CITY OF CRYSTAL LAKE
AGENDA
CITY COUNCIL
REGULAR MEETING

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

1. **Call to Order**

2. **Roll Call**

3. **Pledge of Allegiance**

4. **Approval of Minutes – March 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. **Championship Signs Resolution**
   b. **Woods Creek Feet Meet Special Event Request, Street Closure and Police Assistance Fee Waiver – Sunday, April 24, 2022**
   c. **St. Thomas the Apostle School Field Day Special Event Request and Street Closure – Friday, May 20, 2022**
   d. **Special Event Request – Smith Therapy Crystal Lake Aquathon at Three Oaks Recreation Area – Sunday, August 7, 2022**

10. **City Code Amendment to Increase the Number of Class 25 Liquor Licenses – Applicant: Railroad Street PJC LLC, d/b/a Crystal Lake Junction, located at 88 Railroad Street, Unit B**

11. **City Code Amendment to Increase the Number of Class 28 Liquor Licenses and to Increase the Number of Video Gaming Licenses – Applicant: Taqueria Las Cumbres Inc., located at 93 Grant Street**

12. **99 Pomeroy Avenue - Simplified Residential Variation from Article 3-200 and Article 7-200 to allow an 18.3 foot front yard setback, a variation of 2.7 feet from the required 21-foot minimum front yard setback for a front porch addition**

13. **34 S. Caroline Street – Special Use Permit and Variation from Article 4 Section 4-600 D and E for an accessory structure over 900 square feet and variations from the required 7-foot interior side yard setback to allow 5 feet and from the 20-foot rear yard setback to allow 5 feet for a 1,056 square-foot detached garage**

14. **271 E. Terra Cotta Avenue – Comprehensive Land Use Plan Map Amendment from Office to Central Urban Residential and Rezoning from O-Office to R-2 Single Family Residential**

15. Part of 1120 Central Park Drive, Redwood USA LLC – Final Planned Unit Development (PUD) for a 304-unit residential rental townhome development; and Final Plat of Subdivision for a 3-lot subdivision

16. Drainage Easement and Temporary Construction Easement for the Three Oaks Recreation Area Water Level Control Project

17. Proposal Award – Design Engineering Services for the Three Oaks Recreation Area Water Level Control Improvement

18. Intergovernmental Agreement for the McHenry County Police Social Work Program

19. Unified Development Ordinance (UDO) Amendment of Article 2 to amend the Limited Use Criteria of Electric Vehicle Charging Stations

20. Board and Commission Reappointments and Appointment – Historic Preservation Commission

21. Board and Commission Appointment – Sustainability Committee

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

23. Reconvene to Regular Session

24. 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: March 15, 2022

Item: Championship Signs Resolution

Staff recommendation: Motion to adopt a Resolution authorizing signs to be placed recognizing Crystal Lake Central High School's Competitive Cheer Team as the 2022 Medium Division IHSA State Champions.

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

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Background:
On July 1, 2008, the City Council adopted a resolution creating a Championship Signs Program that recognizes individuals or teams from the community who have won State championships. After a request, two signs are installed near the school and the championship signs remain in place for a one-year period, after which the signs will be taken down, with one sign given to the high school or club as a memento honoring the individual or team champions.

During the winter of 2022, the Crystal Lake Central High School Competitive Cheer Team won the Medium Division IHSA State Championship. The team members include: Alexa Augoustatos Kali Augoustatos, Juliana Borchert, Brianne Carlson, Skylar Gladson, Kiera Majzner, Lucy Metz, Carla Motta, Hailey Schmiedkamp, Abby Stephan, Rachel Stewart and Mei Ling Witt. This is a tremendous accomplishment by these student-athletes.

Recommendation:
Staff recommends that signs be placed in relative proximity to Crystal Lake Central High School to recognize these individuals for their achievement.

Votes Required to Pass:
Simple majority.

RESOLUTION

WHEREAS the CITY OF CRYSTAL LAKE publically recognizes significant accomplishments by local student-athletes; and

WHEREAS, in 2022, the Crystal Lake Central High School Competitive Cheer Team won the Medium Division State Championship.

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 direct staff to place signs acknowledging the Crystal Lake Central High School Competitive Cheer Team winning the Medium Division IHSA State Championship.

DATED this 15th day of March, 2022.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: March 15, 2022
APPROVED: March 15, 2022

Draft

Agenda Item No: 9b

City Council
Agenda Supplement

Meeting Date: March 15, 2022

Item: Woods Creek Feet Meet Special Event Request, Street Closure and Police Assistance Fee Waiver

Staff Recommendation: Motion to approve the Special Event Request for the 2022 Woods Creek Feet Meet, pursuant to the recommended conditions and to waive Police Officer assistance fees ($1,356.16) for this event.

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

Background:
The Woods Creek Feet Meet Committee has submitted a special event permit application for the 2022 Woods Creek Feet Meet. The 2022 Feet Meet will be Sunday, April 24 beginning at 8:00 a.m. Additionally, they are requesting a Crystal Lake Police Detail to help with the street closure.

As part of their application, they are requesting the closure of Alexandra Boulevard from an area west of Dogwood Drive to an area east of Driftwood Lane. The 1-Mile Walk/Run begins at 8:00 a.m. and the 5K Walk/Run begins at 8:30 a.m. The City Council has approved similar requests in previous years.

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) The volunteers for both races carry cellular phones or radios to contact 911 in case of an emergency. Volunteers are not to direct traffic.
3) The Woods Creek Feet Meet Committee must coordinate with the Crystal Lake Police Department regarding assistance during the event.
4) "Race In Progress" signs must be posted a minimum of two days prior to the event.
5) City-owned barricades must be used to block off the street closure sections. Barricades shall be placed to allow access to existing crosswalks. A barricade borrowing application has been submitted.

6) The petitioner must send a notice to all affected property owners along Alexandra Boulevard.
7) 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.
8) Local traffic access to Alexandra Boulevard must be maintained throughout the event. Volunteers should be available to remove barricades to allow property owners on the roadway, if necessary.
9) All debris created by the event needs to be cleaned up during and after the event.
10) Streets are not to be marked with paint or any permanent materials.
11) Promotional and informational banners and signage may need a limited duration sign permit issued from the Building Division. Please contact the Building Division regarding signage to be used in conjunction with the event.
12) If tents or canopies will be used, the petitioner needs to contact the Fire Rescue Department for further review.
13) In the case of inclement weather, an alternate date can be approved by the City Manager.

In past years, the City Council has approved the closure of this portion of Alexandra Boulevard for the start of the event. The City Council has also waived the chargeback fees for the Police Officers assisting with the race. The Police Department estimates that the chargeback fees would not be more than $1,356.16.

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

Votes Required to Pass:
A simple majority vote.

Agenda Item No: 9c

City Council
Agenda Supplement

Meeting Date: March 15, 2022

Item: St. Thomas the Apostle School Field Day Special Event Request and Street Closure

Staff Recommendation: Motion to approve the Special Event Request for St. Thomas the Apostle School's annual Field Day, including street closure, to be held on May 20, 2022 pursuant to the recommended conditions.

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

Background:
St. Thomas the Apostle School is requesting to hold its annual Field Day Special Event. This request includes the closure of Lake Street between Washington Street and the western portion of the St. Thomas the Apostle Church property, and Washington Street between Lake Street and Pierson Street, on Friday, May 20, 2022, from 8:00 a.m. until 2:00 p.m. for the St. Thomas Field Day end of school celebration.

During the St. Thomas Field Day, children will be going back and forth from the school to the playing fields, participating in a wide variety of activities. They will be using the parking lot on Washington Street for the Field Day. Closing Lake Street to Washington Street and closing Washington Street between Lake Street and Pierson Street would make it safer for the children to cross from the school to the fields and parking lot, as well as make it easier on the parent volunteers coordinating the St. Thomas Field Day.

City staff has reviewed the petitioner's request and does not have any concerns regarding the closure of Washington and Lake Streets, providing the following conditions are met:

1. This approval is contingent upon this event maintaining compliance with the Governor's Restore Illinois Plan.
2. City-owned barricades must be used to block off the street closure sections. Barricades shall be placed to allow access to existing crosswalks. In addition, a "Local Traffic Only" sign must be temporarily placed at the entrance to Lake Street from Dole Avenue. The petitioner has submitted a Barricade Borrowing Application.

3. The petitioner must send a notice to all affected property owners along Lake Street.
4. The petitioner must contact the School Districts in the area in case there are any bus routes that may utilize Lake Street.
5. 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.
6. Emergency access to the School must be maintained throughout the event. The petitioner must provide a plan of the St. Thomas Field Day layout.
7. Local traffic access to Lake Street must be maintained throughout the event. Volunteers should be available to remove barricades to allow property owners on the roadway, if necessary.
8. All debris created by the event shall be cleaned up during and after the event.
9. 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, and sign the required Indemnity/Hold Harmless agreement.
10. If tents or canopies will be used, the petitioner shall contact the Fire Rescue Department at (815) 356-3640 for further review.
11. Promotional and informational banners and signage may need a limited duration sign permit issued from the Building Division. Please contact the Building Division regarding signage to be used in conjunction with the event.
12. In the case of inclement weather, an alternate date can be approved by the City Manager.

The City Council has approved this event in the past. The applicant has been made aware of these recommended conditions and advised to attend the March 15, 2022 City Council meeting to answer any questions.

Votes Required to Pass:
Simple majority vote

Agenda Item No: 9d

City Council
Agenda Supplement

Meeting Date: March 15, 2022

Item: Special Event Request and Parking Fee Waiver for Non-Resident Volunteers - Smith Therapy Crystal Lake Aquathon at Three Oaks Recreation Area

Staff Recommendation: Motion authorizing approval of the Crystal Lake Aquathon, to be held on Sunday, August 7, 2022, at the Three Oaks Recreation Area, subject to the recommended conditions, including a waiver of parking fees for non-resident volunteers.

Staff Contact: Nick Hammonds, Assistant to the City Manager

Background:

Smith Physical Therapy and Running Academy (Smith PT/RA) is requesting approval to organize the Crystal Lake Aquathon at the Three Oaks Recreation Area on Sunday, August 7, 2022. The event was successfully held from 2017 through 2021. The event was approved in 2020, however, the event was not held due to the Covid-19 pandemic. There are no changes to this year's request, and City staff will work closely with the petitioner to help ensure a successful event. **All event details remain unchanged from the 2017 through 2021 events, which were previously approved by the City Council. From 2017 through 2021, the City Council waived the fees for non-resident volunteer parking.**

An aquathon is a continuous, two-stage race involving swimming followed by running. There are two distances: an Olympic Aquathon and a Sprint Aquathon. There will also be a swim only option for a long-distance swim. The swim only option would attract those triathletes who are training for an Ironman race (Ironman Wisconsin is held approximately four weeks after the CL Aquathon). The addition of a Kid's Race was added in 2019 with a 250-meter swim and one-mile run for athletes aged 7 – 12 years old. A proposed addition to the 2021 event was an adaptive swim race of one mile for those athletes with a disability, which will continue in 2022.

The event will begin at approximately 7:00 a.m. and end at approximately 12:00 p.m. Setup at the Three Oaks Recreation Area would begin on the evening of Saturday, August 6th. The race format will include an Olympic Aquathon, a Sprint Aquathon, Kid's Race, adaptive one-mile swim, and a long-distance swim only option (2 Mile Swim). The Olympic Aquathon will consist of a one mile swim and 10k run. The Sprint Aquathon consists of a 500m swim, and 5k run. The one and two Mile Swim will be a one and two mile swim only. The entire event will take place within the Three Oaks Recreation Area and it is anticipated that 150-200 attendees will participate.

The petitioner may request approval to serve alcohol at the conclusion of the event for attendees and volunteers. The petitioner must provide proof that a nonprofit organization is partnering with the petitioner to host the event, and the nonprofit organization must receive approval for a temporary liquor license.

Petitioner Background:

Smith PT/RA is owned by Crystal Lake resident Denise Smith, a certified manual physical therapist who has been practicing for 20 years. She is also a certified running technique coach and the only Pose Method Master Coach in the Midwest. Her passion lies in injury prevention and showcasing Crystal Lake for its community support, natural beauty, and athletic population. Smith coordinated the 2017 through 2021 Aquathons. In addition, she was a coordinator for the 2021 Crystal Lake Half Marathon.

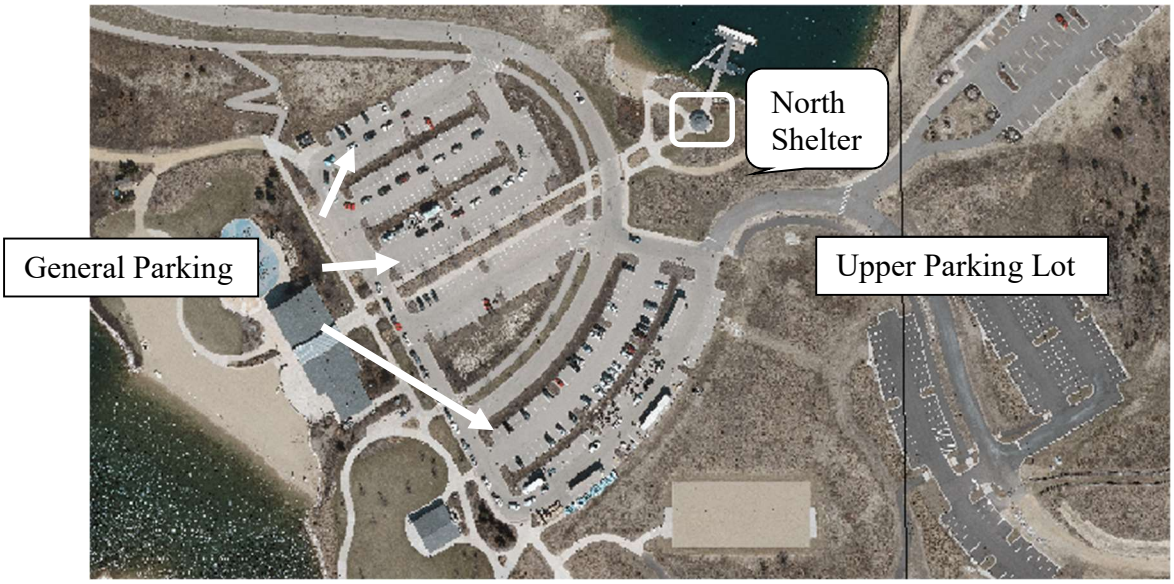
Three Oaks Recreation Area Impact:

Use Location	*Hours of Use*	*Exclusive Use?*	*Level Of Public Impact*	
Swim Beach	3 Hours	Yes	Low	The swim beach will be utilized from 7:00 a.m. – 10:00 a.m. The petitioner will have all equipment removed from the beach prior to beach opening at 10:00 a.m.
Marina/Lake Usage	7:00 a.m. – 9:00 a.m.	No	Moderate	The northern portion of the south lake will be restricted from public access by buoy markers during the event.
Trails	8:00 a.m. – 12:00 p.m.	No	Moderate	The running portion of the triathlon will occur on existing trails. Signage will be posted. The public will have access to trails during the event.
North Lake Pavilion D	7:00 p.m. – 7:30 a.m.	No	Low	Petitioner is requesting to use the North Marina pavilion for event registration. The pavilion will be cleared before 8:00 a.m.
Picnic Grove	7:00 a.m. – 12:00 p.m.	Yes	Moderate	Running portion of the event will finish at the Picnic Grove pavilion. The post-event celebration will end at 12:00 p.m.
Parking Lot	7:00 a.m. – 12:00 p.m.	No	Moderate	Event participants and guests will be directed to park in the upper parking lot.
Quarry Cable Park	-	-	Low	No impact. Tenant has no issues with the event.
Board House	-	-	Low	No impact. Tenant has no issues with the event.
Cottage on the Beach	-	-	Low	No impact. Tenant has no issues with the event.

The event will occur on the first Sunday in August. Although this is a popular day for residents to visit Three Oaks, care will be taken to ensure guests can still enter the park and use the marina and beach facilities. Aquathon participants and guests will park onsite in the upper parking lot as depicted below. The $5 parking fee will be incurred for all non-residents that park at Three Oaks through collection during registration. Smith is requesting that all non-resident volunteers have their parking fee waived by the City as a show of appreciation for their time and talent, which has

been approved in previous years. The North Lake shelter will be used for race registration and will be cleared immediately after the start of the race to allow for usage as needed by guests. The pavilion will still be rented to the public for the day following the event.

There will be no impact to the Board House, Quarry Cable Park and Grille, concession area or the Beach as the race will be completed by 10:00 a.m. The marina will be open during the event, however, portions of the lake will be closed to watercraft until the event is completed. The event may draw participants to utilize the Beach and Quarry Cable Park and Grille after the completion of their race. Past races yielded increased exposure for the entire Park area with race attendees coming from Michigan, Indiana, Wisconsin, downtown Chicago, and southern Illinois.



On Sunday, August 7th, visitors to the park may be inconvenienced in the following ways:

- The public access to the swim beach will be limited during the swim portion of the race. Since public swimming does not begin until 10:00 a.m., it is anticipated that public access to the swim beach will be minimally impacted.
- The swim beach would be used between 7:00 a.m. and 9:00 a.m. The swim portion takes approximately one to two hours to complete. Staff will begin cleaning the beach as soon as the last swimmer is done to get the beach open to the public by 10:00 a.m. The swim course will be set up inside the islands, reserving the majority of the lake for fishermen, as shown in the swim map below.
- The marina will be open, however, a portion of the lake will be closed to watercraft until the event is completed at 10:00 a.m. The northern portion of the south lake would be restricted from public access by buoy markers. In addition, public access to this area of the lake may be delayed while swimmers are in the water. Guests renting boats will be notified of the race on the lake and instructed to stay clear of the race area. The Fire Rescue Department and Three Oaks staff will have emergency service boats on the water to ensure the public's safety.
- Signage will be utilized to notify guests that the race may interfere with trail walking. In addition, gate attendees will be on hand to alert guests of the race status.

The City Council has approved a similar swim course for previous Triathlons and A Long Swim events.



Proposed Swim Map



Kid's Race

The running portion of the aquathon will occur on existing trails. It is not anticipated that these areas will need to be closed to the general public during the race, but signage will alert the general public of the trail usage. The run portion of the event will finish at the Picnic Grove Pavilion where a post-race celebration will take place. The petitioner will ensure that all social distancing and masking requirements are followed according to federal, state and local guidelines.



Required Costs to be Paid by Petitioner:

1. Fire Rescue requires an ambulance with two personnel to standby for the race, as well as a boat with three personnel. The anticipated cost for Fire Rescue services with the Aquathon is a minimum of $1,240.00. The following is a breakdown of Fire Rescue Department costs:

Ambulance with two personnel:	$124.00/hour
Boat 399 with three personnel:	$186.00/hour
Shift Commander	Salary
Total for 1 hour:	$310.00
Four hour minimum:	x 4
Minimum Total:	**$1,240.00**

2. Three Oaks Recreation Area Costs:

Non-Refundable	*Fee*
Application Fee	$75
Three Oaks Service Boat Fee	$36 ($12 per hour x 3 hours)
Three Oaks General Staff Fee	$450 ($15 per hour x 6 staff (5 hours))
Three Oaks Lifeguard Fee	$486 ($13.50 per hour x 12 guards (3 hours))
Pavilion A Fee	$180
Non-Refundable Fee	**$1,227**
Refundable	*Fee*
Refundable Event Damage	$500
Refundable Fee	**$500**

3. Total Costs:

Non-Refundable Fee	$2,467
Refundable Fee	$500
Total Due by July 15, 2022	**$2,967**

Recommended Conditions:

City staff has reviewed the petitioner's request and offers the following conditions:

1. Follow all masking and social distancing recommendations as required by federal, state and local authorities. The City will have discretion to cancel the event if the City determines that Covid-19 cases and restrictions warrant cancellation.
2. Comply with all City Code regulations, Special Event requirements, and Pavilion rental requirements, including all insurance requirements. Insurance certificates need to be provided annually. 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, and sign the required Indemnity/Hold Harmless agreement. Also, all participants must sign a waiver releasing the City from any liability related to their participation in the triathlon that will be collected upon race registration.

3. If alcohol will be provided at the conclusion of the event, Smith PT/RA must partner with a nonprofit organization that has applied for and received a temporary liquor license.
4. If tents or canopies will be used, the petitioner shall contact the Fire Rescue Department for further review. The use of tents or canopies is subject to review by the Fire Prevention Bureau. The petitioner shall provide a detailed site plan for tents or canopies prior to the event.
5. Maintain access to all fire lanes and the south lake marina boat ramp. Provide a plan for all on-site signage prior to the event, which shall be reviewed by the City and approved prior to placement.
6. Receive approval from 3rd party property owners for any off-site parking. Following the filling of the upper parking lots, participants will be directed to park off-site.
7. Submit for City approval, severe weather plans and an evacuation plan.
8. Sound system shall not disturb other users of the park.
9. All temporary electrical items shall comply with the 2005 Electric Code and shall be subject to City inspection.
10. The City will have flexibility in designing the race course based on any concerns from City Departments.
11. Smith PT/RA must provide the City with a site plan for set-up at the Three Oaks Recreation Area and parking plan for the event for review by City Departments.
12. All debris created by the event shall be cleaned up during and after the event.
13. In the case of inclement weather, an alternate date can be approved by the City Manager.
14. The petitioner is responsible for the required costs, which are the costs for Fire Rescue and use of Three Oaks Recreation Area.
15. Smith PT/RA must provide the proof of volunteers, insurance, off-site parking approval, severe weather and evacuation plan, and liability waivers by July 15, 2022 or the event may be cancelled.

The petitioner is aware of the recommended conditions and will be present at the meeting.

Votes Required to Pass:

Simple majority vote of the City Council

Agenda Item No: 10

City Council
Agenda Supplement

Meeting Date: March 15, 2022

Item: City Code Amendment to Increase the Number of Class 25 Liquor Licenses – Applicant: Railroad Street PJC LLC, d/b/a, Crystal Lake Junction, located at 88 Railroad Street, Unit B

Staff Recommendation: Motion to adopt an Ordinance increasing the number of Class 25 liquor licenses from the currently permitted 8 licenses to 9 licenses, in order to allow for the issuance of a new Class 25 liquor license to Railroad Street PJC LLC, d/b/a Crystal Lake Junction, located at 88 Railroad Street, Unit B

Staff Contact: Eric T. Helm, Deputy City Manager
Melanie Nebel, Executive Assistant

Background:
Railroad Street PJC LLC, d/b/a, Crystal Lake Junction, will be opening soon at 88 Railroad Street, Unit B.

The owners have requested the creation of a new Class 25 liquor license to allow for the new business to sell alcoholic liquor at the restaurant, as well as alcohol in the original package. There are no zoning issues with the request.

Class 25 license authorizes the retail sale, on the premises specified, of alcoholic liquor, for consumption on the premises as well as the retail sale of alcoholic liquor in the original package between the hours of 7:00 a.m. and 1:00 a.m. Monday, Tuesday, Wednesday, Thursday; 7:00 a.m. and 2:00 a.m. Friday and Saturday; and 7:00 a.m. on Sunday and 1:00 a.m. on Monday. A Class A type restaurant may be located on the premises.

The annual fee for such license shall be the sum of $1,350.

Current Class 25 License Holders:

Name	Address	Zoning
Williams Street Tap	80 N. Williams Street	"B-4"
Garfield's Beverage Depot	305 Virginia Street	"B-2"
Coleman's	7608 Virginia Road	"B-2"

Binny's Beverage Depot	5380 Northwest Hwy	"B-2 PUD"
Café Olympic	90 N. Williams Street	"B-4"
Jude's	19 N. Williams Street	"B-4"
Moontime Smokin' Que	88 Railroad Street	"B-4"
Cantina 52	52 N. Brink Street	"B-4"

The applicant has submitted all of the necessary paperwork. Fingerprint/background searches are pending.

The following conditions must be met prior to the license being issued:

- Background Check Completion
- Payment of Prorated License Fee
- $1,000 Surety Bond to the City of Crystal Lake
- Certificate of Occupancy

The attached Ordinance approves an increase in the number of Class 25 liquor licenses in order to allow the owner, Railroad Street PJC LLC, d/b/a, Crystal Lake Junction, located at 88 Railroad Street, Unit B, to sell and serve alcohol at the establishment.

Votes Required to Pass:
Simple majority

Ord. No. 7771
File No. 255 L

The City of Crystal Lake

AN ORDINANCE AMENDING THE CODE OF THE CITY OF CRYSTAL LAKE

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 CHAPTER 329 LIQUOR LICENSES Section 329-6 Limitations on licenses shall be as follows:

The number of Class 25 Liquor Licenses shall be increased from 8 to 9.

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

SECTION III: That all Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

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

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: March 15, 2022
APPROVED: March 15, 2022

Draft

Agenda Item No: 11

City Council
Agenda Supplement

Meeting Date: March 15, 2022

Item: City Code Amendment to Increase the Number of Class 28 Liquor Licenses and to Increase the Number of Video Gaming Licenses - Applicant: Taqueria Las Cumbres Inc., located at 93 Grant Street

Staff Recommendation:

1. Motion to adopt an Ordinance increasing the number of Class 28 Liquor Licenses from the current permitted 14 licenses to 15 licenses.

2. Motion to adopt an Ordinance increasing the number of Video Gaming Licenses from the current permitted 14 licenses to 15 licenses.

Staff Contact: Eric T. Helm, Deputy City Manager
Melanie Nebel, Executive Assistant

Background:

Chapter 268 of the City Code establishes the regulations for video gaming in the City of Crystal Lake. Per the City Code, when an applicant desires to offer video gaming at its establishment, it must receive both a supplemental liquor license and a video gaming license. The City Council evaluates whether the number of supplemental liquor licenses should be increased. Following this consideration, the Mayor grants the supplemental liquor license. Similarly, the City Council also evaluates whether the number of video gaming licenses should be increased. Following this consideration, the City Manager grants the actual video gaming license.

The City has received a request from Taqueria Las Cumbres Inc. for the issuance of a Class 28 Supplemental Liquor License and a Video Gaming License. The petitioner is requesting the supplemental Class 28 license in order to operate 6 video game machines in their establishment.

Section 329-5-AB of the City Code permits the issuance of a Class 28 liquor license, which authorizes the retail sale of alcoholic liquors, for consumption on the premises, at a bar or restaurant, as defined by § 268-3 of the City Code, to an applicant which possesses a valid video gaming location license issued by the Illinois Gaming Board and which also holds, for a period

of not less than one year, a current and valid liquor license to sell alcoholic liquor at such bar or restaurant.

Application Review

City staff has reviewed the application from Taqueria Las Cumbres Inc. and compared it to the City Code requirements. City staff has reviewed the application for completeness and determined that it meets all of the necessary conditions. The below table depicts the applicant's compliance with the City Code requirements:

Requirement	City Code Section	Compliance Status
The establishment is an eligible bar or restaurant.	268-3 Definitions	**Yes.** Restaurant
The establishment has held a liquor license for at least 12 months.	268-3 Definitions	**Yes.** The establishment has held a Class "4" Liquor License since 2019.
Applicant submitted necessary documents, including site plan.	268-3 (C)	**Yes.**
Applicant has a State Video Gaming License.	268-3 (C)	**Yes. Expires 12/2022**
Applicant will be using a licensed video game terminal operator.	268-3 (C)	**Yes. Velasquez Gaming, LLC**
The establishment is outside of the 100-foot radius of any church or school in the vicinity.	State of Illinois Requirement	**Yes.**
Location screening and supervision	268-3 (K)	**Yes.**
Signage	268-3 (N)	**Yes.** The terminals will not be visible from the street. There is no advertising of the availability of video gaming.
Applicant will be using an approved video surveillance system.	268-3 (O)	**Yes.** The terminal operator has provided video surveillance system specifications.
Video Gaming is incidental to establishment's business.	268-3 (P)	**Yes.**

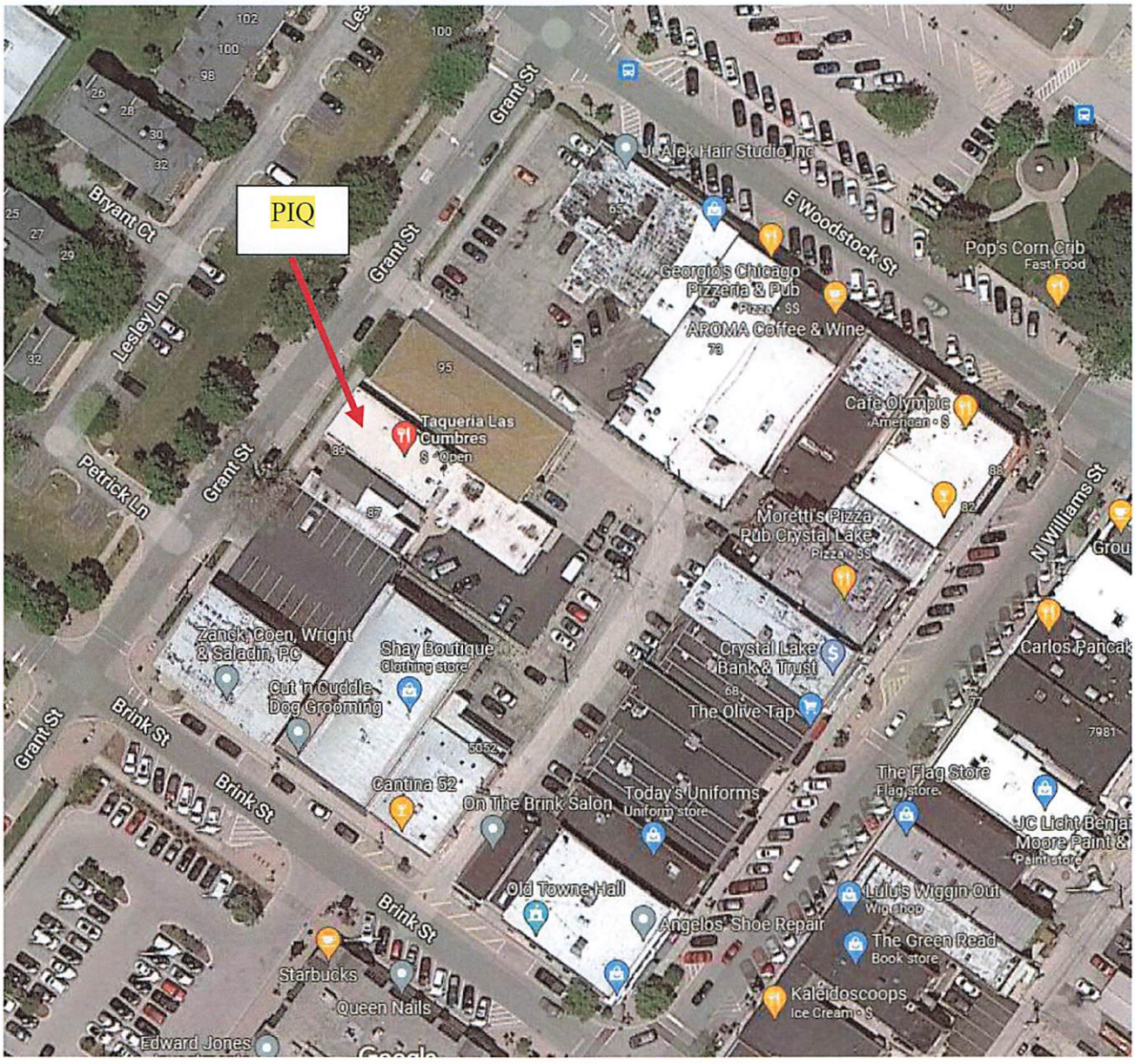
Site Plan Review

The site plan depicts the petitioner's proposed gaming area, with six video gaming terminals. The new gaming area will be limited to patrons over the age of 21. There will be no dining services in this area. City staff performed a site visit and recommends approval of the suggested site plan.

Votes Required to Pass:

Simple majority

Property In Question:



Ord. No.
File No. 255L

The City of Crystal Lake Illinois

AN ORDINANCE AMENDING THE CODE OF THE CITY OF CRYSTAL LAKE

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 CHAPTER 329 LIQUOR LICENSES Section 329-6 Limitations on licenses shall be amended as follows:

1. Class 28 License shall be increased from 14 to 15.

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

SECTION III: That all Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

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

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, Acting Mayor

SEAL

ATTEST:

_____
Nick Kachiroubas, City Clerk

Passed: March 15, 2022
Approved: March 15, 2022

Draft

Ord. No.
File No. 255VG

The City of Crystal Lake Illinois

AN ORDINANCE AMENDING THE CODE OF THE CITY OF CRYSTAL LAKE

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

SECTION I: That CHAPTER 268 Gambling Section 268-3E(2) Limitations on licenses shall be amended as follows:

1. Video Gaming Licenses shall be increased from 14 to 15.

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

SECTION III: That all Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

DATED at Crystal Lake, Illinois, this 15h day of March, 2022.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, Acting Mayor

SEAL

ATTEST:

_____
Nick Kachiroubas, City Clerk

Passed: March 15, 2022
Approved: March 15, 2022

Draft

Agenda Item No: 12

City Council
Agenda Supplement

Meeting Date: March 15, 2022

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: Simplified Residential Variation from Article 3-200 and Article 7-200 to allow an 18.3 foot front yard setback, a variation of 2.7 feet from the required 21-foot minimum front yard setback for a front porch addition

Petitioner: Elvis and Maryetta Schmiedekamp, petitioners
99 Pomeroy Avenue

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendations and adopt an Ordinance granting a variation for a front porch addition at 99 Pomeroy Avenue.

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

Background:

- Request: The petitioners are requesting a variation to allow a 2.7-foot encroachment into the minimum required 21-foot front yard setback for a front porch addition.

- Land Use: The Comprehensive Land Use map shows the area as Urban Residential, which is an appropriate land use designation.

- Zoning: The site is zoned R-2 Single-Family Residential.

- The petitioners are requesting to construct a new front porch that encroaches into the required 21-foot front yard setback. The property is non-conforming as it is only 66 feet wide. The existing setback of the house is 26.3 feet.

- Non-enclosed covered structures that are attached to the house, such as a covered front porch, must meet the principal structure setbacks.

- The front porch will be compatible with the neighborhood, as it replicates the style commonly found with several of the surrounding properties (substandard front yard setbacks and non-enclosed covered front porches). The petitioners submitted photos of homes immediately

adjacent and across the street from their property that have similar front porches. Additionally, the design quality will complement and enhance the appearance of the home.

PZC Highlights:

- The petitioner's son stated his parents bought the home two years ago and they enjoy that it is a walking community. They would like to create a space where they can sit in the front of the house. They are requesting an additional two feet to be able to sit comfortably on the porch. He also noted the porch addition will improve the appearance of the home.

- The PZC was supportive of the request. They noted that it was nonconforming lot and the adjacent properties had similar setbacks. They were appreciative of the craftsman accents and that the porch would improve the appearance of the house.

- The PZC found that the Findings of Fact had been met.

The PZC recommended **approval (7-0)** of the petitioners' request with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Schmiedekamp, dated 01/17/2022, received 01/20/2022)
   B. Site Plan (Schmiedekamp, received 01/20/2022)
   C. Proposed Front Elevation (Schmiedekamp, received 01/20/2022)
   D. Existing Front Elevation (Schmiedekamp, received 01/20/2022)
   E. Aerial View with Neighboring Property Setbacks (Schmiedekamp, received 01/20/2022)
   F. 91 Pomeroy Ave - Picture of Front Elevation of Residence (Schmiedekamp, received 01/20/2022)
   G. 94 Pomeroy Ave - Picture of Front Elevation of Residence (Schmiedekamp, received 01/20/2022)
   H. 105 Pomeroy Ave - Picture of Front Elevation of Residence (Schmiedekamp, received 01/20/2022)

2. The petitioners must provide the existing and proposed impervious amounts with the permit application for review. Per Section 3-200 of the Unified Development Ordinance, the maximum allowable building coverage is 40% and the maximum allowable impervious surface coverage is 50%.

3. The petitioners shall address all of the review comments and requirements of the Community Development and Engineering Departments.

Votes Required to Pass: A simple majority.

Acknowledgement Form

Regarding 99 Pomeroy – Simplified Residential Variation for front yard setback to allow a front porch addition. Please check one of the choices and sign below.

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

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

Petitioner's Name: _____ Date: 3-4-2022
Signature
ELVIS SCHMIEDEKAMP

PIQ MAP


ELM ST
POMEROY AVE
MAPLE ST
73
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107

Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A SIMPLIFIED RESIDENTIAL VARIATION AT 99 POMEROY AVENUE

WHEREAS, pursuant to the terms of a Petition (File #PLN-2022-010) before the Crystal Lake Planning and Zoning Commission, the Petitioners have requested a Variation from Article 3 Section 3-200 and Article 7 Section 7-200 allowing an 18.3-foot front yard setback, a variation of 2.7 feet from the required 21-foot minimum front yard setback for a front porch addition at 99 Pomeroy Avenue; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on February 5, 2022 in the Northwest Herald, held a public hearing at 7:00 p.m., on March 2, 2022 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed setback variation; and

WHEREAS, on March 2, 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 Variation be approved, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Variation 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 Variation from Article 3 Section 3-200 and Article 7 Section 7-200 allowing an 18.3-foot front yard setback, a variation of 2.7 feet from the required 21-foot minimum front yard setback for a front porch addition for the property commonly known as 99 Pomeroy Avenue (19-05-130-048), Crystal Lake, Illinois is hereby approved.

Section II: Said Variation is issued with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Schmiedekamp, dated 01/17/2022, received 01/20/2022)

Draft

B. Site Plan (Schmiedekamp, received 01/20/2022)
C. Proposed Front Elevation (Schmiedekamp, received 01/20/2022)
D. Existing Front Elevation (Schmiedekamp, received 01/20/2022)
E. Aerial View with Neighboring Property Setbacks (Schmiedekamp, received 01/20/2022)
F. 91 Pomeroy Ave - Picture of Front Elevation of Residence (Schmiedekamp, received 01/20/2022)
G. 94 Pomeroy Ave - Picture of Front Elevation of Residence (Schmiedekamp, received 01/20/2022)
H. 105 Pomeroy Ave - Picture of Front Elevation of Residence (Schmiedekamp, received 01/20/2022)

2. The petitioners must provide the existing and proposed impervious amounts with the permit application for review. Per Section 3-200 of the Unified Development Ordinance, the maximum allowable building coverage is 40% and the maximum allowable impervious surface coverage is 50%.

3. The petitioners shall address all of the review comments and requirements of the Community Development and Engineering Departments.

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 Variation 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 March, 2022.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

Passed: March 15, 2022
Approved: March 15, 2022

Draft

#2022-010
99 Pomeroy Ave – Simplified Residential Variation
Project Review for Planning and Zoning Commission

Meeting Date: March 2, 2022

Requests: Simplified Residential Variation from Article 3-200 and Article 7-200 to allow an 18.3 foot front yard setback, a variation of 2.7 feet from the required 21-foot minimum front yard setback for a front porch addition.

Location: 99 Pomeroy Ave

Acreage: Approximately 8,967 square feet

Existing Zoning: R-2 – Single-Family Residential

Surrounding Properties:
North: R-2 – Single-Family Residential
South: R-2 – Single-Family Residential
East: R-2 – Single-Family Residential
West: R-2 – Single-Family Residential

Staff Contact: Katie Rivard (815.356.3612)

Background:

- Existing Use: The subject property is currently improved with a single-family residence and detached garage.
- UDO Requirements: Non-conforming lots must provide 70% of the district standard for the setback requirements. The R-2 zoning district requires a minimum 30-foot setback for the front yard. Therefore, the front yard setback requirement is 21 feet for a non-conforming lot.

Development Analysis:

General:

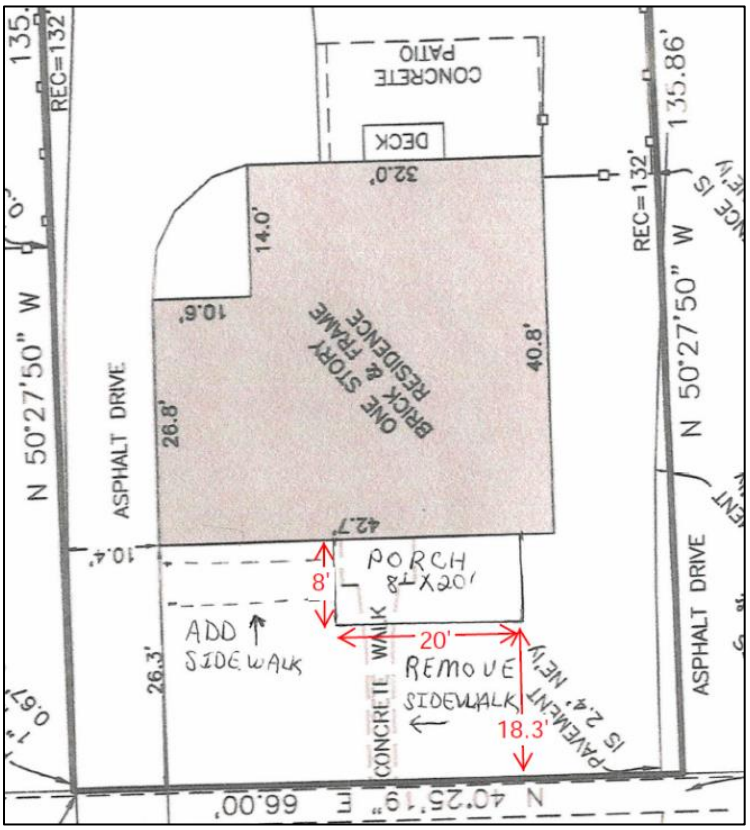
- Request: The petitioners are requesting a variation to allow a 2.7-foot encroachment into the minimum required 21-foot front yard setback to allow a front porch addition.
- Land Use: The Comprehensive Land Use map shows the area as Urban Residential, which is an appropriate land use designation.

- Zoning: The site is zoned R-2 Single-Family Residential.

Request Overview:

- The petitioners are requesting to construct a new front porch that encroaches into the required 21-foot front yard setback. The property is non-conforming as it is only 66 feet wide. The existing setback of the house is 26.3 feet.

- The proposed front porch is 8'x20' (160 square feet).



- Non-enclosed covered structures that are attached to the house, such as a covered front porch, must meet the principal structure setbacks. Steps, stairs, porches, decks, etc. attached to a principal structure that are open to the sky are permitted to encroach four feet into the setback.

- The front porch will be compatible with the neighborhood, as it replicates the style commonly found with several of the surrounding properties (substandard front yard setbacks and non-enclosed covered front porches). The petitioners submitted photos of homes immediately adjacent and across the street from their property that have similar front porches. Additionally, the design quality will complement and enhance the appearance of the home.

Comprehensive Land Use Plan 2030 Vision Summary Review:

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

Land Use - Residential

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

This can be accomplished with the following supporting action:

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

Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioners are requesting a variation from Article 3-200 and Article 7-200 to allow an 18.3 front yard setback, a variation of 2.7 feet from the required 21-foot minimum front yard setback for a front porch addition. The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards

When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

☒ *Meets* ☐ *Does not meet*

b. Also, that the variation, if granted, will not alter the essential character of the locality.

☒ *Meets* ☐ *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

a. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;

☒ *Meets* ☐ *Does not meet*

b. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;

☒ *Meets* ☐ *Does not meet*

c. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

☒ *Meets* ☐ *Does not meet*

d. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.

☒ *Meets* ☐ *Does not meet*

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

Recommended Conditions:

If a motion to recommend approval of the petitioners' 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 (Schmiedekamp, dated 01/17/2022, received 01/20/2022)
   B. Site Plan (Schmiedekamp, received 01/20/2022)
   C. Proposed Front Elevation (Schmiedekamp, received 01/20/2022)
   D. Existing Front Elevation (Schmiedekamp, received 01/20/2022)
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   F. 91 Pomeroy Ave - Picture of Front Elevation of Residence (Schmiedekamp, received 01/20/2022)
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   H. 105 Pomeroy Ave - Picture of Front Elevation of Residence (Schmiedekamp, received 01/20/2022)

2. The petitioners must provide the existing and proposed impervious amounts with the permit application for review. Per Section 3-200 of the Unified Development Ordinance, the maximum allowable building coverage is 40% and the maximum allowable impervious surface coverage is 50%.

3. The petitioners shall address all of the review comments and requirements of the Community Development and Engineering Departments.

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: Elvis & Maryetta Schmiedekamp

Address: 99 Pomeroy Ave.
Crystal Lake, Il 60014

Phone:

E-mail:

Project Name & Description: Add front porch

Project Address/Location: 99 Pomeroy Ave.

ELVIS SCHMIEDEKAMP MARYETTA SCHMIEDEKAMP

Signature

January 17, 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, MARCH 2, 2022
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

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

CALL TO ORDER

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

Kathryn Cowlin, Director of Community Development, Elizabeth Maxwell, City Planner, and Katie Rivard, Assistant City Planner 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 FEBRUARY 16, 2022 PLANNING AND ZONING COMMISSION MEETING

Mr. Jouron moved to approve the minutes from the February 16, 2022 regular Planning and Zoning Commission meeting as presented. Mr. Skluzacek seconded the motion. On roll call, members Gronow, Jouron, Teetsov, Repholz, Skluzacek, and Atkinson voted aye. Mr. Greenman abstained. Motion passed.

2022-10 – 99 POMEROY AVENUE – SIMPLIFIED RESIDENTIAL VARIATION

Simplified Residential Variation for a front porch addition

Jodey Schmiedekamp was present to represent the petition on behalf of his parents, Elvis and Maryetta Schmiedekamp. Mr. Schmiedekamp stated his parents bought the house 2 years ago. They enjoy that it is a walking community and want to create a place to sit in front of the house. They are requesting an extra two feet to be able to sit comfortably.

Mr. Greenman asked Mr. Schmiedekamp if he was ok with the recommended conditions of approval. He also asked him to address the variation standards. Mr. Schmiedekamp was in agreement to all the conditions and addressed the standards and noted it will improve the property.

Mr. Greenman opened the public hearing. There was no one who wanted to speak, Mr. Greenman closed the public hearing.

Ms. Rivard summarized the request. She noted this is an existing nonconforming lot, and that the addition will be compatible with the surrounding properties and enhance the appearance of the house.

Mr. Skluzacek stated he has no concerns and thinks the addition will look nice.

Mr. Gronow noted it was a non-conforming lot with similar setbacks to the adjacent properties.

Ms. Teetsov stated she also has no concerns.

Mr. Jouron stated he thinks the addition will look great.

Ms. Repholz stated she is happy to see the craftsman accents. She indicated this makes more sense than making it meet code and appearing too narrow.

Mr. Atkinson noted this is a smaller and older downtown lot. He stated home will look much nicer with the addition.

Mr. Greenman noted the property was nonconforming and this will upgrade the property. He noted the hardship is the narrowness of the lot. He stated the request met the Findings of Fact.

Mr. Gronow made a motion to approve the variation for a front porch addition with the following recommended conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Schmiedekamp, dated 01/17/2022, received 01/20/2022)
   B. Site Plan (Schmiedekamp, received 01/20/2022)
   C. Proposed Front Elevation (Schmiedekamp, received 01/20/2022)
   D. Existing Front Elevation (Schmiedekamp, received 01/20/2022)
   E. Aerial View with Neighboring Property Setbacks (Schmiedekamp, received 01/20/2022)
   F. 91 Pomeroy Ave - Picture of Front Elevation of Residence (Schmiedekamp, received 01/20/2022)
   G. 94 Pomeroy Ave - Picture of Front Elevation of Residence (Schmiedekamp, received 01/20/2022)
   H. 105 Pomeroy Ave - Picture of Front Elevation of Residence (Schmiedekamp, received 01/20/2022)

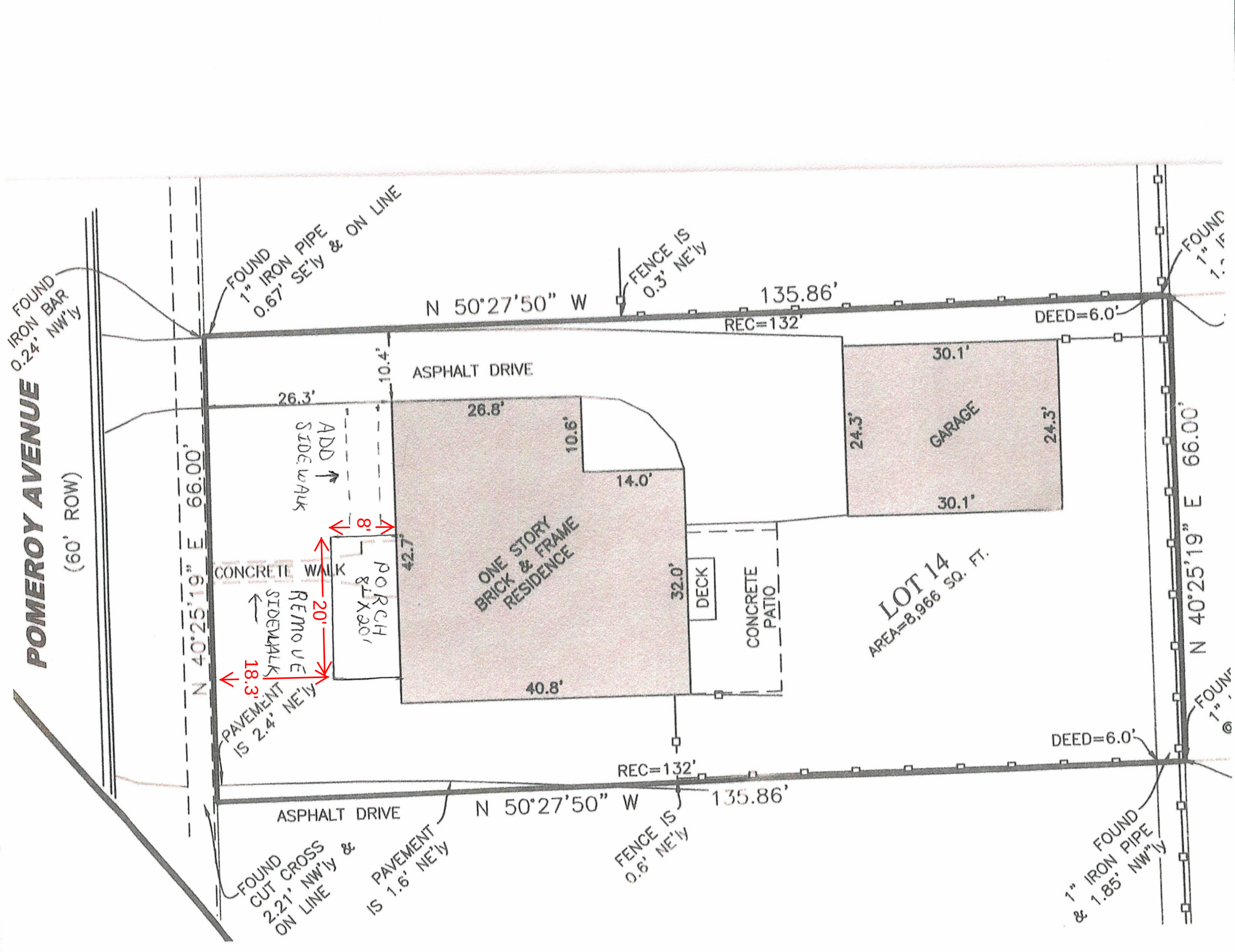
2. The petitioners must provide the existing and proposed impervious amounts with the permit application for review. Per Section 3-200 of the Unified Development Ordinance, the maximum allowable building coverage is 40% and the maximum allowable impervious surface coverage is 50%.

3. The petitioners shall address all of the review comments and requirements of the Community Development and Engineering Departments.

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

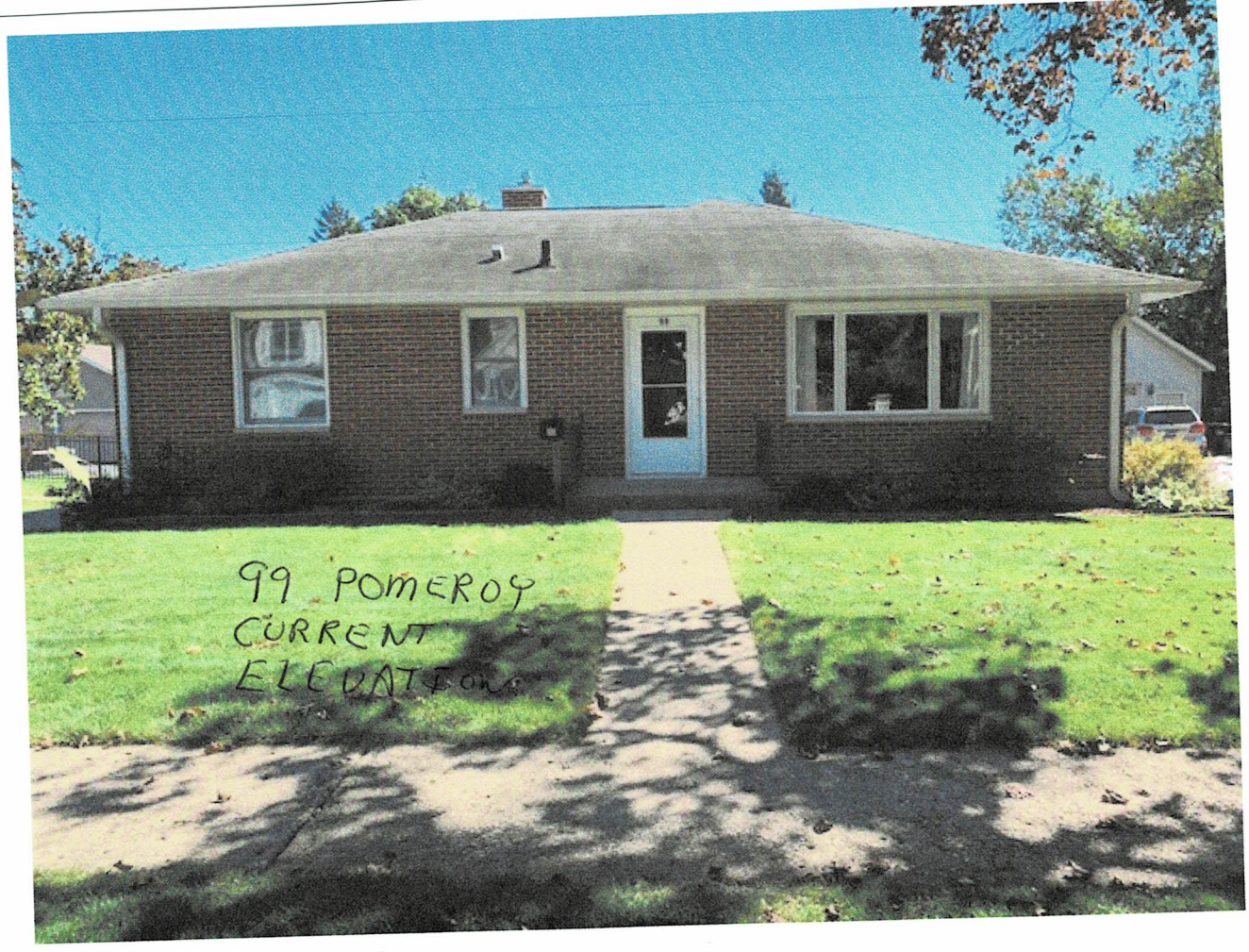
2022-16 – 271 E. TERRA COTTA AVENUE – COMPREHENSIVE LAND USE MAP AMENDMENT TO CENTRAL URBAN RESIDENTIAL AND REZONING TO R-2 SINGLE FAMILY RESIDENTIAL – PUBLIC HEARING

Comprehensive Land Use Map Amendment from Office to Central Urban Residential and Rezoning from O Office to R-2 Single Family Residential to construct a single family residence.

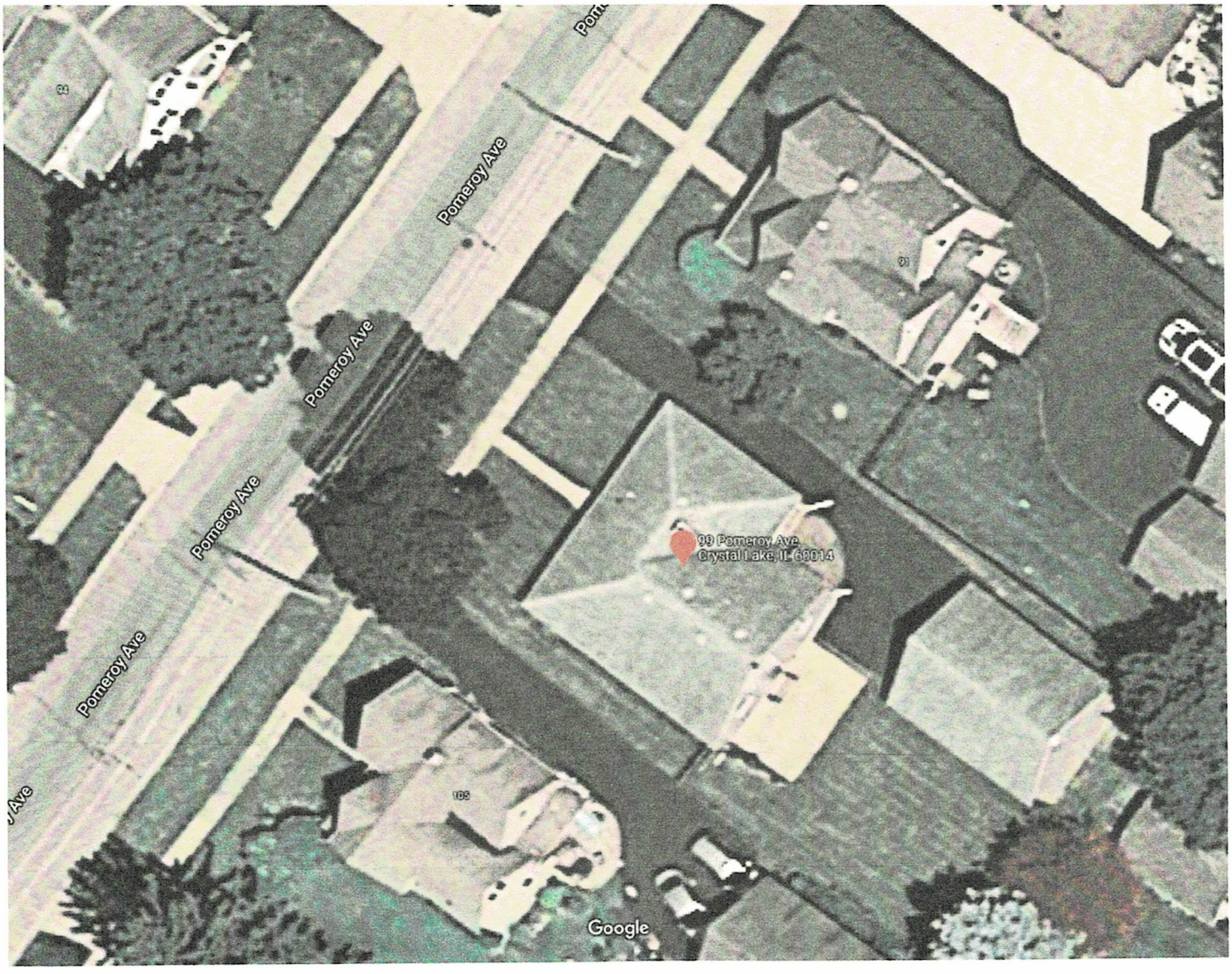

POMEROY AVENUE
(60' ROW)
FOUND IRON BAR 0.24' NW'ly
FOUND 1" IRON PIPE 0.67' SE'ly & ON LINE
FENCE IS 0.3' NE'ly
N 50°27'50" W
135.86'
REC=132'
DEED=6.0'
FOUND 1" IR
N 40°25'19" E 66.00'
10.4'
ASPHALT DRIVE
26.3'
26.8'
10.6'
14.0'
30.1'
24.3'
GARAGE
24.3'
30.1'
ADD SIDEWALK
8'
CONCRETE WALK
42.7'
PORCH 8'X20'
ONE STORY BRICK & FRAME RESIDENCE
32.0'
DECK
CONCRETE PATIO
LOT 14
AREA=8,966 SQ. FT.
20'
REMOVE SIDEWALK
18.3'
PAVEMENT IS 2.4' NE'ly
40.8'
N 40°25'19" E 66.00'
FOUN
DEED=6.0'
REC=132'
ASPHALT DRIVE
N 50°27'50" W
135.86'
FOUND CUT CROSS 2.21' NW'ly & ON LINE
PAVEMENT IS 1.6' NE'ly
FENCE IS 0.6' NE'ly
FOUND 1" IRON PIPE & 1.85' NW'ly

99 POMEROY AVE. PROPOSED ELEVATION




99 POMEROY
CURRENT
ELEVATIONS

Google Maps 99 Pomeroy Ave

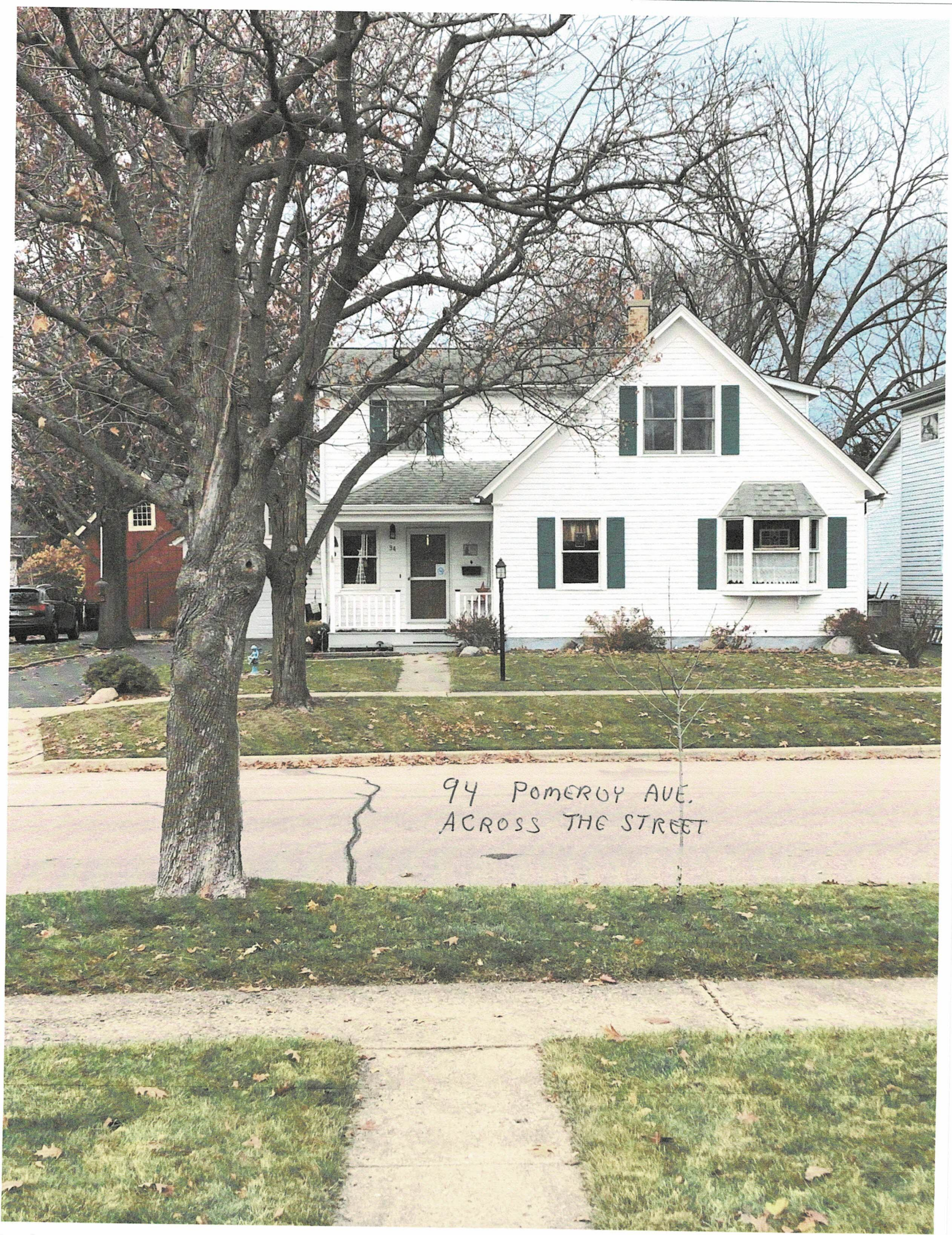


91 POMEROY 18' FROM PROPERTY LINE TO HOUSE

99 POMEROY 27' FROM PROPERTY LINE TO HOUSE

105 POMEROY 20'10" FROM PROPERTY LINE TO HOUSE


91
Queen
ZINUS
ADT
91


94 POMEROY AVE.
ACROSS THE STREET


105

Agenda Item No: 13

City Council
Agenda Supplement

Meeting Date: March 15, 2022

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: Special Use Permit and Variation from Article 4 Section 4-600 D and E for an accessory structure over 900 square feet and variations from the required 7-foot interior side yard setback to allow 5 feet and from the 20-foot rear yard setback to allow 5 feet for a 1,056 square-foot detached garage

Steve Collins, petitioner
34 S. Caroline Street

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendation and adopt an Ordinance granting Special Use Permit and Variations to allow a new garage at 34 S. Caroline Street.

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

Background:

- The property has a single-family home with an existing detached garage.
- The existing garage is small and needs to be repaired or replaced. The proposed setbacks would be consistent with the UDO setbacks for smaller detached accessory structures.
- The new garage would accommodate two cars and a workshop. The garage is over 900 square feet, which means it is required to seek a Special Use Permit and meet the principal structure setbacks. Setbacks are explained in the chart below.

Structure Type	Side Yard	Rear Yard
Principal Structure	7 feet minimum 18 feet combined	20 feet
Accessory Structure 600 square feet and under	5 feet	5 feet
Accessory Structure over 600 square feet	7 feet minimum 18 feet combined	20 feet

PZC Highlights:

The following discussion took place during the Planning and Zoning Commission hearing:

- The Commission understood the challenges of a small lot and the parking lot behind the house.
- The petitioner provided an exhibit that illustrated the number and size of other accessory structures in the neighborhood.
- The PZC members found that the petition met the Findings of Facts.

The PZC 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 (Collins, received 02/07/22)
   B. Architectural Plans (RFA Ltd., dated 02/04/22, received 02/07/22)
   C. Plat of Survey (TKD Land Surveyors, dated 07/29/19, received 02/07/22)

2. The proposed detached garage should match the existing exterior house in material.

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

Votes Required to Pass: A simple majority vote

Acknowledgement Form

Regarding the Special Use Permit and Variation at 34 S. Caroline Street. Please check one of the choices and sign below.

