 degrees 32 minutes 52 seconds East along the West line of Lot 1 in said Sunrise of Crystal Lake, a distance of 10.51 feet; thence South 89 degrees 26 minutes 56 seconds West, a distance of 200.95 feet; thence North 0 degrees 33 minutes 04 seconds West, a distance of 11.00 feet to the South right of way line of Illinois Route 176 recorded August 8, 1932 as document number 102706; thence South 89 degrees 25 minutes 18 seconds West along the said South right of way line of Illinois Route 176 and the Westerly extension thereof, a distance of 755.70 feet to the West line of the Southwest quarter of said Section 34; thence North 0 degrees 03 minutes 56 seconds East along the West line of the Southwest quarter of said Section 34, a distance of 40.20 feet to the point of beginning, all in McHenry County, Illinois.

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M:\Civil3d_Proj\21216\Site Plan\21216EX1.dwg, 12/23/2021 10:48 AM, Jeremy A. Mothiel, C1.1 SITE DEMOLITION PLAN, MCLLC PDF.pc3
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ILLINOIS ROUTE 176 (E TERRA COTTA AVENUE)

Public State Right-of-Way, 2-Lane HMA Roadway w/ Turn Lanes

TERRA COTTA ROAD

Public City Right-of-Way, 2-Lane HMA Roadway w/ Turn Lanes

Valve Vault Rim = 899.95
Valve Vault Rim = 899.76
Benchmark: Top of Mueller Bolt on Fire Hydrant Elev. = 902.74
Benchmark: Top of Mueller Bolt on Fire Hydrant Elev. = 902.14
HMA Entrance
HMA Entrance
REMOVE PAVEMENT MARKINGS (SEE SHEET C2.0 FOR REPLACEMENT)
Valve Vault Rim = 896.51
Conc. curb (6") and gutter (12")
Concrete Sidewa = Good Conditi
Ex. Swale
SAWCUT & REMOVE CONC. CURB
SAWCUT & REMOVE CONC. WALK
REMOVE LAWN & TOPSOIL
REMOVE TREES, VEGETATION & TOPSOIL IN WOODED AREA
GRADING LIMITS
Sag Elev = 915.53
Valve Vault Rim = 898.52
Sign w/ UG Electric
REMOVE SIGNAL POLE AND RELOCATE TO SOUTH (SEE SHEET C2.0)
Benchmark: X Cut on Handhole Elev. = 899.07
Concrete Pavement
REMOVE VEGETATION, LAWN, AND TOPSOIL
REMOVE POWER/TELECOM POLE AND RELOCATE TO WEST (SEE SHEET C2.0 FOR NEW LOCATION) COORDINATE ALL WORK WITH COMED, AT&T, COMCAST, AND ANY OTHER UTILITIES ON POLE.
REMOVE GUARDRAIL END SECTION (SEE SHEET C2.0 FOR EXTENSION)
Post – UG Gas Marker
Turf
Drip Line
REMOVE TREE (TYP.)
GRADING LIMITS AND PROP. LINE
REMOVE VEGETATION, LAWN, AND TOPSOIL
REMOVE VEGETATION & TOPSOIL IN WOODED AREA
EX. WETLAND TO REMAIN
GRADING LIMITS
Valve Vault
SAWCUT & REMOVE CONC. WALK
SAWCUT & REMOVE CONC. CURB
REMOVE LANE USE SIGN AND RELOCATE NORTH (SEE SHEET C2.0)
ABANDON WATER WELL (ON STATE RECORDS NOT FOUND IN SURVEY)
REMOVE TREES, VEGETATION, & TOPSOIL IN WOODED AREA
Concrete Pad
Conc. curb (6") and gutter (12")
HMA Pavement
Valve Vault (Can Rim = 894.76
Valve Vault (Can' Rim = 895.09
Concrete Pad
GRADING LIMITS
PROPERTY LINE
REMOVE LAWN & TOPSOIL
Telephone Manhole
Post – UG Gas Marker
R.O.W.
10" w
O.H.
91'
151'
127'
78'
26'
20'
10'

NOTES

1. WORK IN STATE ROUTE 172 RIGHT-OF-WAY, AND AT THE INTERSECTION OF S.R. 172 AND TERRA COTTA ROAD, SHALL BE PERMITTED AND APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION.
2. WORK IN THE TERRA COTTA ROAD RIGHT-OF-WAY SHALL BE PERMITTED AND APPROVED BY THE CITY OF CRYSTAL LAKE.
3. REMOVE ALL VEGETATION AND STOCKPILE TOPSOIL WITHIN GRADING LIMITS.
4. ALL REMOVALS WORK IN CITY OR STATE ROADWAY R.O.W. SHALL BE COORDINATED WITH REPLACEMENT WORK, TO REDUCE THE IMPACT TO THE PUBLIC TO THE GREATEST EXTENT POSSIBLE.
5. POWER POLE RELOCATION SHALL BE COORDINATED WITH COMED AND ALL TELECOM UTILITIES.

LEGEND

- REMOVE VEGETATION LAWN AND TOPSOIL
- REMOVE TREES, VEGETATION, & TOPSOIL IN WOODED AREA
- EXIST. OVERHEAD UTILITY LINE
- EXIST. TELEPHONE LINE
- EXIST. ELECTRIC LINE
- EXIST. GAS LINE
- EXIST. FIBER OPTIC LINE
- EXIST. WATER MAIN
- EXIST. HYDRANT
- EXIST. GATE VALVE IN BOX
- EXIST. GATE VALVE IN WELL
- EXIST. STORM SEWER
- EXIST. CATCH BASIN OR INLET
- CULVERT
- EXIST. SANITARY SEWER
- SIGN
- WELL
- FENCE
- GUARDRAIL REMOVAL
- TREE OR BRUSH LIMIT

SCALE: 1" = 40'
0 40 80 120

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CLIENT
CLOVER COMMUNITIES CRYSTAL LAKE LLC
348 HARRIS HILL ROAD
WILLIAMSVILLE, NY 14221
ATTN: BETH ERNAT
734-346-0246

CLOVER COMMUNITIES CRYSTAL LAKE LLC

SITE PLAN FOR PLANNING COMMISSION
SITE DEMOLITION PLAN

C1.1

JOB No. 21216

DATE: 12/9/2021
SHEET 4 OF 37
CADD: JRB
ENG: JAM
PM: RCW
TECH:
21216EX1.DWG

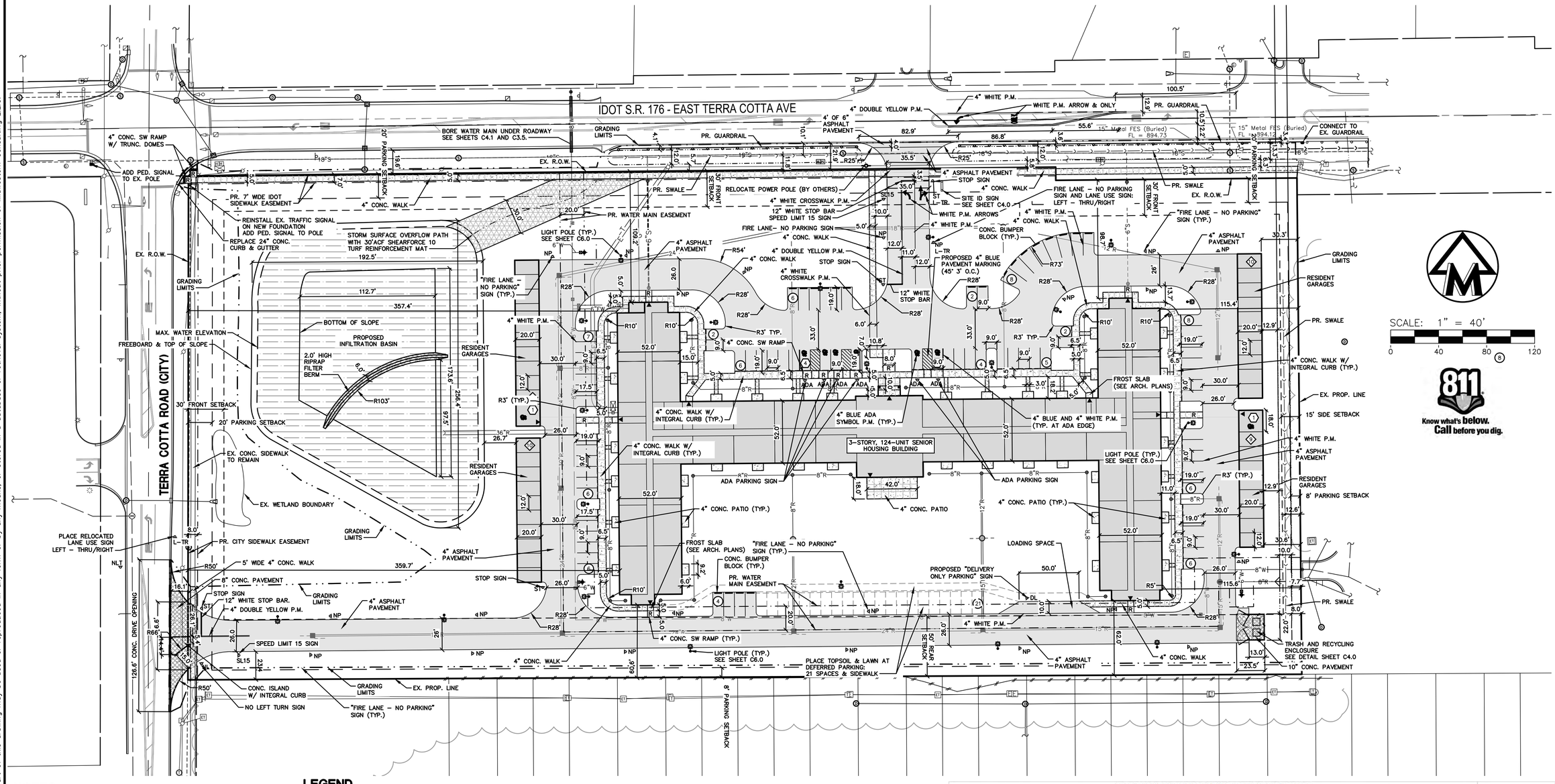
ISSUED:	REV. DATE
SITE PLAN SUBMITTAL 1	11/17/21
ENGR SUBMITTAL 1	11/17/21
SITE PLAN SUBMITTAL 2	12/23/21

Tree ID	Common Name	Condition	Genus Species	dbh1	dbh2	dbh3	dbh4
1	Boxelder	Good	Acer negundo	15	0	0	0
2	Boxelder	Good	Acer negundo	14	0	0	0
3	Boxelder	Fair	Acer negundo	18	0	0	0
4	Boxelder	Fair	Acer negundo	21	15	0	0
5	Boxelder	Fair	Acer negundo	15	15	0	0
6	Buckthorn-European	Fair	Rhamnus cathartica	6	0	0	0
7	Mulberry-White	Fair	Morus alba	17	0	0	0
8	Boxelder	Dead	Acer negundo	11	0	0	0
9	Boxelder	Fair	Acer negundo	13	0	0	0
10	Boxelder	Good	Acer negundo	17	0	0	0
11	Boxelder	Fair	Acer negundo	24	0	0	0
12	Locust-Black	Fair	Robinia pseudoacacia	31	0	0	0
13	Locust-Black	Fair	Robinia pseudoacacia	39	0	0	0
14	Mulberry-White	Fair	Morus alba	21	0	0	0
15	Locust-Black	Fair	Robinia pseudoacacia	14	0	0	0
16	Boxelder	Good	Acer negundo	6	0	0	0
17	Boxelder	Good	Acer negundo	6	0	0	0
18	Boxelder	Fair	Acer negundo	7	0	0	0
PROTECT							
19	Locust-Black	Poor	Robinia pseudoacacia	12	0	0	0
20	Locust-Black	Poor	Robinia pseudoacacia	6	0	0	0
21	Elm-Siberian	Fair	Ulmus pumila	7	0	0	0
22	Elm-Siberian	Fair	Ulmus pumila	6	0	0	0
23	Elm-Siberian	Good	Ulmus pumila	5	0	0	0
24	Locust-Black	Good	Robinia pseudoacacia	9	0	0	0
25	Locust-Black	Good	Robinia pseudoacacia	6	0	0	0
26	Locust-Black	Fair	Robinia pseudoacacia	6	0	0	0
27	Locust-Black	Good	Robinia pseudoacacia	8	0	0	0
28	Locust-Black	Good	Robinia pseudoacacia	11	0	0	0
29	Locust-Black	Good	Robinia pseudoacacia	9	0	0	0
30	Locust-Black	Good	Robinia pseudoacacia	8	0	0	0
31	Locust-Black	Good	Robinia pseudoacacia	7	0	0	0
32	Locust-Black	Good	Robinia pseudoacacia	6	0	0	0
33	Locust-Black	Fair	Robinia pseudoacacia	12	0	0	0
34	Locust-Black	Good	Robinia pseudoacacia	8	0	0	0
35	Locust-Black	Good	Robinia pseudoacacia	9	0	0	0
36	Locust-Black	Good	Robinia pseudoacacia	11	0	0	0
37	Locust-Black	Good	Robinia pseudoacacia	8	0	0	0
38	Locust-Black	Good	Robinia pseudoacacia	7	0	0	0
39	Locust-Black	Good	Robinia pseudoacacia	14	0	0	0
40	Locust-Black	Fair	Robinia pseudoacacia	11	0	0	0
41	Boxelder	Fair	Acer negundo	8	0	0	0
42	Locust-Black	Good	Robinia pseudoacacia	15	0	0	0
43	Locust-Black	Good	Robinia pseudoacacia	6	0	0	0
44	Locust-Black	Fair	Robinia pseudoacacia	15	10	0	0
45	Locust-Black	Good	Robinia pseudoacacia	6	0	0	0
46	Locust-Black	Fair	Robinia pseudoacacia	8	5	0	0
47	Locust-Black	Fair	Robinia pseudoacacia	12	0	0	0
48	Locust-Black	Fair	Robinia pseudoacacia	7	0	0	0
49	Locust-Black	Good	Robinia pseudoacacia	6	0	0	0
50	Locust-Black	Fair	Robinia pseudoacacia	6	0	0	0
51	Locust-Black	Good	Robinia pseudoacacia	11	0	0	0
52	Locust-Black	Good	Robinia pseudoacacia	6	5	0	0
53	Locust-Black	Good	Robinia pseudoacacia	9	0	0	0
54	Boxelder	Fair	Acer negundo	7	0	0	0
55	Locust-Black	Good	Robinia pseudoacacia	12	0	0	0
56	Boxelder	Fair	Acer negundo	7	0	0	0
57	Boxelder	Poor	Acer negundo	7	0	0	0
58	Locust-Black	Fair	Robinia pseudoacacia	17	0	0	0
59	Locust-Black	Fair	Robinia pseudoacacia	21	0	0	0
60	Locust-Black	Fair	Robinia pseudoacacia	9	0	0	0
61	Maple-Silver	Good	Acer saccharinum	4	0	0	0
62	Locust-Black	Fair	Robinia pseudoacacia	10	7	0	0
63	Locust-Black	Fair	Robinia pseudoacacia	13	0	0	0
64	Locust-Black	Fair	Robinia pseudoacacia	15	0	0	0
65	Locust-Black	Fair	Robinia pseudoacacia	12	0	0	0
66	Locust-Black	Good	Robinia pseudoacacia	15	0	0	0
67	Locust-Black	Fair	Robinia pseudoacacia	12	0	0	0
68	Locust-Black	Fair	Robinia pseudoacacia	6	0	0	0
69	Locust-Black	Fair	Robinia pseudoacacia	25	0	0	0
70	Locust-Black	Fair	Robinia pseudoacacia	8	0	0	0
71	Boxelder	Fair	Acer negundo	6	0	0	0
72	Boxelder	Fair	Acer negundo	10	0	0	0
73	Boxelder	Fair	Acer negundo	11	0	0	0
74	Boxelder	Poor	Acer negundo	16	0	0	0
75	Boxelder	Good	Acer negundo	9	0	0	0
76	Locust-Black	Fair	Robinia pseudoacacia	26	0	0	0
77	Locust-Black	Good	Robinia pseudoacacia	8	0	0	0
78	Locust-Black	Good	Robinia pseudoacacia	7	0	0	0
79	Elm-Siberian	Fair	Ulmus pumila	6	0	0	0
80	Elm-Siberian	Poor	Ulmus pumila	8	0	0	0
81	Walnut-Black	Fair	Juglans nigra	6	0	0	0
82	Walnut-Black	Good	Juglans nigra	5	0	0	0
83	Boxelder	Poor	Acer negundo	7	0	0	0
84	Boxelder	Fair	Acer negundo	6	0	0	0
85	Boxelder	Poor	Acer negundo	8	0	0	0
86	Boxelder	Dead	Acer negundo	7	0	0	0
87	Locust-Black	Poor	Robinia pseudoacacia	16	0	0	0
88	Locust-Black	Fair	Robinia pseudoacacia	11	0	0	0
89	Boxelder	Good	Acer negundo	6	0	0	0
90	Boxelder	Good	Acer negundo	8	0	0	0
91	Boxelder	Good	Acer negundo	8	0	0	0
92	Boxelder	Fair	Acer negundo	8	0	0	0
93	Boxelder	Fair	Acer negundo	8	0	0	0
94	Boxelder	Fair	Acer negundo	8	0	0	0
95	Locust-Black	Good	Robinia pseudoacacia	11	0	0	0

