CITY OF CRYSTAL LAKE
AGENDA
CITY COUNCIL
REGULAR MEETING

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

1. **Call to Order**

2. **Roll Call**

3. **Pledge of Allegiance**

4. **Approval of Minutes – May 17, 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. **Receiving bond sale information regarding three series of General Obligation Bonds to be issued by the City of Crystal Lake – Information Only**
   c. **County Zoning Request – 6302 Edgewood Road**
   d. **County Zoning Request – 4622 Dean Street**

10. **Special Event Request - Crystal Lake Chamber of Commerce Home and Business Expo at the Three Oaks Recreation Area - October 1, 2022**

11. **Retailer Façade and Commercial Tenant Improvement Grant Funds request for Vine & Plate Wine Bar + Provisions, located at 414 W. Virginia Street, requesting up to $5,000 in matching grant funds**

12. **19 N. Williams Street, Jude's – Special Use Permit to allow outdoor seating on a public sidewalk in front of the adjacent tenant suite**

13. **4504 Northwest Highway, UHaul – Final Planned Unit Development (PUD) to allow 260 square feet of signage on a private water tower**

14. **95 E. Crystal Lake Avenue, Hamilton Partners - Final Planned Unit Development (PUD) for a 99-unit multi-family residential development and approval of a development agreement**

15. **Crystal Lake Watershed Stormwater Management Facilities Non-Residential Maintenance Plan, Grant of Easement, and Funding Agreement for 8900 U.S. Route 14, McHenry County College**

16. Ordinance amending Chapters 329 and 268 of the City Code Regarding Licensing of Establishments Engaged in Video Gaming

17. Ordinance Further Authorizing Use of Bond Proceeds

18. Proposal Award – North Shore Drive Sanitary Sewer Pumping Station (Lift 14) Design and Construction Engineering Consultant Services

19. Bid Award – Wastewater Treatment Plant 2 UV Disinfection Improvements

20. Ordinance waiving the bidding requirements under City Code Section 102-3 and for authorization to enter into agreements for the procurement of water treatment chemicals

21. Adoption of the Amended Salary Ordinance for the 2022/23 Fiscal Year

22. Resolution of support for the Dvorak Drive and Walkup Road traffic control improvements

23. Council Inquiries and Requests

24. 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

25. Reconvene to Regular Session

26. 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: June 7, 2022

Item: Championship Signs Resolution

Staff recommendation: Motion to adopt a Resolution authorizing signs to be placed recognizing Crystal Lake South High School's Shane Moran as the 2022 IHSA Class 2A, 182 pounds, State Wrestling Champion.

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, Shane Moran, of Crystal Lake South High School, won the IHSA Class 2A State Championship at 182 pounds in wrestling. This is a tremendous accomplishment by this student-athlete.

Recommendation:
Staff recommends that signs be placed in relative proximity to Crystal Lake South High School to recognize Shane Moran for his 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, Crystal Lake South High School student Shane Moran won the IHSA Class 2A, 182 pounds, State Wrestling 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 Crystal Lake South High School student Shane Moran as the 2022 IHSA Class 2A, 182 pounds, State Wrestling Championship.

DATED this 7th day of June, 2022.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: June 7, 2022
APPROVED: June 7, 2022

Draft

Agenda Item No: 9b

City Council
Agenda Supplement

Meeting Date: June 7, 2022

Item: Receiving bond sale information regarding three series of General Obligation Bonds to be issued by the City of Crystal Lake

Staff Recommendation: Information Only; No Action Required

Staff Contact: Jodie Hartman, Director of Finance
Adam Orton, Assistant Director of Finance

Background

At the April 19, 2022 City Council meeting, the City Council adopted an Ordinance that provided for the issuance of not to exceed $18,000,000 in general obligation bonds for the City for the purpose of financing certain capital improvements within the City and refunding certain outstanding bonds of the City. Per the authorizing ordinance, the City is obligated to prepare formal Bond Notifications for each issuance, which include the pertinent details of sale to be entered into the records of the City at a public meeting of the CityCouncil. These notifications are provided along with this supplement for informational purposes. No formal action is required.

New funding for capital improvements of $7,700,000 relates to the following projects:

- **Dole Avenue Water Main:** Replacement of 0.9 miles of existing aging water main, valves, fire hydrants and related appurtenances on Dole Avenue between Lake Shore Drive and Crystal Lake Avenue. The water main work will be completed in advance of the Dole Avenue reconstruction project.

- **Sanitary Sewer Pumping (Lift) Station 16 Rehabilitation:** Pump Station 16 was last rehabilitated in 1991 (31 years old). The pumps, generator and electrical equipment are being replaced. The station's dry wells and wet wells will be cleaned, recoated and corrosion protection added to extend their life.

- **New Deep Well 19 and Transmission Main:** This project will construct a new potable water well and transmission water main to convey the water to the City's existing Water Treatment Plant 2. Work will include drilling the new well, pumps, motors, generators and electrical controls. Water main work includes excavation, installation of water main, valves, hydrants and restoration of disturbed areas.

- **Reestablishment of Crystal Creek:** Crystal Creek is currently an open channel from the outlet of Crystal Lake to the City limits near Rakow Road. One exception exists within the stretch between Highland Avenue and St. Andrews Lane, where Crystal Creek enters two undersized failing storm sewers. The proposed project will restore to a natural state this section of Crystal Creek that was put underground in the 1950's. This activity will help mitigate the ongoing flooding issues, and future flooding issues, of upstream residents. Creation of new natural habits will provide an ecological benefit while also providing educational opportunities for the elementary and middle school students that are adjacent to the project.

- **Edgewater Drive Storm Water Storage:** This project will reduce flooding in the area of Edgewater Drive and North Avenue. The project will remove impervious area, excavate existing ground to create storage for storm water and thereby reduce instances of roadway flooding and flooding on adjacent residential properties.

The Ordinance also put into place the process to refinance $9,180,000 million in Series 2012 and Series 2013A bonds that had been previously issued. The 2012 Series bonds were originally issued September 2012 for $9.13 million. This was a combination of $4,930,000 million in new money for capital projects and to refinance the City's 2004 callable bonds for interest rate savings. The 2012 bonds have an aggregate outstanding callable balance of $3,035,000 at gross interest rates ranging from 2% to 2.625%. The Series 2013A bonds were originally issued July 2013 for $9,465,000 million to fund various water and sewer improvements. The Series 2013A bonds have an outstanding balance of $6,145,000 at a gross interest rate of 4%, which will be callable this September.

The 2022 issuance is divided into multiple issuances. Series 2022A and 2022B combined represent the new funds for the capital projects. The issuance of both Series 2022A and 2022B were sold via competitive sale. Series C represents the refunding of the 2013A bonds. Had bids been more favorable for the Series 2012 refunding, Series D would represent the final piece of that refunding. Bids for Series C and D were solicited through direct placement. The Series 2022C bond solicited advanced bids from interested financial institutions, for closing in the fall once the bond becomes callable. This preserves the tax-exempt status of the issuance, while locking in lower interest rates than the current issuance.

Repayment of the bonds will be made using available revenues from the Water and Sewer Operating Fund, such as user charges and the utility taxes. As the issuances will be general obligation, the bond ordinance does require a provision for a property tax levy, which the City will abate each year. This abatement prevents the levy from being applied to the taxpayers. Financial projections demonstrate sufficient capacity within the Water & Sewer Funds to support repayment without need for a levy.

Credit Rating:

As part of this bond issuance, Standard and Poor's (S&P) performed a ratings analysis. This included an on-sight interview and tour of the City. Concluding their analysis, Standard and Poor's has RAISED the City's credit rating to AAA with a stable outlook. AAA is the highest rating a debt issuer can receive. This is the first time Crystal Lake has obtained the AAA rating.

According to S&P, the City of Crystal Lake "embodies many characteristics of a 'AAA' issuer, including a diverse economy that is independently strong and growing…with consistently stable financial operating results with no discernible budgetary pressures… and a sophisticated and knowledgeable management team that has strong planning practices. Furthermore, the debt burden is very low." Other strong credit qualities noted include:

- A growing economy with an economic score anticipated to improve to very strong;
- Maintenance of very strong reserves and liquidity;
- Very strong management conditions, with robust planning and policies; and
- Very low debt profile, with manageable pension costs

The City has worked diligently to balance delivery of consistently high quality services while prudently building sustainable reserves of funds. The AAA rating is a testament to the commitment of the City Council and the City's leadership team to financial policies and strategy, which preserve a long-term sustainable financial plan for the City. The AAA rating allows the City to borrow funds at the best possible rate, minimizing interest cost and freeing up other City funds for necessary projects.

Sale Summary

The new funds were split into two pieces: Series 2022A and Series 2022B. Series 2022A is $1,020,000 in taxable general obligation bonds. The City received six (6) bids, with the winning bid proposing a true interest cost of 2.493658 over the short life of the bonds. The 2022A bonds will mature December 2023.

Series 2022A Sale Results

Bid Award	Bidder Name	True Interest Cost
√	**Fidelity Capital Markets**	**2.493658**
	Northland Securities, Inc.	2.495038
	Piper Sandler & Co.	2.605755
	Fifth Third Securities, Inc.	2.739000
	Robert W. Baird & Co.	2.970967
	Bernardi Securities, Inc.	3.130063

Series 2022B is $6,620,000 in tax exempt general obligation bonds. The City received seven (7) bids with the winning bid proposing a true interest cost of 3.278156 over the life of the bonds. The 2022B series will mature December 2041.

Series 2022B Sale Results

Bid Award	Bidder Name	True Interest Cost
√	**Northland Securities, Inc.**	**3.278156**
	FHN Financial Capital Markets	3.284682
	Robert W. Baird & Co, Inc.	3.331353
	Piper Sandler & Co.	3.335638
	Stifel, Nicolaus & Co., Inc.	3.384413
	D.A. Davidson & Co.	3.466905
	The Baker Group	3.537960

Series 2022C is a forward placement refunding of the 2013A Series bonds. The refunding opportunity was offered as a forward placement due to the fact the bonds are not callable until this fall. By soliciting bids now, the City can take advantage of favorable rates in the current market and not miss the opportunity for interest savings should interest rates continue to climb this fall. The Series 2022C refunds $6,750,000 and preserves the tax-exempt status of the issuance. The Series 2022C bonds received bids from four institutions, with the winning proposer submitting a bid with a true interest cost of 2.65%. This will generate interest savings of $376,500 for the City on a present value basis.

Series 2022C Sale Results

Bid Award	Bidder Name	True Interest Cost
√	**J.P. Morgan Chase**	**2.650**
	Key Government Finance	3.159
	Capital One Public Funding	3.280
	Trust	
	Taxable Rate	4.280
	Convert to Tax-Exempt 90 days before call date	3.340

Lastly, the City solicited bids to refund the Series 2012 general obligation bonds. The City received six (6) bids, however none of the bids were low enough to generate sufficient interest rate savings to move ahead with the refunding. The 2012 bonds have an aggregate outstanding callable balance of $3,035,000 at gross interest rates ranging from 2% to 2.625%. As the current rates are already low, the City will not be proceeding with refunding the Series 2012 at this time.

Recommendation

This information is provided solely for informational purposes, requiring no formal action of the City Council.

STATE OF ILLINOIS)
) SS
COUNTY OF MCHENRY)

NOTIFICATION OF SALE OF
TAXABLE GENERAL OBLIGATION BONDS, SERIES 2022A

To: City Council of the City of Crystal Lake, McHenry County, Illinois

Please be advised that responsive to authority contained in an ordinance adopted by the City Council (the *"Council"*) of the City of Crystal Lake, McHenry County, Illinois (the *"City"*), on the 19th day of April, 2022, and being entitled:

> AN ORDINANCE providing for the issuance of not to exceed $18,000,000 General Obligation Bonds of the City of Crystal Lake, McHenry County, Illinois, for the purpose of financing capital improvements within the City and refunding certain outstanding bonds of the City, providing for the levy and collection of a direct annual tax for the payment of the principal of and interest on said bonds, authorizing the sale of said bonds to the purchasers thereof and providing for the execution of an escrow agreement in connection with such issuance.

(the *"Bond Ordinance"*), a contract for the purchase of $1,020,000 Taxable General Obligation Bonds, Series 2022A (the *"Bonds"*), of the City was awarded by the undersigned Mayor of the City and the Director of Finance, as "Designated Representatives" of the City under the Bond Ordinance, on the date hereof to the purchaser thereof, namely, Fidelity Capital Markets, Boston, Massachusetts (the *"Underwriter"*), at a price of $1,017,872.50 (the *"Purchase Price"*), and in the aggregate not less than 97.0% of the principal amount of the Bonds. The Underwriter is the best bidder for the Bonds pursuant to a competitive sale conducted by PMA Securities, LLC, Naperville, Illinois.

The bond registrar and paying agent for the Bonds shall be Amalgamated Bank of Chicago, Chicago, Illinois (the *"Bond Registrar"*).

The Bonds shall be issued in an aggregate principal amount of $1,020,000, shall be dated May 17, 2022, and shall become due and payable on December 15 of the years, in the amounts and bearing interest at the rates per annum as follows:

YEAR OF MATURITY	PRINCIPAL AMOUNT	INTEREST RATE
2022	$770,000	2.05%
2023	250,000	2.45%

and as shown on the foregoing table, no interest rate on the Bonds exceeds 5.00%, as required by the Bond Ordinance. The first interest payment date on the Bonds shall be December 15, 2022.

Please be further advised that the undersigned do hereby find and determine that no person holding any office of the City, either by election or appointment, is in any manner financially interested directly in his or her own name or indirectly in the name of any other person, association, trust or corporation, in the contract for the purchase and sale of the Bonds.

Please be further advised that Section 13 of the Bond Ordinance provides for a direct annual tax in and for each of the years 2022 to 2040, inclusive, to pay the interest on the Bonds promptly when and as the same falls due and to pay and discharge the principal thereof at maturity. Please be further advised that the Bonds were sold on terms resulting in a final schedule of taxes levied, to be abated and to be extended as follows:

YEAR OF LEVY	TAX LEVIED IN BOND ORDINANCE	TAX TO BE ABATED	TAX TO BE EXTENDED SUFFICIENT TO PRODUCE
2023	$2,800,000.00	$2,543,875.00	$256,125.00

It is hereby found and determined that all of the provisions of the Bond Ordinance related to this Bond Notification have been fully and completely satisfied in all respects whatsoever.

Finally, please be advised that this Bond Notification shall be entered into the records of the City and made available to all members of the Council at the next regular meeting thereof.

Respectfully submitted this 26th day of April, 2022.

Mayor

Director of Finance

ACKNOWLEDGMENT OF FILING

Filed in the office of the City Clerk of the City of Crystal Lake, McHenry County, Illinois, this 26th day of April, 2022.

City Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF MCHENRY)

NOTIFICATION OF SALE OF
GENERAL OBLIGATION BONDS, SERIES 2022B

To: City Council of the City of Crystal Lake, McHenry County, Illinois

Please be advised that responsive to authority contained in an ordinance adopted by the City Council (the *"Council"*) of the City of Crystal Lake, McHenry County, Illinois (the *"City"*), on the 19th day of April, 2022, and being entitled:

> AN ORDINANCE providing for the issuance of not to exceed $18,000,000 General Obligation Bonds of the City of Crystal Lake, McHenry County, Illinois, for the purpose of financing capital improvements within the City and refunding certain outstanding bonds of the City, providing for the levy and collection of a direct annual tax for the payment of the principal of and interest on said bonds, authorizing the sale of said bonds to the purchasers thereof and providing for the execution of an escrow agreement in connection with such issuance.

(the *"Bond Ordinance"*), a contract for the purchase of $6,740,000 General Obligation Bonds, Series 2022B (the *"Bonds"*), of the City was awarded by the undersigned Mayor of the City and the Director of Finance, as "Designated Representatives" of the City under the Bond Ordinance, on the date hereof to the purchaser thereof, namely, Northland Securities, Inc., Minneapolis, Minnesota (the *"Underwriter"*), at a price of $6,751,655.05 (the *"Purchase Price"*), and in the aggregate not less than 97.0% of the principal amount of the Bonds. The Underwriter is the best bidder for the Bonds pursuant to a competitive sale conducted by PMA Securities, LLC, Naperville, Illinois.

The bond registrar and paying agent for the Bonds shall be Amalgamated Bank of Chicago, Chicago, Illinois (the *"Bond Registrar"*).

The Bonds shall be issued in an aggregate principal amount of $6,740,000, shall be dated May 17, 2022, and shall become due and payable (with option of redemption prior to maturity as

set forth below) on December 15 of the years, in the amounts and bearing interest at the rates per annum as follows:

YEAR OF MATURITY	PRINCIPAL AMOUNT	INTEREST RATE
2024	$1,260,000	4.00%
2025	810,000	4.00%
2026	515,000	4.00%
2027	200,000	4.00%
2034	720,000	3.00%
2039	1,090,000	3.15%
2040	1,045,000	3.20%
2041	1,100,000	3.25%

and as shown on the foregoing table, no interest rate on the Bonds exceeds 5.00%, as required by the Bond Ordinance. The first interest payment date on the Bonds shall be December 15, 2022.

The Bonds due on December 15, 2034, shall be subject to mandatory redemption, in integral multiples of $5,000 selected by lot by the Bond Registrar, at a redemption price of par plus accrued interest to the redemption date, on December 15 of the years and in the principal amounts as follows:

YEAR	PRINCIPAL AMOUNT
2033	$ 65,000
2034 (maturity)	655,000

The Bonds due on December 15, 2039, shall be subject to mandatory redemption, in integral multiples of $5,000 selected by lot by the Bond Registrar, at a redemption price of par plus accrued interest to the redemption date, on December 15 of the years and in the principal amounts as follows:

YEAR	PRINCIPAL AMOUNT
2035	$120,000
2036	60,000
2037	55,000
2038	420,000
2039 (maturity)	435,000

The Bonds due on or after December 15, 2034, shall be subject to redemption prior to maturity at the option of the City as a whole or in part in any order of their maturity as determined by the City (less than all of the Bonds of a single maturity to be selected by the Bond Registrar), on December 15, 2031, or on any date thereafter, at the redemption price of par plus accrued interest to the redemption date.