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

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

_____

_____

Petitioner's Name: _____ Date: 3/8/22
Signature

Recommended Conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Collins, received 02/07/22)
   B. Architectural Plans (RFA Ltd., dated 02/04/22, received 02/07/22)
   C. Plat of Survey (TKD Land Surveyors, dated 07/29/19, received 02/07/22)

2. The proposed detached garage should match the existing exterior house in material.

PIQ Map
34 S. Caroline Street



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND SIMPLIFIED RESIDENTIAL VARIATION AT 34 S. CAROLINE STREET

WHEREAS, pursuant to the terms of a Petition (File #PLN-2022-24) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Special Use Permit for an accessory structure over 900 square feet and Variations from the required 7-foot side yard setback to allow 5 feet and from the 20-foot rear yard setback to allow a 1,056 square-foot detached garage at 34 S. Caroline Street; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on February 12, 2022 in the Northwest Herald, held a public hearing at 7:00 p.m., on March 2, 2022 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed garage; and

WHEREAS, on March 2, 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 Special Use Permit and Variations be approved, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Special Use Permit and Variations 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 Special Use Permit for an accessory structure over 900 square feet and Variations from the required 7-foot side yard setback to allow 5 feet and from the 20-foot rear yard setback to allow 5 feet for a 1,056 square-foot detached garage for the property commonly known as 34 S. Caroline Street (19-05-202-025), Crystal Lake, Illinois.

Section II: Said Special Use Permit and Variations are issued with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Collins, received 02/07/22)

Draft

B. Architectural Plans (RFA Ltd., dated 02/04/22, received 02/07/22)
C. Plat of Survey (TKD Land Surveyors, dated 07/29/19, received 02/07/22)

2. The proposed detached garage should match the existing exterior house in material.

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

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 Special Use Permit and Variations 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 March, 2022.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

Passed: March 15, 2022
Approved: March 15, 2022

Draft

#2022-24
34 S. Caroline Street – Variation
Project Review for Planning and Zoning Commission

Meeting Date: March 2, 2022

Request: Special Use Permit and Variation from Article 4 Section 4-600 D and E for an accessory structure over 900 square feet and variations from the required 7-foot interior side yard setback to allow 5 feet and from the 20-foot rear yard setback to allow 5 feet for a 1,056 square-foot detached garage.

Location: 34 S. Caroline Street

Acreage: 12,834 square feet

Existing Zoning: R-3A Two-Family Residential

Surrounding Properties:

North:	R-3A Two-Family Residential
South:	R-3A Two-Family Residential
East:	R-3A Two-Family Residential
West:	R-3A Two-Family Residential

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The property is a single-family home with an existing detached garage.
- The petitioner is proposing a new two-car garage with workshop space. The garage exceeds 900 square feet which requires a Special Use Permit and for the structure to meet principal structure setbacks.
- The proposed garage will be 5 feet from the interior side property line to the north and 5 feet from the rear property line, which is to the west.
- The Bethany Lutheran Church parking lot is behind this lot to the west.

Development Analysis:

General

- Request: The petitioner is requesting a Special Use Permit for a detached accessory structure over 900 square feet.
- Request: The petitioner is requesting variations from the required setbacks to allow 5 feet from the side and 5 feet from the rear property lines.

- Zoning: The site is zoned R-3A Two Family Residential. This property is used as a single-family home.
- Land Use: The land use map shows the area as Urban Residential. This land use designation is appropriate for this use.

Project Analysis:

- The proposed garage would allow for two cars and an additional storage and workshop space. The garage is 1,056 square feet in size, which triggers the Special Use Permit and requires that it meet principal structure setbacks.
- The image below illustrates the proposed location of the garage. It is located 5 feet from the north and west property lines.
- The location of the garage will create a minimal impact on the neighboring properties.



Comprehensive Land Use Plan 2030 Vision Summary Review:

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

Land Use - Residential

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

This can be accomplished with the following supporting action:

Supporting Action: Promote safe, clean and well-maintained housing by encouraging regular repair and maintenance of housing.

Findings of Fact:

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit for an accessory structure that is greater than 900 square feet at the subject property. Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 B of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. 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*

ZONING ORDINANCE VARIATION

The petitioner is requesting a variation from Article 4 Section 4-600 from the required principal structure setbacks for an accessory structure over 600 square feet of a 7-foot interior side yard to allow 5 feet and the 20-foot rear yard to allow 5 feet.

The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

<u>Standards</u>

When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

   ☒ *Meets* ☐ *Does not meet*

b. Also, that the variation, if granted, will not alter the essential character of the locality.

   ☒ *Meets* ☐ *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

a. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;

☒ *Meets* ☐ *Does not meet*

b. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;

☒ *Meets* ☐ *Does not meet*

c. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

☒ *Meets* ☐ *Does not meet*

d. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.

☒ *Meets* ☐ *Does not meet*

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

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 (Collins, received 02/07/22)
   B. Architectural Plans (RFA Ltd., dated 02/04/22, received 02/07/22)
   C. Plat of Survey (TKD Land Surveyors, dated 07/29/19, received 02/07/22)

2. The proposed detached garage should match the existing exterior house in material.

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

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: The Collins Residence

Action Requested

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

Petitioner Information

Name: Robert Flubacker Architects, Ltd.
Address: 1895 Rohlwing Rd., Suite B
Rolling Meadows, IL 60008
Phone: 847-704-3200
Fax:
E-mail: rfaltd@aol.com

Owner Information (if different)

Name: Steven Collins
Address: 34 S. Caroline St.
Crystal Lake, IL 60014
Phone: [redacted]
Fax:
E-mail: [redacted]

Property Information

Project Description: Remove an existing detached garage and construct a new framed detached garage and workshop having a floor area of 1,056 sq.ft. and setbacks of 5 feet at the rear yard and 5 feet at the side yard.

Project Address/Location: 34 S. Caroline St., Crystal Lake, IL 60014

PIN Number(s): 19-05-202-025-0000

Development Team

Please include address, phone, fax and e-mail

Developer: None

Architect: Robert Flubacker Architects, Ltd., 1895 Rohlwing Rd. - Suite B, Rolling Meadows, IL 60008
Phone: 847-704-3200, Email: rfaltd@aol.com

Attorney: None

Engineer: None

Landscape Architect: None

Planner: None

Surveyor: None

Other: None

Signatures

Robert Flubacker — 1/27/22

PETITIONER: Print and Sign name (*if different from owner*) **Date**

As owner of the property in question, I hereby authorize the seeking of the above requested action.

Steven Collins — 1/27/22

OWNER: Print and Sign name **Date**

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

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: Steven Collins

Address: 34 S. Caroline St.

Crystal Lake, IL 60014

Phone: [redacted]

E-mail: [redacted]

Project Name & Description: The Collins Residence

Remove an existing detached garage and construct a new framed detached garage and workshop having a floor area of 1,056 sq.ft. and setbacks of 5 feet at the rear yard and 5 feet at the side yard.

Project Address/Location: 34 S. Caroline St.

Signature

Steven Collins 1/27/22

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, MARCH 2, 2022
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

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

CALL TO ORDER

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

Kathryn Cowlin, Director of Community Development, Elizabeth Maxwell, City Planner, and Katie Rivard, Assistant City Planner 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.

2022-24 – 34 S. CAROLINE STREET – SPECIAL USE PERMIT AND SIMPLIFIED RESIDENTIAL VARIATION – PUBLIC HEARING

Special Use Permit and Variation from Article 4 Section 4-600 D and E for an accessory structure over 900 square feet and variations from the required 7-foot interior side yard setback to allow 5 feet and from the 20-foot rear yard setback to allow 5 feet for a 1,056 square-foot detached garage.

Mr. Steve Collins, property owner, and Mr. Bob Flubacker, architect, were present to represent the petition. Mr. Collins stated he needs to replace the old, existing garage. He stated the proposed will go back towards the parking lot. It will have motion detection lights to prevent any trespassing or vandalism from the people loitering in the parking lot. He stated the new garage will match the home.

Mr. Flubacker submitted an aerial exhibit of the property. He stated the map shows the diversity of the neighborhood. He noted there are other large accessory structure in yards and multi-family buildings so this will fit in with the character of the area. He stated they kept the street facing side of the garage narrow.

Mr. Greenman asked if he agreed with the recommended conditions. Mr. Collins responded yes.

Mr. Greenman opened the public hearing. There was no one who wanted to speak, Mr. Greenman closed the public hearing.

Ms. Maxwell summarized the request. She described the location and setbacks. She spoke to the surrounding properties and the minimum impact this will have.

Mr. Jouron stated he has no concerns and thinks the garage will look nice.

Mr. Atkinson noted they are going to keep running into this problem. They have seen this type of request three times in the past several weeks. He thinks the garage will look nice.

Ms. Repholz asked about the use of the second story. Mr. Collins stated the second story will be used for storage only.

Ms. Teetsov stated that older homes need to be updated. She stated she was supportive of the request.

Mr. Gronow asked if there would be a heated work shop in the back. Mr. Collins responded yes, but there will be no plumbing. He stated he was a painter.

Mr. Skluzacek asked if the workshop was heater year round. Mr. Collins responded yes. Mr. Skluzacek asked if there would be bathrooms. Mr. Collins responded no. Mr. Skluzacek stated he was supportive of the request.

Mr. Greenman indicated he was supportive of the request. He found the map to be very help. He stated the request met the Findings of Fact. He spoke to the lot size hardship. Mr. Flubacker stated their unique circumstance is having the parking lot behind them, and if they met the 20-foot setback this area becomes a "catch all".

Mr. Atkinson made a motion to approve the Special Use Permit and Variation for a detached garage with the following recommended conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Collins, received 02/07/22)
   B. Architectural Plans (RFA Ltd., dated 02/04/22, received 02/07/22)
   C. Plat of Survey (TKD Land Surveyors, dated 07/29/19, received 02/07/22)

2. The proposed detached garage should match the existing exterior house in material.

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

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

NEW DETACHED GARAGE FOR

THE COLLINS RESIDENCE

34 S. CAROLINE ST.
CRYSTAL LAKE, ILLINOIS

ABBREVIATIONS

@	AT	EXP.	EXPANSION	P.LAM.	PLASTIC LAMINATE
<	ANGLE	F.D.	FLOOR DRAIN	PLYWD.	PLYWOOD
5S	FIVE SHELVES	F.F.	FINISH FLOOR	P.S.F.	POUNDS PER SQUARE FOOT
A/C.	AIR CONDITIONING	FIN.	FINISH	P.S.I.	POUNDS PER SQUARE INCH
ADJ.	ADJUSTABLE	FIXT.	FIXTURE	PSL	PARALLEL STRAND LUMBER
A.F.F.	ABOVE FINISH FLOOR	FND.	FOUNDATION	PVC.	POLYVINYL CHLORIDE
ALT.	ALTERNATE	F.O.C.	FACE OF CONCRETE	R.	RADIUS
ALUM.	ALUMINUM	F.O.S.	FACE OF STUD	R.D.	ROOF DRAIN
APPROX.	APPROXIMATE	FRZ.	FREEZER	R.R.	ROOF RAFTERS
ARCH.	ARCHITECTURAL	F.S.	FOOTING SUMP	R&S	ROD & SHELF
B/	BOTTOM OF	FTG.	FOOTING	REBAR.	REINFORCING BAR
BD.	BOARD	FURN.	FURNACE	REF.	REFRIGERATOR
B.I.	BUILT-IN	GA.	GAUGE	REG.	REGULAR
BLDG.	BUILDING	GALV.	GALVANIZED	REINF.	REINFORCE
B.O.	BY OWNER	GLU-LAM.	GLUE LAMINATED BEAM	RM.	ROOM
BRG.	BEARING	GYP.BD.	GYPSUM BOARD	R.O.	ROUGH OPENING
C.	CARPET	HGT.	HEIGHT	S.C.	SOLID CORE
CAB.	CABINET	H.M.	HOLLOW METAL	SECT.	SECTION
C.I.	CAST IRON	HORZ.	HORIZONTAL	S.H.	SINGLE-HUNG CLOSET ROD
C.J.	CONSTRUCTION JOINTS	HTG.	HEATING	SIM.	SIMILAR
C.L.	CENTER LINE	H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING	S.P.	SUMP PIT
CLG.	CEILING			SPEC.	SPECIFICATION
C.M.U.	CONCRETE MASONRY UNIT	H.W.	HOT WATER	SQ.	SQUARE
C.O.	CASED OPENING/ CLEAN OUT	INSUL.	INSULATION	STD.	STANDARD
COL.	COLUMN	INT.	INTERIOR	STL.	STEEL
CONC.	CONCRETE	L.	LINEN	STOR.	STORAGE
CONST.	CONSTRUCTION	LAM.	LAMINATE	STRUCT.	STRUCTURAL
CONT.	CONTINUOUS	LAV.	LAVATORY	SUSP.	SUSPENDED
C.T.	CERAMIC TILE	LLV	LONG LEG VERTICAL	T/	TOP OF
C.W.	COLD WATER	LVL	LAMINATED VENEER LUMBER	T.&B.	TOP & BOTTOM
D.	DRYER	MAX.	MAXIMUM	T.&G.	TONGUE & GROOVE
DEMO.	DEMOLITION	M.C.	MEDICINE CABINET	TEL.	TELEPHONE
D.H.	DOUBLE-HUNG CLOSET RODS	MECH.	MECHANICAL	T.M.E.	TO MATCH EXIST.
DIA.	DIAMETER	MED.	MEDIUM	T.O.P.	TOP OF PLATE
DIM.	DIMENSION	MICRO.	MICROWAVE	TV.	TELEVISION
DISP.	DISPOSAL	MIN.	MINIMUM	TYP.	TYPICAL
DIV.	DIVISION	MISC.	MISCELLANEOUS	U.O.N.	UNLESS OTHERWISE NOTED
DN.	DOWN	M.O.	MASONRY OPENING	V.C.T.	VINYL COMPOSITION TILE
D.S.	DOWN SPOUT	MTL.	METAL	VERT.	VERTICAL
D.W.	DISHWASHER	NFHB	NON-FREEZE HOSE BIBB	V.T.R.	VENT THRU ROOF
EA.	EACH	N.I.C.	NOT IN CONTRACT	W/	WITH
EIFS.	EXTERIOR INSULATION AND FINISH SYSTEM	NO.	NUMBER	W.	WASHER
		NOM.	NOMINAL	W.C.	WATER CLOSET
ELECT.	ELECTRICAL	N.T.S.	NOT TO SCALE	WD.	WOOD
ELEV.	ELEVATION	O.A.	OVER ALL	WDW.	WINDOW
EP.	EJECTOR PIT/SUMP	O.C.	ON CENTER	W.H.	WATER HEATER
EQ.	EQUAL	O.H.	OVERHANG	W.I.C.	WALK-IN CLOSET
EQUIP.	EQUIPMENT	OPP.	OPPOSITE	W/O	WITHOUT
EQUIV.	EQUIVALENT	OV.	OVEN	WT.	WEIGHT
E.W.	EACH WAY	PERF.	PERFORATED	W.W.F.	WELDED WIRE FABRIC
EXIST.	EXISTING	PL.	PLATE		

SYMBOLS

1 / A-1 — DETAIL NUMBER [TYP.] / SHEET NUMBER [TYP.]
ELEVATION KEY

1 / A-1 — BUILDING SECTION KEY

1 / A-1 — MAJOR WALL SECTION KEY

1 / A-1 — DETAIL KEY

ELEVATION MARK

ROOM NAME

A — NEW HEADER REFERENCE TAG

EXISTING PARTITION TO REMAIN

EXISTING CONSTRUCTION TO BE REMOVED

NEW FRAMED PARTITION

EXISTING DOOR TO REMAIN

A — 4" TYP. DOOR U.O.N. R.O.
NEW DOOR & REFERENCE TAG

A — NEW WINDOW REFERENCE TAG

CODE DATA

ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING:

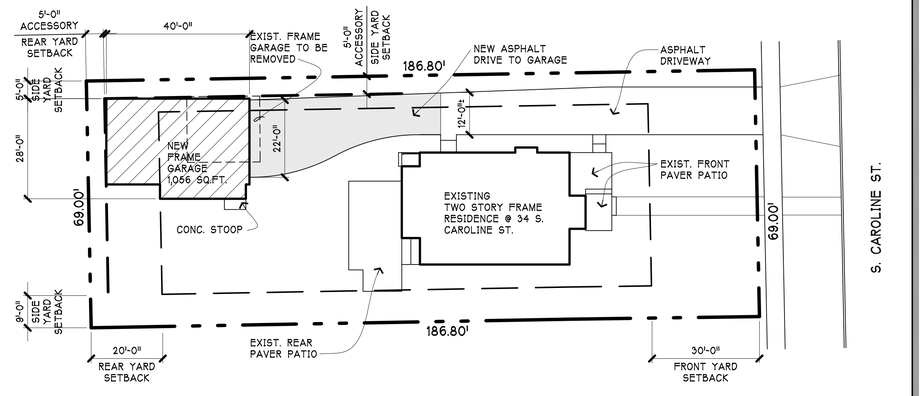
- 2018 INTERNATIONAL CODE COUNCIL SERIES:
  - -INTERNATIONAL BUILDING CODE (IBC)
  - -INTERNATIONAL EXISTING BUILDING CODE (IEBC)
  - -INTERNATIONAL FIRE CODE (IFC)
  - -INTERNATIONAL FUEL GAS CODE (IFGC)
  - -INTERNATIONAL MECHANICAL CODE (IMC)
  - -INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
  - -INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2017 NATIONAL ELECTRICAL CODE (NFPA 70)
- 2018 ILLINOIS ENERGY CONSERVATION CODE
- 2014 ILLINOIS STATE PLUMBING CODE
- INCLUDING ALL APPROVED LOCAL AMENDMENTS TO THE ABOVE REFERENCED CODES

LIST OF DRAWINGS

A-0 TITLE SHEET / SITE PLAN
A-1 GARAGE FLOOR PLAN / GARAGE ATTIC PLAN
A-2 GARAGE EXTERIOR ELEVATIONS

SITE PLAN

SITE PLAN GENERAL NOTES:
1. INFORMATION SHOWN ON THIS DRAWING IS ACCUMULATED FROM EXIST. DOCUMENTATION AND MUST BE CONFIRMED BY THE CONTRACTOR AND COORDINATED WITH THE ARCHITECT PRIOR TO CONSTRUCTION
2. VERIFY LOCATIONS OF ALL UTILITIES AND OTHER BUILDING SERVICES PRIOR TO EXCAVATION
3. PROVIDE REQUIRED WORK TO ACCOMMODATE EXISTING UTILITIES OR OTHER BUILDING SERVICES
4. PROTECT EXISTING LANDSCAPING DURING CONSTRUCTION
5. PROVIDE TEMPORARY CONSTRUCTION/SECURITY FENCING AROUND ALL OPEN EXCAVATIONS; HEIGHT AS REQ'D. BY LOCAL CODES
6. VERIFY LOCATIONS OF ALL MATERIAL STOCKPILES AND DUMPSTERS WITH OWNER



NORTH

1 / EX-0 SITE PLAN 1" = 10'-0"

SITE PLAN LEGEND:

EXIST. CONSTRUCTION TO REMAIN

NEW ACCESSORY STRUCTURE CONSTRUCTION

CODE REVIEW

ZONING R-3A

LOT AREA 12,889 SQ.FT.

	EXISTING	ALLOWED	PROPOSED
BUILDING AREAS			
FIRST FLOOR	1,461 SQ.FT.		1,461 SQ.FT.
SECOND FLOOR	EXIST.		EXIST.
DETACHED GARAGE	375 SQ.FT.		1,056 SQ.FT.
FLOOR AREA RATIO (FAR)	EXIST.	10,311 SQ.FT. (0.80)	NO CHANGE
MAX. BUILDING COVERAGE	1,836 SQ.FT.	5,155 SQ.FT. (40%)	2,517 SQ.FT.
IMPERVIOUS SURFACE COVER.	4,689 SQ.FT.	6,444 SQ.FT. (50%)	5,440 SQ.FT.
ACCESSORY BUILDING HEIGHT	N/A	15 FT.	15 FT.

RFA
ROBERT FLUBACKER ARCHITECTS LIMITED
1835-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
847-704-3200
IL Design Firm #184.001489

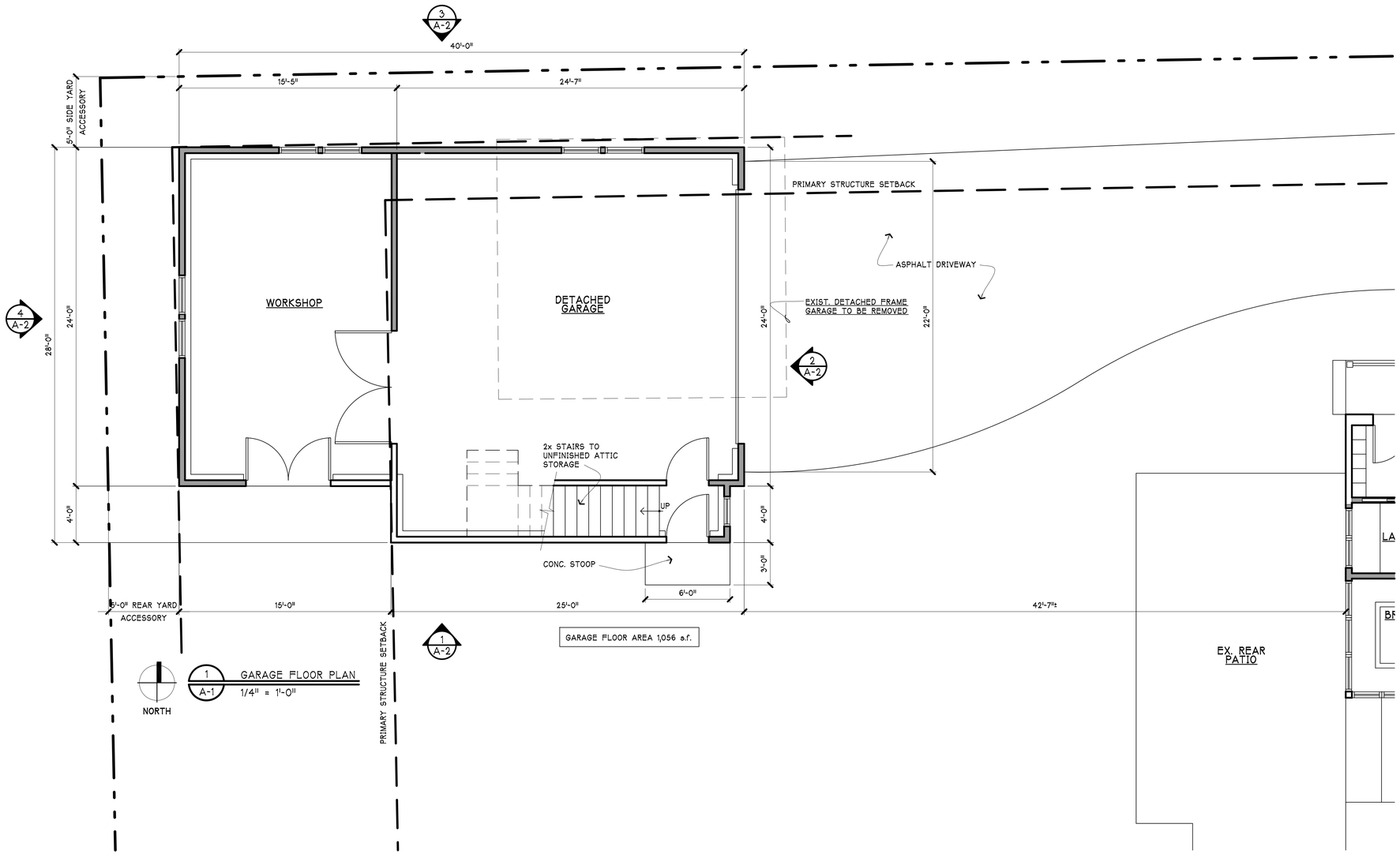
ALTERATIONS AND ADDITION FOR
THE COLLINS RESIDENCE
34 S. CAROLINE ST.
CRYSTAL LAKE, ILLINOIS

Date	Description
1/27/22	SIGN OFF
2/4/22	ZONING

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Project Number 200

A-0



RFA
ROBERT
FLUBACKER
ARCHITECTS
LIMITED

1835-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
847-704-3200

IL Design Firm
#184.001489

ALTERATIONS AND ADDITION FOR

THE COLLINS RESIDENCE

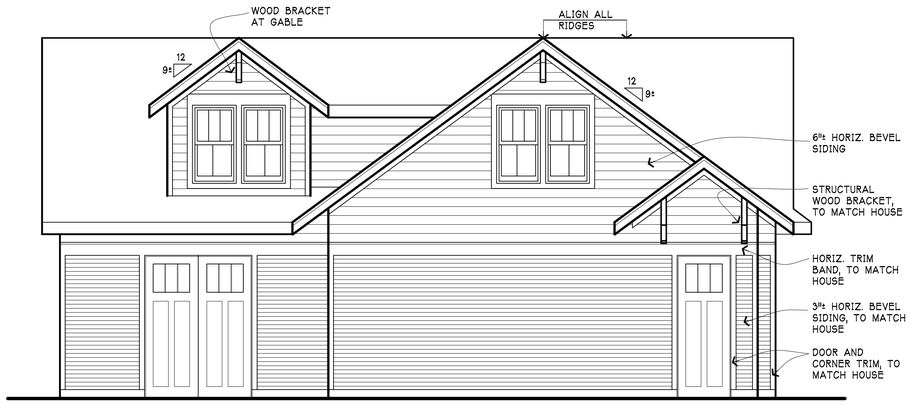
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CRYSTAL LAKE, ILLINOIS

Date	Description
1/27/22	SIGN OFF
2/4/22	ZONING

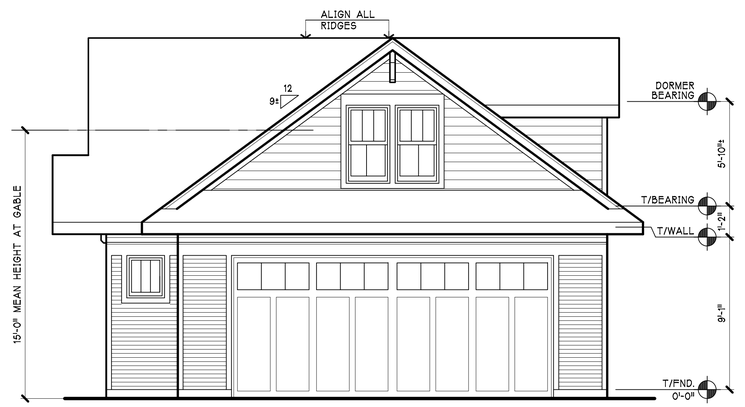
© 2022 R.F.A. LTD.

Project Number
200

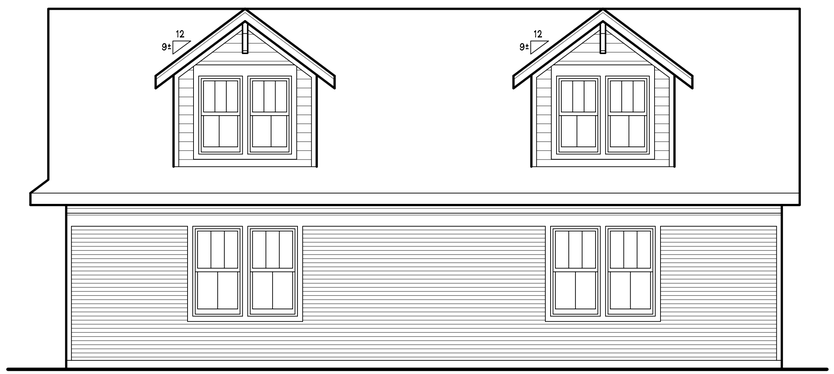
A-1



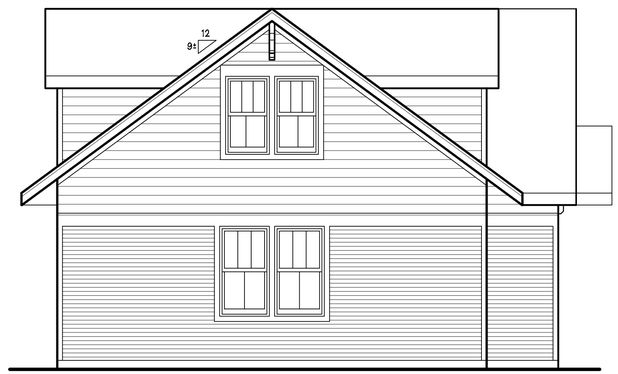
1 / A-2 SOUTH ELEVATION
1/4" = 1'-0"



2 / A-2 EAST ELEVATION
1/4" = 1'-0"



3 / A-2 NORTH ELEVATION
1/4" = 1'-0"



4 / A-2 WEST ELEVATION
1/4" = 1'-0"

RFA
ROBERT FLUBACKER ARCHITECTS LIMITED
1835-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
847-704-3200
IL Design Firm #184.001489

ALTERATIONS AND ADDITION FOR

THE COLLINS RESIDENCE

34 S. CAROLINE ST.
CRYSTAL LAKE, ILLINOIS

Date	Description
1/27/22	SIGN OFF
2/4/22	WORKING

© 2022 R.F.A. LTD.

Project Number
200

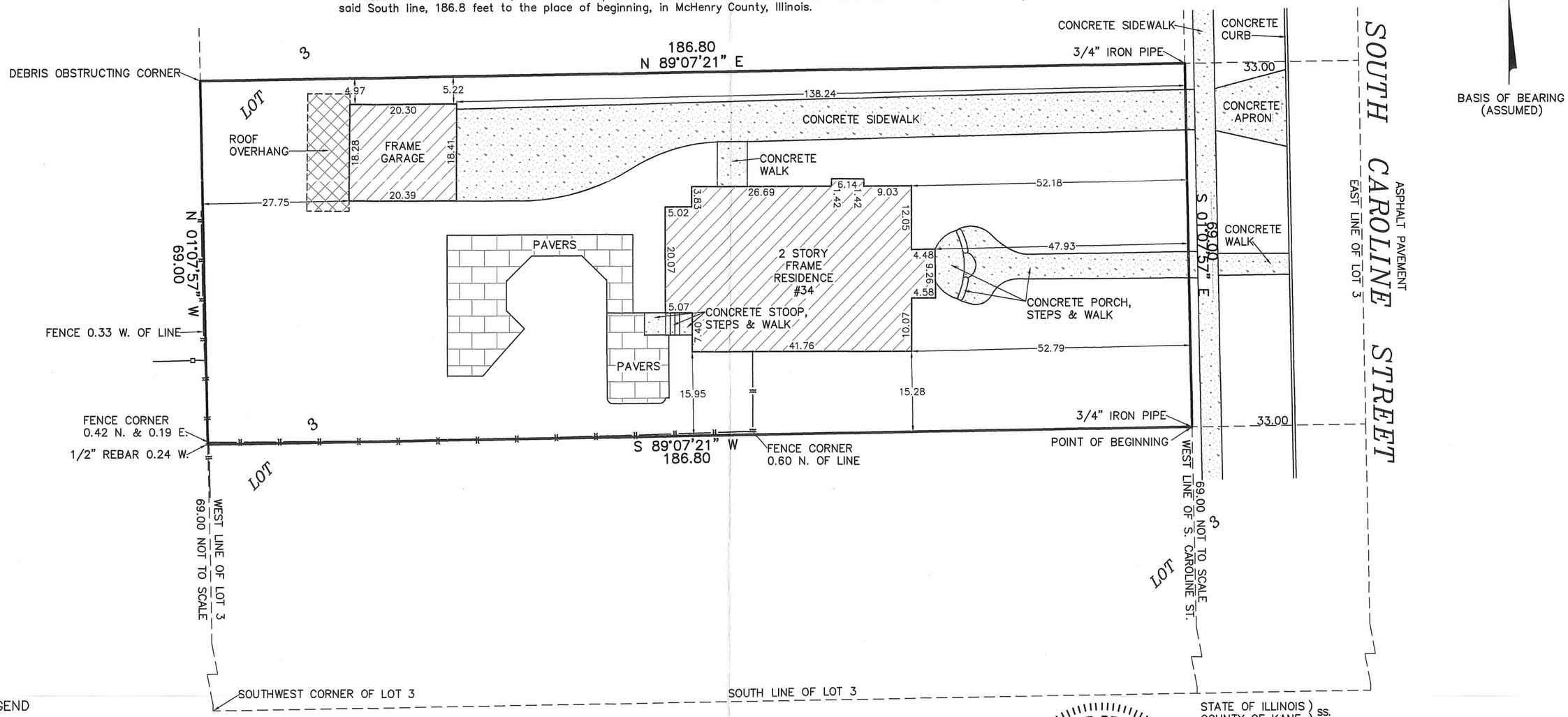
A-2

T.K.D. Land Surveyors, Inc.
P.O. Box 212, South Elgin, Illinois 60177
Phone: (847) 997-9292
tkdlandsurveyors@att.net

PLAT OF SURVEY

OF

That part of Lot 3 in Block 5 of Paddock's Addition to Crystal Lake, a Subdivision of part of Lot 1 of the Assessor's Plat of the Northeast Quarter of Section 5, Township 43 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded June 29, 1874, in Book 55 of Deeds, Page 277, described as follows: Beginning at a point 69 feet North of the point of intersection of the South line of said lot with the West line of the street and running; thence North along the said West line of said street, 69 feet; thence West parallel with the South line of said 186.8 feet to the West line of said lot; thence South along the said West line of said lot, 69 feet to a point 69 feet North of the Southwest corner of. said lot; thence East parallel with the said South line, 186.8 feet to the place of beginning, in McHenry County, Illinois.



LEGEND

WIRE FENCE

WOOD FENCE

MEASURED LOT AREA = 12,889 SQ. FT. (0.296 ACRES)

Scale: 1"=20'
Order # 19-419
Address: 34 S. Caroline St. Crystal Lake, IL 60014
P.I.N. 19-05-202-025
Ordered by: Jessica Alms

* All dimensions shown are given in feet & decimal parts thereof
* No angles or distances are to be assumed by scaling
* Legal description, building lines and easements are taken from recorded subdivision plat and/or other available documentation. Refer to title policy, deed or local jurisdiction for building setbacks and easements not shown hereon and report any discrepancies.

KEITH E. DELANEY
035-003385
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
SOUTH ELGIN, ILLINOIS

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL

STATE OF ILLINOIS)
COUNTY OF KANE) ss.

I, Keith E. DeLaney, an Illinois Professional Land Surveyor do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey.

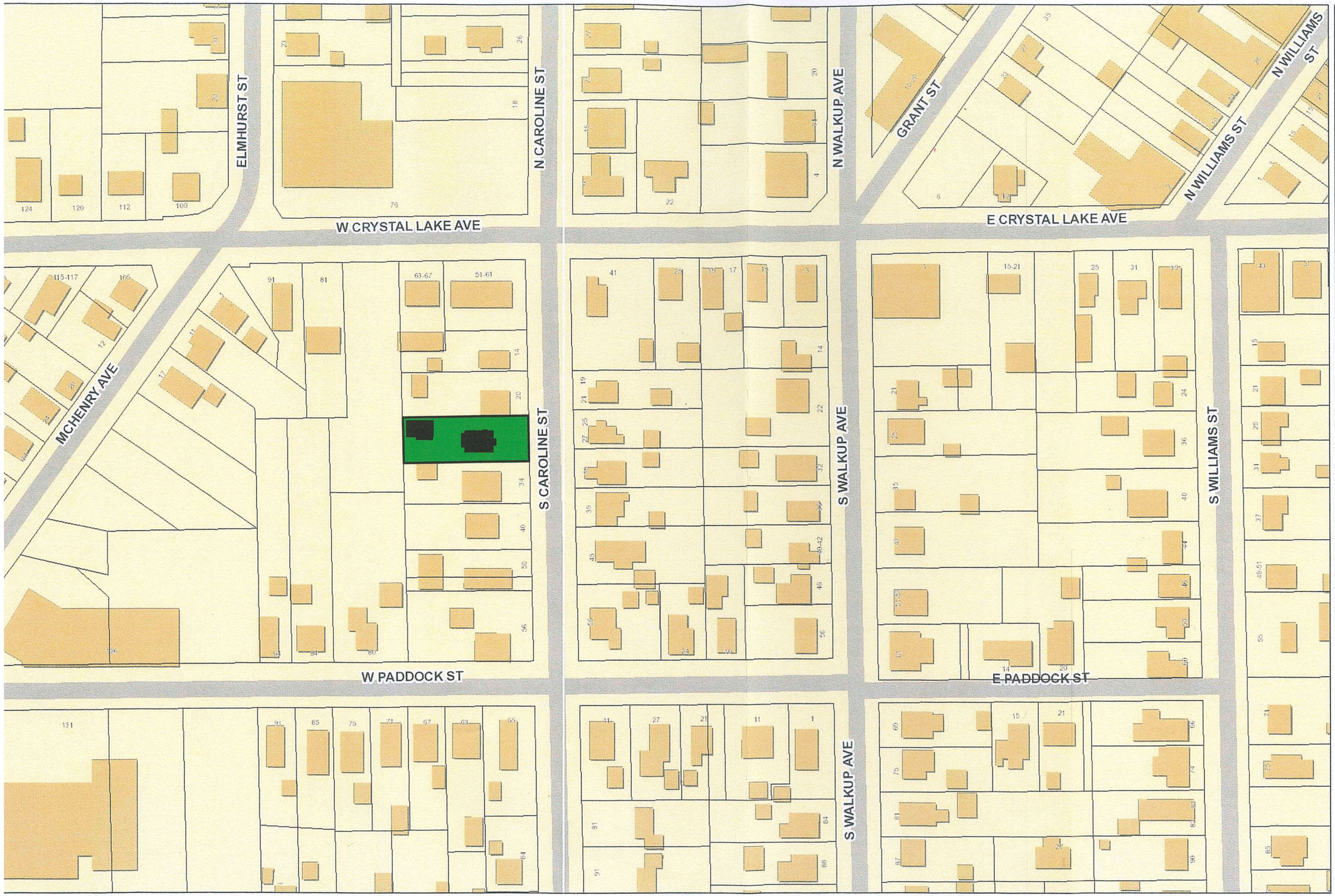
Lic. Exp. 11-30-20

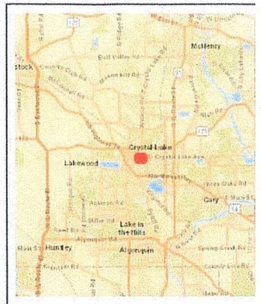
Keith E. DeLaney Illinois P.L.S. #035-003385

Dated: July 29, 2019

Field work completed: July 29, 2019

Professional Design Firm Lic. No. 184.005204
This professional service conforms to the current Illinois minimum standards for a boundary survey.





Legend

Parcel(s)

Municipal Boundary

Date Printed: 3/2/2022

Notes:

This map was generated using the City of Crystal Lake's GIS Web Mapping Applicati

This map is a user generated static output an Internet Mapping Site and is for referen

Agenda Item No: 14

City Council
Agenda Supplement

Meeting Date: March 15, 2022

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: Comprehensive Land Use Plan Map Amendment from Office to Central Urban Residential and Rezoning from O-Office to R-2 Single Family Residential

Mark Oshinski, petitioner
271 E. Terra Cotta Avenue

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendation and adopt an Ordinance granting the Comprehensive Land Use Plan Map Amendment and Rezoning at 271 E. Terra Cotta Avenue.

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

Background:

- The site is currently a vacant triangular shaped lot.
- The petitioner is looking to purchase the property and construct a single-family residential home.
- The property is currently zoned Office.

PZC Highlights:

The following discussion took place during the Planning and Zoning Commission hearing:

- One member of the public asked about tree removal and the petitioners clarified that they did not plan to remove any trees they wanted to use the lot as is for their family home.
- The PZC members found that the petition met the Findings of Facts.

The PZC recommended **approval (7-0)** of the petitioner's request.

Votes Required to Pass: A simple majority vote

PIQ Map
271 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 OFFICE TO CENTRAL URBAN RESIDENTIAL AND REZONING FROM O OFFICE TO R-2 SINGLE-FAMILY RESIDENTIAL AT 271 E. TERRA COTTA AVENUE

WHEREAS, pursuant to the terms of a Petition (File #PLN-2022-16) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested the issuance of Comprehensive Land Use Plan Map Amendment to Central Urban Residential and Rezoning to R-2 Single-Family Residential at 271 E. Terra Cotta Avenue; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to the legal notice published on February 11, 2022 in the Northwest Herald, held a public meeting at 7:00 p.m., on March 2, 2022 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Comprehensive Land Use Plan Map Amendment and Rezoning, and

WHEREAS, on March 2, 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 Comprehensive Land Use Plan Map Amendment and Rezoning meets the Findings of Fact, all as more specifically set forth in the minutes from the Planning and Zoning Commission in Case #PLN-2022-16, dated as of March 2, 2022; and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Comprehensive Land Use Plan Map Amendment and Rezoning 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 Comprehensive Land Use Plan Map Amendment to Central Urban Residential and Rezoning to R-2 Single-Family Residential to allow the construction of a new single-family house at 271 E. Terra Cotta Avenue (14-33-326-011), Crystal Lake, Illinois are hereby approved.

Draft

Section II: That the City Clerk be and is hereby directed to amend the Land Use Map and Zoning Map and all pertinent records of the City of Crystal Lake to show the issuance of the Comprehensive Land Use Plan Map Amendment and Rezoning, as provided by law.

Section III: 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 March, 2022.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

Passed: March 15, 2022
Approved: March 15, 2022

Draft

#2022-16
271 E. Terra Cotta Avenue Rezoning
Project Review for Planning and Zoning Commission

Meeting Date:	September 16, 2020
Requests:	1. Comprehensive Land Use Amendment from O Office to Central Urban Residential 2. Rezoning from O Office to R-2 Single Family Residential
Location:	271 E. Terra Cotta Avenue
Acreage:	Approximately 2.6 acres
Zoning:	O Office
Requested Zoning:	R-2 Single Family Residential
Surrounding Properties:	North: R-2 Single Family Residential South: (across the railroad tracks) M Manufacturing East: (across the railroad tracks) M Manufacturing West: R-2 Single Family Residential
Staff Contact:	Elizabeth Maxwell (815.356.3615)

Background:

- The site is currently a vacant triangular shaped lot.
- The prospective owner would like to purchase the property and construct a single-family residence on the lot.
- The property is bounded by single-family residences on three sides.

Development Analysis:

Land Use/Zoning

- The site is currently zoned O Office. The petitioner is requesting the site be rezoned to R-2 Single-Family Residential. This zoning district would fit with the character of the area.
- The current land use is Office. The petitioner is requesting to amend the Comprehensive Land Use Map to Central Urban Residential. This land use will fit with the character of the area.

Findings of fact:

Rezoning

- The property is currently zoned O Office.
- The property would be rezoned to R-2 Single-Family Residential. The Single-Family Districts zoning criteria are:
  - ✓ General: This district is the City's primary single-family detached residential district. The residential districts (E, RE, R-1, R-2) permit a wide range of living styles and encourage a variety of housing types.
  - ✓ Character: This district allows low to moderate density of development. The residential districts (E, RE, R-1, R-2) are characterized by a balance between the landscape and built environment with on-site landscaping and tree-lines streets that shelter the buildings. Open space and low impervious surface rations characterize the built environment.
  - ✓ Uses: This district is planned for residential neighborhoods, with a range of housing types to meet all residential needs. Complementary uses such as certain civic and open uses are permitted, but are subject to restrictions set forth in this Ordinance to preserve the residential nature of these districts.

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*

Comprehensive Land Use Plan 2030 Summary Review:

The Comprehensive Plan designates the subject property as Office. The proposed land use is Central Urban Residential, one of the Residential land uses. The following goals are applicable to this request:

Land Use – Main Goal

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

This can be accomplished with the following supporting actions:

Supporting Action: Maintain compatibility with adjacent land use throughout the City and with neighboring communities.

Success Indicator: The number of new tenant occupancies in existing buildings.

Land Use – Residential

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

This can be accomplished with the following supporting actions:

Supporting Action: Provide for a reasonable rate of residential growth especially infill growth and mixed-use development which take advantage of existing city services.

Success Indicator: Number of building permits issued for new construction on infill lots.

Recommendation:

The Planning and Zoning Commission can recommend approval or denial of the petitioner's request.

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: Home State Bank

Address: 40 Grant St

Crystal Lake, Illinois 60014

Phone: 815-459-2000

E-mail: dkerth@homestbk.com & preed@homestbk.com

Project Name & Description: Oshinski Home. (Mark Oshinski)

Residential. Single Family. Ranch. Attached Garage.

Project Address/Location: 271 E. Terra Cotta Rd Crystal Lake, IL

Signature

Phil Reed

Digitally signed by Phil Reed
Date: 2022.01.28 14:12:24 -06'00'

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, MARCH 2, 2022
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

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

CALL TO ORDER

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

Kathryn Cowlin, Director of Community Development, Elizabeth Maxwell, City Planner, and Katie Rivard, Assistant City Planner 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.

2022-16 – 271 E. TERRA COTTA AVENUE – COMPREHENSIVE LAND USE MAP AMENDMENT TO CENTRAL URBAN RESIDENTIAL AND REZONING TO R-2 SINGLE FAMILY RESIDENTIAL – PUBLIC HEARING

Comprehensive Land Use Map Amendment from Office to Central Urban Residential and Rezoning from O Office to R-2 Single Family Residential to construct a single family residence.

Mark and Kim Oshinski were present to represent the petition. Mr. Oshinski stated they previously lived in Crystal Lake, but moved away. They are now looking to come back to Crystal Lake. He stated they want to buy this property and build a new home.

Mr. Greenman opened the public hearing.

Ms. Pam Miller asked if they would cut down the pine tree. Mr. Oshinski responded no. Mrs. Oshinski confirmed the tree would remain and stated they are coming from a 40-acre property. Ms. Miller stated she was happy there would be no increase in traffic. She stated she is supportive of the request.

There was no one else who wanted to speak. Mr. Greenman closed the public hearing.

Ms. Maxwell summarized the request highlighting the adjacent land use and zoning and how this request would fit in with those existing properties.

Mr. Gronow stated this makes sense, and he is in support of the request.

Ms. Teetsov agreed and noted the property is surrounded by residential.

Mr. Skluzacek stated it is not the right spot for office and that he is supportive of the request.

Mr. Jouron stated Crystal Lake is a good place to live and wished the petitioners good luck.

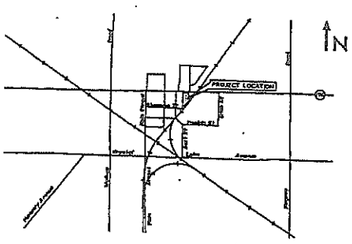
Ms. Repholz asked for clarification on the R-2 zoning district.

Mr. Atkinson stated he was in support of the request.

Mr. Greenman stated he is in support of the request and it meets the Findings of Fact.

Mr. Skluzacek made a motion to approve the Comprehensive Land Use Map Amendment to Central Use Residential and Rezoning to R-2 Single-Family Residential to construct a new single-family residence. Mr. Atkinson seconded the motion. On roll call Members Teetsov, Atkinson, Repholz, Jouron, Gronow, Skluzacek and Greenman voted aye. Motion passed 7-0.

P.I.N.: 14-33-326-11



LOCATION MAP
Not To Scale

ROUTE 176

N89°34'33"E 203.06'(M)(R)

Lot 1
Lot 2
Lot 4
Lot 5
Lot 6
Lot 7
Lot 8
Lot 9
Lot 10

BLOCK 4
ILE-VAL-O ADDITION
TO CRYSTAL LAKE
Doc. 15977

20' PUBLIC ALLEY
S00°00'00"E 629.50'(M)
629.35'(M)

SHERMAN STREET

50'
Drive way
100'
Home Site
40'
85'
53'

BUHRMANN'S ADDITION TO CRYSTAL LAKE
Doc. 93608

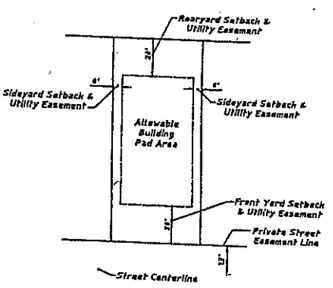
Lot 2
Lot 3
Lot 4

N00°56'36"E 332.60'(M)
331.96'(M)

N89°34'33"E 143.91'(M)(R)

RAILROAD - RIGHT-OF-WAY

S34°40'05"W 697.39'(M) 697.39'(R)
MCHENRY COUNTY CONSERVATION DISTRICT
BEAR CREEK TRAIL



TYPICAL LOT EASEMENT & SETBACK DETAIL

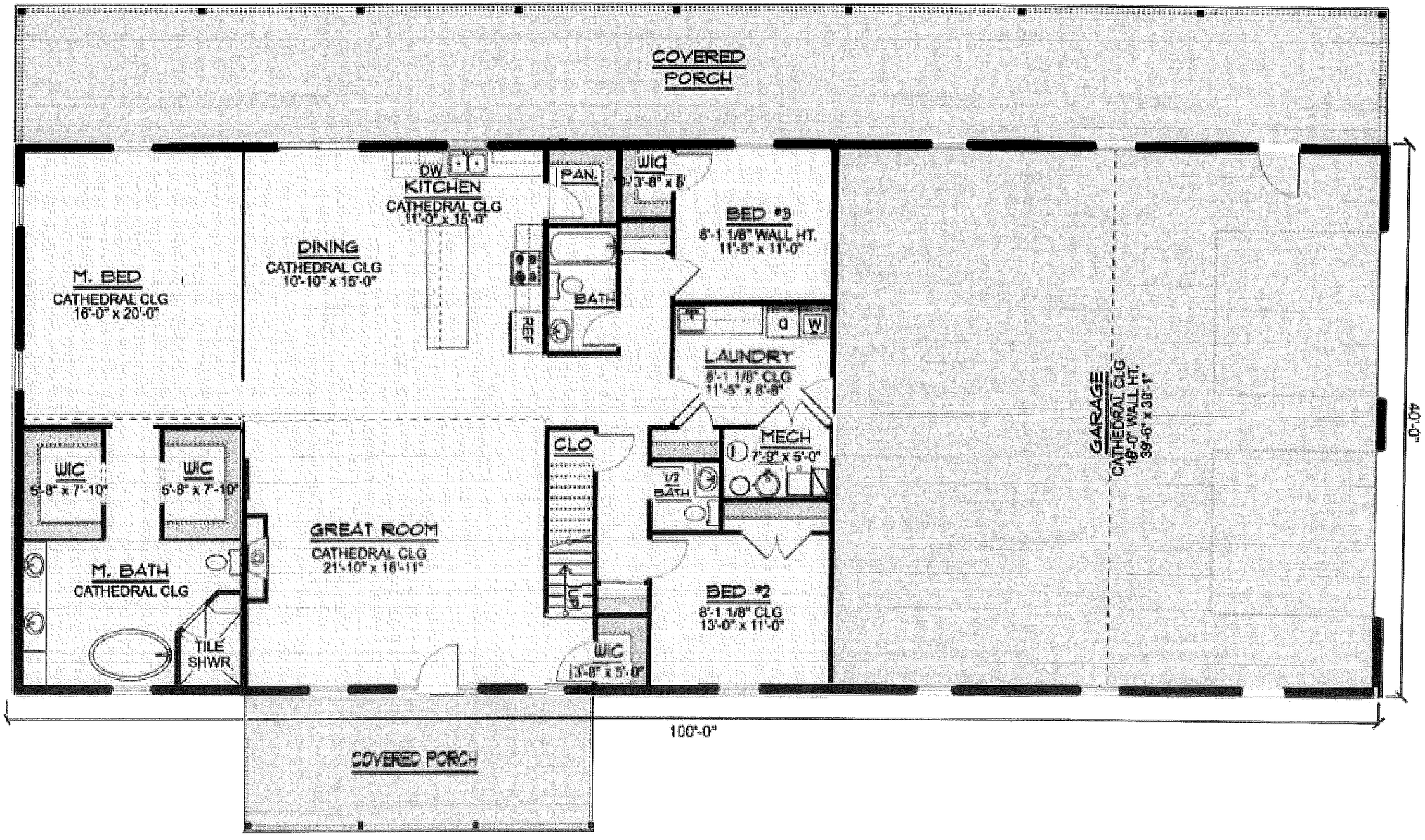
Site Data

Stormwater Management Area	17,533 sf	0.40 ac.
Private Street Area	18,934 sf	0.44 ac.
Open Space Area	6,513 sf	0.15 ac.
Residential Lot Area	72,943 sf	1.69 ac.
Overall Parcel Area	112,714 sf	2.59 ac.
Net Density Area	93,780 sf	2.15 ac.
Net Density	6.5 du/acre	

Front Setback	20 feet
Rear Setback	20 feet
Side-Side Bldg Separation	12 feet

Petitioner:
Canyon Development Group
3665 Tamarack Circle
Crystal Lake, IL 60012
Phone: (815) 356-6889

Surveyor / Civil Engineer:
Haeger Engineering LLC
1304 North Plum Grove Road
Schaumburg, Il 60173
Phone: 847.394.6600


COVERED PORCH
DW
KITCHEN
CATHEDRAL CLG
11'-0" x 15'-0"
PAN.
WIC
3'-8" x 6'
BED #3
9'-1 1/8" WALL HT.
11'-5" x 11'-0"
M. BED
CATHEDRAL CLG
16'-0" x 20'-0"
DINING
CATHEDRAL CLG
10'-10" x 15'-0"
BATH
REF
LAUNDRY
8'-1 1/8" CLG
11'-5" x 8'-8"
G
W
GARAGE
CATHEDRAL CLG
18'-0" WALL HT.
39'-6" x 39'-1"
40'-0"
WIC
5'-8" x 7'-10"
WIC
5'-8" x 7'-10"
CLO
MECH
7'-9" x 5'-0"
1/2
BATH
GREAT ROOM
CATHEDRAL CLG
21'-10" x 18'-11"
M. BATH
CATHEDRAL CLG
TILE
SHWR
BED #2
8'-1 1/8" CLG
13'-0" x 11'-0"
WIC
3'-8" x 5'-0"
100'-0"
COVERED PORCH

Agenda Item No: 15

City Council
Agenda Supplement

Meeting Date:	March 15, 2022
Item:	REPORT OF THE PLANNING & ZONING COMMISSION
Request:	1. Final Planned Unit Development (PUD) for a 304-unit residential rental townhome development; and 2. Final Plat of Subdivision for a 3-lot subdivision
Petitioner:	Redwood USA LLC, petitioner Part of 1120 Central Park Drive
PZC Recommendation:	To approve the Planning and Zoning Commission (PZC) recommendations and adopt an Ordinance granting a Final Planned Unit Development and Final Plat of Subdivision for a new 304-unit residential rental townhome development at Part of 1120 Central Park Drive
Staff Contact:	Kathryn Cowlin, Director of Community Development Katie Rivard, Assistant City Planner

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Background:

- Request: The petitioner is proposing a residential rental community consisting of 304 ranch townhome units. A Preliminary PUD and Preliminary Plat Subdivision were approved in July 2021.
- The proposed development would consist of market rate rental townhomes. The development is not age-restricted.
- Land Use: The current Comprehensive Plan land use designation is High Density Residential. This is the appropriate land use designation for a rental townhome development.
- Zoning: The site is currently zoned R-3B PUD – Multi-Family Residential Planned Unit Development. This is the appropriate zoning district for a rental townhome development.
- The Final PUD is in substantial conformance with the approved Preliminary PUD.
- Variations were approved with Preliminary PUD for front yards setbacks along Central Park Drive, growth management allowance and to allow two freestanding signs with a variation for height and area for one sign.

Zoning:

- The changes between the Preliminary PUD and Final PUD are as follows:
    - Decreased number of units from 305 to 304
    - Increased front yard setbacks from 25 feet to 26 feet for the townhomes that front Central Park Drive
    - Increased setbacks (up to 15 feet) from the back of the townhomes to the shared north property line providing additional separation from the adjacent single-family residences
    - Additional striped crosswalks throughout the development
    - Increased amenities throughout the parklets (paths, benches, shelters for gathering, a free little library box, a historic sign, and a pet washing center)
    - Additional plantings at entryways, in the parklets, and along Central Park Drive
    - Additional shrubs at the end of the drive aisles along the east property line for screening of headlights
    - Enhanced rear elevations through the addition of pergolas on the five and six-unit buildings
- The development meets the Unified Development Ordinance (UDO) requirements for impervious surface coverage, density, parking and dimensional standards for the R-3B zoning district with the exception of the front yard setback.

PZC Highlights:

- The petitioner discussed Redwood's background and core values. A presentation of the changes to the site plan, landscape plan and elevations was shared. Various statistics about Redwood communities were noted, such as, the average age of a Redwood resident is 50.6 years old and 70% are empty nesters. He stated this development is great option for residents to age in place.

- A neighbor from the single-family subdivision to the north spoke to ask about the berming and landscape buffer to verify stormwater can move through the property line. The petitioner noted there were breaks so stormwater could flow and would be accommodated.

- The PZC was supportive of the request. They were appreciative of the changes and thought the development would look very nice. They were also appreciative they met with and addressed the concerns of the neighbors. They agreed this is a housing product that the City needs.

- The PZC found that the Findings of Fact had been met.

The PZC recommended **approval (7-0)** of the petitioners' request with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Redwood USA LLC, dated 10/15/2021, received 10/20/2021)
   B. Plat of Survey (Cemcon, Ltd, dated 04/20/2021, received 10/20/2021)
   C. Topographic Map (Cemcon, Ltd, dated 04/20/2021, received 10/20/21)
   D. Topographic As-Built Survey for Structure 5 (Cemcon, Ltd, dated 04/20/2021, received 02/11/2022)
   E. Final Plat of Subdivision (Cemcon, Ltd, dated 10/18/2021, last revised 01/03/2022, received 02/11/2022)
   F. Final Site Plan (Cemcon, Ltd, dated 12/22/2021, received 02/11/2022)
   G. Final Engineering Plans (Cemcon, Ltd, dated 12/23/2021, last revised 02/21/2022, received 02/21/2022)
   H. Final Stormwater Management Report (Cemcon, Ltd, dated 10/08/2021, last revised 02/10/2022, received 02/11/2022)
   I. Final Landscape Plan and Sign Plan (CT Consultants, dated 10/16/2021, last revised 01/06/2022, received 02/11/2022)
   J. Tree Survey (Gary R. Weber Associates, dated 05/26/2019, received 06/16/2021)
   K. Colored Renderings (MPG Architects, dated 04/16/2021, received 10/29/2021)
   L. Capewood Renderings (MPG Architects, dated 09/29/2021, received 10/29/2021)
   M. Final Floor Plans and Elevations (MPG Architects, dated 10/05/2021, received 10/20/2021)
   N. Final Photometric Site Plan (MPG Architects, dated 10/11/2021, received 10/20/2021)
   O. Traffic Study (Sam Schwartz Engineering, dated 06/16/2021)

2. All conditions of approval from Ordinance #7730 remain valid, as applicable.

3. Utilize premium vinyl siding, long runs and a thickness of .044 or greater to reduce waving/warping.

4. If the City finds the landscape to be insufficient along the north and east property lines, the petitioner shall work with staff to provide additional landscaping.

5. The petitioner shall work with staff on the final dimensions, height and design of the proposed historic sign.

6. The internal drive aisles shall be posted with "No Parking" signs.

7. Continue to work with the Fire Rescue Department on the design of the sprinkler system for the buildings or fire wall option.

8. <u>Traffic/Future Roadway Improvements</u>:
   A. The petitioner must contribute their proportionate fair share of the construction costs for the improvements to Central Park Drive/Lutter Drive (6.2% @ $21,700), IL Route 31/James R. Rakow Road/Central Park Drive (2% @ $7,000) and Three Oaks Road/Lutter Drive/Sands Road (4.3% @ $86,693) based on the projected traffic volume increase for the proposed development as determined by the traffic impact study dated 16 June 2021 by Sam Schwartz.

B. The petitioner shall provide a Letter of Credit, Bond or Escrow payment for its share of the above mentioned improvements. Cost participation for off-site improvements will be calculated once final cost estimates have been provided based on the recommendation of the City's traffic engineering consultant as approved by the City's Director of Public Works. In the event that the final cost sharing amount is not determined prior to the time the petitioner is issued a building permit for the site, the petitioner shall provide a Letter of Credit, Bond or Escrow payment in an amount reasonably estimated by the Director of Public Works, by the issuance of a certificate of occupancy for any building on the site. Notwithstanding the foregoing, in the event that the petitioner executes an agreement (which shall be in a form reasonably satisfactory to the Director of Public Works and the City Attorney) to be recorded against the site that ensures the payment of the final cost-sharing amount by the petitioner or petitioner's successor in ownership, the requirement for a Letter of Credit, Bond or Escrow payment shall be waived.

9. The petitioner shall meet the City Code requirements for public roadways.

10. 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 stormwater consultant, Christopher B. Burke Engineering and traffic consultant, Sam Schwartz Engineering.

Votes Required to Pass: A simple majority.

Acknowledgement Form

Regarding Part of 1120 Central Park Drive – Final PUD and Final Plat of Subdivision for a 304-unit residential rental townhome development (Redwood). 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:

_____

_____

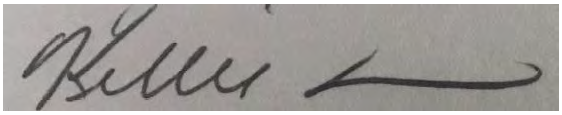
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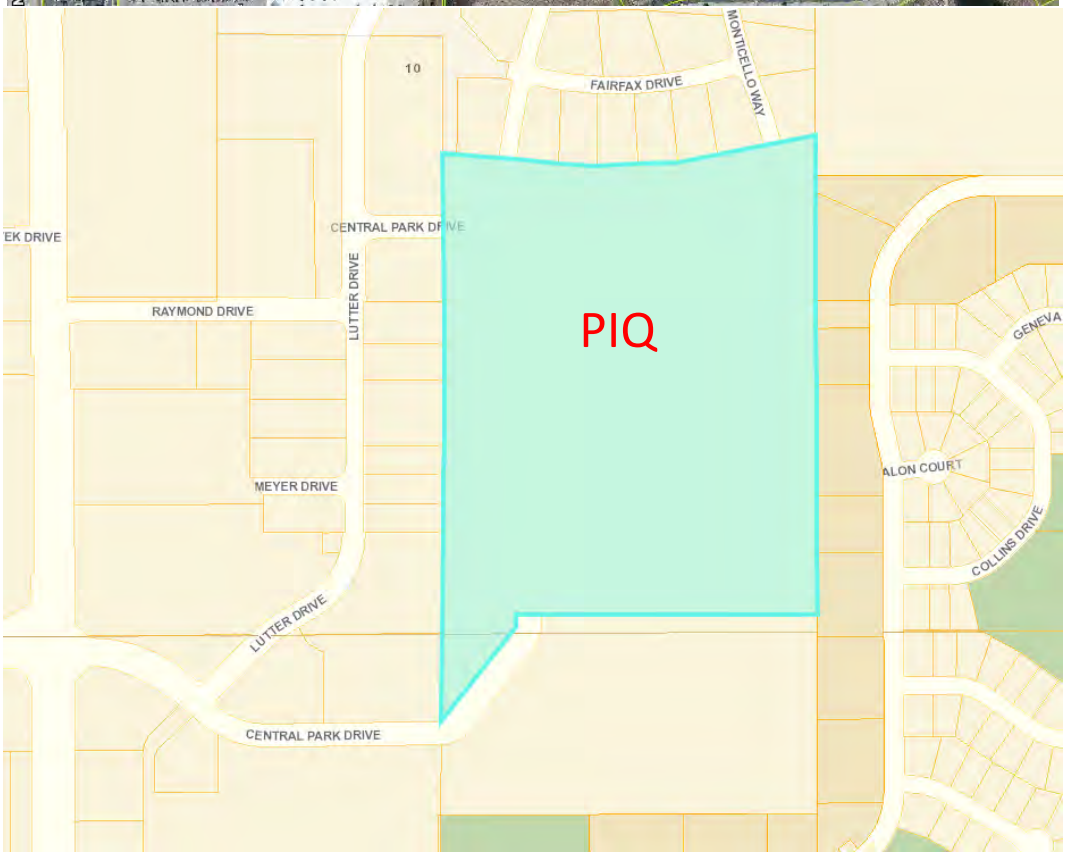
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Petitioner's Name:  Date: 03/05/22

Kellie McIvor
Authorized Representative
Redwood USA Inc.

PIQ MAP – REDWOOD USA LLC
North of 1120 Central Park Drive





Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A FINAL PLANNED UNIT DEVELOPMENT AND A FINAL PLAT OF SUBDIVISION FOR A THREE-LOT SUBDIVISION AT THE NORTH 48 ACRES OF 1120 CENTRAL PARK DRIVE (LUTTER CENTER)

WHEREAS, pursuant to the terms of a Petition (File #PLN-2021-191) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested the issuance of a Final Planned Unit Development for a 304-unit residential rental townhome development and Final Plat of Subdivision for a three-lot subdivision at the north 48 acres of 1120 Central Park Drive; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, held a public hearing at 7:00 p.m., on March 2, 2022 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Final Planned Unit Development and Final Plat of Subdivision; and

WHEREAS, on March 2, 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 Final Planned Unit Development and Final Plat of Subdivision be approved, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the Final Planned Unit Development and Final Plat of Subdivision 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 Final Planned Unit Development for a 304-unit residential rental townhome development and Final Plat of Subdivision for a three-lot subdivision at the north 48 acres of 1120 Central Park Drive (19-10-476-012), Crystal Lake, Illinois are hereby approved.

Section II: Said Final Planned Unit Development and Final Plat of Subdivision is issued with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Redwood USA LLC, dated 10/15/2021, received 10/20/2021)

Draft

B. Plat of Survey (Cemcon, Ltd, dated 04/20/2021, received 10/20/2021)
C. Topographic Map (Cemcon, Ltd, dated 04/20/2021, received 10/20/21)
D. Topographic As-Built Survey for Structure 5 (Cemcon, Ltd, dated 04/20/2021, received 02/11/2022)
E. Final Plat of Subdivision (Cemcon, Ltd, dated 10/18/2021, last revised 01/03/2022, received 02/11/2022)
F. Final Site Plan (Cemcon, Ltd, dated 12/22/2021, received 02/11/2022)
G. Final Engineering Plans (Cemcon, Ltd, dated 12/23/2021, last revised 02/21/2022, received 02/21/2022)
H. Final Stormwater Management Report (Cemcon, Ltd, dated 10/08/2021, last revised 02/10/2022, received 02/11/2022)
I. Final Landscape Plan and Sign Plan (CT Consultants, dated 10/16/2021, last revised 01/06/2022, received 02/11/2022)
J. Tree Survey (Gary R. Weber Associates, dated 05/26/2019, received 06/16/2021)
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L. Capewood Renderings (MPG Architects, dated 09/29/2021, received 10/29/2021)
M. Final Floor Plans and Elevations (MPG Architects, dated 10/05/2021, received 10/20/2021)
N. Final Photometric Site Plan (MPG Architects, dated 10/11/2021, received 10/20/2021)
O. Traffic Study (Sam Schwartz Engineering, dated 06/16/2021)

2. All conditions of approval from Ordinance #7730 remain valid, as applicable.

3. Utilize premium vinyl siding, long runs and a thickness of .044 or greater to reduce waving/warping.

4. If the City finds the landscape to be insufficient along the north and east property lines, the petitioner shall work with staff to provide additional landscaping.