Tree ID	Common Name	Condition	Genus Species	dbh1	dbh2	dbh3	dbh4
96	Locust-Black	Good	Robinia pseudoacacia	11	0	0	0
97	Locust-Black	Good	Robinia pseudoacacia	13	0	0	0
98	Locust-Black	Poor	Robinia pseudoacacia	8	0	0	0
99	Locust-Black	Fair	Robinia pseudoacacia	10	0	0	0
100	Locust-Black	Good	Robinia pseudoacacia	7	0	0	0
101	Locust-Black	Good	Robinia pseudoacacia	12	0	0	0
102	Locust-Black	Fair	Robinia pseudoacacia	8	0	0	0
103	Locust-Black	Good	Robinia pseudoacacia	6	0	0	0
104	Locust-Black	Good	Robinia pseudoacacia	6	0	0	0
105	Locust-Black	Fair	Robinia pseudoacacia	11	0	0	0
106	Locust-Black	Poor	Robinia pseudoacacia	10	0	0	0
107	Locust-Black	Poor	Robinia pseudoacacia	6	0	0	0
108	Locust-Black	Good	Robinia pseudoacacia	14	0	0	0
109	Locust-Black	Fair	Robinia pseudoacacia	8	0	0	0
110	Locust-Black	Fair	Robinia pseudoacacia	6	0	0	0
111	Locust-Black	Fair	Robinia pseudoacacia	7	0	0	0
112	Locust-Black	Fair	Robinia pseudoacacia	10	6	0	0
113	Locust-Black	Poor	Robinia pseudoacacia	6	0	0	0
114	Locust-Black	Fair	Robinia pseudoacacia	8	0	0	0
115	Locust-Black	Fair	Robinia pseudoacacia	8	6	0	0
116	Locust-Black	Fair	Robinia pseudoacacia	11	0	0	0
117	Locust-Black	Fair	Robinia pseudoacacia	9	0	0	0
118	Elm-Siberian	Fair	Ulmus pumila	10	0	0	0
119	Mulberry-White	Good	Morus alba	6	0	0	0
120	Boxelder	Fair	Acer negundo	6	0	0	0
121	Locust-Black	Fair	Robinia pseudoacacia	12	0	0	0
122	Boxelder	Fair	Acer negundo	6	0	0	0
123	Boxelder	Fair	Acer negundo	10	0	0	0
124	Boxelder	Fair	Acer negundo	13	0	0	0
125	Mulberry-White	Poor	Morus alba	7	0	0	0
126	Locust-Black	Poor	Robinia pseudoacacia	43	0	0	0
127	Locust-Black	Fair	Robinia pseudoacacia	38	0	0	0
128	Boxelder	Fair	Acer negundo	12	0	0	0
129	Boxelder	Dead	Acer negundo	12	0	0	0
130	Mulberry-White	Poor	Morus alba	6	0	0	0
131	Boxelder	Poor	Acer negundo	16	0	0	0
132	Boxelder	Poor	Acer negundo	16	0	0	0
133	Boxelder	Dead	Acer negundo	15	0	0	0
134	Mulberry-White	Fair	Morus alba	16	0	0	0
135	Mulberry-White	Fair	Morus alba	10	0	0	0
136	Mulberry-White	Fair	Morus alba	18	0	0	0
PROTECT							
137	Boxelder	Fair	Acer negundo	15	0	0	0
138	Buckthorn-European	Poor	Rhamnus cathartica	6	4	0	0
139	Buckthorn-European	Poor	Rhamnus cathartica	6	0	0	0
140	Boxelder	Poor	Acer negundo	7	0	0	0
141	Boxelder	Fair	Acer negundo	10	0	0	0
142	Boxelder	Poor	Acer negundo	8	0	0	0
143	Mulberry-White	Fair	Morus alba	6	0	0	0
144	Oak-Bur	Fair	Quercus macrocarpa	37	0	0	0
145	Boxelder	Poor	Acer negundo	12	0	0	0
146	Boxelder	Poor	Acer negundo	7	0	0	0
147	Boxelder	Fair	Acer negundo	15	0	0	0
148	Boxelder	Fair	Acer negundo	8	0	0	0
149	Mulberry-White	Fair	Morus alba	13	0	0	0
150	Mulberry-White	Poor	Morus alba	11	0	0	0
151	Locust-Black	Fair	Robinia pseudoacacia	16	0	0	0
PROTECT							
152	Boxelder	Fair	Acer negundo	10	0	0	0
153	Boxelder	Good	Acer negundo	15	0	0	0
154	Boxelder	Fair	Acer negundo	15	0	0	0
155	Elm-American	Fair	Ulmus americana	35	0	0	0
156	Walnut-Black	Good	Juglans nigra	26	0	0	0
157	Boxelder	Poor	Acer negundo	10	0	0	0
PROTECT							
158	Locust-Black	Good	Robinia pseudoacacia	16.5	0.08	0	0
159	Locust-Black	Good	Robinia pseudoacacia	16.6	0.08	0	0
160	Locust-Black	Poor	Robinia pseudoacacia	16.8	0.07	0	0
161	Locust-Black	Fair	Robinia pseudoacacia	16.9	0.07	0	0
162	Locust-Black	Good	Robinia pseudoacacia	17	0.06	0	0
163	Locust-Black	Good	Robinia pseudoacacia	17.2	0.06	0	0
164	Locust-Black	Fair	Robinia pseudoacacia	17.3	0.05	0	0
165	Boxelder	Poor	Acer negundo	6	0	0	0
166	Mulberry-White	Fair	Morus alba	17	0	0	0
167	Buckthorn-European	Fair	Rhamnus cathartica	6	0	0	0
PROTECT							
168	Mulberry-White	Good	Morus alba	9	0	0	0
169	Boxelder	Fair	Acer negundo	12	0	0	0
170	Boxelder	Fair	Acer negundo	14	0	0	0
171	Boxelder	Fair	Acer negundo	17	0	0	0
172	Mulberry-White	Fair	Morus alba	6	0	0	0
173	Mulberry-White	Good	Morus alba	11	0	0	0
174	Mulberry-White	Fair	Morus alba	11	0	0	0
175	Mulberry-White	Fair	Morus alba	6	0	0	0
176	Mulberry-White	Good	Morus alba	10	0	0	0
177	Mulberry-White	Fair	Morus alba	12	0	0	0
178	Boxelder	Fair	Acer negundo	19	0	0	0
179	Boxelder	Fair	Acer negundo	20	0	0	0
180	Maple-Silver	Fair	Acer saccharinum	10	5	0	0
181	Boxelder	Fair	Acer negundo	8	0	0	0
182	Mulberry-White	Poor	Morus alba	11	0	0	0
183	Boxelder	Fair	Acer negundo	10	0	0	0
184	Boxelder	Fair	Acer negundo	7	0	0	0
185	Boxelder	Fair	Acer negundo	14	0	0	0
186	Boxelder	Fair	Acer negundo	7	0	0	0
187	Mulberry-White	Poor	Morus alba	10	0	0	0
188	Boxelder	Poor	Acer negundo	10	0	0	0
189	Boxelder	Poor	Acer negundo	12	0	0	0
190	Boxelder	Poor	Acer negundo	8	0	0	0

Tree ID	Common Name	Condition	Genus Species	dbh1	dbh2	dbh3	dbh4
191	Mulberry-White	Fair	Morus alba	6	0	0	0
192	Boxelder	Fair	Acer negundo	9	0	0	0
193	Boxelder	Fair	Acer negundo	13	0	0	0
194	Boxelder	Poor	`	15	0	0	0
195	Mulberry-White	Fair	Morus alba	10	8	0	0
196	Boxelder	Fair	Acer negundo	6	0	0	0
197	Mulberry-White	Poor	`	15	13	0	0
198	Mulberry-White	Fair	Morus alba	7	0	0	0
199	Cherry-Black	Fair	Prunus serotina	15	0	0	0
200	Mulberry-White	Good	Morus alba	17	0	0	0
201	Locust-Black	Fair	Robinia pseudoacacia	7	0	0	0
202	Locust-Black	Poor	Robinia pseudoacacia	6	0	0	0
203	Locust-Black	Poor	Robinia pseudoacacia	7	0	0	0
204	Locust-Black	Fair	Robinia pseudoacacia	7	0	0	0
205	Boxelder	Fair	Acer negundo	8	6	0	0
206	Boxelder	Fair	Acer negundo	7	6	0	0
207	Boxelder	Fair	Acer negundo	6	4	0	0
208	Boxelder	Fair	Acer negundo	6	4	0	0
209	Locust-Black	Fair	Robinia pseudoacacia	10	0	0	0
210	Locust-Black	Poor	Robinia pseudoacacia	13	0	0	0
211	Locust-Black	Fair	Robinia pseudoacacia	6	0	0	0
212	Locust-Black	Fair	Robinia pseudoacacia	25	0	0	0
213	Locust-Black	Fair	Robinia pseudoacacia	30	0	0	0
214	Locust-Black	Good	Robinia pseudoacacia	6	0	0	0
215	Locust-Black	Fair	Robinia pseudoacacia	13	0	0	0
216	Locust-Black	Fair	Robinia pseudoacacia	6	0	0	0
217	Elm-Siberian	Fair	Ulmus pumila	7	0	0	0
218	Locust-Black	Fair	Robinia pseudoacacia	6	5	5	0
219	Boxelder	Fair	Acer negundo	6	0	0	0
220	Boxelder	Fair	Acer negundo	6	6	5	0
221	Boxelder	Fair	Acer negundo	6	5	0	0
222	Boxelder	Fair	Acer negundo	6	4	0	0
223	Elm-Siberian	Fair	Ulmus pumila	7	0	0	0
224	Elm-Siberian	Poor	Ulmus pumila	6	0	0	0
225	Boxelder	Fair	Acer negundo	6	0	0	0
226	Boxelder	Fair	Acer negundo	6	0	0	0
PROTECT							
227	Boxelder	Fair	Acer negundo	8	0	0	0
228	Boxelder	Fair	Acer negundo	16	8	8	0
229	Walnut-Black	Fair	Juglans nigra	6	0	0	0
230	Boxelder	Fair	Acer negundo	6	4	4	0
231	Boxelder	Fair	Acer negundo	6	0	0	0
232	Boxelder	Fair	Acer negundo	6	5	5	5
233	Boxelder	Fair	Acer negundo	6	0	0	0
234	Elm-Siberian	Fair	Ulmus pumila	6	6	0	0
235	Elm-Siberian	Fair	Ulmus pumila	6	6	5	0
236	Boxelder	Fair	Acer negundo	6	0	0	0
237	Boxelder	Fair	Acer negundo	6	0	0	0
238	Boxelder	Poor	Acer negundo	6	5	0	0
239	Walnut-Black	Good	Juglans nigra	6	0	0	0
240	Elm-American	Fair	Ulmus americana	6	0	0	0
241	Elm-Siberian	Fair	Ulmus pumila	7	0	0	0
242	Elm-Siberian	Fair	Ulmus pumila	6	6	0	0
243	Boxelder	Fair	Acer negundo	7	4	4	3
244	Boxelder	Fair	Acer negundo	6	0	0	0
245	Boxelder	Fair	Acer negundo	6	0	0	0
246	Elm-Siberian	Fair	Ulmus pumila	6	0	0	0
247	Walnut-Black	Fair	Juglans nigra	6	0	0	0
248	Walnut-Black	Fair	Juglans nigra	6	0	0	0
249	Walnut-Black	Good	Juglans nigra	6	0	0	0
250	Elm-American	Fair	Ulmus americana	9	0	0	0
251	Mulberry-White	Fair	Morus alba	35	0	0	0
252	Poplar-Eastern	Fair	Populus deltoides	17	0	0	0
253	Mulberry-White	Fair	Morus alba	6	0	0	0
254	Mulberry-White	Fair	Morus alba	16	0	0	0
255	Mulberry-White	Fair	Morus alba	7	0	0	0
256	Cherry-Black	Poor	Prunus serotina	14	0	0	0
257	Cherry-Black	Poor	Prunus serotina	6	0	0	0
258	Oak-Bur	Poor	Quercus macrocarpa	45	0	0	0
259	Boxelder	Fair	Acer negundo	9	0	0	0
260	Boxelder	Poor	Acer negundo	9	0	0	0
261	Oak-Bur	Poor	Quercus macrocarpa	21	0	0	0
262	Oak-Bur	Fair	Quercus macrocarpa	30	0	0	0
263	Oak-Bur	Fair	Quercus macrocarpa	36	0	0	0
264	Boxelder	Fair	Acer negundo	7	0	0	0
265	Boxelder	Fair	Acer negundo	6	0	0	0
266	Oak-Bur	Fair	Quercus macrocarpa	35	0	0	0
267	Boxelder	Poor	Acer negundo	10	0	0	0
268	Boxelder	Poor	Acer negundo	15	0	0	0
269	Cherry-Black	Fair	Prunus serotina	14	14	0	0
270	Boxelder	Fair	Acer negundo	15	0	0	0
271	Boxelder	Poor	Acer negundo	9	0	0	0
272	Mulberry-White	Fair	Morus alba	6	0	0	0
273	Mulberry-White	Good	Morus alba	6	0	0	0
274	Boxelder	Fair	Acer negundo	8	0	0	0
275	Boxelder	Fair	Acer negundo	17	0	0	0
276	Boxelder	Good	Acer negundo	7	0	0	0
277	Boxelder	Fair	Acer negundo	12	0	0	0
278	Boxelder	Poor	Acer negundo	8	0	0	0
279	Boxelder	Good	Acer negundo	19	0	0	0
280	Cherry-Black	Good	Prunus serotina	3	0	0	0
281	Boxelder	Poor	Acer negundo	19	0	0	0
282	Boxelder	Poor	Acer negundo	15	0	0	0
283	Cherry-Black	Good	Prunus serotina	5	0	0	0
284	Cherry-Black	Fair	Prunus serotina	7	0	0	0
285	Boxelder	Dead	Acer negundo	10	0	0	0

Tree ID	Common Name	Condition	Genus Species	dbh1	dbh2	dbh3	dbh4
286	Boxelder	Poor	Acer negundo	6	0	0	0
287	Boxelder	Fair	Acer negundo	7	0	0	0
288	Boxelder	Poor	Acer negundo	6	0	0	0
289	Boxelder	Fair	Acer negundo	7	0	0	0
290	Oak-Bur	Fair	Quercus macrocarpa	33	0	0	0
291	Boxelder	Poor	Acer negundo	7	0	0	0
292	Boxelder	Poor	Acer negundo	8	0	0	0
293	Mulberry-White	Fair	Morus alba	6	0	0	0
294	Boxelder	Fair	Acer negundo	22	0	0	0
295	Mulberry-White	Fair	Morus alba	20	0	0	0
296	Mulberry-White	Poor	Morus alba	20	0	0	0
297	Mulberry-White	Poor	Morus alba	6	0	0	0
298	Boxelder	Poor	Acer negundo	19	0	0	0
299	Mulberry-White	Fair	Morus alba	8	0	0	0
300	Mulberry-White	Poor	Morus alba	30	0	0	0
301	Locust-Black	Fair	Robinia pseudoacacia	16	15	6	0
302	Locust-Black	Fair	Robinia pseudoacacia	6	0	0	0
303	Walnut-Black	Good	Juglans nigra	6	0	0	0
304	Elm-Siberian	Poor	Ulmus pumila	6	0	0	0
305	Locust-Black	Poor	Robinia pseudoacacia	7	0	0	0
306	Locust-Black	Fair	Robinia pseudoacacia	8	0	0	0
307	Locust-Black	Good	Robinia pseudoacacia	10	0	0	0
308	Boxelder	Fair	Acer negundo	6	5	0	0
309	Boxelder	Fair	Acer negundo	6	0	0	0
310	Locust-Black	Fair	Robinia pseudoacacia	6	0	0	0
311	Locust-Black	Fair	Robinia pseudoacacia	6	0	0	0
312	Locust-Black	Fair	Robinia pseudoacacia	6	0	0	0
313	Locust-Black	Fair	Robinia pseudoacacia	6	0	0	0
314	Locust-Black	Fair	Robinia pseudoacacia	25	0	0	0
315	Locust-Black	Fair	Robinia pseudoacacia	15	0	0	0
316	Boxelder	Poor	Acer negundo	9	0	0	0
317	Locust-Black	Fair	Robinia pseudoacacia	7	0	0	0
318	Locust-Black	Fair	Robinia pseudoacacia	7	0	0	0
319	Locust-Black	Fair	Robinia pseudoacacia	6	0	0	0
320	Locust-Black	Fair	Robinia pseudoacacia	6	0	0	0
321	Locust-Black	Fair	Robinia pseudoacacia	9	0	0	0
322	Locust-Black	Fair	Robinia pseudoacacia	7	0	0	0
323	Locust-Black	Fair	Robinia pseudoacacia	8	7	6	0
324	Locust-Black	Fair	Robinia pseudoacacia	6	0	0	0
325	Locust-Black	Fair	Robinia pseudoacacia	6	0	0	0
326	Locust-Black	Fair	Robinia pseudoacacia	6	0	0	0
327	Locust-Black	Fair	Robinia pseudoacacia	8	0	0	0
328	Locust-Black	Fair	Robinia pseudoacacia	7	0	0	0
329	Locust-Black	Fair	Robinia pseudoacacia	8	7	0	0
330	Pear-Callery	Good	Pyrus calleryana	7	0	0	0
331	Elm-Siberian	Good	Ulmus pumila	8	0	0	0
332	Locust-Black	Poor	Robinia pseudoacacia	20	0	0	0
333	Locust-Black	Poor	Robinia pseudoacacia	6	0	0	0
334	Locust-Black	Poor	Robinia pseudoacacia	13	0	0	0
335	Locust-Black	Fair	Robinia pseudoacacia	26	0	0	0
336	Locust-Black	Fair	Robinia pseudoacacia	11	0	0	0
337	Locust-Black	Fair	Robinia pseudoacacia	9	0	0	0
338	Locust-Black	Fair	Robinia pseudoacacia	12	0	0	0
339	Locust-Black	Fair	Robinia pseudoacacia	12	0	0	0
340	Locust-Black	Fair	Robinia pseudoacacia	11	0	0	0
341	Locust-Black	Fair	Robinia pseudoacacia	14	0	0	0
342	Locust-Black	Fair	Robinia pseudoacacia	11	0	0	0
343	Boxelder	Fair	Acer negundo	8	0	0	0
344	Locust-Black	Fair	Robinia pseudoacacia	17	0	0	0
345	Locust-Black	Fair	Robinia pseudoacacia	20	0	0	0
346	Locust-Black	Fair	Robinia pseudoacacia	30	0	0	0
347	Boxelder	Poor	Acer negundo	10	0	0	0
348	Boxelder	Poor	Acer negundo	10	7	0	0
349	Locust-Black	Fair	Robinia pseudoacacia	13	0	0	0
350	Locust-Black	Fair	Robinia pseudoacacia	13	0	0	0
351	Locust-Black	Poor	Robinia pseudoacacia	6	0	0	0
352	Locust-Black	Fair	Robinia pseudoacacia	7	0	0	0
353	Locust-Black	Fair	Robinia pseudoacacia	12	0	0	0
354	Locust-Black	Fair	Robinia pseudoacacia	6	0	0	0
355	Locust-Black	Dead	Robinia pseudoacacia	8	0	0	0
356	Boxelder	Fair	Acer negundo	6	0	0	0
357	Boxelder	Poor	Acer negundo	8	0	0	0
358	Boxelder	Fair	Acer negundo	6	0	0	0
359	Locust-Black	Fair	Robinia pseudoacacia	6	0	0	0
360	Locust-Black	Fair	Robinia pseudoacacia	12	8	0	0
361	Locust-Black	Fair	Robinia pseudoacacia	7	0	0	0
362	Locust-Black	Good	Robinia pseudoacacia	10	0	0	0
363	Locust-Black	Good	Robinia pseudoacacia	6	0	0	0
364	Locust-Black	Fair	Robinia pseudoacacia	7	0	0	0
365	Locust-Black	Good	Robinia pseudoacacia	11	0	0	0
366	Locust-Black	Good	Robinia pseudoacacia	6	0	0	0
367	Locust-Black	Good	Robinia pseudoacacia	11	0	0	0
368	Locust-Black	Poor	Robinia pseudoacacia	6	0	0	0
369	Locust-Black	Fair	Robinia pseudoacacia	9	6	0	0
370	Locust-Black	Fair	Robinia pseudoacacia	10	6	0	0
371	Locust-Black	Fair	Robinia pseudoacacia	6	0	0	0
372	Locust-Black	Fair	Robinia pseudoacacia	6	0



NOTES

1. WORK IN STATE ROUTE 172 RIGHT–OF–WAY, AND AT THE INTERSECTION OF S.R. 172 AND TERRA COTTA ROAD, SHALL BE PERMITTED AND APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION.
2. WORK IN THE TERRA COTTA ROAD RIGHT–OF–WAY SHALL BE PERMITTED AND APPROVED BY THE CITY OF CRYSTAL LAKE.
3. ALL PAVEMENT MARKINGS AND SIGNS SHALL COMPLY WITH THE 2009 MUTCD AND 2016 IDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION. PAVEMENT MARKINGS SHALL BE WATERBORNE UNLESS REQUESTED OTHERWISE BY THE CITY OF CRYSTAL LAKE OR IDOT.