Please be further advised that the undersigned do hereby find and determine that no person holding any office of the City, either by election or appointment, is in any manner financially interested directly in his or her own name or indirectly in the name of any other person, association, trust or corporation, in the contract for the purchase and sale of the Bonds.

Please be further advised that Section 13 of the Bond Ordinance provides for a direct annual tax in and for each of the years 2022 to 2040, inclusive, to pay the interest on the Bonds promptly when and as the same falls due and to pay and discharge the principal thereof at maturity. Please be further advised that the Bonds were sold on terms resulting in a final schedule of taxes levied, to be abated and to be extended as follows:

YEAR OF LEVY	TAX LEVIED IN BOND ORDINANCE	TAX TO BE ABATED	TAX TO BE EXTENDED SUFFICIENT TO PRODUCE
2022	$2,800,000.00	$2,563,475.00	$ 236,525.00
2023	2,800,000.00	1,303,475.00	1,496,525.00
2024	2,800,000.00	1,803,875.00	996,125.00
2025	2,800,000.00	2,131,275.00	668,725.00
2026	2,800,000.00	2,466,875.00	333,125.00
2027	2,800,000.00	2,674,875.00	125,125.00
2028	2,800,000.00	2,674,875.00	125,125.00
2029	2,800,000.00	2,674,875.00	125,125.00
2030	2,800,000.00	2,674,875.00	125,125.00
2031	2,800,000.00	2,674,875.00	125,125.00
2032	2,800,000.00	2,609,875.00	190,125.00
2033	2,800,000.00	2,021,825.00	778,175.00
2034	2,800,000.00	2,576,475.00	223,525.00
2035	2,800,000.00	2,640,255.00	159,745.00
2036	2,800,000.00	2,647,145.00	152,855.00
2037	2,800,000.00	2,283,877.50	516,122.50
2038	2,800,000.00	2,282,107.50	517,892.50
2039	2,800,000.00	1,685,810.00	1,114,190.00
2040	2,800,000.00	1,664,250.00	1,135,750.00

It is hereby found and determined that all of the provisions of the Bond Ordinance related to this Bond Notification have been fully and completely satisfied in all respects whatsoever.

Finally, please be advised that this Bond Notification shall be entered into the records of the City and made available to all members of the Council at the next regular meeting thereof.

Respectfully submitted this 26th day of April, 2022.

Mayor

Director of Finance

ACKNOWLEDGMENT OF FILING

Filed in the office of the City Clerk of the City of Crystal Lake McHenry County, Illinois, this 26th day of April, 2022.

City Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF MCHENRY)

NOTIFICATION OF SALE OF
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2022C

To: City Council of the City of Crystal Lake, McHenry County, Illinois

Please be advised that responsive to authority contained in an ordinance adopted by the City Council (the *"Council"*) of the City of Crystal Lake, McHenry County, Illinois (the *"City"*), on the 19th day of April, 2022, and being entitled:

> AN ORDINANCE providing for the issuance of not to exceed $18,000,000 General Obligation Refunding Bonds of the City of Crystal Lake, McHenry County, Illinois, for the purpose of financing capital improvements within the City and refunding certain outstanding bonds of the City, providing for the levy and collection of a direct annual tax for the payment of the principal of and interest on said bonds, authorizing the sale of said bonds to the purchasers thereof and providing for the execution of an escrow agreement in connection with such issuance.

(the *"Bond Ordinance"*), a contract for the purchase of $6,770,000 General Obligation Refunding Bonds, Series 2022C (the *"Bonds"*), of the City was awarded by the undersigned Mayor of the City and the Director of Finance, as "Designated Representatives" of the City under the Bond Ordinance, on the date hereof to the purchaser thereof, namely, JPMorgan Chase Bank, N.A., Elk Grove Village, Illinois (the *"Purchaser"*), at a price of par (the *"Purchase Price"*), and in the aggregate not less than 97.0% of the principal amount of the Bonds. The Purchaser is a bank authorized to do business in the State of Illinois, was selected in a private placement upon the recommendation of PMA Securities, LLC (*"PMA"*) that the sale of the Bonds on a private placement basis to the Purchaser is in the best interest of the City because of (i) the pricing of the Bonds by the Purchaser, (ii) then current market conditions, or (iii) the timing of the sale of said Bonds; and *further provided,* that the Purchaser was selected through the utilization of a placement agent, namely, Stifel, Nicolaus & Company, Incorporated, selected by the Designated

Representatives after consultation with PMA since the use of such placement agent is determined by the Designated Representatives to be in the best interest of the City.

The bond registrar and paying agent for the Bonds shall be Amalgamated Bank of Chicago, Chicago, Illinois (the *"Bond Registrar"*).

The Bonds shall be issued in an aggregate principal amount of $6,770,000, shall be dated September 20, 2022, and shall become due and payable (with option of redemption prior to maturity as set forth below) on December 15, 2033, and bear interest at the rate per annum of 2.65%. The interest rate on the Bonds does exceed 5.00%, as required by the Bond Ordinance. The first interest payment date on the Bonds shall be December 15, 2022.

The Bonds shall be subject to mandatory redemption, in integral multiples of $5,000 selected by lot by the Bond Registrar, at a redemption price of par plus accrued interest to the redemption date, on December 15 of the years and in the principal amounts as follows:

YEAR	PRINCIPAL AMOUNT
2022	$530,000
2023	495,000
2024	510,000
2025	520,000
2026	535,000
2027	550,000
2028	565,000
2029	580,000
2030	595,000
2031	615,000
2032	630,000
2033 (maturity)	645,000

The Bonds shall be subject to redemption prior to maturity at the option of the City as a whole or in part in any order of their maturity as determined by the City (less than all of the Bonds of a single maturity to be selected by the Bond Registrar), on December 15, 2030, or on any date thereafter, at the redemption price of par plus accrued interest to the redemption date.

Please be further advised that the undersigned do hereby find and determine that no person holding any office of the City, either by election or appointment, is in any manner financially interested directly in his or her own name or indirectly in the name of any other person, association, trust or corporation, in the contract for the purchase and sale of the Bonds.

Please be further advised that Section 13 of the Bond Ordinance provides for a direct annual tax in and for each of the years 2022 to 2040, inclusive, to pay the interest on the Bonds promptly when and as the same falls due and to pay and discharge the principal thereof at maturity. Please be further advised that the Bonds were sold on terms resulting in a final schedule of taxes levied, to be abated and to be extended as follows:

YEAR OF LEVY	TAX LEVIED IN BOND ORDINANCE	TAX TO BE ABATED	TAX TO BE EXTENDED SUFFICIENT TO PRODUCE
2022	$2,800,000.00	$2,139,640.00	$660,360.00
2023	2,800,000.00	2,137,757.50	662,242.50
2024	2,800,000.00	2,141,272.50	658,727.50
2025	2,800,000.00	2,140,052.50	659,947.50
2026	2,800,000.00	2,139,230.00	660,770.00
2027	2,800,000.00	2,138,805.00	661,195.00
2028	2,800,000.00	2,138,777.50	661,222.50
2029	2,800,000.00	2,139,147.50	660,852.50
2030	2,800,000.00	2,134,915.00	665,085.00
2031	2,800,000.00	2,136,212.50	663,787.50
2032	2,800,000.00	2,137,907.50	662,092.50
2033	2,800,000.00	2,800,000.00	0.00
2034	2,800,000.00	2,800,000.00	0.00
2035	2,800,000.00	2,800,000.00	0.00
2036	2,800,000.00	2,800,000.00	0.00
2037	2,800,000.00	2,800,000.00	0.00
2038	2,800,000.00	2,800,000.00	0.00
2039	2,800,000.00	2,800,000.00	0.00
2040	2,800,000.00	2,800,000.00	0.00

It is hereby found and determined that all of the provisions of the Bond Ordinance related to this Bond Notification have been fully and completely satisfied in all respects whatsoever.

Finally, please be advised that this Bond Notification shall be entered into the records of the City and made available to all members of the Council at the next regular meeting thereof.

Respectfully submitted this 11th day of May, 2022.

_____
Mayor

_____
Director of Finance

ACKNOWLEDGMENT OF FILING

Filed in the office of the City Clerk of the City of Crystal Lake McHenry County, Illinois, this 11th day of May, 2022.

_____
City Clerk

Agenda Item No: 9c

City Council
Agenda Supplement

Meeting Date: June 7, 2022

Item: COUNTY ZONING REQUEST
6302 Edgewood Road, Crystal Lake, IL

Recommendation: City Council's discretion.

a) Motion to object to the proposed Variation to allow for thirty (30) chickens and one (1) rooster, directing staff to proceed with an objection to the County Hearing Officer.
b) No action.

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

Background:

- As is customary with County Zoning requests within the City's mile and a half planning jurisdiction, the City received notice of this request.
- The subject property in question is a single family house zoned E-1 Estate District.
- Residences in McHenry County are permitted six (6) chickens and zero (0) roosters.
- The property is approximately 1.6 acres and heavily screened from the adjacent roadways with an existing chicken coop in the center of the property.



View of Property from the corner of Walkup Road and Edgewood Road

Request:

- The petitioners are requesting a Variation from the requirement to allow six (6) chickens and zero (0) roosters to allow thirty (30) chickens and one (1) rooster.
- The chickens would be raised for their own benefit and the rooster would help protect the flock and allow for additional chickens to be born to add to the laying hens as older ones move out of the laying cycle.
- The property is not within the Crystal Lake Watershed, and staff does not have any concerns with this request.

Votes Required to Pass: A simple majority.

PIQ Map
6302 Edgewood Road



MCHENRY COUNTY

ZONING - MCHENRY COUNTY HEARING OFFICER

AGENDA ● JUNE 14, 2022

Hearing | **Conference Room C** | **11:00 AM**

667 Ware Rd., Woodstock, IL 60098

I. CALL TO ORDER

II. ROLL CALL

III. NEW BUSINESS/PUBLIC HEARING

1. #2022-017 - Vidal/O'Neill - Nunda Twp - E1-E1V

   Variation to allow for thirty (30) chickens and one (1) rooster instead of the maximum six (6) chickens and no roosters allowed.

2. #2022-020 - Kelch - Nunda Twp - R1 -R1V

   Variation to allow for a minimum street setback of three (3) feet instead of the minimum fifty (50) feet required for a detached accessory structure in the effective street yard.

IV. OLD BUSINESS

V. PUBLIC COMMENT (TOPICS UNRELATED TO PUBLIC HEARING - 3-MINUTE TIME LIMIT PER SPEAKER)

VI. ANNOUNCEMENTS

VII. ADJOURNMENT

A G E N D A I T E M

#2022-017 - VIDAL/O'NEILL - NUNDA TWP - E1-E1V

Variation to allow for thirty (30) chickens and one (1) rooster instead of the maximum six (6) chickens and no roosters allowed.

ATTACHMENTS:

- VIDAL.2022-017.Legal Notice (DOCX)
- 2022-017 Application-Narrative (PDF)
- 2022-017 Site Plan (PDF)

IN THE MATTER OF THE APPLICATION	)	
OF ***Alfredo Vidal Oropeza, Katie E. Vidal and***	)	LEGAL NOTICE OF PUBLIC HEARING
Norma Kay O'Neill (owners of record)	)	
FOR AN AMENDMENT OF	)	
THE UNIFIED DEVELOPMENT ORDINANCE OF	)	#2022-017
McHENRY COUNTY, ILLINOIS FOR A ***VARIATION***	)	

Notice is hereby given in compliance with the McHenry County Unified Development Ordinance, that a public hearing will be held before the **McHenry County Hearing Officer,** in connection with this Ordinance, which would result in a ***Variation*** for the following described real estate.

LOT 1 IN EDGEWOOD ACRES, A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 17 AND PART OF THE SOUTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 16, TOWNHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 1954 AS DOCUMENT NO. 280915 IN BOOK 11 OF PLATS, PAGE 119, EXCEPTING THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, AS MONUMENTED AND OCCUPIED; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 25 MINUTES 53 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, AS MONUMENTED AND OCCUPIED, A DISTANCE OF 23.68 FEET; THENCE SOUTH 45 DEGREES 47 MINUTES 48 SECONDS EAST, A DISTANCE OF 33.57 FEET TO THE SOUTH LINE OF SAID LOT 1, AS MONUMENTED AND OCCUPIED; THENCE SOUTH 89 DEGREES 20 MINUTES 31 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, AS MONUMENTED AND OCCUPIED, A DISTANCE OF 23.89 FEET TO THE PLACE OF BEGINNING.

PIN #14-17-480-020

The subject property is located ***at the Northeast Corner of the intersection of Edgewood Road and Walkup Road, with a common address of 6302 Edgewood Road, Crystal Lake, Illinois, in Nunda Township.***

The subject property is presently zoned ***"E-1" Estate District*** and consists of approximately ***1.617 acres*** with ***"A-1" Agriculture District to the South, "R-1" Single-Family Residential District to the West and "E-3" Estate District to the North and East.***

The Petitioners are requesting a ***VARIATION to allow for thirty (30) chickens and one (1) rooster instead of the maximum six (6) chickens and no roosters allowed.***

The Petitioners presently reside at ***6302 Edgewood Road, Crystal Lake, Illinois***.

A hearing on this Petition will be held on the **14th day of June, 2022 at 11:00 A.M. in Conference Room C at the McHenry County Government Center/Ware Rd. Administration Building, 2200 N. Seminary Avenue, Woodstock, Illinois** at which time and place any person desiring to be heard may be present.

DATED THIS 3rd DAY OF May, 2022.

By: Michael McNerney, MCHO
McHenry County Hearing Officer
2200 N. Seminary Avenue
Woodstock, IL 60098

Attachment: VIDAL.2022-017.Legal Notice (9947 : #2022-017 - Vidal/O'Neill - Nunda Twp - E1-E1V)

MCHENRY COUNTY PLANNING AND DEVELOPMENT
2200 N. SEMINARY AVENUE, WOODSTOCK, IL 60098
815-334-4560

Office Use Only
Petition #/Permit # 2022-017

APPLICATION FOR ZONING PETITION, ADMINISTRATIVE VARIATION OR SITE PLAN REVIEW

OWNER INFORMATION:

Name Alfredo Vidal Oropeza, Katie Vidal, Norma O'Neill
Address 6302 Edgewood Road
City, St, Zip Crystal Lake, IL 60012
Daytime Phone [redacted]
Email [redacted]

ATTORNEY or AGENT CONTACT INFORMATION (If Applicable):

Name Tyler M. Wilke, *Zack, Coen, Wright & Saladin, PC*
Address 40 Brink Street
City, St, Zip Crystal Lake IL 60014
Phone 815-459-8800 X 669
Email twilke@zcwlaw.com

PETITIONER (If other than owner):

Name
Address
City, St, Zip
Daytime Phone
Email

TRUSTEE/BENEFICIARY/OFFICERS/DIRECTORS/CONTRACT PURCHASER (please use separate page for additional information):

Name
Address
City, St, Zip
Phone
Email

PARCEL INFORMATION:

Address 6302 Edgewood Road
City Crystal Lake Zip 60012
Parcel/Tax Number 14-17-480-020
Number of Acres 1.617

Applying For: (Check all that apply)		
	☐ Reclassification	Current Zoning: E1 Requested Zoning: E1 ✓
	☐ Conditional Use & Site Plan Review	CUP Request:
	☐ Variation, Administrative ☒ Variation, Zoning	Variation Request: Number of Chickens
	☐ Site Plan Review	Type:
	☐ Text Amendment	UDO Section(s): Section 16.56.050 para D, and D3
	☐ Appeal	Type: Chicken Coops and Chicken Runs

Please provide additional information on the back of this page.

Attachment: 2022-017 Application-Narrative (9947 : #2022-017 - Vidal/O'Neill - Nunda Twp - E1-E1V)

NARRATIVE: Please use this space to explain your request in detail.

SEE ATTACHED EXHIBIT "A" NARRATIVE

SEE ATTACHED EXHIBIT "B" APPROVAL STANDARDS FOR VARIATION

CONSENT

I/We hereby authorize that the aforementioned petitioner, attorney, and agent may act and testify on my behalf as my agent in the matter of this zoning application regarding the property listed above that is the subject of this application.

VERIFICATION

I/We hereby verify and attest to the truth and correctness of all facts, statements and information presented herein.

Owner's Signature

Alfredo Vidal
Print Name

Signature

Katie Vidal
Print Name

SUBSCRIBED and SWORN to before me this 23rd day of March, 2022.

NOTARY PUBLIC

"OFFICIAL SEAL"
KIMBERLY A. WHITMAN
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 11/21/2024

Attachment: 2022-017 Application-Narrative (9947 : #2022-017 - Vidal/O'Neill - Nunda Twp - E1-E1V)

NARRATIVE: Please use this space to explain your request in detail.

SEE ATTACHED EXHIBIT "A" NARRATIVE

SEE ATTACHED EXHIBIT "B" APPROVAL STANDARDS FOR VARIATION

CONSENT

I/We hereby authorize that the aforementioned petitioner, attorney, and agent may act and testify on my behalf as my agent in the matter of this zoning application regarding the property listed above that is the subject of this application.

VERIFICATION

I/We hereby verify and attest to the truth and correctness of all facts, statements and information presented herein.

Norma K. O'Neill
Owner's Signature

Signature

Norma K. O'Neill
Print Name

Print Name

SUBSCRIBED and SWORN to before me
this 28th day of March, 2022.

Susan M Rajzer
NOTARY PUBLIC

OFFICIAL SEAL
SUSAN M RAJZER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/19/22

Attachment: 2022-017 Application-Narrative (9947 : #2022-017 - Vidal/O'Neill - Nunda Twp - E1-E1V)

EXHIBIT A

NARRATIVE TO APPLICATION FOR ZONING VARIATION
PROPERTY: 6302 EDGEWOOD ROAD, CRYSTAL LAKE, IL 60012
PIN: 14-17-480-020

The petitioners are seeking a variation to the McHenry County Unified Development Ordinance Section 16.56.050. paragraphs D1 and D3. These paragraphs currently read:

D1: "No person may keep more than six (6) chickens on any property at one time;" and

D3: Roosters are not permitted. However, if the gender of a chick cannot be determined at hatching, a chick of either gender may be kept on the property for no more than six (6) months."