5. The petitioner shall work with staff on the final dimensions, height and design of the proposed historic sign.

6. The internal drive aisles shall be posted with “No Parking” signs.

7. Continue to work with the Fire Rescue Department on the design of the sprinkler system for the buildings or fire wall option.

8. Traffic/Future Roadway Improvements:

   A. The petitioner must contribute their proportionate fair share of the construction costs for the improvements to Central Park Drive/Lutter Drive (6.2% @ $21,700), IL Route 31/James R. Rakow Road/Central Park Drive (2% @ $7,000) and Three Oaks Road/Lutter Drive/Sands

Draft

Road (4.3% @ $86,693) based on the projected traffic volume increase for the proposed development as determined by the traffic impact study dated 16 June 2021 by Sam Schwartz.

B. The petitioner shall provide a Letter of Credit, Bond or Escrow payment for its share of the above mentioned improvements. Cost participation for off-site improvements will be calculated once final cost estimates have been provided based on the recommendation of the City's traffic engineering consultant as approved by the City's Director of Public Works. In the event that the final cost sharing amount is not determined prior to the time the petitioner is issued a building permit for the site, the petitioner shall provide a Letter of Credit, Bond or Escrow payment in an amount reasonably estimated by the Director of Public Works, by the issuance of a certificate of occupancy for any building on the site. Notwithstanding the foregoing, in the event that the petitioner executes an agreement (which shall be in a form reasonably satisfactory to the Director of Public Works and the City Attorney) to be recorded against the site that ensures the payment of the final cost-sharing amount by the petitioner or petitioner's successor in ownership, the requirement for a Letter of Credit, Bond or Escrow payment shall be waived.

9. The petitioner shall meet the City Code requirements for public roadways.

10. 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 stormwater consultant, Christopher B. Burke Engineering and traffic consultant, Sam Schwartz Engineering.

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 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 March, 2022.

City of Crystal Lake, an
Illinois municipal corporation

Haig Haleblian, MAYOR

SEAL

ATTEST:

Nick Kachiroubas, CITY CLERK

Passed: March 15, 2022
Approved: March 15, 2022

Draft

#2021-00191
Redwood USA Final PUD/Plat
Project Review for Planning and Zoning Commission

Meeting Date:	March 2, 2022
Request:	1. Final Planned Unit Development for a 304-unit residential rental townhome development; and 2. Final Plat of Subdivision for a 3-lot subdivision.
Location:	Part of 1120 Central Park Drive
Acreage:	48 acres
Zoning:	R-3B PUD – Multi-Family Residential Planned Unit Development
Surrounding Properties:	North: RE – Residential Estate South: R-3B PUD – Multi-Family Residential Planned Unit Development East: R-3 – Multi-Family Residential (Cary) West: B-2 – General Commercial Planned Unit Development
Staff Contact:	Katie Rivard (815.356.3612)

Background:

- The proposed development is located at the northern portion of the multi-family area of the original Lutter Center PUD.
- The Lutter Center PUD and annexation agreement allowed for 600 townhome units on the 67-acre R-3B PUD property. In 2020, the agreement was amended to allow a 280-unit apartment development on the southern 19 acres.
- The petitioner is proposing a residential rental community consisting of 304 ranch townhome units. A Preliminary PUD and Preliminary Plat Subdivision was approved in July 2021.
- The Final PUD is in substantial conformance with the approved Preliminary PUD.
- Variations were approved with Preliminary PUD for front yards setbacks along Central Park Drive, growth management allowance and to allow two freestanding signs with a variation for height and area for one sign.

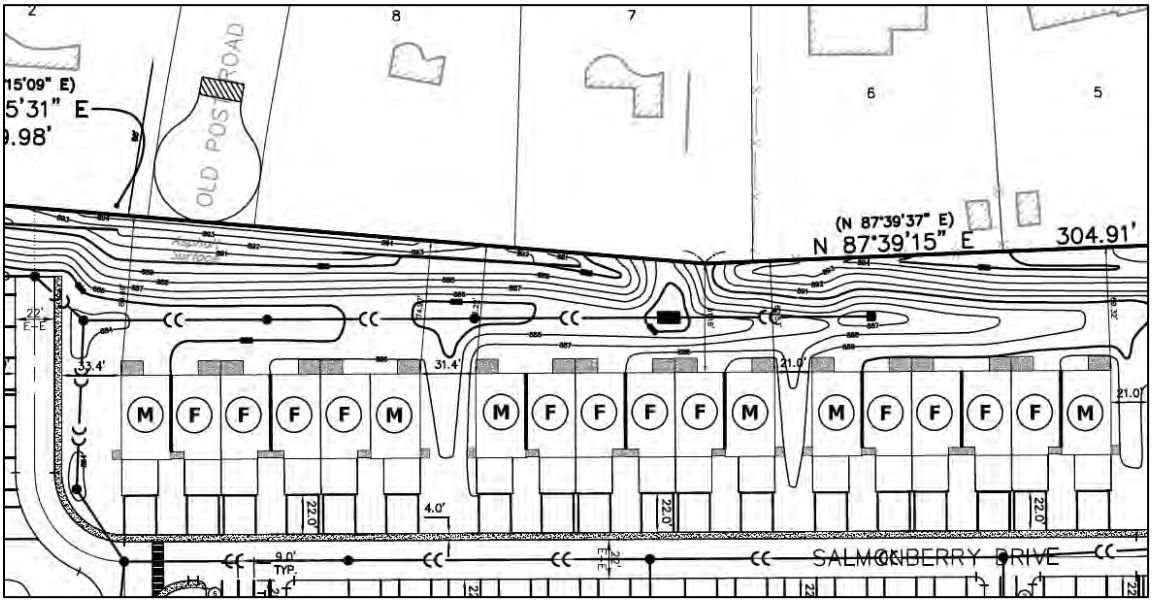
Development Analysis:

LAND USE/ZONING

- The site is currently zoned R-3B PUD – Multi-Family Residential Planned Unit Development. This is the appropriate zoning district for a rental townhome development.
- The current Comprehensive Plan land use designation is High Density Residential. This is the appropriate land use designation for a rental townhome development.
- The property was previously granted Preliminary PUD for 600 townhome units on the full 67 acres. This approval was also grant through an annexation agreement, which is valid through 2025 and was extended through a development agreement to 2030.

SITE

- The proposed development would consist of pods of ranch townhome style units. The pods would range from three to six attached units. There would be a total of 304 units (decreased from 305).
- The development complies with the dimensional requirements of the R-3B zoning district with the exception of the front yard setback.
    - The townhomes that front Central Park Drive received a Variation with Preliminary PUD for a reduced setback of 25 feet instead of the 30-foot district standard. The Petitioner has increased the setback to 26 feet.
    - The setbacks for some of the buildings along the north property line have increased by approximately 10 feet providing additional separation from the adjacent single-family residences.



- The proposed impervious surface coverage is 52.4%, which meets the zoning district requirement of 65%. There has been no changes to the proposed impervious surface coverage.
- The proposed net density is 6.35 (decreased from 6.73) dwelling units per acre for the rental townhome community. The R-3B zoning district allows for 9 dwelling units per acre.
- There are proposed parklets throughout the site which will provide open space for the residents. The parklets include gazebos, benches and little library boxes.
    - The petitioner has provided additional paths and benches throughout each of the parklets. The new paths will connect to the sidewalks. The petitioner will also provided a historic sign in the Central Neighborhood Parklet.

PARKING

- Per the UDO, 687 parking spaces would be required, the petitioner is providing the following parking options for a total of 1,304 parking spaces (decreased from 1,310):
    - Each unit has a 2-car garage
    - Each unit has a 22-foot (increased from 21 feet) "driveway" for guest parking
    - An additional 88 (decreased from 90) guest parking spaces are located along the interior community drive aisles near the open spaces and mail kiosks

SITE LAYOUT – ACCESS

- Central Park Drive would be extended to the edge of the property line and connect to the current stubs.
- The interior community drive aisles are constructed of concrete and include a carriage walk. The total width of the community drive aisles are 26 feet to comply with the requirements of the Fire Rescue Department.
- The interior drive aisles would be posted with "No Parking" signs. Guest parking is provided in the driveways and guest parking spaces throughout the development.
- Sidewalks and paths are proposed throughout the site. The sidewalk crossings over the internal drive aisles are designated with striping to increase the visibility of the crossings.
    - Additional crosswalks were added throughout the site.
- The townhome units are rentals and are not individually parceled like a traditional townhome. Therefore, the interior drive aisles are functioning like a parking lot drive aisle.
- A traffic impact study was completed by Sam Schwartz. The study found that the intersection of Central Park Drive, Lutter Drive and the entrance to the Walmart warrants improvements currently. Improvements to the Three Oaks Road and Lutter Drive intersection are also warranted. The City is planning traffic signals at both intersections. The development would need to provide their proportionate share of the improvements.

LANDSCAPING

- The townhome buildings are accented with foundation landscaping which includes shrubs and perennials. Trees are proposed along the drive aisles and between driveways.
- Street trees are provided along Central Park Drive.
- The petitioner is providing a 20-foot landscape buffer along the north property line and proposed added trees along the east property line for screening. The UDO does not require a landscape buffer between multi-family and attached single-family residential properties.
    - Additional evergreen and shrubs were added at the end of the drive aisles along the east property line for screening of headlights.
    - The existing trees along the north and east property lines will not be preserved as they were identified as either invasive or in poor quality.

BUILDING ELEVATIONS

- The buildings are single-story and there are five model styles.
- The proposed color scheme is similar to The Springs by Continental Properties to the south. The complementary colors create a cohesive neighborhood design.
- The buildings fronting Central Park Drive have front elevations facing the street and the garage access is in the rear. This creates a pedestrian friendly feel to the street.
- The proposed elevations meet the design criteria for multifamily residential.
    - The petitioner is providing pergolas to the rear elevations on multiple units to help break up the long expanse of the 5-6 unit buildings. There would be 2-3 pergolas per building, depending on building length.
- The proposed building materials are stone and vinyl siding.
- The proposed architecture includes the following architectural accents:
    - Dormers;
    - Porch columns in the Craftsman's style;
    - Thick window trim;
    - Varying styles of vinyl siding (horizontal and shake siding);
    - Band boarding;
    - Decorative garage doors in varying styles;
    - Decorative gable vents; and
    - Varying window sizes.

SIGNAGE

- There are two proposed freestanding signs for the development. A variation was approved with Preliminary PUD to allow two freestanding signs with a variation for the Main Entrance sign for height and area. The sign information is listed below.

Sign	Quantity	Height	Area	Base
UDO Standard	1	4 ft.	16 square feet	Solid base at a minimum of 80% of the sign width
Main Entrance Freestanding Sign		**Variation** – 5.40 ft.	**Variation –** 40 square feet	**Meets** – over 100%
North Entrance Freestanding Sign	**Variation**	**Meets –** 3.9 ft.	**Meets –** 12.51 square feet	**Meets** – over 100%

Findings of fact:

PRELIMINARY PLANNED UNIT DEVELOPMENT
The following is a synopsis of the conditions of approval from the Preliminary PUD and the status of their completion.

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Redwood USA LLC, dated 04/13/2021, received 04/20/2021)
   B. Plat of Survey (Cemcon, Ltd, dated 04/15/2021, received 04/20/2021)
   C. Preliminary Plat of Subdivision (Cemcon, Ltd, dated 06/11/2021, received 06/16/2021)
   D. Preliminary Site Plan (Cemcon, Ltd, dated 07/15/2021, received 07/16/2021)
   E. Preliminary Engineering Plan (Cemcon, Ltd, dated 06/11/2021, received 06/16/2021)
   F. Sight Line Exhibit (Cemcon, Ltd, dated 06/11/2021, received 06/16/2021)
   G. Preliminary Stormwater Management Report (Cemcon, Ltd, dated 06/18/2021, received 06/18/2021)
   H. Preliminary Sign Plan (CT Consultants, dated 04/30/2021, received 06/16/2021)
   I. Preliminary Landscape Plan (CT Consultants, dated 04/30/2021, received 06/16/2021)
   J. Colored Renderings (MPG Architects, dated 04/16/2021, received 06/16/2021)
   K. Preliminary Elevations (MPG Architects, dated 06/16/2021, received 06/16/2021)
   L. Preliminary Tree Survey (Gary R Weber Associates, Inc., dated 05/26/2019, received 06/16/2021)
   M. Traffic Study (Sam Schwartz Engineering, dated 06/16/2021)

No comment necessary. This is just the notation of the approved plans.

2. Landscape Plan/Tree Survey:
   A. Provide a list of quantities and species for the final landscape plan that comply with the minimum sizing requirements of the UDO. **Provided.**

B. Provide quantities of trees on the Tree Survey. Based on the quantities of trees and the Tree Preservation Section of the UDO, additional trees may be required. **Provided.**
C. Preserve the existing tree line along the north and east property lines to keep the natural buffer and supplement the area with new tree and shrub planting to enhance the proposed landscape buffers. **The existing trees cannot be preserved as they were identified as either invasive or in poor quality.**
D. Add shrubs and evergreen trees at the end of the drive aisles along the eastern property line for screening of headlights. **Provided.**

3. Architecture:
   A. Work with staff on a way to break up the long rear facades of the five and six unit buildings. **OK.**
   B. Utilize premium vinyl siding, long runs and a thickness of .044 or greater to reduce waving/warping. **OK. Noted on the Architectural Plans.**

4. Site Plan:
   A. Work with staff to incorporate additional amenities to the parklets. **Provided.**
   B. Provide a sidewalk access from the townhomes fronting Central Park Drive to the public sidewalk along Central Park Drive. **Provided.**
   C. Provide a plat of dedication/vacation for the portion of right-of-way for Central Park Drive at the proposed connection location with approval from Continental Properties. **No longer needed.**

5. Work with staff to finalize easement locations for municipal utilities and resolve any conflicts between easements and landscaping. **OK.**

6. Provide a photometric and lighting plan for Final Planned Unit Development that complies with the lighting requirements of the UDO. **Provided. The plan meets the UDO requirements.**

7. The internal drive aisles shall be posted with "No Parking" signs. **This will remain a condition of Final PUD.**

8. Continue to work with the Fire Rescue Department on the design of the sprinkler system for the buildings or fire wall option. **This will remain a condition of Final PUD.**

9. Traffic/Future Roadway Improvements:
   A. The petitioner must contribute their proportionate fair share of the construction costs for the improvements to Central Park Drive/Lutter Drive (6.2% @ $21,700), IL Route 31/James R. Rakow Road/Central Park Drive (2% @ $7,000) and Three Oaks Road/Lutter Drive/Sands Road (4.3% @ $86,693) based on the projected traffic volume increase for the proposed development as determined by the traffic impact study dated 16 June 2021 by Sam Schwartz. **OK. This will remain a condition of Final PUD.**
   B. The petitioner shall provide a Letter of Credit, Bond or Escrow payment for its share of the above mentioned improvements. Cost participation for off-site improvements will be

calculated once final cost estimates have been provided based on the recommendation of the City's traffic engineering consultant as approved by the City's Director of Public Works. In the event that the final cost sharing amount is not determined prior to the time the petitioner is issued a building permit for the site, the petitioner shall provide a Letter of Credit, Bond or Escrow payment in an amount reasonably estimated by the Director of Public Works, by the issuance of a certificate of occupancy for any building on the site. Notwithstanding the foregoing, in the event that the petitioner executes an agreement (which shall be in a form reasonably satisfactory to the Director of Public Works and the City Attorney) to be recorded against the site that ensures the payment of the final cost-sharing amount by the petitioner or petitioner's successor in ownership, the requirement for a Letter of Credit, Bond or Escrow payment shall be waived. **OK. This will remain a condition of Final PUD.**

10. 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 stormwater consultant, Christopher B. Burke Engineering and traffic consultant, Sam Schwartz Engineering. **This will remain a condition of Final PUD.**

FINAL PLANNED UNIT DEVELOPMENT

The petitioner is requesting approval of a Final Planned Unit Development to allow a new 304-unit rental townhome development. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
   ☒ *Meets* ☐ *Does not meet*

2. The use will not be detrimental to area property values.
   ☒ *Meets* ☐ *Does not meet*

3. The use will comply with the zoning districts regulations.
   ☒ *Meets* ☐ *Does not meet*

4. The use will not negatively impact traffic circulation.
   ☒ *Meets* ☐ *Does not meet*

5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
   ☒ *Meets* ☐ *Does not meet*

6. The use will not negatively impact the environment or be unsightly.
   ☒ *Meets* ☐ *Does not meet*

7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
   ☒ *Meets* ☐ *Does not meet*

8. The use will meet requirements of all regulating governmental agencies.
   ☒ *Meets* ☐ *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.
   ☒ *Meets* ☐ *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.
    ☒ *Meets* ☐ *Does not meet*

FINAL PLAT OF SUBDIVISION

The petitioner is requesting a Final Plat of Subdivision for Redwood of Crystal Lake. The subdivision is a three lot subdivision to divide the 48 acres into three areas for construction, the parcels will remain under common ownership.

a) Promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the City by providing for the orderly growth and development of the City;
   ☒ *Meets* ☐ *Does not meet*

b) Coordinating streets and roads within proposed subdivisions with the City's planned street system, and with other public facilities;
   ☒ *Meets* ☐ *Does not meet*

c) Providing right-of-way easements for streets and utilities;
   ☒ *Meets* ☐ *Does not meet*

d) Avoiding congestion and overcrowding, and encouraging the proper arrangement of streets in relation to existing or planned streets;
   ☒ *Meets* ☐ *Does not meet*

e) Ensuring there is adequate open space and recreation facilities to serve development;
   ☒ *Meets* ☐ *Does not meet*

f) Ensuring there is proper recordation of landownership records;
   ☒ *Meets* ☐ *Does not meet*

g) Installation of any public improvements including water, sewer, storm sewer or detention, parkway trees, and sidewalks;
   ☒ *Meets* ☐ *Does not meet*

h) Burial of overhead utility lines and all new lines and services in appropriate easements; and

☒ *Meets* ☐ *Does not meet*

i) Ensuring the provision of such other matters as the City Council may deem necessary in order to protect the general health, safety, and welfare of the City

☒ *Meets* ☐ *Does not meet*

Comprehensive Land Use Plan 2030 Vision Summary Review:

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

Land Use - Residential

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

This can be accomplished with the following supporting action:

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

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Redwood USA LLC, dated 10/15/2021, received 10/20/2021)
   B. Plat of Survey (Cemcon, Ltd, dated 04/20/2021, received 10/20/2021)
   C. Topographic Map (Cemcon, Ltd, dated 04/20/2021, received 10/20/21)
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2. All conditions of approval from Ordinance #7730 remain valid, as applicable.

3. Utilize premium vinyl siding, long runs and a thickness of .044 or greater to reduce waving/warping.

4. If the City finds the landscape to be insufficient along the north and east property lines, the petitioner shall work with staff to provide additional landscaping.

5. The petitioner shall work with staff on the final dimensions, height and design of the proposed historic sign.

6. The internal drive aisles shall be posted with "No Parking" signs.

7. Continue to work with the Fire Rescue Department on the design of the sprinkler system for the buildings or fire wall option.

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   A. The petitioner must contribute their proportionate fair share of the construction costs for the improvements to Central Park Drive/Lutter Drive (6.2% @ $21,700), IL Route 31/James R. Rakow Road/Central Park Drive (2% @ $7,000) and Three Oaks Road/Lutter Drive/Sands Road (4.3% @ $86,693) based on the projected traffic volume increase for the proposed development as determined by the traffic impact study dated 16 June 2021 by Sam Schwartz.

   B. The petitioner shall provide a Letter of Credit, Bond or Escrow payment for its share of the above mentioned improvements. Cost participation for off-site improvements will be calculated once final cost estimates have been provided based on the recommendation of the City's traffic engineering consultant as approved by the City's Director of Public Works. In the event that the final cost sharing amount is not determined prior to the time the petitioner is issued a building permit for the site, the petitioner shall provide a Letter of Credit, Bond or Escrow payment in an amount reasonably estimated by the Director of Public Works, by the issuance of a certificate of occupancy for any building on the site. Notwithstanding the foregoing, in the event that the petitioner executes an agreement (which shall be in a form reasonably satisfactory to the Director of Public Works and the City Attorney) to be recorded against the site that ensures the payment of the final cost-sharing amount by the petitioner or petitioner's successor in ownership, the requirement for a Letter of Credit, Bond or Escrow payment shall be waived.

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City of Crystal Lake
Development Application

Office Use Only
File # PLN-2021-00191

Project Title: Redwood Crystal Lake

Action Requested

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

Petitioner Information

Name: Redwood USA LLC (Kellie McIvor)
Address: 7007 E. Pleasant Valley Road
Independence, OH 44131
Phone:
Fax:
E-mail: kmcivor@byredwood.com

Owner Information (if different)

Name: ChicagoTitle and Trust Land Trust Company as Trustee uner Trust No. 8002363049
Address: 104 S. Wynstone Park Drive
Barrington, IL 60010
Phone: 847-304-4848
Fax:
E-mail: wade@lbandersen.com

Property Information

Project Description: Two-bedroom, 2-bathroom, single-story apartment homes with 2-car attached garges with every home.

Project Address/Location: James R Rakow Rd. behind the Walmart

PIN Number(s): 19-10-476-011

Development Team

Please include address, phone, fax and e-mail

Developer: Redwood USA LLC , Kellie McIvor, 7007 East Pleasant Valley Road, Independence, Ohio 44131; 216-254-8425; kmmcivor@byredwood.com

Architect: James Keys, MPG Architects, 3660 Embassy Parkway, Fairlawn, Ohio 44333; james@mpg-architects.com; 330-666-5770

Attorney: Erin Bowen Welch, Dawda Mann PLC, 39533 Woodward Avenue, Suite 200, Bloomfield Hills, Michigan 48304; 248-642-3903; ewelch@dmms.com

Engineer: Kevin Serafin, CEMCON LTD., 2280 White Oak Circle, Suite 100, Aurora, Illinois 60502; kevins@cemcon.com; 630-862-2100

Landscape Architect: Rich Washington, CT Consultants Inc., 8150 Sterling Court, Mentor, Ohio 44060; rwashington@cawrse.com; 440-247-7003

Planner: Mike Schoppe, Schoppe Design Associates Inc., 126 South Main Street, Oswego, Illinois 60543; mike@schoppedesign.net

Surveyor: Kevin Serafin, CEMCON LTD., 2280 White Oak Circle, Suite 100, Aurora, Illinois 60502; kevins@cemcon.com; 630-862-2100

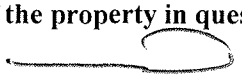
Other: _____

Signatures

Kellie McIvor  11/12/21

PETITIONER: Print and Sign name (*if different from owner*) **Date**

As owner of the property in question, I hereby authorize the seeking of the above requested action.

 10/15/21

OWNER: Print and Sign name **Date**

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

B. Architectural Plans (RFA Ltd., dated 02/04/22, received 02/07/22)
C. Plat of Survey (TKD Land Surveyors, dated 07/29/19, received 02/07/22)

2. The proposed detached garage should match the existing exterior house in material.

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

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

2021-191 1120 CENTRAL PARK DRIVE – REDWOOD FINAL PLANNED UNIT DEVELOPMENT AND FINAL PLAT OF SUBDIVISION – PUBLIC HEARING

Final Planned Unit Development Approval for a 304-unit residential rental townhome development and Final Plat of Subdivision for a 3-lot subdivision.

Mr. Paul DeKruiff, on behalf of Redwood, and Kevin Serafin, with CEMCON Ltd. the engineering firm, were present to represent the request. Mr. DeKruiff stated he was excited to be here in consideration of the request. He stated they are not just building neighborhoods, but building Redwood. Mr. DeKruiff went through a presentation and discussed the background and core values of Redwood. He provided information on the Redwood neighbors, such as, the average age is 50.6 years old and 70% of residents are empty nesters. He discussed the layout, architecture and model types, highlighted the changes from preliminary, and highlighted the community amenities. Some community amenities include pet wash center, walkways, historical sign, little library box and benches. He also noted the increased setbacks to the north and provided a landscape buffer view.

Mr. Greenman asked Mr. DeKruiff if he agreed to the conditions of approval. Mr. DeKruiff responded yes.

Mr. Greenman opened the public hearing.

Mr. Dave Morris, resident of Monticello Subdivision, asked about the berming adjacent to the subdivision. Mr. Serafin stated the overland flow route needs to be maintained, but there will be a landscape buffer along the property line.

There was no one present who wanted to speak. Mr. Greenman closed the public hearing.

Mr. Skluzacek asked if the berm was continuous and would trap water. Mr. Serafin responded there are few drainage channels where water can flow into the Redwood site and routed to their basins. Mr. Skluzacek stated he likes what he sees.

Mr. Gronow stated he appreciates the changes. He asked about the cross section for the berm area. He stated they did a good job meeting all conditions and working with the neighbors.

Ms. Teetsov stated she was not here for the Preliminary review. She stated she appreciates the background information. She asked if the units were age restricted. Mr. DeKruiff responded no, but it was a great option to age in place. Ms. Teetsov was appreciative of the craftsman features.

Mr. Jouron noted the traffic study and asked if this was being addressed by staff. Ms. Rivard responded yes.

Ms. Repholz appreciated Redwood being accommodating. She was happy to have this type of housing. She noted that without this kind of housing, people will leave.

Mr. Atkinson stated the petitioner has gone above and beyond and he was very happy to see the changes, especially the pergolas added to the rear elevations.

Mr. Greenman stated this is a win-win situation for the City. He noted this will provide a product and service that is needed and that it will look very nice. He was appreciative they listened to the feedback of the neighbors. He was supportive of the request and thanked the petitioner for their commitment.

Mr. Gronow made a motion to approve the Final Planned Unit Development Approval for a 304-unit residential rental townhome development and Final Plat of Subdivision for a 3-lot subdivision with the following recommended conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Redwood USA LLC, dated 10/15/2021, received 10/20/2021)
   B. Plat of Survey (Cemcon, Ltd, dated 04/20/2021, received 10/20/2021)
   C. Topographic Map (Cemcon, Ltd, dated 04/20/2021, received 10/20/21)
   D. Topographic As-Built Survey for Structure 5 (Cemcon, Ltd, dated 04/20/2021, received 02/11/2022)
   E. Final Plat of Subdivision (Cemcon, Ltd, dated 10/18/2021, last revised 01/03/2022, received 02/11/2022)
   F. Final Site Plan (Cemcon, Ltd, dated 12/22/2021, received 02/11/2022)
   G. Final Engineering Plans (Cemcon, Ltd, dated 12/23/2021, last revised 02/21/2022, received 02/21/2022)
   H. Final Stormwater Management Report (Cemcon, Ltd, dated 10/08/2021, last revised 02/10/2022, received 02/11/2022)
   I. Final Landscape Plan and Sign Plan (CT Consultants, dated 10/16/2021, last revised 01/06/2022, received 02/11/2022)
   J. Tree Survey (Gary R. Weber Associates, dated 05/26/2019, received 06/16/2021)
   K. Colored Renderings (MPG Architects, dated 04/16/2021, received 10/29/2021)
   L. Capewood Renderings (MPG Architects, dated 09/29/2021, received 10/29/2021)
   M. Final Floor Plans and Elevations (MPG Architects, dated 10/05/2021, received 10/20/2021)
   N. Final Photometric Site Plan (MPG Architects, dated 10/11/2021, received 10/20/2021)
   O. Traffic Study (Sam Schwartz Engineering, dated 06/16/2021)

2. All conditions of approval from Ordinance #7730 remain valid, as applicable.

3. Utilize premium vinyl siding, long runs and a thickness of .044 or greater to reduce waving/warping.

4. If the City finds the landscape to be insufficient along the north and east property lines, the petitioner shall work with staff to provide additional landscaping.

5. The petitioner shall work with staff on the final dimensions, height and design of the proposed historic sign.

6. The internal drive aisles shall be posted with "No Parking" signs.

7. Continue to work with the Fire Rescue Department on the design of the sprinkler system for the buildings or fire wall option.

8. Traffic/Future Roadway Improvements:

   A. The petitioner must contribute their proportionate fair share of the construction costs for the improvements to Central Park Drive/Lutter Drive (6.2% @ $21,700), IL Route 31/James R. Rakow Road/Central Park Drive (2% @ $7,000) and Three Oaks Road/Lutter Drive/Sands Road (4.3% @ $86,693) based on the projected traffic volume increase for the proposed development as determined by the traffic impact study dated 16 June 2021 by Sam Schwartz.

   B. The petitioner shall provide a Letter of Credit, Bond or Escrow payment for its share of the above mentioned improvements. Cost participation for off-site improvements will be calculated once final cost estimates have been provided based on the recommendation of the City's traffic engineering consultant as approved by the City's Director of Public Works. In the event that the final cost sharing amount is not determined prior to the time the petitioner is issued a building permit for the site, the petitioner shall provide a Letter of Credit, Bond or Escrow payment in an amount reasonably estimated by the Director of Public Works, by the issuance of a certificate of occupancy for any building on the site. Notwithstanding the foregoing, in the event that the petitioner executes an agreement (which shall be in a form reasonably satisfactory to the Director of Public Works and the City Attorney) to be recorded against the site that ensures the payment of the final cost-sharing amount by the petitioner or petitioner's successor in ownership, the requirement for a Letter of Credit, Bond or Escrow payment shall be waived.

9. The petitioner shall meet the City Code requirements for public roadways.

10. 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 stormwater consultant, Christopher B. Burke Engineering and traffic consultant, Sam Schwartz Engineering.

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

2022-18 – UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT – ELECTRIC VEHICLE CHARGING STATIONS – PUBLIC HEARING

FINAL P.U.D. PLAN

FOR

REDWOOD OF CRYSTAL LAKE



LOCATION MAP



N

60 30 0 60

SCALE: 1 INCH = 60 FEET

PART OF PARCEL INDEX NUMBER
19-10-476-012
CRYSTAL LAKE, ILLINOIS

SITE DATA:

LOT AREA: 47.86± ACRES

INTERNAL ROW: 2.98 ACRES (LOT 5)

UNITS: 304 TOTAL UNITS

UNIT BREAKDOWN:
- 87 - FORESTWOOD UNITS (29%)
- 21 - MEADWOOD UNITS (07%)
- 32 - CAPEWOOD UNITS (10%)
- 108 - WILLOWOOD UNITS (36%)
- 56 - HAYDENWOOD UNITS (18%)
- 304 TOTAL UNITS* = 6.35 UNITS PER ACRE

PHASE 1: 23.03 ACRES
- 31 - FORESTWOOD UNITS (25%)
- 03 - MEADWOOD UNITS (02%)
- 18 - CAPEWOOD UNITS (15%)
- 44 - WILLOWOOD UNITS (36%)
- 28 - HAYDENWOOD UNITS (23%)
- 124 TOTAL UNITS = 5.38 UNITS PER ACRE

PHASE 2: 11.17 ACRES
- 18 - FORESTWOOD UNITS (22%)
- 05 - MEADWOOD UNITS (06%)
- 07 - CAPEWOOD UNITS (08%)
- 38 - WILLOWOOD UNITS (45%)
- 16 - HAYDENWOOD UNITS (19%)
- 84 TOTAL UNITS = 7.52 UNITS PER ACRE

PHASE 3: 13.66 ACRES
- 38 - FORESTWOOD UNITS (40%)
- 13 - MEADWOOD UNITS (14%)
- 07 - CAPEWOOD UNITS (07%)
- 26 - WILLOWOOD UNITS (27%)
- 12 - HAYDENWOOD UNITS (12%)
- 98 TOTAL UNITS = 7.03 UNITS PER ACRE

BUILDING SETBACK:
- SIDE TO SIDE 20 FT.
- REAR TO SIDE 40 FT.
- REAR TO REAR 45 FT.
- FRONT TO SIDE 60 FT.

PARKING:

PROVIDED	
GARAGE	608
DRIVEWAY	608
COMMUNITY PARKING	88
TOTAL	1304

LOT COVERAGE: 26.07 AC. 52.4% OF TOTAL

OPEN SPACE: 22.79 AC. 47.6% OF TOTAL

BOTH ACCESS POINTS/ENTRANCES TO BE CONSTRUCTED WITH PHASE 1.

CURBSIDE PICK-UP FOR GARBAGE.

NO ON STREET PARKING.

AREA TABLE		
LOT 1	748,087.66 SQ. FT.	17.17 ACRES
LOT 2	125,291.90 SQ. FT.	2.88 ACRES
LOT 3	486,294.86 SQ. FT.	11.16 ACRES
LOT 4	595,046.88 SQ. FT.	13.66 ACRES
LOT 5 (ROW DED.)	129,942.55 SQ. FT.	2.98 ACRES
TOTAL	2,084,663.85 SQ. FT.	47.86 ACRES

NOTES

LOT NUMBERING HEREON IS CONSISTENT WITH THE PREDEFINED LOT NUMBERING SCHEME FOR THE ENTIRE REDWOOD DEVELOPMENT. THERE IS NO BLOCK 1 AS REQUESTED BY CLIENT.

3/4 INCH IRON PIPE OR MAG NAIL SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

DIMENSIONS ENCLOSED WITH ( ) ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

P.E. – INDICATES PUBLIC UTILITY & CITY EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

BLANKET GENERAL CITY EASEMENT AND UTILITY EASEMENT OVERALL LOT 1, LOT 2, AND LOT 3 WITH AN EXCEPTION OF THE BUILDING ENVELOPE.

B.S.L. – BUILDING SETBACK LINE

THE BEARINGS SHOWN ARE ASSUMED

ALL STORM SEWER WILL BE PRIVATELY MAINTAINED. INCLUDING STORM SEWER WITHIN THE PUBLIC RIGHT OF WAY.

PARCEL DESCRIPTION

PARCEL 1:
LOT 2 IN SPRINGS AT THREE OAKS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 10 AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 2, 2020 AS DOCUMENT NO. 2020R0040758, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE DRAINAGE AND DETENTION EASEMENT FOR THE BENEFIT OF PARCEL 1 PURSUANT TO DRAINAGE AND DETENTION EASEMENT AGREEMENT DATED OCTOBER 24, 2005 AND RECORDED NOVEMBER 15, 2005 AS DOCUMENT 2005R0097161, AND THE GRANT OF EASEMENT RECORDED FEBRUARY 2, 2007 AS DOCUMENT 2007R0008218 BY AND BETWEEN LUTTER CENTER, LLC AND WAL-MART REAL ESTATE BUSINESS TRUST.

LINE LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- BUILDING LINE (Long Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)
- PHASE LINE/LOT LINE (Heavy Dashed Lines)
- FLOODPLAIN LINE (Heaviest Dashed Lines)

ABBREVIATIONS

N.	- NORTH	L.S.B.	- LANDSCAPE BUFFER
S.	- SOUTH	REC.	- RECORD
E.	- EAST	SEC.	- SECTION
W.	- WEST	L	- ARC LENGTH
NW.	- NORTHWEST	R	- RADIUS
DOC.	- DOCUMENT	R.O.W.	- RIGHT OF WAY
MON.	- MONUMENT	Ac.	- ACRES
O	- ON LINE	S.F	- SQUARE FEET
B-B	- BACK TO BACK	1/4	- QUARTER
B.S.L.	- BUILDING SETBACK	B/C	- BACK OF CURB
E.T.B.E.	- EXCEPTION TO BLANKET EASEMENT	FIP	- FOUND IRON PIPE
		E-E	- EDGE TO EDGE

PREPARED FOR:
REDWOOD USA, LLC
7007 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131
(216) 254-8425

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 848008 FILE NAME: FINAL PUD
DRAWN BY: DDD FLD. BK. / PG. NO.: BK./PG.
COMPLETION DATE: 12-22-2021 JOB NO.: 848.008

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PLOT FILE CREATED: 12/28/2021 BY: DAVID DEMAY DRAWING PATH: P:\848008\DWG\DWG\DRAWINGS\EXHIBITS\FINAL PUD.DWG

RED DOGWOOD DRIVE

RED GINGER DRIVE

RED IVY DRIVE

RED LILY DRIVE

RED OAK DRIVE

RED WILLOW DRIVE

CENTRAL PARK DRIVE

LACEFLOWER DRIVE

BLACKBERRY DRIVE

SALMONBERRY DRIVE

RED LILAC DRIVE

MOLET DRIVE

WOODROSE DRIVE

EAST MONTICELLO WAY

OLD POST ROAD

NORTH NEIGHBORHOOD PARKLET

BENCH ON PAD

MAIL STATION

PAVILLION

SOUTH NEIGHBORHOOD PARKLET

CENTRAL NEIGHBORHOOD PARKLET

2 BENCHES ON PAD

HISTORIC SIGN

LITTLE FREE LIBRARY BOX

20' LANDSCAPE BUFFER REQUIRED AND SHOWN

MAIN ENTRY SIGN SEE SHEET L-2

TEMPORARY SALES SIGN, SEE SHEET L-2

EXISTING PINES TO REMAIN

EXISTING BASIN

SECONDARY ENTRY SIGN SEE SHEET L-2

LEGEND

- SHADE TREES - 2-1/2" CALIPER
  SUMMER SHADE MAPLE, RED SUNSET MAPLE, SKYLINE HONEY LOCUST, FRONTIER ELM, LITTLELEAF LINDEN
- ORNAMENTAL TREES - 2-1/2" CALIPER
  HAWTHORN, HEDGE MAPLE, MALUS, TREE LILAC
- EVERGREEN TREES - 6' HT.
  SERBIAN SPRUCE, DOUGLAS FIR, NORWAY SPRUCE, SCOTCH PINE
- SHRUBS - LARGE 30"
  DENSE YEW, VIBURNUM, BURNING BUSH, WINTERBERRY, JUNIPER, DOGWOOD, LILAC
- SHRUBS - SMALL 18"
  ITEA, BOXWOOD, JUNIPER, SPIRAEA
- GRASSES/PERENNIALS - 1 GAL
  DAYLILY, CATMINT, FEATHER REED GRASS, BLACK-EYED SUSAN
- BUFFER PLANTINGS AND BERM

LANDSCAPE BUFFER
20' LANDSCAPE BUFFER NORTH PROPERTY LINE

Chapter 650, F1,5b
1,294 LF / 100 = 12.94 MULTIPLIER
Overstory or
evergreen trees (2/100lf) = 26 shown - 26 req
understory trees (6/100lf) = 78 shown - 78 req
shrubs (16/100lf) = 208 shown - 207 req

FINAL

your trusted advisor
consultants
engineers
architects
planners

NO	REVISION	DATE
1	PLANNING COMMISSION COMMENTS	01/06/22

ISSUED FOR:	PRELIM SET
ISSUE DATE:	10/16/21
SCALE:	AS SHOWN
DESIGNED BY:	RW
DRAWN BY:	RW
CHECKED BY:	RW

REDWOOD CRYSTAL LAKE, IL

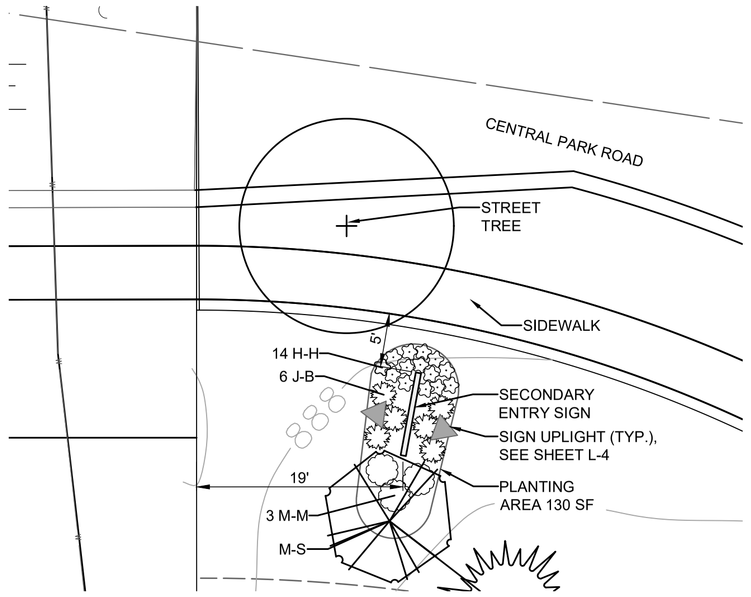
CENTRAL PARK DR.;, CRYSTAL LAKE, IL., MCHENRY COUNTY
REDWOOD - 7510 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131

FINAL SITE LANDSCAPE PLAN

PROJECT NO.	210266
DISCIPLINE	LANDSCAPE
SHEET NAME	L-1
SHEET	1
OF	5

30' 0' 60'
SCALE: 1" = 60'

NORTH



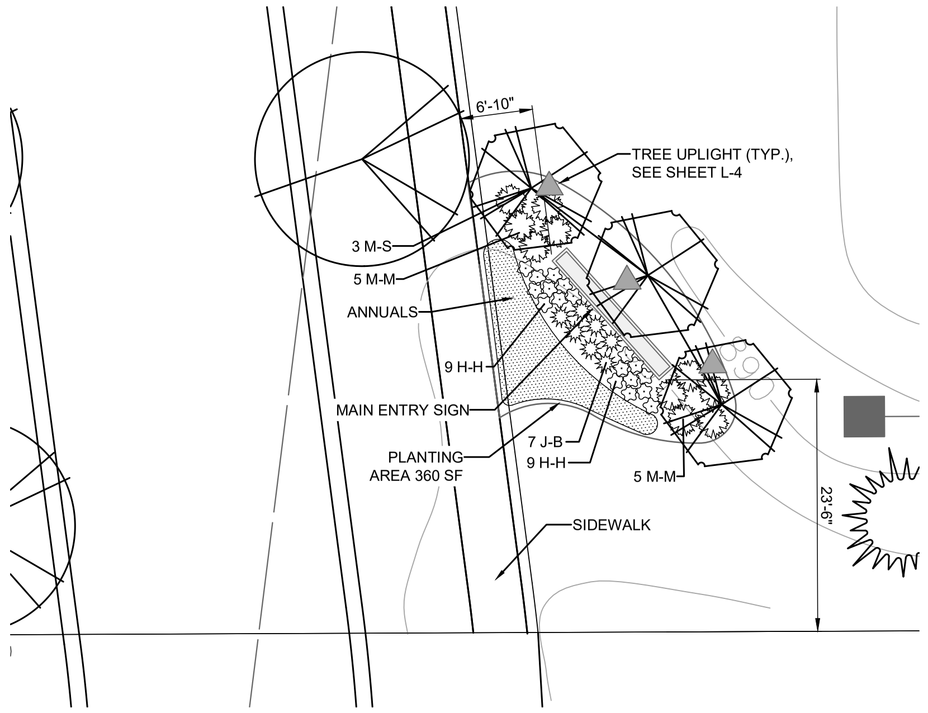
SECONDARY ENTRY PLANT MATERIAL LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
14	H-H	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	#1 CONT.	CLUMP
6	J-B	JUNIPERUS S. 'BROADMOOR'	BROADMOOR JUNIPER	18" WIDE	B&B
3	M-M	MISCANTHUS S. 'MORNING LIGHT'	MORNING LIGHT GRASS	CLUMP	CONT.
1	M-S	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2-1/2" CAL.	B&B

SECONDARY ENTRY LANDSCAPE PLAN

1"=10'

NORTH



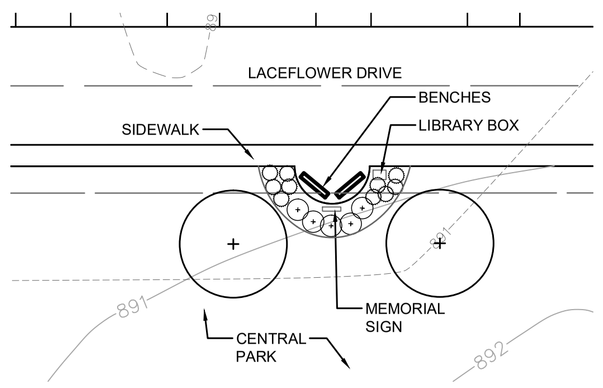
MAIN ENTRY PLANT MATERIAL LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
18	H-H	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	#1 CONT.	CLUMP
18	J-B	JUNIPERUS S. 'BROADMOOR'	BROADMOOR JUNIPER	18" WIDE	B&B
5	M-M	MISCANTHUS S. 'MORNING LIGHT'	MORNING LIGHT GRASS	CLUMP	CONT.
3	M-S	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2-1/2" CAL.	B&B

WEST MAIN ENTRY LANDSCAPE PLANS

1"=10'

NORTH



CENTRAL PARK MEMORIAL

SCALE: 1"=20'

NORTH



NOTE: BENCH TO HAVE GREY SLATS AND BLACK LEGS

SITE BENCH



NOTE: BOX TO BE MOUNTED ON 6"X6" POST

LIBRARY BOX



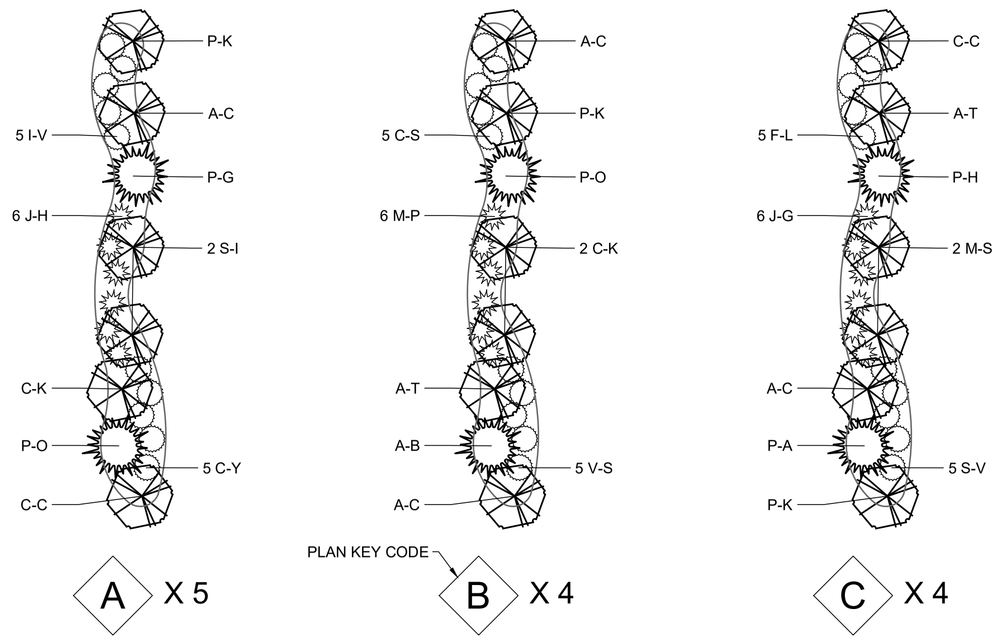
12' X12' PARK PAVILION



NOTES
SIGN SHALL BE A DOUBLE SIDED SIGN PANEL, LOCATED PERPENDICULAR TO THE RIGHT OF WAY.

SECONDARY ENTRY SIGN

NOT TO SCALE

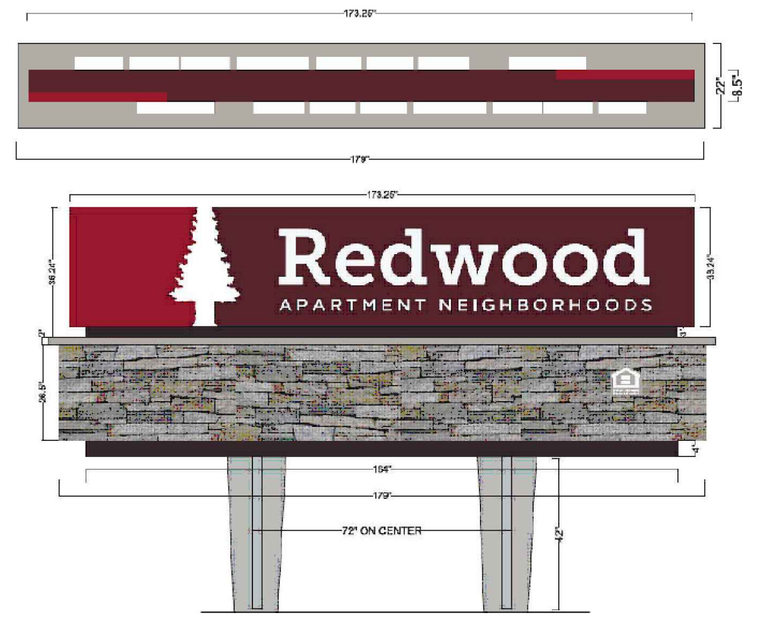


20' BUFFER PLANTING BED MODULES

SCALE: 1"=20'

PLANT MATERIAL LIST

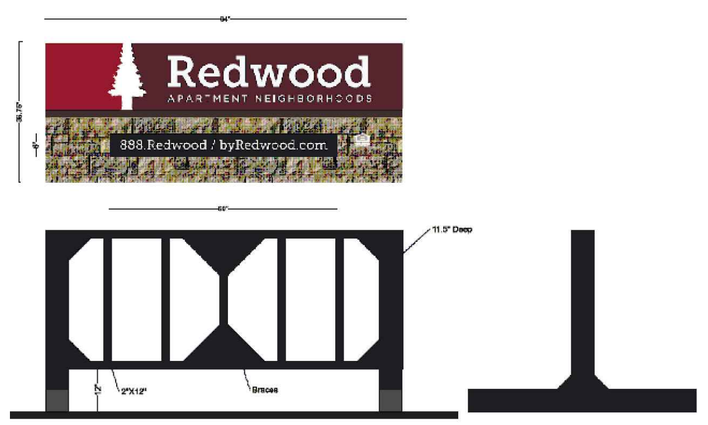
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHADE TREES					
16	A-S	ACER PL 'SUMMER SHADE'	SUMMER SHADE MAPLE	2-1/2" CAL.	B&B
40	A-O	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	2-1/2" CAL.	B&B
51	A-R	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2-1/2" CAL.	B&B
40	G-S	GLEDITSEA I 'SKYLINE'	SKYLINE HONEYLOCUST	2-1/2" CAL.	B&B
41	P-M	PLATANUS ACER. 'MORTON'	EXCLAMATION LONDON PLANETREE	2-1/2" CAL.	B&B
26	Q-R	QUERCUS RUBRA	NORTHERN RED OAK	2-1/2" CAL.	B&B
70	T-G	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2-1/2" CAL.	B&B
57	U-F	ULMUS X 'FRONTIER'	FRONTIER AMERICAN ELM	2-1/2" CAL.	B&B
ORNAMENTAL TREES					
21	A-C	ACER CAMPESTRE	HEDGE MAPLE	2-1/2" CAL.	B&B
8	A-T	ACER TARTARICA	AMUR MAPLE	2-1/2" CAL.	B&B
51	C-K	CRATAEGUS V. 'WINTER KING'	WINTER KING HAWTHORN	2-1/2" CAL.	B&B
26	C-C	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2-1/2" CAL.	B&B
59	M-S	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2-1/2" CAL.	B&B
53	P-K	PRUNUS S. KWANZAN	KWANZAN FLOWERING CHERRY	2-1/2" CAL.	B&B
35	S-I	SYRINGA R. 'IVORY SILK'	IVORY SILK TREE LILAC	2-1/2" CAL.	B&B
EVERGREEN TREES					
26	A-B	ABIES CONCOLOR	WHITE FIR	6' HT	B&B
50	P-A	PICEA ABIES	NORWAY SPRUCE	6' HT	B&B
49	P-G	PICEA GLAUCA	WHITE SPRUCE	6' HT	B&B
32	P-H	PINUS HELDREICHII	BOSNIAN PINE	6' HT	B&B
22	P-O	PICEA OMORIKA	SERBIAN SPRUCE	6' HT	B&B
SHRUBS					
65	C-S	CORNUS S. 'CARDINAL'	CARDINAL DOGWOOD	36"	B&B
25	C-Y	CORNUS A. 'BUD'S YELLOW'	BUDS YELLOW TWIG DOGWOOD	36"	B&B
20	F-L	FORSYTHIA X I. 'LYNWOOD GOLD'	LYNWOOD GOLD FORSYTHIA	36"	B&B
52	I-V	ILEX VERTICILLATA	WINTERBERRY	36"	B&B
36	J-G	JUNIPER CH. 'SEA GREEN'	SEA GREEN JUNIPER	24"	B&B
30	J-H	JUNIPER CH. 'HETZII GLAUCA'	HETZ BLUE JUNIPER	24"	B&B
12	J-B	JUNIPER S. 'BROADMOOR'	BROADMOOR JUNIPER	24"	B&B
24	M-P	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	36"	B&B
20	S-V	SPIRAEA X VANHOUTTEI	VAN HOUTTE SPIRAEA	36"	B&B
35	T-D	TAXUS DENSA	DENSE YEW	24"	B&B
50	V-S	VIBURNUM P.T. 'SHASTA'	SHASTA DOUBLEFILE VIBURNUM	36"	B&B
PERENNIALS					
24	H-H	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO.1	CONT.
60	M-M	MISCANTHUS S. 'MORNING LIGHT	MORNING LIGHT GRASS	NO.2	CONT.



NOTES
1. SIGN SHALL BE DOUBLE SIDED, INTERNALLY ILLUMINATED

MAIN ENTRY SIGN

NOT TO SCALE



TEMPORARY SALES SIGN

NOT TO SCALE

FINAL

your trusted advisor consultants engineers architects planners

NO	REVISION	DATE
1	PLANNING COMMISSION COMMENTS	01/06/22

ISSUED FOR:	PRELIM SET
ISSUE DATE:	10/18/21
SCALE:	AS SHOWN
DESIGNED BY:	RW
DRAWN BY:	RW
CHECKED BY:	RW

REDWOOD CRYSTAL LAKE, IL
CENTRAL PARK DR., CRYSTAL LAKE, IL, MCHENRY COUNTY
REDWOOD - 7510 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131

ENTRY LANDSCAPE PLANS

PROJECT NO.
210266
DISCIPLINE
LANDSCAPE
SHEET NAME
L-2
SHEET 2 OF 5

MEADOWOOD / FORESTWOOD UNIT A PLANT MATERIAL LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
3	C-KF	CALAMAGROSTIS X A. 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1 CONT.	CLUMP, 18" O.C.
6	HM-PM	HEMEROCALLIS 'PARDON ME'	PARDON ME DAYLILY	#1 CONT.	CLUMP, 18" O.C.
1	IT-LH	ITEA V. 'LITTLE HENRY'	LITTLE HENRY SWEETSPIRE	18" HT.	#3 CONT.
3	JU-H	JUNIPERUS SQ. 'HOLGER'	HOLGER JUNIPER	15" HT	B&B
3	JU-B	JUNIPERUS S. 'BROADMOOR'	BROADMOOR JUNIPER	15" HT	#3 CONT.
1	JU-OG	JUNIPERUS CH. 'OLD GOLD'	OLD GOLD JUNIPER	15" HT	#3 CONT.
3	PE-KR	PENNISETUM O. 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	#1 CONT.	2' O.C.
3	RU-G	RUDBECKIA HIRTA	BLACK-EYED SUSAN	#1 CONT.	18" O.C.
1	V-C	VIBURNUM O. 'COMPACTUM'	COMPACT EUROPEAN CRANBERRY	18"	#5 CONT.

MEADOWOOD / FORESTWOOD UNIT B PLANT MATERIAL LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
3	C-KF	CALAMAGROSTIS X A. 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1 CONT.	CLUMP, 18" O.C.
3	PE-KR	PENNISETUM O. 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	#1 CONT.	2' O.C.
3	RO-KO	ROSA 'KNOCK-OUT'	KNOCK OUT ROSE	18" HT.	#3 CONT.
3	SP-NF	SPIRAEA X 'NEON FLASH'	NEON FLASH SPIREA	18"	#3 CONT.
1	V-SH	VIBURNUM P.T. 'SHASTA'	SHASTA DOUBLEFILE VIBURNUM	24"	#3 CONT.

WILLOWOOD UNIT A PLANT MATERIAL LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
5	C-T	CERASTIUM TOMENTOSUM	SNOW IN SUMMER	#2 CONT.	CLUMP, 18" O.C.
12	EU-FC	EUONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	#1 CONT.	CLUMP, 18" O.C.
3	IT-LH	ITEA V. 'LITTLE HENRY'	LITTLE HENRY SWEETSPIRE	18" HT.	#3 CONT.
1	JU-OG	JUNIPERUS CH. 'OLD GOLD'	OLD GOLD JUNIPER	15" HT	#3 CONT.
3	SP-NF	SPIRAEA X 'NEON FLASH'	NEON FLASH SPIREA	18" HT.	#3 CONT.
1	V-SH	VIBURNUM P.T. 'SHASTA'	SHASTA DOUBLEFILE VIBURNUM	24"	#3 CONT.

WILLOWOOD UNIT B PLANT MATERIAL LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
5	HM-HR	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	#1 CONT.	CLUMP, 18" O.C.
3	JU-H	JUNIPERUS SQ. 'HOLGER'	HOLGER JUNIPER	15" HT	B&B
2	JU-OG	JUNIPERUS CH. 'OLD GOLD'	OLD GOLD JUNIPER	15" HT	#3 CONT.
5	SP-LP	SPIRAEA J 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	12" HT.	#3 CONT.
12	V-M	VIBURNUM P.T. 'MARIESII'	MARIES DOUBLEFILE VIBURNUM	30"	B&B

HAYDENWOOD UNIT A PLANT MATERIAL LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
5	C-KF	CALAMAGROSTIS X A. 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#1 CONT.	CLUMP, 18" O.C.
3	C-T	CERASTIUM TOMENTOSUM	SNOW IN SUMMER	#2 CONT.	CLUMP, 18" O.C.
13	CO-Z	COREOPSIS 'ZAGREB'	ZAGREB COREOPSIS	#2 CONT.	CLUMP, 18" O.C.
3	HM-HR	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	#1 CONT.	CLUMP, 18" O.C.
3	IT-LH	ITEA V. 'LITTLE HENRY'	LITTLE HENRY SWEETSPIRE	18" HT.	#3 CONT.
2	JU-OG	JUNIPERUS CH. 'OLD GOLD'	OLD GOLD JUNIPER	15" HT	#3 CONT.
6	RO-KO	ROSA 'KNOCK-OUT'	KNOCK OUT ROSE	18" HT.	#3 CONT.
4	SP-GM	SPIRAEA X 'GOLD MOUND'	GOLD MOUND SPIREA	18" HT.	#3 CONT.
3	SY-M	SYRINGA 'MEYERI'	PALABIN LILAC	18" HT.	#5 CONT.

HAYDENWOOD UNIT B PLANT MATERIAL LIST

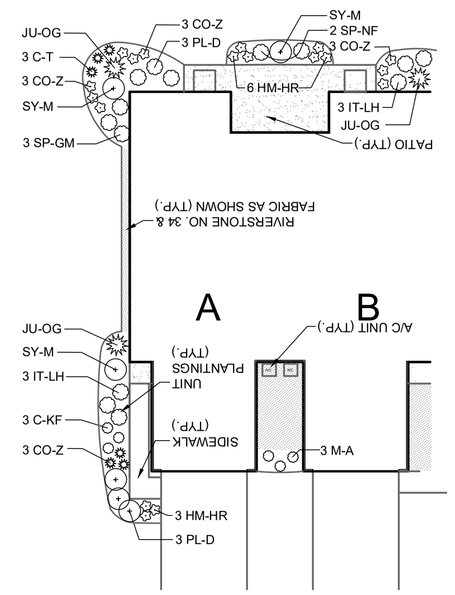
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
3	BU-GV	BUXUS 'WINTERGREEN'	WINTERGREEN BOXWOOD	18" HT.	#3 CONT.
3	CO-Z	COREOPSIS 'ZAGREB'	ZAGREB COREOPSIS	#2 CONT.	CLUMP, 18" O.C.
3	HM-HR	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	#1 CONT.	CLUMP, 18" O.C.
3	IT-LH	ITEA V. 'LITTLE HENRY'	LITTLE HENRY SWEETSPIRE	18" HT.	#3 CONT.
2	JU-OG	JUNIPERUS CH. 'OLD GOLD'	OLD GOLD JUNIPER	15" HT	#3 CONT.
4	SP-GM	SPIRAEA X 'GOLD MOUND'	GOLD MOUND SPIREA	18" HT.	#3 CONT.
1	SY-M	SYRINGA 'MEYERI'	PALABIN LILAC	18" HT.	#5 CONT.
1	V-SH	VIBURNUM P.T. 'SHASTA'	SHASTA DOUBLEFILE VIBURNUM	24"	#3 CONT.

CAPEWOOD UNIT A PLANT MATERIAL LIST

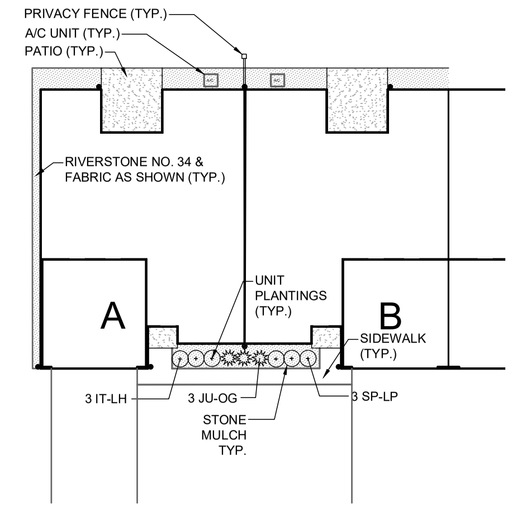
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
3	CO-Z	COREOPSIS 'ZAGREB'	ZAGREB COREOPSIS	#2 CONT.	CLUMP, 18" O.C.
3	PE-KR	PENNISETUM O. 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	#1 CONT.	2' O.C.
1	SP-GM	SPIRAEA X 'GOLD MOUND'	GOLD MOUND SPIREA	18" HT.	#3 CONT.
3	TX-M	TAXUS M. 'DENSIFORMUS'	DENSE YEW	24"	#3 CONT.
4	JU-H	JUNIPERUS SQ. 'HOLGER'	HOLGER JUNIPER	15" HT	B&B

CAPEWOOD UNIT B PLANT MATERIAL LIST

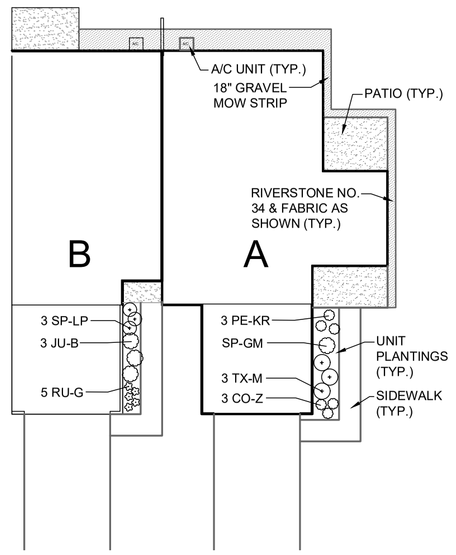
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
3	JU-B	JUNIPERUS S. 'BROADMOOR'	BROADMOOR JUNIPER	15" HT	#3 CONT.
5	RU-G	RUDBECKIA HIRTA	BLACK-EYED SUSAN	#1 CONT.	18" O.C.
4	SP-GM	SPIRAEA X 'GOLD MOUND'	GOLD MOUND SPIREA	18" HT.	#3 CONT.
3	SP-LP	SPIRAEA J 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	12" HT.	#3 CONT.



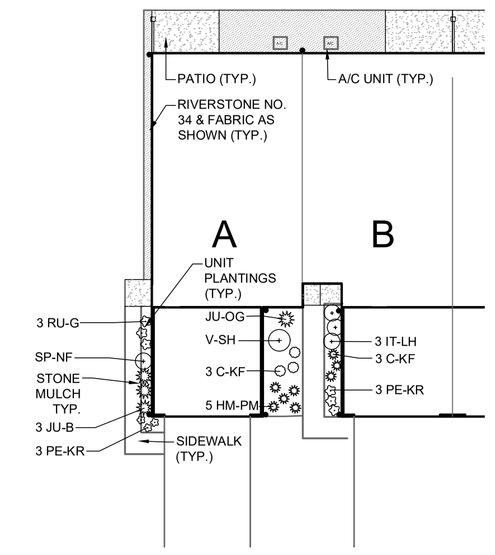
H TYP. HAYDENWOOD LANDSCAPE PLAN



W TYP. WILLOWOOD LANDSCAPE PLAN



C TYP. CAPEWOOD LANDSCAPE PLAN



M F TYP. MEADOWOOD/FORESTWOOD LANDSCAPE PLAN

TYPICAL UNIT LANDSCAPE PLANS

SCALE 1" = 20'

FINAL

your trusted advisor consultants engineers architects planners

NO	REVISION	DATE
1	PLANNING COMMISSION COMMENTS	01/06/22

ISSUED FOR: PRELIM SET
ISSUE DATE: 10/15/21
SCALE: AS SHOWN
DESIGNED BY: RW
DRAWN BY: RW
CHECKED BY: RW

REDWOOD CRYSTAL LAKE, IL
CENTRAL PARK DR., CRYSTAL LAKE, IL. MCHENRY COUNTY
REDWOOD - 7510 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131

UNIT LANDSCAPE PLANS AND NOTES

PROJECT NO. 210266
DISCIPLINE LANDSCAPE
SHEET NAME L-3
SHEET 3 OF 5

SECTION 02900 - LANDSCAPING

PART 1 - GENERAL

A. DESCRIPTION:
1. Work Included: Planting required for this Work is indicated on the Drawings and, in general, includes the planting and other ground cover throughout the Work.

B. QUALITY ASSURANCE:
1. Qualifications of workmen: Provide at least one person who shall be present at all times during execution of this portion of the Work and who shall be thoroughly familiar with the type of materials being installed and the best methods for their installation and who shall direct all work performed under this Section.
2. Codes, Regulations and Standards:
   a. All plants and planting material shall meet or exceed the Specifications of Federal, State and County laws requiring inspection for plant disease and insect control.
   b. Quality and Size: (1) General: Quality and size shall conform with the current edition of "Horticultural Standards" for number one grade nursery stock as adopted by the American Association of Nurserymen. (2) Deciduous Trees: Trees will measure in units of average height in feet above the ground or of an average caliper at a point 6 inches above the ground. (3) Evergreen Trees: Trees will measure in units of an average height in feet above the ground. (4) Plant stock: Each ball shall be of sufficient size to insure successful fibrous feeding roots necessary to insure successful recovery and development of the plant.
   c. Topsoil shall conform with ASTM D 5268-92.