LEGEND

	ASPHALT ROADWAY	U.P.	EXIST. UTILITY POLE
	CONCRETE SIDEWALK	PROP. TRANSFORMER	
	CONCRETE PATIO	OH	EXIST. OVERHEAD UTILITY LINE
	CONCRETE PAVEMENT	PROP. LIGHT POLE	
	BUILDING	t	EXIST. TELEPHONE LINE
	RESIDENT GARAGES	T	PROP. TELEPHONE LINE
		e	EXIST. ELECTRIC LINE
		E	PROP. ELECTRIC LINE
		g	EXIST. GAS LINE
		G	PROP. GAS LINE
		f.o.	EXIST. FIBER OPTIC LINE
		F.O.	PROP. FIBER OPTIC LINE
		w	EXIST. WATER MAIN
		W	PROP. WATER MAIN
			EXIST. HYDRANT
			PROP. HYDRANT
			EXIST. GATE VALVE IN BOX
			PROP. GATE VALVE IN BOX
			EXIST. GATE VALVE IN WELL
			PROP. GATE VALVE IN WELL
		r	EXIST. STORM SEWER
		R	PROP. STORM SEWER
			EXIST. CATCH BASIN OR INLET
			PROP. CATCH BASIN OR INLET
			PROP. BEEHIVE INLET
			END SECTION
		s	EXIST. SANITARY SEWER
		S	PROP. SANITARY SEWER

R	SIDEWALK RAMP
	SIGN
NP	FIRE LANE – NO PARKING SIGN
ST	STOP SIGN
ADA	ADA PARKING SIGN
NLT	NO LEFT TURN SIGN
DL	DELIVERY ONLY PARKING SIGN
SL15	SPEED LIMIT 15 SIGN
ped	PEDESTRIAN CROSSING SIGNAL
W	WELL
	FENCE
	TREE OR BRUSH LIMIT
	PROP. C/L OF SWALE
	PROP. GUARDRAIL
	PROP. SIDEWALK EASEMENT
	PROP. PARKING SETBACK
	PROP. SETBACK
	PROP. WATER MAIN EASEMENT
	PROP. BUMPER BLOCK
	GRADING LIMITS
	WETLAND LIMITS
6	NUMBER OF PARKING SACES
6	NUMBER OF HANDICAP PARKING SPACES
6	NUMBER OF GARAGE PARKING SPACES
	SECTION CORNER

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in–service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

DEVELOPMENT SUMMARY AND COMPARISON CHART

Zoning Classification	**B-2-PUD (General Commercial)---Proposed Rezoning to R-3B-PUD (Multi-Family Residential)**
Number of Units	124 Units Total: 4 1-bedroom + 119 2-bedroom

SITE INFORMATION	Requirement	Calculated Requirement	Provided	Variance Requested
Minimum Lot Area	1,400 + 4,000/unit	1,400 + 4,000 x 124 = 497,400 sft = 11.42 ac	388,932 sft = 8.93 ac	108,468 sft = 2.49 ac
Minimum Lot Width	50 + 10/unit	50 + 10 x 124 = 1,290 ft	924 ft	366 ft
Dwelling Unit Density	9.0 units/acre	9.0 units/acre	124 units / 8.93 ac = 13.9 units/ac	4.9 unit/ac
Front Setback	30 ft	30 ft	98.7 ft	---
Side Setback	15 ft	15 ft	30.3 ft	---
Rear Setback	50 ft (abutting 1-family homes)	50 ft	60.6 ft	---
Maximum Building Lot Coverage	30% of site	30%	44,515 sft + 9,840 sft garages = 54,355 sft total / 388,932 = 14.0%	---
Maximum Impervious Lot Coverage	65% of site	65%	54,355 sft roof + 95,221 pvmt + 6,566 deferred parking = 107,222 sft / 388932 = 27.6%	---
Maximum Building Height	36 ft	36 ft	35 ft	---
Maximum Stories	N/A	N/A	3 stories	---
Total Building Floor Area	N/A		133,545 sft + 9,840 sft garages = 143,385 sft total	---
Floor Area Ratio (FAR)	0.6 maximum	0.6	143,385 / 388,932 = 0.37	---
Minimum Apartment Area	N/A	N/A	678 sft (1 BR), 778-910 (2 BR)	---
Vehicle Parking (Multi-Family Residential)	1.5/ 1BR unit, 2.25 / 2BR unit	1.5 x 4 1BR + 2.25 x 119 2BR = 274	124 total (84 surface + 40 garage) Add'l 21 deferred spaces (145 total)	129 spaces
ADA Parking Spaces Required	ADA Chart	5 ADA spaces for 101-150 (1 to be van space)	8 van spaces provided (6 surface + 2 garage)	---
Loading Space	1 space	1 space	1 provided	---

M:\Civil3d_Proj\21216\Site Plan\21216SP1.dwg, 12/23/2021 10:49 AM, Jeremy A. Mathiel, C2.0 SITE LAYOUT AND PAVING PLAN, MCLLC PDF.pc3
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811 Know what's below. Call before you dig.

CLIENT
CLOVER COMMUNITIES CRYSTAL LAKE LLC
348 HARRIS HILL ROAD
WILLIAMSVILLE, NY 14221
ATTN: BETH ERNAT
734-346-0246

CLOVER COMMUNITIES CRYSTAL LAKE LLC

SITE PLAN FOR PLANNING COMMISSION
SITE LAYOUT AND PAVING PLAN

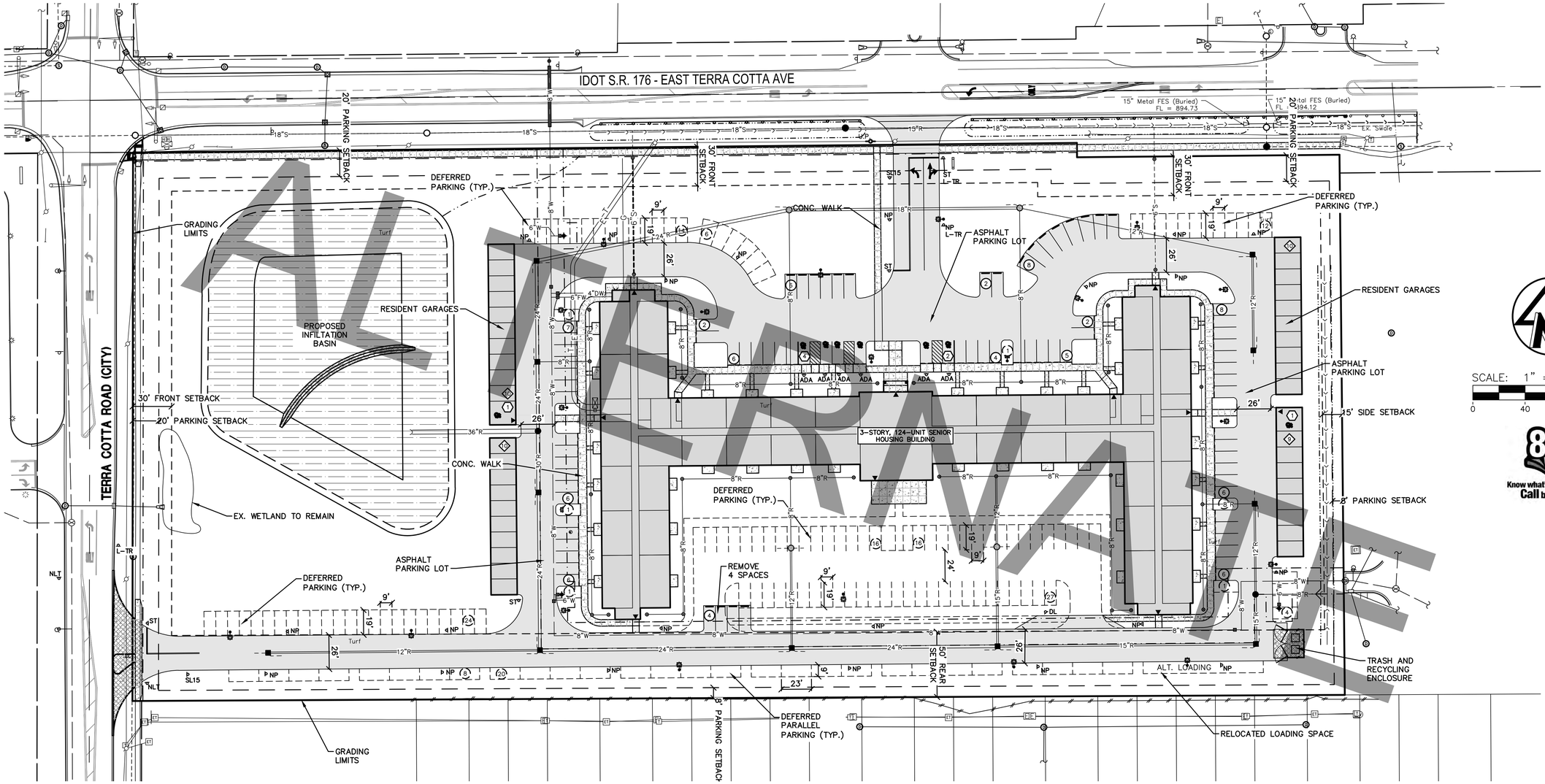
C2.0

DATE: 12/22/2021
SHEET 6 OF 37
CADD: JRB

REV.	DATE

JOB No. 21216

ISSUED:
SITE PLAN SUBMITTAL 1 11/17/21 ENG: JAM
SITE PLAN SUBMITTAL 2 12/23/21 PM: RCW
TECH:
21216SP1.DWG



SCALE: 1" = 40'

0 40 80 120

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

NOTES

1. THIS PLAN SHOWS AN ALTERNATE SET OF DEFERRED PARKING AREAS THAT REACHES AN INCREASED NUMBER OF 265 SPACES. CLOVER CONSTRUCTION WISHES TO INDICATE THAT IT IS PHYSICALLY POSSIBLE TO PLACE 265 PARKING SPACES ON THE SITE, BUT THAT THEY ARE CONFIDENT FROM PREVIOUS EXPERIENCE THAT 120 SPACES ARE ADEQUATE. IN ORDER TO REASSURE THE CITY OF CRYSTAL LAKE THAT ADDITIONAL PARKING WILL BE ADDED IF REQUIRED, THEY ARE PROPOSING THE 21' DEFERRED SPACES SHOWN ON SHEET C2.0 TO BE INSTALLED IF DEMAND REQUIRES IT, AS A MORE PRACTICAL ALTERNATIVE TO THE FULL PARKING LOT SHOWN IN THE COURTYARD IN THIS EXHIBIT.

2. THE ONLY DIFFERENCES BETWEEN THE LAYOUT ON THIS SHEET AND IN THE MAIN LAYOUT SHEET C2.0 ARE THE DEFERRED PARKING SPACES --ALL OTHER PAVED AREAS, BUILDING AREAS, DIMENSIONS, AND NOTES ARE EQUIVALENT.

LEGEND

ASPHALT ROADWAY
CONCRETE SIDEWALK
CONCRETE PAVEMENT
BUILDING

U.P. EXIST. UTILITY POLE
OHE EXIST. OVERHEAD UTILITY LINE
T EXIST. TELEPHONE LINE
E EXIST. ELECTRIC LINE
G EXIST. GAS LINE
FO EXIST. FIBER OPTIC LINE
W EXIST. WATER MAIN
EXIST. HYDRANT
EXIST. GATE VALVE IN BOX
r EXIST. STORM SEWER
EXIST. CATCH BASIN OR INLET
s EXIST. SANITARY SEWER
PEDESTRIAN CROSSING SIGN
FIRE LANE – NO PARKING SIGN
SECTION CORNER
GRADING LIMITS
WETLAND LIMITS
W PROP. WATER MAIN
PROP. HYDRANT
PROP. GATE VALVE IN BOX
R PROP. STORM SEWER
PROP. CATCH BASIN OR INLET
PROP. BEEHIVE INLET
S PROP. SANITARY SEWER

DEVELOPMENT SUMMARY AND COMPARISON CHART (ALTERNATE)

Zoning Classification	**B-2-PUD (General Commercial)---Proposed Rezoning to R-3B-PUD (Multi-Family Residential)**			
Number of Units	124 Units Total: 4 1-bedroom + 119 2-bedroom			
SITE INFORMATION	**Requirement**	**Calculated Requirement**	**Provided**	**Variance Requested**
Minimum Lot Area	1,400 + 4,000/unit	1,400 + 4,000 x 124 = 497,400 sft = 11.42 ac	388,932 sft = 8.93 ac	108,468 sft = 2.49 ac
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Side Setback	15 ft	15 ft	30.3 ft	---
Rear Setback	50 ft (abutting 1-family homes)	50 ft	60.6 ft	---
Maximum Building Lot Coverage	30% of site	30%	44,515 sft + 9,840 sft garages =	---
			54,355 sft total / 388,932 = 14.0%	
Maximum Impervious Lot Coverage	65% of site	65%	54,355 sft roof + 95,221 pvmt	---
			+ 39,950 deferred parking =	
			189,526 sft / 388,932 = 48.7%	
Maximum Building Height	36 ft	36 ft	35 ft	---
Maximum Stories	N/A	N/A	3 stories	---
Total Building Floor Area	N/A		133,545 sft + 9,840 sft garages =	---
			143,385 sft total	---
Floor Area Ratio (FAR)	0.6 maximum	0.6	143,385 / 388,932 = 0.37	---
Minimum Apartment Area	N/A	N/A	678 sft (1 BR), 778-910 (2 BR)	---
Vehicle Parking (Multi-Family Residential)	1.5/ 1BR unit, 2.25 / 2BR unit	1.5 x 4 1BR + 2.25 x 119 2BR = 274	124 total (84 surface + 40 garage)	9 spaces
			Add'l 141 deferred spaces (265 total)	
ADA Parking Spaces Required	ADA Chart	7 ADA spaces for 201-300 (2 to be van space)	8 van spaces provided	---
			(6 surface + 2 garage)	
Loading Space	1 space	1 space	1 provided	---

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.

M:\Civil3d_Proj\21216\Site Plan\21216SP1A.dwg, 12/23/2021 10:49 AM, Jeremy A. Mattheï, C2.1 ALTERNATE SITE 265 PARKING SPACES, MCLLC PDF.pc3
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CLOVER COMMUNITIES CRYSTAL LAKE LLC
348 HARRIS HILL ROAD
WILLIAMSVILLE, NY 14221
ATTN: BETH ERNAT
734-346-0246

CLOVER COMMUNITIES CRYSTAL LAKE LLC

SITE PLAN FOR PLANNING COMMISSION
ALTERNATE SITE 265 PARKING SPACES

C2.1

JOB No. 21216

DATE: 12/21/2021
SHEET 7 OF 37
CADD: JBB
ENG: JAM
PM: RCW
TECH:
21216SP1A.DWG

ISSUED:	REV. DATE
SITE PLAN SUBMITTAL 1	11/17/21
SITE PLAN SUBMITTAL 1	11/17/21
SITE PLAN SUBMITTAL 2	12/23/21

November 19, 2021

City of Crystal Lake,
Community Development

VIA Electronic Submission

RE: Concept Plan Review Application – Southeast Corner of Terra Cotta and Rt 176 PIN 14-34-301-048-0000

Clover Communities Crystal Lake LLC, has the property referenced above under contract and is seeking a concept review of the use and general layout of the property prior to proceeded with approvals.

Clover Communities

Clover Communities Crystal Lake LLC is a subsidiary of Clover Management West "Clover" and is proposing a 124-unit senior living complex. The proposed project is age restricted, market-rate, multi-family residential. If approved for construction the project would break ground in Spring, 2022. Clover Communities has been in business for over 35 years providing independent senior living with over 60 communities currently in operation in New York, Pennsylvania, Ohio, Indiana, Missouri and Kentucky. Clover is expanding its operations to Illinois, Michigan, North and South Carolina, and Tennessee. While many senior care facilities were devasted by COVID-19, Clover Communities continued operations with regulations and were able to continue with development and construction of new sites.

Project Introduction

Clover Communities Crystal Lake LLC has proposed 124-units of market rate senior (age-restricted 55 and older) independent living. The project would sit on approximately-9 acres and consist of rental units in a single 3-story wood frame building approximately 28 feet in height measured to the eave of the roof. The unit mix will consist of 4 1 bedroom, 1-bathroom units, 100 2-bedroom, 1-bathroom units, and 20 2 bedroom, 1 and ½ bathroom units. The building includes 90 leasable interior storage units and



40 leasable exterior garage units. Each unit is fully equipped with a kitchen, dishwasher, and washer and dryer. The building includes a large service elevator, ample common space throughout including a Community Room, Common Patio area, Common garden/open space, Family Room, Fitness Area, Salon, Coffee Bar and Lounge.

Background Information

Clover was started in 1987 by Its current owner and President, Mr. Michael Joseph. Clover consists of development, construction, and property management and currently owns or manages more than 10 million square feet of property, including market rate, senior Independent Living communities, totaling over 6,500 units.

Aging in Place

The U.S. Centers for Disease Control and Prevention defines aging in place as "the ability to live in one's own home and/or community safely, independently, and comfortably, regardless of age, income, or ability level". Census.gov estimates that by 2030 all baby boomers will be older than 65, accounting for 1 for every 5 residents in the United States.

Residents staying within their community and region as they age is identified by many organizations as an overall health benefit to the community. According to AARP in 2014, "In addition to preventing social isolation, allowing older people to stay involved in their communities [aging in place] has been found to have health benefits. Civic engagement and volunteering can reduce mortality; increase physical function, muscular strength, and levels of self-rated health; reduce symptoms of depression and pain; and increase life expectancy." An additional benefit for choosing to age in place with independent living is freeing up single family homes for new buyers creating market demand for existing housing stock and increasing population density without demand on the school districts.

Clover provides an independent living option to the aging population that is seeking to stay within its community. Providing rental units at market rate targets populations that do not qualify for income restricted properties and do not want or cannot afford full-service care type facilities with meals, housekeeping, and medical assistance. Additionally, rental units do not create legacy costs and burdens to beneficiaries that may not qualify to occupy properties in a community with an age restricted Home Owners Association. Clover structures leases with several options for long- or short-term rental. All of Clover's leases have provisions that allow residents to move quickly if health declines and a medical care facility is needed. Clover has no "buy-in" costs that make aging in place restrictive to middle class aging populations.