The petitioners are requesting a variation to allow for the keeping of 30 chickens for non-commercial uses as well as keeping one rooster.

The petitioners' 1.6 acre property is currently zoned E1; however, the property is surrounded by agricultural A1 districts, E3 parcels and E1 parcels. See attached Zoning Map attached hereto and incorporated as **Exhibit A(1)**. The parcel is comprised of a single-family residence on the eastern third of the property and an existing chicken coop toward the center of the property.

The petitioners are seeking this variation to promote the use of their property for sustainable local food for their table and by doing so caring for the environment. They are also interested in educating the next generation on the responsibility of animal husbandry and sustainable food production. The petitioners also wish to teach their children about life by hatching their own chicks from their chickens. Completing the life cycle. This requires a rooster to naturally protect the roost and the hens, but to also fertilize the eggs for viable chicks.

The petitioners request a variation of McHenry County Unified Development Ordinance Section 16.56.050, paragraphs D1 and D3 to allow for the raising and keeping of thirty (30) chickens on their property and the keeping of one (1) rooster. This variation would allow the petitioners to accomplish their goals of educating their children on animal-husbandry, conservation, self-sufficient and sustainable foods, produce eggs for their own consumption as a self-sufficient and sustainable food, raise their own chicks to produce replacement laying hens, and conservation practices on their own property.

Attachment: 2022-017 Application-Narrative (9947 : #2022-017 - Vidal/O'Neill - Nunda Twp - E1-E1V)

EXHIBIT B

APPROVAL STANDARDS FOR VARIATION

(McHenry County Unified Development Ordinance §16.20.020F)

Accordingly, the petitioners have examined the following standards for variations:

1. **What hardship is placed upon the property owner due to the particular surroundings, shape, or topographic conditions of the property if the strict letter of the zoning regulations were carried out?**

   Currently, the petitioners' family is unable to produce enough eggs for their own consumption utilizing the six hens they are currently allowed. The petitioners believe that the 30 chickens contemplated in this variation application will allow for the production of enough eggs for their personal consumption, enough eggs to be fertilized and hatched, and enough hens to account for hens that fail to lay on a daily basis, due to factors of weather, day length, health, etc. Additionally, under the current language, the petitioners are unable to hatch their own eggs. Without a rooster, the hens are unable to produce fertilized eggs.

2. **How is the hardship described in question 1 unique to this property and not applicable to all properties within the same zoning district?**

   The petitioners' property is unique in that it has agricultural districts directly to the north and south and their home and large lot creates a boundary to the eastern E-1 uses. This variation is a natural usage when examining the surrounding properties. Unlike the other E-1 zoned lots in the area, the petitioners have a large parcel that does not change the neighborhood as the same variation applied to a standard E-1 lot may.

3. **Other than increased monetary gain, what is the purpose of the variation?**

   The petitioners wish to raise these chickens for their own benefit and not for commercial purposes. As alluded above, their goals are education, self-sufficient and sustainable food, and conservation.

4. **Did the property owner or past owners create the difficulty or hardship that the variation seeks to relieve?**

   The petitioners did not create the hardship during their ownership of the property. The property and its surrounding properties have not changed zoning uses in recent times.

Attachment: 2022-017 Application-Narrative (9947 : #2022-017 - Vidal/O'Neill - Nunda Twp - E1-E1V)

5. **Will the variation be detrimental to the public welfare or injurious to other property or improvements in the neighborhood?**

Due to the unique nature of the surrounding properties and the layout of the subject property, the variation allowing 30 chickens and one rooster will not be injurious to the public welfare nor the injurious to the other improvements in the neighborhood of the subject property.

6. **Will the variation: impair an adequate supply of light and air to adjacent property, increase congestion in the public streets, increase the risk of fire to adjacent property, or substantially diminish or impair property values within the neighborhood?**

The applied for variation does not affect the supply of light and air to adjacent properties, it does not increase any road congestion, nor increase danger of fire or endanger public safety, or negatively affect property values of the adjacent properties. This will be accomplished by the subject property's location and the locations of the improvements upon the property. It is also accomplished by compliance with the existing code sections D4 and D5, by keeping the coop and runs in fenced areas, as well as in the effective rear yard and located away from the lot lines. Additionally, compliance by maintaining a clean and sanitary condition and free of vermin, obnoxious smells and substances. This is important to the petitioners as the chickens will reside on their property and is an important factor in the education of animal husbandry.

7. **Will this variation confer special privilege to the property owner that is denied to other owners with property in the same zoning district?**

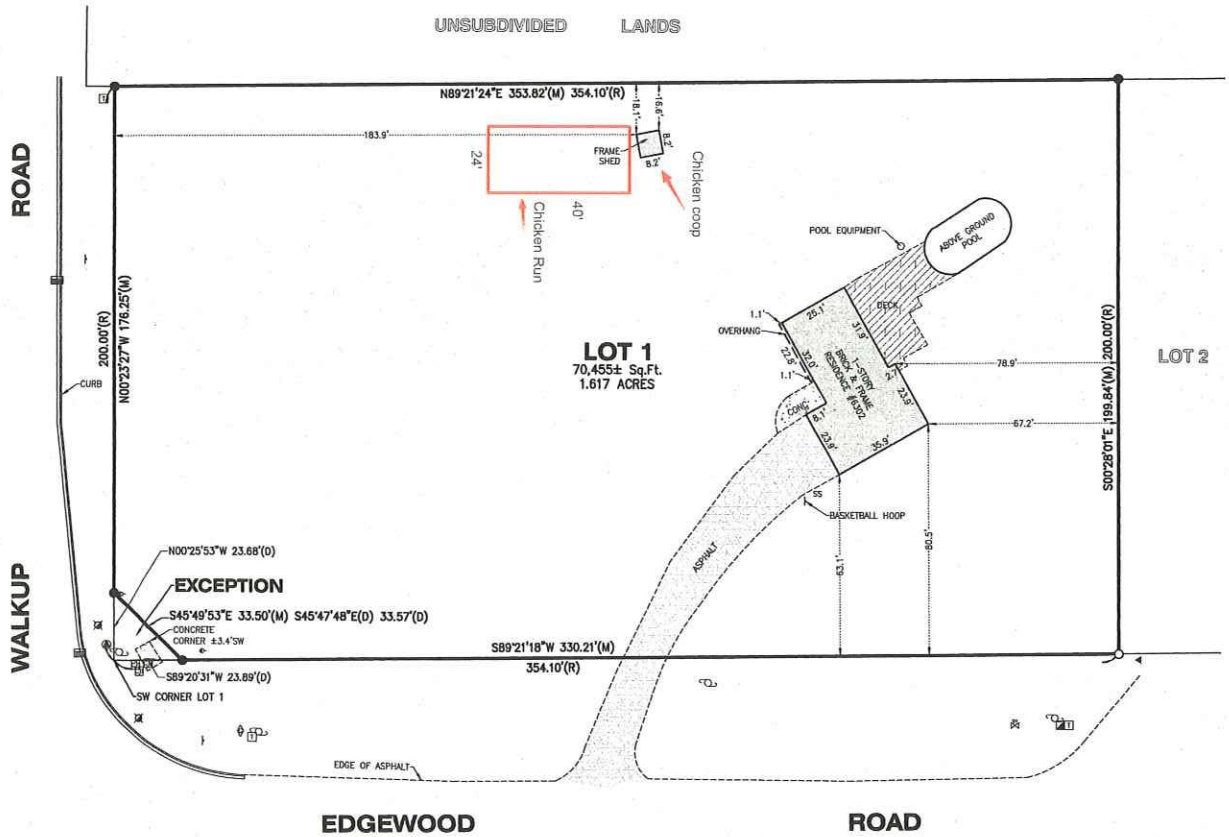
The applicant owns a property that is in a pocket of A-1 uses along Walkup Road. This makes the variation requested a natural variation for the use of the property. The use based on the location of the property and the location of the coop and run allows for this use on this property. The petitioners believe that this property is different than other E-1 zoned lots in the surrounding areas in that those properties consist of neighborhoods and not a continuation of an agricultural district. Further, other E-1 lots may not meet the other standards set forth above; whereas, due to the unique nature of the subject and surrounding properties, the petitioners are able to meet the above standards.

Attachment: 2022-017 Application-Narrative (9947 : #2022-017 - Vidal/O'Neill - Nunda Twp - E1-E1V)

Vanderstappen
Land Surveying, Inc.
www.vandersinc.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

PLAT OF SURVEY

Lot 1 in Edgewood Acres, a Subdivision of the Southeast Quarter of Section 17 and part of the Southwest Quarter of Southwest Quarter of Section 16, Township 44 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded July 23, 1954 as Document No. 280915 in Book 11 of Plats, page 119, excepting that part of said Lot 1 described as follows: Beginning at the Southwest corner of said Lot 1, as monumented and occupied; thence on an assumed bearing of North 00 degrees 25 minutes 53 seconds West along the West line of said Lot 1, as monumented and occupied, a distance of 23.68 feet; thence South 45 degrees 47 minutes 48 seconds East, a distance of 33.57 feet to the South line of said Lot 1, as monumented and occupied; thence South 89 degrees 20 minutes 31 seconds West along the South line of said Lot 1, as monumented and occupied, a distance of 23.89 feet to the Place of Beginning.



LEGEND	
	CATCH BASIN
	CURB INLET
	DOWN GUY
	ELECTRIC & TELEPHONE RISERS
	FOUND IRON BAR
	FOUND IRON PIPE
	GAS PIPELINE MARKER
	GAS VALVE
	SIGN
	TELEPHONE RISER
	TRAFFIC CONTROL BOX
	TRAFFIC SIGNAL POLE
	UTILITY POLE
	YARD LIGHT
(D)	DEED
(M)	MEASURED
(R)	RECORD

SURVEY COMPLETED WITH OVER 15" OF SNOW COVER. SOME GROUND IMPROVEMENTS MAY NOT HAVE BEEN VISIBLE & SURVEYED AT THIS TIME.

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

CLIENT: KATIE VIDAL
DRAWN BY: AMS CHECKED BY: WJV
SCALE: 1"=30' SEC. 17 T. 44 R. 08 E.
BASIS OF BEARING: ASSUMED
P.I.N.: 14-17-480-020
JOB NO.: 201021 I.D. LSS
FIELDWORK COMP.: 2/24/21 BK. ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: _____

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.

- **No distance should be assumed by scaling.**
- **No underground improvements have been located unless shown and noted.**
- **No representation as to ownership, use, or possession should be hereon implied.**
- **This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.**

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

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

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated at Woodstock, McHenry County, Illinois 3/1 A.D., 20 21.

Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

By: _____
Illinois Professional Land Surveyor No. 2709

Y:\FLATS\2020\1000-1199\201021_V-201021\201021 LSS.dwg-Layout1-3/2/2021 1:43 PM

Attachment: 2022-017 Site Plan (9947 : #2022-017 - Vidal/O'Neill - Nunda Twp - E1-E1V)

Agenda Item No: 9d

City Council
Agenda Supplement

Meeting Date: June 7, 2022

Item: COUNTY ZONING REQUEST
4622 Dean Street
City of Woodstock

Recommendation: City Council's discretion.

a) Motion to object to the proposed Reclassification from "A-1" Agriculture District to "A-2" Agriculture District, directing staff to proceed with an objection to the County Hearing Officer.
b) No action.

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

Background:

- As is customary with County Zoning requests within the City's mile and a half planning jurisdiction, the City received notice of this request.
- The property in question consists of approximately 5 acres and is zoned "A-1" Agriculture District. Currently, the subject property contains what is known as the Hennen Conservation Area.

Request:

- The petitioner, City of Woodstock, is requesting a Reclassification from "A-1" Agriculture District to "A-2" Agriculture District.
- The subject property is 25 acres, and it is known as the Hennen Conservation Area. The property was donated to the City of Woodstock in 2009. The City of Woodstock has an agreement with The Land Conservancy of McHenry County (TLC) to transfer ownership of 5 acres of land that includes the structures. Per the agreement, TLC will maintain the buildings on site and adjacent conversation area. The buildings include an old farmhouse with an office and caretaker's residence, and barns and other accessory structures used for storage. The reclassification will allow these uses to continue.
- The subject property is located northwest of the intersection of Route 176 and Route 47 in Dorr Township.
- The property is not within the Crystal Lake Watershed, and staff does not have any concerns with this request.

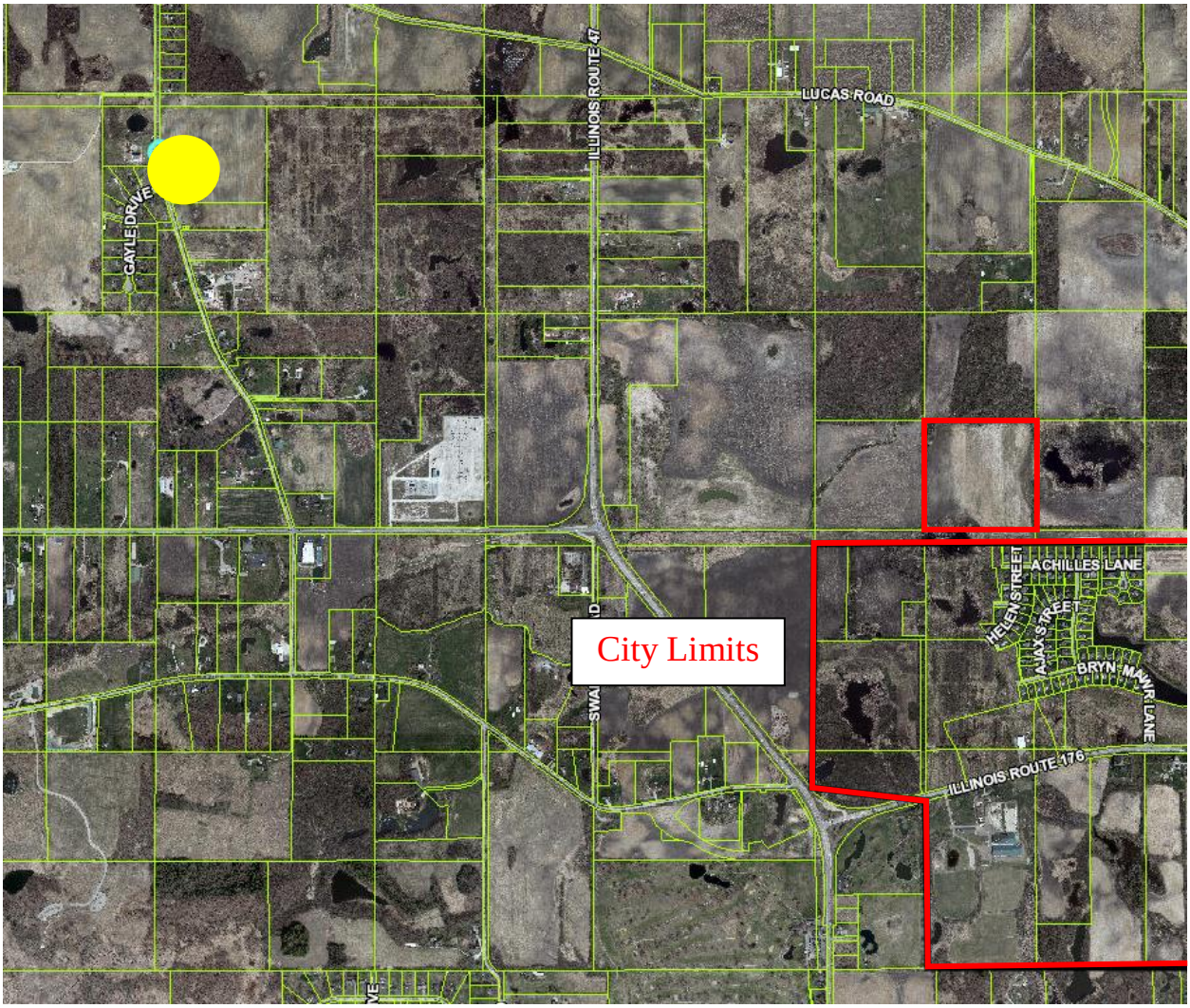
Votes Required to Pass: A simple majority.

PIQ Map

4622 Dean Street

Northwest of the Intersection of Route 176 and Route 47 in Dorr Township

Approximately 1.4 miles outside the City Limits



MCHENRY COUNTY

ZONING BOARD OF APPEALS

AGENDA ● JUNE 2, 2022

Zoning Hearing | **Conference Room A/B** | **1:30 PM**

667 Ware Rd., Woodstock, IL 60098

I. CALL TO ORDER

II. ROLL CALL

III. NEW BUSINESS/PUBLIC HEARING

1. #2022-021 - City of Woodstock - Dorr Twp - A1-A2

Reclassification from the A-1 Agriculture District to the A-2 Agriculture District

IV. OLD BUSINESS

V. PUBLIC COMMENT (TOPICS UNRELATED TO PUBLIC HEARING - 3-MINUTE TIME LIMIT PER SPEAKER)

VI. ANNOUNCEMENTS

VII. ADJOURNMENT

A G E N D A I T E M

#2022-021 - CITY OF WOODSTOCK - DORR TWP - A1-A2

Reclassification from the A-1 Agriculture District to the A-2 Agriculture District.