C. SUBMITTALS:
1. Material List: Within 35 days after award of Contract, and before any planting materials are delivered to the job site, submit to the Architect a complete list of nurseries where plants are to be obtained and other types proposed to be installed.
   a. Include complete data on source, size and quality.
   b. Demonstrate complete conformance with the requirements of this Section.
   c. This shall in no way be construed as permitting substitutions for specific items described in the Drawings or these Specifications unless the substitution has been approved in advance by the Architect.
2. Certificates:
   a. All certificates required by law shall accompany shipments.
   b. Upon completion of the installation, deliver all certificates to the Architect.
3. Approval of plants at source does not alter right of rejection at project site.

D. PRODUCT HANDLING:
1. Delivery:
   a. Balled and Burlapped Stock: Care should be taken at all times as to not damage the bark or branches. Plants shall be lifted and handled from the bottom of the ball as much as possible in order to prevent damage to the plant.
   b. Plant stock to be delivered in B & B shall be moved with a compact natural ball of earth so firmly wrapped in burlap, that upon delivery the soil in the ball is still firm and compact about the small feeding roots.
2. Temporary Storage and Protection:
   a. Protect plants at all times from sun or drying winds.
   b. Plants that cannot be planted immediately on delivery shall be kept in the shade, well protected with soil, wood chips, straw or other acceptable material, and shall be kept well watered.
3. Replacements: In the event of damage, immediately make all repairs and replacements necessary for the approval of the architect and at no additional expense to the Owner.

E. PRE-LANDSCAPING SITE PREPARATION - BUILDING CONTRACTOR/SUBS
1. Call in for any utility locations as required and follow all approved safety practices.
2. Remove any construction debris from site before grading. Properly mark all utility boxes, drains, or irrigation fixtures before grading. These are to remain marked through completion of grading process. MARK UP A SITE DETAIL PLAN TO IDENTIFY KEY COMPONENTS.
3. Site should be graded to minus(-) 4" of final grade removing as much rocks and debris as possible.
4. Concrete walks and drives can now be formed and poured following this grade adjustment. Following install of concrete, clean up any concrete debris and construction materials in planting areas. VERIFY UNDERDRAINS ARE IN PLACE AND MARKED.
5. Remove as much of the remaining stabilization seeding plants and weed growth on lawn and planting areas as practical. Loosen existing subsoil to a depth of 4".
6. Backfill exterior concrete and finish grade per plans with a minimum of 4" of screened topsoil that has rock, wood and debris removed (Screened to< = 1") Topsoil will be added at 12" of depth to landscape planting beds. The topsoil will come either from onsite stockpiles or will be provide when necessary. Maintain any drainage swales and define new ones as needed. Remove any high or low spots. VERIFY DEPTH OF PLANT BED TOPSOIL PRIOR TO ACCEPTANCE.
7. Provide a finish grade separation of 2" below slab elevation and maintain minimum slope away from buildings. Topsoil should be brought to finish grade of all patios, walks and driveways. VERIFY METAL FLASHING HAS BEEN PLACED TO PROTECT THE INSULATION ATTACHED TO THE FOUNDATION.
8. Subcontractor to be paid additional fees if soils have to be loaded and trucked from one area of site to another. Per hour equipment charges are to be negotiated in advance with the Project Manager. PROVIDE A LOG TO ACCOUNT FOR TIME AND SIGN OFF BY BOTH CONTRACTOR AND MANAGER.
9. Irrigation will be provided on a separate irrigation plan. Site irrigation needs to be installed and working prior to lawn/landscape establishment.
10. Subcontractor will keep streets and walkways clean during and upon completion of work.
11. Clean up all debris created and dispose of in job site dumpster provided.
12. Notify Redwood Landscape that site is being prepared and landscaper has been scheduled (Minimum of 5 business days before install)

F. SOIL AND SITE PREPARATION FOR SEEDED, HYDRO-SEEDED AND SODDED LAWNS - LANDSCAPE CONTRACTOR
1. Soil testing by a regional agricultural extension office is suggested prior to establishment and should be done during the planning process to the stockpiled or transported topsoil. Soil testing reveals the soil pH and amount of available nutrients such as phosphorus (P) and potassium (K).
2. Call in for any utility locations as required and follow all approved safety practices.

PART 2 - PRODUCTS

A. MATERIALS:
1. Topsoil/Planting Mix:
   a. Lawn Areas: Use on-site stockpiled topsoil. If the quantity of on-site topsoil stockpiled is insufficient to complete the work, provide imported topsoil.
   b. Planting Beds: Use imported topsoil. Contractor to obtain rights and pay all costs for imported topsoil material. Topsoil shall meet the following requirements:
      1) Shall be free from admixture of subsoil, heavy clay, coarse sand, stone, plants roots, sticks, and other foreign material.
      2) Shall be classified in the "Loam" portion of the U.S.D.A. Soil Textural Triangle. For topsoil to be classified as "Loam", that fraction passing through a #10 sieve shall meet the following mechanical analysis:
         a) 8 to 25% clay (less than 0.002 mm particle size).
         b) 30 to 55% sand (2.0 to 0.05 mm particle size)
         c) 30 to 50% silt (0.05 mm to .002 mm particle size).
      3) Contain neither less than 8%, nor more than 20%, organic matter as determined by loss on ignition of samples oven-dried to constant weight at 212 degrees F.
      4) Have a pH level of between 6.2 and 6.8.
      5) All topsoil shall be screened through a 1-1/4" screen.
      6) Submit an analysis of proposed topsoil. Topsoil shall be acceptable to Landscape Architect and Soils Testing Firm.
2. Suggested Seed or Equivalent
   a. Where applicable, seed shall be: Pennington - Smart Seed Pro Athletic Field Mixture
   b. Lawn Seed Mix: A mixture of Water Star Qualified cultivars such as PENN RK4, Rebel Xtreme, Rebel XLR and PENN ATF1258 TTTFs; plus Soprano PRG and Ridgeline KBG. The seed is treated with Myco Advantage and Penkoted for long term sustainability with quicker establishment. This mix is designed to provide a durable playing surface for high-use park settings, a wide range of landscape settings, and home lawns. The Smart Seed Pro Athletic Field Mixture will tolerate extended periods of high temperatures and periods of drought with remarkable color retention.
   c. Detention Basin Seed Mix: Mix shall be a grass like selection of species designed to tolerate fluctuating water levels and poor water quality. Seeding and planting should begin immediately upon completion of the structure while the soil is still friable and before invasive weeds emerge. Plan seeding and planting before the basin is flooded or allow the basin to drain to a few inches before seeding.
   d. SEED MIXES MAY VARY BY LOCATION AND USE. CONTACT REDWOOD LANDSCAPING TO VERIFY CHANGES.
   e. SEED LABELS SHALL BE PROVIDED TO REDWOOD LANDSCAPING FOR VERIFICATION.
   f. Minimum Seed Label Specifications:
      1) Weed seed: any weed seed present is listed by percentage of weight. We really don't want any weed seeds in our seed container, but it is difficult and expensive to catch all weed seeds during the cleaning process. Acceptable limits range from 0.3 to 0.5%.
      2) Noxious weed: Your label should read: NONE FOUND.
      3) Seed is to have been tested less than 12 months before planting date.
3. Sod
   a. Sod shall be of a variety preapproved by Redwood Landscaping for each climatic region. Sod is to be cut no more than 24 hrs. prior to install. Keep delivered sod stacked and watered until it is laid. Time deliveries of sod so that no material is on site more than 24 hrs. before it is installed. No sod shall be laid on a Friday afternoon or weekend without Redwood Landscape's approval so as to coordinate irrigation Maintenance.
4. Lime: Lime shall be ground limestone containing not less than 85% of total carbonates and shall be ground to such a fineness that 50% will pass through a 200-mesh sieve and 90% will pass through a 900-mesh sieve.
5. Fertilizer For Lawns: Fertilizer shall be 22-0-15, uniform in composition, free flowing and suitable for application with approved equipment delivered to the site in bags or other convenient containers, each fully labeled, conforming to the applicable State Fertilizer Law, and bearing the name, trade name or trademark, and warranty of the producer.
6. Plants:
   a. Trees, shrubs, and herbaceous plants:
      1) All trees, shrubs and herbaceous plants, deciduous plants or evergreens shall be sound, healthy, vigorous, first-class, freshly dug, nursery grown in a climate similar to or more severe than Ohio.
      2) All plant material shall be free of insects, their eggs, and larvae.
      3) Plants shall be free of mechanical or cultural injury by rodents, and free of noticeable after effects of insects (borers).
      4) Plants shall be true to scientific names. The names used are those of "Standardized Plant Names".
7. Soil Amendments: 'Soil Moist' granular soil moisturizer Polymer Product or equal, as manufactured and distributed by JRM Chemical Inc., Cleveland, Ohio, (216-475-8488).
8. Mulch:
   a. All buffer & tree planting mulch shall be triple shredded, hardwood bark, dark brown in color.
   b. All signage planting mulch shall be triple shredded, hardwood bark, dark brown in color.
   c. All landscape beds at project entries as well as trees planted outside of landscape beds shall have hardwood mulch.
   d. All foundation planting adjacent to units shall be installed with washed rock mulch. Stone mulch shall be 1" native gravel as supplied by DFW Supply (214-649-9975) or approved equal
9. Fertilizer For Plantings: Fertilizer shall be 22-0-15, uniform in composition, free flowing and suitable for application with approved equipment delivered to the site in bags or other convenient containers, each fully labeled, conforming to the applicable State Fertilizer Law, and bearing the name, trade name or trademark, and warranty of the producer.
10. Wood Cellulose Fiber Mulch: Degradable green dyed wood cellulose fiber or 100% recycled long fiber pulp, free from weeds or other foreign matter toxic to seed germination and suitable for hydromulching.
11. Tackifier: Liquid concentrate diluted with water forming a transparent 3-dimensional film like crust permeable to water and air and containing no agents toxic to seed germination.
12. Erosion Control Blanket: S-75 by North American Green as distributed by Meredith Brothers, Phone: (614) 258-4991 or equal.
13. Anti-Desiccant. Emulsion type, film-forming agent designed to permit transpiration but retard excessive loss of moisture from plants. Deliver in manufacturer's fully-identified containers and mix in accordance with manufacturer's instructions.
14. Herbicide: Round Up, or Kleenup or equal.
15. Wrapping: Tree-wrap tape not less than four inches (4") wide, designed to prevent bore damage and winter freezing.
16. Stakes and Guys: Provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than one-half inch (1/2") diameter rubber or plastic hose, cut to required lengths and of uniform color, material and size to protect tree trunks from damage by wire.
17. Soil Separator: Shall be non-woven, water-permeable polyester geotextile, manufactured as a landscaping product.
18. Weed mat: Provide 4.1 oz., woven polypropylene, needle-punched fabric, weed barrier.

PART 3 - EXECUTION

A. SURFACE CONDITIONS:
1. Inspection: Prior to all work in this Section, carefully inspect the installed work of all other trades and verify that all such work is complete to the point where this installation may properly commence.
2. Discrepancies:
   a. In the event of any discrepancies, immediately notify the Architect.
   b. Do not proceed with the installation in the areas of discrepancy until all such discrepancies have been fully resolved.

B. LAYOUT: Shrubs and trees shall be installed within 1'-0" and groundcover shall be installed within 6" of plant location shown on plan.

C. SOIL AND SITE PREPARATION FOR SEEDED, HYDRO-SEEDED AND SODDED LAWNS - LANDSCAPE CONTRACTOR
1. Soil testing by a regional agricultural extension office is suggested prior to establishment and should be done during the planning process to the stockpiled or transported topsoil. Soil testing reveals the soil pH and amount of available nutrients such as phosphorus (P) and potassium (K).
2. Call in for any utility locations as required and follow all approved safety practices.
3. Seed installation: Fall: Seed from August 15 to October 15, Spring: Seed from time ground is workable to July 1.
4. Confirm install with Redwood Landscape 3-5 business days prior to commencement of work each time a lawn is installed. Schedule a preconstruction meeting with Redwood Landscaping and construction prior to install of first lawns on the construction site.
5. Remaining perennial weeds and grasses on site need to be controlled prior to lawn seeding or sodding. Weed control options include using a systemic nonselective herbicide, digging by hand, or tilling/excavation.
6. When preparing the soil, it's important to establish a favorable final grade. Rough grading should include removal of any rock or other debris in excess of 1". Gravel/stone/debris areas should be cleaned up and soil added as needed to restore grade. Avoid burying construction debris, as this could cause problems for the grass later.
7. Eliminate any depressions or raised areas. Provide a finish grade separation of 2" below slab elevation and maintain minimum slope away from buildings. Topsoil should be brought to finish grade of all patios, walks and driveways.
8. Final slopes should be one to two percent away from buildings (1 to 2 feet drop per 100 feet of run) to assure good surface drainage. Maintain established drainage swales and define new ones as required to remove excess water runoff from site.
9. Before seeding or sodding, it's important to thoroughly loosen the soil one last time and to remove any remaining stone and debris.
10. Amend poor soils, such as heavy clay or straight sand, by adding organic matter. Sources include compost, composted organics, peat, and quality topsoil. If major modifications are needed, it is easier to make these prior to establishing the lawn. Required soil amendments should be mixed at the recommend rates into the soil surface prior to lawn establishment. Apply any amendments such as lime as directed by earlier soil testing at this time.
11. Soil preparation should be done when the soil is not too dry or wet as tillage at these times will destroy soil structure, and create problems with air and water holding capacity and drainage after a rain event.
12. Hydro seed, seed, or sod site per standards, using Redwood approved seed mix .. Provide initial starter fertilizer application in hydro seed mix or apply to soils at time of seeding/sod at recommended rates. Install erosion control mats as specified in the landscaping specifications as required.
13. Provide initial irrigation of prepared site and schedule a follow up visit with Redwood landscape/maintenance within 15 days of install for an inspection walk through.
14. Landscape install contractor provides 90 days of follow up and maintenance recommendations and guarantees all work for that same period.

D. HYDRO-SEEDING PROTOCOL
1. Per Seed supplier recommendations and Redwood Landscaping's approval.
2. Erosion Control, Steep Slopes and Low Maintenance areas.
3. Per erosion mat supplier and seed supplier recommendations as well as Redwood Landscaping's approval.
4. Erosion Control Matting Recommendations: Western Excelsior's Excel SR-1 Erosion Control Blanket (ECB) consists of a 100% certified weed free straw matrix stitched to a single net (top). Excel SR-1 is available with photodegradable, synthetic netting (Regular); rapid photodegradable, synthetic netting (Rapid-Go) or all natural, biodegradable netting (All Natural).
5. Variations, alternate products or exceptions are to be cleared through Redwood Landscaping before any changes are made ** Information and/or questions pertaining to Pennington seed or fertilizer products along with Western Excelsior / Wind, Water and Soil matting can be resourced through:
   Scott Fisher
   Pennington Seed Ohio
   Cell: (513)426-4543
   Fax: (513)860-3472
   sfisher@penningtonseed.com

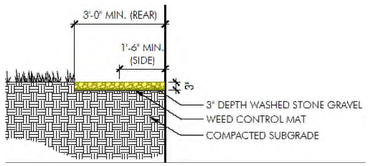
E. Sod
1. Soil preparation should be done as per the specifications in the Soil and Site Preparation for Seeded, Hydro-seeded and Sodded Lawns - Landscape contractor section when the soil is not too dry or wet as tillage at these times will destroy soil structure, and create problems with air and water holding capacity and drainage after a rain event.
2. Sod work can be performed from time ground is workable to the first frost.
3. Add starter fertilizer at the recommended rate to the soil and lightly rake it in prior to laying sod.
4. Water the soil lightly before laying sod. Soil should just be moist and water added incrementally in front of the sod laying process.
5. Start laying the sod on a straight edge such as a driveway. Lay one piece of sod at a time laying each piece snug against each other. Work the seams tightly together without overlapping. Lay the sod like bricks in a staggered or stair step fashion so end seams don't lineup. Cut the sod to size as needed.
6. Use a water-filled roller to help level the sod. Rolling the sod also makes sure there's good contact between the sod and soil so it can root in properly.
7. Water newly laid sod thoroughly each day (if there is no rainfall) for the first 14 days as per maintenance protocols. Slowly cut back on the watering to encourage deep root growth .,. Water will need to be maintained until weather conditions cool and sod is established and fully rooted.
8. Follow up in 6 weeks with an approved maintenance level fertilizer

F. TREE, SHRUB, PERENNIAL AND ANNUAL PLANTINGS
1. Tree and shrub planting shall be done according to the International Society of Arboriculture (ISA) guidelines and landscape plan specs.
2. ISA Guidelines can be found here:
   https://www.isa-arbor.com/education/onlineresources/cadplanningspecification.#Planting
3. Contractor is responsible for verifying plant quantities. If quantities listed in Plant Material List do not correlate with plantings indicated on plan, the quantities indicated on the plan shall govern.
4. All planting operations shall be performed between the dates of March 1 and November 1. All plantings to be performed between the dates of June 1 and August 31 to be wilt proofed with anti-desiccant.
5. Perennials and small shrub landscape plantings should be installed as follows:
   a. Dig up the soil to aerate it, reduce compaction and remove any weeds. Then dig in some organic matter, such as well-rotted manure or compost.
   b. Planting Depth:Most perennials/shrubs flourish when their crowns are planted at the same depth or slightly higher as they were in the growing container. Test planting depth by laying a tool handle across the planting hole with the perennial placed at the proposed planting depth in the hole. Adjust the soil in the planting hole accordingly. When the crown is even with the tool handle, the plant is at the proper depth.
   c. The hole for each perennial should be twice the size of the container the perennial/shrub comes in. The wider the hole, the better, since plant's roots grow out more easily into loosened, enriched soil. Remove the perennial from the container and lightly loosen the roots so the plant will grow out of its tightly wrapped ball and settle in more quickly.
   d. Refill the hole with enriched soil that has been be amended with organics. Set plants into holes at their original growing level or slightly higher. Never bury a plant deeper than its crown (where the roots and the stems meet) Buried crowns mean suffocated plants! Plant 2 inches higher than ground level if you are going to mulch. Backfill the rest of the hole with enriched soil. Tamp down the soil to remove any large air pockets.
   e. Water well, with a soft trickle of water that lasts long enough to saturate the root ball deep into the soil. Different soil types may need slightly more or less water. Monitor the soil moisture to help you judge when the plant should receive more water.
6. Annuals:
   a. Refer to Redwood Landscape Design Standards Handout for spring, summer and fall seasonal annual and bulb varieties and planting layout.
   b. All annual planting beds shall have a minimum of 10" of "annual bed mix".
   c. "Annual bed mix" shall be processed shredded topsoil with organic compost and fine silica gravel for annuals.
   d. Mulch with 1" of compost mulch or treat soil with a granular pre-emergence herbicide suitable for annual plantings.
7. Pruning:
   a. Prune all new trees and shrubs in accordance with acceptable standard practices. All cuts over one inch in diameter shall be treated with an approved tree paint. In the same manner, prune existing trees which are to remain if indicated on the landscape plan.
8. Protection:
   a. Protect all plant areas and plants from damage. If any plants are injured, treat and replace as required. Execute no work in or over prepared plant areas, or adjacent to planting without proper safeguards and protection.

G. Maintenance During Installation:
1. Maintain immediately following the accomplishment of planting operations of any plant unit.
2. Spray foliage with water, where required, during the evening after sundown or otherwise as directed. Keep all plantings in a healthy, growing condition by watering, weeding, cultivating, pruning, spraying, trimming and by performing any other necessary operations of maintenance.
3. The Contractor shall be responsible for continued proper care of the lawn areas during the period when the grass is becoming established. The period of maintenance for all lawn area shall extend for sixty (60) days with two (2) mowings required or as long as necessary to establish over the entire lawn areas a uniform stand of grasses as specified, free of weeds and undesirable grasses. After the required maintenance period and upon acceptance of lawn area by the Architect, the Owner will assume maintenance responsibility.
4. Mowing: The lawn seeded area shall be mowed with approved mowing equipment to a height of two inches (2") whenever the average height of grass becomes three inches (3"). If weeds or other undesirable vegetation threaten to smother the planted species, such vegetation shall be mowed, or in the case of exceedingly rank growths, be uprooted, raked and removed from the area.
5. Refertilizing: Areas needing refertilization will be designated by the Architect at least fifteen (15) days prior to the time that the application is required. The fertilizer shall be distributed on the seeded area between August 15 and October 15, during a period when the grass is dry. The fertilizer shall be 10-6-4 grade and shall be applied uniformly at the rate of ten (10) pounds per one thousand (1,000) square feet. Physical condition, packaging and marking of the fertilizer shall be as specified for original seeding.
6. Reseeding: Areas that require reseeding will be designated by the Architect at least fifteen (15) days prior to the period specified for reseeding. Reseeding shall be with the seed specified therein before and shall be drilled at four (4) pounds per one thousand (1,000) square feet in a manner which will cause a minimum of disturbance to the existing stand of grass, and at an angle of not less than fifteen (15) degrees from the direction of the rows of prior seeding.
7. Lawns shall be protected against damage, including erosion and washouts. Damaged areas shall be promptly replanted. Use erosion netting as required.
8. The contractor is responsible to clean the site of all mulching materials and other debris prior to the final inspection.
9. Final Inspection: Inspection of work for lawns will be made after the second cutting; written notice requesting inspection shall be submitted at least ten (10) days prior to anticipated date.
10. Acceptance: Final inspection shall determine acceptance or non-acceptance of lawn areas. Acceptance indicates a complete cover of grasses in all lawn areas, which have been maintained by weeding, reseeding and refertilizing as necessary, watering and mowing as stated above and appears to be in a potential healthy state with weeds, rocks, stones and debris removed and all erosion or ruts repaired. Lawns not maintained or appearing as stated herein shall be unacceptable and shall be reworked as necessary until desired results are obtained.
11. Maintain trees, shrubs and other plants until final acceptance, but in no case less than 60 days after substantial completion of planting.
12. Maintain trees, shrubs and other plants by pruning, cultivating, watering and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and disease.

H. CLEAN-UP
1. Upon completion of the planting, all excess soil, stones and debris which has not previously been cleaned up shall be removed from the site or disposed of as directed by the Architect.
2. Any soil, manure, peat, or similar material which has been brought onto paved areas by hauling operations or otherwise shall be removed promptly, keeping these areas clean at all times.
3. Protect landscape work and materials from damage due to landscape operations, operations by other contractors, trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed.

I. ACCEPTANCE
1. Final Inspection:
   a. Inspection: At the conclusion of the contract work, (exclusive of maintenance and replacement) one inspection will be made by the Architect. Written notice to the Architect requesting such an inspection shall be submitted by the Contractor at least ten days prior to the anticipated date.
   b. The purpose of this inspection will be to determine whether or not the Contractor has completed all the work of the contract.
   c. The condition of the lawns and shrubs will be noted and a determination will be made by the Architect whether maintenance shall continue in any part as specified under 'Maintenance During Installation.'
2. Acceptance Inspection:
   a. At the conclusion of the maintenance during installation period, an inspection will be made by the Architect. Written notice requesting the inspection shall be submitted by the Contractor at least 10 days prior to the anticipated date.
   b. The purpose of the inspection shall be for the acceptance of the contract work including maintenance during installation, but exclusive of replacements.
   c. After the inspection of the Architect, the Contractor shall be notified in writing of acceptance of the work. If there are any deficiencies in the maintenance, during installation, the Contractor will be notified of these deficiencies in writing by the Architect, and the work shall be subject to reinspection before acceptance.
3. Guarantee Period:
   a. Guarantee period shall begin at the issuance of the Certificate of Completion and shall end exactly one year from that date.
   b. At the conclusion of the guarantee period, a final inspection of the work will be made to determine the condition of the plant material. All plant material not in a healthy or 40% defoliated growing condition will be noted.
   c. Remove the material so noted from the site at the direction of the Architect and replace during the following planting season with the materials of like kind and size, and in a manner specified for the original planting at no extra cost.
   d. Guarantee period also applies to replaced material.



GRAVEL MOW STRIP

NOT TO SCALE



LIGHTING LEGEND

▶	SECONDARY ENTRY SIGN	- ONE (1) EACH FACE - KICHLER #15742 BKT - (35° Flood) - 8.5w - LED - #15701 BKTP SHORT SHROUD
■	TREE UPLIGHT	- ONE (1) EACH TREE - KICHLER #15753 BKT - (60° Flood) - 12.4w - LED - #15701 BKTP SHORT SHROUD
▶	SALES SIGN	- ONE (1) EACH FACE (4'W X 8'H) - KICHLER #15742 BKT - (35° Flood) - 8.5w - LED - #15701 BKTP SHORT SHROUD
▶	SALES SIGN	- ONE (1) EACH FACE (2'W X 4'H) - KICHLER #15741 BKT - (10° Spot) - 8.5w - LED - #15701 BKTP SHORT SHROUD

LIGHTING NOTES:

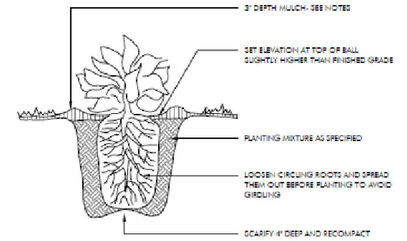
1. LOCATE UPLIGHTS AS SHOWN ON THE PLAN. STAKE FINAL LOCATIONS OF LIGHTS FOR APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE.
2. LIGHT SYSTEM BY KICHLER OR OWNER-APPROVED EQUAL.
3. LIGHTING SHALL BE INSTALLED WITH A REMOTE SWITCH CONTROL SYSTEM.
4. ALL ELECTRICAL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND PER CURRENT ELECTRICAL CODE REQUIREMENTS.
5. CHOOSE TEMPORARY SIGN UPLIGHTING, ACCORDING TO SIGN TYPE USED. (EITHER 2'w X 4'h, OR 4'w X 8'h)

LANDSCAPE LIGHTING

NOT TO SCALE

Perennial Planting

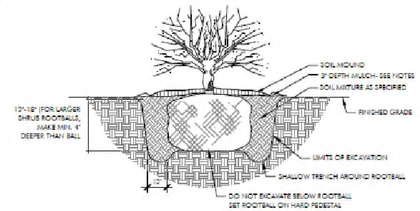
NOTE:
1. ALL MULCH TO BE 1" NATIVE GRAVEL OR APPROVED EQUAL
   DFW STONE SUPPLY
   WWW.DFWSTONESUPPLY. COM
   (214) 649.9975



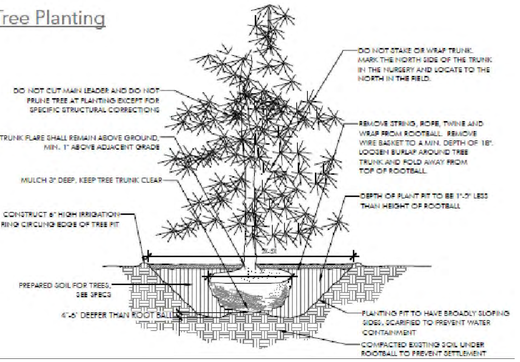
Shrub Planting

NOTES:
1. DO NOT PRUNE SHRUBS DURING INSTALLATION
2. MEASURE ROOTBALL AND SET 1" HIGHER ON HARD PEDESTAL. DO NOT DISTURB AREA UNDERNEATH ROOTBALL
3. ALL MULCH TO BE 1" NATIVE GRAVEL OR APPROVED EQUAL
   DFW STONE SUPPLY
   WWW.DFWSTONESUPPLY. COM
   (214) 649.9975

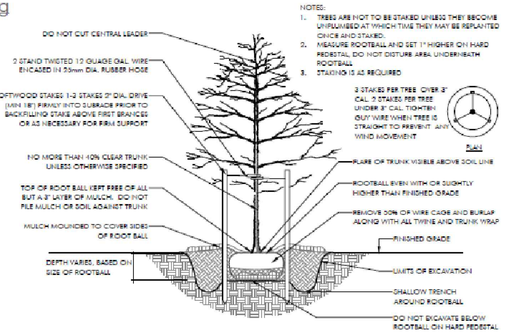
THE AMOUNT OF PRUNING SHALL BE LIMITED TO 1/3 OF THE BRANCHES TO COMPENSATE FOR LOSS OF ROOTS FROM TRANSPLANTING. REMOVE DEAD AND INJURED LIMBS. REMOVE BURLAP AND WIRE OR TWINE FROM TOP AND SIDES OF BALL. CENTER SHRUB IN HOLE. SET TOP OF BALL 1-2" ABOVE FINISH GRADE.



Evergreen Tree Planting



Tree Planting



NOTES:
1. TREES ARE NOT TO BE STAKED UNLESS THEY BECOME UNPLANNED AT WHICH TIME THEY MAY BE REPLANTED ONCE AND STAKED.
2. MEASURE ROOTBALL AND SET 1" HIGHER ON HARD PEDESTAL. DO NOT DISTURB AREA UNDERNEATH ROOTBALL
3. STAKING IS AS REQUIRED

2 STAKES PER TREE OVER 3" CAL. 3 STAKES PER TREE UNDER 3" CAL. TIGHTEN GUY WIRE WHEN TREE IS STRAIGHT AND PREVENT ANY WIND MOVEMENT

PLAN

PLANTING DETAILS

NOT TO SCALE

FINAL

your trusted advisor
consultants — engineers architects planners

NO	REVISION	DATE
1	PLANNING COMMISSION COMMENTS	01/06/22

ISSUED FOR:	PRELIM SET
ISSUE DATE:	10/18/21
SCALE:	AS SHOWN
DESIGNED BY:	RW
DRAWN BY:	RW
CHECKED BY:	RW

REDWOOD CRYSTAL LAKE, IL
CENTRAL PARK DR., CRYSTAL LAKE, IL, MCHENRY COUNTY
REDWOOD - 7510 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131

LANDSCAPE DETAILS

PROJECT NO.
210266

DISCIPLINE
LANDSCAPE

SHEET NAME
L-4

SHEET 4 OF 5

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RED DOGWOOD DRIVE
RED IVY DRIVE
RED GINGER DRIVE
RED OAK DRIVE
RED LILY DRIVE
RED WILLOW DRIVE
CENTRAL PARK DRIVE
LACEFLOWER DRIVE
WOODROSE DRIVE
SALMONBERRY DRIVE
RED LILAC DRIVE
VIOLET DRIVE
BLACKBERRY DRIVE
EAST MONTICELLO WAY
OLD POST ROAD
PHASE 1
PHASE 2

LEGEND

EXISTING TREES TO BE REMOVED

TREE PROTECTION FENCING AROUND TREES TO BE PRESERVED

SITE DATA

EXISTING TREES

TOTAL TREES	2,819 TREES
TREES 6" CALIPER OR SMALLER	1,732 TREES
TREES 6" CALIPER OR LARGER	1,087 TREES
SPECIES GROUP A FAIR OR BETTER	0 TREES
SPECIES GROUP B FAIR OR BETTER	0 TREES
SPECIES GROUP C FAIR OR BETTER	98 TREES AVG. 11" DBH = 1,078 DBH
SPECIES GROUP D FAIR OR BETTER	272 TREES AVG. 14" DBH = 3,808 DBH

REPLACEMENT TREES

REPLACEMENT GROUP C TREES	1,078 DBH x 10% = 108 DBH = 43 TREES
REPLACEMENT GROUP D TREES	3,808 DBH x 5% = 190 DBH = 76 TREES
PROPOSED 2.5" CAL. SHADE TREES	342 TREES
PROPOSED 2.5' CAL. ORNAMENTAL TREES	134 TREES

30' 0' 60'
SCALE: 1" = 60'
NORTH

FINAL

your trusted advisor consultants — engineers architects planners

NO	REVISION	DATE
1	PLANNING COMMISSION COMMENTS	01/06/22

ISSUED FOR: PRELIM SET
ISSUE DATE: 10/15/21
SCALE: AS SHOWN
DESIGNED BY: RW
DRAWN BY: RW
CHECKED BY: RW

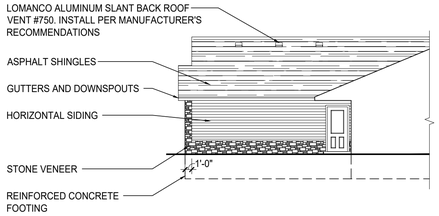
REDWOOD CRYSTAL LAKE, IL

CENTRAL PARK DR., CRYSTAL LAKE, IL, MCHENRY COUNTY
REDWOOD - 7510 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131

TREE PRESERVATION PLAN

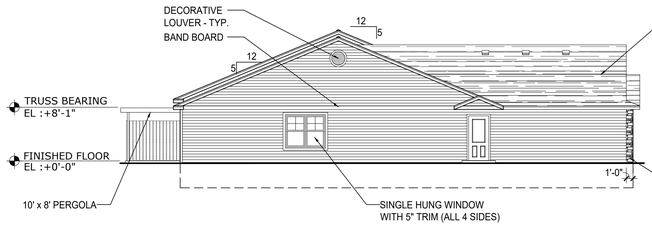
PROJECT NO.
210266
DISCIPLINE
LANDSCAPE
SHEET NAME
L-5
SHEET 5 OF 5

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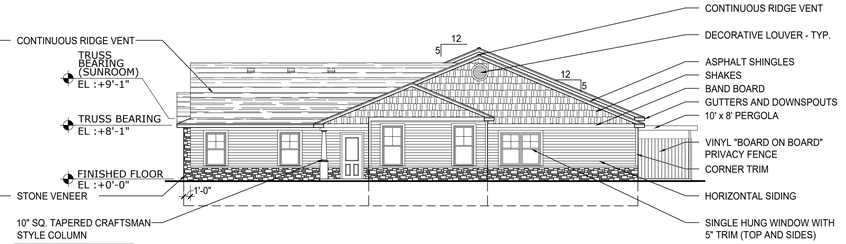
5 PARTIAL SIDE ELEVATION FORESTWOOD

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



4 STANDARD SIDE ELEVATION MEADOWOOD

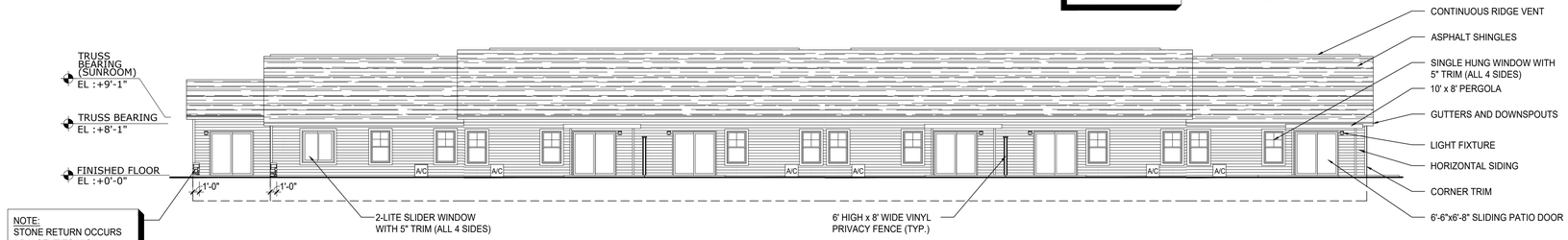
SCALE: 3/32" = 1'-0"



NOTE:
HIGH PROFILE SIDE ELEVATION OCCURS AT STREET VIEW ONLY

3 HIGH PROFILE SIDE ELEVATION CAPEWOOD

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

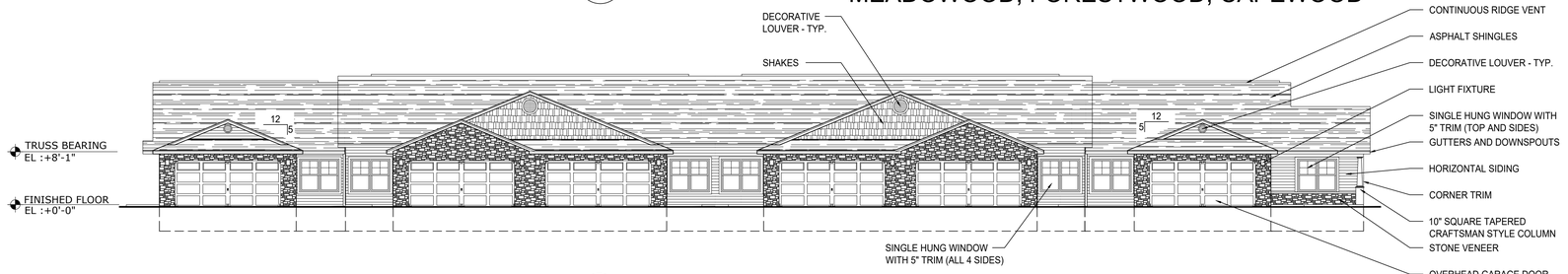


NOTE:
STONE RETURN OCCURS ADJACENT TO HIGH PROFILE SIDE ELEVATION ONLY

NOTE:
VINYL SIDING TO BE INSTALLED IN 12'-0" LENGTHS (MIN.) AND MOUNTED DIRECTLY TO O.S.B. WALL SHEATHING OVER HOUSE WRAP.

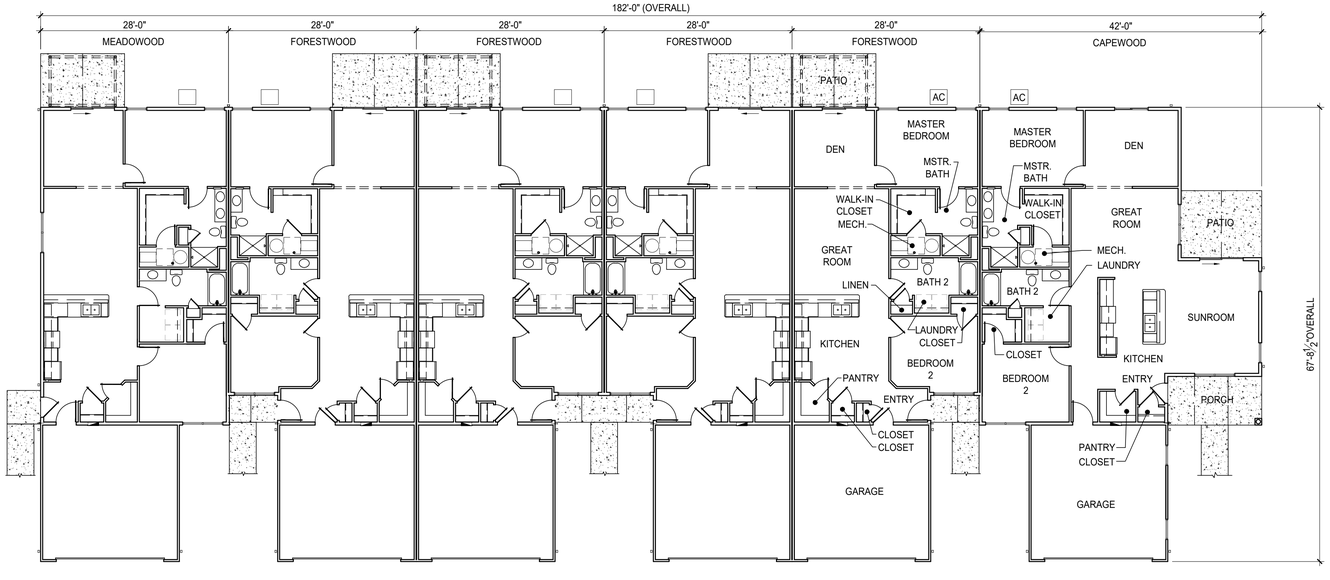
2 REAR ELEVATION MEADOWOOD, FORESTWOOD, CAPEWOOD

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



1 FRONT ELEVATION MEADOWOOD, FORESTWOOD, CAPEWOOD

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



OVERALL FLOOR PLAN MEADOWOOD, FORESTWOOD, CAPEWOOD

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

EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING ROYAL WOODLAND	VINYL	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE	OHIO WHITE VEIN
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

NOTE:
ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.

PRELIMINARY

NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

REVISIONS

MPG
MANN • PARSONS • GRAY
ARCHITECTS
3660 Embassy Parkway
Fairlawn, OH 44333
phone 330.666.5770
fax 330.666.8812
mpg-architects.com

BUILDING FLOOR PLAN AND ELEVATIONS

PROJECT #: 28520

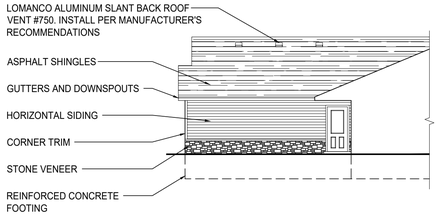
DATE: OCTOBER 5, 2021

REDWOOD CRYSTAL LAKE

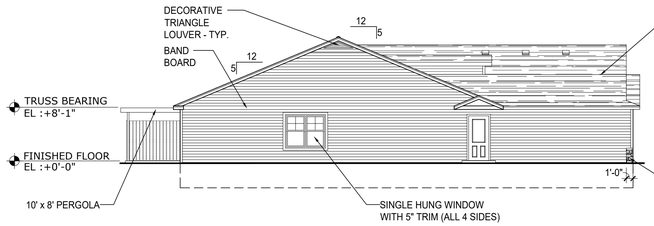
CRYSTAL LAKE, IL

Redwood
APARTMENT NEIGHBORHOODS

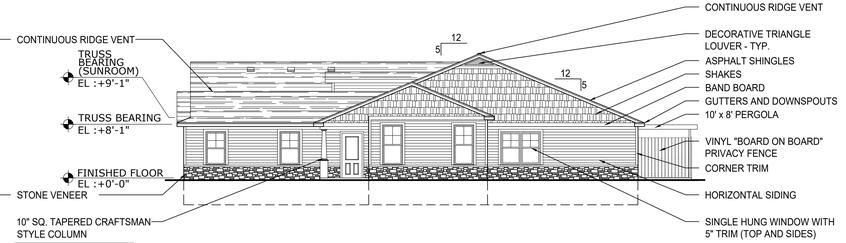
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5 PARTIAL SIDE ELEVATION — FORESTWOOD
SCALE: 3/32" = 1'-0"

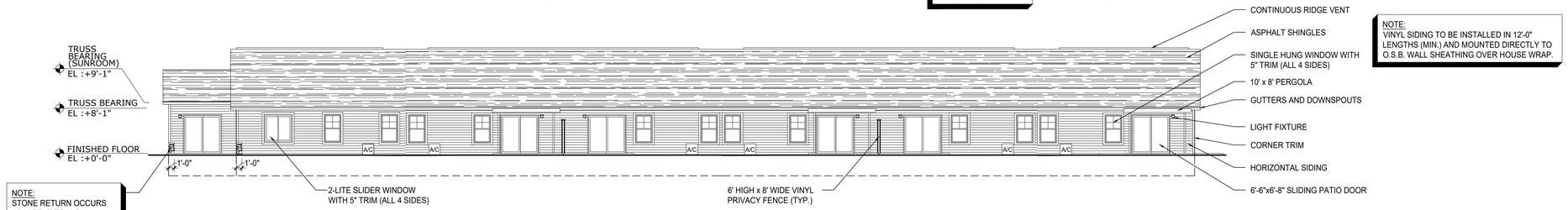


4 STANDARD SIDE ELEVATION — MEADOWOOD
SCALE: 3/32" = 1'-0"



NOTE:
HIGH PROFILE SIDE ELEVATION OCCURS AT STREET VIEW ONLY

3 HIGH PROFILE SIDE ELEVATION — CAPEWOOD
SCALE: 3/32" = 1'-0"

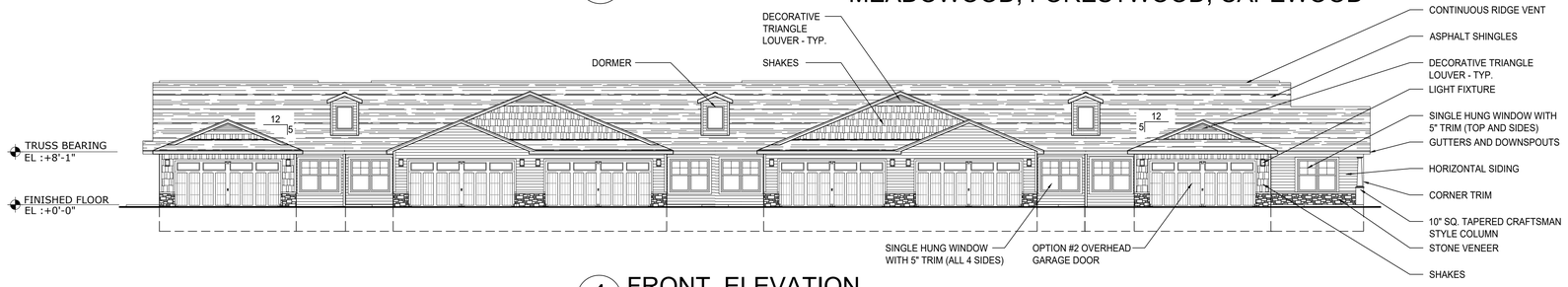


NOTE:
STONE RETURN OCCURS ADJACENT TO HIGH PROFILE SIDE ELEVATION ONLY

NOTE:
VINYL SIDING TO BE INSTALLED IN 12'-0" LENGTHS (MIN.) AND MOUNTED DIRECTLY TO O.S.B. WALL SHEATHING OVER HOUSE WRAP.

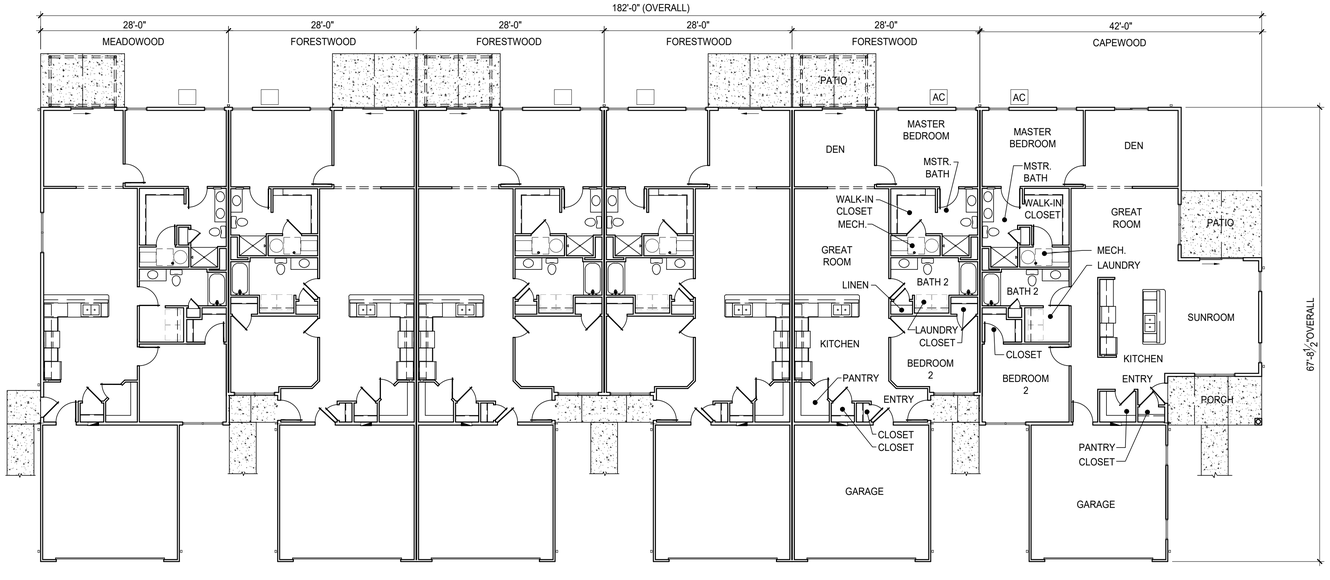
2 REAR ELEVATION
SCALE: 3/32" = 1'-0"

MEADOWOOD, FORESTWOOD, CAPEWOOD



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

MEADOWOOD, FORESTWOOD, CAPEWOOD



OVERALL FLOOR PLAN
SCALE : 3/32" = 1'-0"

MEADOWOOD, FORESTWOOD, CAPEWOOD

EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
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SHAKES	VINYL	VARIES
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STONE VENEER	PRESTIGE	OHIO WHITE VEIN
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

NOTE:
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phone 330.666.5770
fax 330.666.8812
mpg-architects.com

BUILDING FLOOR PLAN AND ELEVATIONS

PROJECT #: 28520

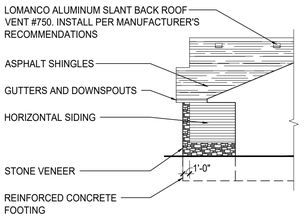
DATE: OCTOBER 5, 2021

REDWOOD CRYSTAL LAKE

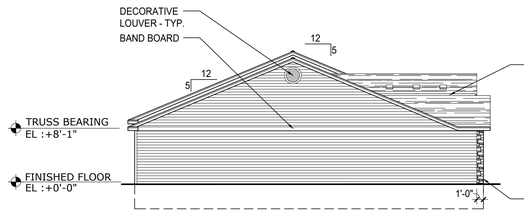
CRYSTAL LAKE, IL

Redwood
APARTMENT NEIGHBORHOODS

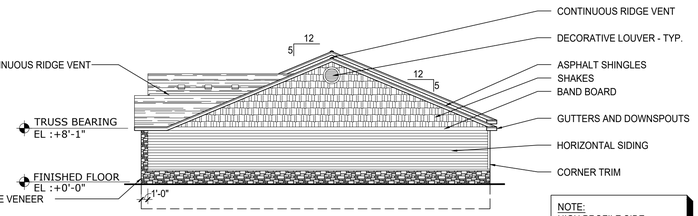
A1.1b



5 PARTIAL SIDE ELEVATION
SCALE: 3/32" = 1'-0" WILLOWOOD

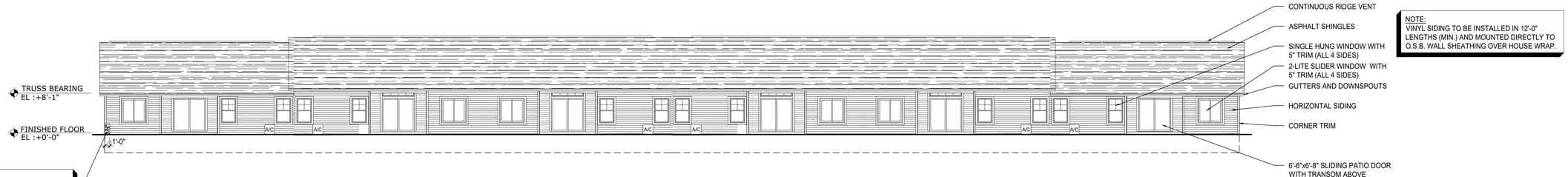


4 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0" WILLOWOOD



NOTE:
HIGH PROFILE SIDE ELEVATION OCCURS AT STREET VIEW ONLY

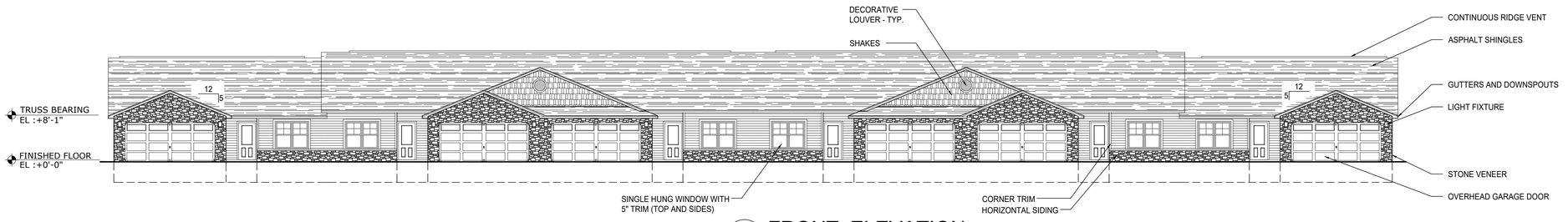
3 HIGH PROFILE SIDE ELEVATION
SCALE: 3/32" = 1'-0" WILLOWOOD



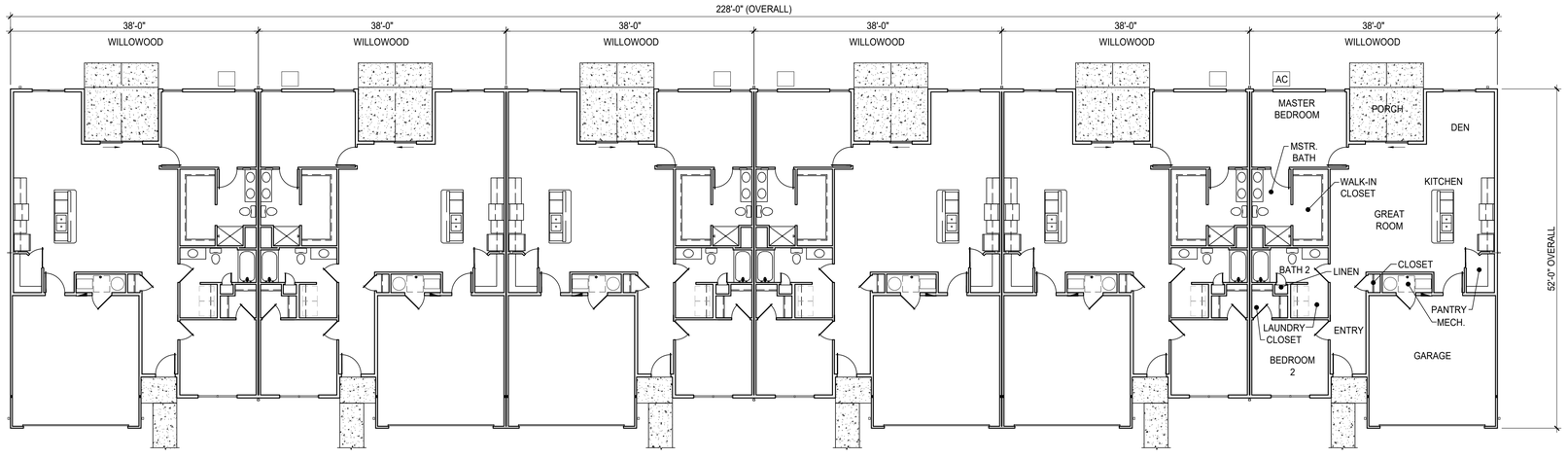
NOTE:
VINYL SIDING TO BE INSTALLED IN 12'-0" LENGTHS (MIN.) AND MOUNTED DIRECTLY TO O.S.B. WALL SHEATHING OVER HOUSE WRAP.

NOTE:
STONE RETURN OCCURS ADJACENT TO HIGH PROFILE SIDE ELEVATION ONLY

2 REAR ELEVATION
SCALE: 3/32" = 1'-0" WILLOWOOD



1 FRONT ELEVATION
SCALE: 3/32" = 1'-0" WILLOWOOD



OVERALL FLOOR PLAN
SCALE : 3/32" = 1'-0" WILLOWOOD

EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING ROYAL WOODLAND	VINYL	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE	OHIO WHITE VEIN
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

NOTE:
ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.

PRELIMINARY

NOTE!!!
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REVISIONS

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BUILDING FLOOR PLAN AND ELEVATIONS

PROJECT #: 28520

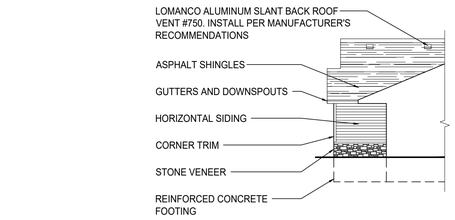
DATE: OCTOBER 5, 2021

REDWOOD CRYSTAL LAKE

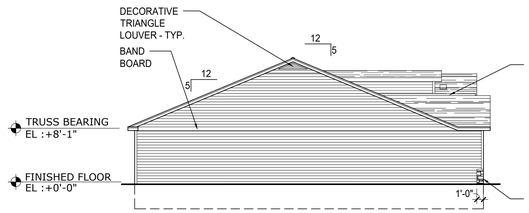
CRYSTAL LAKE, IL

Redwood APARTMENT NEIGHBORHOODS

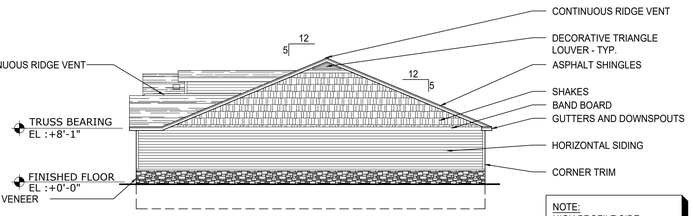
A1.2a



5 PARTIAL SIDE ELEVATION
SCALE: 3/32" = 1'-0" WILLOWOOD

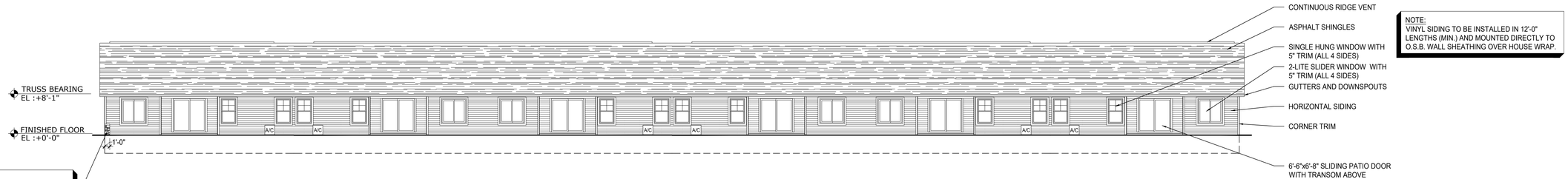


4 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0" WILLOWOOD



NOTE:
HIGH PROFILE SIDE ELEVATION OCCURS AT STREET VIEW ONLY

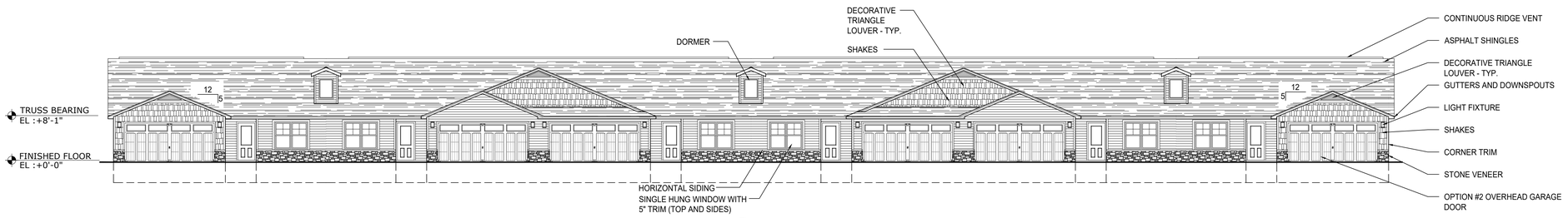
3 HIGH PROFILE SIDE ELEVATION
SCALE: 3/32" = 1'-0" WILLOWOOD



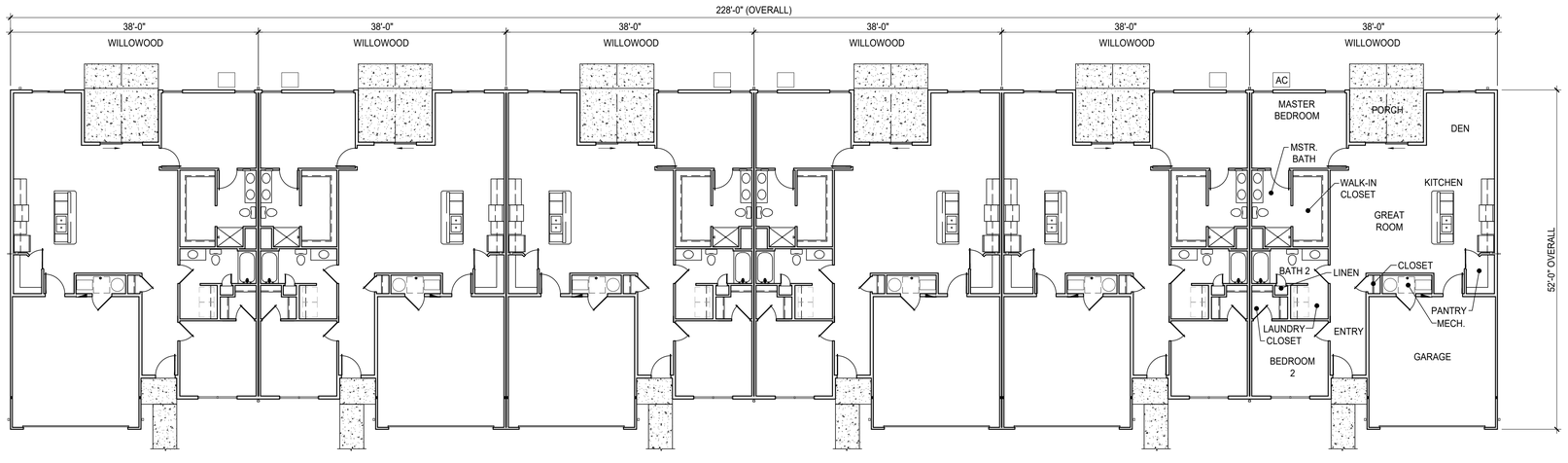
NOTE:
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NOTE:
STONE RETURN OCCURS ADJACENT TO HIGH PROFILE SIDE ELEVATION ONLY

2 REAR ELEVATION
SCALE: 3/32" = 1'-0" WILLOWOOD



1 FRONT ELEVATION
SCALE: 3/32" = 1'-0" WILLOWOOD



OVERALL FLOOR PLAN
SCALE : 3/32" = 1'-0" WILLOWOOD

EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING ROYAL WOODLAND	VINYL	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE	OHIO WHITE VEIN
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

NOTE:
ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.