Site Considerations

Access and accessibility are major factors in selecting a Clover site. Residents who are aging restrict their driving and drive times to access shopping, worship, and healthcare independently. The proposed site is conveniently located for residents and provides little impact to the residential property to the south. The proposed orientation of the building would be toward Route 176 with the south elevation consisting of patios and outdoor open space for residents. A detention pond would be located on the west side of the property nearest the existing wetland. The property is located in a bowl and is taking in much of the surrounding properties water. Utilities and primary access to the property would be from Rt 176 utilizing the existing road . Due to the low impact independent senior living has on traffic counts this is an ideal entry point with the lighted intersection of IL 176 and Terra Cotta.

There is existing wetland on the western most boundary of the lot. We intend to preserve this area with no need to cause disturbance.

Clover Survey

Clover surveys its 10,000+ residents bi-annually to determine market trends and marketing philosophy. Through the survey important information is derived such as:

- The average age of Clover residents is 76 years or older.
- 27 percent of residents come from an existing apartment and 61 percent come from a single-family home (12% other).
- 97 percent of residents come from 1-5 miles of the property.
- 79 percent of residents live alone.
- 45 percent of residents chose Clover based on the location.

Impact Considerations

The proposed project has the potential to bring up to 244 residents to Crystal Lake based on full capacity and double occupancy of all units. However, typical market trends and experience tell us 79 percent of residents in a Clover project are single occupants, therefore the expected increase in population would be 147 residents at full occupancy.

While no empirical data exists for age-restricted independent senior living emergency call generation, Clover estimates approximately one call for service weekly based on call history at over 60 locations. The majority of calls are medical assistance related. Call trends also increase with the age of the building as there is a direct correlation to the age of the residents within the building. The average Clover residents stays for 10 years.

Using the assumption of 1 additional Fire/EMS per week, the proposed development would generation approximately 52 additional calls per year. This does not assume that most of the residents are current Bartlett residents and would generate the same call volume in their current living situation.

Site Specific Safety Features:

Clover Communities Crystal Lake is an age-restricted senior independent living project. Independent living does not provide for medical care; residents are ambulatory. The proposed building in addition to being fully sprinkled with have emergency exit plans clearly labeled in each unit as well as hallways and common areas. Resident drills are conducted to re-enforce safe exit plans in case of a fire. The main elevator is full sized to accommodate a full-sized stretcher. The drive aisle around the exterior of the building is sized for full-turns for all fire apparatus. Each unit has a balcony or patio to access outdoors. There is no commercial kitchen on-site, reducing potential for large scale fires. Lastly, residents can quickly end lease terms when medical care becomes necessary because of decreased mobility.

Community Living Benefits

Clover communities are designed as retirement communities allowing for independent living in a community setting.

Individual units are equipped with the following:

- Fully equipped kitchen with breakfast bar
- In unit washer and dryer
- Central air conditioning
- Energy-saving appliances
- Sliding glass doors leading to private patio/balcony
- Walk-in shower available
- Emergency pull-cord system

The proposed building and all clover buildings are equipped with the following:

- On-site beauty salon/barber shop
- Community room with patio
- Community activities and planned trips
- Community lounge with fireplace
- Fully handicapped-accessible
- Centrally located elevator service
- Wide, well-lit hallways with handrails
- Secure building, TV-monitored entrance with controlled access
- Fitness center
- Indoor central mailbox system
- Indoor trash rooms

- Coffee room with seating
- Family room
- Game room
- Individual storage units
- Sprinkler system throughout building
- Smoke/CO detectors throughout building

The building amenities are included in every tenant lease and do not require additional deposits. Resident keys access all the amenities. This facility is not open to the public or rentable without a lease. These facilities are designed to be an extension of the individual tenant units specific to senior independent living.



CLOVER
DEVELOPMENT

Apartment Interiors



CLOVER
DEVELOPMENT

Common Areas









Patio
&
Reading Room

CLOVER
DEVELOPMENT



CLOVER
DEVELOPMENT

Events








CLOVER
DEVELOPMENT

Events











Traffic Impact Study

Clover Group
Residential Development
Crystal Lake, Illinois

September 29, 2021

Prepared for:

Prepared by:

Dan Brinkman, P.E., PTOE
Assistant Director of Transportation Services

GHA GEWALT HAMILTON ASSOCIATES, INC.



Part IV. Recommendations and Conclusions

Analyses have been conducted under existing and future conditions to determine the impact from the proposed delivery station development on the study area intersections. The capacity analysis results indicate that the increase in project site-generated traffic has little to no effect upon the Peak Hour operations of the area roadway network with the recommendations contained herein:

- Construct a new full access to IL Rte 176 has been discussed aligned opposite the existing access for the office complex.
- Westbound left turns into the site from IL Rte 176 will be made from a newly created westbound left turn lane within the existing painted median on IL Rte 176.
- Eastbound right turns into the site from IL Rte 176 will be made from the existing through lane. An increased curb radius is recommended, but a right turn lane is not warranted.
- Exiting traffic onto IL Rte 176 should have separate right and left turn lanes under Stop Sign control.
- As previously noted, a 3/4 access (left turns in prohibited) to Terra Cotta Road has been discussed offset south of the existing Casey's access drive.
- Exiting traffic onto Terra Cotta Road should have separate right and left turn lanes under Stop Sign control.
- On site parking should be increased by approximately 11 spaces to provide a supply sufficient to meet the Clover Group's internal data's suggested demand of 0.84 spaces per unit plus the City's required 0.25 spaces per unit guest parking requirements.
- Preserve additional space for future Right of Way along IL Rte 176 and Terra Cotta Road (not dedicate) to minimize development impacts should IDOT ultimately improve the intersection to the geometrics recommended in the 2010 SRA report.

This Impact Study has been prepared by



Daniel P Brinkman, PE, PTOE
Assistant Director of Transportation Services

Part V. Technical Addendum

The following Appendices were previously referenced. They provide technical support for our observations, findings and recommendations discussed in the text.

Appendices

A. Photo Inventory
B. 2021 & Historic Traffic Count Summaries
C. Crash Summary Map
D. CMAP Traffic Projections
E. July 12, 2021 Site Plan
F. ITE Trip Generation Manual Excerpts
G. Capacity Analysis Worksheets
H. Clover Group Parking Data
I. ITE Parking Generation Manual Excerpts
J. December 2010 SRA Report Excerpt

September 10, 2021

Planning & Zoning Commission
City of Crystal Lake
100 West Woodstock Street
Crystal Lake, Illinois 60014

Re: # 2021-127 Clover Senior Residential
731 East Terra Cotta Avenue

Gentlemen:

My name is Edward Dose and reside at 227 Mistwood Lane in the Mistwood Residential area adjacent to the proposed Senior Living facility.

I have a list of concerns regarding this development which need to be addressed before this project is approved. They are as follows:

Parking variance—I oppose any variance to the required number of Parking spaces. This is not a small site, parking area needs to be found. The area is already burdened by the overflow of parking from Sunrise Assisted Living due to a lack of parking spots. The Senior facility will have staff to park, other Clover buildings list beauty and barber shop facilities, where does this staff park. Will the facility have a bus for excursions, if so, it needs a parking spot.

Cross access road-If Sunrise grants a cross access road on their property——

Will the access road to Clover be a City Street or private street?
How will roadway intersect with Mistwood Lane?
Will Sunrise lose parking spaces on their property? This is totally un-acceptable.

RECEIVED
SEP 13 2021

Due to amount of traffic on Terra Cotta Road and limiting outbound traffic from Clover as right turn only, I envision the cross access road to Mistwood Lane becoming the main in/out for the Clover Residences which will add more traffic to the streets of Mistwood (Mistwood Lane, Savannah Lane and Silk Oak). This is a concern due to children and the many residents who walk or run in the complex, mailboxes being of the cluster type which requires many (some elderly) to cross the street to receive their mail. Turning left from Mistwood onto Terra Cotta Ave, and turning left from Silk Oak onto Terra Cotta Road is difficult at times now, added traffic will add to the burden.

Thank you for taking these items under advisement.

Sincerely,

Edward Dose

RECEIVED
SEP 13 2021

October 19, 2021

To: The Crystal Lake Planning & Zoning Commission and Staff

From : The Mistwood Place Homeowner's Association Board of Directors

c/o Northwest Property Management, www.nwpropertymanagement.net, Attn. Toni Voelker

780 Tek Drive, Crystal Lake, IL. 60014

815-459-9187 fax: 815-459-1306

POSITION PAPER AND OBJECTIONS OF THE MISTWOOD PLACE HOMEOWNERS ASSOCIATION AND BOARD OF DIRECTORS TO THE THREE STORY, HIGH DENSITY, MULTI-FAMILY CLOVER SENIOR RESIDENTIAL APARTMENT PROPOSAL (#2021-127) FOR 731 EAST TERRA COTTA AVENUE IN CRYSTAL LAKE, ILLINOIS

Introduction

The Mistwood Place Homeowner's Association has existed for approximately 28 years. The Association consists of the owners of the residential townhomes in the subdivision known as Mistwood Place, which is situated on approximately 19 acres to the south and east of the location proposed for the Clover apartment complex. The Mistwood association's operations are conducted by its Board of Directors selected by the association homeowners. The day to day management of the association's affairs is handled by Northwest Property Management, selected by the Board of Directors.

These Objections and this Position Paper are supported by the two sections which follow: "Current Zoning of the Premises Is the Appropriate Classification" and "Traffic and Parking Relative to the Clover Proposal"; these sections are in turn followed by a" Conclusion and Summary". Also attached for reference purposes, in the reading of the above two sections, are copies of a "PIQ Map" and "CONCEPT PLAN", as well as two pages of artist renditions of the proposed apartment building, which were included in Clover's Senior Residential Conceptual PUD Project Review application to the Planning and Zoning Commission.

THE CURRENT ZONING OF THE PREMISES IS THE APPROPRIATE CLASSIFICATION

A purpose of zoning is to prohibit uses, buildings or structures which are incompatible with the character of surrounding development; and to prevent the overcrowding of land, thereby insuring proper living and working conditions and preventing the development of blight and slums. The current zoning of the subject property, B-2 General Commercial, is the appropriate zoning classification for this property. The character of the properties all along and fronting on either side of Route 176, going east from the intersection with Terra Cotta Road to the Route 31 intersection, are business/ commercial (except for the Sunrise Assisted Living facility which is located along 176, but fronts on Mistwood Lane, and perhaps for the Park District's Colonel Palmer House). Likewise the properties all along Route 176 going west from the Terra Cotta Road / Route 176 intersection to the railroad crossing, are business/ commercial (except for the small single family residence on the Countryside Florist Nursery business). The character of the surrounding development mentioned above, is not compatible with the Clover senior residential 119 unit apartment building proposed to be built fronting on Route 176 . We may all agree that affordable independent senior apartments are desirable in Crystal Lake; but this site is not the place for one, especially as proposed.

Clover may contend that the Mistwood Place residential subdivision to the south and southeast of the premises in question is comparable/ compatible with its apartment building proposed for Route 176. However Mistwood is not located on Route 176. In fact the businesses along 176 provide somewhat of a buffer for Mistwood. Mistwood is situated on approximately 19 acres, has 142 two- story townhouse units each with two- car garages, all located in 29 separate detached buildings, on landscaped lawns amidst bushes and trees. Mistwood also counts many seniors, estimated at approximately 50, among their residents in addition to other families. The Mistwood townhomes are predominately owner occupied, although approximately 33 units are rented to non-family tenants by their owners. The Mistwood Place Homeowners Association has been in existence for approximately 28 years.

The Clover proposed senior apartment site has approximately 9 acres; the proposed long, single, H-shaped wood frame apartment building, would be 3 stories tall, with long corridors and elevators in the center of the H, and 119 apartments. The building would front directly on Route 176 at the southeast corner of the Route 176/ Terra Cotta Road intersection. The rear of the 3 story apartment building would be situated adjacent to and north of approximately 20 of the Mistwood Place townhomes on Savannah Ln. A proposed driveway extending across the entire southern (rear) portion of the apartment building site would be adjacent and north of the back yards of those 20 townhomes. Clover anticipates 142 tenants at full residency, although the number of 2 bedroom apartments planned to be built will be 115 of the 119 total units. If each of the two bedrooms were occupied, the number of tenants would increase to 234 (115 times 2 = 230 + 4 one bedroom = 234 total residents). Clover admits that its proposed project has the potential to add 236 residents to Crystal Lake based on full capacity and double occupancy of all units. The proposed project will only provide 120 parking spaces including 40 garage spaces. According to Clover this is 146 spaces less than the code permits, i.e. there should be 266 parking spaces.

The above comparison demonstrates that Clover's proposed 3 story apartment building and use of the site is incompatible with Mistwood Place, the character of the development along Route 176 and surrounding environs. There is nothing like the proposed 3 story apartment building in the area of the site. Its proposed appearance is too straight, angular, flat-faced, cold and institutional looking.

Clover wants a change in the existing B-2 General Commercial zoning of the site to R-3B Multi-Family Residential. But it also seeks to circumvent the allowed uses permitted under the R-3B zoning classification, by requesting substantial variations in both density and parking spaces. R-3B zoning permits 9 units to the acre (81 total units). Clover wants 13.2 units per acre (119 total) - approximately a 48% increase. As to parking, the code provides for 266 parking spaces as Clover acknowledges; however Clover seeks another variation from the R-3B zoning classification to allow 120 parking spaces - a decrease in the required number of approximately 55%. The Crystal Lake zoning ordinance does allow for variations in a proper case; but at some point the underlying purpose of zoning becomes gutted by variation requests not well grounded in necessity. The existing zoning of the site (B-2 General Commerce) is proper and compatible with the character of the surrounding property; and it should remain so. Business usage of the premises would also generate sales tax revenues for the city. Clover's application should be denied as its proposed use is wrong for this property and surrounding environs.

TRAFFIC AND PARKING RELATIVE TO THE CLOVER PROPOSAL

Traffic, which is already a significant problem for the area around the proposed apartment building site, will very likely become much worse, especially as the populace returns more to pre-covid commuting and transportation levels. State Route 176, aka Terra Cotta Ave., is an east/west highway on which the proposed site for the senior apartment facility will front. 176 is a major traffic artery over which travels almost anything on wheels, including a large volume of truck traffic. Intersecting 176 at the location of the proposed apartment site is Terra Cotta Road, a north/south highway which is also a major highway, although not yet having the same overall volume and type of traffic as 176. The senior apartment site is proposed to be located at the southeast corner of the intersection of these two major thoroughfares. Mistwood Place is separated from 176 on the north, by the proposed site for the Clover senior apartments, the Sunrise assisted living facility, a law firm and a small used-car lot with an office building. Mistwood Place is separated from Terra Cotta Road on the west by open green space and vacant lots. Direct ingress and egress to Mistwood Place is provided over two entrances/exits in Mistwood Place: Mistwood Lane off 176 and Silk Oak Lane off Terra Cotta Road.

During the morning and afternoon rush hours, traffic backs up from the 176/ Terra Cotta Road intersection all the way down toward the 176/ Rte. 31 intersection to the east, so that it is virtually impossible to exit Mistwood Ln., cross the east-bound lane of 176 and turn left/ west on 176. Even at non rush hour times, traffic often backs up on 176 at the Mistwood Ln. exit, sometimes because of cars trying to exit the office complex on the north side of 176 across from the site of the proposed senior apartment complex. As a result some Mistwood residents find it necessary to avoid use of the Mistwood Lane exit to go west on 176, and instead take the Silk Oak Ln. exit onto Terra Cotta Rd. (if there is an opening in the traffic), turn north to head up to the 176/Terra Cotta Rd. intersection with its traffic light, wait for the green and turn left/west onto 176 at the point of Casey's service station .But this alternate route often doesn't work well because of the volume of traffic on Terra Cotta Rd.

If the west entrance to the proposed apartment site is located across from the vicinity of Casey's access drive on Terra Cotta Rd., the intersection traffic will become even more congested. So will the area around the 176 exit from the office complex on the north side of 176, if a second entrance to the proposed apartment site is located on the 176/north side of the site. If the residents of Mistwood Place are unable to reasonably exit their subdivision, they will be like captives in their own neighborhood (which may sound like an overstatement until you experience the rush hour effect in that area). The traffic back-ups along 176 also result in westbound drivers using Mistwood Ln. to get off 176 and drive through Mistwood Place to avoid the congestion at the 176/Terra Cotta Rd. intersection.

Against this backdrop, Clover underestimates the number of tenants and vehicles its project may generate and therefore the amount of additional traffic that will result. It claims that at full capacity 142 tenants would result, though admitting that the number could be 236 at full capacity and double occupancy. Their plan in fact provides for many more 2 bedroom apartments (115 of the 119 total apartments) than 1 bedroom apartments. As to vehicles, although the ordinance calls for 266, Clover proposes to provide 120 parking spaces (including 40 garage spaces available for an extra charge to tenants). Clover seems to overlook that some of its units may have more than one car or more than one driver per car, and the impact of visitor and delivery parking/traffic for the 142 to 236 potential tenants.

Regarding visitors, Clover will allow grandchildren visits at their apartments on weekends, but overnight stays are not permitted, unless a tenant is permanently disabled; and these rules are self- policed.

Clover contends its "average" tenant is a widowed 76 year old who doesn't drive during peak hour traffic; and that there should be less than a 1% increase in traffic due to the project. But Clover's average, presumably based on its many tenants from around the country, may not be representative of Crystal Lake. Also, Clover agrees that it will be accepting tenants who are 55 years and older; and at $1700 per month for rent ($20,400/year) it is reasonable to assume that tenants in the 55 to 65 or 70 age group will still be driving to and from work during the rush hours (as most in that age group do anyway). In addition to work, this age group is very active caring for children, grandchildren and/ or parents, shopping, attending to healthcare, volunteering, pursuing recreational activities, and in the course of it all, making multiple trips in their cars each day. And the fact that the 176/ Terra Cotta Rd. intersection area is not pedestrian friendly, would dictate that the apartment residents drive as opposed to walking.

But if Clover's traffic increase estimate of 1% even approaches reality, the traffic congestion in this area cannot take the increased burden. Any increase in traffic can make a bottleneck situation unworkable and once traffic is allowed to increase, its volume cannot be reduced. Mistwood residents need to reasonably enter and exit their subdivision, as do the school buses that service their children, and any emergency vehicles that are needed. Even assuming only 119 more vehicles (a fairly sizeable estimate) are added due to the apartment complex, the situation there will not remain static; especially during the long construction phase of such a large project. Year after year things will change as leases expire and tenants come and go. At Mistwood Place however, its owners cannot easily move on as can tenants at the end of a lease, if they don't like the changes.