ATTACHMENTS:

- 2022-021 Legal Notice (PDF)
- 2022-021 Woodstock.Survey (PDF)
- 2022-021 APP (PDF)

IN THE MATTER OF THE APPLICATION OF)
CITY OF WOODSTOCK, OWNER OF RECORD,)
FOR AN AMENDMENT OF THE UNIFIED DEVELOPMENT) LEGAL NOTICE OF PUBLIC HEARING
ORDINANCE OF McHENRY COUNTY, ILLINOIS FOR A) # 2022-021
RECLASSIFICATION)
)

Notice is hereby given in compliance with the McHenry County Unified Development Ordinance, that a public hearing will be held before the **McHenry County Zoning Board of Appeals,** in connection with this Ordinance, which would result in a ***RECLASSIFICATION*** for the following described real estate:

PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 44 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 03 MINUTES 08 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 541.26 FEET (M), 541.41 FEET (R); THENCE NORTH 89 DEGREES 42 MINUTES 53 SECONDS WEST (M), PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, 1177.66 FEET (M), 1177.98 FEET (R) TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 44 MINUTES 35 SECONDS WEST, 223.43 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 40 SECONDS WEST, 351.03 FEET; THENCE NORTH 27 DEGREES 09 MINUTES 33 SECONDS WEST, 127.19 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 40 SECONDS WEST, 295.17 FEET; THENCE SOUTH 05 DEGREES 49 MINUTES 56 SECONDS WEST, 115.90 FEET; THENCE SOUTH 70 DEGREES 57 MINUTES 36 SECONDS WEST, 64.06 FEET TO THE CENTERLINE OF DEAN STREET; THENCE SOUTH 19 DEGREES 02 MINUTES 24 SECONDS EAST, ALONG SAID CENTER LINE, 37.58 FEET TO AN ANGLE POINT IN SAID CENTERLINE; THENCE SOUTH 24 DEGREES 48 MINUTES 33 SECONDS EAST, 159.31 (M) 159.28 (R) FEET TO AN ANGLE IN SAID CENTER LINE; THENCE SOUTH 31 DEGREES 18 MINUTES 28 SECONDS EAST, ALONG SAID CENTER LINE, 132.85 FEET (M) 132.14 FEET (R); THENCE SOUTH 89 DEGREES 25 MINUTES 35 SECONDS EAST, 144.52 FEET; THENCE NORTH 01 DEGREE 56 MINUTES 19 SECONDS WEST 93.74 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 53 SECONDS EAST (M), PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER 490.01 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

PART OF PIN #13-29-300-003 AND PART OF PIN #13-29-300-004

The subject property is located on ***the east side of Dean Street, approximately 2,150 feet north of the intersection of Dean Street and Illinois Route 176, with a common address of 4622 Dean Street, Woodstock, Illinois, in Dorr Township.***

The subject property is presently zoned ***"A-1" Agriculture District*** and consists of approximately **5.0 acres** with ***"A-1" zoning to the North, South, East and West***.

The Applicant is requesting **Reclassification from the "A-1" Agriculture District to the "A-2" Agriculture District.**

The Applicant (***Roscoe C. Stelford III, City Manager***) can be reached at **121 W. Calhoun Street, Woodstock, Illinois**.

A hearing on this Petition will be held on the 2nd day of June, 2022 at 1:30 P.M. in Conference Rooms A/B at the McHenry County Government Center/Ware Rd. Administration Building, 2200 N. Seminary Avenue, Woodstock, Illinois at which time and place any person desiring to be heard may be present.

Attachment: 2022-021 Legal Notice (9950 : #2022-021 - City of Woodstock - Dorr Twp - A1-A2)

DATED THIS 6th DAY OF May, 2022.

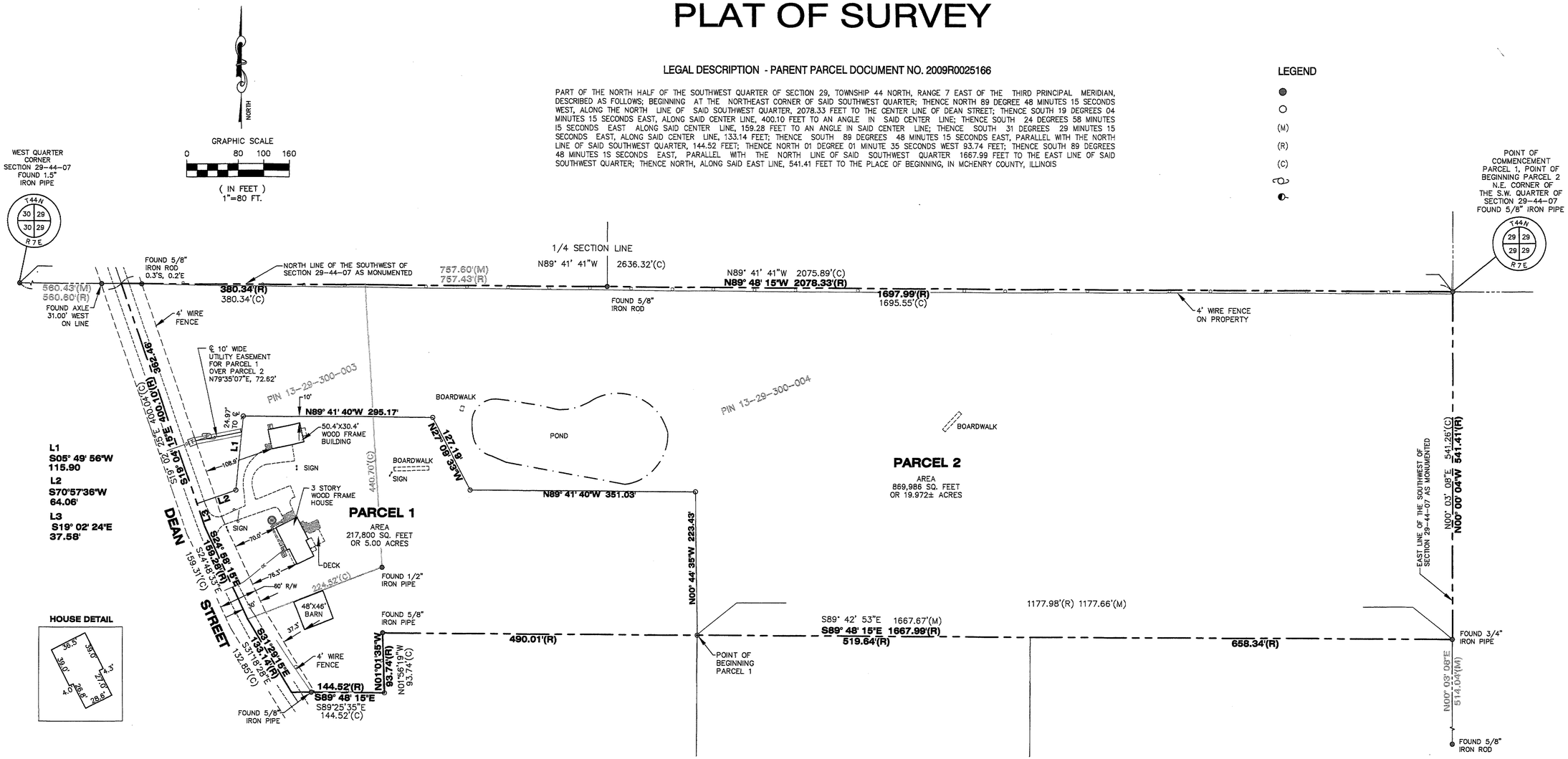
By: David Stone, Chairman
McHenry County Zoning Board of Appeals
2200 N. Seminary Avenue
Woodstock, IL 60098

Live audio streams of all Zoning Board of Appeals hearings can be accessed at the following link: http://mchenrycountyil.iqm2.com/Citizens/Calendar.aspx (click on the "Media" link alongside the hearing date you wish to listen to).

If you would like to participate in the meeting remotely, please contact the Department of Planning and Development at (815) 334-4560 to receive instructions.

Attachment: 2022-021 Legal Notice (9950 : #2022-021 - City of Woodstock - Dorr Twp - A1-A2)

PLAT OF SURVEY



HOUSE DETAIL

LEGAL DESCRIPTION - PARENT PARCEL DOCUMENT NO. 2009R0025166

PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 44 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREE 48 MINUTES 15 SECONDS WEST, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 2078.33 FEET TO THE CENTER LINE OF DEAN STREET; THENCE SOUTH 19 DEGREES 04 MINUTES 15 SECONDS EAST, ALONG SAID CENTER LINE, 400.10 FEET TO AN ANGLE IN SAID CENTER LINE; THENCE SOUTH 24 DEGREES 58 MINUTES 15 SECONDS EAST ALONG SAID CENTER LINE, 159.28 FEET TO AN ANGLE IN SAID CENTER LINE; THENCE SOUTH 31 DEGREES 29 MINUTES 15 SECONDS EAST, ALONG SAID CENTER LINE, 133.14 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 15 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, 144.52 FEET; THENCE NORTH 01 DEGREE 01 MINUTE 35 SECONDS WEST 93.74 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 15 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER 1667.99 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH, ALONG SAID EAST LINE, 541.41 FEET TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS

LEGEND

- ● FOUND MONUMENT
- ○ SET MONUMENT
- (M) MEASURED
- (R) RECORD
- (C) CALCULATED
- ℄ CENTERLINE
- ◐ BOUNDARY

GENERAL NOTES

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
4. UNLESS NOTED ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISION ARE SHOWN HEREON. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED, LOCAL ORDINANCES, TRUSTS, COVENANTS OR OTHER INSTRUMENTS OF RECORD.

SURVEYORS NOTES

1. THE LEGAL DESCRIPTION IS BASED UPON DEEDS RECORDED AS DOCUMENTS NO. 2009R0025165 AND 2009R0025166 ON MAY 18 OF 2009
2. SURVEY BASED ON FIELD WORK COMPLETED FEBRUARY 8TH 2022
3. MEASURED BEARINGS SHOWN ON THIS PLAT OF SURVEY ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE NAD 83
4. AREA OF THE SURVEYED PARENT PROPERTY IS 1,087,786 SQ.FT OR 24.972± ACRES
5. 30' R.O.W. ALONG DEAN STREET IS PER PHONE CONVERSATION WITH THE DORR COUNTY HIGHWAY DEPARTMENT AND THE MCHENRY COUNTY GIS
6. PARCEL FRONTAGE ALONG DEAN STREET IS 330.00' FOR PARCEL 1 AND 362.46' FOR PARCEL 2

LEGAL DESCRIPTION - PARCEL 1

PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 44 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 03 MINUTES 08 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 541.26 FEET (M), 541.41 FEET (R); THENCE NORTH 89 DEGREES 42 MINUTES 53 SECONDS WEST(M), PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER, 1177.66 FEET (M), 1177.98 FEET (R) TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 44 MINUTES 35 SECONDS WEST, 223.43 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 40 SECONDS WEST, 351.03 FEET; THENCE NORTH 27 DEGREES 09 MINUTES 33 SECONDS WEST, 127.19 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 40 SECONDS WEST, 295.17 FEET; THENCE SOUTH 05 DEGREES 49 MINUTES 56 SECONDS WEST, 115.90 FEET; THENCE SOUTH 70 DEGREES 57 MINUTES 36 SECONDS WEST, 64.06 FEET TO THE CENTERLINE OF DEAN STREET; THENCE SOUTH 19 DEGREE 02 MINUTES 24 SECONDS EAST, ALONG SAID CENTER LINE, 37.58 FEET TO AN ANGLE POINT IN SAID CENTERLINE; THENCE SOUTH 24 DEGREE 48 MINUTES 33 SECONDS EAST, 159.31(M) 159.28(R) FEET TO AN ANGLE IN SAID CENTER LINE; THENCE SOUTH 31 DEGREES 18 MINUTES 28 SECONDS EAST, ALONG SAID CENTER LINE, 132.85 FEET (M) 132.14 FEET (R); THENCE SOUTH 89 DEGREES 25 MINUTES 35 SECONDS EAST, 144.52 FEET; THENCE NORTH 01 DEGREE 56 MINUTE 19 SECONDS WEST 93.74 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 53 SECONDS EAST (M), PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER 490.01 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS

LEGAL DESCRIPTION - PARCEL 2

PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 44 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREE 41 MINUTES 41 SECONDS WEST (M), ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 2075.89 FEET (M), 2078.33 FEET (R) TO THE CENTER LINE OF DEAN STREET; THENCE SOUTH 19 DEGREES 02 MINUTES 25 SECONDS EAST, ALONG SAID CENTER LINE, 362.46 FEET THENCE DEPARTING SAID CENTERLINE, NORTH 70 DEGREES 57 MINUTES 36 SECONDS EAST, 64.06 FEET; THENCE NORTH 05 DEGREES 49 MINUTES 56 SECONDS EAST, 115.90 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 40 SECONDS EAST, 295.17 FEET; THENCE SOUTH 27 DEGREES 09 MINUTES 33 SECONDS EAST, 127.19 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 40 SECONDS EAST, 351.03 FEET; THENCE SOUTH 00 DEGREES 44 MINUTES 35 SECONDS EAST, 223.43 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 53 SECONDS EAST (M), PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER 1667.67 FEET (M) 1667.99 FEET (R) TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREE 03 MINUTES 08 SECONDS EAST, ALONG SAID EAST LINE, 541.26 FEET (M), 541.41 FEET (R), TO THE PLACE OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS

CERTIFICATION

STATE OF ILLINOIS } SS
COUNTY OF McHENRY }

WE, SCHMITT ENGINEERING & ASSOCIATES, INC., ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-005206, DO HEREBY DECLARE THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT OR UNDER MY DIRECTION.

GIVEN UNDER MY HAND AND SEAL THIS 14TH DAY OF APRIL A.D., 2022.

JOSEPH J. BRAHM

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3623
MY RENEWABLE LICENSE EXPIRES NOVEMBER 30, 2022
DESIGN FIRM LICENSE EXPIRES APRIL 30, 2023

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

PREPARED FOR:
CITY OF WOODSTOCK
DEPARTMENT OF PUBLIC WORKS
WOODSTOCK, ILLINOIS 60098
815-338-6118

REVISIONS

DATE	DESCRIPTION
04/14/22	REVISE FRONTAGE OF PARCEL 1

4/14/22 JOSEPH J. BRAHM 3623 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WOODSTOCK, ILLINOIS

PLAT OF SURVEY
PART OF S.W.1/4 OF SECTION 29
T-44-N, R-07-E, THIRD PRINCIPAL MERIDIAN
4622 DEAN STREET
WOODSTOCK, IL 60098
PIN# 13-29-300-003 & 004

SCHMITT ENGINEERING
215 West Calhoun Street, Woodstock, Illinois 60098
Phone: (815) 337-1818 Fax: (815) 337-1872
www.schmittengineering.com

Drawn By	JJB
Checked By	AMS
Date	04/05/2022
Scale	1" = 80 Ft.
Job Number	220111

Y:\PLATS\2022\220111- Dean St Woodstock_1-\220111.dwg-Layout1-2/11/2008 3:04 PM

MCHENRY COUNTY PLANNING AND DEVELOPMENT
2200 N. SEMINARY AVENUE, WOODSTOCK, IL 60098
815-334-4560

Office Use Only

Petition #/Permit # 2022-021

APPLICATION FOR ZONING PETITION, ADMINISTRATIVE VARIATION OR SITE PLAN REVIEW

OWNER INFORMATION:	**ATTORNEY or AGENT CONTACT INFORMATION** (If Applicable):
Name City of Woodstock	Name Darrell Moore, City Planner
Address 121 W. Calhoun Street	Address 121 W. Calhoun Street
City, St, Zip Woodstock, IL 60098	City, St, Zip Woodstock, IL 60098
Daytime Phone 815-338-4300	Phone 815-321-4486
Email	Email dmoore@woodstockil.gov

PETITIONER (If other than owner):	**TRUSTEE/BENEFICIARY/OFFICERS/DIRECTORS/CONTRACT PURCHASER** (please use separate page for additional information):
Name same	Name n/a
Address	Address
City, St, Zip	City, St, Zip
Daytime Phone	Phone
Email	Email

PARCEL INFORMATION:

Address 4622 Dean Street

City Woodstock Zip 60098

Parcel/Tax Number portions of 13-29-300-003 & -004

Number of Acres 5.0

Applying For: (Check all that apply)	☑ Reclassification	Current Zoning: A1 Requested Zoning: A2
	☐ Conditional Use & Site Plan Review	CUP Request:
	☐ Variation, Administrative ☐ Variation, Zoning	Variation Request:
	☐ Site Plan Review	Type:
	☐ Text Amendment	UDO Section(s):
	☐ Appeal	Type:

Please provide additional information on the back of this page.

Attachment: 2022-021 APP (9950 : #2022-021 - City of Woodstock - Dorr Twp - A1-A2)

NARRATIVE: Please use this space to explain your request in detail.
In 2009, the approximately 25-acre property at 2622 Dean Street, Woodstock, (#13-29-300-003 & -004) was
donated to the City of Woodstock. An agreement was entered into with The Land Conservancy of McHenry
County to use the buildings on the site and maintain what is now known as the Hennen Conservation Area.
At this time, the city wishes to transfer ownership of a 5-acre portion of the property to TLC. In doing so,
the city anticipates no changes to the use of the property. TLC will continue to maintain the buildings and
the adjacent conservation area, keep an office and caretaker's residence in the old farmhouse, and use the
barns and accessory structures for storage of equipment and other conservation area related activities.
It is the city's understanding, based on conversations with P&D staff, that these uses will continue to be
allowed once the property is rezoned to the A-2 Agricultural district.

CONSENT

I/We hereby authorize that the aforementioned petitioner, attorney, and agent may act and testify on my behalf as my agent in the matter of this zoning application regarding the property listed above that is the subject of this application.

VERIFICATION

I/We hereby verify and attest to the truth and correctness of all facts, statements and information presented herein.

Roscoe C Stelford III
Owner's Signature

Print Name

Signature

Print Name

SUBSCRIBED and SWORN to before me
this 21 day of April, 2022.

Jane M. Howie
NOTARY PUBLIC

OFFICIAL SEAL
JANE M HOWIE
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires October 31, 2024

Attachment: 2022-021 APP (9950 : #2022-021 - City of Woodstock - Dorr Twp - A1-A2)



Figure 1: Looking East



Figure 2: Looking Northeast

Agenda Item No: 10

City Council
Agenda Supplement

Meeting Date: June 7, 2022

Item: Special Event Request – Crystal Lake Chamber of Commerce Home and Business Expo at the Three Oaks Recreation Area

Council Discretion: Motion authorizing approval of the Crystal Lake Chamber of Commerce Home and Business Expo, to be held on Saturday, October 1, 2022, with set-up on Friday, September 30, 2022 at the Three Oaks Recreation Area, subject to the recommended conditions.