PRELIMINARY

NOTE!!!
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BUILDING FLOOR PLAN AND ELEVATIONS

PROJECT #: 28520

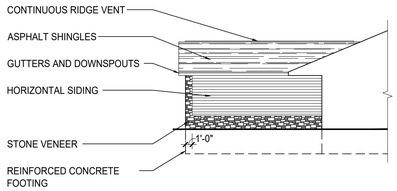
DATE: OCTOBER 5, 2021

REDWOOD CRYSTAL LAKE

CRYSTAL LAKE, IL

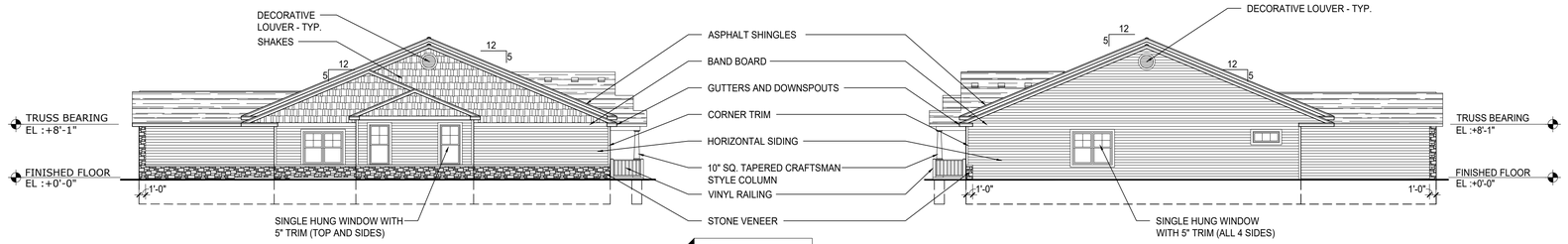
Redwood APARTMENT NEIGHBORHOODS

A1.2b



5 PARTIAL SIDE ELEVATION
SCALE: 3/32" = 1'-0"

HAYDENWOOD



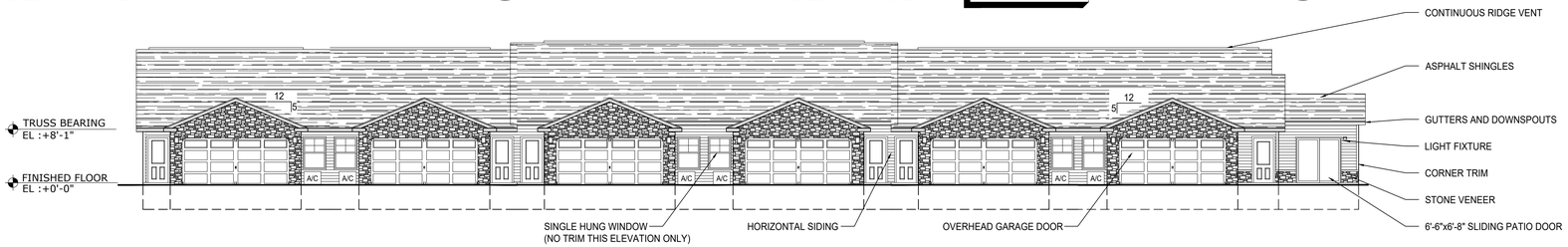
4 HIGH PROFILE SIDE ELEVATION
SCALE: 3/32" = 1'-0"

HAYDENWOOD

NOTE:
HIGH PROFILE SIDE ELEVATION OCCURS AT STREET VIEW ONLY

3 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0"

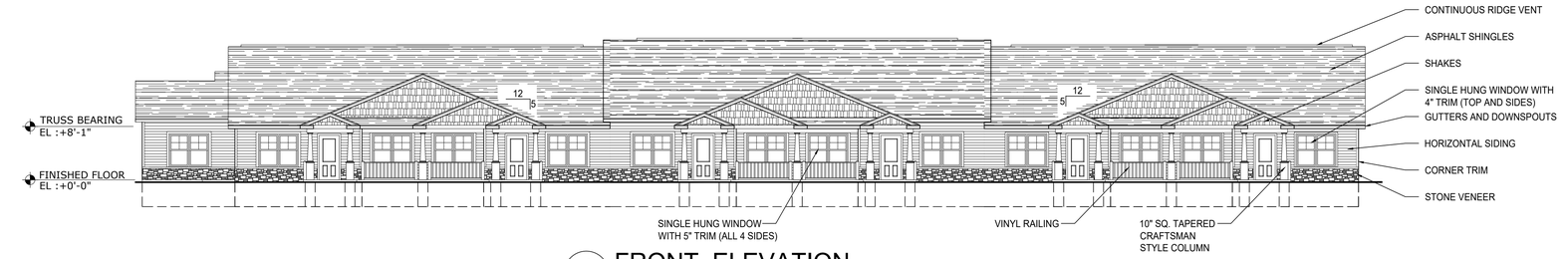
HAYDENWOOD



2 REAR ELEVATION
SCALE: 3/32" = 1'-0"

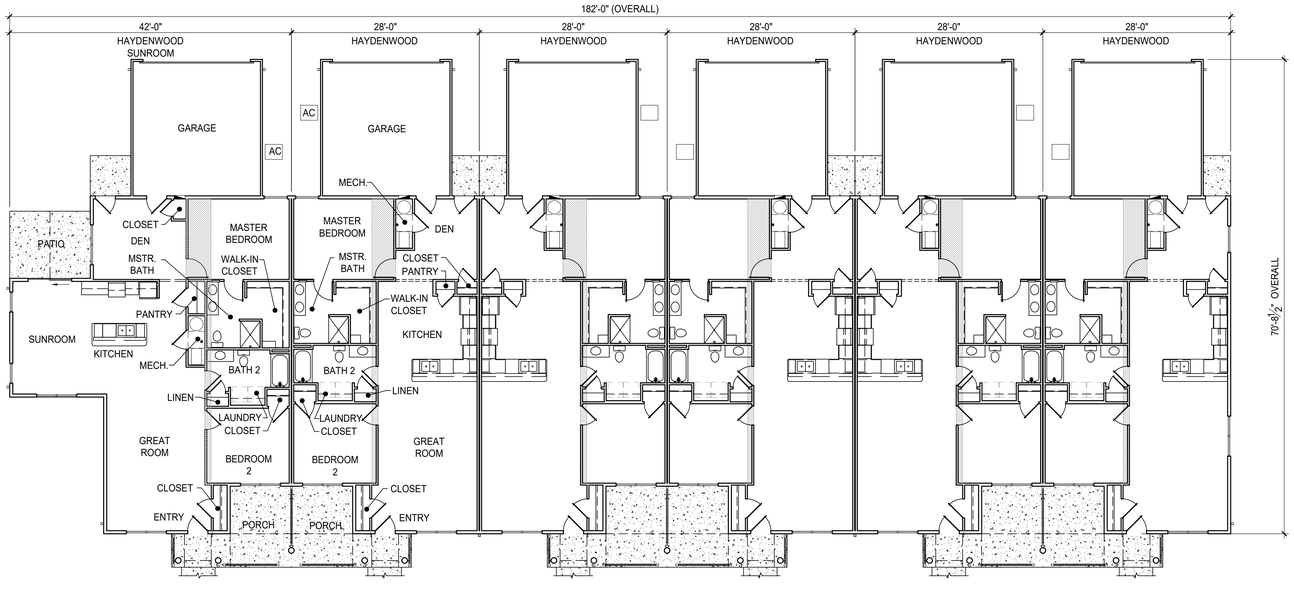
HAYDENWOOD

NOTE:
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1 FRONT ELEVATION
SCALE: 3/32" = 1'-0"

HAYDENWOOD



OVERALL FLOOR PLAN
SCALE : 3/32" = 1'-0"

HAYDENWOOD

EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING ROYAL WOODLAND	VINYL	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE	OHIO WHITE VEIN
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

NOTE:
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BUILDING FLOOR PLAN AND ELEVATIONS

PROJECT #: 28520

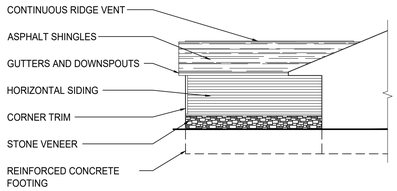
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REDWOOD CRYSTAL LAKE

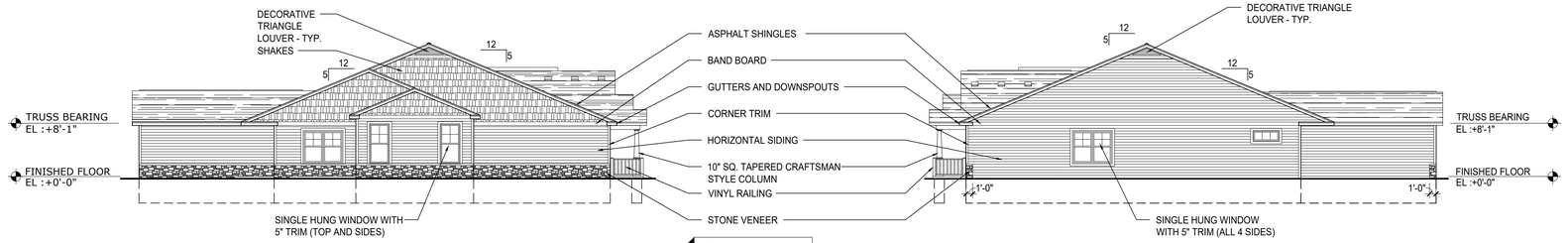
CRYSTAL LAKE, IL

Redwood APARTMENT NEIGHBORHOODS

A1.3a



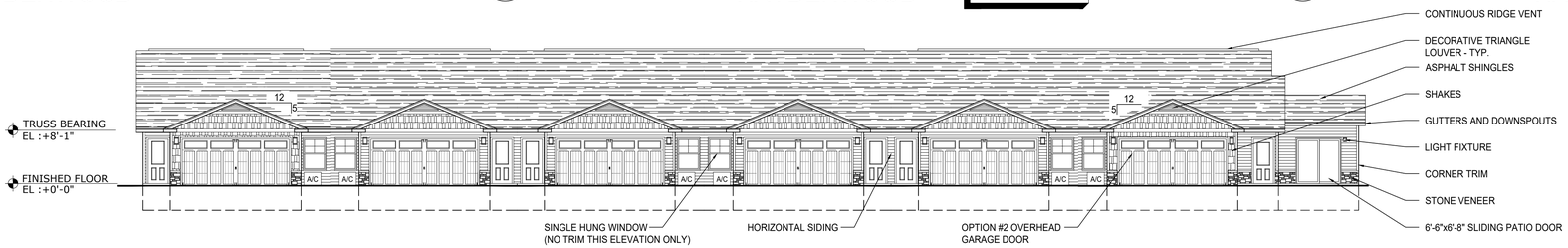
5 PARTIAL SIDE ELEVATION
SCALE: 3/32" = 1'-0" — HAYDENWOOD



4 HIGH PROFILE SIDE ELEVATION
SCALE: 3/32" = 1'-0" — HAYDENWOOD

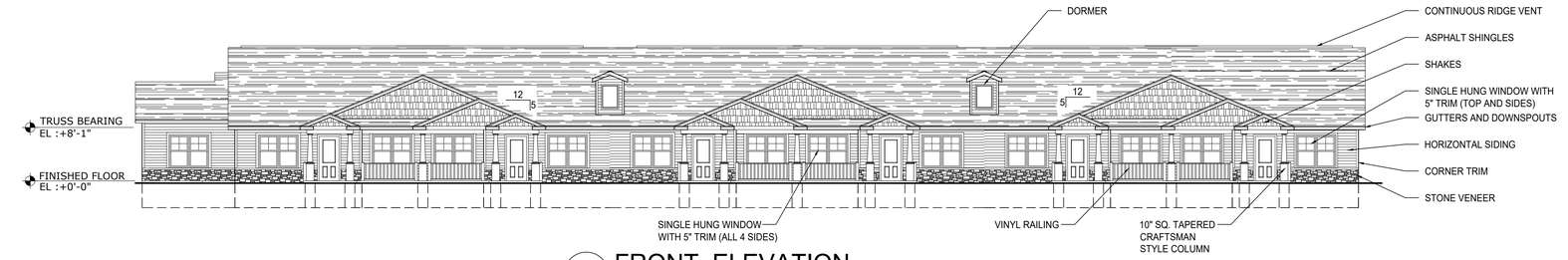
NOTE:
HIGH PROFILE SIDE ELEVATION OCCURS AT STREET VIEW ONLY

3 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0" — HAYDENWOOD

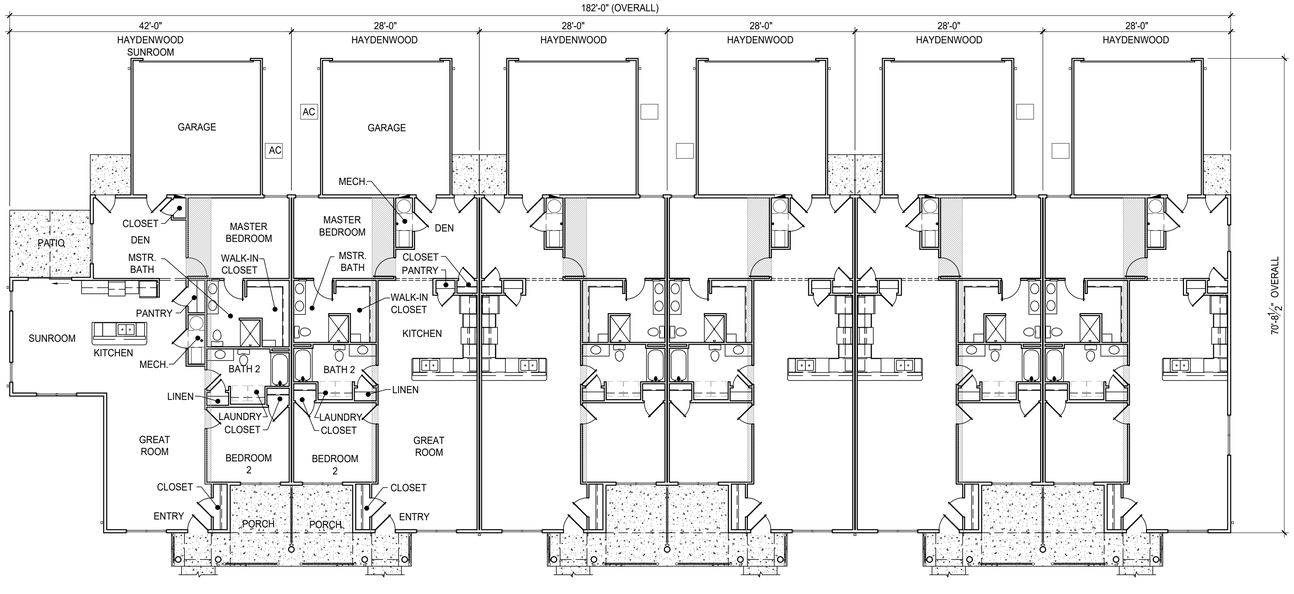


2 REAR ELEVATION
SCALE: 3/32" = 1'-0" — HAYDENWOOD

NOTE:
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1 FRONT ELEVATION
SCALE: 3/32" = 1'-0" — HAYDENWOOD



OVERALL FLOOR PLAN
SCALE : 3/32" = 1'-0" — HAYDENWOOD

EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
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SHAKES	VINYL	VARIES
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BUILDING FLOOR PLAN AND ELEVATIONS

PROJECT #: 28520

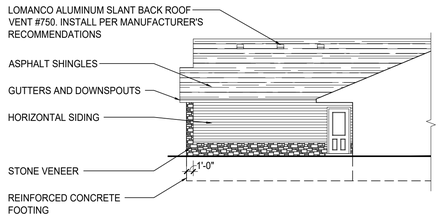
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REDWOOD CRYSTAL LAKE

CRYSTAL LAKE, IL

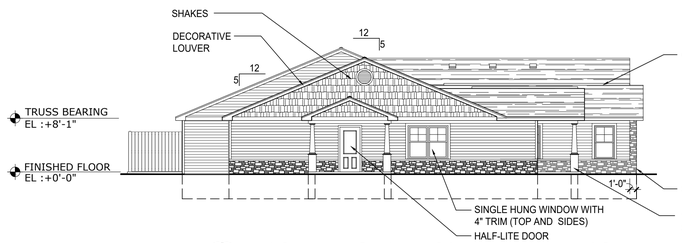
Redwood APARTMENT NEIGHBORHOODS

A1.3b



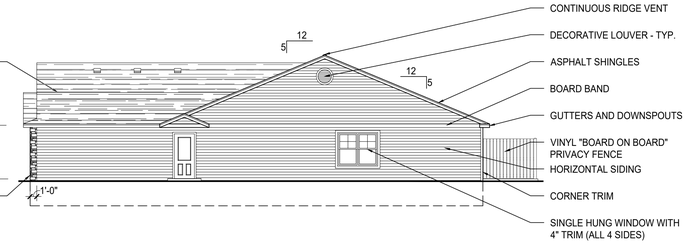
5 PARTIAL SIDE ELEVATION
SCALE: 3/32" = 1'-0"

FORESTWOOD



4 HIGH PROFILE SIDE ELEVATION
SCALE: 3/32" = 1'-0"

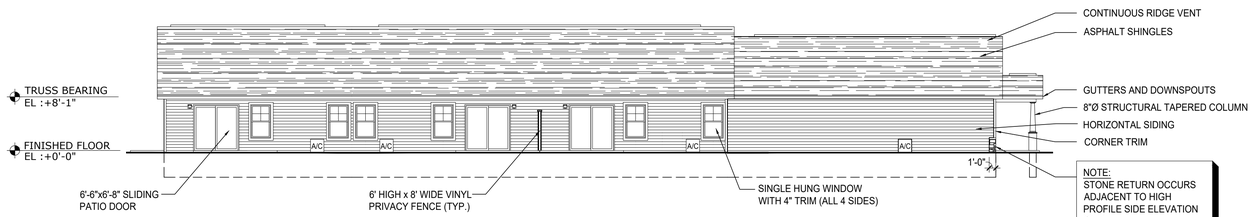
LEASING OFFICE



3 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0"

MEADOWOOD

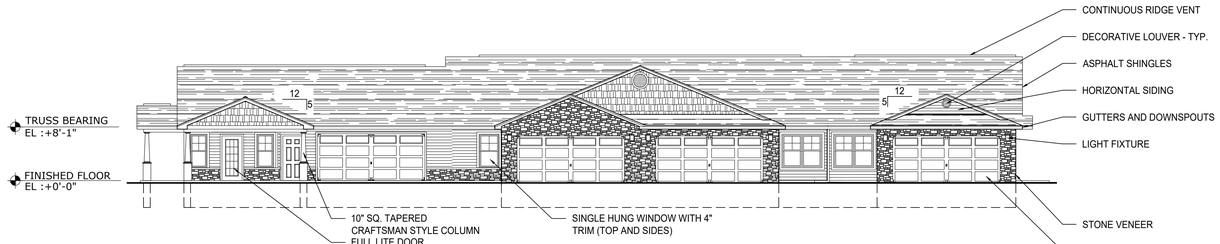
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NOTE:
STONE RETURN OCCURS ADJACENT TO HIGH PROFILE SIDE ELEVATION ONLY

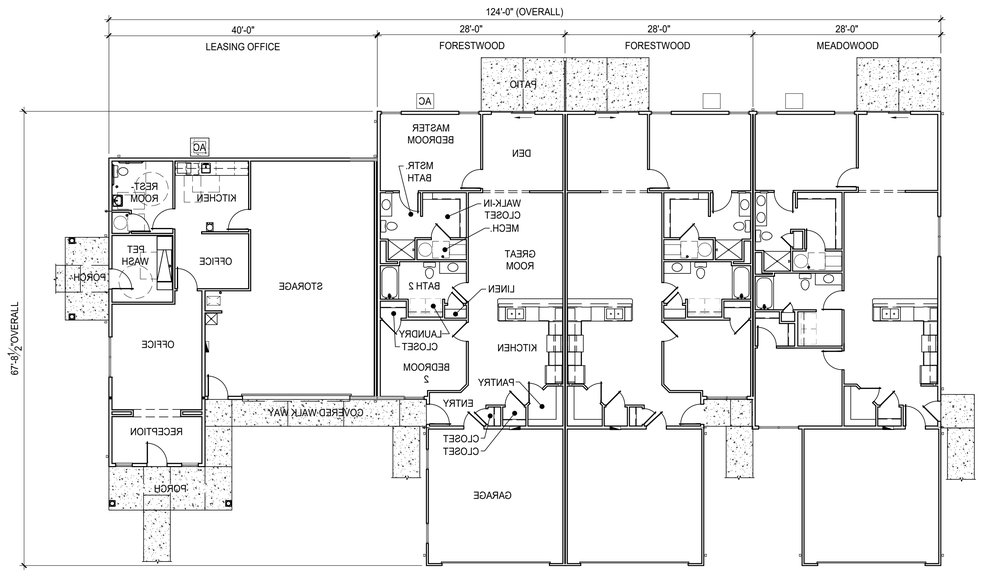
2 REAR ELEVATION
SCALE: 3/32" = 1'-0"

CAPEWOOD, FORESTWOOD, LEASING OFFICE



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

CAPEWOOD, FORESTWOOD, LEASING OFFICE



OVERALL FLOOR PLAN
SCALE : 3/32" = 1'-0"

CAPEWOOD, FORESTWOOD, LEASING OFFICE

EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
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GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING ROYAL WOODLAND	VINYL	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE	OHIO WHITE VEIN
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

NOTE:
ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.

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BUILDING FLOOR PLAN AND ELEVATIONS

PROJECT #: 28520

DATE: OCTOBER 5, 2021

REDWOOD CRYSTAL LAKE

CRYSTAL LAKE, IL

Redwood
APARTMENT NEIGHBORHOODS

A1.4a

TREE ASSESSMENT RESULTS

AREA 1 (±151,880S.F.)

Botanical Name	Common Name	Species Percentage	Size Range (DBH)	Condition
Acer negundo	Box Elder	5%	4"-14"	Fair
Acer saccharinum	Silver Maple	2%	2"- 6"	Poor
Juniperus virginiana	Red Cedar	2%	2"- 4"	Poor
Morus alba	White Mulberry	1%	3"- 6"	Fair
Prunus serotina	Black Cherry	5%	4"-9"	Fair
Rhamnus cathartica	Common Buckthorn	85%	2"-8"	Poor

AREA 2 (±295,770 S.F.)

Botanical Name	Common Name	Species Percentage	Size Range (DBH)	Condition
Acer negundo	Box Elder	25%	6"-22"	Fair
Acer saccharinum	Silver Maple	2%	2"- 6"	Poor
Juniperus virginiana	Red Cedar	1%	2"- 4"	Poor
Morus alba	White Mulberry	2%	3"- 6"	Fair
Prunus serotina	Black Cherry	5%	4"-9"	Fair
Rhamnus cathartica	Common Buckthorn	65%	2"-8"	Poor

AREA 3 (±74,176 S.F.)

Botanical Name	Common Name	Species Percentage	Size Range (DBH)	Condition
Acer negundo	Box Elder	35%	6"-22"	Fair
Acer saccharinum	Silver Maple	2%	2"- 6"	Poor
Juniperus virginiana	Red Cedar	1%	2"- 4"	Poor
Populus Deltoides	Eastern Cottonwood	2%	14"- 32"	Fair
Prunus serotina	Black Cherry	10:%	4"-9"	Fair
Rhamnus cathartica	Common Buckthorn	55%	2"-8"	Poor

AREA 4 (±103,618 S.F.)

Botanical Name	Common Name	Species Percentage	Size Range (DBH)	Condition
Acer negundo	Box Elder	25%	6"-22"	Fair
Acer saccharinum	Silver Maple	10%	2"- 8"	Poor
Juniperus virginiana	Red Cedar	1%	2"- 4"	Poor
Populus Deltoides	Eastern Cottonwood	2%	14"- 32"	Fair
Prunus serotina	Black Cherry	15%	4"-16"	Fair
Pyrus calleryana	Invasive Pear	10%	2"- 4"	Poor
Rhamnus cathartica	Common Buckthorn	38%	2"-8"	Poor

AREA 5 (±237,212 S.F.)

Botanical Name	Common Name	Species Percentage	Size Range (DBH)	Condition
Acer negundo	Box Elder	35%	6"-22"	Fair
Acer saccharinum	Silver Maple	25%	2"- 12"	Poor
Juniperus virginiana	Red Cedar	3%	2"- 4"	Poor
Populus Deltoides	Eastern Cottonwood	2%	2"-5"	Fair
Prunus serotina	Black Cherry	10:%	4"-9"	Fair
Rhamnus cathartica	Common Buckthorn	35%	2"-8"	Poor



0 50' 100' 200' 300'
SCALE: 1"=100'

NORTH

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

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CIVIL ENGINEER
CEMCON
2280 WHITE OAK CIR. #100
AURORA, ILLINOIS 60502

REDWOOD OF CRYSTAL LAKE

CRYSTAL LAKE, ILLINOIS

TREE ASSESSMENT

REVISIONS

DATE	05.26.19
PROJECT NO.	RAN2103
DRAWN	NDS
CHECKED	CMP
SHEET NO.	1 OF 1



Redwood
APARTMENT NEIGHBORHOODS

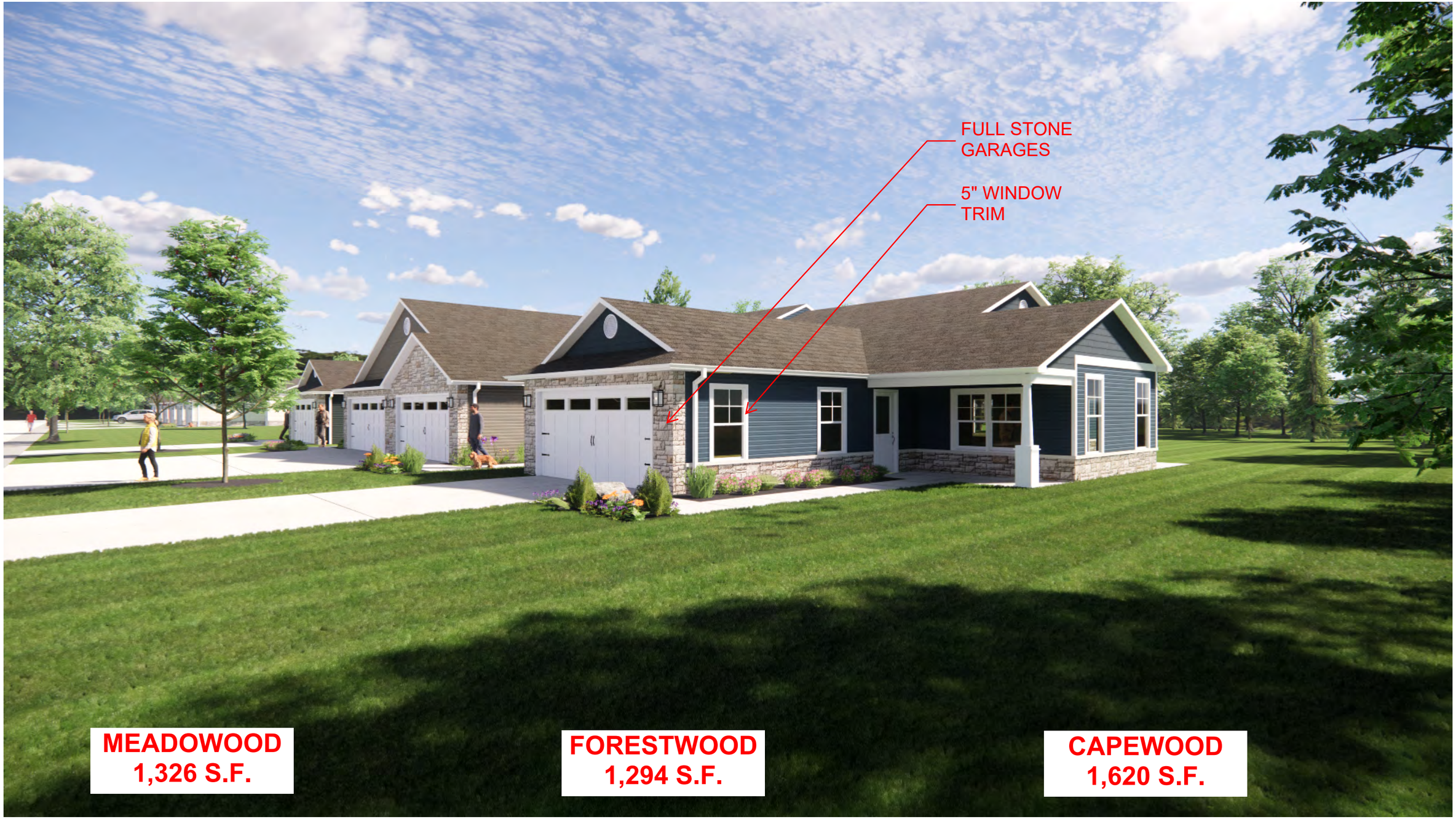
CRYSTAL LAKE, IL

TYPE 2 PERSPECTIVE

MEADOWOOD END

MPG
MANN • PARSONS • GRAY
ARCHITECTS

DATE: APRIL 16, 2021



Redwood
APARTMENT NEIGHBORHOODS

CRYSTAL LAKE, IL

TYPE 2 PERSPECTIVE

CAPEWOOD END

MPG
MANN • PARSONS • GRAY
ARCHITECTS

DATE: APRIL 16, 2021



Redwood
APARTMENT NEIGHBORHOODS

CRYSTAL LAKE, IL

TYPE 2 PERSPECTIVE

REAR CAPEWOOD

MANN • PARSONS • GRAY
ARCHITECTS

DATE: APRIL 16, 2021



Redwood
APARTMENT NEIGHBORHOODS

FRONT PERSPECTIVE

WILLOWOOD

MANN • PARSONS • GRAY
ARCHITECTS

CRYSTAL LAKE, IL

DATE: APRIL 16, 2021



Redwood
APARTMENT NEIGHBORHOODS

CRYSTAL LAKE, IL

FRONT PERSPECTIVE ENLARGED

WILLOWOOD

MPG
MANN • PARSONS • GRAY
ARCHITECTS

DATE: APRIL 16, 2021



Redwood
APARTMENT NEIGHBORHOODS

REAR PERSPECTIVE

WILLOWOOD

CRYSTAL LAKE, IL

MANN • PARSONS • GRAY
ARCHITECTS

DATE: APRIL 16, 2021



Redwood
APARTMENT NEIGHBORHOODS

FRONT PERSPECTIVE

MANN • PARSONS • GRAY
ARCHITECTS

CRYSTAL LAKE, IL

DATE: APRIL 16, 2021



Redwood
APARTMENT NEIGHBORHOODS

CRYSTAL LAKE, IL

REAR PERSPECTIVE

HAYDENWOOD

MPG
MANN • PARSONS • GRAY
ARCHITECTS

DATE: APRIL 16, 2021



Redwood
APARTMENT NEIGHBORHOODS

CRYSTAL LAKE, IL

REAR PERSPECTIVE ENLARGED

HAYDENWOOD

MPG
MANN • PARSONS • GRAY
ARCHITECTS

DATE: APRIL 16, 2021



Redwood
APARTMENT NEIGHBORHOODS

CRYSTAL LAKE, IL

TYPE 2 PERSPECTIVE

CAPEWOOD END

MPG
MANN • PARSONS • GRAY
ARCHITECTS

DATE: APRIL 16, 2021



Redwood
APARTMENT NEIGHBORHOODS

REAR PERSPECTIVE

CAPEWOOD END

MANN • PARSONS • GRAY
ARCHITECTS

CRYSTAL LAKE, IL

DATE: SEPTEMBER 29, 2021

FINAL PLAT OF SUBDIVISION FOR

REDWOOD OF CRYSTAL LAKE

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 10 AND PART OF THE NORTH HALF OF SECTION 15, ALL IN TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

SUBMITTED BY AND RETURN TO:
CITY OF CRYSTAL LAKE
100 WEST WOODSTOCK STREET
CRYSTAL LAKE, IL 60014

PARCEL INDEX NUMBER
19-10-476-012
VACANT LAND
CRYSTAL LAKE, ILLINOIS.

TOTAL AREA OF SUBDIVISION
47.857 ACRES
(MORE OR LESS)

NOTE:
KEYMAP FOR BOUNDARY ONLY. SEE FOLLOWING SHEETS FOR PARTICULARS.



SITE LOCATION

VICINITY MAP

N

100 50 0 100
SCALE: 1 INCH = 100 FEET

LEGEND
- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)
- SET CONCRETE MONUMENT

LOT AREA SUMMARY TABLE	
LOT NO.	AREA (S.F.)
1	748,088
2	125,292
3	486,295
4	595,047
5	129,943

NOTES

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS ENCLOSED WITH ( ) ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

MUNICIPAL UTILITY EASEMENT (M.U.E.) HEREBY GRANTED. SEE PROVISIONS CONTAINED HEREIN.

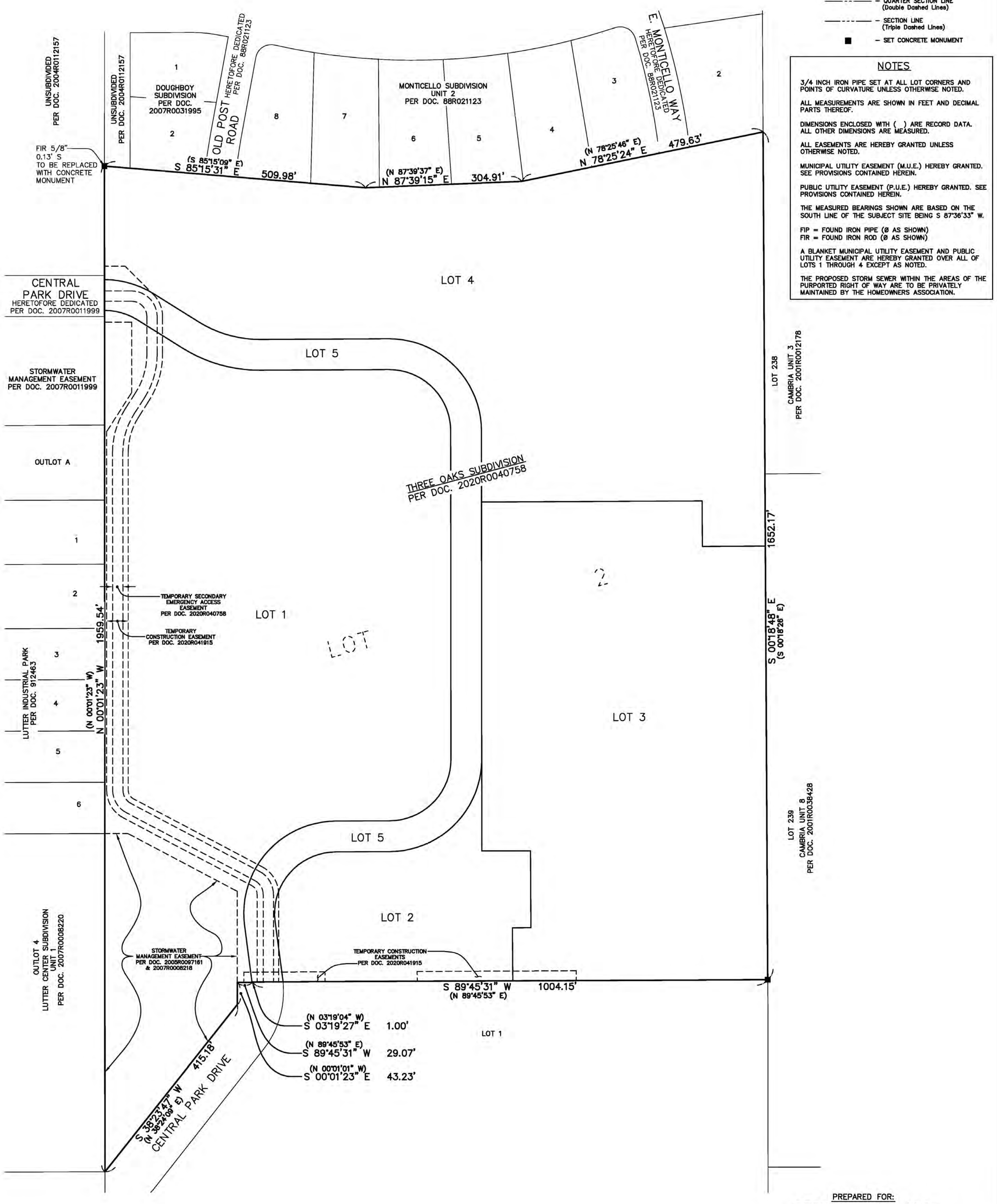
PUBLIC UTILITY EASEMENT (P.U.E.) HEREBY GRANTED. SEE PROVISIONS CONTAINED HEREIN.

THE MEASURED BEARINGS SHOWN ARE BASED ON THE SOUTH LINE OF THE SUBJECT SITE BEING S 87°36'33" W.

FIP = FOUND IRON PIPE (Ø AS SHOWN)
FIR = FOUND IRON ROD (Ø AS SHOWN)

A BLANKET MUNICIPAL UTILITY EASEMENT AND PUBLIC UTILITY EASEMENT ARE HEREBY GRANTED OVER ALL OF LOTS 1 THROUGH 4 EXCEPT AS NOTED.

THE PROPOSED STORM SEWER WITHIN THE AREAS OF THE PURPORTED RIGHT OF WAY ARE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



PREPARED FOR:
REDWOOD USA, LLC
7007 E. PLEASANT VALLEY ROAD
INDEPENDENCE, OH
(216) 254-8425

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
www.cemcon.com

DISC NO.: 848008 FILE NAME: SUBPLAT-1
DRAWN BY: AJB FLD. BK. / PG. NO.: D98\39-42, 46-50
COMPLETION DATE: 10-18-21 JOB NO.: 848.008
REVISED 01-03-21\AJB PER VILLAGE COMMENTS DATED 11-04-21 AND 11-08-21

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UNSUBDIVIDED PER DOC. 2004R0112157

2 DOUGHBOY SUBDIVISION PER DOC. 2007R0031995

OLD POST ROAD (60') R.O.W. HERETOFORE DEDICATED PER DOC. 88R021123

8 | 7 | 6 MONTICELLO SUBDIVISION UNIT 2 PER DOC. 88R021123

UNSUBDIVIDED PER DOC. 2004R0112157

CENTRAL PARK DRIVE HERETOFORE DEDICATED PER DOC. 2007R0011999

STORMWATER MANAGEMENT EASEMENT PER DOC. 2007R0011999

OUTLOT A LUTTER INDUSTRIAL PARK PER DOC. 912463

111.14' | 136.50' | S 85°15'31" E | N 85°15'31" W 73.83' | 262.34' | N 87°39'15" E 304.91'

47.17' | 39.61' | 12.76' | N 89°58'46" E 91.00' | 10' | N 88°36'41" E 55.30' | S 88°36'41" W 54.70' | 55.87' | 44.64'

M.U.E. | L12 | L13 | L14 | 10'

N 89°42'59" E 188.00' | 91.00' | 188.00' S 89°42'59" W | 11.38' | 1.00'

221.20' | N 00°01'14" W 160.00' | S 00°01'14" E 160.00' | N 00°01'14" W 179.89' | S 00°01'14" E 164.88' | N 00°30'00" E 126.79' | S 00°00'00" W 121.21' | N 00°17'01" W 91.00' | S 00°17'01" E 91.00' | N 00°17'01" W 91.00' | S 00°17'01" E 91.00'

NON-EASEMENT AREA | NON-EASEMENT AREA | NON-EASEMENT AREA | NON-EASEMENT AREA

L1 | L2 | L3 | L4 | L5

12.75' | 91.00' S 89°58'46" W | 43.00'

LOT 4

N 89°42'59" E 594.10'

M.U.E.

L6 | L7 | L8 | L9 | L10 | L11

L=100.77' R=180.00

S 89°42'59" W 598.76' | 22.29'

N 89°42'59" E 192.00' | 11.00' | N 89°42'59" E 178.00'

60' | R=120.00 L=67.20' | S 57°57'37" W 83.50' | 103.40'

N 00°17'01" W 91.00' | NON-EASEMENT AREA | S 00°17'01" E 91.00' | N 00°17'01" W 91.00' | NON-EASEMENT AREA | S 00°17'01" E 91.00' | N 00°17'01" W 91.00'

192.00' S 89°42'59" W | 178.00' S 89°42'59" W

S 89°42'59" W 249.66'

8.88' | 9.70' | 9.70' | 40.53' | 52.69'

L=126.93' R=225.00

LOT 5

ROAD HEREBY DEDICATED FOR PUBLIC ROAD PURPOSES

,00'09

9.70' | 9.70' | 8.10'

N 89°42'59" E 249.66'

R=285.00 L=160.78'

R=180.00 L=283.51'

R=120.00 L=89.01'

11.91' | N 89°58'37" E 91.00' | 42.84' | L15 | L16 | 10'

N 89°42'59" E 201.00' | N 89°42'59" E 178.00'

N 00°01'23" W 150.00' | NON-EASEMENT AREA | S 00°01'23" E 150.00' | N 00°17'01" W 113.96' | NON-EASEMENT AREA | S 00°17'01" E 91.00' | N 00°17'01" W 91.00' | NON-EASEMENT AREA | S 00°17'01" E 91.00'

N 00°17'01" W 165.72' | M.U.E.

91.00' S 89°58'37" W | 25.29'

10' | 2.86' | S 89°42'59" W 201.00' | 2.86' | 37.80' | 2.86' | S 89°42'59" W 178.00' | 2.86' | 10'

M.U.E. | M.U.E.

11.91' | S 89°58'37" W 91.00'

S 89°42'59" W 527.98'

ROAD (PRIVATE)

60.00'

L17 | L18 | L19 | 52.33'

47.14' | 47.14'

N 89°58'37" E 71.00' | 21.00' | N 89°42'59" E 200.00' | 36.95' | N 89°42'59" E 162.00' | 20.35'

N 00°01'23" W 150.00' | NON-EASEMENT AREA | S 00°01'23" E 150.00' | N 00°17'01" W 71.00' | NON-EASEMENT AREA | S 00°17'01" E 71.00' | N 00°17'01" W 71.00' | NON-EASEMENT AREA | S 00°17'01" E 71.00'

200.00' S 89°42'59" W | 36.95' | 162.00' S 89°42'59" W | 20.05'

M.U.E.

MATCH LINE-SEE SHEET 3

MATCH LINE-SEE SHEET 4

N

30 15 0 30

SCALE: 1 INCH = 30 FEET

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 45°01'14" W	17.40'
L2	S 45°01'14" E	13.34'
L3	N 45°24'39" E	9.42'
L4	N 45°24'39" E	13.53'
L5	S 45°01'14" E	27.36'
L6	N 45°24'39" E	56.76'
L7	S 45°24'39" W	53.88'
L8	N 45°01'14" W	13.38'
L9	N 45°01'14" W	8.23'
L10	N 44°58'46" E	50.65'
L11	S 44°58'46" W	48.35'
L12	N 03°34'50" E	33.53'
L13	S 03°34'50" W	42.50'
L14	N 85°15'31" W	41.80'
L15	N 32°16'55" E	29.45'
L16	S 32°16'55" W	27.15'
L17	N 45°00'00" E	51.58'
L18	S 45°00'00" W	51.61'
L19	S 00°17'01" W	43.02'

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
www.cemcon.com

DISC NO.: 848008 FILE NAME: SUBPLAT-1
DRAWN BY: AJB FLD. BK. / PG. NO.: D98\39-42, 46-50
COMPLETION DATE: 10-18-21 JOB NO.: 848.008
REVISED 01-03-22\AJB PER VILLAGE COMMENTS DATED 11-04-21 AND 11-08-21

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LINE TABLE		
LINE	BEARING	LENGTH
L1	N 84°00'47" E	32.31'
L2	S 84°00'47" W	33.81'
L3	S 11°33'33" E	31.93'

N

30 15 0 30

SCALE: 1 INCH = 30 FEET

E. MONTICELLO WAY
HERETOFORE DEDICATED
PER DOC. 88R021123

3

4

5

N 78°25'24" E 319.93'

149.70'

(60')
R.O.W.

10'

L3

M.U.E.

N 11°33'33" W 41.92'

N 78°26'27" E 82.92'

N 78°26'27" E 82.92'

N 78°26'27" E 162.00'

S 11°33'33" E 66.00'

M.U.E.

S 11°33'33" E 66.00'

1.95'

129.00'

109.00'

10'

162.00'
S 78°26'27" W

N 87°39'15" E
304.91'

51.41'

39.83'

36.85'

N 78°26'27" E
162.50'

S 11°33'33" W 71.00'

N 11°33'33" E 66.00'

NON-EASEMENT AREA

NON-EASEMENT AREA

N 66°51'43" E
124.00'

S 23°08'17" E
71.00'

N 11°33'33" W 71.00'

162.50'
S 78°26'27" W

0.94'

91.00'

S 00°17'01" E

N 23°08'17" W
71.00'

124.00'
S 66°51'43" W

43.00'

97.47'

N 89°41'12" E
58.37'

31.70'

33.26'

S 78°26'27" W

N 78°26'27" E 300.19'

M.U.E.

S 78°26'27" W 201.77'

N 89°41'12" E
11.21'
60.00'

7.00'

M.U.E.

26.41'

N 69°45'42" E 138.13'

N 69°45'42" E 138.13'

43.00'

L1

M.U.E.

L2

N 89°41'12" E 21.99'
71.00'

159.81'

N 00°18'48" W

S 00°18'48" E 162.00'

N 00°18'48" W 190.51'

NON-EASEMENT AREA

197.00'

S 00°18'48" E

52.96'

N 89°42'59" E 197.00'

NON-EASEMENT AREA

91.00'

S 00°17'01" E

N 00°18'48" W 162.00'

NON-EASEMENT AREA

162.00'

S 00°18'48" E

NON-EASEMENT AREA

21.99'

71.00'
S 89°41'12" W

21.70'

21.70'

N 89°41'12" E
71.00'

43.01'

411.20'

N 00°18'48" W

3.99'

S 89°41'12" W 91.00'

31.70'

N 89°41'12" E 91.00'

807.02'

S 00°18'48" E

197.00'
S 89°42'59" W

53.01'

71.00'
S 89°41'12" W

30.69'

30.69'

N 89°41'12" E
71.00'

21.99'

N 00°18'48" W 124.00'

NON-EASEMENT AREA

124.00'

S 00°18'48" E

N 00°18'48" W 162.00'

NON-EASEMENT AREA

162.00'

S 00°18'48" E

207.00'

N 00°18'48" W

NON-EASEMENT AREA

207.00'

S 00°18'48" E

21.99'

71.00'
S 89°41'12" W

43.01'

N 89°42'59" E 149.68'

M.U.E.

S 89°42'59" W 144.91'

S 45°17'34" E 56.58'

N 45°17'34" W 56.58'

N 89°42'59" E 222.93'

M.U.E.

10.00'

91.00'
S 89°41'12" W

31.70'

31.70'

N 89°41'12" E 91.00'

19.98'

S 89°42'59" W 227.12'

35.01'

N 89°42'59" E 357.00'

138.14'

N 00°02'24" W

N 00°17'01" W
91.00'

NON-EASEMENT AREA

91.00'

S 00°17'01" E

N 00°54'21" W 222.42'

M.U.E.

207.00'

S 00°18'48" E

NON-EASEMENT AREA

S 89°42'59" W 357.00'

36.19'

5.86'

S 89°42'59" W 429.53'

88.71'

N 00°18'48" W

S 89°41'12" W
91.00'

122.70'

31.70'

LOT 238
CAMBRIA UNIT 3
PER DOC. 2001R0012178

MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 6

PREPARED BY:

CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
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60502-9675 PH: 630.862.2100 FAX: 630.862.2199
www.cemcon.com

DISC NO.: 848008 FILE NAME: SUBPLAT-1
DRAWN BY: AJB FLD. BK. / PG. NO.: D98\39-42, 46-50
COMPLETION DATE: 10-18-21 JOB NO.: 848.008
REVISED 01-03-21\AJB PER VILLAGE COMMENTS DATED 11-04-21 AND 11-08-21

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MATCH LINE-SEE SHEET 2

MATCH LINE SEE SHEET 3

MATCH LINE-SEE SHEET 3

MATCH LINE-SEE SHEET 5

N

30 15 0 30

SCALE: 1 INCH = 30 FEET

LUTTER INDUSTRIAL PARK PER DOC. 912463

1 2 3 4 5 6

ROAD (PRIVATE)

NON-EASEMENT AREA

M.U.E.

LOT 1

LOT 5

ROAD HEREBY DEDICATED FOR PUBLIC ROAD PURPOSES

(60') R.O.W.

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Consulting Engineers, Land Surveyors & Planners
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MATCH LINE-SEE SHEET 4

NON-EASEMENT AREA

200.00'
N 62°08'26" W

7.00'

M.U.E.

L1 L2 L3 L4

71.00'
S 27°51'34" W

L=305.43'
R=180.00'

20.63'

ROAD
HEREBY DEDICATED FOR
PUBLIC ROAD PURPOSES

5.99'

N 89°42'59" E
105.00'

R=180.00'
L=251.98'

25.64'

9.70'

N 89°41'12" E 192.00'

N 89°41'12" E
197.00'

R=20.00'
L=20.62'

LOT 1

LOT 5

N 00°18'48" W
91.00'

NON-EASEMENT AREA

S 00°18'48" E
91.00'

N 00°18'48" W
91.00'

NON-EASEMENT AREA

S 00°18'48" E
91.00'

192.00'
S 89°41'12" W

22.72'

197.00'
S 89°41'12" W

43.00'

LOT 2

43.00'

10'

15.28'

L5

N 89°41'12" E 501.34'

M.U.E.

M.U.E.

L6

41.93'

S 89°41'12" W 799.33'

11.07'

N 89°41'12" E 200.00'

N 89°41'12" E 200.00'

7.00'

N 00°18'48" W
71.00'

NON-EASEMENT AREA

S 00°18'48" E
71.00'

N 00°18'48" W
71.00'

NON-EASEMENT AREA

S 00°18'48" E
71.00'

STORMWATER MANAGEMENT EASEMENT
PER DOC. 2005R0097161
& 2007R0008218

S 07°30'15" E
111.82'

N 07°30'15" W
93.18'

33.04'

200.00'
S 89°41'12" W

19.85'

20.10'

200.00'
S 89°41'12" W

20.11'

447.41'
S 89°45'31" W

S 89°45'31" W
28.81'

S 00°01'23" E
43.23'

OUTLOT 4
LUTTER CENTER SUBDIVISION
UNIT 1
PER DOC. 2007R0008220

N 00°01'22" W
1678.34'

415.16'
S 38°23'47" W

CENTRAL PARK DRIVE
(R.O.W. VARIES)
HERETOFORE DEDICATED
PER DOC. 2020R0040758

LOT 1

MATCH LINE-SEE SHEET 6

N

30 15 0 30
SCALE: 1 INCH = 30 FEET

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 24°04'55" E	20.79'
L2	N 24°04'55" W	19.21'
L3	N 45°13'52" W	9.40'
L4	S 45°13'52" E	7.53'
L5	N 82°29'45" E	43.46'
L6	S 82°29'45" W	42.83'

PREPARED BY:
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Consulting Engineers, Land Surveyors & Planners
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DISC NO.: 848008 FILE NAME: SUBPLAT-1
DRAWN BY: AJB FLD. BK. / PG. NO.: D98\39-42, 46-50
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REVISED 01-03-21\AJB PER VILLAGE COMMENTS DATED
11-04-21 AND 11-08-21

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MATCH LINE -SEE SHEET 3

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 84°00'47" E	32.31'
L2	S 84°00'47" W	33.81'
L3	S 11°33'33" E	31.93'

N

30 15 0 30

SCALE: 1 INCH = 30 FEET

N 89°42'59" E 429.53'
N 89°42'59" E 162.00'
N 89°42'59" E 162.00'
10'
88.71'
N 00°17'01" W 71.00'
NON-EASEMENT AREA
S 00°17'01" E 71.00'
N 00°17'01" W 71.00'
NON-EASEMENT AREA
S 00°17'01" E 71.00'
7.00'
7.00'
10'
S 89°42'59" W 162.00'
28.64'
S 89°42'59" W 162.00'
S 89°42'59" W 300.76'
N 00°54'21" W 222.42'
S 00°18'48" E
M.U.E.
M.U.E.
N 89°41'12" E 122.70'
4.94'
S 89°42'59" W 142.95'
S 45°17'01" E 45.25'
N 45°17'01" W 45.25'
N 89°42'59" E 82.55'
M.U.E.
10.98'
38.26'
42.98'
N 89°57'36" E 91.00'
43.00'
5.03'
N 89°42'59" E 96.80'
N 89°42'59" E 141.00'
N 89°42'59" E 206.00'
44.95'
M.U.E.
N 00°17'01" W 91.00'
NON-EASEMENT AREA
91.00' N 00°17'01" W
NON-EASEMENT AREA
91.00' S 00°17'01" E
N 00°02'24" W 178.00'
NON-EASEMENT AREA
178.00' S 00°02'24" E
206.00'
45.00'
S 89°42'59" W
S 89°42'59" W
12.72'
12.72'
16.68'
N 89°42'59" E 238.50'
N 89°41'12" E 71.00'
36.00'
N 00°17'01" W 71.00'
NON-EASEMENT AREA
7.50'
7.50'
71.00' S 00°02'23" E
S 89°42'59" W 238.50'
N 89°42'59" E 286.21'
6.84'
91.00' S 89°57'36" W
9.70'
679.93'
18.87'
M.U.E.
S 89°42'59" W 276.26'
10'
10'
N 00°02'24" W 178.00'
N 89°57'36" E 91.00'
N 00°18'48" W 200.00'
NON-EASEMENT AREA
200.00' S 00°18'48" E
N 89°42'59" E 133.00'
N 89°41'12" E 91.00'
NON-EASEMENT AREA
91.00' S 00°02'23" E
133.00' S 89°42'59" W
N 00°18'48" W 206.00'
NON-EASEMENT AREA
206.00' S 00°18'48" E
S 00°02'23" E 729.82'
M.U.E.
9.99'
71.00' S 89°41'12" W
36.00'
N 89°41'12" E 71.00'
91.00' S 89°57'36" W
38.97'
38.97'
N 89°57'36" E 91.00'
43.00'
LOT 3
91.00' S 89°41'12" W
S 00°02'23" E 494.61'
N 89°41'12" E 91.00'
43.16'
N 00°02'24" W 122.00'
NON-EASEMENT AREA
122.00' S 00°02'24" E
M.U.E.
N 00°18'48" W 200.00'
NON-EASEMENT AREA
200.00' S 00°18'48" E
10.00'
71.00' S 89°41'12" W
36.00'
N 89°41'12" E 71.00'
91.00' S 89°57'36" W
S 89°57'36" W 94.84'
10.71'
16.84'
N 89°41'12" E 132.00'
N 00°18'48" W 206.00'
NON-EASEMENT AREA
206.00' S 00°18'48" E
91.00' S 00°02'23" E
NON-EASEMENT AREA
149.71'
S 00°18'48" E
132.00' S 89°41'12" W
16.84'
91.00' S 89°41'12" W
48.38'
N 89°41'12" E 278.62'
10'
M.U.E.
M.U.E.
S 89°41'12" W
35.96'
N 89°41'12" E 799.33'
48.99'
N 89°41'12" E 200.00'
N 89°41'12" E 124.00'
7.00'
103.37'
71.00'
S 00°18'48" E
N 00°18'48" W
NON-EASEMENT AREA
71.00' S 00°18'48" E
N 00°18'48" W 71.00'
NON-EASEMENT AREA
71.00' S 00°18'48" E
71.00'
36.00'
S 89°41'12" W
200.00' S 89°41'12" W
11.07'
124.00' S 89°41'12" W
20.38'
20.80'
29.86'
29.94'
496.59' S 89°45'31" W

LOT 1

LOT 239
CAMBRIA UNIT 8
PER DOC. 2001R0038428

MATCH LINE-SEE SHEET 4

MATCH LINE SEE SHEET 5

PREPARED BY:

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www.cemcon.com

DISC NO.: 848008 FILE NAME: SUBPLAT-1
DRAWN BY: AJB FLD. BK. / PG. NO.: D98\39-42, 46-50
COMPLETION DATE: 10-18-21 JOB NO.: 848.008
REVISED 01-03-21\AJB PER VILLAGE COMMENTS DATED 11-04-21 AND 11-08-21

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OWNER'S CERTIFICATE

STATE OF OHIO)
SS.
COUNTY OF ___)

THIS IS TO CERTIFY THAT REDWOOD USA, LLC, AN OHIO LIMITED LIABILITY COMPANY, IS THE OWNER OF PARCEL OF LAND DESCRIBED ON THE PLAT HEREON AND SHOWN HEREON AS SUBDIVIDED, THAT THEY HAVE CAUSED SAID LAND TO BE SURVEYED, SUBDIVIDED AND STAKED AND PLATTED AS SHOWN HEREON, FOR THE PURPOSE OF HAVING THIS PLAT RECORDED BY LAW; AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR PART THEREOF, OR THAT IF SUCH WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS, OR DRAINS WHIC THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIUCCD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION, IN WITNESS WHERE WE HAVE HEREUNDER SET OUR HANDS OF.

THIS IS TO ALSO CERTIFY THAT REDWOOD USA, LLC, AS OWNER OF THE PROPERTY DESCRIBED AS REDWOOD OF CRYSTAL LAKE, PHASE 1 AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, WE HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

LOT NUMBER	SCHOOL DISTRICT
1	GRADE AND MIDDLE SCHOOL DISTRICT #47 HIGH SCHOOL DISTRICT NO. 155

DATED THIS _____ DAY OF _____, A.D., 20_____.

BY: REDWOOD USA, LLC
7007 E. PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131

NAME: _____

TITLE: _____

NOTARY'S CERTIFICATE

STATE OF OHIO)
SS.
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, THE_____

OF REDWOOD USA, LLC , WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, A.D., 20___.

_____
NOTARY PUBLIC

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF MCHENRY)

APPROVED BY THE CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, ILLINOIS

THIS _____ DAY OF _____, 20___.

_____
MAYOR

_____
ATTEST: CITY CLERK

CRYSTAL LAKE PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF MCHENRY)

I, _____, AS CHAIRMAN OF THE CRYSTAL LAKE PLANNING AND ZONING COMMISSION, DO HEREBY CERTIFY THAT

ON THIS _____ DAY OF _____, A.D., 20_____, THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE.

_____
CHAIRMAN

_____
PLEASE TYPE/PRINT NAME

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF MCHENRY)

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORD IN THE RECORDER'S OFFICE OF MCHENRY COUNTY, ILLINOIS,

ON THE _____ DAY OF _____, A.D., 20___ AT _____ O'CLOCK ___.M. AND RECORDED IN MAP BOOK _____ PAGE _____, AS DOCUMENT NO._____

BY: _____
MCHENRY COUNTY RECORDER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF MCHENRY)

I, _____, AS COUNTY CLERK OF MCHENRY COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID OR FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND DEPICTED HEREON.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ , A.D., 20___.

_____
COUNTY CLERK OF MCHENRY COUNTY, ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
LOT 2 IN SPRINGS AT THREE OAKS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 10 AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 2, 2020 AS DOCUMENT NO. 2020R0040758, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE DRAINAGE AND DETENTION EASEMENT FOR THE BENEFIT OF PARCEL 1 PURSUANT TO DRAINAGE AND DETENTION EASEMENT AGREEMENT DATED OCTOBER 24, 2005 AND RECORDED NOVEMBER 15, 2005 AS DOCUMENT 2005R0097161, AND THE GRANT OF EASEMENT RECORDED FEBRUARY 2, 2007 AS DOCUMENT 2007R0008218 BY AND BETWEEN LUTTER CENTER, LLC AND WAL-MART REAL ESTATE BUSINESS TRUST.

I FURTHER CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AND THAT CONCRETE MONUMENTS AT OPPOSING SUBDIVISION CORNERS AND 5/8" IRON BARS AT ALL LOT CORNERS AND POINT OF CHANGE IN ALIGNMENT WILL BE SET AS REQUIRED BY THE PLAT ACT (ILLINOIS REVISED STATUTES 2005, 765ILCS 205/1)

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP COMMUNITY PANEL 17111C0334J DATED NOVEMBER 16, 2006.

I FURTHER CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF CRYSTAL LAKE, ILLINOIS.

GIVEN UNDER MY HAND AND SEAL

THIS _____ DAY OF _____, A.D., 20_____.

_____
JEFFREY R. PANKOW
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, A.D., 2022
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRES ON APRIL 30, 2023

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD FOR DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

_____
OWNER OR ATTORNEY

_____
PLEASE TYPE/PRINT NAME

_____
ENGINEER

_____
PLEASE TYPE/PRINT NAME

MUNICIPAL UTILITY EASEMENT (M.U.E.)

NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH DOMESTIC WATER, SANITARY SEWER AND STORMWATER DRAINAGE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CRYSTAL LAKE, ILLINOIS, THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN, RELOCATE, RENEW AND REMOVE FACILITIES USED IN CONNECTION WITH SEWER AND WATER MAINS, IN, UNDER, ACROSS, ALONG, AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT WITHIN THE AREAS MARKED AS "MUNICIPAL UTILITY EASEMENT" (MUE) AND THOSE PARTS DESIGNATED ON THE PLAT AS DEDICATED FOR PUBLIC STREET, TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES, AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES, EACH INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE MUNICIPAL UTILITY EASEMENT (MUE) SHALL CONCLUSIVELY BE DEEMED TO HAVE COVENANTED AND AGREED, JOINTLY AND SEVERALLY, TO:

1. THE SURFACE OF THE MUE MAY BE GRASS, SOD, OR PAVEMENT TO ALLOW FOR DRIVEWAYS OR PARKING. MINOR LANDSCAPING AS SHOWN ON THE APPROVED LANDSCAPE PLAN MAY BE PERMITTED.

II, CARE FOR AND MAINTAIN THE SURFACE OF THAT PORTION OF THE MUE WHICH IS LOCATED ON SUCH PARTY'S PROPERTY SO THAT IT IS IN GOOD CONDITION FOR ITS INTENDED PURPOSE AS A MUE WHICH MAINTENANCE MAY INCLUDE, BUT SHALL NOT BE LIMITED TO, THE REGULAR SEEDING, WATERING AND MOWING OF ALL LAWNS OR PAVEMENT RESTORATION.

NO TITLEHOLDER OF ANY PART OR PORTION OF THE MUE (OR ANY PARTY ACTING ON BEHALF OF THE TITLEHOLDER) SHALL:

III. INSTALL, CONSTRUCT, ERECT, PLACE OR PLANT ANY BUILDING, STRUCTURES, IMPROVEMENTS OR VEGETATION (OTHER THAN GRASS OR CITY APPROVED PLANTINGS) UPON THE MUE, INCLUDING, BUT NOT LIMITED TO FENCES, WALLS, PATIOS, SHEDS, POSTS, TREES, PLANTS OR SHRUBBERY, EXCEPT AS SHOWN ON THE APPROVED LANDSCAPE PLAN OR APPROVED ENGINEERING PLANS FOR THE SITE, OR

IV. ALTER, MODIFY OR CHANGE IN ANY WAY THE TOPOGRAPHY OR ELEVATIONS OF THE MUE.

THE CITY SHALL MAINTAIN THE SEWER AND WATER MAINS LOCATED WITHIN THE MUE UP TO AND INCLUDING THE SHUT OFF VALVES, THE MANHOLES, FIRE HYDRANTS AND THE SANITARY SEWER MAIN, BUT NOT INCLUDING THE SERVICE CONNECTIONS AND LATERALS (REFERRED TO AS THE "SYSTEM"), THE CITY'S DUTIES WILL INCLUDE ALL NECESSARY WORK UP TO AND INCLUDING THE BACKFILL STAGE IN THE EVENT OF REPAIR AND REPLACEMENT WORK ON THE SYSTEM.

EACH INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE MUE WILL BE RESPONSIBLE FOR PROMPT, QUALITY RESTORATION OF ALL SURFACE AND ABOVE-GRADE IMPROVEMENTS MEETING OR EXCEEDING THE ORIGINAL CONSTRUCTION REQUIREMENTS OF ALL AREAS IN THE MUE THAT WERE DAMAGED BY THE CITY IN THE PROCESS OF REPAIRING, REPLACING OR CONSTRUCTING THE SYSTEM. THE CITY AGREES TO EXERCISE REASONABLE CARE IN REPAIRS MADE SO AS NOT TO CAUSE UNNECESSARY DAMAGES.

PUBLIC UTILITY EASEMENT (P.U.E.)

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH UTILITY SERVICES IS HEREBY RESERVED FOR AND GRANTED TO: COMMONWEALTH EDISON, COMCAST CABLE, NICOR GAS AND AT&T TELEPHONE, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, HEREIN AFTER REFERRED TO AS "UTILITY COMPANIES". UTILITY COMPANIES SHALL HAVE THE RIGHT TO INSTALL, OPERATE, MAINTAIN, AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UTILITY SERVICES, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AS A PUBLIC UTILITY EASEMENT (PUE) AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT. UTILITY COMPANIES SHALL HAVE THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED IN A PUE WITHOUT THE PRIOR WRITTEN CONSENT OF THE RESPECTIVE UTILITY COMPANY. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

ONLY PERPENDICULAR CROSSINGS OF THE MUNICIPAL UTILITY EASEMENT ARE PERMITTED BY THE UTILITY COMPANIES.

STORMWATER MANAGEMENT EASEMENT (SME):

EACH INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE STORMWATER MANAGEMENT EASEMENT (SME) SHALL CONCLUSIVELY BE DEEMED TO HAVE COVENANTED AND AGREED, JOINTLY AND SEVERALLY, TO:

i. CARE FOR AND MAINTAIN THE SURFACE OF THAT PORTION OF THE SME WHICH IS LOCATED ON SUCH PARTY'S PROPERTY AS A WELL LANDSCAPED, HIGH-QUALITY PARCEL (WHICH MAINTENANCE SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, THE REGULAR SEEDING, WATERING, AND MOWING OF ALL LAWNS), AND

ii. KEEP ALL SURFACE OPENINGS OF THE DRAINAGE PIPES UNDERLYING THE SME FREE OF ALL GRASS CLIPPINGS, LEAVES, OR OTHER RELATED OR FOREIGN MATERIALS.

NO INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE SME SHALL:

i. INSTALL, CONSTRUCT, ERECT, PLACE OR PLANT ANY BUILDING, STRUCTURES, IMPROVEMENTS OR VEGETATION (OTHER THAN GRASS OR CITY APPROVED PLANTINGS) UPON THE SME INCLUDING, BUT NOT LIMITED TO, FENCES, WALLS, PATIOS, SHEDS, POSTS, TREES, PLANTS OR SHRUBBERY, EXCEPT AS SHOWN ON THE APPROVED LANDSCAPE PLAN, OR

ii. ALTER, MODIFY, OR CHANGE IN ANY WAY THE TOPOGRAPHY OR ELEVATIONS OF THE SME, OR

iii. OBSTRUCT, ALTER, OR MODIFY THE ESTABLISHED DRAINAGE PATTERN FROM OR OVER THE SME.

MAINTENANCE OF THE STORM SEWERS AND STORM STRUCTURES WITHIN THE SME SHALL BE THE SOLE RESPONSIBILITY OF EACH INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE PURSUANT TO THE REQUIREMENTS CONTAINED HEREIN.

IF THE CITY DETERMINES THAT THE INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE IS IN DEFAULT OF SAID MAINTENANCE OBLIGATIONS AND UPON FIVE (5) DAYS NOTICE TO THE INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE SERVED BY CERTIFIED MAIL, THE CITY AND ITS SUCCESSORS AND ASSIGNS SHALL BE GRANTED AN EASEMENT OVER THE AREA DESCRIBED ON THIS DEED RESTRICTION FOR THE RIGHT, PRIVILEGE AND AUTHORITY, WITHOUT OBLIGATION, TO PERFORM SAID MAINTENANCE AND REPAIRS. THE CITY MAY ENTER UPON THE EASEMENT FOR THE PURPOSE OF EMERGENCY REPAIRS.

THE CHARGE OF THE EMERGENCY REPAIRS AND/OR MAINTENANCE IS THE RESPONSIBILITY OF THE INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE. THE CITY MAY, AT ITS SOLE ELECTION, RECORD NOTICE OF LIEN WITH THE RECORDER OF DEEDS FOR MCHENRY COUNTY AS DESCRIBED ABOVE AGAINST THE SUBJECT REAL PROPERTY. SAID LIEN SHALL INCLUDE THE APPLICABLE EXPENSE TO THE INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE PLUS ATTORNEY'S FEES AND COURT COSTS. UPON PAYMENT OF SAID LIEN, THE CITY SHALL ISSUE THE APPROPRIATE RELEASE OF LIEN TO THE INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE. IT SHALL NOT BE THE OBLIGATION OF THE CITY TO RECORD THE RELEASE OF THE LIEN BUT SHALL BE THE OBLIGATION OF THE PARTY PROCURING THE RELEASE.

PREPARED BY:
CEMCON, Ltd.
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60502-9675 PH: 630.862.2100 FAX: 630.862.2199
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REVISED 01-03-21\AJB PER VILLAGE COMMENTS DATED 11-04-21 AND 11-08-21

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FINAL SITE DEVELOPMENT PLANS
FOR

REDWOOD CRYSTAL LAKE CENTRAL PARK DRIVE

CRYSTAL LAKE, ILLINOIS

WATERMAIN-SANITARY SEWER-STREET-STREET LIGHTING AND DRAINAGE IMPROVEMENTS

LEGEND

EXISTING	PROPOSED	DESCRIPTION
◎	◉	MANHOLE
○	●	CATCH BASIN
□	■	INLET
	⬢	CLEANOUT
	▭	SLOPE INLET BOX
—(	—(	HEADWALL
—◁	—◀	END SECTION
—((	—((	STORM SEWER
—(—(—	—(—(—	SANITARY SEWER
— —	— —	WATERMAIN
⊗	◔	VALVE & BOX
◎	◉	WATER VALVE IN VAULT
♉	♉	FIRE HYDRANT
(ELEV)	ELEV	CONTOURS ELEVATIONS
☼	✦	STREET LIGHT
	▨	WATERMAIN PROTECTION
	▣	SILT FENCE INLET PROTECTOR
	◠	TEMPORARY STRAW BALE DITCH CHECK
		SILT FENCE DITCH CHECK
	▩	RIP-RAP
	➡	OVERFLOW ROUTE

N



LOCATION MAP

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⚠ 05	OVERALL SANITARY SEWER AND WATERMAIN PLAN
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BENCHMARK/CONTROL POINTS

ELEVATION REFERENCE MARK:
FOUND CUT '+' IN TOP OF THE CONCRETE CURB ON THE SOUTH RIGHT OF WAY LINE OF CENTRAL PARK DRIVE APPROXIMATELY 119 FEET EAST OF THE NORTHEASTENMOST ENTRANCE TO WALMART.
ELEVATION: 888.62 NAVD 88

CONTROL POINTS:

CP #100: FOUND CROSS IN TOP OF CURB IN FRONT OF THE FIRE HYDRANT LOCATED ON THE NORTH SIDE CENTRAL PARK DRIVE ON THE WEST SIDE OF SUBJECT SITE APPROXIMATELY 235' SOUTH OF THE NORTHERLY LINE THEREOF.
NORTHING: 2021191.02
EASTING: 998230.77
ELEVATION: 887.02 NAVD 88

CP #105: SET '+' IN THE NORTHEAST CORNER OF THE CONCRETE TRANSFORMER PAD LOCATED IN REAR THE SOUTHEAST CORNER OF THE PROPERTY LOCATED AT 7765 EAST MONTICELLO WAY.
NORTHING: 2021455.43
EASTING: 999351.94
ELEVATION: 890.70 NAVD 88

NOTES

BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY CEMCON, LTD. ON MARCH 9, 2021.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. 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 HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PROFESSIONAL ENGINEER'S CERTIFICATION

STATE OF ILLINOIS)
SS.
COUNTY OF DU PAGE)

I, KEVIN T. SERAFIN , A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS TECHNICAL SUBMISSION WAS PREPARED ON BEHALF OF REDWOOD USA, LLC, BY CEMCON, LTD. 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 11TH DAY OF FEBRUARY, A.D., 2022.