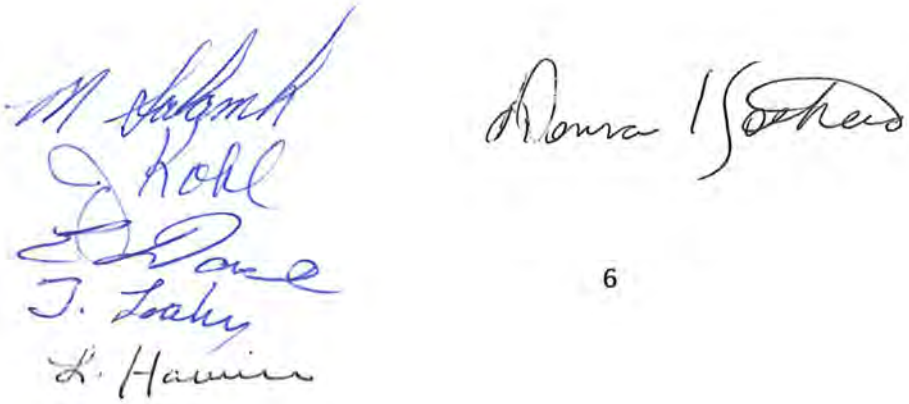
Clover's representative also alluded to a possible benefit to its apartment tenants by locating next to the Sunrise assisted living facility on Mistwood Ln. next to and across from portions of Mistwood Place. The Sunrise building covers roughly only one-third as much land as Clover's proposed apartment building. Sunrise's staff provides an excellent service to its inhabitants in a professional and caring manner and the appearance of the front of the two story Sunrise building is magnificent. However the planning for parking at the facility was seriously deficient with repercussions which continue to affect parking, traffic and safety of residents of Mistwood Place. Probably because of an argument that seniors in need of assisted living wouldn't be driving, an insufficient number of parking places were required at Sunrise. As a result, visitors and some staff, park off- premises along Mistwood Ln. and along both sides of the Mistwood cul de sac opposite the Sunrise property. These extra vehicles, in addition to creating other problems, narrow the roadway driving space and hinder safe passage on these streets. The problem becomes most acute during holiday and special event periods, during which traffic becomes very congested if not impossible, especially for emergency vehicles.

Should the long driveway planned for behind the proposed apartment complex along its southern portion, be extended to connect to the Sunrise property, the off-site parking problem would be exacerbated by the lack of parking spaces on the apartment property; and that driveway could also be used as a cut-through to bypass the 176/Terra Cotta Rd. intersection traffic. Even absent a joining with the Sunrise facility, the long driveway proposed for just north of the approximately 20 Mistwood Place townhomes along Savannah Ln., would likely destroy many of the trees and bushes there, bring traffic, parking and noise to the current park-like setting of the back yards of those townhomes, and undoubtedly affect their market values.

SUMMARY AND CONCLUSION

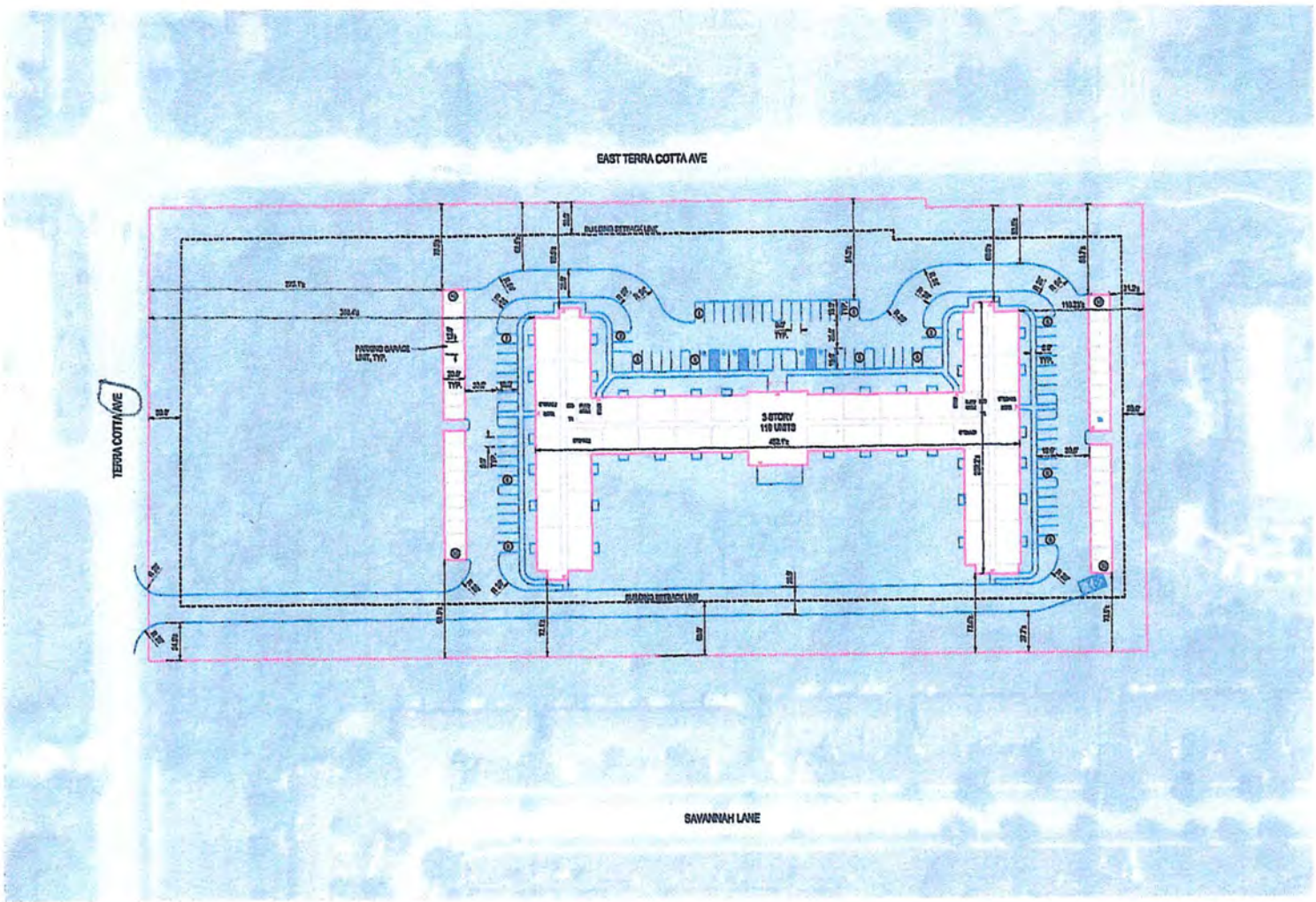
The Mistwood Place board of directors and residents respectfully request that zoning of the subject property at the southeast corner of Terra Cotta Road and Route 176 remain Business/General Commercial.
Re-Zoning to Residential with the very high density, limited parking and three story apartment facility proposed, would be unlike anything in the area. It would seriously large impact the safety of area residents and those driving though the region. The proposed facility would be incompatible with area businesses and surrounding environs; and its long rear driveway would irreversibly alter the character of the nearby Mistwood townhomes. It would be the wrong use for this property.
The impact of the proposed 142 to 236 residents, and more than 119 cars (without even counting visitor or service vehicles) will overburden already gridlocked intersections especially at rush hour times of the day.
Mistwood Place residents routinely experience traffic congestion and parking blockages due to the visitors at Sunrise Assisted Living, even though the Sunrise residents do not have cars.
With the addition of 119 residential units (some with more than one driver or car), the amount of traffic gridlock and lack of parking will worsen, especially during high traffic times of morning and after school. Seniors, ages 55-plus, are very active with many automobile related needs. Most people age 55-65 are still working full-time, caring for children or their parents, volunteering, shopping, and travelling about the region in their cars on a daily basis.
Mistwood Place is a 28 year old Crystal Lake neighborhood. Its board of directors represents 142 households with seniors, adults, special needs folks and children.
Area traffic and parking is already overcrowded and difficult at best, with the existing property usage.
We implore the Zoning & Planning Commission to consider those already living in this area. Please keep our neighborhood safe from this project's anticipated additional traffic, parking, and cut-through drivers seeking to avoid the gridlock.
Keep the zoning as "Business" so that traffic and parking does not worsen in the manner expected with the proposed apartment facility
.
Thank you for your attention and consideration of this matter.

Yours Truly, the Mistwood Place
Homeowner's Association Board of Directors.



PIQ Map
731 E. Terra Cotta Avenue





CURRENT ZONING: B-2-PUD
PROPOSED ZONING: R-3B PUD
9.0± ACRES
3 STORY BUILDING
110 UNITS (97% 2 BEDROOM)
(24 2-BEDROOM 1.5 BATH, 01 2-BEDROOM, 1 BATH, 4 1-BEDROOM)
2,076 SF STORAGE (FIRST FLOOR)
44,260 SF (132,780 TOTAL)
120 PARKING SPACES (INCLUDING 40 GARAGES)

C&S Engineers, Inc.
141 Elm Street, Suite 100
Buffalo, New York 14203
Phone: 716-847-1630
Fax: 716-847-1494
www.cscos.com

CLOVER GROUP

SENIOR HOUSING
TERRA COTTA AVENUE
CRYSTAL LAKE, IL

MARK	DATE	DESCRIPTION
		REVISIONS

PROJECT NO. 172.402.001
DATE: 7-13-2021
SCALE: 1"=30'
DRAWN BY: S. SCHEDLER
DESIGNED BY:
CHECKED BY:

NO ALTERATION PERMITTED HEREON
EXCEPT WITH WRITTEN PERMISSION

CONCEPT PLAN

Copyright ©





Terra Cotta Corners
Retail Center
650 E. Terra Cotta Ave.
Crystal Lake
Corner of Route 176 & Pingree



February 10, 2022

City of Crystal Lake
100 W. Woodstock St.
Crystal Lake, IL 60014

Dear Mayor Haleblian and Council Members Brady, Ferguson, Hopkins, Hubbard, Montford, Philpot and Staff:

As you know, the Clover Communities Crystal Lake Project at 731 Terra Cotta Avenue will be considered at your February 15 City Council Meeting. We are the local owners of two commercial properties on Route 176 in Crystal Lake, including the land for the proposed project. We have also owned the retail center at 650 E. Terra Cotta Avenue since 2008, located diagonally across the intersection from the land.

We purchased the land on the southeast corner of Route 176 and Pingree in 2018 and had the vision to bring a project that would both benefit the City and the surrounding retail businesses. Our tenants at Terra Cotta Corners Retail Center are heavy in the service industry (hair, nail salons, dry cleaners, two fitness businesses, financial and medical) and many were hit hard from COVID and are still trying to recover. Needless to say, our tenants and the surrounding businesses would certainly benefit from the proposed project and its residents.

Before we purchased the land, there were several projects proposed for the nine-acre parcel. A proposed nursing home project was considered by the City but could not get the needed Certificate of Need from the State. The land was also under contract for a Speedway Gas Station with diesel fueling for trucks, however it was vehemently opposed by the neighboring housing community and did not receive City approval. Since we purchased the land, a smaller-scale Circle K project was in the works for the land until COVID hit. The land has likely stood vacant since the founding of Crystal Lake, generating little in property taxes for the City nor any benefit to the community. In our opinion, none of these prior projects would benefit the City and its residents as much as Clover Communities Crystal Lake.

We believe the Clover Independent Living Development would be a win-win for the City, the aging residents and the surrounding businesses. The project will have low impact on surrounding traffic, low impact on the school system despite paying significant property taxes to support the schools, libraries and other public infrastructure, and have very low impact on the surrounding residential areas. The senior residents will be quiet neighbors. The project will benefit the area businesses and the City by generating additional customers and sales tax revenue for the City. Finally, we believe the greatest benefit is it allows the Crystal Lake residents who need to downsize to stay in Crystal Lake close to family, friends, their doctors and favorite stores and restaurants.

We welcome the opportunity to speak with you further about the project if you have questions. If you do have any questions, please feel free to contact us at the number listed below. We ask you to support this new community asset.

Thank you,

Lane Moyer

Lane Moyer

Patricia Moyer

Patty Moyer

Co-Owners
Terra Cotta Corners, LLC
(312) 907-4732

Agenda Item No: 12

City Council
Agenda Supplement

Meeting Date: February 15, 2022

Item: Intergovernmental Agreement Regarding Lake Safety and Ecology Fees for Users of Crystal Lake

Staff Recommendation: *City Council's Discretion* -

1. Motion to adopt a Resolution approving the Intergovernmental Agreement Regarding Lake Safety and Ecology Fees for users of Crystal Lake.
2. No Action.

Staff Contact: Eric Helm, Deputy City Manager

Background:

An intergovernmental agreement between the City of Crystal Lake and the Village of Lakewood for the enforcement and safety patrol on Crystal Lake requires watercraft users to purchase annual boat decal stickers. The decal fees are $30 for motorized boats and $20 for non-motorized boats. The Village uses the decal revenue to pay staff salaries for the patrol of the lake and purchase patrol and safety supplies, such as watercraft and navigation buoys.

Proposal to Increase Boat Decal Fees

In 2019, the Crystal Lake Park District assisted in the formation of an informal committee called the "Lake Advisory Committee". The Committee has not been statutorily created by the Park District, but has provided the District recommendations regarding lake management issues. In 2020, the Park District, through this informal Committee, requested that the Village of Lakewood and the City consider raising the boat decal fees to remediate weed growth on Crystal Lake. According to documents provided by the Park District's Lake Advisory Committee, weed growth increased steadily over the last three years and additional treatments are necessary. The Crystal Lake Park District budgeted funds in the past to perform weed treatment and remediation, but it believes weed treatment and remediation is best funded by lake users through decal fees.

Based on the Committee's proposal and research, the Village of Lakewood and Park District recently approved an *Intergovernmental Agreement Regarding Lake Safety and Ecology Fees for Users of Crystal Lake (IGA).* This IGA references the Committee's proposal to address weed growth. Highlights of the IGA include:

- Creates an additional boat decal fee component for "Ecology". The additional fee is depicted in *Table 1*.
- Park District shall sell the decal stickers and then distribute funds for the enforcement and safety on the Lake to the Village.

- Summarizes weed treatments and costs for three years, but the extent of the treatment will be determined by the amount raised. Any funds raised from the "ecology component" will be expended by the Park District in consultation with the Lake Advisory Committee.
- The Park District, in consultation with the Lake Advisory Committee, shall disburse funds to consultants and contractors for weed remediation and removal. Funds would be used for weed harvesting and direct weed treatment.
- The agreement contemplates a three year weed treatment plan, but may be automatically renewed annually.

Table 1 shows the amount of the fee designated for "Lake Safety", which would not increase. These funds would continue to be used by the Village of Lakewood to conduct lake enforcement and safety patrol. The row labeled "Ecology Component" would be used for weed harvesting and treatment, per the IGA.

Table 1 – Proposed Fee

	Non-Motorized	**0-39 HP**	**40-99 HP**	**100 – 199 HP**	**200 + HP**
Current Fee Lake Safety Component	$20	$30	$30	$30	$30
Ecology Component	-	$20	$45	$95	$170
Total Fees	$20	$50	$75	$125	$200
% Increase	*No Increase*	*+ 67%*	*+ 150%*	*+ 317%*	*+ 567%*

The exact amount of additional revenue resulting from the decal fee increase is difficult to estimate. Based on historical figures, the Village estimates the ecology component could annually raise $46,000 - $60,000.

The Executive Director of the Crystal Lake Park District, Jason Herbster, and members of the Lake Advisory Committee will attend the meeting to present the proposal.

Votes Required to Pass:

Simple majority.

Res. _____

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE approve an Intergovernmental Agreement Regarding Lake Safety and Ecology Fees for Users of Crystal Lake between the City of Crystal Lake, Village of Lakewood and Crystal Lake Park District.

DATED this 15th day of February, 2022.

CITY OF CRYSTAL LAKE, an
Illinois Municipal Corporation,

By: _____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: February 15, 2022
APPROVED: February 15, 2022

Draft

INTERGOVERNMENTAL AGREEMENT REGARDING LAKE SAFETY AND ECOLOGY FEES FOR USERS OF CRYSTAL LAKE

WHEREAS, for many years, the City of Crystal Lake ("City") and the Village of Lakewood ("Village") have had in place an Intergovernmental Agreement regarding lake safety upon Crystal Lake ("Lake") and have annually approved budgets as a method of financing lake safety;

WHEREAS, the City and Village have adopted identical ordinances regarding lake safety and enforcement;

WHEREAS, the City and Village, along with the Crystal Lake Park District ("Park District") have been approached by the Lake Advisory Committee with a plan to address invasive plant species and ecology relative to the Lake;

WHEREAS, certain Illinois State statutes exist that regulate boating activities on the lake;

WHEREAS, the City, Village and Park District desire to enter into this agreement in order to address and improve the ecology of the Lake for the users and residents of their respective units of local government;

WHEREAS, the parties are authorized to enter into this Agreement pursuant to the Illinois Compiled Statutes and by Article VII, Section 10 of the Illinois Constitution of 1970.

NOW THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. **Recitals.** The above stated recitals are incorporated by this reference.

2. **Lake Usage Fees.** Each motorized and non-motorized watercraft operating on Crystal Lake shall display a lake usage decal. The Park District shall be solely responsible for selling the lake usage decals and collecting and disbursing the revenue therefrom. The cost of lake usage decals shall be as follows:

2022 Proposed Crystal Lake Boat Decal Fee Table					
	Non Motorized	0-39 HP	40-99 HP	100-199 HP	200+ HP or Unspecified
Lake Safety Component	$20	$30	$30	$30	$30
Ecology Component	N/A	$20	$45	$95	$170
TOTAL FEE	**$20**	**$50**	**$75**	**$125**	**$200**

3. Use of funds.

A. The Lake Safety Fee shall be used to administer and pay for the lake safety patrol and enforcement upon Crystal Lake in accordance with the terms and conditions approved by the City and Village. The Park District shall distribute the Lake Safety Fee received by it to the Village at least

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monthly along with an accounting sufficient to identify the fees collected.

B. The Lake Ecology Fee shall be used to pay for the lake ecology improvements described herein if sufficient funds are received to pay for such costs.

4. Lake Ecology Improvements. The Park District, in consultation with the Lake Advisory Committee, shall directly disburse funds received as the Lake Ecology Fee from the sale of Lake Usage Decals, if sufficient funds are available, to pay the costs of a consultant or consultants relative to lake ecology, and the following services:

- **Weed Harvester***: One to three harvesting sessions, each session being 2 to 5 days in length beginning early in the season (April/May) at an estimated cost of $2,500 per day. The initial plan is to complete 2 full days of harvesting in the spring on the Lake with the second harvesting session coming later in the summer season which could be modified to address budgetary concerns. Additionally harvesting sessions may be added if there are sufficient funds. Estimated cost: $15,000

- **Direct Treatment of Milfoil and other Invasive Weed Species***: Annual treatments to be applied by a certified specialist in targeted 15 to 30 acre areas of the Lake. Annual treatments will be distributed in varying areas of the Lake over a rolling term and repeated as needed thereafter. Estimated annual cost is between $20,625 and $41,250 depending upon observed invasive weed growth and budgetary allowances. This is based on current costs of $1,375 per treated acre.