Staff Contact: Nick Hammonds, Assistant City Manager

Background:
The Crystal Lake Chamber of Commerce is requesting approval for their Home and Business Expo at the Three Oaks Recreation Area on Saturday, October 1, 2022 from 7:00 a.m. (event set-up) to 3:00 p.m. The actual event time will be from 9:00 a.m. to 3:00 p.m. The Chamber is requesting to use Friday, September 30, 2022 to begin set-up.

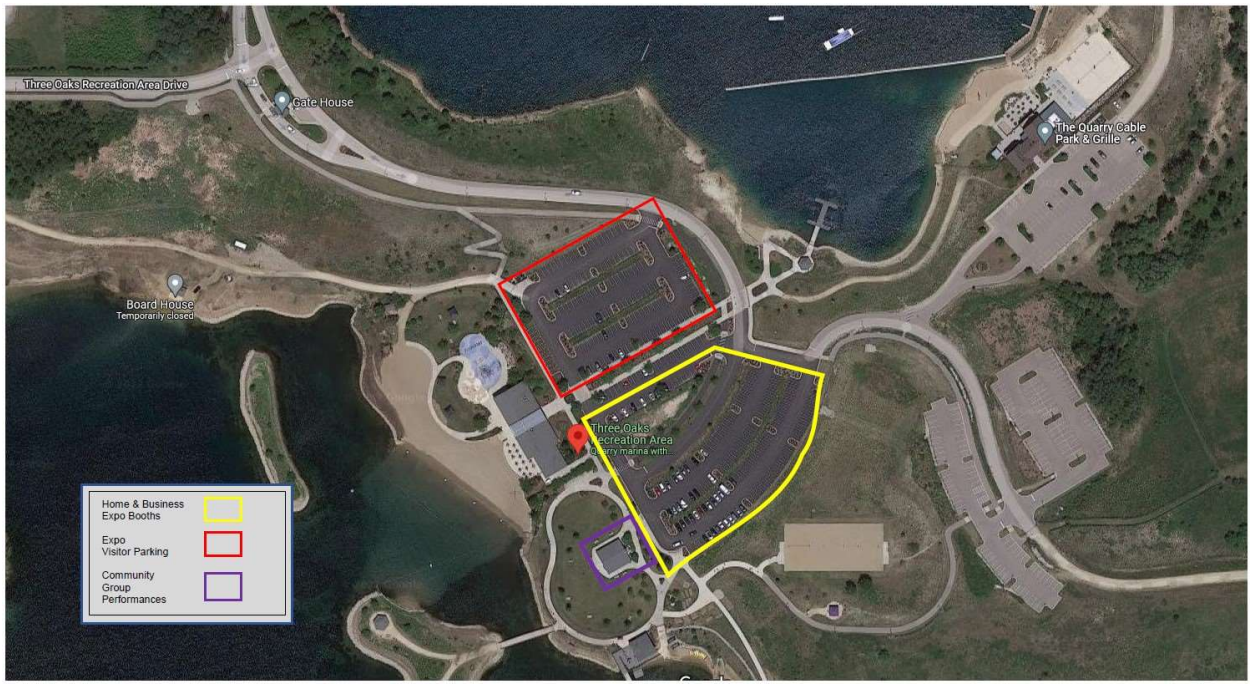
The Crystal Lake Chamber of Commerce has held their annual Home and Business Expo at various locations in Crystal Lake throughout the years and has chosen Three Oaks Recreation Area this year to accommodate more space for vendors and guests attending.

The Chamber is requesting approval for rental of the Picnic Grove Pavilion, and the main parking lot for an estimated attendance of 1,500 guests throughout the duration of the event. During this event, the public will be inconvenienced in the following ways:

- The petitioner will have exclusive use of the Picnic Grove Pavilion, and half of the main parking lot for vendor booths.
- The petitioner will utilize the other half of the main parking lot for Expo visitor parking, which shall be shared with other park guests.
- The City expects that the park's amenities will not be heavily impacted as the beach will be closed for the season. The marina will still be open for boat rentals, but staff recommends placing the designated Expo visitor parking by the marina to ensure park guests can adequately access the marina.

City Staff Review

City Staff has reviewed the event and recommended several conditions in order to minimize inconvenience to the public. The operations at the park will be open as normal throughout the day. Signage will also be utilized to notify guests of Three Oaks that the expo may interfere with parking availability. The northern half of the main parking lot will be reserved for Home and Business Expo booths while the southern half of the main parking lot (closest to the marina) will be reserved for the Expo visitors and general public parking.



The City of Crystal Lake, along with the Crystal Lake Police and Fire Rescue Departments, have provided support and feedback. The Police Department advised that additional staff at the park on the day of the event will not be necessary. The Fire Rescue Department will be on site to inspect any tents or objects that are larger than 400 square feet. Fire safety hazards and placement of the portable toilets will be inspected as well.

There will be no impact to the Board House or Quarry Cable Park and Grille. The marina will be open during the event, and the event may draw participants to utilize the Quarry Cable Park and Grille after the completion of their visit to the expo. A staff member will be positioned at the entrance of the Quarry Cable Park parking lot to ensure that only Quarry Cable Park customers use this lot.

Public/Visitor Impact:

Use Location	*Hours of Use*	*Exclusive Use?*	*Level Of Public Impact*	
Swim Beach	-	No	Low	No impact. The beach will be closed for the season.
Marina/Lake Usage	-	No	Moderate	Staff anticipates a moderate increase in marina use due to the event.
Trails	-	No	Low	Trails will not be utilized by the Expo.
Pavilions (A)	7:00 a.m. - Sunset	Yes	High	Petitioner is requesting exclusive use of Pavilion A.
Pavilions (B, C & D)	-	No	Low	The petitioner is not requesting use of Pavilion B, C and D.
Picnic Grove	-	No	Low	The petitioner is not requesting use of the Picnic Grove surrounding Pavilion A.
Parking Lot	7:00 a.m. – 3:00 p.m.	Partial	High	The petitioner is requesting exclusive use of the main parking lot. The northern half of the parking lot will be used for Expo booths and no guests will be able to park in this area.
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.

Required Petitioner Fees

Fee Type	*Amount*
Refundable Pavilion Deposit – Picnic Grove Pavilion October 1, 2022	$150
Refundable Damage Deposit (over 200 people)	$1,000
Total Refundable Fees	**$1,150**
Application Fee	$75
Resident Pavilion Rental Fee (Picnic Grove Pavilion) October 1, 2022	$180
Three Oaks Staffing Fee (4 employees/$15 per hour/5 hours)	$300
Preparation, Cleaning & Restoration Fee (as needed/ 3 staff members / $30 per hour/ 2 hours)	$180
Table Moving Fee (as needed)	$25
Generator Fee	$75
Total Non-Refundable Fees	**$835**

Recommended Conditions:

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

1. Comply with all City Code regulations, Special Event requirements, and Pavilion rental requirements, including all insurance requirements. 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.
2. The petitioner shall contact the Fire Rescue Department for further review of tent/canopy locations. Locations must be approved by the Fire Rescue Department. Tents/canopies must be installed and removed day of the event. Should safety concerns arise, Three Oaks Staff reserves the right to request the removal of tents/canopies. Tents and canopies must be secured using rain barrels or weights only. The petitioner shall be responsible for any damage resulting from the use of stakes.
3. 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.
4. Submit for City approval, severe weather plans and an evacuation plan.
5. Sound system shall not disturb other users of the park.
6. All temporary electrical items shall comply with the 2017 Electric Code and shall be subject to City inspection.
7. All debris created by the event shall be cleaned up during and after the event.
8. In the case of inclement weather, an alternate date can be approved by the City Manager.
9. Number and location of portable toilets to be determined by petitioner and City Staff prior to event. Portable toilets will be supplied at the petitioner's expense.
10. The petitioner is responsible for the required costs, which are for use of the Three Oaks Recreation Area, as stated on page 3 of the Agenda Supplement. These are estimated costs, and actual costs could be more.
11. The Crystal Lake Chamber of Commerce must provide payment, proof of volunteers, severe weather and evacuation plan, hold harmless, and liability waivers by September 1, 2022 or the event may be cancelled.

The petitioner is aware of the recommended conditions and will have a representative at the meeting.

Votes Required to Pass:

Simple majority vote of the City Council

CITY OF Crystal Lake ILLINOIS

SPECIAL EVENTS APPLICATION

Please PRINT or TYPE

EVENT NAME Crystal Lake Chamber of Commerce Home and Business Expo

EVENT LOCATION Three Oaks Recreation Parking Lot

This application should be completed by the "Event Manager", who will be the main coordinator and contact person for the event. Completing the application form will give you a good idea of the types of arrangements, approvals and documents that will be necessary for your special event. Please complete as much of the following information as possible before turning in the application. Once the application is turned in, a staff liaison will be in contact with you who will guide you in completing the remainder of the application and fulfilling City requirements for the event.

Please note that City Council approval may be required for certain special events/requests*

GENERAL EVENT INFORMATION

1. TYPE OF EVENT (Check all that apply)

☐ Carnival*	☐ General use of City-owned property
☐ Circus*	☐ Parade*
☐ Festival*	☒ Special Event at Three Oaks Recreation Area*
☐ Filming*	☐ Run/Walk Event
☐ Other _____	

*Requires separate application in addition to Special Events Application

2. General Description/Purpose of the event:
Outdoor Home and Business Expo showcasing various local businesses.

3. Will the event require the use of City-owned property? ☒ Yes ☐ No

4. Is a Site Map/Route Map attached? ☒ Yes ☐ No

5. Is the event an annual/recurring event? ☒ Yes ☐ No

6. Will the event require a public street/sidewalk to be blocked or closed? ☐ Yes ☒ No

7. Will the event require use of a public parking lot? ☒ Yes ☐ No

8. Number of persons scheduled to monitor and work the event: 25

9. Estimated attendance: 1,500

10. Is a "rain date" proposed? Y ☒ or N ☐ If yes, what is the rain date? October 8, 2022

ORGANIZATION INFORMATION

11. ☒ Organization is registered with the State of Illinois as a Non-Profit Organization

12. Name of Event Manager: William Eich

13. Contact Information for Event Manager:

Address: 427 W. Virginia Street, Crystal Lake, IL

(Please check preferred means of contact)

Daytime phone: 8154591300 ☐

Emergency phone: ☐

Cell phone: 8475674232 ☐

Email: beich@clchamber.com ☒

EVENT OPERATION

14. Date(s) of the event (including time for assembling and/or dismantling support structures):

Set Up: September 30, 2022

Event: October 1, 2022

Dismantling: October 1, 2022

15. Hours of the event:

Set Up: 7:00am

Event: 9:00am to 3:00pm

Dismantling: 5:00pm

CITY MANAGER'S OFFICE

16. Will the event hold a raffle of any kind? ☐ Yes* ☒ No

***If yes, please complete attached Raffle License Application**

17. Is the Certificate of Insurance and Hold Harmless Agreement attached? ☒ Yes ☐ No

***Attached please see the City's insurance provisions (Required for all special events)**

18. Will alcoholic beverages be served or sold at the event? ☐ Yes* ☒ No

If yes, what type of alcoholic beverages will be served?

_____

_____

_____

Please complete the attached Temporary Liquor License Application

COMMUNITY DEVELOPMENT

19. Will the event require tents or temporary structures? ☒ Yes ☐ No

20. What signs or advertising do you anticipate needing for the event?

    Temporary community event signs ☒ Yes ☐ No

    Temporary neighborhood event signs ☒ Yes ☐ No

    Directional signs ☒ Yes ☐ No

    Banner ☒ Yes ☐ No

21. Will food be served or sold at the event? ☒ Yes* ☐ No

    If yes, please contact the McHenry County Health Department and please provide the City with a copy of the approval from the McHenry County Health Department.

22. Will the event include vendors selling products? ☐ Yes ☒ No

    Description of Products _____

23. Will the event require portable sanitation facilities? ☒ Yes ☐ No

    Name of Company Crown Restrooms
    Address 1704 Lamb Rd, Woodstock, IL 60098
    Phone (815) 206-3689

24. Will the use of electricity be required for the event? ☒ Yes ☐ No

    If yes, please specify the power requirements and plan for provision
    Unless available for our use, last year we rented 4 gas generators for use by vendors.

PUBLIC SAFETY *Please remember to post the Firearm Concealed Carry Act sign*

25. Does this event require assistance from the Police Department? ☐ Yes ☒ No

26. Does this event require an on-site ambulance? ☐ Yes ☒ No

27. Will the event require sound amplification of any kind? ☐ Yes ☒ No

28. Please state what provisions have been made for first aid and emergency medical services, if any:

The Chamber brings our own first aid kit. We invite the McHenry County Sheriff's office, the Crystal Lake Fire and Police Departments to bring vehicles to showcase and trained staff to man their booths.

PUBLIC WORKS

29. Will the event require barricades for traffic control? ☐ Yes* ☒ No

If yes, please complete the attached Barricade Borrowing Application

30. Will the event require water? ☐ Yes ☒ No

Specify _____

Please remember to include the necessary attachments, if possible. (Please check those included)

- ☐Barricade Borrowing Application
- ☐Carnival License Application
- ☒Certificate of Insurance/Hold Harmless Agreement
- ☐Circus License Application
- ☐Festival License Application
- ☐Film Production Application
- ☐Parade Permit/Open Air Application
- ☐Raffle License Application
- ☐Temporary Liquor License Application
- ☒Temporary Use Application

The undersigned has read the foregoing application and knows the contents thereof, and affirms that the information is true and correct to the best of his/her knowledge, information and belief. For special events, the undersigned agrees to indemnify and hold harmless the City, together with its officers, agents, volunteers, and employees from all losses, damages, injuries, claims, demands and expenses arising out of, or as the result of, the operation of the event, the special City services provided for the event, and/or the permit issued for same, and/or the condition, maintenance and use of the public property in connection with the event, as well as for any injury to or sustained by a City employee, agent, or contractor in conjunction with the event authorized by the City.

William A. Eich

Signature

March 1, 2022

Date

William Eich, President - Crystal Lake Chamber

Print Name

STAFF USE ONLY

Assigned City Department: Three Oaks Recreation Area

Assigned City Staff Liaison: Nick Hammonds

Meeting with Event Organizer Required: ☐ Yes ☐ No

City Council Approval Required: ☐ Yes ☐ No

3


Three Oaks Recreation Area Drive
Gate House
The Quarry Cable Park & Grille
Board House
Temporarily closed
Three Oaks Recreation Area
Home & Business Expo Booths
Expo Visitor Parking
Community Group Performances

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/02/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER State Farm Insurance The Ted Orzehoskie Insurance Agency, Inc. 6207 Northwest Highway Crystal Lake, IL 60014	CONTACT NAME: Ted Orzehoskie PHONE (A/C, No, Ext): (815) 455-5444 FAX (A/C, No): (815) 455-4067 E-MAIL ADDRESS: ted.orzehoskie.sq81@statefarm.com
INSURED Crystal Lake Chamber of Commerce 427 West Virginia Street Crystal Lake, IL 60014	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : State Farm Fire and Casualty Company 25143 — 25143 INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY			93-C6-L472-8	05/14/2022	05/14/2023	EACH OCCURRENCE	$ 3,000,000
	[X] COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 3,000,000
	[ ] CLAIMS-MADE [X] OCCUR						MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 3,000,000
							GENERAL AGGREGATE	$ 6,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG	$ 6,000,000
	[ ] POLICY [ ] PRO-JECT [ ] LOC						Building	$ 510,100
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	[ ] ANY AUTO						BODILY INJURY (Per person)	$
	[ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	[ ] HIRED AUTOS [ ] NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
								$
	[ ] UMBRELLA LIAB [ ] OCCUR						EACH OCCURRENCE	$
	[ ] EXCESS LIAB [ ] CLAIMS-MADE						AGGREGATE	$
	[ ] DED [ ] RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE/MEMBER EXCLUDED? (Mandatory in NH) Y/N [N] N/A If yes, describe under DESCRIPTION OF OPERATIONS below			93-GA-C943-1	05/16/2022	05/16/2023	[X] WC STATU-TORY LIMITS [ ] OTH-ER	
							E.L. EACH ACCIDENT	$ 500,000
							E.L. DISEASE - EA EMPLOYEE	$ 500,000
							E.L. DISEASE - POLICY LIMIT	$ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Expo dates : 9/30/22 -10/1/22

CERTIFICATE HOLDER

The City of Crystal Lake
100 W. Woodstock Street
Crystal Lake, IL 60014

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Agenda Item No: 11

City Council
Agenda Supplement

Meeting Date: June 7, 2022

Item: Retailer Facade and Commercial Tenant Improvement Grant Funds request for Vine & Plate Wine Bar + Provisions located at 414 W. Virginia Street, requesting up to $5,000 in matching grant funds

Recommendation: City Council's discretion:

1. Motion to award up to $5,000 in Retailer Façade and Commercial Tenant Improvement Grant Funds to Vine & Plate Wine Bar + Provisions at 414 W. Virginia Street, and to adopt a Resolution authorizing the Mayor to execute the Grant Agreement with Vine & Plate Wine Bar + Provisions.
2. Motion to deny the grant application request.

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

Background:

The Retailer and Manufacturer Job Creation and Investment Program was introduced in 2011 as a tool to help attract new or expanding businesses to Crystal Lake. This program includes the Retailer Façade and Commercial Tenant Improvement grant and provides matching grant funding to new and existing retailers and manufacturers who occupy vacant space, hire new full-time or part-time employees, and/or install eligible furniture, fixtures, and equipment (FFE). In 2021 the grant was amended to allow existing restaurants and bars that add a permanent outdoor seating area to qualify for a maximum of a $5,000 matching grant award, as long as they meet the annual taxable sales threshold of $150,000.

KEY FACTOR

- Elizabeth Bednarczyk opened Vine & Plate Wine Bar + Provisions at 414 W. Virginia Street in 2020.