KEVIN T. SERAFIN 062-052118 LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 062–052118
⚠ MY LICENSE EXPIRES ON NOVEMBER 30, 2023

PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184–002937
EXPIRES APRIL 30, 2023

NOTE : UNLESS THIS DOCUMENT BEARS THE ORIGINAL SIGNATURE AND IMPRESSED SEAL OF THE DESIGN PROFESSIONAL ENGINEER, IT IS NOT A VALID TECHNICAL SUBMISSION.

FOR UNDERGROUND UTILITY LOCATIONS, CALL
J.U.L.I.E.
TOLL FREE
TEL. 1-800-892-0123 or 811

DATE: _____

RELEASED FOR PLAN REVIEW AND PERMIT PROCESSING ONLY.

IF USED FOR BIDDING PURPOSES, THOSE PARTIES CONCERNED SHALL BE ADVISED THAT REVISIONS MAY BE REQUIRED PRIOR TO PLAN APPROVAL.

NOT ISSUED FOR CONSTRUCTION UNTIL APPROVED BY THE CITY OF CRYSTAL LAKE AND PERMITTED AS REQUIRED.

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PREPARED FOR:
REDWOOD USA, LLC
7007 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131
(216) 254–8425

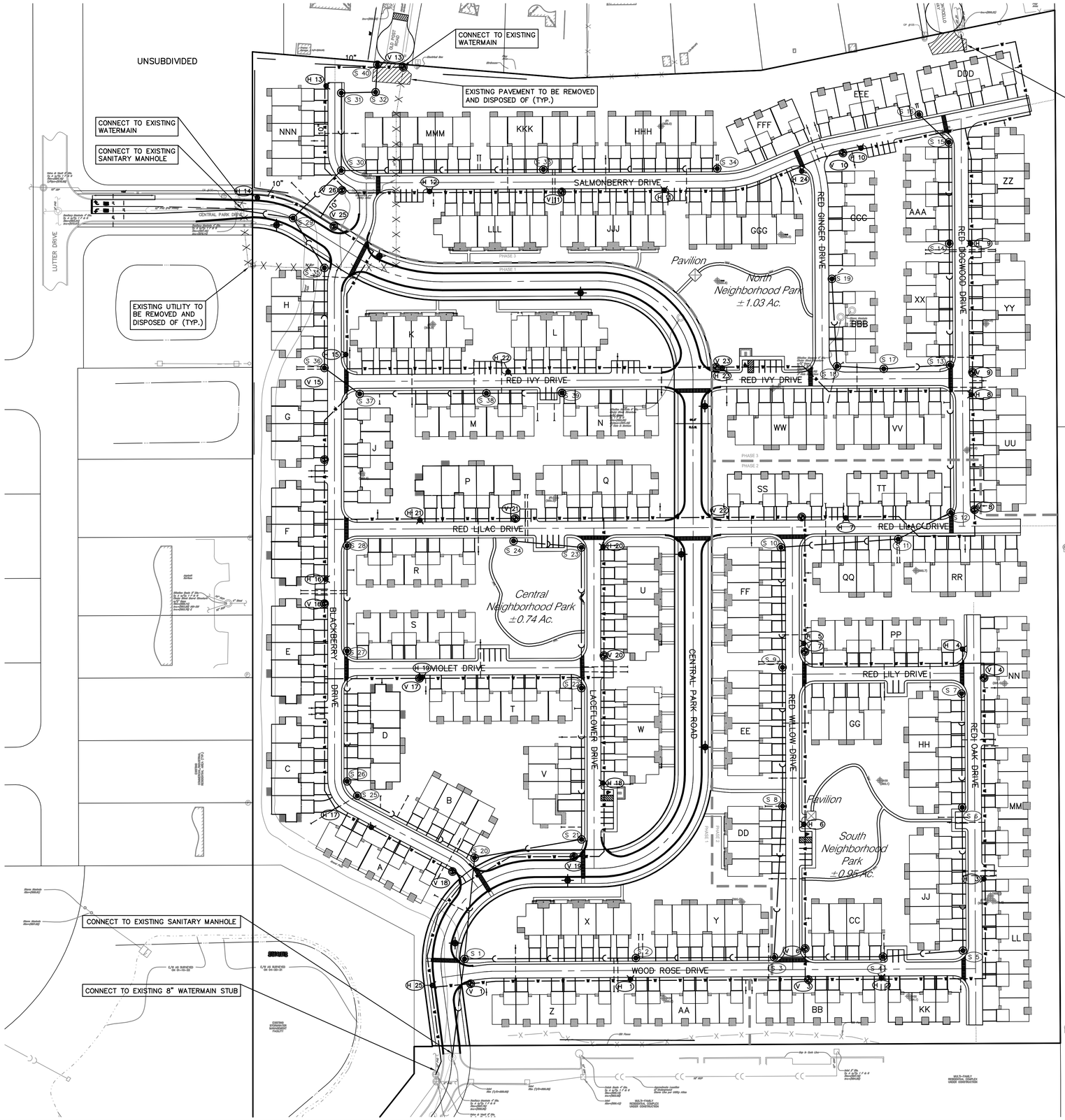
PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502–9675
Ph: 630.862.2100 Fax: 630.862.2199
E–Mail: info@cemcon.com Website: www.cemcon.com

REVISIONS

NO.	DATE	SHEETS	NO.	DATE	SHEETS
⚠ 1	01–07–22/DDD	1–37, 39, ER1–ER5			

JOB NO. 848.008
COMPLETION DATE :
12–13–21
SHEET 1 OF 42

REDWOOD CRYSTAL LAKE CENTRAL PARK DRIVE – FINAL ENGINEERING – 848.008 – AS SUBMITTED: 12–13–21/DDD



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER
		SANITARY MANHOLE
		WATERMAIN
		WATER VALVE IN VAULT
		FIRE HYDRANT
	(S No.)	NUMBERING SYSTEM USED ON PLANS FOR SANITARY MANHOLE IDENTIFICATION
	(H No.)	NUMBERING SYSTEM USED ON PLANS FOR FIRE HYDRANT IDENTIFICATION
	(V No.)	NUMBERING SYSTEM USED ON PLANS FOR VALVE VAULT IDENTIFICATION
	(L No.)	NUMBERING SYSTEM USED ON PLANS FOR LIGHT POLE IDENTIFICATION
		100 WATT H.P.S. (CLEAR) LUMIN. STD. 14.5' MOUNTING HEIGHT
X X X		UTILITY TO BE REMOVED

⚠ NOTE:
- ALL SANITARY SEWER SHALL BE 8 INCH DIA. UNLESS OTHERWISE NOTED.
- ALL WATERMAIN SHALL BE 8 INCH DIA. UNLESS OTHERWISE NOTED.
- EXISTING WATERMAIN FROM NORTHWEST OF THE SITE FROM CENTRAL PARK DRIVE TO OLD POST ROAD CAN'T BE REMOVED AND DISCONNECTED UNTIL PROPOSED WATERMAIN FROM CENTRAL PARK DRIVE TO E. MONTICELLO WAY IS INSTALLED AND OPERATIONAL.
- FOR NEW CONNECTIONS AT EXISTING WATER MAIN VALVES, EXISTING WATER MAIN VALVES MUST BE PRESSURE TESTED. IF EXISTING VALVE FAILS PRESSURE TEST, INSTALLATION OF A NEW WATER MAIN VALVE IS REQUIRED. A LINE STOP WILL BE REQUIRED IF EXISTING VALVE MUST BE REPLACED.

NO.	DATE	DESCRIPTION
⚠ 1	01-07-22/DDD	REVISED PER CITY REVIEW DATED 11/03/21

REVISIONS

PREPARED FOR:

REDWOOD USA, LLC
7007 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131
(216) 254-8425

PREPARED BY:
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Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
Ph: 630.862.2100 Fax: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

OVERALL SANITARY SEWER WATERMAIN AND STREET LIGHTING PLAN

REDWOOD CRYSTAL LAKE CENTRAL PARK DRIVE

JOB NO.: 848.008	DATE: 12-13-21
DSGN. BY: KTS	DRN. BY: JNL/DDD
FILE NAME: OVERUTIL	FLD. BK./PG.:
DIR: 848008	SCALE: 1" = 80'

SHEET NO. 05 of 42

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LEGEND

EXISTING	PROPOSED	DESCRIPTION
◎	◉	MANHOLE
○	●	CATCH BASIN
□	■	INLET
	⬢	CLEANOUT
	▭	SLOPE BOX
⊲	◀	END SECTION
⊲C	C	STORM SEWER
	(No.)	NUMBERING SYSTEM USED ON PLANS FOR DRAINAGE STRUCTURE IDENTIFICATION
	(CNo.)	NUMBERING SYSTEM USED ON PLANS FOR CLEANOUT STRUCTURE IDENTIFICATION
	→→	EGRESS COMMON PATH

NO.	DATE	DESCRIPTION
		REVISIONS

PREPARED FOR:

REDWOOD USA, LLC
7007 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131
(216) 254-8425

PREPARED BY:

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OVERALL STORM SEWER PLAN

REDWOOD CRYSTAL LAKE CENTRAL PARK DRIVE

JOB NO.: 848.008	DATE: 12-13-21
DSGN. BY: KTS	DRN. BY: JNL/DDD
FILE NAME: OVERUTIL	FLD. BK./PG.:
DIR: 848008	SCALE: 1" = 80'

SHEET NO.
06 of 42

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STA. 29+94.8, 30.8' RT.
STM. MH. NO. 39 4'ø
TY. A w/TY. 8 GR.
RIM = 883.6
INV. = 879.10
(100YR HGL= 881.26)

STA. 29+96.0, 0.0' LT.
STM. MH. NO. 38 5'ø
TY. A w/TY. 1 FR. & O.L.
RIM = 883.6
INV. = 878.70
(100YR HGL= 880.92)

STA. 30+23.8, 27.3' LT.
STM. MH. NO. 41 5'ø
TY. A w/TY. 8 GR.
RIM = 883.6
INV. = 878.36 NW
877.61 E,S
(100YR HGL= 880.70)

83 L.F.–24" R.C.P.
TY. 1 @ 1.08%

31 L.F.–24" R.C.P.
TY. 1 @ 1.29%
(w/ C-443 JOINTS)

37 L.F.–27" R.C.P.
TY. 1 @ 0.92%

10' WIDE BUTT JOINT
SEE DETAIL ON SHEET 4

103 L.F.–36" R.C.P.
TY. 1 @ 0.38%

117 L.F.–36" R.C.P.
TY. 2 @ 0.35%

STM. MH. NO. 42 5'ø
TY. A w/TY. 8 GR.
RIM = 884.2
INV. = 878.00
(100YR HGL= 881.10)

STM. MH. NO. 43 5'ø
TY. A w/TY. 8 GR.
RIM = 884.4
INV. = 878.41
(100YR HGL= 881.55)

RETAINING WALL WILL REQUIRE FENCING. REFER TO LANDSCAPE PLAN.

STM. MH. NO. 40 5'ø
TY. A w/TY. 8 GR.
RIM = 883.6
INV. = 880.00
(100YR HGL= 882.16)

UNSUBDIVIDED

95 L.F.–36" R.C.P.
TY. 2 @ 0.59%

STA. 31+23.2, 21.9' LT.
STM. MH. NO. 37 6'ø
TY. A w/TY. 1 FR. & C.L.
RIM = 883.6
INV. = 877.05 N
871.00 SE
(100YR HGL= 878.87)

49 L.F.–48" R.C.P.
TY. 2 @ 0.16%

STA. 31+85.1, 0.0' RT.
STM. MH. NO. 17 6'ø
TY. A w/TY. 1 FR. & O.L.
RIM = 884.2
INV. = 870.92 NW,S
880.20 E
(100YR HGL= 878.77)

77 L.F.–48" R.C.P.
TY. 2 @ 0.16%

INLET NO. 16 2'ø
TY. A w/TY. 8 GR.
RIM = 883.6
INV. = 880.10
(100YR HGL= 880.57)

97 L.F.–12" R.C.P.
TY. 1 @ 0.51%

INLET NO. 15 3'ø
TY. A w/TY. 8 GR.
RIM = 883.6
INV. = 879.61
(100YR HGL= 880.36)

84 L.F.–12" R.C.P.
TY. 2 @ 0.50%

STA. 21+86.5, 0.0' RT.
STM. MH. NO. 13 6'ø
TY. A w/TY. 1 FR. & O.L.
RIM = 884.6
INV. = 879.19 NW
870.80 N,SW
879.58 E
(100YR HGL= 878.44)

STM. MH. NO. 181 6'ø
TY. A w/TY. 8 GR.
RIM = 883.6
INV. = 870.47 SW,NE
877.68 E
(100YR HGL= 877.97)

54 L.F.–48" R.C.P.
TY. 2 @ 0.23%

STM. MH. NO. 180 6'ø
TY. A w/TY. 8 GR.
RIM = 883.6
INV. = 870.35
(100YR HGL= 877.76)

130 L.F.–48" R.C.P.
TY. 2 @ 0.25%
(w/ C-443 JOINTS)

71 L.F.–48" R.C.P.
TY. 2 @ 0.24%

STM. MH. NO. 179 6'ø
TY. A w/TY. 8 GR.
RIM = 883.3
INV. = 870.17
(100YR HGL= 877.45)

66 L.F.–48" R.C.P.
TY. 2 @ 0.33%

88 L.F.–48" R.C.P.
TY. 2 @ 1.50%

STA. 20+98.4, 0.00' RT.
CATCH BASIN NO. 11 4'ø
TY. A w/TY. 1 FR. & O.L.
RIM = 884.0
INV. = 879.64
(100YR HGL= 879.70)

77 L.F.–12" R.C.P.
TY. 2 @ 1.17%
(w/ C-443 JOINTS)

INLET NO. 12 2'ø
TY. A w/TY. 8 GR.
RIM = 883.4
INV. = 879.90
(100YR HGL= 880.69)

52 L.F.–12" R.C.P.
TY. 1 @ 1.00%

INLET NO. 14 2'ø
TY. A w/TY. 8 GR.
RIM = 883.6
INV. = 880.10
(100YR HGL= 880.89)

INLET NO. 48 3'ø
TY. A w/TY. 8 GR.
RIM = 885.4
INV. = 882.08
(100YR HGL= 882.77)

64 L.F.–12" R.C.P.
TY. 1 @ 0.50%

INLET NO. 49 2'ø
TY. A w/TY. 8 GR.
RIM = 885.9
INV. = 882.40
(100YR HGL= 882.94)

170 L.F.–30" R.C.P.
TY. 2 @ 0.37%

STA. 33+11.0, 0.0' RT.
STM. MH. NO. 18 5'ø
TY. A w/TY. 1 FR. & O.L.
RIM = 885.6
INV. = 880.65
(100YR HGL= 882.88)

126 L.F.–30" R.C.P.
TY. 1 @ 0.36%

NNN
MMM
KKK
LLL

F.F.=885.41 F.F.=886.08 F.F.=886.08 F.F.=886.75 F.F.=886.75 F.F.=886.75
F.F.=887.57 F.F.=888.24 F.F.=888.24
F.F.=885.65 F.F.=885.65 F.F.=885.65
F.F.=886.10 F.F.=886.10
F.F.=885.56 F.F.=885.56 F.F.=886.25 F.F.=886.25 F.F.=886.90 F.F.=886.90
F.F.=886.97 F.F.=886.97 F.F.=887.64 F.F.=887.64 F.F.=888.31 F.F.=888.31
F.F.=888.70 F.F.=888.70

SALMONBERRY DRIVE
CENTRAL PARK DRIVE
CENTRAL PARK ROAD
BLACKBERRY DRIVE
LUTTER DRIVE
OLD POST ROAD

Valve & Vault 5' Dia.
Ty. A w/Ty. 1 F & G
Rim=(884.18)
T/Pipe=(878.88)
12" DIP
6" PVC
Sanitary Manhole 4' Dia.
Ty. A w/Ty. 1 F & G
Rim=(883.24)
Inv.=(873.97)
12" PVC (Per Atlas)
Sanitary Manhole 4' Dia.
Ty. A w/Ty. 1 F & G
Rim=(887.48)
Inv.=(878.14)
Electrical Box
Playhouse
Play Area
Inv.=(892.22)

DRAINAGE & GRADING NOTES

1. ELEVATIONS SHOWN FOR ALL CURB INLETS, CATCH BASINS, AND MANHOLES ARE TOP OF CURB.
2. ALL CURBS SHALL BE BACKFILLED TO WITHIN 6 INCHES OF THE TOP OF CURB.
3. ALL BACK YARD SWALES SHALL BE CUT OR FILLED 6 INCHES BELOW FINISHED GRADE.
4. EXISTING DRAINAGE TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE PRESERVED OR REPAIRED IN ACCORDANCE WITH SPECIFICATION (SEE SHEET 2).
5. F.F – INDICATES PROPOSED FINISHED FLOOR ELEVATIONS AND THE LOWEST OPENING IN A CONVENTIONAL FOUNDATION WHERE SURFACE RUNOFF CAN ENTER THE FOUNDATION.
6. THE FINISHED TOPSOIL ELEVATION AT THE FOUNDATION SHOULD GENERALLY BE 0.5 FEET BELOW THE FINISHED FLOOR ELEVATION UNLESS INDICATED OTHERWISE.
7. G/F – INDICATES THE PROPOSED GARAGE FLOOR ELEVATION. THE PLACEMENT OF THE GARAGE / DRIVEWAY IS CRITICAL WHEN AND WHERE SHOWN ON THIS PLAN. GARAGE FLOOR INDICATED IS AT THE INTERSECTION OF DRIVEWAY & RAIN LIP.
8. – ACCENTED SIDES OF PROPOSED HOUSE FOUNDATIONS ARE INTENDED TO INDICATE THE APPROXIMATE LOCATION WHERE SPECIAL CONSTRUCTION MEASURES MUST BE EMPLOYED IN ORDER TO MINIMIZE SIDE YARD, REAR YARD AND / OR FRONT YARD GRADIENTS (E.G. DROPPED SIDING, STEPPED FOUNDATION, RETAINING WALL, ETC.) –SEE NOTES ABOVE FOR FURTHER DETAILS.
9. LOT DIMENSIONS SHOWN ON THIS PLAN MAY NOT NECESSARILY CORRESPOND TO THE PLATTED DIMENSIONS. REFER TO THE FINAL RECORDED PLAT OF SUBDIVISION.
10. – WATERMAIN PROTECTION (SEE SHEET 38 FOR DETAILS.)
11. – INDICATES THE LOCATION AND DIRECTION OF AN OVERLAND FLOOD ROUTE THAT MUST BE RESPECTED IN ALL FINAL GRADING OPERATIONS.
12. – INDICATES 100 YEAR STORM FLOWS CONTAINED IN STORM SEWER..
13. – DENOTES AREA WHERE GRANULAR TRENCH BACKFILL IS REQUIRED.
14. (ELEV.) – INDICATES EXISTING ELEVATION.
15. – DENOTES EXISTING UTILITY TO BE REMOVED.
16. ALL REAR YARD STORM SEWERS ARE TO BE OFFSET 5 FEET FROM LOT LINE UNLESS OTHERWISE NOTED.
17. – INDICATES EDGE OF PAVEMENT
18. – INDICATES BACK OF B-6.12 CURB
19. – INDICATES BACK OF REVERSE PITCH B-6.12 CURB

KEY MAP

NO.	DATE	DESCRIPTION
1	01-07-22/DDD	REVISED PER CITY REVIEW DATED 11/03/21

REVISIONS

PREPARED FOR:
REDWOOD USA, LLC
7007 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131
(216) 254-8425

PREPARED BY:

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DRAINAGE AND GRADING PLAN 01

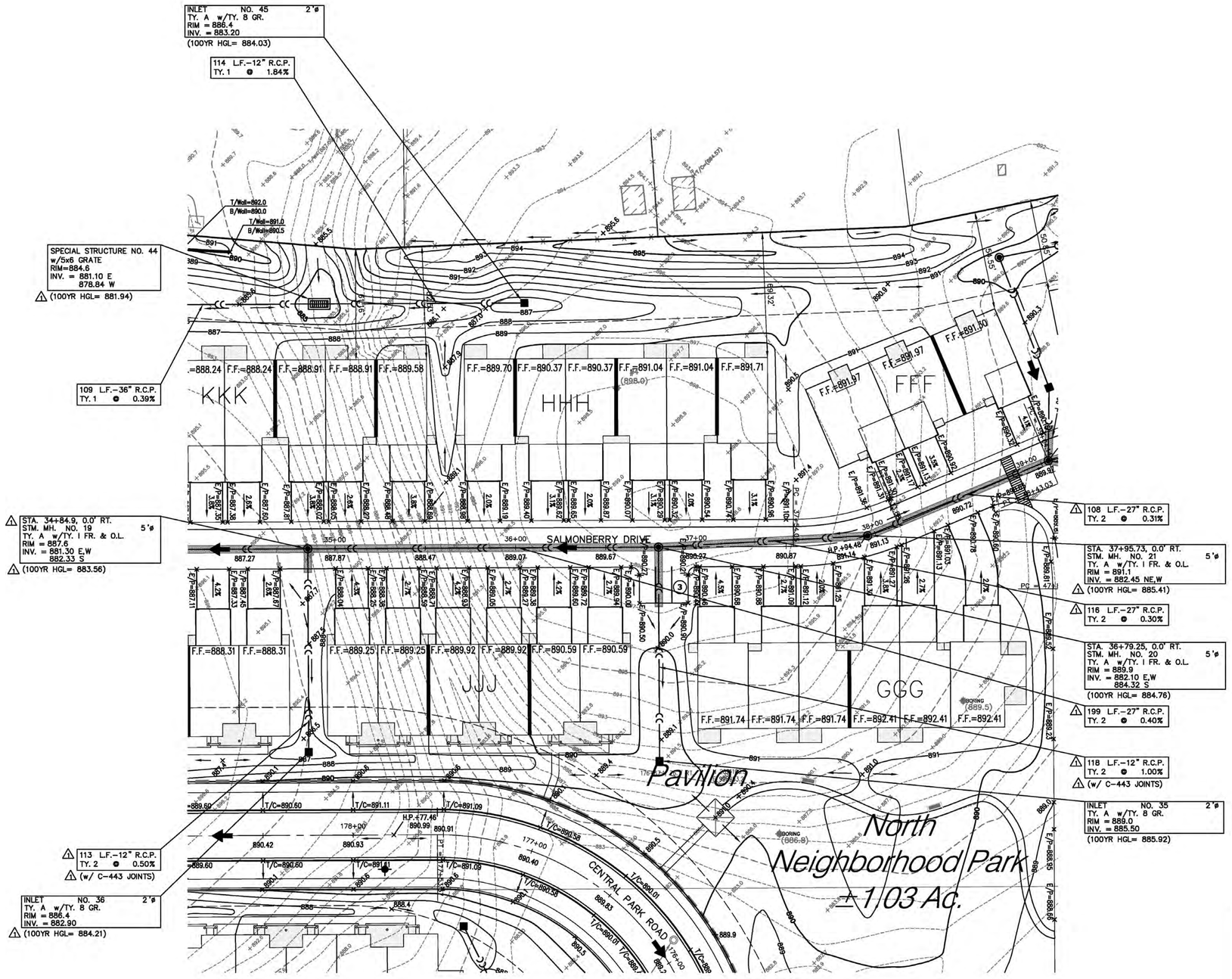
REDWOOD CRYSTAL LAKE CENTRAL PARK DRIVE

JOB NO.: 848.008	DATE: 12-13-21
DSGN. BY: KTS	DRN. BY: JNL/DDD
FILE NAME: OVERGRADE	FLD. BK./PG.: ---
DIR: 848008	SCALE: 1" = 30'

SHEET NO.
07 of 42

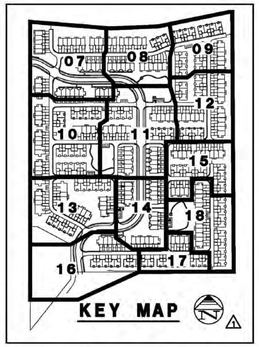
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DRAINAGE & GRADING NOTES

1. ELEVATIONS SHOWN FOR ALL CURB INLETS, CATCH BASINS, AND MANHOLES ARE TOP OF CURB.
2. ALL CURBS SHALL BE BACKFILLED TO WITHIN 6 INCHES OF THE TOP OF CURB.
3. ALL BACK YARD SWALES SHALL BE CUT OR FILLED 6 INCHES BELOW FINISHED GRADE.
4. EXISTING DRAINAGE TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE PRESERVED OR REPAIRED IN ACCORDANCE WITH SPECIFICATION (SEE SHEET 2).
5. F.F – INDICATES PROPOSED FINISHED FLOOR ELEVATIONS AND THE LOWEST OPENING IN A CONVENTIONAL FOUNDATION WHERE SURFACE RUNOFF CAN ENTER THE FOUNDATION.
6. THE FINISHED TOPSOIL ELEVATION AT THE FOUNDATION SHOULD GENERALLY BE 0.5 FEET BELOW THE FINISHED FLOOR ELEVATION UNLESS INDICATED OTHERWISE.
7. G/F – INDICATES THE PROPOSED GARAGE FLOOR ELEVATION. THE PLACEMENT OF THE GARAGE / DRIVEWAY IS CRITICAL WHEN AND WHERE SHOWN ON THIS PLAN. GARAGE FLOOR INDICATED IS AT THE INTERSECTION OF DRIVEWAY & RAIN LIP.
8. – ACCENTED SIDES OF PROPOSED HOUSE FOUNDATIONS ARE INTENDED TO INDICATE THE APPROXIMATE LOCATION WHERE SPECIAL CONSTRUCTION MEASURES MUST BE EMPLOYED IN ORDER TO MINIMIZE SIDE YARD, REAR YARD AND / OR FRONT YARD GRADIENTS (E.G. DROPPED SIDING, STEPPED FOUNDATION, RETAINING WALL, ETC.) –SEE NOTES ABOVE FOR FURTHER DETAILS.
9. LOT DIMENSIONS SHOWN ON THIS PLAN MAY NOT NECESSARILY CORRESPOND TO THE PLATTED DIMENSIONS. REFER TO THE FINAL RECORDED PLAT OF SUBDIVISION.
10. – WATERMAIN PROTECTION (SEE SHEET 38 FOR DETAILS.)
11. – INDICATES THE LOCATION AND DIRECTION OF AN OVERLAND FLOOD ROUTE THAT MUST BE RESPECTED IN ALL FINAL GRADING OPERATIONS.
12. – INDICATES 100 YEAR STORM FLOWS CONTAINED IN STORM SEWER..
13. – DENOTES AREA WHERE GRANULAR TRENCH BACKFILL IS REQUIRED.
14. (ELEV.) – INDICATES EXISTING ELEVATION.
15. – DENOTES EXISTING UTILITY TO BE REMOVED.
16. ALL REAR YARD STORM SEWERS ARE TO BE OFFSET 5 FEET FROM LOT LINE UNLESS OTHERWISE NOTED.
17. – INDICATES EDGE OF PAVEMENT
18. – INDICATES BACK OF B–6.12 CURB
19. – INDICATES BACK OF REVERSE PITCH B–6.12 CURB



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NO.	DATE	DESCRIPTION
1	01–07–22/DDD	REVISED PER CITY REVIEW DATED 11/03/21

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DRAINAGE AND GRADING PLAN 02

REDWOOD CRYSTAL LAKE CENTRAL PARK DRIVE

JOB NO.: 848.008	DATE: 12–13–21
DSGN. BY: KTS	DRN. BY: JNL/DDD
FILE NAME: OVERGRADE	FLD. BK./PG.: ---
DIR: 848008	SCALE: 1" = 30'

SHEET NO.
08 of 42

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INLET NO. 26 2'ø
TY. A w/TY. 8 GR.
RIM = 889.7
INV. = 886.20
(100YR HGL= 887.23)

85 L.F.-12" R.C.P.
TY. 1 @ 0.51%

INLET NO. 25 2'ø
TY. A w/TY. 8 GR.
RIM = 889.3
INV. = 885.77
(100YR HGL= 887.16)

105 L.F.-12" R.C.P.
TY. 1 @ 0.50%

STM. MH. NO. 24 4'ø
TY. A w/TY. 8 GR.
RIM = 889.3
INV. = 885.24
(100YR HGL= 886.78)

⚠ 77 L.F.-12" R.C.P.
TY. 2 @ 0.51%

INLET NO. 23 3'ø
TY. B w/TY. 8 GR.
RIM = 889.3
INV. = 884.85
(100YR HGL= 886.10)

⚠ 41 L.F.-15" R.C.P.
TY. 2 @ 0.37%

STA. 39+04.1, 0.0' RT.
STM. MH. NO. 22 6'ø
TY. A w/TY. 1 FR. & O.L.
RIM = 889.9
INV. = 884.70 N
882.78 NE,SW
885.66 SE
(100YR HGL= 885.98)

⚠ 64 L.F.-12" R.C.P.
TY. 2 @ 1.00%
⚠ (w/ C-443 JOINTS)

INLET NO. 34 2'ø
TY. A w/TY. 8 GR.
RIM = 889.8
INV. = 886.30
(100YR HGL= 886.55)

⚠ 246 L.F.-27" R.C.P.
TY. 2 @ 0.29%

INLET NO. 63 2'ø
TY. A w/TY. 8 GR.
RIM = 889.2
INV. = 885.70
(100YR HGL= 887.37)

130 L.F.-12" R.C.P.
TY. 1 @ 0.50%

STA. 46+50.0, 0.0' LT.
INLET NO. 70 2'ø
TY. A w/TY. 1 FR. & O.L.
RIM = 888.7
INV. = 885.22
⚠ (100YR HGL= 888.08)

INLET NO. 62 3'ø
TY. B w/TY. 8 GR.
RIM = 887.7
INV. = 885.05
(100YR HGL= 886.99)

⚠ 152 L.F.-12" R.C.P.
TY. 2 @ 1.00%
⚠ (w/ C-443 JOINTS)

STA. 70+11.0, 0.0' LT.
INLET NO. 33 2'ø
TY. A w/TY. 1 FR. & O.L.
RIM = 890.7
INV. = 887.18
(100YR HGL= 887.77)

STA. 41+50.8, 0.0' LT.
CATCH BASIN NO. 27 5'ø
TY. A w/TY. 1 FR. & O.L.
RIM = 889.9
INV. = 883.50 E,SW
885.66 S
⚠ (100YR HGL= 887.00)

⚠ 123 L.F.-24" R.C.P.
TY. 2 @ 0.57%

10' WIDE BUTT JOINT
SEE DETAIL ON SHEET 4

⚠ STM. MH. NO. 30 4'ø
TY. A w/TY. 8 GR.
RIM = 889.0
INV. = 886.00
(100YR HGL= 889.32)

81 L.F.-21" R.C.P.
TY. 1 @ 1.23%

STM. MH. NO. 29 4'ø
TY. A w/TY. 8 GR.
RIM = 889.3
INV. = 885.00
(100YR HGL= 888.65) ⚠

112 L.F.-21" R.C.P.
TY. 2 @ 0.71% ⚠

Siltation Manhole 6' Dia.
Cinder Block Structure
w/¼" Gaps
Ty. 1 F & G
Rim=(889.17)
Bottom=(879.17)
3" Hole in Bottom

STA. 42+73.9, 0.0' LT.
STM. MH. NO. 28 5'ø
TY. A w/TY. 8 GR.
RIM = 889.3
INV. = 884.20 N,W
885.45 S
(100YR HGL= 887.66) ⚠

Siltation Manhole 6' Dia.
Cinder Block Structure
w/¼" Gaps
Ty. 1 F & G
Rim=(889.26)
Bottom=(879.38)
3" Hole in Bottom

Siltation Manhole 6' Dia.
Cinder Block Structure
w/¼" Gaps
Ty. 1 F & G
Rim=(888.72)
Bottom=(878.72)
3" Hole in Bottom

Siltation Manhole 6' Dia.
Cinder Block Structure
w/¼" Gaps
Ty. 1 F & G
Rim=(890.37)
Bottom=(880.37)
3" Hole in Bottom

100 L.F.-12" R.C.P.
TY. 1 @ 0.50%

INLET NO. 31 2'ø
TY. A w/TY. 8 GR.
RIM = 889.2
INV. = 885.95
(100YR HGL= 888.18) ⚠

130 L.F.-12" R.C.P.
TY. 1 @ 0.50%

INLET NO. 32 2'ø
TY. A w/TY. 8 GR.
RIM = 890.1
INV. = 886.60
(100YR HGL= 888.25) ⚠

EXISTING MULTI-FAMI RESIDENTIAL STRUCTURE

Brick Landscape Border

Play Area

Asphalt Surface

SALMONBERRY DRIVE 40+00

RED DOGWOOD DRIVE 70+00

RED GINGER DRIVE 47+00

PC = 47+65.27

F.F.=891.45

F.F.=891.07
F.F.=890.40

F.F.=890.40
F.F.=889.73

F.F.=891.48
F.F.=891.48
F.F.=892.15

F.F.=891.24
F.F.=891.91
F.F.=892.20

DDD
EEE
CCC
AAA
ZZ

DRAINAGE & GRADING NOTES

1. ELEVATIONS SHOWN FOR ALL CURB INLETS, CATCH BASINS, AND MANHOLES ARE TOP OF CURB.
2. ALL CURBS SHALL BE BACKFILLED TO WITHIN 6 INCHES OF THE TOP OF CURB.
3. ALL BACK YARD SWALES SHALL BE CUT OR FILLED 6 INCHES BELOW FINISHED GRADE.
4. EXISTING DRAINAGE TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE PRESERVED OR REPAIRED IN ACCORDANCE WITH SPECIFICATION (SEE SHEET 2).
5. F.F – INDICATES PROPOSED FINISHED FLOOR ELEVATIONS AND THE LOWEST OPENING IN A CONVENTIONAL FOUNDATION WHERE SURFACE RUNOFF CAN ENTER THE FOUNDATION.
6. THE FINISHED TOPSOIL ELEVATION AT THE FOUNDATION SHOULD GENERALLY BE 0.5 FEET BELOW THE FINISHED FLOOR ELEVATION UNLESS INDICATED OTHERWISE.
7. G/F – INDICATES THE PROPOSED GARAGE FLOOR ELEVATION. THE PLACEMENT OF THE GARAGE / DRIVEWAY IS CRITICAL WHEN AND WHERE SHOWN ON THIS PLAN. GARAGE FLOOR INDICATED IS AT THE INTERSECTION OF DRIVEWAY & RAIN LIP.
8. – ACCENTED SIDES OF PROPOSED HOUSE FOUNDATIONS ARE INTENDED TO INDICATE THE APPROXIMATE LOCATION WHERE SPECIAL CONSTRUCTION MEASURES MUST BE EMPLOYED IN ORDER TO MINIMIZE SIDE YARD, REAR YARD AND / OR FRONT YARD GRADIENTS (E.G. DROPPED SIDING, STEPPED FOUNDATION, RETAINING WALL, ETC.) –SEE NOTES ABOVE FOR FURTHER DETAILS.
9. LOT DIMENSIONS SHOWN ON THIS PLAN MAY NOT NECESSARILY CORRESPOND TO THE PLATTED DIMENSIONS. REFER TO THE FINAL RECORDED PLAT OF SUBDIVISION.
10. – WATERMAIN PROTECTION (SEE SHEET 38 FOR DETAILS.)
11. – INDICATES THE LOCATION AND DIRECTION OF AN OVERLAND FLOOD ROUTE THAT MUST BE RESPECTED IN ALL FINAL GRADING OPERATIONS.
⚠ 12. – INDICATES 100 YEAR STORM FLOWS CONTAINED IN STORM SEWER..
13. – DENOTES AREA WHERE GRANULAR TRENCH BACKFILL IS REQUIRED.
14. (ELEV.) – INDICATES EXISTING ELEVATION.
15. – DENOTES EXISTING UTILITY TO BE REMOVED.
16. ALL REAR YARD STORM SEWERS ARE TO BE OFFSET 5 FEET FROM LOT LINE UNLESS OTHERWISE NOTED.
⚠ 17. – INDICATES EDGE OF PAVEMENT
⚠ 18. – INDICATES BACK OF B-6.12 CURB
⚠ 19. – INDICATES BACK OF REVERSE PITCH B-6.12 CURB

KEY MAP

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NO.	DATE	DESCRIPTION
⚠	01-07-22/DDD	REVISED PER CITY REVIEW DATED 11/03/21

REVISIONS

PREPARED FOR:
REDWOOD USA, LLC
7007 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131
(216) 254-8425

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
Ph: 630.862.2100 Fax: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

DRAINAGE AND GRADING PLAN 03

REDWOOD CRYSTAL LAKE CENTRAL PARK DRIVE

JOB NO.: 848.008	DATE: 12-13-21
DSGN. BY: KTS	DRN. BY: JNL/DDD
FILE NAME: OVERGRADE	FLD. BK./PG.: ---
DIR: 848008	SCALE: 1" = 30'

SHEET NO.
09 of 42

PLOT FILE CREATED: 2/21/2022 10:13 AM BY DAVID DEMAY DRAWING LAST SAVED: 2/18/2022 11:45 AM BY DAVDD DRAWING PATH: P:\848008\CIVIL\ENG\DRAWINGS\FINAL DRAFTING\OVERGRADE.DWG

STM. MH. NO. 178 7'ø
TY. A w/TY. 8 GR.
RIM = 883.1
INV. = 869.95 N,S
871.23 E
(100YR HGL= 877.18)

STM. MH. NO. 182 6'ø
TY. A w/TY. 8 GR.
RIM = 883.1
INV. = 871.69
(100YR HGL= 877.80)

STA. 19+50.0, 0.0' RT.
CATCH BASIN NO. 10 9'ø
TY. A w/TY. 1 FR. & O.L.
RIM = 883.5
INV. = 872.00
(100YR HGL= 878.24)

STA. 51+00.0, 0.0' RT.
STM. MH. NO. 46 6'ø
TY. A w/TY. I FR. & O.L.
RIM = 884.8
INV. = 880.03 SW
878.66 E
872.56 W
(100YR HGL= 878.97)

70 L.F.–36" R.C.P.
TY. 2 @ 0.66%

51 L.F.–36" R.C.P.
TY. 2 @ 0.61%

100 L.F.–36" R.C.P.
TY. 2 @ 0.56%

133 L.F.–36" R.C.P.
TY. 2 @ 0.50%

45 L.F.–12" R.C.P.
TY. 2 @ 0.51%

72 L.F.–48" R.C.P.
TY. 2 @ 0.31%

STM. MH. NO. 177 7'ø
TY. A w/TY. 8 GR.
RIM = 883.1
INV. = 869.73
(100YR HGL= 876.64)

76 L.F.–48" R.C.P.
TY. 2 @ 0.30%

SPECIAL STRUCTURE NO. 176
TY. B w/6x8 GRATE
RIM=883.0
INV. = 869.50
(100YR HGL= 876.09)

175 L.F.–54" R.C.P.
TY. 3 @ 0.30%

STA. 17+94.4, 0.0' RT.
STM. MH. NO. 8 4'ø
TY. A w/TY. I FR. & O.L.
RIM = 888.6
INV. = 884.51
(100YR HGL= 886.11)

103 L.F.–15" R.C.P.
TY. 2 @ 0.98%

STM. MH. NO. 175 7'ø
TY. A w/TY. 8 GR.
RIM = 889.0
INV. = 868.98
(100YR HGL= 874.77)

STA. 15+94.38, 0.0' LT.
STM. MH. NO. 7 5'ø
TY. A w/TY. I FR. & O.L.
RIM = 890.8
INV. = 883.50 N
883.00 E,S
(100YR HGL= 885.42)

61 L.F.–54" R.C.P.
TY. 3 @ 0.31%

STM. MH. NO. 174 7'ø
TY. A w/TY. 8 GR.
RIM = 888.0
INV. = 868.79
(100YR HGL= 874.32)

120 L.F.–21" R.C.P.
TY. 2 @ 0.83%

138 L.F.–54" R.C.P.
TY. 3 @ 0.30%

STA. 14+74.39, 0.0' RT.
STM. MH. NO. 6 4'ø
TY. A w/TY. I FR. & O.L.
RIM = 891.4
INV. = 882.00
(100YR HGL= 884.46)

RED IVY DRIVE

RED LILAC DRIVE

BLACKBERRY DRIVE

VIOLET DRIVE

TEMPORARY CONSTRUCTION EASEMENT (ADDED) PER DOC. 202OR041915

TEMPORARY CONSTRUCTION EASEMENT (ADDED) PER DOC. 202OR041915

TEMPORARY CONSTRUCTION EASEMENT (ADDED) PER DOC. 202OR041915

Asphalt Surface

1 800lm 2" Dia. 7'Ht. I F & G Block Barrel Structure aps '(83.14) 83.29) NW-SW 83.79) E

10" RCP

4" Steel

10" RCP

Central Neighborhood Pa
±0.74 Ac.

30 L.F.–18" R.C.P.
TY. 2 @ 0.83%

STM. MH. NO. 79 4'ø
TY. A w/TY. 8 GR.
RIM = 888.0
INV. = 883.25
(100YR HGL= 885.61)

267 L.F.–36" R.C.P.
TY. 2 @ 0.40%

STA. 52+33.4, 0.0' RT.
STM. MH. NO. 47 5'ø
TY. A w/TY. I FR. & O.L.
RIM = 886.5
INV. = 881.85 N
879.32 E,W
(100YR HGL= 881.66)

67 L.F.–18" R.C.P.
TY. 2 @ 0.49%

STM. MH. NO. 73 4'ø
TY. A w/TY. 8 GR.
RIM = 884.0
INV. = 880.36
(100YR HGL= 882.00)

INLET NO. 76 3'ø
TY. B w/TY. 8 GR.
RIM = 885.4
INV. = 881.40
(100YR HGL= 884.32)

95 L.F.–15" R.C.P.
TY. 1 @ 0.36%

INLET NO. 75 3'ø
TY. B w/TY. 8 GR.
RIM = 885.4
INV. = 881.06
(100YR HGL= 883.67)

130 L.F.–15" R.C.P.
TY. 1 @ 0.43%

38 L.F.–18" R.C.P.
TY. 1 @ 0.37%

STM. MH. NO. 74 4'ø
TY. A w/TY. 8 GR.
RIM = 884.0
INV. = 880.50
(100YR HGL= 882.31)

STA: 76+40.23, 0.0' RT.
INLET NO. 9 2'ø
TY. A w/TY. I FR. & O.L.
RIM = 886.4
INV. = 885.91
(100YR HGL= 886.95)

140 L.F.–12" R.C.P.
TY. 1 @ 1.00%

INLET NO. 81 3'ø
TY. A w/TY. 8 GR.
RIM = 888.1
INV. = 884.60
(100YR HGL= 886.74)

92 L.F.–15" R.C.P.
TY. 2 @ 1.00%

STM. MH. NO. 80 4'ø
TY. A w/TY. 8 GR.
RIM = 888.3
INV. = 883.68
(100YR HGL= 886.09)

113 L.F.–18" R.C.P.
TY. 2 @ 0.38%

KEY MAP

DRAINAGE & GRADING NOTES

1. ELEVATIONS SHOWN FOR ALL CURB INLETS, CATCH BASINS, AND MANHOLES ARE TOP OF CURB.
2. ALL CURBS SHALL BE BACKFILLED TO WITHIN 6 INCHES OF THE TOP OF CURB.
3. ALL BACK YARD SWALES SHALL BE CUT OR FILLED 6 INCHES BELOW FINISHED GRADE.
4. EXISTING DRAINAGE TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE PRESERVED OR REPAIRED IN ACCORDANCE WITH SPECIFICATION (SEE SHEET 2).
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9. LOT DIMENSIONS SHOWN ON THIS PLAN MAY NOT NECESSARILY CORRESPOND TO THE PLATTED DIMENSIONS. REFER TO THE FINAL RECORDED PLAT OF SUBDIVISION.
10. – WATERMAIN PROTECTION (SEE SHEET 38 FOR DETAILS.)
11. – INDICATES THE LOCATION AND DIRECTION OF AN OVERLAND FLOOD ROUTE THAT MUST BE RESPECTED IN ALL FINAL GRADING OPERATIONS.
12. – INDICATES 100 YEAR STORM FLOWS CONTAINED IN STORM SEWER..
13. – DENOTES AREA WHERE GRANULAR TRENCH BACKFILL IS REQUIRED.
14. (ELEV.) – INDICATES EXISTING ELEVATION.
15. – DENOTES EXISTING UTILITY TO BE REMOVED.
16. ALL REAR YARD STORM SEWERS ARE TO BE OFFSET 5 FEET FROM LOT LINE UNLESS OTHERWISE NOTED.
17. – INDICATES EDGE OF PAVEMENT
18. – INDICATES BACK OF B–6.12 CURB
19. – INDICATES BACK OF REVERSE PITCH B–6.12 CURB

NO.	DATE	DESCRIPTION
1	01–07–22/DDD	REVISED PER CITY REVIEW DATED 11/03/21

REVISIONS

PREPARED FOR:
REDWOOD USA, LLC
7007 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131
(216) 254–8425

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502–9675
Ph: 630.862.2100 Fax: 630.862.2199
E–Mail: info@cemcon.com Website: www.cemcon.com

DRAINAGE AND GRADING PLAN 04

REDWOOD CRYSTAL LAKE CENTRAL PARK DRIVE

JOB NO.: 848.008	DATE: 12–13–21
DSGN. BY: KTS	DRN. BY: JNL/DDD
FILE NAME: OVERGRADE	FLD. BK./PG.: ---
DIR: 848008	SCALE: 1" = 30'

SHEET NO.
10 of 42

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PLOT FILE CREATED: 2/21/2022 10:13 AM BY DAVID DEMAY DRAWING LAST SAVED: 2/18/2022 11:45 AM BY DAVDD DRAWING PATH: P:\848008\DWG\ENG\DRAWINGS\FINAL DRAFTING\OVERGRADE.DWG

INLET NO.182 2'ø
TY. A w/TY. B GR.
RIM = 887.6
INV. = 884.43
(100YR HGL= 884.73)

44 L.F.–12" R.C.P.
TY. 1 @ 0.52%

116 L.F.–30" R.C.P.
TY. 2 @ 0.35%

STA. 82+32.0, 0.0' RT.
STM. MH. NO.089 5'ø
TY. A w/TY. I FR. & O.L.
RIM = 890.2
INV. = 883.20 E,W
887.04 S
(100YR HGL= 887.04)

EXISTING STRUCTURE TO BE REMOVED

INLET NO. 71 2'ø
TY. A w/TY. I FR. & O.L.
RIM = 887.2
INV. = 883.70
(100YR HGL= 884.50)

49 L.F.–12" R.C.P.
TY. 2 @ 1.00%
(w/ C-443 JOINTS)

160 L.F.–12" R.C.P.
TY. 1 @ 0.51%

INLET NO. 72 2'ø
TY. A w/TY. B GR.
RIM = 887.6
INV. = 884.20
(100YR HGL= 884.70)

81 L.F.–12" R.C.P.
TY. 1 @ 0.63%

EXISTING STRUCTURE TO BE REMOVED

164 L.F.–27" R.C.P.
TY. 2 @ 0.52%

STA. 55+00.0, 0.0' LT.
STM. MH. NO. 50 8'ø
TY. A w/TY. I FR. & O.L.
RIM = 887.1
INV. = 883.69 NW
880.39 E,W
(100YR HGL= 882.93)

INLET NO. 78 2'ø
TY. A w/TY. B GR.
RIM = 885.6
INV. = 882.10
(100YR HGL= 885.15)

71 L.F.–12" R.C.P.
TY. 1 @ 0.51%

INLET NO. 77 2'ø
TY. A w/TY. B GR.
RIM = 885.5
INV. = 881.74
(100YR HGL= 884.89)

68 L.F.–12" R.C.P.
TY. 1 @ 0.50%

86 L.F.–30" R.C.P.
TY. 2 @ 0.33%

STA. 89+29.3, 0.0' RT.
CATCH BASIN NO. 88 5'ø
TY. A w/TY. I FR. & O.L.
RIM = 890.3
INV. = 882.92
(100YR HGL= 886.66)

115 L.F.–30" R.C.P.
TY. 2 @ 0.45%

STA. 79+14.6, 0.0' LT.
STM. MH. NO. 87 6'ø
TY. A w/TY. I FR. & O.L.
RIM = 889.8
INV. = 882.40
(100YR HGL= 886.14)

223 L.F.–30" R.C.P.
TY. 2 @ 0.44%

58 L.F.–12" R.C.P.
TY. 1 @ 1.00%

STM. MH. NO. 107 4'ø
TY. A w/TY. B GR.
RIM = 889.3
INV. = 886.46
(100YR HGL= 887.48)

STA. 105+26.0, 0.0' LT.
INLET NO. 85 5'ø
TY. A w/TY. I FR. & O.L.
RIM = 891.2
INV. = 881.40 N,S
885.86 E
(100YR HGL= 884.79)

119 L.F.–15" R.C.P.
TY. 2 @ 0.50%

STA. 171+00.0, 14.0' LT.
CATCH BASIN NO. 108 3'ø
TY. A w/R-3281-A FR. & GR.
RIM =(T/C) 890.8
INV. = 887.04
(100YR HGL= 888.46)

25 L.F.–12" R.C.P.
TY. 1 @ 1.00%

STA. 171+00.0, 14.0' RT.
INLET NO. 109 2'ø
TY. A w/R-3281-A FR. & GR.
RIM =(T/C) 890.8
INV. = 887.29
(100YR HGL= 888.48)

INLET NO. 104 2'ø
TY. A w/TY. B GR.
RIM = 890.7
INV. = 887.20
(100YR HGL= 888.66)

61 L.F.–12" R.C.P.
TY. 2 @ 0.51%

STA. 114+94.7, 0.0' LT.
STM. MH. NO. 103 4'ø
TY. A w/TY. I FR. & O.L.
RIM = 891.6
INV. = 886.89
(100YR HGL= 888.65)

STA. 57+80.2, 0.0' RT.
STM. MH. NO. 52 6'ø
TY. A w/TY. I FR. & O.L.
RIM = 887.8
INV. = 884.40 N
881.65 E,W
882.29 S
(100YR HGL= 885.88)

38 L.F.–18" R.C.P.
TY. 2 @ 0.37%

STM. MH. NO. 64 4'ø
TY. A w/TY. B GR.
RIM = 887.5
INV. = 882.43
(100YR HGL= 886.05)

STA. 56+16.2, 0.0' RT.
STM. MH. NO. 51 5'ø
TY. A w/TY. I FR. & O.L.
RIM = 887.7
INV. = 883.21 N
880.80 E,W
(100YR HGL= 883.95)

82 L.F.–18" R.C.P.
TY. 2 @ 0.38%

STM. MH. NO. 65 4'ø
TY. A w/TY. B GR.
RIM = 887.5
INV. = 882.74 E,N
883.50 W
(100YR HGL= 886.41)

100 L.F.–15" R.C.P.
TY. 1 @ 0.68%

INLET NO. 68 3'ø
TY. A w/TY. B GR.
RIM = 887.5
INV. = 884.18
(100YR HGL= 886.61)

64 L.F.–15" R.C.P.
TY. 1 @ 0.50%

INLET NO. 69 3'ø
TY. A w/TY. B GR.
RIM = 888.0
INV. = 884.50
(100YR HGL= 886.63)

STA. 82+32.0, 0.0' RT.
STM. MH. NO. 91 7'ø
TY. A w/TY. I FR. & O.L.
RIM = 891.0
INV. = 883.65
(100YR HGL= 887.44)

108 L.F.–27" R.C.P.
TY. 2 @ 0.36%

117 L.F.–30" R.C.P.
TY. 2 @ 0.38%

36 L.F.–12" R.C.P.
TY. 1 @ 1.00%

INLET NO.090 2'ø
TY. A w/TY. B GR.
RIM = 890.9
INV. = 887.40
(100YR HGL= 888.06)

STM. MH. NO. 94 4'ø
TY. A w/TY. B GR.
RIM = 889.7
INV. = 884.30
(100YR HGL= 888.20)

64 L.F.–24" R.C.P.
TY. 2 @ 0.41%
(w/ C-443 JOINTS)

STA. 116+00.0, 0.0' LT.
STM. MH. NO. 93 5'ø
TY. A w/TY. B GR.
RIM = 890.5
INV. = 884.04 E,N
885.85 S
(100YR HGL= 887.90)

105 L.F.–12" R.C.P.
TY. 2 @ 0.99%

KEY MAP

DRAINAGE & GRADING NOTES

1. ELEVATIONS SHOWN FOR ALL CURB INLETS, CATCH BASINS, AND MANHOLES ARE TOP OF CURB.
2. ALL CURBS SHALL BE BACKFILLED TO WITHIN 6 INCHES OF THE TOP OF CURB.
3. ALL BACK YARD SWALES SHALL BE CUT OR FILLED 6 INCHES BELOW FINISHED GRADE.
4. EXISTING DRAINAGE TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE PRESERVED OR REPAIRED IN ACCORDANCE WITH SPECIFICATION (SEE SHEET 2).
5. F.F – INDICATES PROPOSED FINISHED FLOOR ELEVATIONS AND THE LOWEST OPENING IN A CONVENTIONAL FOUNDATION WHERE SURFACE RUNOFF CAN ENTER THE FOUNDATION.
6. THE FINISHED TOPSOIL ELEVATION AT THE FOUNDATION SHOULD GENERALLY BE 0.5 FEET BELOW THE FINISHED FLOOR ELEVATION UNLESS INDICATED OTHERWISE.
7. G/F – INDICATES THE PROPOSED GARAGE FLOOR ELEVATION. THE PLACEMENT OF THE GARAGE / DRIVEWAY IS CRITICAL WHEN AND WHERE SHOWN ON THIS PLAN. GARAGE FLOOR INDICATED IS AT THE INTERSECTION OF DRIVEWAY & RAIN LIP.
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9. LOT DIMENSIONS SHOWN ON THIS PLAN MAY NOT NECESSARILY CORRESPOND TO THE PLATTED DIMENSIONS. REFER TO THE FINAL RECORDED PLAT OF SUBDIVISION.
10. – WATERMAIN PROTECTION (SEE SHEET 38 FOR DETAILS.)
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12. – INDICATES 100 YEAR STORM FLOWS CONTAINED IN STORM SEWER..
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14. (ELEV.) – INDICATES EXISTING ELEVATION.
15. – DENOTES EXISTING UTILITY TO BE REMOVED.
16. ALL REAR YARD STORM SEWERS ARE TO BE OFFSET 5 FEET FROM LOT LINE UNLESS OTHERWISE NOTED.
17. – INDICATES EDGE OF PAVEMENT
18. – INDICATES BACK OF B-6.12 CURB
19. – INDICATES BACK OF REVERSE PITCH B-6.12 CURB

NO.	DATE	DESCRIPTION
1	01-07-22/DDD	REVISED PER CITY REVIEW DATED 11/03/21

REVISIONS

PREPARED FOR:
REDWOOD USA, LLC
7007 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131
(216) 254–8425

PREPARED BY:

CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
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DRAINAGE AND GRADING PLAN 05

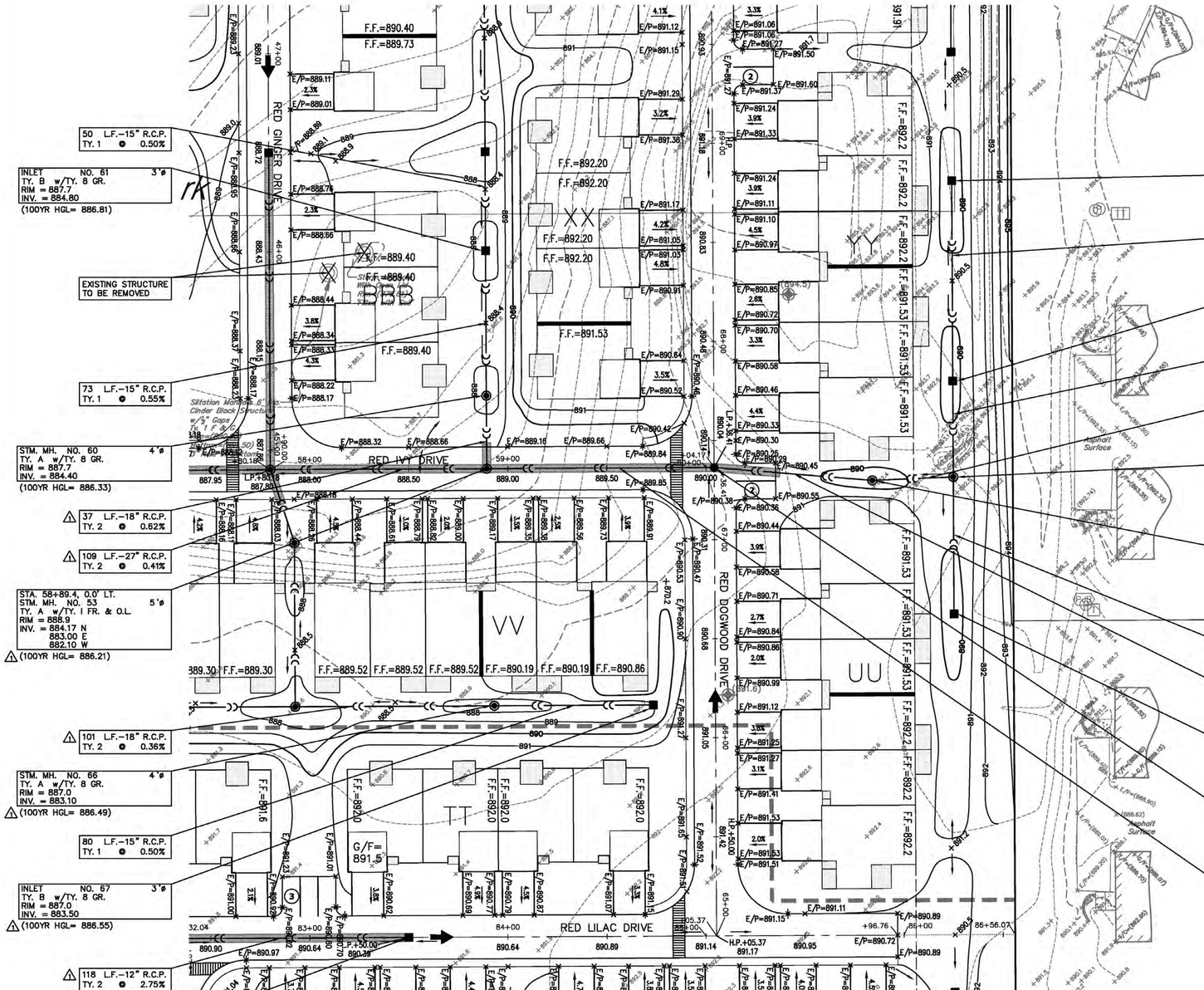
REDWOOD CRYSTAL LAKE CENTRAL PARK DRIVE

JOB NO.: 848.008	DATE: 12–13–21
DSGN. BY: KTS	DRN. BY: JNL/DDD
FILE NAME: OVERGRADE	FLD. BK./PG.: ---
DIR: 848008	SCALE: 1" = 30'

SHEET NO. 11 of 42

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PLOT FILE CREATED: 2/21/2022 10:13 AM BY DAVID DEMAY DRAWING LAST SAVED: 2/16/2022 11:45 AM BY DAVIDD DRAWING PATH: P:\848008\DWG\ENG\DRAWINGS\FINAL DRAFTING\OVERGRADE.DWG



DRAINAGE & GRADING NOTES

1. ELEVATIONS SHOWN FOR ALL CURB INLETS, CATCH BASINS, AND MANHOLES ARE TOP OF CURB.
2. ALL CURBS SHALL BE BACKFILLED TO WITHIN 6 INCHES OF THE TOP OF CURB.
3. ALL BACK YARD SWALES SHALL BE CUT OR FILLED 6 INCHES BELOW FINISHED GRADE.
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DRAINAGE AND GRADING PLAN 06

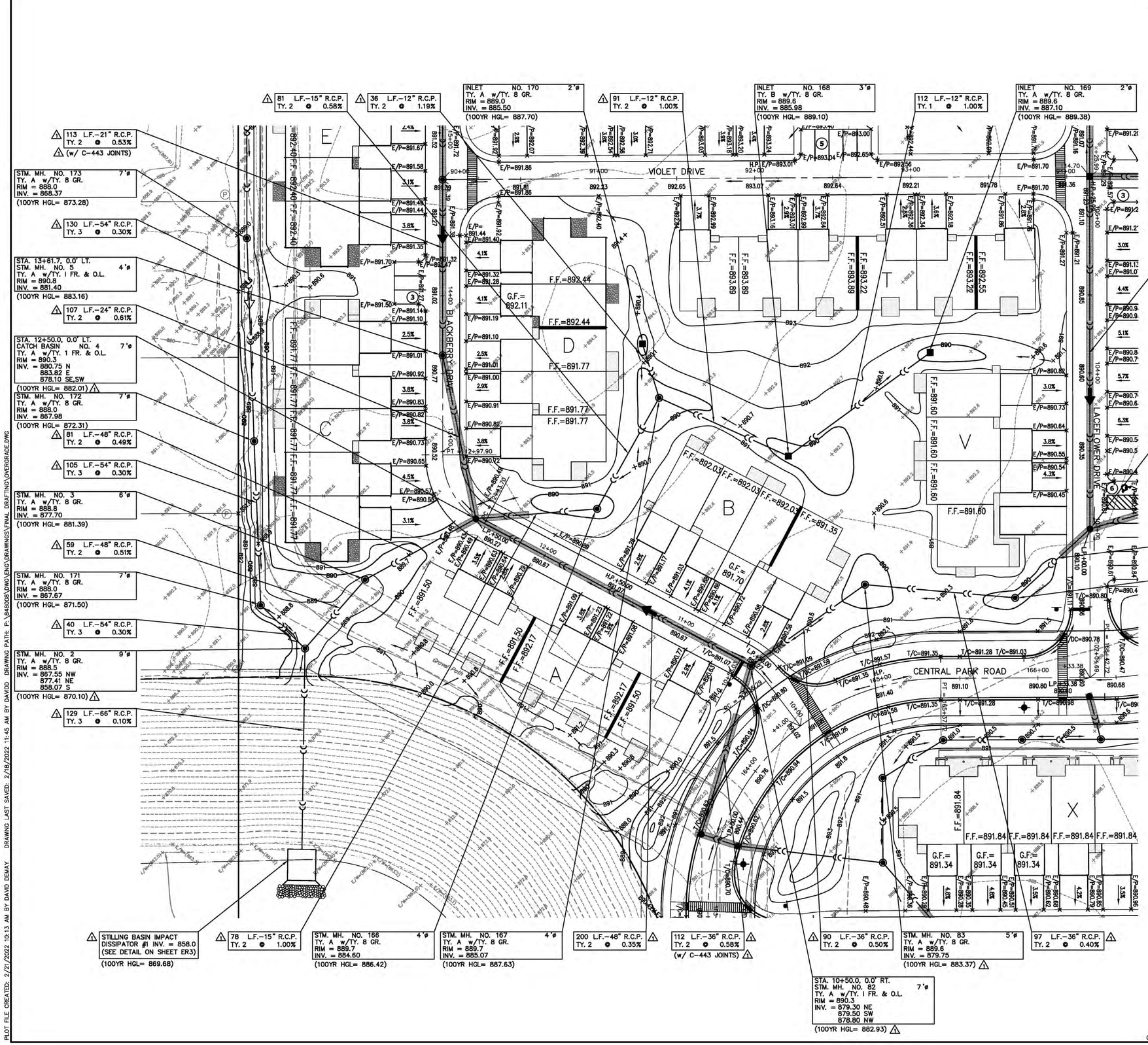
REDWOOD CRYSTAL LAKE CENTRAL PARK DRIVE

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DRAINAGE AND GRADING PLAN 07

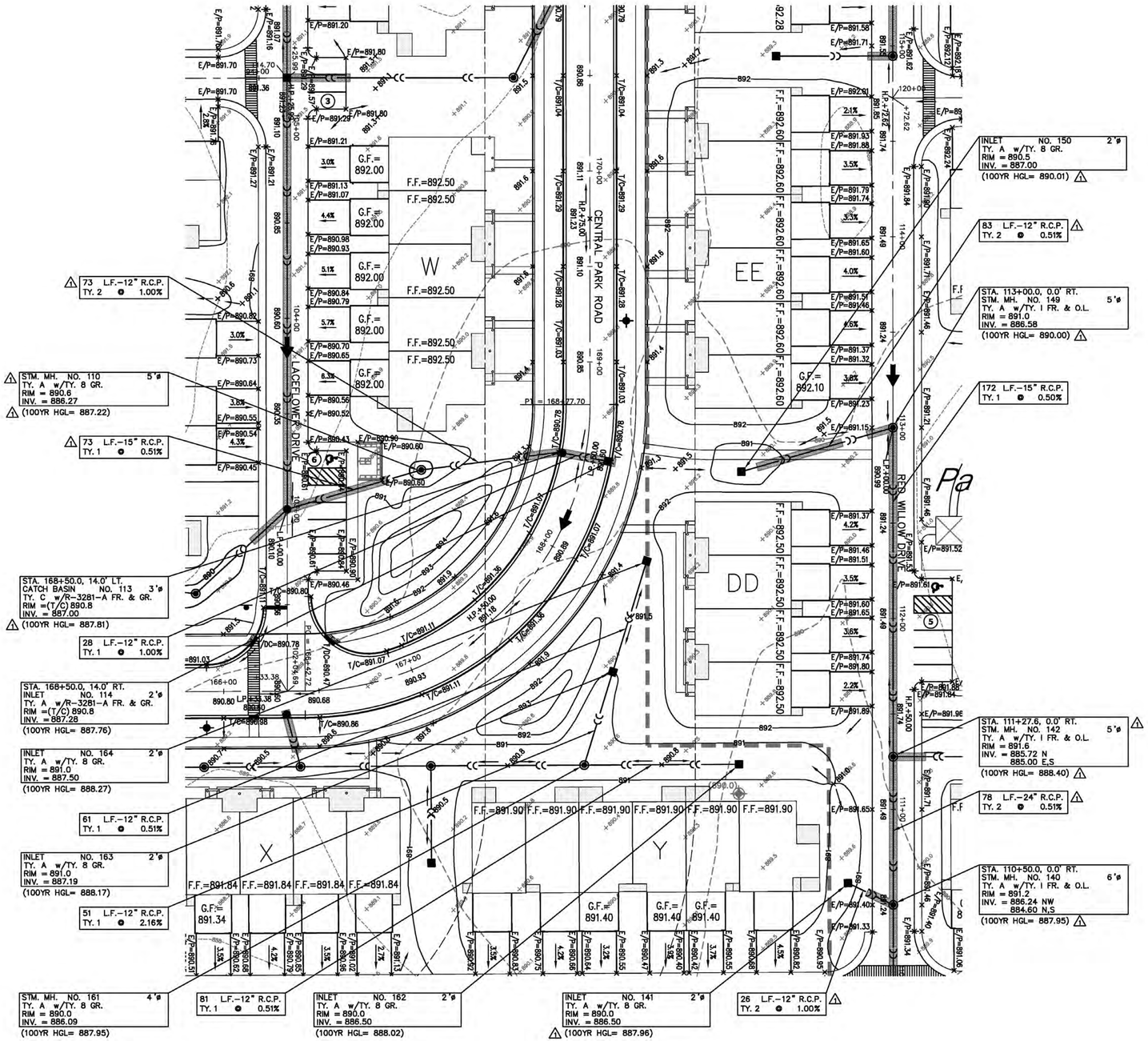
REDWOOD CRYSTAL LAKE CENTRAL PARK DRIVE

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DRAINAGE AND GRADING PLAN 08