*Each aspect of the harvesting and treatment plan will be adjusted annually to ensure the program cost does not exceed the expected revenue from Lake Usage Decal sales.

The following is an illustration of the initial 3 year plan for invasive weed treatment. The parties acknowledge the plan may be adjusted to address changing conditions.

Summary of Costs For 3 Year Weed Treatment Plan

	Spring Harvesting	Weed Treatment	Mid Summer Harvesting	Professional Consultations	Total
Year 1	$5,000	$41,000	$10,000	$3,000	**$59,000**
Year 2	$5,000	$43,050	$10,000	$3,000	**$61,050**
Year 3	$5,000	$45,202	$10,500	$3,000	**$63,702**

* Mid Summer Harvesting can be scaled back or eliminated if budgeted revenues are not met

** Spring harvesting would only be required in areas to be treated (2 days) - not the whole lake

Note: A 5% inflation price increase to the chemical application was added in year 2 & 3 as well as to harvesting in year 3

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5. **Other Contributions and Distribution at the End of the Term.** Neither the Park District, nor the Village, nor the City shall be responsible to contribute additional funding to support or pay for the Lake Ecology Improvements if sufficient funds are not received from the sale of Lake Usage Decals to pay the costs as set forth herein. All Lake Ecology Improvements are to paid solely with funds raised through the sale of Lake Usage Decals. Nothing herein shall prevent a party from voluntarily funding other lake ecology improvements or fees. When this Agreement terminates, if there remains a balance and the Lake Ecology Fee has not been spent, the Park District shall disburse the Lake Ecology Fee to the Village for use for the Lake Safety Fund.

6. **Term.** The term of this Agreement shall begin on the date the last of the parties hereto approves it and shall automatically renew for an additional one year term on December 31, 2022. Any party may give notice by November 1, 2022, and by November 1 of each subsequent year that the term of this Agreement is extended, of its intent to terminate this Agreement. Thereafter, representatives of each of the parties and the Lake Advisory Committee shall meet and confer to determine if the Agreement can be continued for an additional one year term. If the parties are unable to agree on the continuation of the Agreement within 60 days of the date of notice of termination, this Agreement shall end.

7. **No Third Party Beneficiaries.** This Agreement is not intended to create any rights or benefits in or to any third parties and is entered into solely for the benefit of the City, Village and Park District.

8. **Amendment**. This Agreement may be amended at any time upon the mutual written agreement of the City, Village and Park District.

9. **Governing Law.** This Agreement shall be construed in accordance with the laws and Constitution of the State of Illinois.

10. **Counterparts and Electronic Signatures.** This Agreement may be executed in counterparts, which, when taken together shall constitute one document. Facsimile and emailed copies of this Agreement bearing the signatures of the representatives of the parties shall be construed as original versions of this Agreement.

Draft

CITY OF CRYSTAL LAKE, an Illinois municipal corporation

By: _____
Mayor Haig Haleblian

ATTEST:

_____
City Clerk Nick Kachiroubas

Dated: _____, 2022

VILLAGE OF LAKEWOOD, an Illinois municipal corporation

By: _____
President David Stavropoulos

ATTEST:

_____
Village Clerk Jeanette LoBosco

Dated: February 8, 2022

CRYSTAL LAKE PARK DISTRICT, an Illinois park district

By: _____
Cathy Cagle, President

ATTEST:

_____
Jason Herbster, Secretary

Dated: January 20, 2022

4872-3052-1608, v. 1

Draft



Projected Lake Decal Revenue To Implement 3 Year Weed Treatment Plan

Lake Advisory Committee
January 2022

Overview of Weed Remediation

- A rolling 3 year weed treatment strategy is proposed to confront invasive weed growth on Crystal Lake
  - Distributing treatments over 3 years ensures a balanced & ecological approach so as to not harm recreation, fish or wildlife
  - Takes full advantage of the guidance from the weed chemical manufacturer which indicates a 3 year lasting effect on targeted weed species
  - Allows targeted areas to be addressed while still providing a holistic treatment for the lake over time
  - Allows flexibility of applications while keeping within budget constraints
- Treatment plan to be reviewed on an annual basis in consultation with certified professionals to optimize weed remediation results

Estimated Decal Revenue By Year

	2020 Actual *	2021 Actual **	2022 Projected (Low) ***	2022 Projected (High) ***
Volume of Decals Sold: Human Powered	719	719	719	719
Volume of Decals Sold: Motoroized	657	819	657	819
Lake Safety Component	~$34,090	$38,690	$34,090	$38,950
Lake Ecology Component	$57,915	** Not Available	$57,915	$72,195
Total Estimated Revenue	**$92,005**	** Not Available	**$92,005**	**$111,145**

* Revenue estimate for 2020 Lake Ecology Component assumes the new fee structure was used for this revenue estimate projection

** Revenue estimate for 2021 Lake Ecology Component is not available due to 73% of the HP entries being blank on 2021 decal sales data

*** Revenue Projections for 2022 are based on decal sales volume from both 2020 & 2021

Summary of Costs For 3 Year Weed Treatment Plan

	Spring Harvesting	Weed Treatment	Mid Summer Harvesting	Professional Consultations	Total
Year 1	$5,000	$41,000	$10,000	$3,000	**$59,000**
Year 2	$5,000	$43,050	$10,000	$3,000	**$61,050**
Year 3	$5,000	$45,202	$10,500	$3,000	**$63,702**

- Mid Summer Harvesting can be scaled back or eliminated if budgeted revenues are not met
- Spring harvesting would only be required in areas to be treated (2 days) - not the whole lake

Note: A 5% inflation increase was added to the chemical application in year 2 & 3 as well as to harvesting in year 3

2022 Proposed Decal Fees

2022 Proposed Crystal Lake Boat Decal Fee Table					
		----- Registered Boat Horsepower -----			
	Non Motorized	0-39 HP	40-99 HP	100-199 HP	200+ HP or Unspecified
Lake Safety Component	$20	$30	$30	$30	$30
Ecology Component	N/A	$20	$45	$95	$170
TOTAL FEE	**$20**	**$50**	**$75**	**$125**	**$200**

Proposal

Address Damaging Weed Issue
Affecting Crystal Lake

Executive summary:

Weed growth (see Weed Growth below) in Crystal Lake has increased steadily over the past years - growing exponentially in the last 3 years. The rapid growth has seriously hindered swimming and boating in most areas of the lake. It has resulted in rotting plant masses (see pics. below) washing up on the shores around the lake. The situation is acutely bad in the West End, the South Shore (0 - 20yds out), the North Shore (along the drop off) and in front of Main beach out 50-60 yds. (please see aerial pictures)

The Lake Advisory Committee (see Crystal Lake Advisory Committee below), after extensive meetings and correspondence with Hey & Associates, has formulated a plan to address the issue in keeping with the lake consultant's recommendations.

The plan would incorporate harvesting the weeds below the water surface and removing the biomass to prevent it from depleting the oxygen necessary for fish habitat.

Advances in water management have brought new products that will kill off certain invasive species for three years while leaving the natural habitat unaffected. The new product, ProcellaCOR by SePro, is particularly effective on Milfoil which is the most prevalent invasive in the lake.

The comprehensive program would involve a two-pronged approach spread over a three-year period of time and would be repeated thereafter on a rolling three-year plan as needed.

- **Weed Harvester***: One to three Harvesting sessions, each session being 2 to 5 days in length beginning early in the season (April/May) at a cost of $2,500 per day. The initial plan is to complete 2 full days of harvesting in the spring on the lake with the second harvesting session coming later in the summer season which could be modified to address budgetary concerns. Estimated cost: $15,000

- **Direct Treatment of Milfoil with ProcellaCOR***: Annual treatments to be applied by a certified specialist in targeted 15 to 30 acre areas of the lake. Annual treatments will be distributed in varying areas of the lake over a rolling three-year period and repeated as needed thereafter. Estimated annual cost is between $20,625 and $41,250 depending upon observed invasive weed growth & budgetary allowances. This is based on current costs of $1,375 per treated acre.

*Each aspect of the harvesting and treatment plan will be adjusted annually to ensure the program cost does not exceed the expected revenue from decal sales.

Summary of Costs For 3 Year Weed Treatment Plan

	Spring Harvesting	Weed Treatment	Mid Summer Harvesting	Professional Consultations	Total
Year 1	$5,000	$41,000	$10,000	$3,000	**$59,000**
Year 2	$5,000	$43,050	$10,000	$3,000	**$61,050**
Year 3	$5,000	$45,202	$10,500	$3,000	**$63,702**

* Mid Summer Harvesting can be scaled back or eliminated if budgeted revenues are not met

** Spring harvesting would only be required in areas to be treated (2 days) - not the whole lake

Note: A 5% inflation price increase to the chemical application was added in year 2 & 3 as well as to harvesting in year 3

In order to not burden area taxpayers, the Committee is asking the City of Crystal Lake and the Village of Lakewood to raise boat sticker fees on motorized watercraft. Monies raised would be applied to an ecology fund to cover the expenses needed for the continued remediation.

The following fee schedule is being recommended for Crystal Lake.
This fee schedule is estimated to generate between $58,000 and $72,000 in new revenue based on previous year's boat sticker sales.

The committee is recommending two lines for fees on the application as outlined in the table below.

2022 Proposed Crystal Lake Boat Decal Fee Table					
		----- Registered Boat Horsepower -----			
	Non Motorized	0-39 HP	40-99 HP	100-199 HP	200+ HP or Unspecified
Lake Safety Component	$20	$30	$30	$30	$30
Ecology Component	N/A	$20	$45	$95	$170
TOTAL FEE	**$20**	**$50**	**$75**	**$125**	**$200**

We propose that the Lake Ecology funds be held strictly for lake ecology improvements. The Lake Advisory Committee would continue to work with Hey & Associates or future lake managers to develop a plan each year and submit the plan to the appropriate governing bodies. Once approved, the Committee could assist in overseeing the execution of the plan and provide a detailed report as to the plan's outcome and effect.

Data & Explanations

Weed Growth

The recent explosion of weed growth has several main causes. The large Spring runoff fills the lake with nutrients which explode growth. The clarity of the water which has been increasing (primarily due to the zebra mussels) makes the problem worse by allowing sunlight deeper to nourish the plant growth.

Boat traffic cuts up the weeds growing closer to the surface and creates floating biomass islands rotting around the lake (see Pic. # 1,2&3). The vast majority of the floating and drifting weeds at issue originate in the West End but the spread of Milfoil all around the lake shows how quickly the situation can get out of hand.

The Park District spent $5,000 last year for harvesting - providing funding for two days of work. This allowed for only a partial cleanup. The exercise proved that 4-5 days are required for each session to do a complete job.

The harvesting (see pic. below) recommended involves a floating barge with an underwater lawn mower approximately 4 feet across which can be lowered to depths of up to 4 feet. The harvesting in the West End would primarily address the excessive growth of Eelgrass which, while native to the lake, chokes the West End and spreads around the lake.

By "mowing" the weeds below the surface of the water the harvester prevents the growth from getting to the surface and being churned up. This does not destroy the plant but only removes some of the growth. Harvesting early in the season and several more times during the summer prevents the plants from rising to the surface and pollinating new growth.

The harvester brings cut plants up to a barge platform which are then discharged at the shore and trailered Lippold Park to be composted.

According to Hey & Associates the non-native invasive species found in the lake, especially the Milfoil, if left unchecked will destroy the lake

ecology including the fish and other living species in the lake. The Milfoil naturally spreads around the lake once established. Large pockets of Milfoil have established themselves in every part of the lake and in many places are so thick they can choke an outboard engine and cause it to stall.

The recommended funds would address these issues.

The situation has become so alarming despite the fact that the Crystal Lake Park District spent $15,000 last year on treatment of the invasive species and an additional $9,000 for general weed treatments. The cursory efforts proved too small and ineffective to stop the weeds from choking the lake.

Weed Harvester



Recommendations

The Committee studied various options to confront the weed issue. A boom system to contain the cut weeds was considered but this would have required a "no wake" area around the booms and possibly "no boating area" to prevent them from getting run over. This option would have still required man-power to remove the weeds collected.

The Committee also considered asking that the West End be designated "no wake" to prevent high speed boats from chopping the weeds. This option was not accepted due to the amount of use that area of the lake experiences.

The option of a harvesting program was accepted as one of the solutions recommended by the lake management consultants which seemed to have a number of advantages:

a. The rotting biomass islands (see picture below) would not have a chance to form
b. There would be little to no interruption to normal boating activities
c. Weeds would be prevented from naturally pollinating and propagating potentially leading to economic benefits in future years



The combining of harvesting with chemical treatment of invasive species would allow native eelgrass to re-establish in its native habitat. The new

treatments which result in at least three years of remediation and would permit a balanced and ecological approach of treating the lake with minimal or no harm to fish and wildlife.

The Crystal Lake Park District spends between $ 80,000 - $ 100,000 a year on lake management but only a small portion is allocated to direct remediation of invasive species.

The $30 motorized boat fee for boat stickers on Crystal Lake results in a canoe with a trolling motor paying the same as a massive 350hp wake boat. Raising the additional amounts for an ecology fund will address the lake's issues by having those that use the lake contribute to its health.

Crystal Lake Advisory Committee

The Crystal Lake Advisory Committee was formed in April 2019 and its 12 members are represented by residents on the lake and from the community surrounding the lake. The Committee was given access to Hey & Assoc. which has contracts with the Park District as well as the City of Crystal Lake. The recommendations chosen by the Committee were reviewed and accepted by Hey & Assoc.

The Committee members:

Michael Kane [redacted] 701 Woodland Dr, Crystal Lake
Chair Person

Jessica Phillips [redacted] 662 Coventry lane, Crystal Lake
Secretary

Sandi De Paul [redacted] 6115 Brighton Ln, Lakewood

Mike Kallenbach [redacted] 485 Oxford Ln., Crystal Lake

Joe Keen [redacted] 1454 Woodscreek Circle, Crystal Lake

Gregg Kobelinski [redacted] 1069 N Shore Dr., Crystal Lake
President - Shoreline Property Owners Assoc.

Dr.Thomas Kopp [redacted] 967 North Shore Dr., Crystal Lake

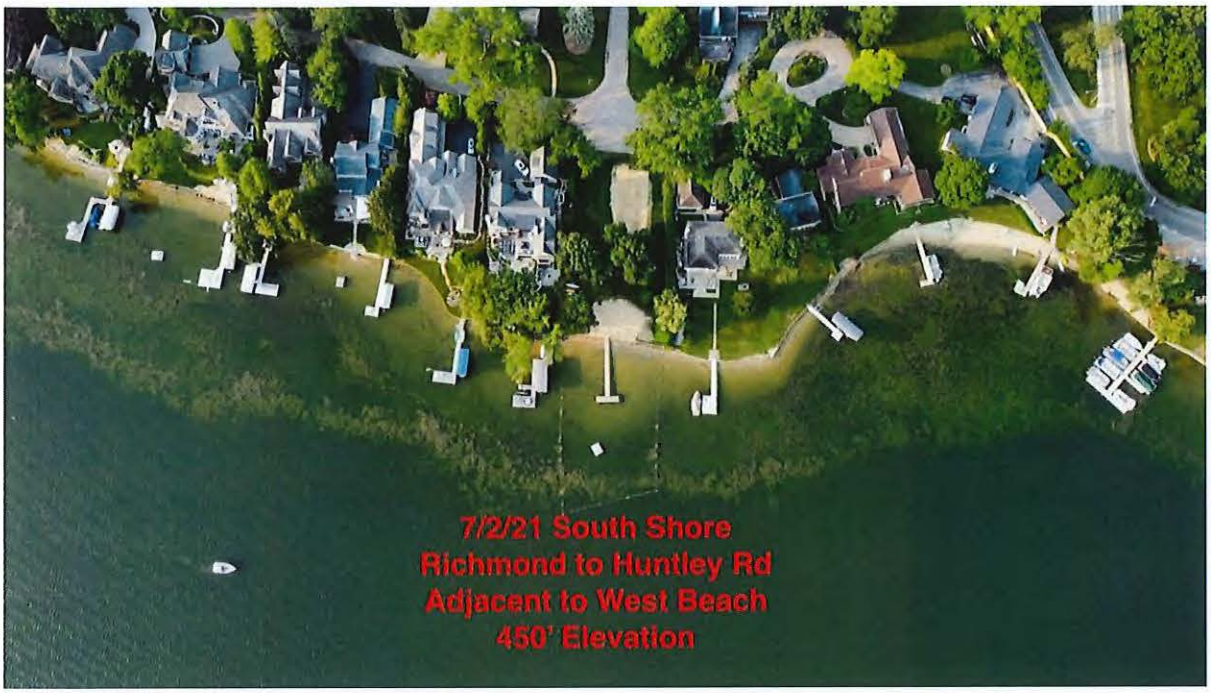
Jim Layer [redacted] 877 N. Shore Dr., Crystal Lake

Marty Moister Sr [redacted] 324 Melrose Ln., Lakewood
Former President & Current Board member CCAPOA

Jeff Thorsen [redacted] 120 Edgewater Dr., Crystal Lake

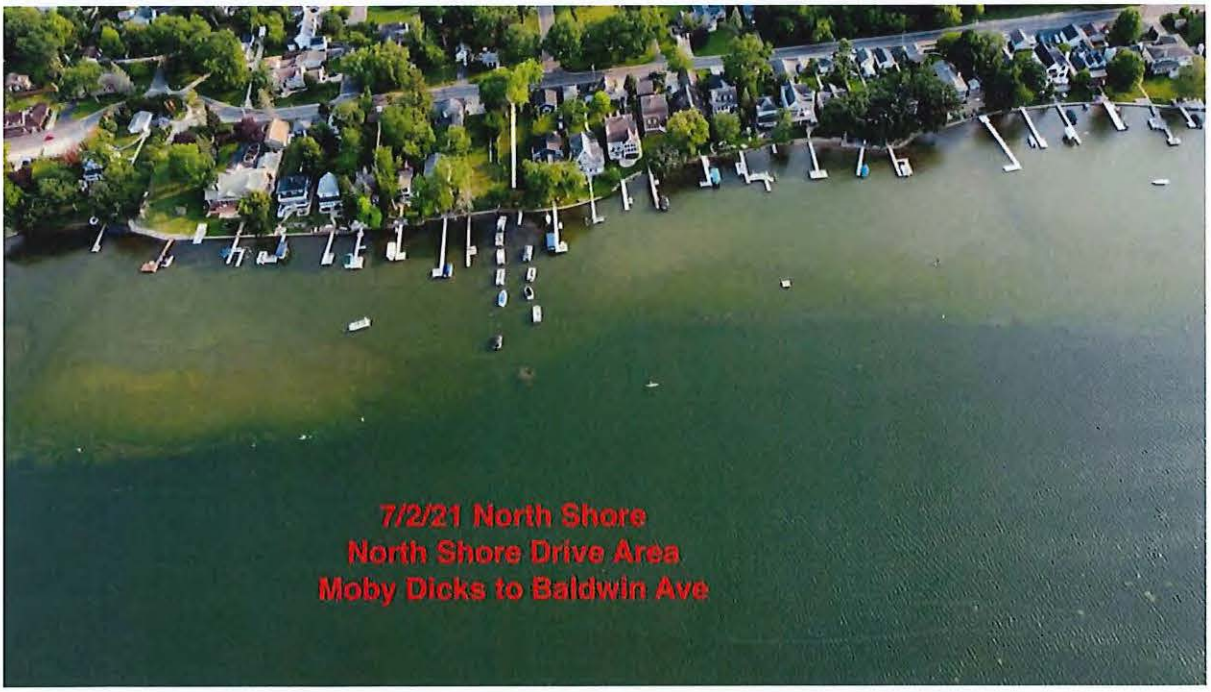
Mike Strezo [redacted] 104 Sunnyside, Crystal Lake
President. – North Shore Property Owners Assoc.