- Vine & Plate Wine Bar + Provisions is eligible for a $5,000 grant award under the matching grant program guidelines to add an outdoor dining area which they have applied for and has been approved by the City of Crystal Lake.

Upon approval of the grant by the City Council, the City and applicant will enter into an agreement that includes all the stipulations for the grant award. The agreement specifies what documentation must be submitted before the payment is disbursed. Additionally, it has provisions to recoup the grant in case the business closes before the required four-year period.

In order to objectively analyze the applications for funding, eligibility criteria have been established in the Ordinance approving this program. The list below outlines the evaluation of the applicant's request in relation to our eligibility criteria:

1. The program is open to any new sales-tax generating business that will occupy vacant retail space or a building or that will construct a new building for its business.
   ☒ *Meets* ☐ *Does not meet*

2. Applicant must meet a minimum annual taxable sales threshold of at least $150,000.
   ☒ *Meets* ☐ *Does not meet*

3. Applicant's business must provide a stocked retail showroom for retail products.
   ☒ *Meets* ☐ *Does not meet*

4. Applicant must provide written proof of façade, fixture, furniture, and equipment (FFE) costs.
   ☒ *Meets* ☐ *Does not meet*

5. Applicant must file an application for grant funding prior to commencing improvements.
   ☒ *Meets* ☐ *Does not meet*

6. Grant recipient may re-apply after five years from the date of recipient's previous award.
   ☒ *Meets* ☐ *Does not meet*

7. Eligible FFE includes, but is not limited to, shelving, racks, tables, chairs, furniture, point-of-sale systems, fixed computer equipment used in business operation, televisions located in dining rooms or showrooms, office furniture and appliances.
   ☒ *Meets* ☐ *Does not meet*

The applicant's request has been evaluated based on the above eligibility criteria and their planned purchase of FFE. The current application would meet seven of the seven eligibility criteria.

FUNDING STATUS OF 2022-2023 PROGRAM
For the 2022-2023 Fiscal Year, there is $80,000 budgeted for the Retailer and Manufacturer Job Creation and Investment Program. This is the first 22/23 application received this fiscal year for the program, so there are sufficient funds for the grant.

Applicant Name/ Business Name	**Address**	**Total Requested**	**Date Approved**	**Amount Approved**
Vine & Plate Wine Bar + Provisions	414 W. Virginia Street	$5,000	***Pending***	***Pending***
Totals		***Pending***		Pending

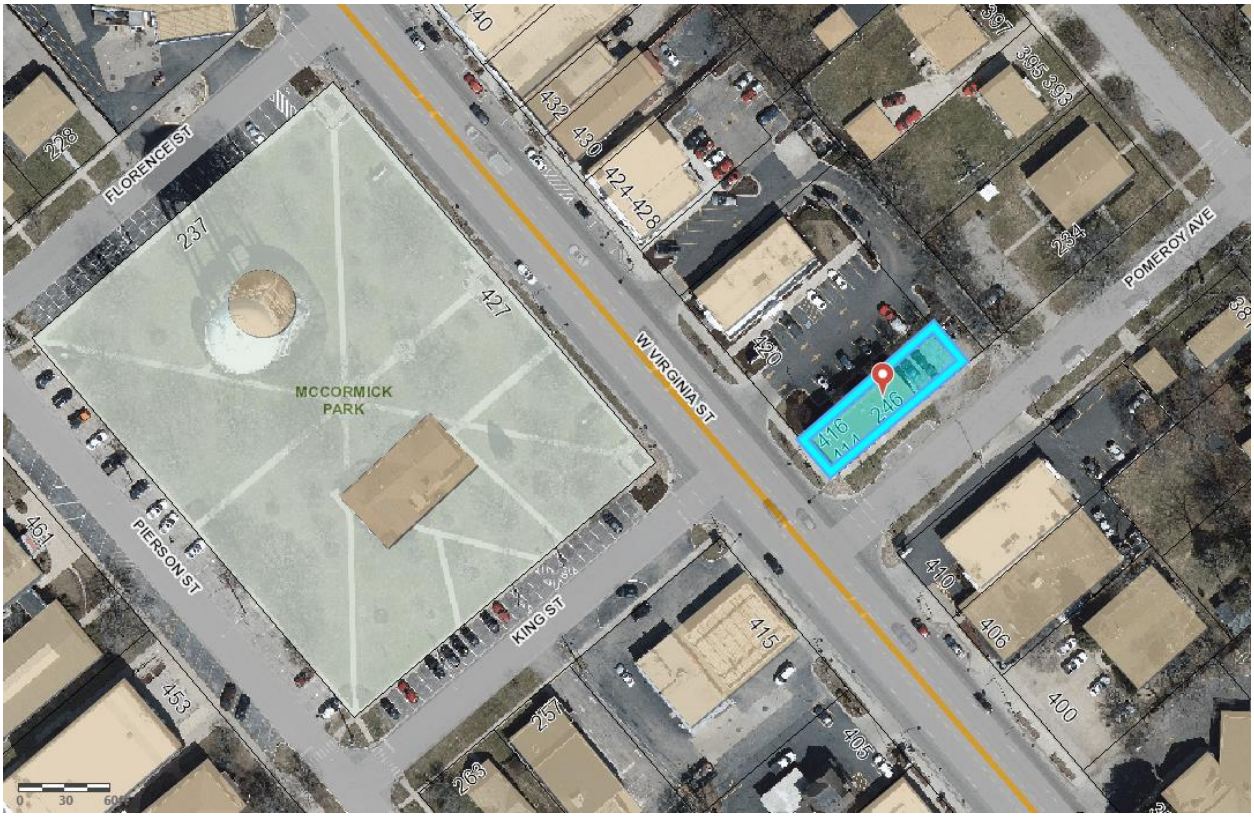
Votes Required to Pass:

A simple majority vote.

2022- Vine & Plate Wine Bar + Provisions

414 W. Virginia Street





Res. 22R-

The City of Crystal Lake Illinois

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the Mayor is hereby authorized and directed to execute an agreement with the owner of the property for Vine & Plate Wine Bar + Provisions at 414 W. Virginia Street, for a Retail Façade and Commercial Tenant Improvement Matching Grant in an amount not to exceed $5,000.

DATED at Crystal Lake, Illinois, this 7th day of June, 2022.

CITY OF CRYSTAL LAKE, an Illinois Municipal Corporation

BY: _____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

PASSED: June 7, 2022

APPROVED: June 7, 2022

Draft

CITY OF CRYSTAL LAKE
Grant Agreement

THIS AGREEMENT, entered into this 7th day of June, 2022, between the City of Crystal Lake, Illinois (hereinafter referred to as "CITY") and the following designated business owner, (hereinafter referred to as "OWNER"), to witness:

Business Owner's Name: Elizabeth Bednarczyk

Name of Business: Vine & Plate Wine Bar + Provisions

Tax ID#: 84-3515885

Address of Property where the business will be located:

414 W. Virginia Street, Crystal Lake, IL 60014

WITNESSETH:

WHEREAS, the CITY has the authority, pursuant to the laws of the State of Illinois and its home rule authority, to promote the health, safety, and welfare of the CITY and its residents, to encourage private development in order to enhance the local tax base, to increase employment, and to enter into contractual agreements with third parties for the purpose of achieving these purposes; and

WHEREAS, to promote the vitality of the CITY's commercial business areas, the CITY established its Economic Development Matching Grant Programs; and

WHEREAS, the Retailer Job Creation and Investment Programs provide financial assistance to building and business owners who occupy vacant space and facilitate job creation in Crystal Lake; and

WHEREAS, the City Council has found and determined that increased participation in the Retailer Job Creation and Investment Programs will encourage the maintenance and improvement of businesses within Crystal Lake and will stimulate economic activity in Crystal Lake, including the creation and maintenance of jobs and the attraction of consumers to Crystal Lake and will otherwise generally benefit the well-being of the residents of Crystal Lake by stimulating commercial growth, and provide crucial economic support to allow the CITY to continue to provide the level of municipal services to its commercial and residential citizens; and

WHEREAS, the CITY is authorized to expend public funds for a public benefit and by participating in the Retailer Job Creation and Investment Programs, the CITY will provide a benefit to the public, generally; and

WHEREAS, the OWNER has applied for reimbursement under the Retailer Job Creation and Investment Program; and

WHEREAS, The CITY has determined that the OWNER is eligible for the Retailer Job Creation and Investment Program, subject to the condition and limitation set forth in the City Code and this Agreement.

NOW THEREFORE, in consideration of the mutual covenants and agreements obtained herein, the CITY and the OWNER do hereby agree as follows:

Draft

SECTION 1

The CITY shall reimburse the OWNER for the cost of furniture, fixtures and equipment at OWNER'S property. Reimbursements to the OWNER will be made at a rate of fifty percent (50%) for the cost of façade improvements or of eligible outdoor improvements, furniture, fixtures, and equipment for the OWNER's business, up to a maximum amount of $5,000 for new retailers. Façade improvements must comply with all applicable codes and ordinances. The OWNER must follow all laws regarding prevailing wages for façade improvements. The actual total reimbursement amounts per this Agreement shall not exceed $5,000.

SECTION 2

The CITY's approval of a grant shall not be construed as permission to commence construction on the subject property. No improvements or construction shall be undertaken by the OWNER on the location of their business until applications for Building Permits and Occupancy have been submitted to the Building Division and approved by the CITY. Following approval, the OWNER shall occupy the subject property and commence full-time business operations within one hundred eighty days (180) from the date of City Council approval. The OWNER may request a ninety-day (90) extension provided there is a demonstrated hardship.

SECTION 3

Upon completion of the improvements and upon their final inspection and approval by the City Building Commissioner, the OWNER shall submit to the CITY properly executed documentation, including: receipts and cancelled checks for the purchase of the approved furniture, fixtures, and equipment; copies of material costs and certified payrolls verifying prevailing wages were paid for all façade improvements; copy of a final Certificate of Occupancy for the business. The CITY shall issue a check to the OWNER as reimbursement for one-half of the furniture, fixtures, and equipment, subject to the limitations set forth in Section 1 hereof once one year of sales tax data has been verified. The OWNER shall only be entitled to the reimbursement set forth in Section 1 hereof if the taxable sales exceed $150,000 in the first year of operation.

Draft

SECTION 4

If the OWNER fails to purchase furniture, fixtures, or equipment, or fails to construct improvements to the façade, consistent with the conditions of the approval by the Mayor and City Council, then upon written notice being given by the City Manager to the OWNER, by certified mail to the address listed above, this Agreement shall terminate and the financial obligation on the part of the CITY shall cease and become null and void.

SECTION 5

Upon completion of the improvement work pursuant to this Agreement, the OWNER shall be responsible for properly maintaining the façade, furniture, fixtures, and equipment without change or alteration thereto, as provided in this Agreement for a period of four (4) years following completion of the construction and/or business commencement.

SECTION 6

This Agreement shall be binding upon the CITY and upon the OWNER and its successors, to said property for a period of four (4) years from and after the date of completion and approval of the improvements provided herein. It shall be the responsibility of the OWNER to inform subsequent OWNER(S) of the provisions of this Agreement.

In the event that at any time, subsequent to the reimbursement payment required by this Agreement have been paid by the City, the OWNER abandons, closes, transfers, sells or terminates the OWNER's business upon the Property during the four (4) year term of this Agreement (hereinafter collectively referred to as the "Terminating Event"), the OWNER shall, within thirty (30) days from the date of the Terminating Event or such later date as the City may agree to in writing (hereinafter, the "Refund Payment Due Date"), refund to the City a portion of the Improvement Grant received from the City prior to the Terminating Event, in accordance with the following schedule (hereinafter, the "Refund Payment").

Draft

Date of Terminating Event	**% of the Total Grant Payment to be Refunded**
Within one year of the completion date	100%
Within two years of the completion date	75%
Within three years of the completion date	50%
Within four years of the completion date	25%

Such Refund Payment shall be paid to the City within thirty (30) days from the date of the Terminating Event (hereinafter, the "Refund Payment Due Date").

OWNER agrees on its own behalf and on behalf of its heirs, successors, and assigns that the City's right to the Refund Payment pursuant to this paragraph shall constitute both a personal obligation of the OWNER and a lien against the Property, and OWNER agrees that the City may record this Agreement with the McHenry County Recorder of Deeds. To further secure the repayment of Reimbursement Payments pursuant to this paragraph, OWNER agrees to execute and deliver to the City a UCC financing statement, in a form acceptable to the City Attorney, pledging inventory, accounts held at financial institutions, accounts receivables, and such other assets of the OWNER as the parties may agree to in writing, and OWNER further consents to the filing and/or recording of such financing statements as may be appropriate under the laws of the State of Illinois. Such financing statement shall be delivered to the City upon request.

SECTION 7

The OWNER releases the CITY from, and covenants and agrees that the CITY shall not be liable for, and covenants and agrees to indemnify and hold harmless the CITY and its officials, officers, employees, and agents from and against any and all losses, claims, damages, liabilities, or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting from or in any way connected directly or indirectly with the façade, furniture, fixtures, and equipment. The OWNER further covenants and agrees to pay for or reimburse the CITY and its officials, officers, employees, and agents for any and all costs, reasonable attorney's fees, liabilities, or expenses incurred in connection with investigating, defending against or otherwise in connection with any such losses, claims, damages, liabilities, or causes of action. The CITY shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action.

Draft

IN WITNESS THEREOF, the parties hereto have executed this Agreement on the date first appearing above.

OWNER/LESSEE

_____

CITY OF CRYSTAL LAKE

_____
Mayor

ATTEST:

_____

Draft

Vine & Plate
Wine Bar | Provisiones
414 W Virginia St,
Crystal Lake, IL 60014

4-16-22

To Mayor Haig Haleblain and City Council Members:

Thank you so much for the opportunity to be considered for this grant.

We have been in business in Crystal Lake since March 2020. Vine and Plate is a restaurant and wine bar. We serve globally inspired plates and wine from around the world. We are very excited that our business has continued to grow in the Crystal Lake community!

Our goal is to be able to provide our customers a place outdoors to sit and enjoy our delicious food! The grant would allow us to purchase tables, chairs, planters and lights to create a welcoming and inviting place for our customers to enjoy a meal.

Thank you once again for considering us for this grant.

Sincerely,

Elizabeth Bednarczyk

CITY OF CRYSTAL LAKE
Retailer Façade and Commercial Tenant Improvement Grant Application

Please completely fill out this application and return it to the City of Crystal Lake with the items listed in the checklist on page 2.

Applicant Information	Name Cardinal Hospitality Group LLC	Phone 815-893-0325
	Mailing Address 414 W. Virginia Street Crystal Lake IL	Fax
	Email Cardinal Hospitality Group@gmail.com	IL Business Tax# 4350-5007

Property Information	Address for building for which grant is sought: 414 W. Virginia Street Crystal Lake IL 60014	
	Property Identification Number(s)	Phone 815-893-0325

Check one:

☐	New business occupying vacant retail space
☑	Existing retail business making improvements to my building or tenant space

Description of furniture, fixtures, and equipment to be utilized:

Patio Tables, chairs, lighting, Planter Boxes, Umbrellas

Continued on the next page

Application Checklist

The following items must be submitted <u>with</u> the Improvement Application form (Page 1):

- ☒ Completed and signed Crystal Lake Improvement Grant Application;
- ☒ Written estimates for the furniture, fixtures, and equipment to be purchased;
- ☒ Written estimates for the façade improvements;
- ☒ A floor plan, illustrating the locations for the furniture, fixtures, and equipment (drawings do not have to be architectural renderings, but should be to scale so that the City can understand the scope of the proposed project);
- ☒ Written description of the scope of the proposed project (letter to the Mayor and City Council);
- ☒ Taxable sales records and/or projections.

I agree to comply with the guidelines and standards of the City of Crystal Lake Job Creation and Investment Program and I understand that this is a voluntary program, under which the City has the right to approve or deny any project or proposal or portions thereof.

Applicant(s) Signature Elizabeth Bednarczyk Date 5-11-22

Front Door

side door

C1 T1 C3 (C2 above, C4 below)

C5 T2 C7 (C6 below)

C9 T3 C11 (C10 above, C12 below)

C13 T4 C15 (C14 above, C16 below)

C17 T5 C19 (C18 above, C20 below)

C21 T6 C23 (C22 above, C24 below)

1 C6

2 C12 C16

3 C20

4 C24

Planter 1

Planter 2

Planter 3

Planter 4

parking spot

parking spot

18

Find anything foodservice...

Seating Tables Outdoor Tabletop Glassware & Bar Lighting Reception Area Se

My Cart (18 items):$4,313.43

This order qualifies for Free Shipping!

Proceed to Checkout



Bistro String Light Poles (Set of 2)

by Arlmont & Co.

$271.98

$68.00 per item

Quantity 2

73

Get it by Tue, May 24 - FREE Ground

Save for later Remove



Taft Avenue Metal 4 - Person Dining Table

by Winston Porter

$1,301.94

$216.99 per item

Quantity 6

88

Get it by Thu, May 26 - FREE Ground

Save for later Remove

Expert Assembly

Add

$539.94

Commercial Protection
$281.94+

Add



Corrales Stacking Patio Dining Chair (Set of 4)
by Mercury Row®

Business Price
$1,381.82
~~$2,544.00~~
$57.58 per item

Quantity
6

1315

Color: Black

Get it by Sat, May 21 - FREE Fast Delivery

Save for later Remove

Commercial Protection
$281.94+

Add

Sale



Mezza Parklette Planter
by Vita

$1,103.96
$275.99 per item

Quantity
4

59

Size: 32.25" H x 59" W x 16.13" D

Get it by Thu, May 19 - FREE Ground

Save for later Remove

Expert Assembly
$451.96

Add

Order Summary (18 items)

Consumer Product:	$4,117.78
Business Discount Total:	($58.08)
Ship To: 60014 - Crystal Lake	FREE
Estimated Tax:	$253.73
Total:	**$4,313.43**
You Save:	$1,304.10

Proceed to Checkout

Add Gift Card/Promo Code

Here to Help
Questions before you check out? Call your account manager.
+1-857-306-3302

Return Policy
Most items can be returned within 30 days of delivery.
Learn More

You May Also Need



Tripod Infrared 1500 Watt Electric Patio Heater
by Heat Storm

$131.44 ~~$169.00~~



Gunalda Metal Watering Can
by August Grove®

Business Price



Universal Square Plant Saucer
by Crescent Garden

Business Price

Agenda Item No: 12

City Council
Agenda Supplement

Meeting Date: June 7, 2022

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: Special Use Permit to allow outdoor seating on a public sidewalk in front of the adjacent tenant suite

Jim Tomasek, petitioner
19 N. Williams Street

PZC Recommendation: Motion to approve the Planning and Zoning Commission (PZC) recommendation and adopt an Ordinance granting a Special Use Permit for outdoor seating at 19 N. Williams Street.