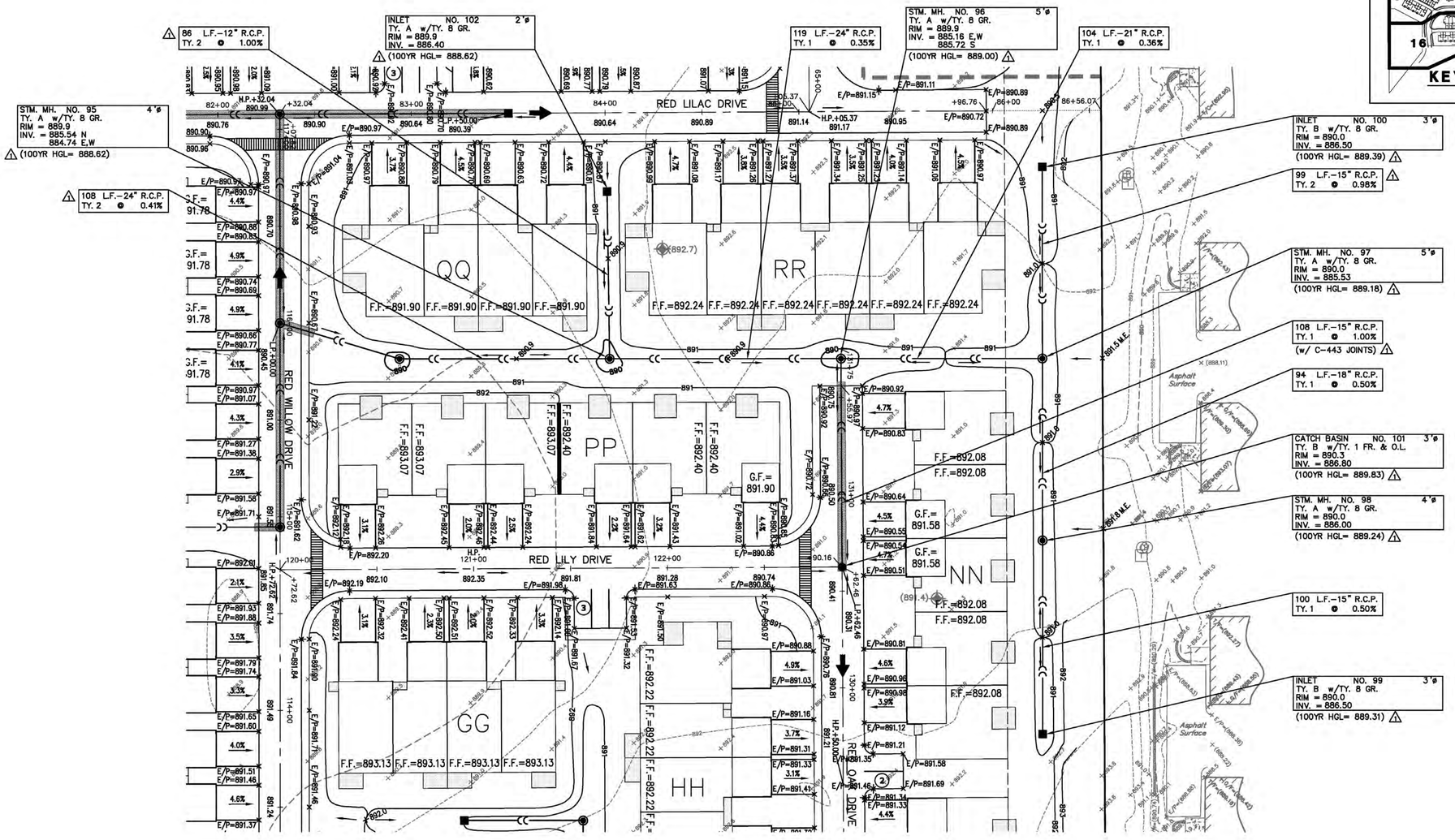
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SHEET NO. 14 of 42

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DRAINAGE AND GRADING PLAN 09

REDWOOD CRYSTAL LAKE CENTRAL PARK DRIVE

JOB NO.: 848.008	DATE: 12-13-21
DSGN. BY: KTS	DRN. BY: JNL/DDD
FILE NAME: OVERGRADE	FLD. BK./PG.: ---
DIR: 848008	SCALE: 1" = 30'

SHEET NO. 15 of 42

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STA. 163+50.0, 14.0' LT.
CATCH BASIN NO. 115 6'ø
TY. A w/R-3281-A FR. & GR.
RIM =(T/C) 890.5
INV. = 880.15
⚠ (100YR HGL= 883.63)

STM. MH. NO. 155 4'ø
TY. A w/TY. 8 GR.
RIM = 890.0
INV. = 884.91
(100YR HGL= 886.29)

STM. MH. NO. 156 4'ø
TY. A w/TY. 8 GR.
RIM = 891.0
INV. = 885.07
(100YR HGL= 886.55)

STM. MH. NO. 157 4'ø
TY. A w/TY. 8 GR.
RIM = 890.7
INV. = 885.25
(100YR HGL= 886.82)

STA. 166+33.38, 14.0' RT.
CATCH BASIN NO. 165 2'ø
TY. A w/R-3281-A FR. & GR.
RIM =(T/C) 891.0
INV. = 887.52
(100YR HGL= 888.02)

STM. MH. NO. 158 5'ø
TY. A w/TY. 8 GR.
RIM = 890.0
INV. = 887.26 N
885.43 E,W
(100YR HGL= 887.07)

STM. MH. NO. 159 4'ø
TY. A w/TY. 8 GR.
RIM = 890.0
INV. = 885.77
(100YR HGL= 887.58)

⚠ 55 L.F.–18" R.C.P.
TY. 2 @ 0.40%

⚠ 45 L.F.–18" R.C.P.
TY. 2 @ 0.36%

⚠ 51 L.F.–18" R.C.P.
TY. 2 @ 0.35%

⚠ 51 L.F.–18" R.C.P.
TY. 2 @ 0.35%

⚠ 26 L.F.–12" R.C.P.
TY. 1 @ 1.00%

⚠ 68 L.F.–15" R.C.P.
TY. 2 @ 0.50%

⚠ 51 L.F.–12" R.C.P.
TY. 2 @ 1.43%

INLET NO. 160 2'ø
TY. A w/TY. 8 GR.
RIM = 890.0
INV. = 886.50
(100YR HGL= 887.59)

STA. 137+81.90, 0.0' LT.
STM. MH. NO. 119 6'ø
TY. A w/TY. I FR. & O.L.
RIM = 890.8
INV. = 882.50 E
882.21 S
881.50 W
(100YR HGL= 885.05) ⚠

⚠ 168 L.F.–27" R.C.P.
TY. 2 @ 0.60%

⚠ 26 L.F.–36" R.C.P.
TY. 2 @ 0.50%

STA. 163+50.0, 14.0' RT.
STM. MH. NO. 116 5'ø
TY. A w/R-3281-A FR. & GR.
RIM =(T/C) 890.5
INV. = 880.28
⚠ (100YR HGL= 883.78)

STORMWATER MANAGEMENT EASEMENT
PER DOC. 2007R0008218

⚠ 96 L.F.–36" R.C.P.
TY. 2 @ 0.50%

EXISTING STORMWATER MANAGEMENT FACILITY

STM. MH. NO. 117 5'ø
TY. A w/TY. 8 GR.
RIM = 890.0
INV. = 884.69 N
880.76 SE,W
⚠ (100YR HGL= 884.33)

⚠ 58 L.F.–36" R.C.P.
TY. 2 @ 0.41%

STA. 136+50.0, 0.0' LT.
STM. MH. NO. 118 5'ø
TY. A w/TY. I FR. & O.L.
RIM = 890.0
INV. = 881.00
⚠ (100YR HGL= 884.58)

⚠ 44 L.F.–21" R.C.P.
TY. 2 @ 0.32%
(w/ C-443 JOINTS) ⚠

STM. MH. NO. 120 4'ø
TY. A w/TY. 8 GR.
RIM = 889.4
INV. = 882.35
(100YR HGL= 885.29) ⚠

⚠ 55 L.F.–21" R.C.P.
TY. 2 @ 0.27%

STM. MH. NO. 124 4'ø
TY. A w/TY. 8 GR.
RIM = 890.0
INV. = 882.85
(100YR HGL= 886.39) ⚠

⚠ 97 L.F.–18" R.C.P.
TY. 2 @ 0.36%

⚠ 132 L.F.–36" R.C.P.
TY. 2 @ 0.38%

STM. MH. NO. 121 5'ø
TY. A w/TY. 8 GR.
RIM = 889.8
INV. = 882.50 E,N
884.24 W
(100YR HGL= 885.58) ⚠

⚠ 105 L.F.–12" R.C.P.
TY. 2 @ 1.00%

INLET NO. 122 2'ø
TY. A w/TY. 8 GR.
RIM = 889.8
INV. = 885.29
(100YR HGL= 885.84)

⚠ 101 L.F.–12" R.C.P.
TY. 2 @ 1.00%

INLET NO. 123 2'ø
TY. A w/TY. 8 GR.
RIM = 889.8
INV. = 886.30
(100YR HGL= 886.65)

CENTRAL PARK ROAD

WOOD ROSE DRIVE

CENTRAL PARK DRIVE

E/W AS SURVEYED ON 04-20-21

TEMPORARY CONSTRUCTION EASEMENTS PER DOC. 2007R0041915

MULTI-FAMILY RESIDENTIAL COMPLEX UNDER CONSTRUCTION

Fence

Inlet Rim (1/C=886.60)

Inlet Rim (1/C=886.99)

Sanitary Manhole 4' Dia. Ty. A w/Ty. 1 F & G Rim=(887.76) Inv.=(868.96)

Valve & Vault 5' Dia. Ty. A w/Ty. 1 F & G Rim=(887.68) T/Pipe=(881.68)

Valve & Vault 5' Dia. Ty. A w/Ty. 1 F & G Rim=(887.43) T/Pipe=(881.68)

Sanitary Manhole Rim=(886.54)

Inlet Rim=(876.21)

Catch Basin 4' Dia. Ty. A w/Ty. 1 F & G Rim=(888.13) Inv.=(883.08)

Inlet Rim=(886.43)

Approximate Location of Underground Storm Line per Utility Atlas

NOTE:
ASPHALT ROADWAY UNDER CONSTRUCTION AT TIME OF FIELD SURVEY. PAVEMENT ELEVATIONS SHOWN ARE NOT FINISHED ASPHALT LAYER.

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10. – WATERMAIN PROTECTION (SEE SHEET 38 FOR DETAILS.)
11. – INDICATES THE LOCATION AND DIRECTION OF AN OVERLAND FLOOD ROUTE THAT MUST BE RESPECTED IN ALL FINAL GRADING OPERATIONS.
12. ⚠ – INDICATES 100 YEAR STORM FLOWS CONTAINED IN STORM SEWER..
13. – DENOTES AREA WHERE GRANULAR TRENCH BACKFILL IS REQUIRED.
14. (ELEV.) – INDICATES EXISTING ELEVATION.
15. – DENOTES EXISTING UTILITY TO BE REMOVED.
16. ALL REAR YARD STORM SEWERS ARE TO BE OFFSET 5 FEET FROM LOT LINE UNLESS OTHERWISE NOTED.
17. ⚠ – INDICATES EDGE OF PAVEMENT
18. ⚠ – INDICATES BACK OF B-6.12 CURB
19. ⚠ – INDICATES BACK OF REVERSE PITCH B-6.12 CURB

KEY MAP

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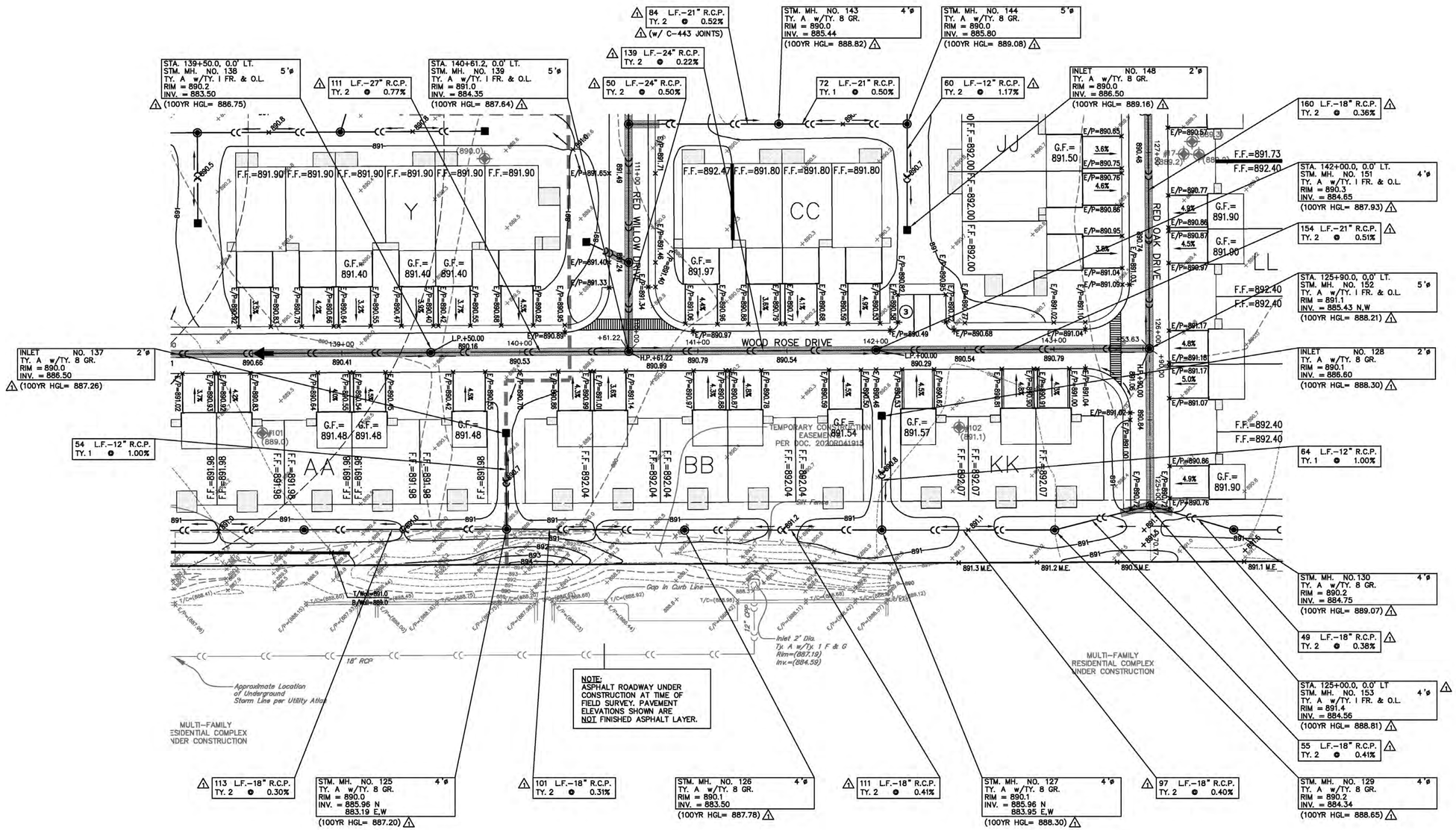
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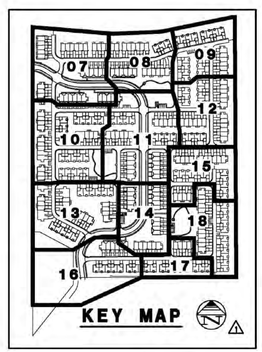
DRAINAGE AND GRADING PLAN 10

REDWOOD CRYSTAL LAKE CENTRAL PARK DRIVE

FILE NAME: OVERGRADE	DSGN. BY: KTS	JOB NO.: 848.008	FLD. BK./PG.:	SHEET NO.
DIR: 848008	DRN. BY: JNL/DDD	DATE: 12-13-21	SCALE: 1" = 30'	16 of 42

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DRAINAGE & GRADING NOTES

1. ELEVATIONS SHOWN FOR ALL CURB INLETS, CATCH BASINS, AND MANHOLES ARE TOP OF CURB.
2. ALL CURBS SHALL BE BACKFILLED TO WITHIN 6 INCHES OF THE TOP OF CURB.
3. ALL BACK YARD SWALES SHALL BE CUT OR FILLED 6 INCHES BELOW FINISHED GRADE.
4. EXISTING DRAINAGE TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE PRESERVED OR REPAIRED IN ACCORDANCE WITH SPECIFICATION (SEE SHEET 2).
5. F.F – INDICATES PROPOSED FINISHED FLOOR ELEVATIONS AND THE LOWEST OPENING IN A CONVENTIONAL FOUNDATION WHERE SURFACE RUNOFF CAN ENTER THE FOUNDATION.
6. THE FINISHED TOPSOIL ELEVATION AT THE FOUNDATION SHOULD GENERALLY BE 0.5 FEET BELOW THE FINISHED FLOOR ELEVATION UNLESS INDICATED OTHERWISE.
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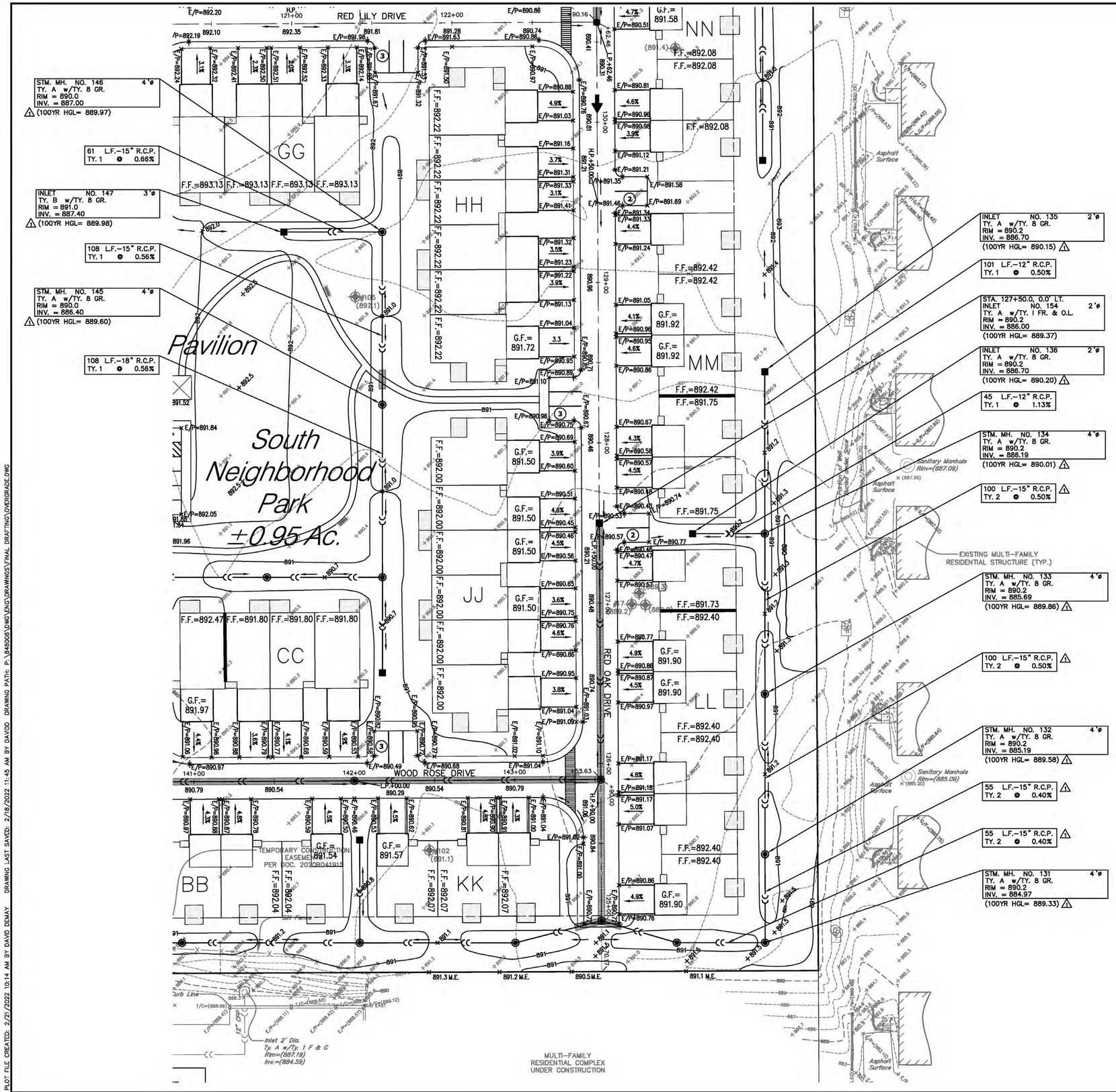
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DRAINAGE AND GRADING PLAN 11

REDWOOD CRYSTAL LAKE CENTRAL PARK DRIVE

FILE NAME: OVERGRADE	DSGN. BY: KTS	JOB NO.: 848.008	FLD. BK./PG.:	SHEET NO. 17 of 42
DIR: 848008	DRN. BY: JNL/DDD	DATE: 12-13-21	SCALE: 1" = 30'	

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DRAINAGE AND GRADING PLAN 12

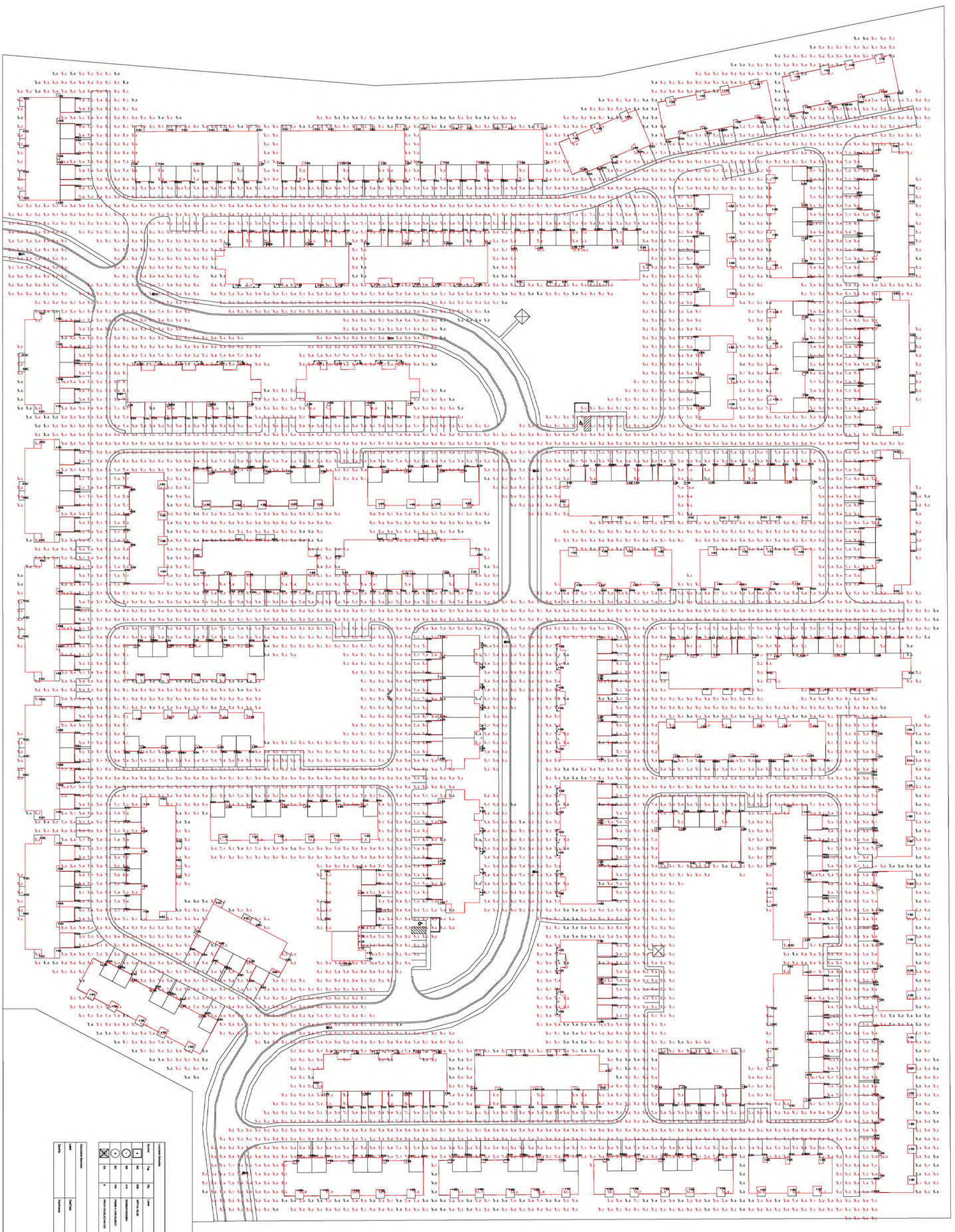
REDWOOD CRYSTAL LAKE CENTRAL PARK DRIVE

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SHEET NO. 18 of 42

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PHOTOMETRIC SITE PLAN
SCALE: N.T.S.

N

PS-1
1 OF 1

PHOTOMETRIC SITE PLAN

PROJECT #: 28520 DATE: OCTOBER 11, 2021

REDWOOD CRYSTAL LAKE

CRYSTAL LAKE, IL

Redwood APARTMENT NEIGHBORHOODS

MANN • PARSONS • GRAY
ARCHITECTS
phone 330.666.5770
fax 330.666.8812
3660 Embassy Parkway
Fairlawn, OH 44333
mpg-architects.com

REVISIONS

PRELIMINARY
NOTE!!!
THIS DRAWING IS NOT
FOR CONSTRUCTION



TRAFFIC IMPACT STUDY

Proposed Residential Development – Crystal Lake, Illinois

June 16, 2021

Prepared for the City of Crystal Lake
on behalf of Redwood USA

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

Sam Schwartz

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APPENDIX 29

Executive Summary

A traffic impact study was conducted for a proposed residential development on an undeveloped 48-acre parcel located along Central Park Drive east of Lutter Drive in Crystal Lake, Illinois. The proposed development would include 305 dwelling units with a total of 1,303 parking spaces—comprised of two garage spaces and two driveway spaces per unit, plus additional 83 parking spaces for community parking. Based on the most recent site plan provided by the developer—and in accordance with longstanding plans by the City of Crystal Lake—Central Park Drive would be extended through the proposed development and would meet Lutter Drive at an existing roadway stub located approximately one quarter mile south of Three Oaks Road. The westbound approach of this new T intersection is referred to herein as "Central Park Drive (North)" to differentiate it from the existing Central Park Drive/Lutter Drive intersection.

This study reflects an update to a May 2020 traffic impact analysis performed by Sam Schwartz for the residential development located immediately south of the subject parcel. In that previous report, Sam Schwartz documented that a traffic signal is warranted under existing conditions at the intersection of Central Park Drive/Lutter Drive. At the direction of City staff and in accordance with the City's capital improvement plan, the future traffic analyses in this study assume that a signal will be installed at this location and at the intersection of Three Oaks Road/Lutter Drive/Sands Road. Geometric improvements were also assumed at Three Oaks Road/Lutter Drive/Sands Road based on a concept plan prepared by Gewalt Hamilton Associates and provided by City staff.

It is anticipated that area traffic operation will be generally satisfactory after completion of the proposed development. At the intersection of Lutter Drive/Central Park Drive (North), it is recommended that the new westbound approach be striped with separate left- and right-turn lanes and a single receiving lane; minor-leg stop control should also be posted. Access intersections within the development should operate under minor-leg stop control and should be striped to indicate the minor-approach lane configuration and to provide stop bars and crosswalks.

Sam Schwartz has identified the relative increase in traffic attributable to the proposed residential development as compared to existing volumes at the study intersections shown in ***Table 1*** on the following page. Similar comparison tables were previously completed for nearby developments to facilitate discussions between the City and area developers regarding future area improvements that would provide benefits to existing and future users.

Table 1. Projected Traffic Volume Increase due to Proposed Development

Intersection	Total Intersection Traffic Volume PM Peak Hour (vehicles per hour)		Percent Increase
	Existing	Existing + Residential Development	
IL Route 31 / James R. Rakow Road / Central Park Drive	4,050	4,130	2.0%
Central Park Drive / Lutter Drive	1,205	1,280	6.2%
Three Oaks Road / Lutter Drive / Sands Road	1,495	1,560	4.3%

A.L.T.A./N.S.P.S.
LAND TITLE SURVEY

LOT 2 IN SPRINGS AT THREE OAKS SUBDIVISION
CRYSTAL LAKE, IL

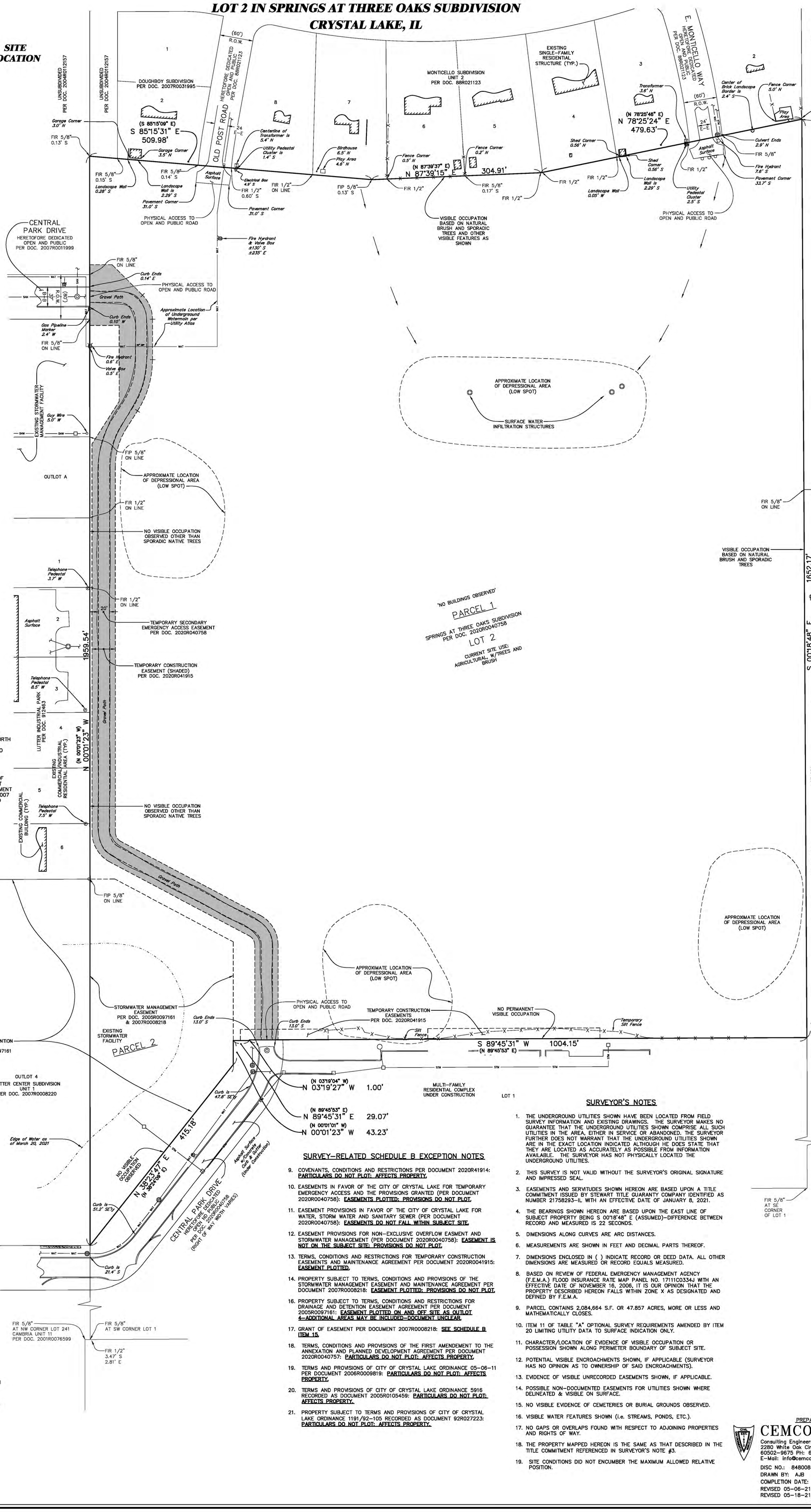


SITE LOCATION

VICINITY MAP

LINE/SYMBOL/ABBREVIATION LEGEND

- BOUNDARY LIMITS
- ADJACENT PROPERTY OR R.O.W. LINE
- EASEMENT LIMITS
- OHW — OVERHEAD WIRES
- G — UNDERGROUND GAS LINE
- STM — UNDERGROUND STORM LINE
- SAN — UNDERGROUND SANITARY LINE
- WAT — UNDERGROUND WATER LINE
- X — FENCE
- CABLE TV PEDESTAL
- STORM MANHOLE
- CATCH BASIN
- INLET
- FLARED END SECTION
- DRAIN
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- VALVE VAULT
- GAS METER
- GAS VALVE
- GAS MARKER POST
- ELECTRIC METER
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- UTILITY POLE
- GUY WIRE
- SIGN
- FIBER OPTIC MARKER POST
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY PEDESTAL CLUSTER W/NUMBER
- CONCRETE SURFACE
- R.O.W. — RIGHT OF WAY
- B–B — BACK–TO–BACK
- E–E — EDGE–TO–EDGE
- DEPRESSED CURB



PARCEL DESCRIPTION

PARCEL 1:
LOT 2 IN SPRINGS AT THREE OAKS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 10 AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 2, 2020 AS DOCUMENT NO. 2020R0040758, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 2:
NON–EXCLUSIVE DRAINAGE AND DETENTION EASEMENT FOR THE BENEFIT OF PARCEL 1 PURSUANT TO DRAINAGE AND DETENTION EASEMENT AGREEMENT DATED OCTOBER 24, 2005 AND RECORDED NOVEMBER 15, 2005 AS DOCUMENT 2005R0097161, AND THE GRANT OF EASEMENT RECORDED FEBRUARY 2, 2007 AS DOCUMENT 2007R0008218 BY AND BETWEEN LUTTER CENTER, LLC AND WAL–MART REAL ESTATE BUSINESS TRUST.

SURVEYOR'S CERTIFICATE

TO: STEWART TITLE GUARANTY COMPANY
ATA NATIONAL TITLE GROUP, FIRST AMERICAN TITLE COMPANY
REDWOOD USA, 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 2, 3, 4, 8, 9, 11, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 9, 2021.

DATE OF PLAT OR MAP: _____, 2021.

_____
PETER A. BLAESER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2022
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184–002937
EXPIRES APRIL 30, 2021

SURVEY–RELATED SCHEDULE B EXCEPTION NOTES

9. COVENANTS, CONDITIONS AND RESTRICTIONS PER DOCUMENT 2020R41914: **PARTICULARS DO NOT PLOT: AFFECTS PROPERTY.**
10. EASEMENTS IN FAVOR OF THE CITY OF CRYSTAL LAKE FOR TEMPORARY EMERGENCY ACCESS AND THE PROVISIONS GRANTED (PER DOCUMENT 2020R0040758): **EASEMENTS PLOTTED; PROVISIONS DO NOT PLOT.**
11. EASEMENT PROVISIONS IN FAVOR OF THE CITY OF CRYSTAL LAKE FOR WATER, STORM WATER AND SANITARY SEWER (PER DOCUMENT 2020R0040758): **EASEMENTS DO NOT FALL WITHIN SUBJECT SITE.**
12. EASEMENT PROVISIONS FOR NON–EXCLUSIVE OVERFLOW EASMENT AND STORMWATER MANAGEMENT (PER DOCUMENT 2020R0040758): **EASEMENT IS NOT ON THE SUBJECT SITE; PROVISIONS DO NOT PLOT.**
13. TERMS, CONDITIONS AND RESTRICTIONS FOR TEMPORARY CONSTRUCTION EASEMENTS AND MAINTENANCE AGREEMENT PER DOCUMENT 2020R0041915: **EASEMENT PLOTTED.**
14. PROPERTY SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF THE STORMWATER MANAGEMENT EASEMENT AND MAINTENANCE AGREEMENT PER DOCUMENT 2007R0008218: **EASEMENT PLOTTED; PROVISIONS DO NOT PLOT.**
16. PROPERTY SUBJECT TO TERMS, CONDITIONS AND RESTRICTIONS FOR DRAINAGE AND DETENTION EASEMENT AGREEMENT PER DOCUMENT 2005R0097161: **EASEMENT PLOTTED ON AND OFF SITE AS OUTLOT 4–ADDITIONAL AREAS MAY BE INCLUDED–DOCUMENT UNCLEAR.**
17. GRANT OF EASEMENT PER DOCUMENT 2007R0008218: **SEE SCHEDULE B ITEM 15.**
18. TERMS, CONDITIONS AND PROVISIONS OF THE FIRST AMENDEMENT TO THE ANNEXATION AND PLANNED DEVELOPMENT AGREEMENT PER DOCUMENT 2020R0040757: **PARTICULARS DO NOT PLOT: AFFECTS PROPERTY.**
19. TERMS AND PROVISIONS OF CITY OF CRYSTAL LAKE ORDINANCE 05–06–11 PER DOCUMENT 2006R0009819: **PARTICULARS DO NOT PLOT: AFFECTS PROPERTY.**
20. TERMS AND PROVISIONS OF CITY OF CRYSTAL LAKE ORDINANCE 5916 RECORDED AS DOCUMENT 2005R0105459: **PARTICULARS DO NOT PLOT: AFFECTS PROPERTY.**
21. PROPERTY SUBJECT TO TERMS AND PROVISIONS OF CITY OF CRYSTAL LAKE ORDINANCE 1191/92–105 RECORDED AS DOCUMENT 92R027223: **PARTICULARS DO NOT PLOT: AFFECTS PROPERTY.**

SURVEYOR'S NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. 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 HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND IMPRESSED SEAL.
3. EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY IDENTIFIED AS NUMBER 21758293–IL WITH AN EFFECTIVE DATE OF JANUARY 8, 2021.
4. THE BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF SUBJECT PROPERTY BEING S 00°18'48" E (ASSUMED)–DIFFERENCE BETWEEN RECORD AND MEASURED IS 22 SECONDS.
5. DIMENSIONS ALONG CURVES ARE ARC DISTANCES.
6. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
7. DIMENSIONS ENCLOSED IN ( ) INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED OR RECORD EQUALS MEASURED.
8. BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 17111C0334J WITH AN EFFECTIVE DATE OF NOVEMBER 16, 2006, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED HEREON FALLS WITHIN ZONE X AS DESIGNATED AND DEFINED BY F.E.M.A.
9. PARCEL CONTAINS 2,084,664 S.F. OR 47.857 ACRES, MORE OR LESS AND MATHEMATICALLY CLOSES.
10. ITEM 11 OF TABLE "A" OPTIONAL SURVEY REQUIREMENTS AMENDED BY ITEM 20 LIMITING UTILITY DATA TO SURFACE INDICATION ONLY.
11. CHARACTER/LOCATION OF EVIDENCE OF VISIBLE OCCUPATION OR POSSESSION SHOWN ALONG PERIMETER BOUNDARY OF SUBJECT SITE.
12. POTENTIAL VISIBLE ENCROACHMENTS SHOWN, IF APPLICABLE (SURVEYOR HAS NO OPINION AS TO OWNERSHIP OF SAID ENCROACHMENTS).
13. EVIDENCE OF VISIBLE UNRECORDED EASEMENTS SHOWN, IF APPLICABLE.
14. POSSIBLE NON–DOCUMENTED EASEMENTS FOR UTILITIES SHOWN WHERE DELINEATED & VISIBLE ON SURFACE.
15. NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED.
16. VISIBLE WATER FEATURES SHOWN (i.e. STREAMS, PONDS, ETC.).
17. NO GAPS OR OVERLAPS FOUND WITH RESPECT TO ADJOINING PROPERTIES AND RIGHTS OF WAY.
18. THE PROPERTY MAPPED HEREON IS THE SAME AS THAT DESCRIBED IN THE TITLE COMMITMENT REFERENCED IN SURVEYOR'S NOTE #3.
19. SITE CONDITIONS DID NOT ENCUMBER THE MAXIMUM ALLOWED RELATIVE POSITION.

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DISC NO.: 848008 FILE NAME: ALTA
DRAWN BY: AJB FLD. BK. / PG. NO.: D98\39–42, 46–50
COMPLETION DATE: 04–20–21 JOB NO.: 848.008
REVISED 05–06–21\AJB PER ATTORNEY REVIEW
REVISED 05–18–21\AJB REVISED SURVEYOR'S NOTES

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TOPOGRAPHIC MAP

LOT 2 IN SPRINGS AT THREE OAKS SUBDIVISION

CRYSTAL LAKE, IL

N

30 15 0 30

SCALE: 1 INCH = 30 FEET

OLD POST ROAD

CENTRAL PARK DRIVE

EXISTING SINGLE-FAMILY RESIDENTIAL STRUCTURE (TYP.)

Inv.=(892.22)

Inv.=(892.22)

Frame Garage

Electrical Box

Play Area

Birdhouse

CP #100

Sanitary Manhole 4' Dia.
Ty. A w/Ty. 1 F & G
Rim=(887.46)
Inv.=(875.14)

#1 (882.0)

#2 (893.9)

#3 (896.1)

#4 (898.0)

#8 (892.2)

Approximate Location of Underground Watermain per Utility Atlas

Siltation Manhole 6' Dia.
Cinder Block Structure
w/4" Cone
Ty. 1 F & G
Rim=(880.89)
Bottom=(891.49)
3" Hole in Bottom

TEMPORARY CONSTRUCTION EASEMENT (SHADED) PER DOC. 2020R041915

TEMPORARY SECONDARY EMERGENCY ACCESS EASEMENT PER DOC. 2020R040758

Grass path

10" DIP

8" DIP

LINE/SYMBOL/ABBREVIATION LEGEND

- BOUNDARY LIMITS
- ADJACENT PROPERTY OR R.O.W. LINE
- EASEMENT LIMITS
- OHW — OVERHEAD WIRES
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- STM — UNDERGROUND STORM LINE
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- W — UNDERGROUND WATER LINE
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- P — UNDERGROUND PHONE LINE
- FO — UNDERGROUND FIBER OPTIC LINE
- X — FENCE
- BRUSH/TREE LINE
- CABLE TV PEDESTAL
- STORM MANHOLE
- CATCH BASIN
- INLET
- FLARED END SECTION
- DRAIN
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- VALVE VAULT
- GAS METER
- GAS VALVE
- GAS MARKER POST
- ELECTRIC METER
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- UTILITY POLE
- GUY WIRE
- SIGN
- FIBER OPTIC MARKER POST
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY PEDESTAL CLUSTER W/NUMBER
- CONCRETE SURFACE
- R.O.W. — RIGHT OF WAY
- B-B — BACK-TO-BACK
- E-E — EDGE-TO-EDGE
- CONIFEROUS TREE w/TRUNK DIAM.
- DECIDUOUS TREE w/TRUNK DIAM.
- DEPRESSED CURB
- (800.5) — SOIL BORING W/GROUND ELEVATION

NOTES

BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY CEMCON, LTD. ON MARCH 9, 2021.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. 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 HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

BENCHMARK/CONTROL POINTS

ELEVATION REFERENCE MARK:
FOUND CUT '+' IN TOP OF THE CONCRETE CURB ON THE SOUTH RIGHT OF WAY LINE OF CENTRAL PARK DRIVE APPROXIMATELY 119 FEET EAST OF THE NORTHEASTENMOST ENTRANCE TO WALMART.
ELEVATION: 888.62 NAVD 88

CONTROL POINTS:

CP #100: FOUND CROSS IN TOP OF CURB IN FRONT OF THE FIRE HYDRANT LOCATED ON THE NORTH SIDE CENTRAL PARK DRIVE ON THE WEST SIDE OF SUBJECT SITE APPROXMATELY 235' SOUTH OF THE NORTHERLY LINE THEREOF.
NORTHING: 2021191.02
EASTING: 998230.77
ELEVATION: 887.02 NAVD 88

CP #105: SET '+' IN THE NORTHEAST CORNER OF THE CONCRETE TRANSFORMER PAD LOCATED NREAR THE SOUTHEAST CORNER OF THE PROPERTY LOCATED AT 7765 EAST MONTICELLO WAY.
NORTHING: 2021455.43
EASTING: 999351.94
ELEVATION: 890.70 NAVD 88

PREPARED BY:
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E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 848008 FILE NAME: TOPO
DRAWN BY: AJB FLD. BK. / PG. NO.: D98\39-42, 46-50
COMPLETION DATE: 04-20-21 JOB NO.: 848.008

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TOPOGRAPHIC MAP

LOT 2 IN SPRINGS AT THREE OAKS SUBDIVISION

CRYSTAL LAKE, IL

N

30 15 0 30

SCALE: 1 INCH = 30 FEET

EXISTING SINGLE-FAMILY RESIDENTIAL STRUCTURE (TYP.)

Valve & Vault 5' Dia.
Tk. A w/Tp. 1 F & G
Rim=(891.18)
T/Pipe=(885.18)

EAST MONTICELLO WAY

Asphalt Surface

Brick Landscape Border

Inv.=(890.21)

Play Area

CP #105

Siltation Manhole 6' Dia.
Cinder Block Structure
w/½" Gaps
Tk. 1 F & G
Rim=(889.17)
Bottpm=(879.17)
3' Hole in Bottom

Siltation Manhole 6' Dia.
Cinder Block Structure
w/½" Gaps
Tk. 1 F & G
Rim=(889.38)
Bottpm=(878.38)
3' Hole in Bottom

Siltation Manhole 6' Dia.
Cinder Block Structure
w/½" Gaps
Tk. 1 F & G
Rim=(888.72)
Bottpm=(878.72)
3' Hole in Bottom

Siltation Manhole 6' Dia.
Cinder Block Structure
w/½" Gaps
Tk. 1 F & G
Rim=(890.37)
Bottpm=(880.37)
3' Hole in Bottom

#5
(885.6)

(889.5)

(886.8)

(894.5)

(884.1)

(891.6)

Storm Manhood
With Open Lid
Rim=(879.81)
Filled with Soil

Siltation Manhole 6' Dia.
Cinder Block Structure
w/½" Gaps
Tk. 1 F & G
Rim=(890.90)
Bottpm=(891.50)
3' Hole in Bottom

EXISTING MULTI-FAMILY RESIDENTIAL STRUCTURE (TYP.)

Asphalt Surface

Asphalt Surface

Asphalt Surface

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- 12" — DECIDUOUS TREE w/TRUNK DIAM.
- DEPRESSED CURB
- (800.5) — SOIL BORING W/GROUND ELEVATION

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TOPOGRAPHIC MAP

LOT 2 IN SPRINGS AT THREE OAKS SUBDIVISION
CRYSTAL LAKE, IL

N

30 15 0 30

SCALE: 1 INCH = 30 FEET

TEMPORARY CONSTRUCTION EASEMENT (SHADED) PER DOC. 2020R041915

STORMWATER MANAGEMENT EASEMENT PER DOC. 2007R0008218

EXISTING STORMWATER MANAGEMENT FACILITY

EXISTING COMMERCIAL/INDUSTRIAL RESIDENTIAL AREA (TYP.)

Gravel Path

CENTRAL PARK DRIVE

TEMPORARY CONSTRUCTION EASEMENTS PER DOC. 2020R041915

Silt Fence

#101 (889.0)

Proposed FES Location Per Utility Atlas (Open Pit-Filled w/Water)

Inlet Rim=(875.21)

Inlet Rim (T/C=886.60)

Inlet Rim (T/C=886.99)

Inlet Rim=(886.43)

Catch Basin 4' Dia. Tx A w/Tx 1 F & G Rim=(886.13) Inv=(883.08)

Approximate Location of Underground Storm Line per Utility Atlas

Sanitary Manhole 4' Dia. Tx A w/Tx 1 F & C Rim=(887.78) Inv=(868.96)

Valve & Vault 5' Dia. Tx A w/Tx 1 F & G Rim=(887.68) T/Pipe=(881.68)

Valve & Vault 5' Dia. Tx A w/Tx 1 F & G Rim=(887.43) T/Pipe=(881.68)

Sanitary Manhole Rim=(886.54)

Approximate Location of Underground Storm Line per Utility Atlas

Inlet Rim (T/C=884.68) No Curb

Sanitary Manhole Rim=(884.55)

Valve & Vault Rim=(888.22)

Valve & Vault Rim=(888.75)

Sanitary Manhole Rim=(887.69)

Sanitary Manhole Rim=(888.36)

Sanitary Manhole Rim=(888.55)

SITE BENCHMARK REFERENCE

MULTI-FAMILY RESIDENTIAL COMPLEX UNDER CONSTRUCTION

NOTE:
ASPHALT ROADWAY UNDER CONSTRUCTION AT TIME OF FIELD SURVEY. PAVEMENT ELEVATIONS SHOWN ARE NOT FINISHED ASPHALT LAYER.

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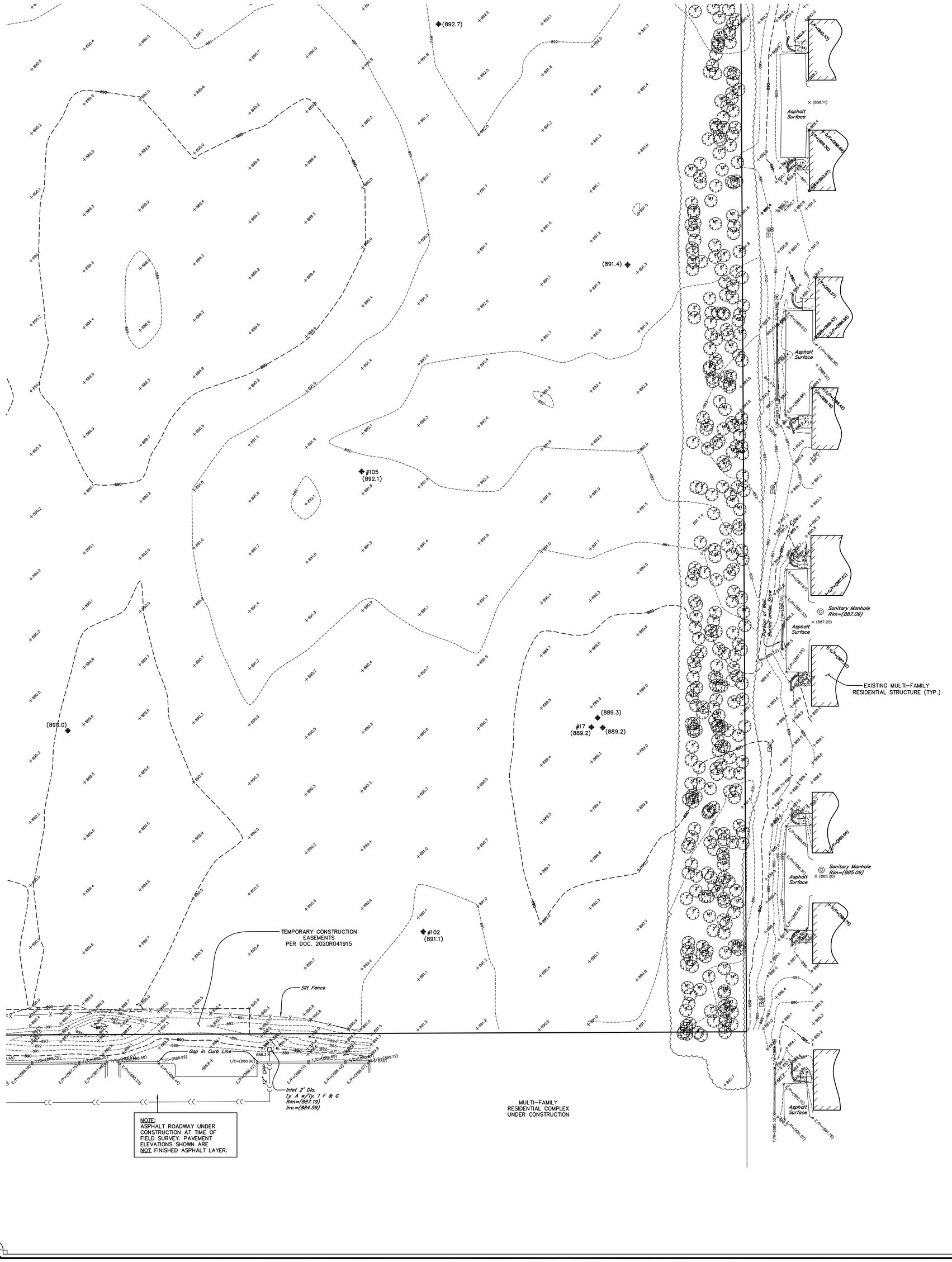
TOPOGRAPHIC MAP

LOT 2 IN SPRINGS AT THREE OAKS SUBDIVISION
CRYSTAL LAKE, IL

N

30 15 0 30

SCALE: 1 INCH = 30 FEET



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Approved As-built survey storage table provided from the Crystal Lake

Detention Basin Volume Calculation

#Units=Elevation,ft,Area,ft2,Volume,acft

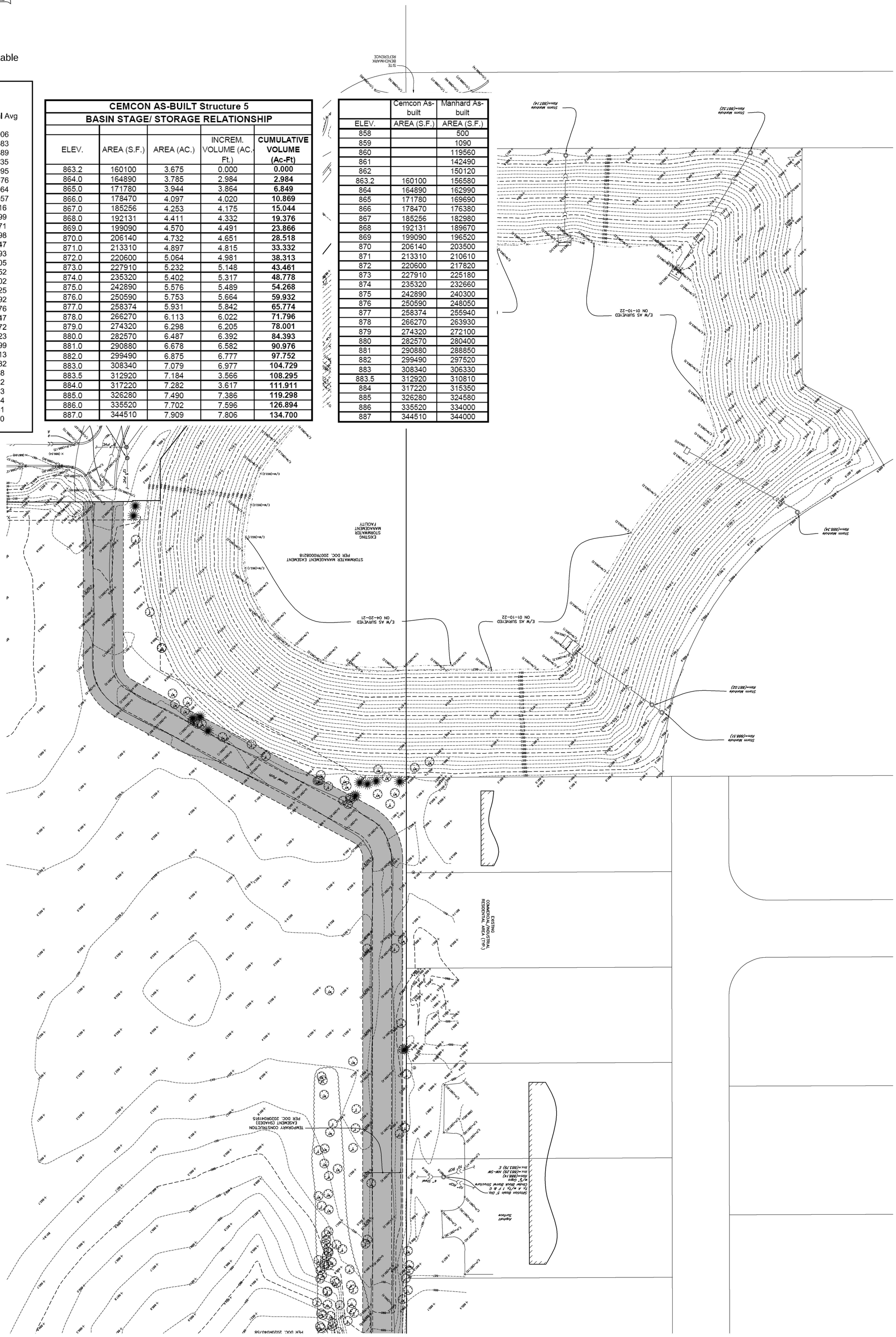
# Elev	Area	Cumml Avg
# ft	ft2	acft
887.0000	344001.8139	145.4906
886.0000	333998.8559	137.7083
885.0000	324575.2964	130.1489
884.0000	315353.0834	122.8035
883.5000	310811.4122	119.2095
883.0000	306330.2862	115.6676
882.0000	297517.1573	108.7364
881.0000	288854.9198	102.0057
880.0000	280395.9867	95.4716
879.0000	272097.7707	89.1299
878.0000	263930.2870	82.9771
877.0000	255943.2100	77.0098
876.0000	248050.4377	71.2247
875.0000	240298.1013	65.6193
874.0000	232658.8330	60.1905
873.0000	225181.7016	54.9352
872.0000	217821.5943	49.8502
871.0000	210605.2488	44.9325
870.0000	203503.3364	40.1792
869.0000	196521.4495	35.5876
868.0000	189674.3957	31.1547
867.0000	182980.7090	26.8772
866.0000	176377.6242	22.7523
865.0000	169693.7351	18.7799
864.0000	162987.4931	14.9613
863.0000	156575.7106	11.2932
862.0000	150119.6799	7.7728
861.0000	142486.8970	4.4142
860.0000	119561.9713	1.4063
859.0000	1091.1558	0.0214
858.0000	495.8334	0.0031
857.4500	0.8204	0.0000

CEMCON AS-BUILT Structure 5

BASIN STAGE/ STORAGE RELATIONSHIP

ELEV.	AREA (S.F.)	AREA (AC.)	INCREM. VOLUME (AC.-Ft.)	**CUMULATIVE VOLUME (Ac-Ft)**
863.2	160100	3.675	0.000	**0.000**
864.0	164890	3.785	2.984	**2.984**
865.0	171780	3.944	3.864	**6.849**
866.0	178470	4.097	4.020	**10.869**
867.0	185256	4.253	4.175	**15.044**
868.0	192131	4.411	4.332	**19.376**
869.0	199090	4.570	4.491	**23.866**
870.0	206140	4.732	4.651	**28.518**
871.0	213310	4.897	4.815	**33.332**
872.0	220600	5.064	4.981	**38.313**
873.0	227910	5.232	5.148	**43.461**
874.0	235320	5.402	5.317	**48.778**
875.0	242890	5.576	5.489	**54.268**
876.0	250590	5.753	5.664	**59.932**
877.0	258374	5.931	5.842	**65.774**
878.0	266270	6.113	6.022	**71.796**
879.0	274320	6.298	6.205	**78.001**
880.0	282570	6.487	6.392	**84.393**
881.0	290880	6.678	6.582	**90.976**
882.0	299490	6.875	6.777	**97.752**
883.0	308340	7.079	6.977	**104.729**
883.5	312920	7.184	3.566	**108.295**
884.0	317220	7.282	3.617	**111.911**
885.0	326280	7.490	7.386	**119.298**
886.0	335520	7.702	7.596	**126.894**
887.0	344510	7.909	7.806	**134.700**

ELEV.	Cemcon As-built AREA (S.F.)	Manhard As-built AREA (S.F.)
858		500
859		1090
860		119560
861		142490
862		150120
863.2	160100	156580
864	164890	162990
865	171780	169690
866	178470	176380
867	185256	182980
868	192131	189670
869	199090	196520
870	206140	203500
871	213310	210610
872	220600	217820
873	227910	225180
874	235320	232660
875	242890	240300
876	250590	248050
877	258374	255940
878	266270	263930
879	274320	272100
880	282570	280400
881	290880	288850
882	299490	297520
883	308340	306330
883.5	312920	310810
884	317220	315350
885	326280	324580
886	335520	334000
887	344510	344000



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SCALE: 1 INCH = 30 FEET

30 15 0 30

N

TOPOGRAPHIC MAP

LOT 2 IN SPRINGS AT THREE OAKS SUBDIVISION

CRYSTAL LAKE, IL


Redwood
APARTMENT NEIGHBORHOODS

Redwood APARTMENT NEIGHBORHOODS

ABOUT US

- Founded in 1991
- Building homes since 2003
- Primarily a **property management** firm
- *Redwood owns everything it has ever built.*

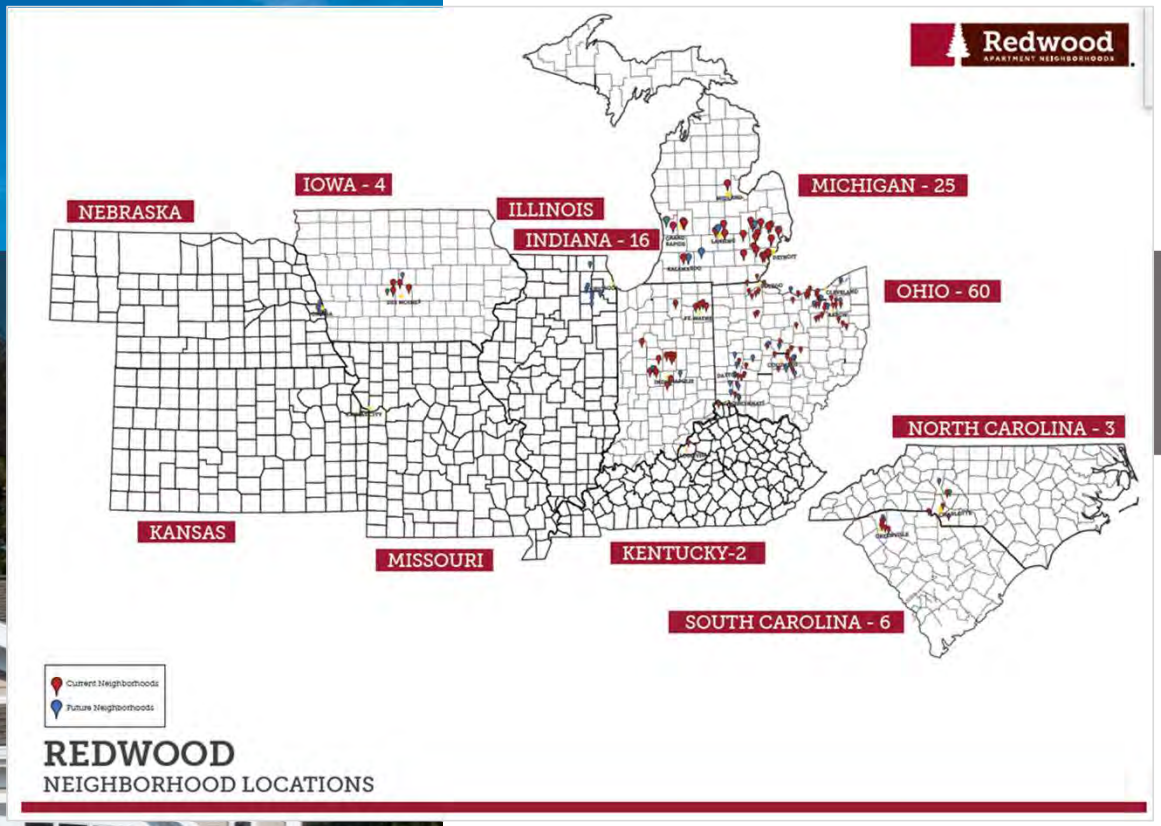


Our Core Values:

1. Do One Thing Really Well
2. Be Entrepreneurial
3. Serve Those You Lead
4. Deliver More Than Expected
5. Communicate Openly & Honestly
6. Instill Family & Team Spirit
7. Demonstrate Integrity & Authenticity
8. Be Nice & Have Fun

MARKET PRESENCE







About Redwood Neighbors

50.6 Years = Average Age of a Redwood Resident
70% of Redwood Residents Are Empty Nesters
3-Mile Radius of the Neighborhood = Where Most Residents Relocate From

1.65 = Average Number of Residents per Apartment Home

7 School-Age Children per 100 Apartment Homes

1.5 = Average # Cars per Apartment Home

All adults living in the home go through rental, credit, and criminal background checks

Redwood
APARTMENT NEIGHBORHOODS™



EXTERIORS OUR RESIDENTS DESERVE

- Single-Story Apartment Neighborhoods
- Two Car Attached Private Entrance Garage
- Personal Patios
- Stone and Shake Siding Accents
- Extensive Landscaping