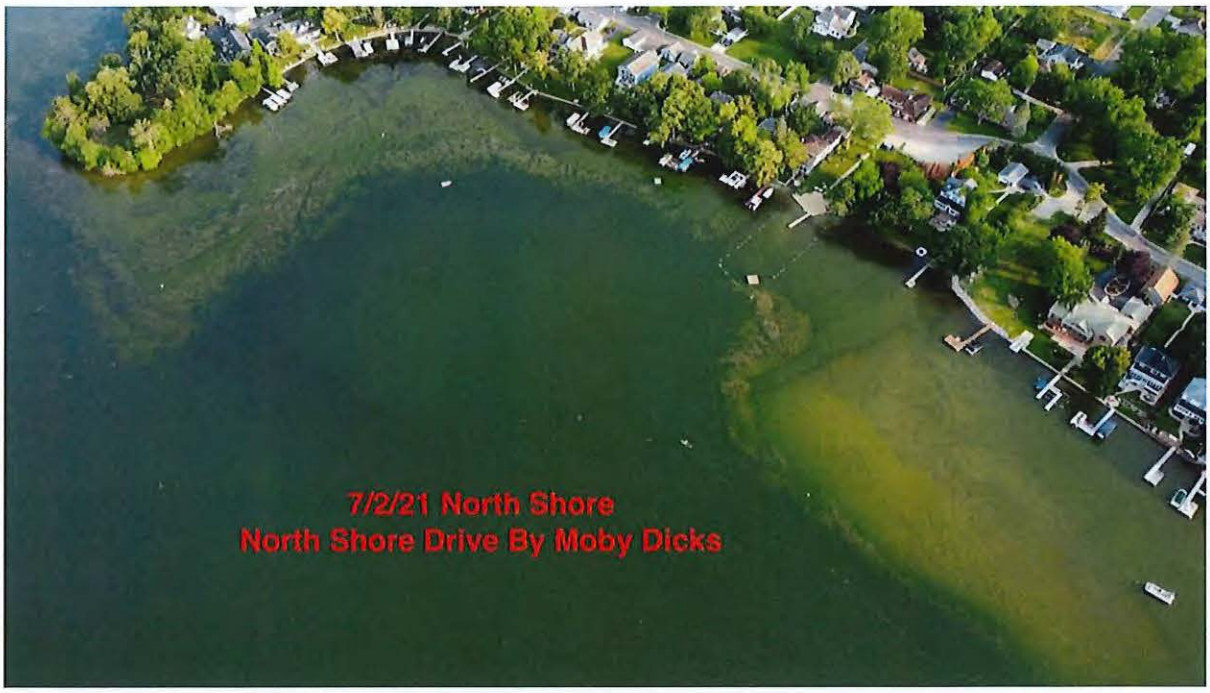
Mallory Wunschel [redacted]


7/2/21 South Shore
Richmond to Huntley Rd
Adjacent to West Beach
450' Elevation


7/2/21 South Shore
Warwick to Sunset


7/2/21 South Shore
Meridian to Warwick


7/2/21 North Shore
North Shore Drive Area
Moby Dicks to Baldwin Ave


7/2/21 North Shore
North Shore Drive By Moby Dicks


7/2/21 North Shore
Leonard Parkway / Woodland Drive Area
450' Elevation


7/2/21 East End of Lake
Weir Overflow Area


7/2/21 West End
West Side of Point
450' Elevation


7/2/21 CLPD Main Beach


7/2/21 North Shore
Leonard Parkway / Woodland Drive Area
450' Elevation


7/2/21 The Point Looking North


7/2/21 West End

INTERGOVERNMENTAL AGREEMENT FOR ENFORCEMENT

AND SAFETY PATROL UPON CRYSTAL LAKE

WHEREAS, the CITY OF CRYSTAL LAKE ("City") and the VILLAGE OF LAKEWOOD ("Village"), desire to enforce lake safety upon Crystal Lake ("Lake"); and

WHEREAS, the City and the Village have each adopted identical ordinances attached as Exhibits "A" and "B", respectively ("Ordinance" or "Ordinances"), and

WHEREAS, certain Illinois State statutes exist that regulate boating activities on the Lake; and

WHEREAS, the policing bodies of the City and the Village, or their designated agents, both individually and in cooperation, all have the authority to enforce said State statutes and municipal ordinances; and

WHEREAS, the Lake constitutes a "Police District" under the law of the State of Illinois entitling either municipality or their agents to enter upon the entire Lake to protect the health, safety and welfare of their respective citizenries; and

WHEREAS, the City and the Village are authorized to enter into this Agreement pursuant to the Illinois Compiled Statutes and by Article VII, Section 10 of the 1970 Constitution of the State of Illinois.

NOW THEREFORE THE PARTIES AGREE AS FOLLOWS:

A. Definitions:

1. "Municipalities" shall mean the City of Crystal Lake and the Village of Lakewood.

2. "Staff" shall mean the City of Crystal Lake and Village of Lakewood staffs.

B. Ordinances. Each party agrees to keep the ordinances, identified as Exhibits A and B, in effect for the term of this Agreement and not amend same without the agreement of the other party.

C. Lake Staff.

1. The staff shall be as established by the Village Administrator and the City Manager in accordance with the terms of this Agreement in order to carry out the purposes of this Agreement and, where applicable, the provisions of the Ordinances attached as Exhibit "A" and "B".

2. Staff shall:

(a) The City shall be responsible for the sale of lake usage decals and all monies received from sales of stickers shall be deposited by the City into a joint account with the Village of Lakewood with an accounting of all revenue received every two weeks between March 1 and October 1.

(b) The Village shall proposed an operating budget by March 1 of each year which shall be subject to the approval of the Village Board and the City Council no later than April 1 of each year.

(c) The Village shall be responsible for establishing a lake use and decal program to provide funding for the entire annual budgeted amount. The lake use and decal budget shall be submitted to the municipalities prior to February 1 of each year.

(d) The Village shall establish an on-water lake safety and enforcement patrol including, but not limited to, procurement of the patrol boat and other necessary equipment, providing for a boat docking facility or facilities, location and maintenance of buoys/markers, the depths

and locations pursuant to the requirements as outlined in Exhibits A and B, and the purchase or rental of equipment necessary for the proper operation of the on-water lake safety program including the establishment of a program for normal equipment maintenance.

(e) By December 31 each year the Village shall furnish to the City an annual report of acts and doings which shall include, but not be limited to, an accurate accounting of the total itemized expenses, total patrol hours and number and type of tickets issued with their disposition.

(f) The City Manager and the Village Administrator shall review the reports of the monthly receipts and expenditures prepared by the City and Village during April through September and shall consolidate all months into an annual report to be submitted to the Village Board and City Council prior to February 1 of each year.

(g) Purchase or rent equipment as approved by the municipalities and establish a program for normal maintenance of equipment.

(h) Locate and maintain buoys/markers at depths and locations pursuant to the requirements, as outlined in Exhibits A and B.

(i) Furnish to the municipalities by February 28th of each year an annual report of acts and doings which shall include, but not be limited to, an accurate accounting of:

(1) Total revenues by source;

(2) Total itemized expenses;

(3) Total patrol hours; and

(4) Tickets issued.

D. Lake Patrol Officers.

1. Shall be sworn police officers of the Village or other qualified persons provided that the hiring of any police officers pursuant to this Agreement shall be subject to the rules and regulations of the Village.

2. Contract costs for services of lake patrol officers shall be paid directly from Lake Safety funds.

3. Lake patrol officers shall conduct and document patrol activities as directed by the Lakewood Staff within the limits of approved budgeted funding.

4. Scheduled boat patrolling activities shall begin Memorial Day and extend through Labor Day.

5. A "24 hour" on-call service shall be coordinated with both municipal police departments.

6. Prosecution of violations shall be through the municipality issuing the citation. The resulting revenue, less prosecution expenses, is to be directed to the Staff as income.

7. Lake patrol officers participating in scheduled patrol activities and regular municipal police officers have the authority to enforce the Ordinances enacted by the municipalities pursuant to this Agreement, as well as the State boating laws regarding safe boating practices throughout the waters of the Lake, regardless of which municipality they represent and regardless of which municipal jurisdiction violations occur.

8. Lakewood Staff shall develop and implement guidelines for lake patrol officers and scheduling lake patrol officers.

E. Funding.

1. The Lake Safety Patrol will be self-supporting.

2. Emergency loans for equipment acquisition, etc. may only be undertaken upon the joint approval of the City and Village. This provision does not preclude the Staff, with the approval of the municipalities, from arranging for private funding.

F. Ownership and Disposition of Assets.

1. Upon termination of this Agreement, unless some other provision is made, the property and facilities established, operated and maintained under this Agreement shall be owned legally by the City and Village equally as tenants in common.

2. Upon termination of this Agreement, all property shall be sold and the proceeds of such sales shall be distributed to the City and the Village on a percentage basis based upon the number of stickers sold to Lakewood and Crystal Lake residents. In addition, the percentage applicable to Park District residents situated outside of the corporate limits of the Village and City would be shared by the City and Village equally.

G. Event Scheduling. Any group or organization planning an event to take place on the Lake is required to schedule the event with the Staff in advance to avoid conflicts and to comply with any requirements established by the Village Board and the City Council regarding control, safety and cleanup. Nothing contained in this paragraph shall supersede the provisions of statutory authority or any ordinance of the municipalities.

H. The City agrees to save and hold harmless the Village and the Village agrees to save and hold harmless the City from any and all claims, demands, causes of action, litigation or liability related to damages to each other or any third parties or property of third parties by reason of the exercise of their individual duties and responsibilities set forth in this Agreement.

I. Terms.

1. This Agreement shall remain in effect for a term beginning February 1, 1996, and ending December 31, 1996. If neither of the parties give notice by November 1 of each year of its intent to terminate this Agreement, then this Agreement shall be automatically renewed for the following year.

2. This Agreement may be amended, except as otherwise stated herein, at any time upon the mutual written agreement of the City and Village.

J. Severability. The Agreement must be approved in total, and, if any provision herein is not approved, then the entire Agreement shall be null and void.

K. Effective Date. This Agreement shall be effective and program established when executed by the City and Village.

K. Governing Law. This Agreement shall be construed in accordance with the laws and Constitution of the State of Illinois.

CITY OF CRYSTAL LAKE, an Illinois municipal,

By: _____
MAYOR

ATTEST:

_____
CITY CLERK

VILLAGE OF LAKEWOOD, an Illinois municipal corporation,

By: _____
PRESIDENT

ATTEST:

_____
VILLAGE CLERK

ORD. #3886
FILE #244

EXHIBIT A

AN ORDINANCE AMENDING SECTION I 1. DECALS OF THE CRYSTAL LAKE ORDINANCE

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

SECTION I: Section I 1. Decals, of the Crystal Lake Ordinance shall be amended to read as follows:

1. Decals. All designated watercraft which are operated on Crystal Lake shall display a current "Lake Usage Decal." Initial decal fees shall be $19.00 for watercraft under 15 feet and $32.00 for watercraft 15 feet and over. The future cost of said decal shall be determined annually as part of the budget process.

SECTION II: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION III: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

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

DATED at Crystal Lake, Illinois, this 5th day of March, 1996.

AYES: 3.

NAYES: 2

ABSENT: 0

PASSED this 5th day of March, 1996.

APPROVED by me this 5th day of March, 1996.

MAYOR

ATTEST:

CITY CLERK

Published in pamphlet form by the authority of the Mayor and City Council of the City of Crystal Lake.

EXHIBIT B

ORDINANCE NO. 1995-96-24

An Ordinance Amending the Lakewood Municipal Code to Add Chapter 12, Crystal Lake Regulations

WHEREAS, the Village of Lakewood has entered into a Intergovernmental Agreement with the City of Crystal Lake to enforce the provisions of the Boat Registration and Safety Act, 625 ILCS 45/1-1, et. seq.; and

WHEREAS, the provisions of the Boat Registration and Safety Act allow political subdivisions of the State of Illinois to impose additional regulations upon water areas within the jurisdiction of the political subdivisions not inconsistent with state law; and

WHEREAS, representatives of the Village of Lakewood and City of Crystal Lake have recommended to the Mayor and City Council of the City of Crystal Lake and the President and Board of Trustees of the Village of Lakewood that the following regulations be imposed upon the waters of Crystal Lake; and

WHEREAS, it is the desire of the President and Board of Trustees of the Village of Lakewood to incorporate said regulations into the Lakewood Municipal Code.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Lakewood, McHenry County, Illinois, as follows:

SECTION 1: That the Lakewood Municipal Code shall be amended to add Chapter 12, Crystal Lake Regulations, which shall read as follows:

Chapter 12
Crystal Lake Regulations

12.01	Decals
12.02	Wake Zones
12.03	Wake/No Wake Times
12.04	Counterclockwise Travel
12.05	Speed Limit
12.06	Jet Skis/Personal Watercraft

12.07 Watercraft Operation
12.08 Swimming and Floatation Devices
12.09 Special Use Permits
12.10 Penalties

12.01 DECALS

All designated watercraft which are operated on Crystal Lake shall display a current "Lake Usage Decal." Initial decal fees shall be $15.00 for watercraft 14 feet and under and $25.00 for watercraft 15 feet and over. The future cost of said decal shall be determined annually as part of the budget process.

12.02 WAKE ZONES

Portions of Crystal Lake shall be designated as wake areas, and shall be defined as the portion of the lake lying within the confines of buoys. Buoys shall be placed at a depth of approximately eight feet of water, provided that the Patrol Coordinator or Patrol Agency may approve exceptions to the eight foot depth to accommodate a smooth alignment of the buoys; but in no case shall buoys be located in less than five feet of water.

12.03 WAKE/NO WAKE TIMES

A. Wake hours shall be as follows:

1. Sundays and Holidays, 8 a.m. to 2 p.m.
2. Mondays, 8 a.m. to 8 p.m.
3. Tuesdays, 8 a.m. to 5 p.m.
4. Wednesdays, 8 a.m. to 8 p.m.
5. Thursdays, 8 a.m. to 5 p.m.
6. Fridays, 8 a.m. to 8 p.m.
7. Saturdays, 8 a.m. to 5 p.m.

B. "Holidays" shall mean Memorial Day, Monday, Independence Day and Labor Day.

C. Wake/no wake hours set forth herein shall be in effect only during the period of Memorial Day weekend through Labor Day weekend, inclusive.

12.04 COUNTERCLOCKWISE TRAVEL

All motor driven watercraft operating above no wake speed shall travel in a general counterclockwise direction around the lake.

12.05 SPEED LIMIT

No boat shall be operated on Crystal Lake at speeds in excess of 40 miles per hour at any time.

12.06 JET SKIS/PERSONAL WATERCRAFT

Jet skis and personal watercraft shall be subject to the same regulations as any other engine-powered watercraft, including requirements concerning the age of the operator, direction of travel, no wake times and appropriate safety practices.

12.07 WATERCRAFT OPERATION

All boats shall operate in conformance with the Boating and Registration and Safety Act of the State of Illinois, 625 ILCS 45/1-1, et. seq., which shall be and is hereby adopted by reference as the rules and regulations for the use of watercraft on Crystal Lake in all respects not inconsistent with the provisions of this chapter.

12.08 SWIMMING AND FLOATATION DEVICES

It shall be unlawful to swim or use recreational floatation devices (such as air-mattresses) within the designated wake zones unless accompanied by a manned watercraft or a watercraft at anchor.

12.09 SPECIAL USE PERMITS

Parties interested in special shows, regattas, races or special lake activities shall first obtain a special use permit from the Patrol Coordinator or Patrol Agency which shall not be unreasonably withheld. Patrol must be arranged for weekend special uses.

12.10 PENALTIES

Any person, firm or corporation violating any provision of this chapter shall be, upon conviction, fined a sum not to exceed $500.00 for each separate offense.

SECTION 2: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 3: All ordinances or parts of ordinances in conflict herewith, specifically those ordinances establishing and/or amending regulations on Crystal Lake, are hereby repealed.

SECTION 4: This Ordinance shall be in full force and effect upon its passage, approval and publication in pamphlet form (which publication is hereby authorized) as provided by law.

Ayes: Trustees C. Carl Davis, William J. Montgomery, John Ross and Richard P. Vogelman and President William J. Young

Nayes: Trustees Thomas V. Hericks and Blair Picard

Absent: None

Abstain: None

APPROVED:

/s/ William J. Young
Village President William J. Young

(SEAL)

ATTEST: /s/ Meg Myers
Village Clerk Meg Myers

Passed: January 8, 1996
Approved: _____
Published: _____

Ord. No. 5903
File No. 244

AN ORDINANCE AMENDING SECTION I.I. DECALS
OF THE CRYSTAL LAKE ORDINANCE

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

SECTION I: Section I.I. Decals, of the Crystal Lake Ordinance shall be amended to read as follows:

1. Decals. All designated watercraft which are operated on Crystal Lake shall display a current "Lake Usage Decal." Initial decal fees shall be $15.00 for paddleboats or similar watercraft that are powered by human power. All other watercraft shall be $25.00. The cost of replacement decals shall be $1.00. Replacement decals may be issued for boats purchased to replace a boat for which a decal has been issued. The future cost of said decal shall be determined annually as part of the budget process.

SECTION II: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION III: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

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

Ord. No. 5903
File No. 244

DATED at Crystal Lake, Illinois, this 15th day of February, 2005.

MAYOR

ATTEST:

CITY CLERK

Published in pamphlet form by the authority of the Mayor and City Council of the City of Crystal Lake.

Published in pamphlet form by the authority of the Mayor and City Council of the City of Crystal Lake.

Agenda Item No: 13

City Council
Agenda Supplement

Meeting Date: February 15, 2022

Item: Proposal Award – Downtown Crystal Lake Commuter Station Parking Pay Terminals

Staff Recommendation: 1) Motion awarding the proposal for the Purchase, Delivery and Installation of Eight (8) Parking Pay Terminals, and Service, Maintenance and Telemetry Monitoring to the lowest responsible and responsive proposer, Total Parking Solutions, Inc., for the downtown commuter station parking terminals in the amounts proposed, and adopting a Resolution authorizing the City Manager to execute a two-year agreement with Total Parking Solutions, with three optional one-year extensions.