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

Background

- The space used to be a bakery and is now Jude's, which is a gin bar and small plate restaurant.
- During COVID-19 businesses found outdoor seating to be critical to having their business survive. Outdoor seating is very popular with customers and the demand to provide it is very high.
- One of the UDO requirements for outdoor seating is that it be located in front of the tenant space. Jude's currently has space for six (6) two-top tables in front of their location.
- Previously the restaurant was utilizing three (3) parking spaces for the additional tables. The City Council asked the petitioner to find a better solution, so they worked with the adjacent tenant, Material Girl, to locate an additional five (5) tables in front of their space.
- Staff has been in verbal contact with the business owner of Material Girl and she is not opposed to the outdoor seating on the public sidewalk in front of her tenant space. An agreement between the two building owners has also been executed.

Request

- A Special Use Permit to allow outdoor seating on a public sidewalk in front of adjacent tenant space at 21 N. Williams Street for the tenant, Jude's, at 19 N. Williams Street.
- The additional seating area would be located in the bump-out in front of Material Girl. The mid-block pedestrian crossing at the bump-out will remain clear of tables and chairs.

PZC Highlights

- Two of the neighboring building owners spoke during the public hearing. The owner of the adjancet tenant space at 21 N. Williams Street, Jeff Fox, where the seating would be located was concerned that tables and umbrellas could block signage. He also did not want this approved in perpetuity. He and the petitioner are working out a private agreement.
- The owner of Ms. Bossy Boots, Robert Guss, stated that the public space should not be given to a private business for use. The public sidewalk should remain open for the public. Outdoor seating could stop prospective shoppers from not shopping at his location.
- The PZC supported this creative solution to providng the seating. They acknowledged that residents and visitors to Crystal Lake are being drawn by the outdoor seating and other activities and commended the petitioner and adjacent tenant for finding a solution to keeping as many tables as possible.
- The Commission was concerned with the proximity of the seating to the street and added a condition to have staff to look at some type of barrier.
    - Public Works and Engineering reviewed the existing condition at the mid-block crosswalk on Williams Street at the Raue Center with respect to the proposed outdoor seating on the east side bump-out and have the following comments:
        1. Williams Street in this area consists of one southbound lane with diagonal parking on each side. The lane width is approximately 17-feet wide between parked cars. At the mid-block crosswalk, the width to the curb face is approximately 23.5 feet. The maximum allowable vehicle width under the Illinois Vehicle Code is 8.5 feet. Therefore, a vehicle centered in the 17-foot lane has 4.25 feet on either side as a buffer to any parked cars. At the crosswalk the buffer area is even wider (approximately 7.5 feet) on each side of a vehicle centered in the street. This gives drivers ample room to maneuver and provides a large offset (buffer) to the curb or parked cars.
        2. The bump out is protected with barrier curb and diagonal parking. When cars are present, the bump out is protected from approaching vehicles by the parked vehicles (see photo)



3. The ADA ramp is four feet wide and perpendicular to the street. The typical distance between tires on a car is approximately 5 feet. It is not possible for a car to drive up the ADA ramp. One or both of the tires would hit the barrier curb. It would also require a very sharp turn for a vehicle to either turn right or left to attempt to drive up the ramp.
4. A review of the last five years of crash data did not reveal any pedestrian crashes on Williams Street, Brink Street or Grant Street.
5. Many of the corners in downtown have benches at the intersection in proximity of the ADA ramps and there are existing benches at the area of the mid-block crosswalk on Williams Street.

- Based on the above information, crash barriers at the mid-block crosswalk are not warranted. The petitioner could install a visual barrier between the seating and the curb as long as it does not interfere with parking vehicles (overhang).

- The Commission stated that the request met the Findings of Fact.

The Planning and Zoning Commission recommended **approval (6-0)** 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 (Jude's, received 05/03/22)
   B. Site Plan (Jude's, undated, received 05/03/22)
2. The seating shall meet all other criteria in 2-400 19 a. unless granted approval through this request.
3. The number and location of seats cannot be expanded without modification to this Special Use Permit.
4. The petitioner shall address all of the review comments and requirements of the Community Development Department.
5. The applicant must provide the City with a certificate of insurance, naming the City as an additional insured annually.
6. Upon objection from a future tenant at 21 N. Williams Street, the City reserves the right to withdraw the authority to utilize the public seating at any time, with or without cause, upon a motion having been made, seconded and approved by the City Council.
7. The applicant must execute an agreement to indemnify and defend the City of Crystal Lake, and its elected and appointed officials and employees from and against any claims for personal injury or property damage, arising out of or in any manner connected with the use of the public sidewalk authorized by this Ordinance, in such form as may be approved by the City Attorney.
8. Work with staff to look at a possible barrier along the sidewalk. **(Added by the PZC)**

Votes Required to Pass: A simple majority.

Acknowledgement Form

Regarding the Special Use Permit at 19 N. Williams Street. Please check one of the choices and sign below.

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

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

_____

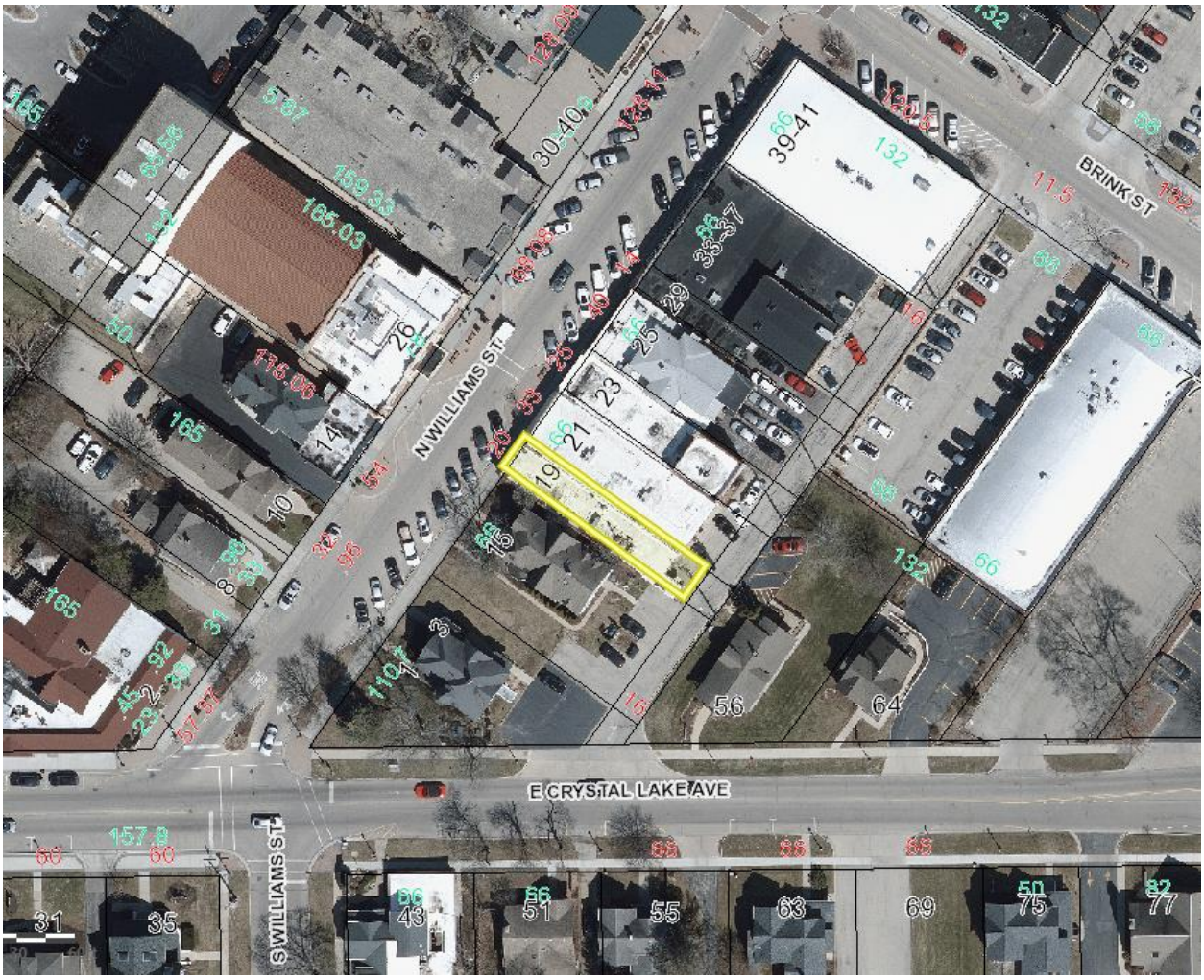
_____

Petitioner's Name: [signature] Date: 06/01/2022
Signature

Recommended Conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Jude's, received 05/03/22)
   B. Site Plan (Jude's, undated, received 05/03/22)
2. The seating shall meet all other criteria in 2-400 19 a. unless granted approval through this request.
3. The number and location of seats cannot be expanded without modification to this Special Use Permit.
4. The petitioner shall address all of the review comments and requirements of the Community Development Department.
5. The applicant must provide the City with a certificate of insurance, naming the City as an additional insured annually.
6. Upon objection from a future tenant at 21 N. Williams Street, the City reserves the right to withdraw the authority to utilize the public seating at any time, with or without cause, upon a motion having been made, seconded and approved by the City Council.
7. The applicant must execute an agreement to indemnify and defend the City of Crystal Lake, and its elected and appointed officials and employees from and against any claims for personal injury or property damage, arising out of or in any manner connected with the use of the public sidewalk authorized by this Ordinance, in such form as may be approved by the City Attorney.
8. Work with staff to look at a possible barrier along the sidewalk.

PIQ MAP
19 N. Williams Street



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR JUDE'S AT 19 N. WILLIAMS STREET

WHEREAS, pursuant to the terms of a Petition (File #PLN-2022-89) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Special Use Permit to allow outdoor seating on the public sidewalk in front of an adjacent tenant space at 19 N. Williams Street; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on April 16, 2022 in the Northwest Herald, held a public hearing at 7:00 p.m., on May 18, 2022 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Special Use Permit; and

WHEREAS, on May 18, 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 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 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 outdoor seating on a public sidewalk in front of 21 N. Williams Street, the adjacent tenant space, be granted for Jude's at the property commonly known as at 19 N. Williams Street, (14-32-483-031), Crystal Lake, Illinois is hereby approved.

Section II: Said Special Use Permit is issued with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Jude's, received 05/03/22)
   B. Site Plan (Jude's, undated, received 05/03/22)
2. The seating shall meet all other criteria in 2-400 19 a. unless granted approval through this request.

Draft

3. The number and location of seats cannot be expanded without modification to this Special Use Permit.
4. The petitioner shall address all of the review comments and requirements of the Community Development Department.
5. The applicant must provide the City with a certificate of insurance, naming the City as an additional insured annually.
6. Upon objection from a future tenant at 21 N. Williams Street, the City reserves the right to withdraw the authority to utilize the public seating at any time, with or without cause, upon a motion having been made, seconded and approved by the City Council.
7. The applicant must execute an agreement to indemnify and defend the City of Crystal Lake, and its elected and appointed officials and employees from and against any claims for personal injury or property damage, arising out of or in any manner connected with the use of the public sidewalk authorized by this Ordinance, in such form as may be approved by the City Attorney.
8. Work with staff to look at a possible barrier along the sidewalk.

Section III: That the City Clerk be and is hereby directed to amend all pertinent records of the City of Crystal Lake to show the issuance of a Special Use Permit 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 7th day of June, 2022.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

Passed: June 7, 2022
Approved: June 7, 2022

Draft

#2022-89
19 N. Williams Street – Special Use Permit
Project Review for Planning and Zoning Commission

Meeting Date:	May 18, 2022
Requests:	Special Use Permit for outdoor seating.
Location:	19 N. Williams Street
Acreage:	Approximately 2,600 square feet
Existing Zoning:	B-4 Mixed-Use Commercial
Surrounding Properties:	North: B-4 Mixed Use Commercial South: B-4 Mixed Use Commercial East: B-4 Mixed Use Commercial West: B-4 Mixed Use Commercial
Staff Contact:	Elizabeth Maxwell (815.356.3615)

Background:

- The space used to be a bakery and is now Jude's, which is a gin bar and small plate restaurant.
- During COVID-19 businesses found outdoor seating to be critical to having their business survive. Outdoor seating is very popular with customers and the demand to provide it is very high.
- UDO Requirements: Outdoor seating is a limited use provided the criteria can be met. If the criteria cannot be met then it requires the Special Use Permit.
- Site Layout: The proposed outdoor seating on the public sidewalk includes six tables located adjacent to the tenant space and five additional tables in front of the adjacent tenant space. There is proposed fencing to help screen the seating from the parking area.
- At the April 5, 2022 City Council meeting, the petitioner received approval to have outdoor seating on the public sidewalk in front of the restaurant. At the same meeting, Jude's had requested the continual use of the parking spaces as an outdoor seating area. The City Council directed the petitioner to come up with a different solution for adding outdoor seating.
- The petitioner worked with the adjacent business to come to an agreement to allow outdoor seating in front of their retail storefront on the public sidewalk.

Findings of Fact:

SPECIAL USE PERMIT

The petitioner has requested a Special Use Permit to allow outdoor seating on a public sidewalk. 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*

Sidewalk seating located on public sidewalks shall comply with the following standards:

a. City Council approval is required in accordance with plans submitted to the City.

☒ *Meets* ☐ *Does not meet*

b. The sidewalk seating area must be located adjacent to the primary restaurant and must not extend beyond the frontage of the restaurant.

☒ *Meets* ☐ *Does not meet*

This criteria is not being met as a portion of the outdoor seating is located in the wider section of the sidewalk in front of the adjacent tenant space. Previously the outdoor seating was located in the parking spaces. To open up more available parking the seating is being moved to the sidewalk area.

c. The operation of the sidewalk seating area shall be conducted in such a way as to not interfere with the circulation of pedestrian or vehicular traffic on the adjoining streets or sidewalks. There shall be a minimum of three feet of clear pedestrian passage provided between the seating area and the edge of the pavement.

☒ *Meets* ☐ *Does not meet*

d. All kitchen equipment and refuse containers used to service the sidewalk seating shall be located inside the primary food service use.

☒ *Meets* ☐ *Does not meet*

e. The food service use owner/operator shall be responsible for maintaining the sidewalk seating in a clean, neat, orderly and safe condition. All debris and litter shall be removed daily. Private trash containers in the sidewalk seating area are prohibited. Public sidewalk trash containers shall not be used by restaurant staff as a means of disposing of table waste generated by restaurant customers.

☒ *Meets* ☐ *Does not meet*

f. The applicant shall be required to provide the City with a certificate of insurance, naming the City as an additional insured, in the amount to be specified by the City.

☒ *Meets* ☐ *Does not meet*

g. A standard hold harmless agreement between the applicant and the City will be required.

☒ *Meets* ☐ *Does not meet*

Comprehensive Land Use Plan 2030 Plan Review:

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

Land Use - Commerce

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

This can be accomplished with the following supporting action:

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

Economic Development – Attract and Retain Businesses

Goal: Establish marketing efforts to attract and retain businesses throughout the City.

This can be accomplished with the following supporting action:

Supporting Action: Continue to solicit the retail businesses which are most likely to succeed in various retail nodes in Crystal Lake.

Success Indicator: The number of retail businesses – grocery, restaurants, coffee/juice shops, apparel, electronics, and comparison goods – contacted, started and/or relocated.

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 (Jude's, received 05/03/22)
   B. Site Plan (Jude's, undated, received 05/03/22)

2. The seating shall meet all other criteria in 2-400 19 a. unless granted approval through this request.

3. The number and location of seats cannot be expanded without modification to this Special Use Permit.

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

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

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

Owner Information

Name: Judes Cocktails and Nosh

Address: 19 N Williams St Crystal Lake

Phone: 815 575 8337

E-mail: judesd jim@gmail.com

Project Name & Description: outdoor dining area

Project Address/Location: 21 N Williams

Signature

X

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, MAY 18, 2022
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

The meeting was called to order by Pro-Tem Chair Mr. Gronow at 7:00 p.m.

CALL TO ORDER

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

Kathryn Cowlin, Director of Community Development and Elizabeth Maxwell, City Planner were present from Staff.

Mr. Gronow 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.

MEMBER TO PARTICIPATE TELEPHONICALLY

Mr. Gronow asked for a motion to allow Mr. Greenman to participate in the meeting telephonically due to being away on business.

Mr. Skluzacek made a motion to allow the phone participation. Ms. Teetsov seconded the motion. Members Atkinson, Repholz, Skluzacek, Teetsov, and Gronow voted aye. Motion passed.

Mr. Gronow asked if Mr. Greenman could hear everything. He confirmed that he could.

2022-89 – 19 N WILLIAMS STREET, JUDE'S – SPECIAL USE PERMIT

A Special Use Permit to allow outdoor seating not directly adjacent to the tenant space.

Jim Tomasek, business manager and Paul Leech, owner were present to present the request. Mr. Tomasek stated that in the previous years they were permitted to place tables and chairs in three parking spaces adjacent to the tenant space. They needed to find an alternative so they worked with Material Girl on using the large sidewalk space adjacent to their tenant space.

Mr. Leech explained that they have been watching other communities and outdoor seating is very attractive. They believe the use of this sidewalk area is a good compromise to still provide additional seats and keep all the available parking.