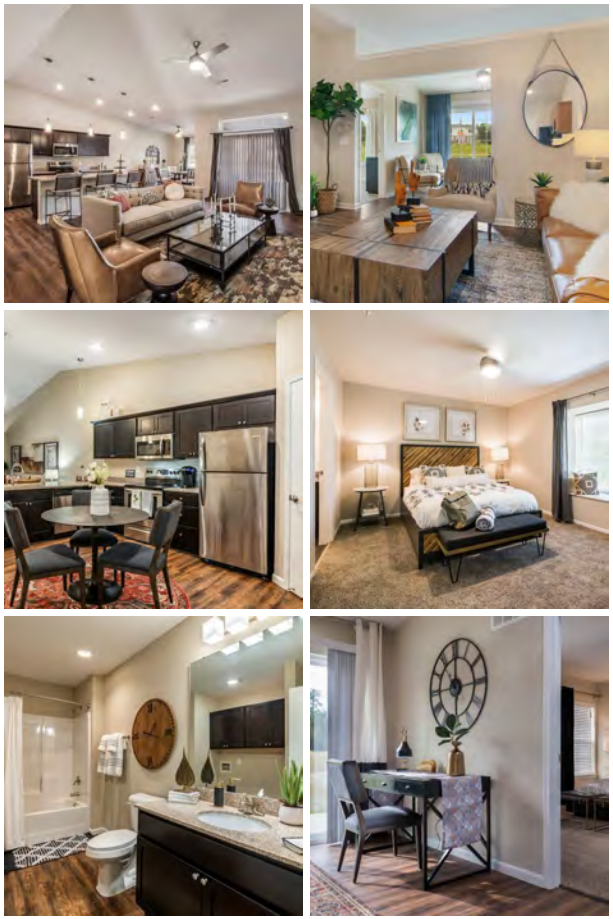






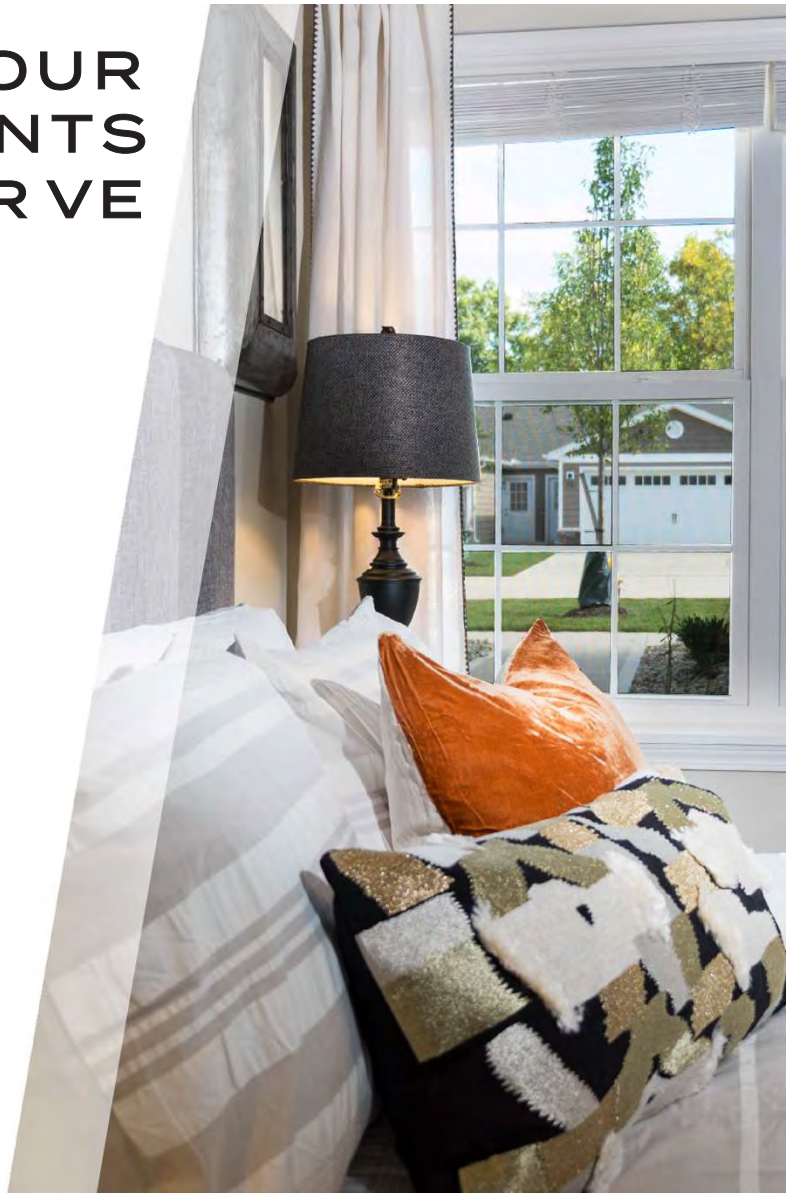






INTERIORS OUR RESIDENTS DESERVE

- Open Floor Plans
- Granite Counter Tops
- Private Entryways
- Vaulted Ceilings
- Energy Star Certified Construction

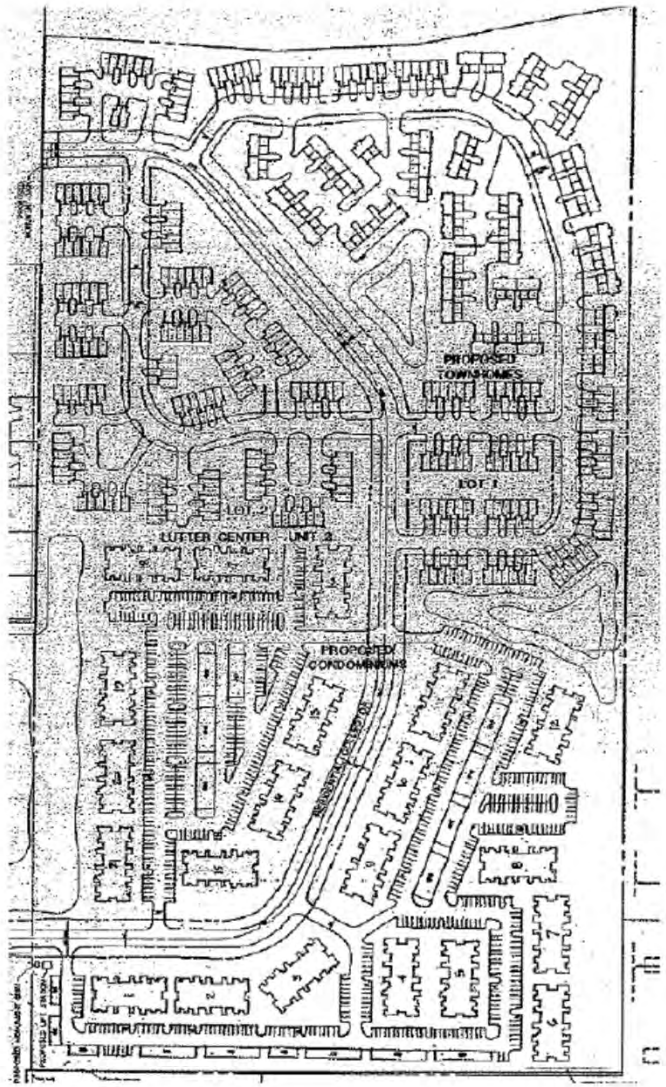


Site Location



Site Plan under Annexation Agreement

- Up to 320 townhomes
  (600 AA – 280 Continental = 320)
- Attached 2-story townhome neighborhood
- Public road connection through site





Proposed Redwood Neighborhood

- ✓ 304 apartment homes, 16 fewer than permitted
- ✓ Meets or exceeds all setbacks in AA
- ✓ Greater SF/home than in AA
- ✓ All 2-car garages
- ✓ 4 – 6 homes per building
- ✓ Public road connection through site
- ✓ 23 acres of open space (47% of site)

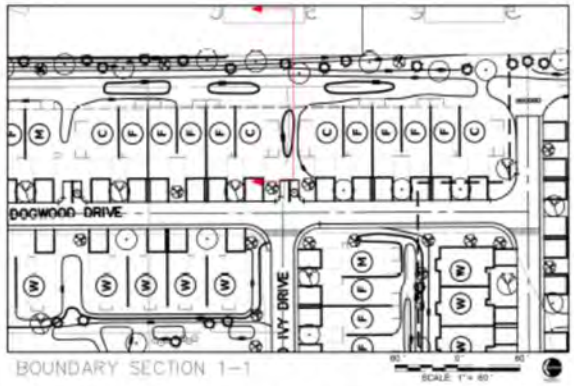


Improved Distances to Neighbor Homes

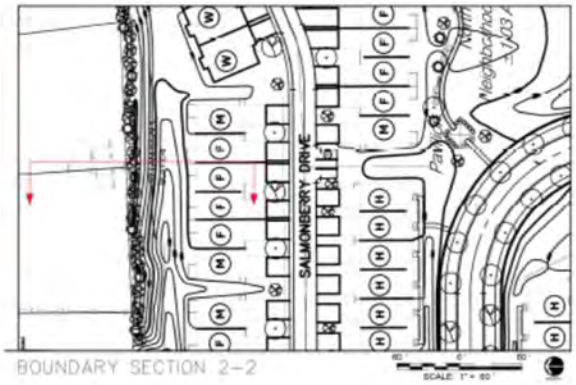
Shared North Property Line
Up to 15' Improvement in Setback

BUFFER LANDSCAPE

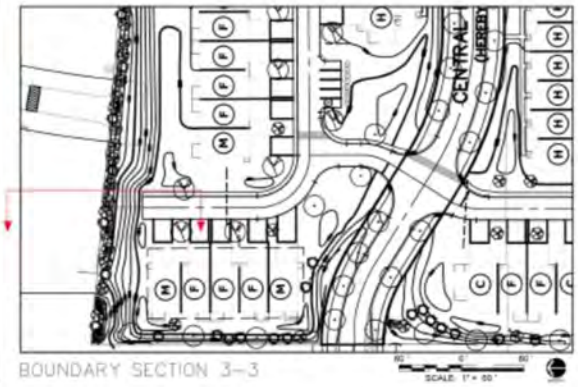




BOUNDARY SECTION 1-1



BOUNDARY SECTION 2-2



BOUNDARY SECTION 3-3



Southwest Amenity

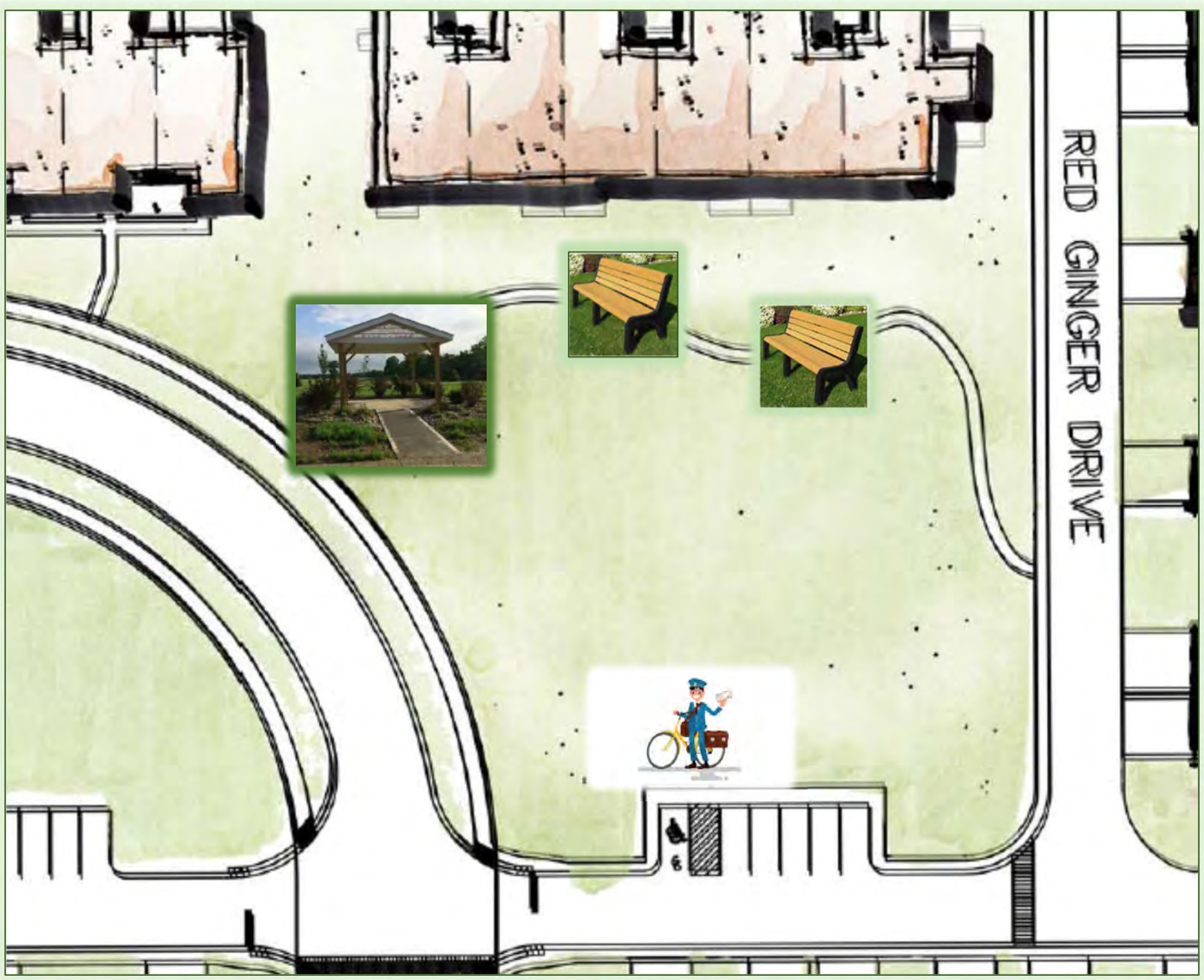
- ✓ Pet wash center



NE Park Area

- ✓ Additional connectivity
- ✓ Multiple seating areas along path
- ✓ Shelter for gathering
- ✓ Additional landscaping

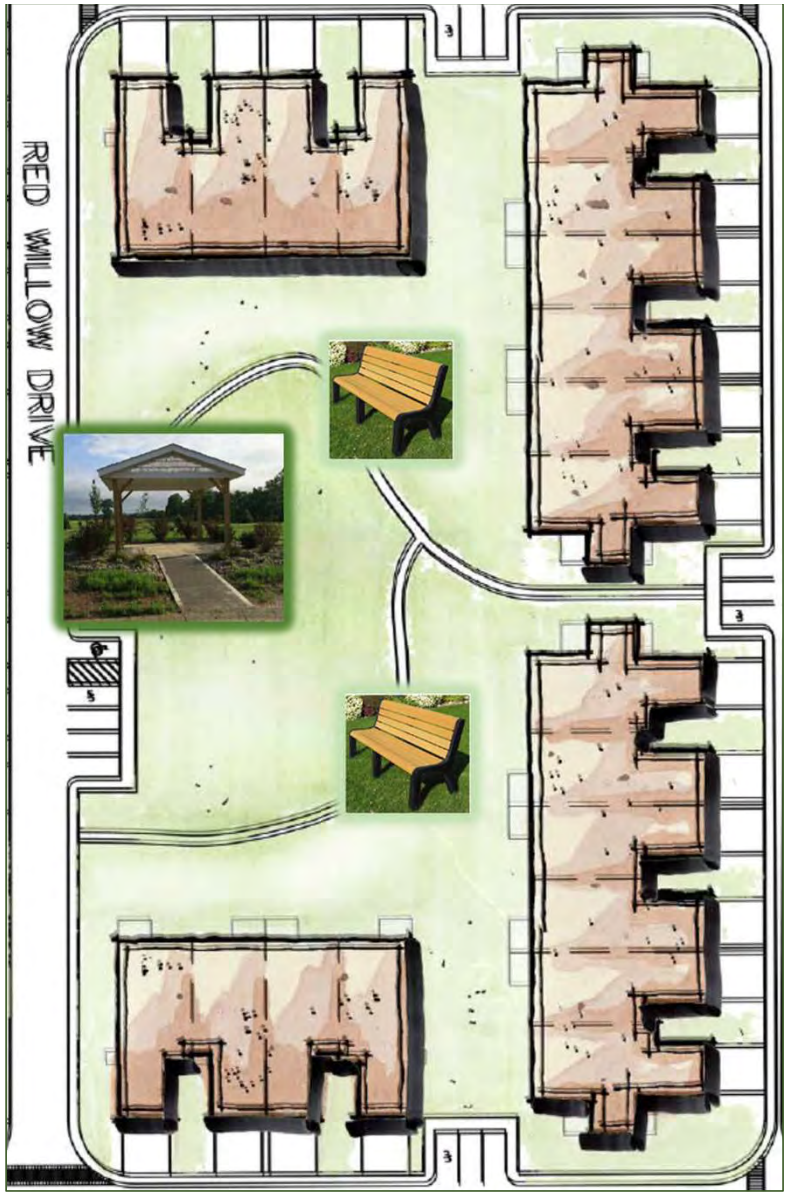


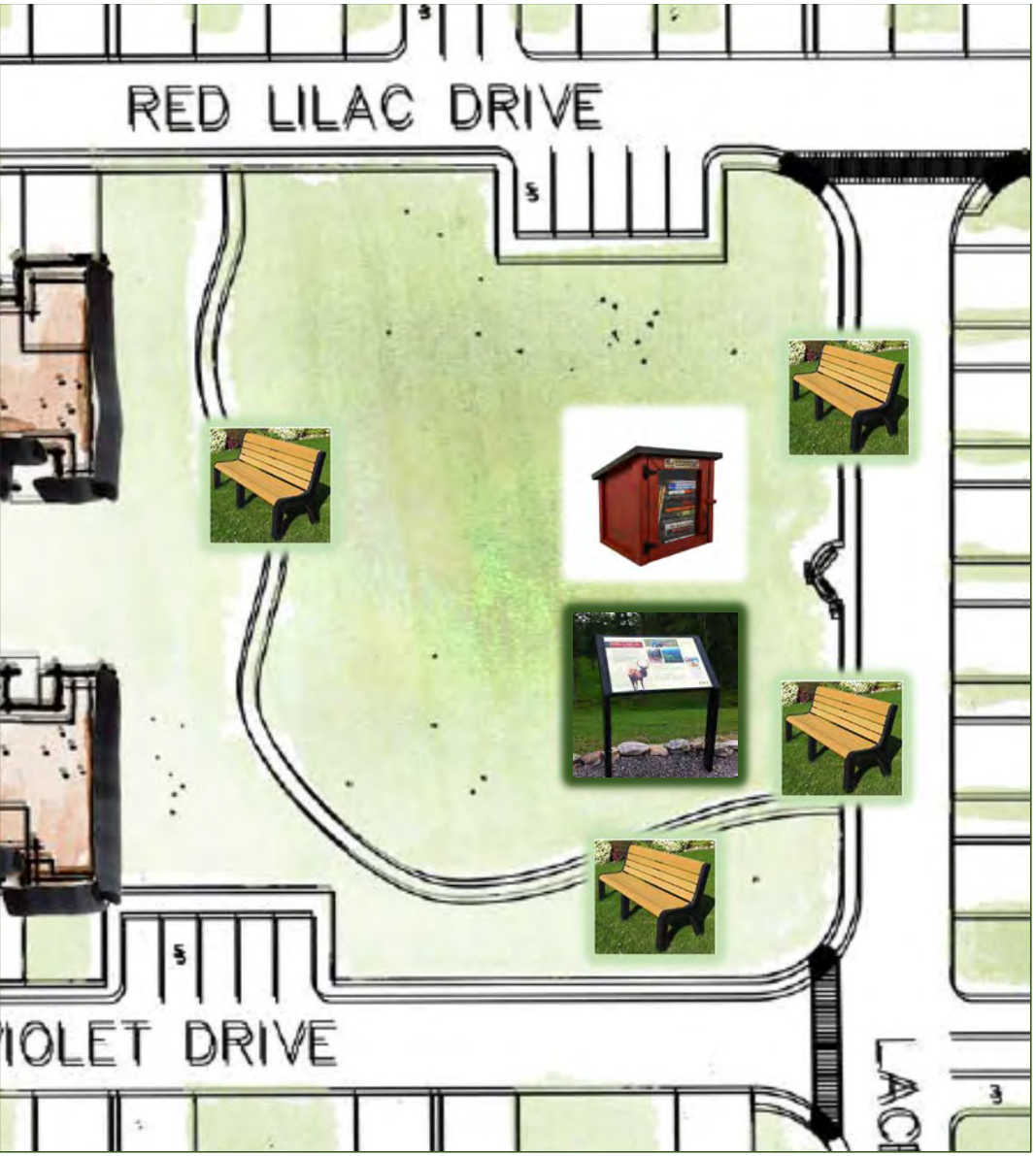


Southeast Park Area

- ✓ Additional connectivity
- ✓ Multiple seating areas
- ✓ Shelter for gathering
- ✓ Additional landscaping







Central Park Area

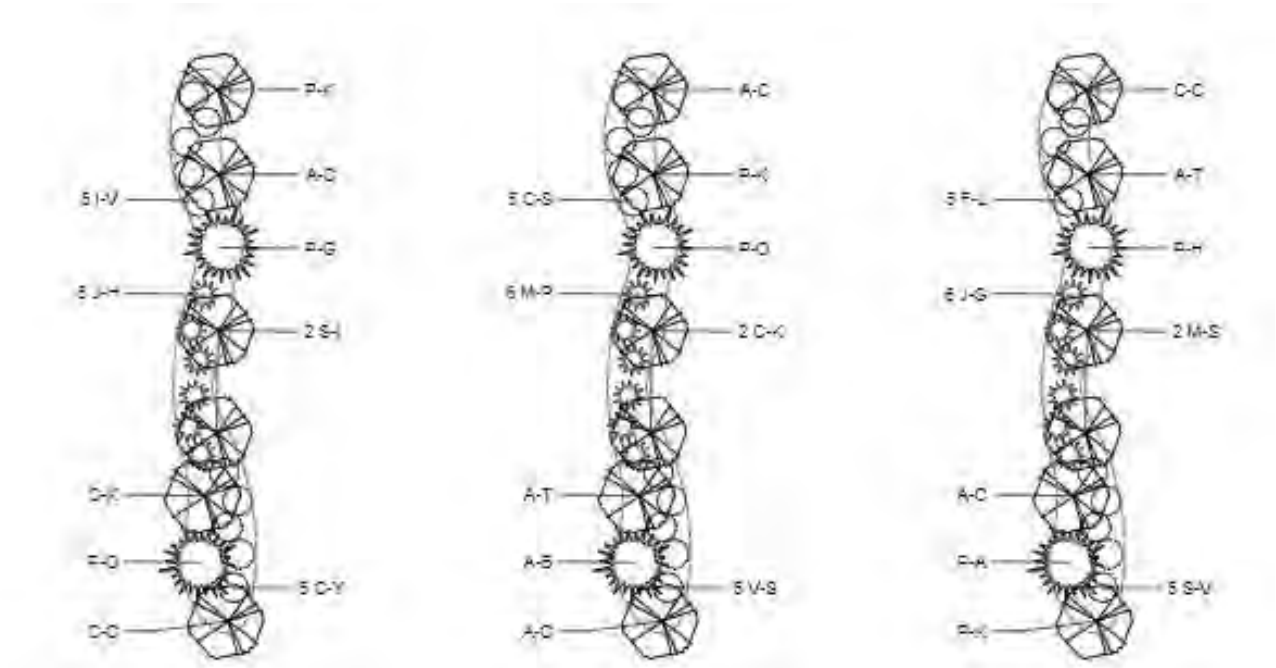
- ✓ Additional connectivity
- ✓ Multiple seating areas
- ✓ Little library
- ✓ Historical sign memorializing Munshawville School





Final Landscape Plan

- **Additional plantings at entryways, in parks, along Central Park Drive**
- **Materials change in northerly buffer trees (from shade to evergreen); low and heavy to screen the homes w/ 4’ tall shrubs that can grow up to 6’ overtime**



Approved Elevations

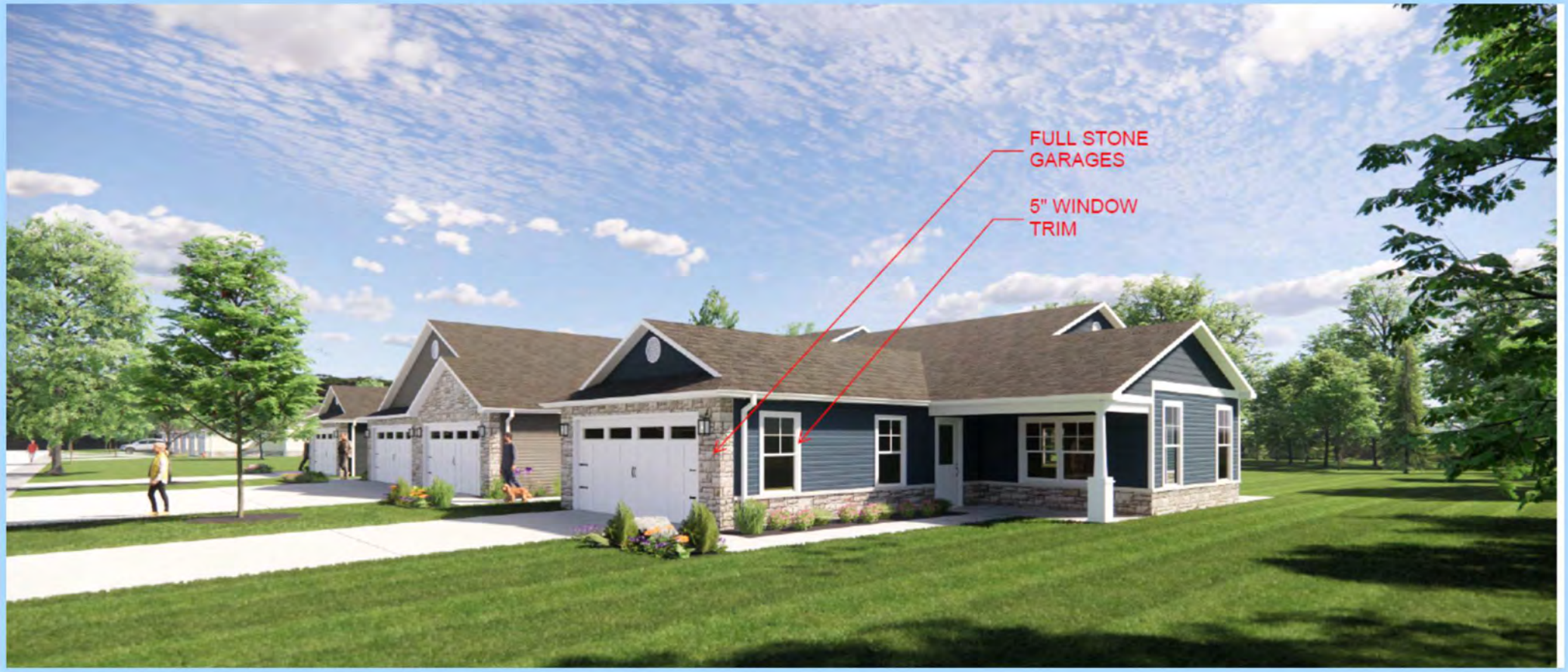







FULL STONE GARAGES
5" WINDOW TRIM
MEADOWOOD
1,326 S.F.
FORESTWOOD
1,294 S.F.
CAPEWOOD
1,620 S.F.


TRIANGLE LOUVER
FULL SHAKE GARAGE
DORMER
5" WINDOW TRIM
WILLOWOOD
1,381 S.F.


FULL STONE
GARAGES
5" WINDOW
TRIM



REAR PERSPECTIVE

CAPEWOOD END


RAISED HEEL ROOF
CRAFTSMAN
STYLE COLUMN
5" WINDOW TRIM



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Agenda Item No: 16

City Council
Agenda Supplement

Meeting Date: March 15, 2022

Item: Drainage Easement and Temporary Construction Easement for the Three Oaks Recreation Area Water Level Control Project

Staff Recommendation: Motion to adopt a Resolution authorizing the City Manager to execute a grant of drainage easement and temporary construction easement agreement in connection with the South Lake water level project at the Three Oaks Recreation Area.

Staff Contact: Eric Helm, Deputy City Manager

Background:

The water levels at the Three Oaks Recreation Area vary frequently based on the amount of precipitation. With no natural outlet for lake water, when rainfall amounts consistently exceed historical averages, the Three Oaks water levels can rise to levels that may negatively impact the park's amenities, including structures. Even though water levels have moderated recently because of a drought, high water levels significantly impacted the park's amenities as recently as 2019 and 2020.

Due to the unpredictability of future rainfall, and subsequent water levels, the City identified a solution to moderate water levels by creating an outlet for lake water. The solution involves installing a stormwater pipe from the Three Oaks Recreation Area to the private property immediately southwest of the park, following historical drainage patterns. The pipe would be bored under Rakow Road, travel underground along Virginia Road, and terminate in a retention area on the neighboring property. Water would flow through the pipe and an adjustable weir when lake levels reach a certain stage. Water flowing into this retention area would then follow natural drainage patterns further south.

In order to allow the pipe installation on private property, the property owner, Jemco Properties, LLC, and the City will enter into a grant of easement. This easement agreement will allow the City to install the pipe and allow water to flow through the property. Jemco is required to maintain the retention basin and outlets to accommodate the water from Three Oaks. The agreement includes language protecting the private property from flooding through a shut off mechanism upon giving notice to the City. If flooding on the private property occurs, the City will have the ability to shut off the flow until flooding abates. Due to the geographic characteristics of the retention area, the City anticipates only needing to shut off water flow during extreme events for short periods. Also, as part of the project, the City will extend the sanitary sewer from north of Rakow Road to an area just south of Rakow Road.

City special legal counsel has reviewed the easement document and Jemco has agreed to the easement terms and signed the document.

Votes Required to Pass:

Simple majority.

Res. _____

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the City Manager be and he is hereby authorized and directed to execute a grant of drainage easement and temporary construction easement agreement in connection with the South Lake water level project at the Three Oaks Recreation Area.

DATED this 15th day of March, 2022.

CITY OF CRYSTAL LAKE, an
Illinois Municipal Corporation,

By: _____
Haig, Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: March 15, 2022
APPROVED: March 15, 2022

Draft

Agenda Item No: 17

City Council
Agenda Supplement

Meeting Date: March 15, 2022

Item: Proposal Award - Design Engineering Services for the Three Oaks Recreation Area Water Level Control Improvement

Staff Recommendation: Motion to award the proposal for Three Oaks Recreation Area Water Level Control Improvement for Design Engineering Services to the most qualified, responsible and responsive proposer, Fehr Graham and Associates, and adopt a Resolution authorizing the City Manager to execute an agreement with Fehr Graham and Associates in the amount of $98,675.00 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:
In the past few years, the Three Oaks Recreation Area water level has risen above historical measurements and negatively impacted and damaged amenities and buildings at the park. The lack of a natural outlet for the south lake and increased precipitation in recent years has caused the water level to rise above the flood elevation designed for the park.

The FY 2021/2022 budget includes funding for consultant engineering services to design an outlet control structure and gravity storm sewer pipe from the lake at the intersection of Rakow Road and Virginia Road southwest into an existing pond on the property southwest of Three Oaks Recreation Area (see right.)



The size of the outlet pipe will ensure that water draining from the south lake will not negatively impact downstream properties. The City has secured the necessary easements from the downstream property owner.

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 four 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 deep boring and jacking
- Staff Experience
- Scope of Services
- References

The following provides a summary of costs:

	√ **Fehr Graham & Associates**	Christopher B. Burke Engineering	Clark Dietz	GSG Consultants
TOTAL	**$98,675.00**	$107,840.00	$124,650.00	$192,620.00

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 Fehr Graham and Associates to provide design engineering services for the Three Oaks Recreation Area Water Level Control improvement project. Fehr Graham and Associates demonstrated specific design experience with deep sewer construction. Fehr Graham has performed well on other City assignments.

Funds are budgeted in Fiscal Year 2022 and will be included in the proposed budget for Fiscal Year 2023/2024.

Votes Required to Pass:
Simple Majority

RESOLUTION

WHEREAS, the CITY OF CRYSTAL LAKE desires to have the ability to control the lake levels at the Three Oaks Recreation Area facility to prevent damage to park facilities; and

WHEREAS in order to ensure the project is designed and constructed in accordance with local 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 Three Oaks Recreation Area Water Level Control improvement on February 7, 2022; and

WHEREAS the most qualified, responsible, and responsive proposer was Fehr Graham and Associates of Rockford, 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 Fehr Graham and Associates for Design Engineering Services associated with the Three Oaks Recreation Area Water Level Control Improvement Project in the amount of $98,675.00; 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 March, 2022.

Draft

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: March 15, 2022
APPROVED: March 15, 2022

Draft

Agenda Item No: 18

City Council
Agenda Supplement

Meeting Date: March 15, 2022

Item: Intergovernmental Agreement for the McHenry County Police Social Work Program

Staff Recommendation: Motion to adopt a Resolution authorizing the City Manager to execute an Intergovernmental Agreement with McHenry County to participate in the McHenry County Police Social Worker Program

Staff Contact: James Black, Police Chief

Background:

The Police Department is seeking approval to enter into an agreement with McHenry County to provide social services to our residents.

Due to recent events involving interactions between police and persons suffering from a mental health crisis, there has been a significant push nationwide regarding police reform. Much of the reform issues have taken place through significant changes in state statutes, police tactics and police training. The addition of police social workers to address the need of assisting people suffering a mental health crisis has grown in popularity and significance. Integrating a police social worker into a law enforcement response helps address the needs of individuals and families involved in police encounters = beyond the scope of what law enforcement can provide. For example, this may include:

- Conducting assessments on the psychological well-being of individuals suffering from a mental health crisis.
- Providing short-term or crisis counseling to individuals or families that are experiencing stress, conflict or turmoil in their lives.
- Providing grief assistance to families or officers at crime scenes or other traumatic events.
- Offering intervention services for domestic related situations.
- Assisting with securing emergency shelter or food services for families in need.

As of July 1, 2021, state statute now mandates that all police departments submit monthly reports to the Illinois State Police that involve calls for service related to mental health. Between July 1, 2021 and December 31, 2021, the Police Department responded to 92 calls for service involving mental health or a person experiencing a mental health crisis. In all of 2021, the Crystal Lake

Police Department responded to 801 domestic disputes and 78 calls for service regarding suicidal individuals.

There are a few ways that police departments can partner with social workers; a city/village can hire their own full-time social worker, obtain contractual full-time social workers, or participate in a countywide initiative if one exists. Costs for social worker services vary depending on whether they are an employee of the municipality and the specific credentialing of the social worker. For example, the salary of a Licensed Clinical Social Worker (LCSW) will be higher than an individual with their MA in Social Work (MSW).

The below chart compares social worker options based on licensing and employment (Y = yes, N = No).

Service Provided	City Employee	Contract Employee	McHenry County Program
Emergency Response	Y	Y	Y
Domestic/juvenile/mental health follow up	Y	Y	Y
Diagnostic Assessment	Y	Y	Y
40 hour work week	Y	Y	Based on calls
After hours crisis response	Y	Y	Y
Provide Mental Health Training to Officers	Y	Y	Y
On-going Counseling	Y	Y	Short term/Referral
Licensed Clinical Social Worker	Y	MSW/LCSW Option	MSW with LCSW Oversight
Salary (not including benefits)	$83,000-$120,000	Approx. $75,000	$35,000 annually 2 years

Currently, the Lake in the Hills Police Department has a full-time Licensed Clinical Social Worker (LCSW) on staff. The Huntley Police Department has just hired their own full-time employee who has a Master's Degree (MA) in Social Work. The McHenry County Sheriff's Department is planning on keeping their full-time social worker even though they will be overseeing the countywide program. Although the McHenry County Sheriff's Department will have oversight of the program, all agencies participating in the countywide Police Social Worker Program will be included in an Advisory Council for the program. The Advisory Council will meet at least quarterly for the purposes of ensuring that the mission and services provided by the Police Social Worker Program are meeting the needs of member agencies. Any changes in policy, procedures, or staffing will be voted on and approved by the contributing agencies and partnering departments.

The following departments have currently signed the Intergovernmental Agreement to participate in the McHenry County Police Social Worker Program:

- Harvard
- Cary
- Algonquin
- Richmond
- Woodstock
- Marengo

- Wonder Lake
- Oakwood Hills

The Police Department is recommending participation in the McHenry County Police Social Worker Program for a two-year agreement. During the two-year agreement, the Police Department will be able to gather data on the success of the program and whether or not it is meeting the needs of our residents and community partners.

City legal staff has reviewed the Intergovernmental Agreement.

Votes Required to Pass:
Simple majority.

Res. 21R -

RESOLUTION

BE IT RESOLVED BY THE ACTING MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the City Manager be and is hereby authorized to execute a Intergovernmental Agreement with McHenry County to participate in the McHenry County Police Social Worker Program.

DATED this 15th day of March, 2022.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: March 15, 2022
APPROVED: March 15, 2022

Draft

INTERGOVERNMENTAL AGREEMENT FOR POLICE SOCIAL WORKER PROGRAM

THIS AGREEMENT made and entered into this _____ day of _____, 2021, by and between the COUNTY OF MCHENRY, a body politic and corporate of the State of Illinois (hereinafter "COUNTY") and the City/Village of Crystal Lake (hereinafter "Municipality").

WHEREAS, the MUNICIPALITY agrees to obtain the services of the COUNTY for purposes of providing twenty four (24) hour on call services, response to calls for service by a Police Social Worker (PSW), as well as consultation to and from the COUNTY and the MUNICIPALITY personnel;

WHEREAS, the COUNTY agrees to provide twenty-four (24) hour on-call services by a PSW for the MUNICIPALITY, response to calls for service by municipality as well as consultations with law enforcement officers to and from the COUNTY and the MUNICIPALITY personnel;

WHEREAS, the COUNTY and the MUNICIPALITY are authorized by the terms and provisions of the Intergovernmental Cooperation Act, 5 ILCS 220/1 et al., to enter into intergovernmental agreements, ventures, and undertakings to perform jointly and governmental purpose or undertaking either of them could do singularly.

NOW THEREFORE, in consideration of the foregoing and the covenants contained herein, the parties agree as follows:

1.0 TERM OF AGREEMENT

This agreement shall be from May 1, 2022 through April 30, 2024, the date of the signature of the parties notwithstanding, unless terminated by any party, with or without cause, upon not less than sixty (60) days written notice as provided in paragraph 6.0 of this agreement.

2.0 DUTIES OF THE COUNTY

A. The COUNTY shall provide on call services from a Police Social Worker, response to calls for service and consultation services to the MUNICIPALITY on a twenty-four (24) hour per day basis, 365 days per year excepting leap year, in which case leap year on call, response services and consultation services shall be provided on a twenty-four (24) hour per day basis 366 days per year.
B. The County, through the Police Social Worker, will aid in education, training of officers in mental health response in times of crisis.

C. The COUNTY, in its discretion, reserves the right to determine who will be employed by the COUNTY. The MUNICIPALITY retains no employment rights or liability for employment of PSW to the COUNTY.

Draft

3.0 DUTIES OF MUNICIPALITY

A. The MUNICIPALITY agrees to provide a private work space for the PSW assigned to them with the COUNTY's PSW Program and to pay for the cost associated with such space. The MUNICIPALITY further agrees to maintain the MUNICIPALITY's space and any equipment in a clean and proper working order.

4.0 COMPENSATION

A. The MUNICIPALITY shall pay the COUNTY a fee of $35,000 for the first year, payable in one payment on the 15th of July, 2022. The annual fee for each of the remaining year in this Agreement shall be due on the 15th of July, 2023.
B. There shall be an annual increase for additional years following this contract to be determined by the end of this agreement date. Any additional fees as well as the annual increase will be calculated by the COUNTY after consultation with the PSW advisory council and considering the following:

    1) The MUNICIPALITY's percentage of operating costs based on the initial two (2) year average of on call services and responses to call for services data from May 2022 to April 2024.

    2) Operating costs are based on the cost to the COUNTY for the Police Social Workers and percentage of the LCPC Supervisor, Admin Assistant and Program Director's salary and benefits (IMRF, SSA, Medicare, Insurance, and miscellaneous costs such as training and vehicle).

    3) A call for service is defined as: A telephone or radio request received by the COUNTY or an officer-initiated activity requiring interaction between the officer and County PSW.

Draft

5.0 INDEMNIFICATION

A. The MUNICIPALITY agrees to defend itself in any actions or disputes brought against the MUNICIPALITY in connection with or as a result of this agreement and to hold harmless and indemnify the COUNTY and its officers and employees from any losses, claims, expenses, actions or judgments, including reasonable attorney's fees, as a result of the negligence or acts of the MUNICIPALITY and MUNICIPALITY police department. The COUNTY shall hold harmless and indemnify the MUNICIPALITY and its officers and employees from any losses, claims, expenses, actions or judgments, including reasonable attorney's fees, as a result of the negligence or acts of the COUNTY in the performance of their duties under paragraph 2.0 of this agreement.

B. The MUNICIPALITY and the COUNTY shall maintain for the duration of this agreement, and any extensions thereof, at their own expense, insurance that includes "Occurrence" basis wording and is issued by a company or companies qualified to do business in the State of Illinois, which generally require that the company(ies) be assigned a Best's Rating of "A" or higher with a Best's financial size category of class XIV or higher, or by membership in a governmental self-insurance pool, in at least the following types and amounts:

1) Commercial General Liability in a broad form, to include but not limited to coverage for the following where exposure exists: bodily Injury and Property Damage, Premises/Operations, Independent contractors, Products/Completed operations, Personal Injury and Contractual Liability; limits of liability not less than $500,000 per occurrence and $1,000,000 in the aggregate;

2) Business Auto Liability, to include but not limited to, bodily Injury and Property Damage, including owned vehicles, hired and non-owned vehicles and employee non-ownership; limits of liability shall not be less than $1,000,000 per occurrence, combined single limit for bodily injury liability and property damage liability; and

3) Workers Compensation Insurance to cover all employees and meet statutory limits in compliance with applicable state and federal laws. The coverage must include Employer's Liability with minimum limits of $100,000 for each incident.

C. In reference to the insurance coverage maintained by the MUNICIPALITY and the COUNTY, such policies shall not be canceled, limited in scope, or non-renewed until after thirty (30) days written notice has been given to the other party. Certificates of Insurance evidencing the above-required insurance shall be supplied to the other party with ten (10) days of approval of this agreement.

D. The MUNICIPALITY shall name the COUNTY as additional insured on all liability policies, which shall be pursuant to an additional insured endorsement in a form acceptable to the COUNTY. The MUNICIPALITY acknowledges that any insurance maintained by the COUNTY shall apply in excess of and not contribute to, insurance provided under the MUNICIPALITY's policy.

E. The COUNTY shall name the MUNICIPALITY as an additional insured on all liability policies, which shall be pursuant to an additional insured endorsement in a form acceptable to the MUNICIPALITY. The COUNTY acknowledges that any insurance maintained by the MUNICIPALITY shall apply in excess of, and not contribute to, insurance provided under the COUNTY's policy.

6.0 TERMINATION

Draft

A. Either party may, with or without cause, terminate this agreement upon not less than sixty (60) days written notice delivered by mail or in person to the other parties.

B. The MUNICIPALITY shall be responsible for payment to the COUNTY for actual costs incurred through the proposed termination date. Said costs shall be calculated on a daily, pro-rated basis, based upon the contractual amounts cited above in paragraph 4.0 of this agreement. The COUNTY shall be responsible for the billing of said costs.

C. The parties agree that they shall remain liable in accordance with paragraph 5.0 for all lawsuits filed for acts or omissions or any negligent, willful or wanton acts or omissions which occurred while a party to this Agreement.

7.0 NO ASSIGNMENT

Neither party shall assign this agreement without the prior written approval of the other party.

8.0 NO SUBCONTRACTORS

Neither party shall enter into subcontracts for any services provided for in this Agreement.

9.0 GOVERNING LAW

The parties agree this Agreement has been executed and delivered in Illinois and that their relationship and any and all disputes, controversies or claims arising under this Agreement shall be governed by the laws of the State of Illinois, without regard to conflicts of laws principles. The parties further agree that the exclusive venue for all such disputes shall be the Circuit Court of the 22nd Judicial Circuit of McHenry County, Illinois, and the parties hereby consent to the personal jurisdiction thereof.

10.0 NO DISCRIMINATION

No person shall be illegally excluded from employment rights in, participation in, or be denied the benefits of, the program which is the subject of this agreement on the basis of race, religion, color, sex, age, disability, sexual orientation, or national origin.

11.0 SEVERABILITY

The provisions of this agreement are severable. If any paragraph, section, subdivision, sentence, clause or phrase of this agreement is for any reason held to be contrary to law, or contrary to any rule or regulation having force and effect of law, such decision shall not affect the remaining portions of this agreement.

12.0 NO AGENCY

Draft

The parties agree that nothing contained is intended or should be construed as in any manner creating or establishing a relationship of co-partners between the parties, or constituting the MUNICIPALITY (including its officers, employees and agents) as agents, representatives, or employees of the COUNTY for any purpose, or in any manner, whatsoever. Similarly, nothing contained herein is intended or should be construed as in any manner creating or establishing a relationship of co-partners between the Parties, or constituting the COUNTY (including its officers, employees and agents) as agent, representatives of the MUNICIPALITY, for any purpose, or in any manner, whatsoever.

13.0 NOTICES

A. The MUNICIPALITY agrees to promptly notify the COUNTY in writing of:

1) Any decision to terminate this agreement,

2) The receipt of notice of any claim or lawsuit involving the services provided under this agreement, and

3) The receipt of any written or verbal requests for inspection and/or copying of any documents relating in any manner whatsoever to the services provided by the COUNTY or the MUNICIPALITY under this agreement as well as the MUNICIPALITY or the MUNICIPALITY's police department's proposed response thereto.

B. All notices permitted or required under this agreement shall be transmitted only by personal delivery or by first class, certified or registered United States Mail to the following persons at the addresses stated:

To the COUNTY: Peter Austin, County Administrator
County of McHenry
2200 N. Seminary Ave.
Woodstock, IL 60098

To the MUNICIPALITY: _____, Board President
MUNICIPALITY of _____
_____
_____, IL _____

Draft

14.0 ENTIRE AGREEMENT

A. It is understood and agreed that the entire agreement of the parties is contained herein and that this agreement supersedes all oral agreements and negotiations between the parties relating to the subject matter hereof.

B. Any alterations, amendments, deletions or waivers of the provisions of this agreement shall be valid only when expressed in writing and duly signed by the parties.

IN WITNESS WHEREOF, the parties have hereunto set their hand as written below:

MUNICIPALITY OF _____

By: _____ Date: _____
_____, President
MUNICIPALITY of _____

COUNTY OF MCHENRY

By: _____ Date: _____
Michael Buehler, Chairman
McHenry County Board

ATTEST:

_____ Date: _____
Joe Tirio
McHenry County Clerk

Draft

Agenda Item No: 19

City Council
Agenda Supplement

Meeting Date: March 15, 2022

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: Unified Development Ordinance (UDO) Amendment of Article 2 to amend the Limited Use Criteria of Electric Vehicle Charging Stations

PZC Recommendation: Motion to approve the Planning and Zoning Commission (PZC) recommendation and adopt an Ordinance amending the UDO text to for Electric Vehicle Charging Stations.

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

Background:

The UDO is a dynamic document and can be periodically updated as the world evolves. In 2009, when the UDO was adopted, it was anticipated that the document would be updated especially as new uses are introduced.

The State of Illinois Legislature is considering new legislation that would require the infrastructure for electric vehicle charging stations be installed in commercial and multi-family projects. An amendment was added to the proposed Act that would include the requirement for new single-family homes shall have at least one electric vehicle capable parking space. The proposed Act was approved by the House and is now before the Senate for consideration. In anticipation of this change, which would go into effect immediately upon passage, staff is looking to remove the restrictions on the installation of electric vehicle charging stations.

The proposed changes are illustrated below:

ARTICLE 2-300 *(No changes)*

P = Permitted Use L = Limited Use Permit S = Special Use Permit

		F	E	RE	R-1	R-2	R-3A	R-3B	R-O	O	B-1	B-2	B-4	M-L	M	W	Use Criteria
Parking	Electric Vehicle Charging Stations	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	2-400C-69

ARTICLE 2-400 C

69. Charging stations are permitted to utilize existing parking spaces without affecting a property's ability to meet parking requirements. Electric vehicle charging stations shall comply with the following criteria:

[Added 3-1-2016 by Ord. No. 7200]

~~a. A maximum of two charging stations per property are permitted.~~

~~b. Charging stations shall not be located in front or side yards abutting a street.~~

~~c. Charging stations cannot block access to handicapped accessible spaces.~~

~~d.~~ a. Each charging station is permitted a maximum of one square foot of signage.

b. Electric charging stations and related equipment adjacent to roadways shall be screened from the right-of-way with a screen and adjacent evergreen plantings that are sufficiently tall and dense.

c. Information identifying voltage and amperage levels or safety information must be posted.

d. White or yellow lettering that states "EV Charging Only," as well as markings necessary to delineate spaces shall be the only pavement markings permitted to identify charging station spaces.

e. All equipment shall be protected via curbing, bollards, or similar protective structure or device.

f. If more than 20% of the spaces in a parking lot have EV charging stations, these spaces shall not be delineated for EV vehicles only and open to all vehicles.

PZC Highlights:

The following discussion took place at the Planning and Zoning Commission hearing.

- The PZC was in favor of adding the other possible criteria (items b. through f.). They understood that this text section may change again once the final legislation comes out.

The PZC recommended **approval (7-0)** of the request.

Votes Required to Pass: A simple majority vote

Ord. No.
File No.

AN ORDINANCE AMENDING
CHAPTER 650: UNIFIED DEVELOPMENT ORDINANCE OF THE
CODE OF ORDINANCES OF THE CITY OF CRYSTAL LAKE, ILLINOIS

WHEREAS, pursuant to its home rule powers, the Illinois Municipal Code, and other applicable authority, the City is authorized to regulate land uses within the City and does so pursuant to the City's Unified Development Ordinance, set forth as Chapter 650 of the Crystal Lake City Code; and

WHEREAS, pursuant to the terms of a Petition (File #PLN-2022-18) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Text Amendment; and

WHEREAS, from time to time it is appropriate to review, update and modify the Unified Development Ordinance to assure that it appropriately addresses new issues that may arise; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on February 8, 2022 in the Northwest Herald, held a public hearing at 7:00 p.m., on March 2, 2022 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider proposed amendments to the Unified Development Ordinance regarding Article 2 Section 2-400 C 69. Electric Vehicle Charging Stations; and

WHEREAS, on March 2, 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 proposed amendment to the Unified Development Ordinance be approved; and

WHEREAS, the Mayor and City Council, having considered such recommendation and the findings and minutes from the Planning and Zoning Commission, have found and determined that adopting amendments to the Unified Development Ordinance regarding Article 2 Section 2-400 C 69 as set forth in this Ordinance will be in the best interests of the City and its residents;

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

Draft

SECTION I: That Article 2 Land Use Table to remain as follows:

		F	E	RE	R-1	R-2	R-3A	R-3B	R-O	O	B-1	B-2	B-4	M-L	M	W	Use Criteria
Parking	Electric Vehicle Charging Stations	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	2-400C-69

SECTION II: That Article 2-400C 69. Shall be amended as follows:

69. Charging stations are permitted to utilize existing parking spaces without affecting a property's ability to meet parking requirements. Electric vehicle charging stations shall comply with the following criteria:

[Added 3-1-2016 by Ord. No. 7200]

a. Each charging station is permitted a maximum of one square foot of signage.

b. Electric charging stations and related equipment adjacent to roadways shall be screened from the right-of-way with a screen and adjacent evergreen plantings that are sufficiently tall and dense.

c. Information identifying voltage and amperage levels or safety information must be posted.

d. White or yellow lettering that states "EV Charging Only," as well as markings necessary to delineate spaces shall be the only pavement markings permitted to identify charging station spaces.

e. All equipment shall be protected via curbing, bollards, or similar protective structure or device.

f. If more than 20% of the spaces in a parking lot have EV charging stations, these spaces shall not be delineated for EV vehicles only and open to all vehicles.

SECTION III: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION IV: That the City Clerk be and is hereby directed to amend all pertinent records of the City of Crystal Lake to show the approval of the text amendment in accordance with the provisions of this Ordinance, as provided by law.

Draft

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

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

CITY OF CRYSTAL LAKE, an
Illinois Municipal Corporation

By: _____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

PASSED: March 15, 2022
APPROVED: March 15, 2022

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

Draft

#2022-18
City of Crystal Lake
Planning and Zoning Commission Public Hearing

Meeting Date: March 2, 2022

Suggested Motion: Make a motion to recommend amending the Unified Development Ordinance to remove the restriction on the number and location of Electric Vehicle Charging Stations.

Staff Contact: Elizabeth Maxwell, 815-356-3605

Background:

- The City added language for Electric Vehicle Charging Stations in 2016 to allow for vehicle charging stations.
- As technology improves and the ownership of electric vehicles increases, the City is looking to remove some of the restrictions on number and location to make it easier for these to be installed.
- The Illinois House of Representatives is also considering legislation that would require new and renovated multi-family or nonresidential properties have the ability to "electric vehicle capable or ready". The proposed UDO Amendment would not conflict with the proposed legislation.

Proposed Amendment:

- The proposed text amendment would remove the restrictions on Electric Vehicle Charging Stations, with the exception of advertising signage, to accommodate more charging stations.
- Below are the proposed change to the Land Use Table and Limited Use criteria see strikethrough language below.

ARTICLE 2-300

P = Permitted Use L = Limited Use Permit S = Special Use Permit

		F	E	RE	R-1	R-2	R-3A	R-3B	R-O	O	B-1	B-2	B-4	M-L	M	W	Use Criteria
Parking	Electric Vehicle Charging Stations	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	2-400C-69

ARTICLE 2-400 C

69. Charging stations are permitted to utilize existing parking spaces without affecting a property's ability to meet parking requirements. Electric vehicle charging stations shall comply with the following criteria:

[Added 3-1-2016 by Ord. No. 7200]

~~a. A maximum of two charging stations per property are permitted.~~

~~b. Charging stations shall not be located in front or side yards abutting a street.~~

~~c. Charging stations cannot block access to handicapped accessible spaces.~~

d. Each charging station is permitted a maximum of one square foot of signage.

Staff believes criterion C can be removed as they are not allowed to block accessible spaces per State law

Recommendation:

Make a motion to recommend

(i) That charging stations remain as a Limited Use,

(ii) Removal of the limitation to only allow 2 stations, the exclusion from front and side yards abutting a street, and from blocking accessible spaces, and

(iii) Leave the criterion that each charging station be limited to one square foot of signage.

Other Possible Criteria to Consider:

1. Electric charging stations and related equipment adjacent to roadways shall be screened from the right-of-way with a screen and adjacent evergreen plantings that are sufficiently tall and dense.
2. Information identifying voltage and amperage levels or safety information must be posted.
3. White or yellow lettering that states “EV Charging Only” as well as markings necessary to delineate spaces shall be the only pavement marking permitted to identify charging station spaces.
4. All equipment shall be protected via curbing, bollards, or similar protective structure or device.
5. If more than 20% of the spaces in a parking lot have EV charging stations, these spaces shall not be delineated for EV vehicles only and open to all vehicles.

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: City of Crystal Lake

Address: 100 W Woodstock Street

Crystal Lake

Phone: 815-459-2020

E-mail: planning @crystallake.org

Project Name & Description: UDO Text Amendment for electric vehicle charging stations

Project Address/Location:

Signature

Gary J. Mayerhofer 2/16/2022

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, MARCH 2, 2022
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

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

CALL TO ORDER

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

Kathryn Cowlin, Director of Community Development, Elizabeth Maxwell, City Planner, and Katie Rivard, Assistant City Planner 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.

2022-18 – UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT – ELECTRIC VEHICLE CHARGING STATIONS – PUBLIC HEARING

An Amendment to the Unified Development Ordinance to amend the Limited Use Criteria for Electric Vehicle Charging Stations.

Ms. Maxwell summarized the request. She stated there is current legislation due to concerns with the lack of charging stations. She stated the City is proposing to remove the limit on the number of stations, keep the restrictions on signage, and consider other possible criteria.

Mr. Atkinson asked for clarification about stations adjacent to the roadways and number of stations. Ms. Maxwell clarified that these is for stations in parking spaces nearest the roadways and the City could require some additional landscape screening for these stations. He stated he has no concerns as long as it does not impede traffic.

Mr. Jouron asked about roadway signage that will alert people to charging stations. Ms. Maxwell stated gas stations have considered installing these facilities and similar to gas stations the City does not anticipate directional signs to stations.

Ms. Repholz stated EV charging stations are usually closest to the handicap parking spaces like in Oakbrook.

Ms. Teetsov stated this is exciting to think of and that it is great to be prepared.

Mr. Gronow stated this will probably change again, but it is a good first step.

Mr. Skluzacek stated it is good to get ahead of the change.

Mr. Greenman was concerned with small areas like the Downtown. He stated he agrees with all five criteria. He noted this is a great first step, and will probably have to be reviewed again. He stated it is not too restrictive to prohibit them, and provides a balance of technology and protecting the community. He stated he appreciates staff's additional review.

Ms. Repholz made a motion to approve the Amendment to the Unified Development Ordinance to amend the Limited Use Criteria for Electric Vehicle Charging Stations with the inclusion of the five additional criteria.

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

Bill Status of HB3125 *102nd General Assembly*

Short Description: ELECTRIC VEHICLES

House Sponsors
Rep. Robyn Gabel - Barbara Hernandez - Deb Conroy - Mark L. Walker - Michael J. Zalewski, Kelly M. Cassidy, Ann M. Williams, Terra Costa Howard, Margaret Croke, Jennifer Gong-Gershowitz, Kathleen Willis, Will Guzzardi, Bob Morgan, Jaime M. Andrade, Jr., Joyce Mason and Dagmara Avelar

Senate Sponsors
(Sen. Sara Feigenholtz)

Last Action

Date	Chamber	Action
3/4/2022	Senate	Referred to Assignments

Statutes Amended In Order of Appearance

New Act

20 ILCS 627/30 new

20 ILCS 627/35 new

20 ILCS 627/40 new

220 ILCS 5/16-107.8 new

Synopsis As Introduced

Creates the Electric Vehicle Charging Act, which may be referred to as the Beneficial Electrification Act. Sets forth requirements for parking spaces that are electrical vehicle ready applicable to new or renovated residential or nonresidential buildings. Sets forth provisions concerning electric vehicle charging station policies for unit owners and renters. Amends the Electric Vehicle Act. Creates the Electric Vehicle Access for All Program to maximize opportunities for carbon-free transportation across the State, particularly targeting environmental justice and low-income communities and to provide grants to pilot programs with the purpose of bridging public transportation gaps between residences and employment locations. Sets forth provisions concerning administrative review and authorized expenditure of State-controlled funds to accelerate electric vehicle adoption. Amends the Public Utilities Act. Provides that no later than May 31, 2022, electric utilities serving greater than 500,000 customers in the State shall file a Beneficial Electrification Plan with the Illinois Commerce Commission. Provides for review of the plans by the Commission and establishes a system for utilities to consider specified businesses, nonprofit organizations, or worker-owned cooperatives when awarding bids. Effective immediately.

House Floor Amendment No. 1

Deletes reference to:

20 ILCS 627/30 new

20 ILCS 627/35 new

20 ILCS 627/40 new

220 ILCS 5/16-107.8 new

Replaces everything after the enacting clause. Creates the Electric Vehicle Charging Act. Provides that the Act applies to new single-family homes and newly constructed or renovated multi-unit residential buildings that have parking spaces and are constructed or renovated after the effective date of the Act. Defines terms. Provides that a new single-family residence or a small multi-family residence shall have at least one electric vehicle capable parking space for each residential unit that has dedicated parking, unless any subsequently adopted building code requires additional electric vehicle capable parking spaces or installed EVSE. Includes electric vehicle parking space requirements for a new, large multi-family residential building or a large multi-family residential building being renovated by a developer converting the property to an association. Includes electric vehicle parking space requirements for affordable housing and for an existing multi-unit residential building subject to an association that undertakes renovation. Includes electric vehicle charging station policies for unit owners and for renters.

House Floor Amendment No. 2

Removes language providing that "electric vehicle" does not mean electric motorcycles. Provides that "electric vehicle"

does not include electric mopeds or electric off-highway vehicles.

House Floor Amendment No. 3
Provides that a new single-family residence or small multi-family residence that qualifies as an affordable housing development shall have one EV-capable parking space for each code-required parking space if the owner is issued a building permit 24 months after the effective date of the Act. Makes a conforming change.

Actions

Date	Chamber	Action
2/18/2021	House	Filed with the Clerk by Rep. Robyn Gabel
2/19/2021	**House**	**First Reading**
2/19/2021	House	Referred to Rules Committee
3/1/2021	House	Added Co-Sponsor Rep. Kelly M. Cassidy
3/8/2021	House	Added Co-Sponsor Rep. Deb Conroy
3/8/2021	House	Removed Co-Sponsor Rep. Deb Conroy
3/16/2021	House	Assigned to Energy & Environment Committee
3/27/2021	House	Rule 19(a) / Re-referred to Rules Committee
1/5/2022	House	Assigned to Energy & Environment Committee
1/12/2022	House	Do Pass / Short Debate Energy & Environment Committee; 016-007-000
1/12/2022	House	Added Co-Sponsor Rep. Ann M. Williams
1/21/2022	House	Placed on Calendar 2nd Reading - Short Debate
2/17/2022	House	Added Chief Co-Sponsor Rep. Barbara Hernandez
2/23/2022	House	Added Co-Sponsor Rep. Mark L. Walker
2/23/2022	House	Removed Co-Sponsor Rep. Mark L. Walker
2/25/2022	House	House Floor Amendment No. 1 Filed with Clerk by Rep. Robyn Gabel
2/25/2022	House	House Floor Amendment No. 1 Referred to Rules Committee
3/1/2022	House	House Floor Amendment No. 2 Filed with Clerk by Rep. Robyn Gabel
3/1/2022	House	House Floor Amendment No. 2 Referred to Rules Committee
3/1/2022	House	House Floor Amendment No. 3 Filed with Clerk by Rep. Robyn Gabel
3/1/2022	House	House Floor Amendment No. 3 Referred to Rules Committee
3/1/2022	House	House Floor Amendment No. 1 Rules Refers to Energy & Environment Committee
3/2/2022	House	Added Co-Sponsor Rep. Terra Costa Howard
3/2/2022	House	House Floor Amendment No. 1 Recommends Be Adopted Energy & Environment Committee; 017-008-000
3/2/2022	House	House Floor Amendment No. 2 Recommends Be Adopted Rules Committee; 004-000-000
3/2/2022	House	House Floor Amendment No. 3 Recommends Be Adopted Rules Committee; 004-000-000
3/2/2022	House	Added Chief Co-Sponsor Rep. Deb Conroy
3/2/2022	House	Added Chief Co-Sponsor Rep. Mark L. Walker
3/2/2022	House	Added Co-Sponsor Rep. Margaret Croke
3/2/2022	House	Added Co-Sponsor Rep. Jennifer Gong-Gershowitz
3/2/2022	House	Added Co-Sponsor Rep. Kathleen Willis
3/2/2022	House	Added Co-Sponsor Rep. Will Guzzardi
3/2/2022	House	Added Co-Sponsor Rep. Bob Morgan
3/2/2022	**House**	**Second Reading - Short Debate**
3/2/2022	House	Held on Calendar Order of Second Reading - Short Debate
3/3/2022	House	Added Co-Sponsor Rep. Jaime M. Andrade, Jr.
3/3/2022	House	Added Co-Sponsor Rep. Joyce Mason

3/3/2022	House	House Floor Amendment No. 1 Adopted
3/3/2022	House	House Floor Amendment No. 2 Adopted
3/3/2022	House	House Floor Amendment No. 3 Adopted
3/3/2022	House	Placed on Calendar Order of 3rd Reading - Short Debate
3/3/2022	House	Added Chief Co-Sponsor Rep. Michael J. Zalewski
3/3/2022	**House**	**Third Reading - Short Debate - Passed 068-035-000**
3/4/2022	House	Added Co-Sponsor Rep. Dagmara Avelar
3/4/2022	Senate	Arrive in Senate
3/4/2022	Senate	Placed on Calendar Order of First Reading
3/4/2022	Senate	Chief Senate Sponsor Sen. Sara Feigenholtz
3/4/2022	**Senate**	**First Reading**
3/4/2022	**Senate**	**Referred to Assignments**

Agenda Item No: 20

City Council
Agenda Supplement

Meeting Date: March 15, 2022

Item: Board and Commission Reappointments and Appointment - Historic Preservation Commission

Council Discretion: Motion to reappoint Bob Wyman and Nancy Haskins, and appoint Natalie Tryon to the Historic Preservation Commission for terms ending June 30, 2025.

Contact: Haig Haleblian, Mayor

Background:

On June 30, 2022, terms on the Historic Preservation Commission for Bob Wyman and Nancy Haskins will expire. Mr. Wyman and Ms. Haskins have expressed interest in reappointment to the Historic Preservation Commission for a three-year term, expiring on June 30, 2025.

In addition, Natalie Tryon, long-time Crystal Lake resident with a passion for historic preservation, is interested in filling one of the vacancies on the Commission. If appointed, Ms. Tryon's term would expire on June 30, 2025. The Historic Preservation Commission supports Ms. Tryon's nomination.

Historic Preservation Commission appointments and reappointments are nominated and confirmed by the Mayor and City Council.

Should the Council have any questions, please contact Mayor Haleblian.

Votes Required to Pass:
Simple majority

Agenda Item No: 21

City Council
Agenda Supplement

Meeting Date: March 15, 2022

Item: Board and Commission Appointment – Sustainability Committee

Council Discretion: Motion to approve the appointment of Carol Elkins to fill a vacancy on the Sustainability Committee for a term expiring March 15, 2025.

Staff Contact: Haig Haleblian, Mayor

Background:
On November 17, 2015, the City Council formed the Sustainability Committee ("Committee"), replacing the Ad Hoc Clean Air Counts Advisory Committee established in 2007. The purpose of the Committee is to assist the City in promoting environmental sustainability within the City. As part of the Committee Charter, the City Council approved a total of nine (9) members to fulfill the Committee for three (3) year terms. There is currently one (1) vacancy on the Committee.

Per the Committee Charter, to be a member on the Committee one must live in Crystal Lake, own a business in Crystal Lake, or attend a school in Crystal Lake. Carol Elkins meets the requirements of the Charter. The Sustainability Committee has recommended Ms. Elkin's appointment.

Carol Elkins volunteers with numerous environmental organizations in the community. She is passionate about the environment and has experience working with the McHenry County Conservation Foundation. In addition, Ms. Elkins assisted the City with accepting the Mayor's Monarch Pledge in 2021 and 2022.

Appointments to the Sustainability Committee are nominated and confirmed by the Mayor and City Council.

Votes Required to Pass:
Simple majority.