2) Motion to adopt a Resolution designating the decommissioned 14 parking pay terminals as surplus equipment and authorizing the City Manager to execute an agreement with Total Parking Solutions, Inc. for the trade-in of the 14 parking pay terminals.

Staff Contact: Nick Hammonds, Assistant to the City Manager
Jodie Hartman, Finance Director

Introduction:

In 2006, the City entered into an agreement with Metra whereby, as part of the rehabilitation of the Downtown train station, Metra coordinated and funded the complete installation of the current commuter parking terminals at the Downtown train station. The service and maintenance provider for the parking terminals, Total Parking Solutions (TPS), has provided maintenance services since the terminals were installed.

Due to the existing pay stations' age and lack of available parts, staff prepared a Request for Proposals for the removal of the existing equipment and installation of eight (8) new parking pay terminals. The Request for Proposals included a request for service, maintenance, and web support services for a two-year term, with three optional one-year extensions to be exercised at the City's discretion.

Service History:

The Cale America parking terminals were installed in 2006 and included fourteen (14) automated pay stations. Three (3) stations were located at each of the four platform shelters with two (2) additional stations located adjacent to the south side of the depot building. The City's agreement with Metra included three years of service and maintenance of the terminals at no cost to the City. Upon expiration of the original three year term, the City sought proposals in 2009 for a five-year service and maintenance agreement and selected the proposal submitted by Total Parking Solutions. This agreement was extended again in 2014 and 2019, and is set to expire on April 30, 2022.

The City evaluated historical use of each machine and determined that 14 terminals were excessive. Seven (7) of the parking pay terminals were subsequently removed for the remainder of the service and maintenance contract expiring on April 30, 2022. This reduced the service and maintenance cost while continuing to provide a sufficient number of parking terminals for Metra riders to pay for parking. In May 2022, the existing seven (7) parking pay terminals will be removed and replaced with eight (8) new parking pay terminals for the new service term. If additional stations are needed in the future, the proposal included a per unit price that the City could utilize to add stations.

Selection Process:

City staff followed the City's Purchasing Policy to solicit proposals from parking terminal service and maintenance companies to perform the new terminal installation and ongoing service and maintenance. Parking terminals are specialized equipment with unique construction based upon the manufacturer's design. The City contacted six parking terminal companies and received proposals from three companies. Proposals were reviewed based upon the qualifications, experience, proposed service and maintenance staff, and the proposed cost.

The following summarizes the installation cost for eight (8) new parking pay terminals:

	Installation Price Per Unit	Units	Total
√ Total Parking Solutions, Downers Grove, IL	$10,875	8	**$87,000**
LocoMobi World, Mississauga, Ontario, Canada	$16,985	8	$135,880
ParkMobile*, Atlanta, GA	N/A	8	N/A

*Proposer submitted an incomplete proposal. ParkMobile offers an app based payment method only, and does not provide parking pay terminal equipment.

The following summarizes the annual service, maintenance, and web support cost:

	Year 1	Year 2	Years 3-5*
√ Total Parking Solutions			
Service and Maintenance	Included	Included	$10,880
Web, Cellular, Payment Support	$7,680	$7,680	$7,680
Total	**$7,680**	**$7,680**	**$18,560**
LocoMobi World			
Service and Maintenance	$17,280	$17,280	$17,280
Web, Cellular, Payment Support	$6,996	$6,996	$6,996
Total	$24,276	$24,276	$24,276
ParkMobile**	N/A	N/A	N/A

*Optional extension years.

**Proposer submitted an incomplete proposal.

The proposal submitted by Total Parking Solutions includes service and maintenance at no cost to the City for the first two years of the contract term. In addition, training for City staff to utilize the equipment is offered at no cost to the City. The service, maintenance, and web support cost proposed by TPS represents a cost savings of $15,457 per year due to the reduced number of parking terminals from 14 pay stations to eight (8) pay stations.

Service, Maintenance, and Web Support Services:

The pay stations are individually linked via wireless connection (telemetry), allowing for the ability of a commuter to pay at any station. Any pay station can be used to pay for parking, thus eliminating the problem of lines forming whenever a machine is out of order. The pay stations are located on the side of the platform on which commuters board trains to Chicago, and the south side of the train station.

The current pay stations accept coins, bills, credit cards and parking debit cards, and the new pay stations will have the same functionality. There are multiple options to make payments for downtown parking, including semi-annual pre-paid passes, a pay-by-phone mobile app, and the downtown pay stations.

The service and maintenance component provides for total support of the parking terminals at a fixed price. It also includes preventative maintenance in order to provide regular care for the equipment investment, thereby reducing the frequency of breakdowns and improving performance.

The telemetry monitoring component includes the continuation of a dedicated wireless connection for each terminal that is linked to a central web server. This allows for the monitoring of each parking terminal, including all maintenance alarms, statistical and financial information, on-line credit card processing and remote enforcement.

Funding for the replacement equipment will be included in the proposed Capital Replacement Fund budget for FY 2022/23. Revenues from the City's commuter parking fund will be used to offset the expense. Commuter parking fund revenues are largely generated from downtown train station parking fee receipts.

Recommendation

Staff has reviewed all proposals received for completeness and accuracy. It is staff's recommendation to approve the proposal for the Purchase, Delivery and Installation of eight (8) Parking Pay Terminals, and Service, Maintenance and Telemetry Monitoring to the lowest responsive and responsible proposer, Total Parking Solutions, Inc., and authorize the City Manager to execute a two-year agreement, with three optional one-year extensions, with Total Parking Solutions in the amounts proposed.

Votes Required to Pass:

Simple majority

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, as follows:

Section 1. Proposal Award

That the City Manager be and he is hereby authorized and directed to execute a two-year agreement for the Purchase, Delivery and Installation of eight (8) Parking Pay Terminals, and Service, Maintenance and Telemetry Monitoring with Total Parking Solutions, Inc. for the downtown commuter station parking terminals in the amounts proposed, with three optional one-year extensions.

Section 2. Designation of Surplus Equipment

That the decommissioned 14 downtown parking pay terminals are declared as surplus equipment and authorizing the City Manager to execute an agreement with Total Parking Solutions, Inc. for the trade-in of the 14 downtown parking pay terminals.

DATED this 15th day of February, 2022.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: February 15, 2022
APPROVED: February 15, 2022

Draft

Agenda Item No: 14

City Council
Agenda Supplement

Meeting Date: February 15, 2022

Item: Proposal Award - Consultant Selection for the Downtown Metra Station Property Phase I Environmental Site Assessment and Phase II Site Investigation

Staff Recommendation: Motion to award the proposal for the Downtown Metra Station Phase I Environmental Site Assessment and Phase II Site Investigation Project to the most responsible and responsive proposer, Fehr Graham, and adopt a Resolution authorizing the City Manager to execute an agreement with Fehr Graham in the amount of $15,105.00, execute change orders for up to 10 percent of the agreement amount, and approve necessary completion date change orders relating to the agreement.

Staff Contact: Michael Magnuson, P.E., Director of Public Works and Engineering,
Nicholas Hammonds, Assistant to the City Manager

Background:
At the February 1, 2022 City Council meeting, the Council authorized execution of the assignment and assumption of purchase and sale for the acquisition of approximately 1.8 acres of property from the Union Pacific Railroad. This property includes the downtown Metra Station, the depot parking lot, Depot Park and a portion of Veteran's Park. As a condition of the sale, the City has until September 28, 2022 for an initial feasibility review period. The City's feasibility review will include title review, site survey, environmental assessments, building and site assessments, and identification of additional closing costs and fees.

Project Need:
The environmental assessments will determine if there are any environmental concerns on the property. The work will generally consist of:

- Review of land use history and property records
- Determination of the existence of previous environmental issues through record and database searches
- Visual inspection of property
- Conduct up to 15 environmental soil borings with field analysis, and an estimated laboratory analysis of 10 samples
- Draft and final reports

The inspection of the station building will be a separate effort and not part of this project.

Consultant Selection Process

The Public Works Department followed the City's Purchasing Policy to secure a consultant for this project. 10 environmental companies responded. A review of the proposals by staff resulted in the recommendation of the lowest cost proposer, Fehr Graham. A summary of the proposals is depicted in the table below:

Company	Phase I	Phase II	Phase II Borings and Field Analysis	Lab Analysis	Total
Fehr Graham	$2,400.00	$2,460.00	$5,255.00	$4,990.00	**$15,105.00**
TechLaw	$3,780.06	$2,892.57	$7,212.45	$2,811.00	**$16,696.08**
V3	$2,800.00	$5,500.00	$5,000.00	$3,600.00	**$16,900.00**
GSG Consultants	$3,000.00	$3,900.00	$7,170.00	$4,830.00	**$18,900.00**
Huff & Huff	$4,000.00	$4,525.00	$6,715.00	$3,760.00	**$19,000.00**
True North Consultants	$2,000.00	$3,895.00	$9,375.00	$4,600.00	**$19,870.00**
Tropical Environmental	$1,907.50	$4,893.10	$11,819.40	$1,470.00	**$20,090.00**
Deigan Group	$2,720.00	$2,190.00	$9,257.00	$6,345.00	**$20,512.00**
Brownfield Environmental	$2,200.00	$6,500.00	$7,500.00	$5,000.00	**$21,200.00**
TRC	$2,800.00	$5,510.00	$12,255.00	$2,900.00	**$23,465.00**

Recommendation:

This contract is being presented pursuant to a request for proposal (RFP) process. Under such process, the contract is to be awarded to the vendor whose proposal "will be the most advantageous to the City." City staff has reviewed the various proposals received, and determined that the recommended contractor is the most well-suited for the project.

Based upon a review of the RFP requirements, qualifications, and cost, Fehr Graham is the most responsible and responsive proposer for the Phase I Environmental Site Assessment and Phase II Site Investigation Project. Staff has satisfactorily worked with Fehr Graham in the past and they have a good reputation within the industry. Funds for this project are available in the Facilities Budget.

Votes Required to Pass:

Simple majority.

RESOLUTION

WHEREAS, the City Council has determined it is in the City's interests to acquire the downtown Metra Station and surrounding property from the Union Pacific Railroad through an intergovernmental agreement with Metra; and

WHEREAS, it is appropriate to conduct environmental assessments and site investigations of the property prior to formally acquiring the property; and

WHEREAS, city staff publicly sought proposals to conduct a Phase I Environmental Site Assessment and Phase II Site Investigation;

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 FURTHER RESOLVED that the City Manager is authorized to execute an agreement with Fehr Graham for environmental services related to the acquisition of the downtown Metra Station property in the amount of $15,105.00; and

BE IT FURTHER RESOLVED that the City Manager is authorized to execute change orders for up to 10 percent of the contract amount and to approve warranted completion date change orders relating to the contract.

Draft

DATED this 15th day of February, 2022.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By: _____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: February 15, 2022
APPROVED: February 15, 2022

Draft

Agenda Item No: 15

City Council
Agenda Supplement

Meeting Date: February 15, 2022

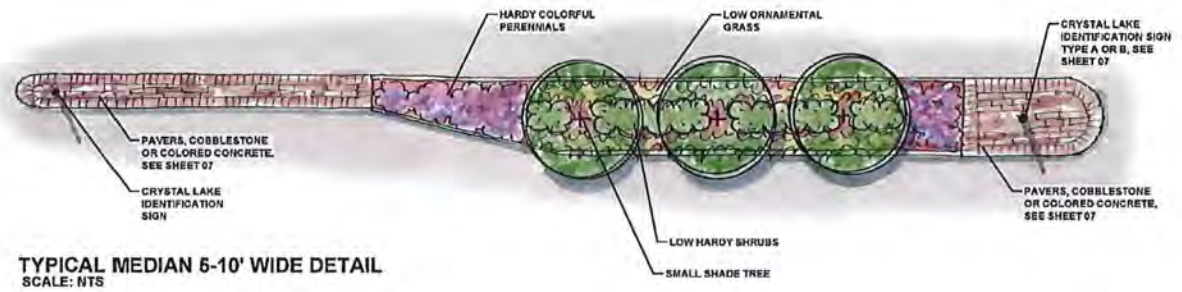
Item: Proposal Award - Design Engineering Services for the Route 14 Beautification Project

Staff Recommendation: Motion to award the proposal for the Route 14 Beautification Project Design Engineering Services to the most qualified, responsible and responsive proposer, Engineering Resource Associates, and adopt a Resolution authorizing the City Manager to execute an agreement with Engineering Resource Associates in the amount of $192,663.00 with a 10% contingency for changes in scope and approve warranted completion date extensions.

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

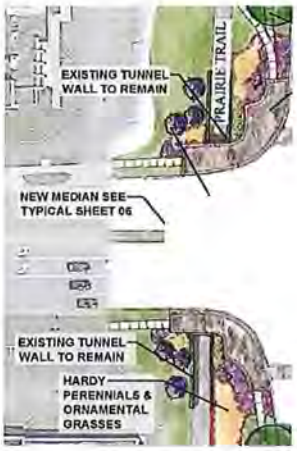
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Background:
The Fiscal Year 2021/2022 budget includes design engineering for a project to provide landscape medians on the approaches to the Main Street/US Route 14 intersection and along US Route 14 from Teckler Boulevard east to Sands Road. In 2021 the City retained Gary R. Weber and Associates, Inc. (GRWA) to prepare a concept plan for the corridor to assist with economic development initiatives in the area. This project will replace the existing raised concrete medians that are deteriorating and install medians with a decorative stamped concrete border and landscaping rather than plain concrete, which is IDOT's standard.



TYPICAL MEDIAN 5-10' WIDE DETAIL
SCALE: NTS

Additional landscaping may be installed at the Main Street and Pingree Road corners where right-of-way permits. This landscaping would consist of low rise landscaping. An example of what may be possible at the Main Street intersection corners with the Prairie Trail is depicted to the right.



The beautification of this corridor will make it more inviting to businesses and customers, therefore promoting economic development. This project will help tie Route 14 to the Virginia Street Corridor and create a cohesive design and a sense of place. The condition of the medians is such that regular maintenance is warranted. This streetscape project piggybacks on what would have been required and enhances it by creating a quality and visually attractive corridor.

US Route 14 is under the jurisdiction of the Illinois Department of Transportation and therefore any median project will have to be reviewed and approved by IDOT. It is critical that the consultant have experience in designing and processing projects through IDOT.

Consultant Selection Process

The Public Works Department followed the City's Purchasing Policy to solicit proposals from consulting engineering firms for design engineering services for this project. The City received proposals from two firms. The proposals were reviewed based on the consultants' qualifications, experience, proposed staff for this specific project and the proposed cost. The qualifications criteria considered during the review were:

- Firm Experience, specifically with streetscape projects
- Staff Experience, specifically with IDOT District 1 permit projects
- Scope of Services
- Relevant IDOT District 1 Streetscaping Project Examples
- References

The City received two proposals, GSG Consultants and Engineering Resource Associates (ERA). Staff contacted other firms who did not submit and they indicated that they did not have resources available or did not have this type of expertise (landscape medians). The availability of federal and state infrastructure funding along with a limited labor market is resulting in a high demand for consulting engineering services.

<u>GSG Consultants Evaluation</u>

GSG provides general civil-transportation services. However, GSG's proposal did not identify any GSG-led projects that included landscape medians. Their only reference to a landscape median project was a single project that they were a sub-consultant to another firm and did not appear to perform any median design work. This project was not an IDOT route. Their services were not of a level to demonstrate experience in leading an overall project. They cited a residential street reconstruction project and a bike lane project, neither of which included landscaping or medians.

The landscape architect firm identified for the GSG team as a sub-consultant did not demonstrate any recent streetscape design experience. Design experience identified included a school play lot, a MWRD public park and an industrial office and warehouse development. The principal of the

firm did identify other landscape median experience, but it was at a different firm and dated back to 2011.

Engineering Resource Associates Evaluation
ERA teamed with GRWA. The two firms have worked on projects for the Naperville Riverwalk since 2006. In their proposal, ERA identified landscape median experience on 22nd Street in Oak Brook (a high traffic arterial highway) and streetscape experience on Janes Avenue and 83rd Street in Woodridge as well as streetscaping experience on Illinois Route 56 (IDOT Highway) in Warrenville. In their proposal, ERA specifically mentioned the need for extensive IDOT coordination as a key element of this (the US Route 14) project.

The two proposals are summarized below:

Consultant Team	Firm-Lead Streetscape Experience	Sub-consultant Firm Streetscape Experience	Cost
GSG Consultants, Juli Ordower Landscape Architecture	No	No*	$97,439.00
Engineering Resource Associates, Gary R. Weber and Associates	Yes	Yes	$192,663.00

*Identified streetscape experience while at a different firm.

Recommendation:
This contract is being presented pursuant to the request for proposal process. Under such process, the contract is to be awarded to the vendor whose proposal "will be the most advantageous to the City". City staff has reviewed the proposals received, and determined that the recommended consultant meets the requirements for the project and therefore will be the most well-suited for the project.

Based on the proposals received and the experience and qualifications noted, it is the recommendation of Public Works staff to select Engineering Resource Associates to provide design engineering services for the Route 14 Beautification project. Engineering Resource Associates proposes a very experienced team with specific experience and several examples of streetscaping projects along State routes. The landscape architect sub-consultant also completed the City's conceptual design and worked on the Virginia Street Corridor enhancement project. Engineering Resource Associates has a good reputation within the industry. GSG, while a qualified civil engineering consultant did not identify a streetscaping project that they have lead and their sub-consultant did not identify any recent streetscape experience.

Funds are budgeted in Fiscal Year 2022 for engineering and will be included in the proposed Motor Fuel Tax Capital Budget for Fiscal Year 2023/2024 for construction. The construction schedule will be dependent on funding and Illinois Department of Transportation (IDOT) permit approvals.

Votes Required to Pass:
Simple Majority

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, inviting an aesthetically pleasing right-of-way is a key component in drawing private investment and activity to the U.S. Route 14 corridor; and

WHEREAS in order to ensure the project is designed and constructed in accordance with State requirements, consulting engineering services for design engineering are required to augment staff resources; and

WHEREAS the CITY OF CRYSTAL LAKE received proposals for Design Engineering Services for the Route 14 Beautification improvement on January 25, 2022; and

WHEREAS the most qualified, responsible, and responsive proposer is Engineering Resources Associates of Warrenville, Illinois;

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 FURTHER RESOLVED that the City Manager is authorized to execute an agreement between the CITY OF CRYSTAL LAKE and Engineering Resource Associates for Design Engineering Services associated with the Route 14 Beautification Improvement Project in the amount of $192,663.00; and

BE IT FURTHER RESOLVED that the City Manager is authorized to approve change orders for up to 10 percent of the agreement amount, and execute warranted contract completion date change orders.

DATED this 15th day of February, 2022.

Draft

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: February 15, 2022
APPROVED: February 15, 2022

Draft