Mr. Gronow opened the public hearing.

Mr. Jeff Fox, owner of the building at 21 N. Williams Street spoke that he is a resident of Crystal Lake and appreciates the outdoor dining. He is working with this tenant on an agreement between the two

parties. He is looking for some additional conditions including a hold harmless agreement. He is not sure how well this location will work and does not want tables and umbrellas blocking signage for his tenant. He does not want this agreement to be in perpetuity if there are issues. Their agreement specifies things like removing the tables during sidewalk sales. He wants to be sure this is only for five tables and they cannot add more.

Mr. Tomasek replied that they have created a code of conduct policy between them and the adjacent tenant that lists out certain responsibilities like keeping the area clean.

Mr. Robert Guss owner of 23 N. Williams Street has a general objection to the use of public space for a private tenant. If he wanted to put a tent outside so he could increase his store square footage he would not be able to do so. It is not fair removing the public sidewalk for a private use and this area should be for a public good. A one-time use for an event is fine, this request should have a more limited scope.

There was no one else in the public wishing to speak so Mr. Gronow closed the public hearing portion and turned it back over to the petitioners to address the public comment.

Ms. Maxwell provided a summary of the request and pointed to additional suggested conditions of approval to address some of the neighbor's concerns.

Mr. Leech said data proves that outdoor seating draws more users to the entire area. Last year there were 20,000 outdoor users. Mr. Tomasek stated customers come here and find things to purchase at the stores. Mr. Leech said they want a busy vibrant Downtown and that everyone reaps the benefits and people love it.

Ms. Repholz asked if the tables and chairs remain. Mr. Leech said that they found it very difficult to move the tables and chairs inside every evening so these would remain. The tables and chairs are gathered together so the area looks tidy. She stated she is delighted to support this and to keep the parking. She finds this a great solution and a good use of the space and not a displacement of the public good and not a safety risk.

Ms. Teetsov echoed her support. She added to be sure that the setup still allows for ADA access and people with strollers between the sidewalk and the people sitting including their bags, as well as people standing around waiting for a table. Mr. Leech confirmed that they take patrons' numbers and then text them when tables are ready so they are free to shop and walk Downtown while waiting. They are also going to get a new point of sales system so people can go online to get on a waiting list and it will have a link to the public parking areas Downtown and the Downtown Crystal Lake organization's website.

Mr. Atkinson said this is good. He would like to see some type of protection from cars.

Mr. Skluzacek likes the outdoor seating. He asked for the total number of tables at Jude's. Mr. Tomasek said there will be five four-top tables in front of Material Girl and there are six two-top tables in front of Jude's currently.

Mr. Greenman was very supportive of the petitioner and thanked them for working behind the scenes with the neighboring tenant. This is a good use and enhances what Crystal Lake provides to visitors. This type of use will continue while it is successful for all parties. He stated they meet the Findings of Fact.

Mr. Gronow clarified that the recent ordinance approved by the City Council was for outdoor dining and if a business wishes for outdoor retail, they too should work with the City.

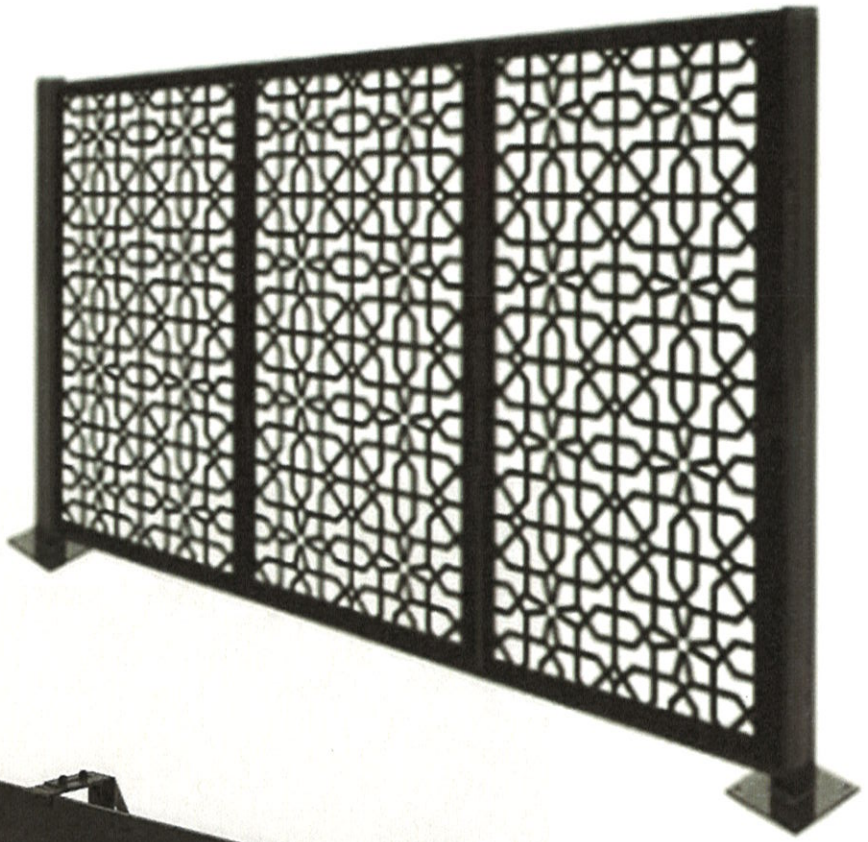
Mr. Atkinson said he is worried about a distracted driver going over the curb and would like them to work with staff to look at this.

Ms. Teetsov made a motion to approve the Special Use Permit with the following conditions, which include 5, 6 and 7 as suggested by staff and adding a #8 to have staff look at a barrier option:

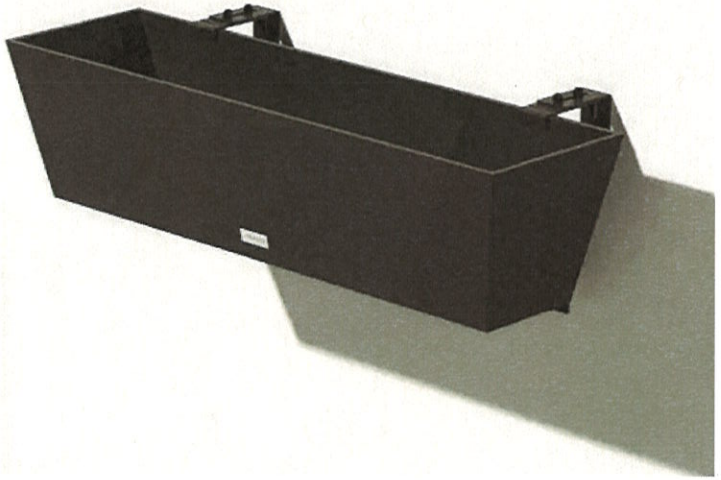
1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Jude's, received 05/03/22)
   B. Site Plan (Jude's, undated, received 05/03/22)
2. The seating shall meet all other criteria in 2-400 19 a. unless granted approval through this request.
3. The number and location of seats cannot be expanded without modification to this Special Use Permit.
4. The petitioner shall address all of the review comments and requirements of the Community Development Department.
5. The applicant must provide the City with a certificate of insurance, naming the City as an additional insured annually.
6. Upon objection from a future tenant at 21 N. Williams Street, the City reserves the right to withdraw the authority to utilize the public seating at any time, with or without cause, upon a motion having been made, seconded and approved by the City Council.
7. The applicant must execute an agreement to indemnify and defend the City of Crystal Lake, and its elected and appointed officials and employees from and against any claims for personal injury or property damage, arising out of or in any manner connected with the use of the public sidewalk authorized by this Ordinance, in such form as may be approved by the City Attorney.
8. **Work with staff to look at a possible barrier along the sidewalk**. **(Added by the PZC)**

Ms. Atkinson seconded the motion. On roll call Members Atkinson, Greenman, Repholz, Skluzacek, Teetsov, and Gronow voted aye. Motion passed 6-0.



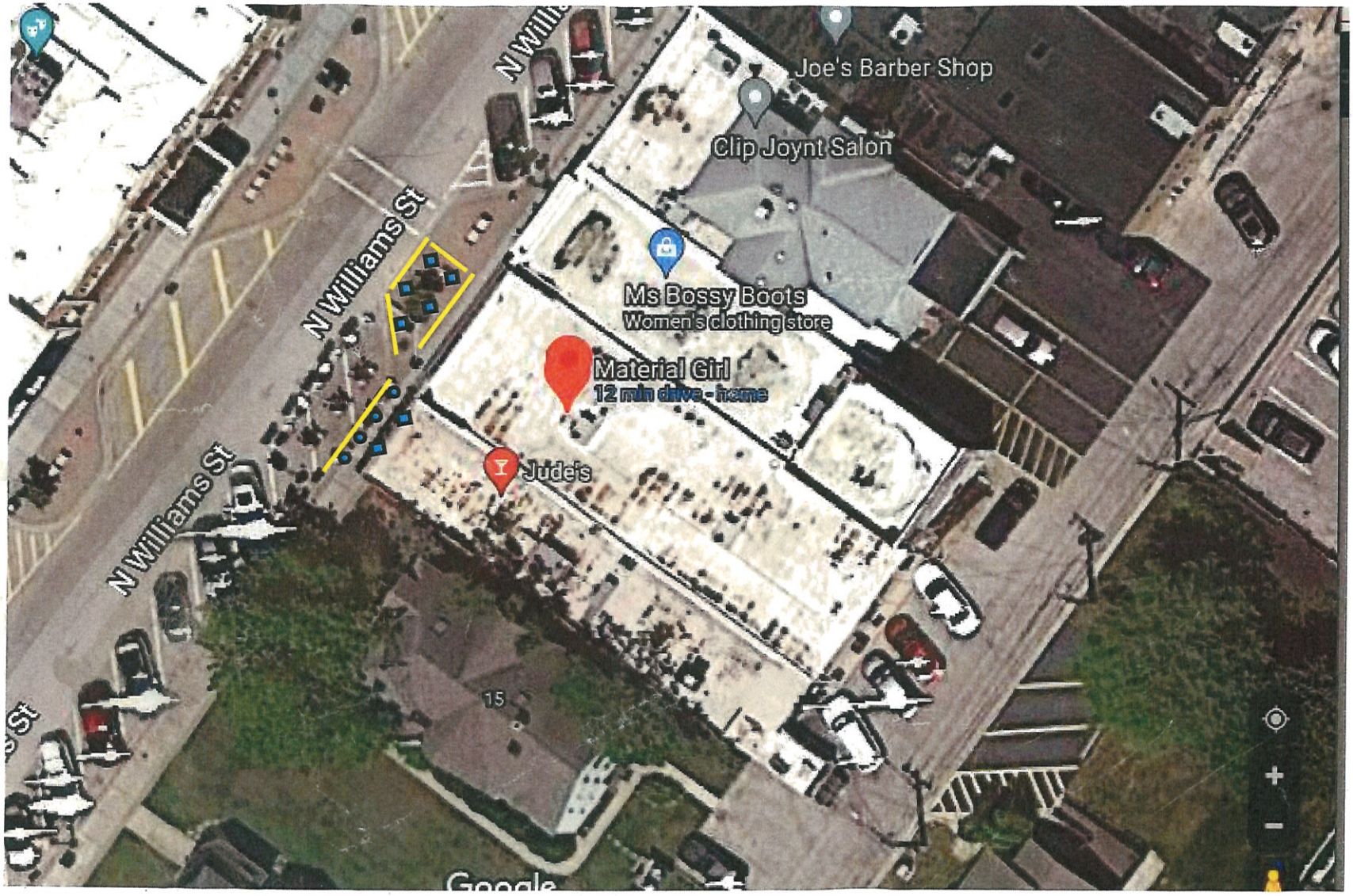






fencing

tables



Outdoor Seating Area.

Jude's shall have outdoor seating, within the area designated on the approved through city council, (the "Outside Seating Area"). Judes's shall provide and arrange therein certain outdoor tables, chairs, umbrellas, and waste receptacles, of good quality, and by all applicable governmental authorities. Judes's shall maintain the portions of the Outside Seating Area or otherwise used by its customers in a clean, attractive and first-class condition at its sole cost and expense. In addition to the other covenants of Judes's concerning maintenance of the Premises set forth in this agreement, Judes's shall, at its sole cost and expense: (i) be responsible for promptly cleaning any spills or waste in the Outside Seating Area and the common area and parking areas of the Outdoor area in the immediate vicinity of the Premises (ii) clean and wash daily all tables, chairs, dividers, fixtures, floor mats, and furnishings in the portions of the Outside Seating Area or otherwise used by Judes's 's customers with detergent-disinfectant type of solvent to prevent build-up from food spills, dust, dirt and other substances (floor mats should not be washed and cleaned outside the Premises in the common area); (iii) cause trash containers in portions of the Outside Seating Area to be emptied on a regular basis prior to their overflowing, and substitute a replacement container during the time period when containers are being emptied, keep and maintain all trash containers in a clean and attractive condition and appearance at all times. (vi) cause signs to be posted requesting patrons, invitees and employees of Judes's to deposit waste in the trash containers; (vii) cause its exterior trash containers and dumpsters to be emptied daily unless Judes's , at its expense; and (viii) steam-clean the Outside Seating Area as frequently as necessary, to remove all food particles, grease and residue resulting from Judes's 's use of the Premises; (ix) be solely responsible for the maintenance and cleanliness of the Outside Seating Area or otherwise used by Judes's 's customers, and cause all tables in such area to be frequently bussed and such areas to be frequently policed for trash and debris during all hours such areas are in use. If Judes's breaches any of the above-referenced covenants, Neighbor shall provide Judes's with written notice specifying the breach. Jude's agrees to add JS MEAM LLC as an additional insured on it's insurance policy. The outdoor dining area will remain set up in will be in operation Monday – Friday from 11M TO 11PM and Saturday and Sunday from 9am to 11pm. Jude's agrees to breakdown outdoor set up for sidewalk sales and similar events hosted by Downtown Crystal Lake.

Jim Tomasek Jude's Management — Date

Jeff Fox Neighbor — Date 6/1/22

* UPON THE SALE OF BUILDING OR NEW LEASE ASSIGNMENT THIS AGREEMENT IS NULL AND VOID IMMEDIATELY.

Agenda Item No: 13

City Council
Agenda Supplement

Meeting Date: June 7, 2022

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: Final Planned Unit Development (PUD) to allow 260 square feet of signage on a private water tower

Jeffrey Jones, petitioner
4504 Northwest Highway

PZC Recommendation: Motion to approve the Planning and Zoning Commission (PZC) recommendation and adopt an Ordinance granting a Final Planned Unit Development for signage on the U Haul water tower at 4504 Northwest Highway.

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

Background

- The property was annexed in 2016 and zoned Manufacturing PUD. They received a Special Use Permit for Bulk Inside Storage and Outside Storage.
- The property was previously operated by Follett Library Book Company. The water tower currently bears the FLB logo.
- The petitioners would like to paint the water tower with the U Haul name and include Crystal Lake into the signage. The existing paint is old and rusty. This would clean up the look of the tower and provide signage for the tenant and a Crystal Lake sign signifying the City limits.
- Each sign is 130 square feet for a total of 260 square feet of signage.

Request

- A Final Planned Unit Development Amendment to allow 260 square feet of signage on the water tower for U Haul at 4504 Northwest Highway.

PZC Highlights

- The majority of the Commission stated that the request met the Findings of Fact. Two members did not feel the signage was necessary at this location.
- Tbe other members felt that this was a uniqe situation and the tower was set far enough back it would not look obtrusive.

The Planning and Zoning Commission recommended **approval (4-2)** of the petitioner's request with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application (Jeff Jones, received 04/25/22).
   B. Sign Plan (U Haul, undated, received 04/25/22)

2. Ordinances 7269, 7270 and 7271 approving the Annexation and Zoning are still valid except as modified by this request.

3. The sign is only valid for the current user. The size of the sign cannot be increased without another variation. If U Haul vacates the property, the water tower shall be painted white within 60 days. **(Amended by the PZC)**

4. The petitioner shall comply with all of the requirements of the Community Development Department.

Votes Required to Pass: A simple majority.

Acknowledgement Form

Regarding the Final PUD Amendment 4504 Northwest Highway. 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: 5-19-22
Signature

Recommended Conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application (Jeff Jones, received 04/25/22).
   B. Sign Plan (U Haul, undated, received 04/25/22)

2. Ordinances 7269, 7270 and 7271 approving the Annexation and Zoning are still valid except as modified by this request.

3. The sign is only valid for the current user. The size of the sign cannot be increased without another variation. If U Haul vacates the property, the water tower shall be painted white within 60 days.

4. The petitioner shall comply with all of the requirements of the Community Development Department.

PIQ Map
4504 Northwest Highway



Ord. No.
File No.

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A FINAL PLANNED UNIT DEVELOPMENT AMENDMENT TO ALLOW A WATER TOWER TO CONTAIN SIGNAGE FOR U HAUL AT 4504 NORTHWEST HIGHWAY

WHEREAS, pursuant to the terms of a Petition (File #PLN-2022-92) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Final Planned Unit Development Amendment to allow 260 square feet of signage on the water tower for U Haul at 4504 Northwest Highway; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on April 29, 2022 in the Northwest Herald, held a public hearing at 7:00 p.m., on May 18, 2022 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Final Planned Unit Development; and

WHEREAS, on May 18, 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 Amendment 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 Amendment be issued as requested in said Petition.

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

Section I: That a Final Planned Unit Development Amendment to allow 260 square feet of signage on the water tower for U Haul at the property commonly known as at 4504 Northwest Highway, (19-03-451-001), Crystal Lake, Illinois is hereby approved.

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

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application (Jeff Jones, received 04/25/22).
   B. Sign Plan (U Haul, undated, received 04/25/22)

Draft

2. Ordinances 7269, 7270 and 7271 approving the Annexation and Zoning are still valid except as modified by this request.

3. The sign is only valid for the current user. The size of the sign cannot be increased without another variation. If U Haul vacates the property, the water tower shall be painted white within 60 days.

4. The petitioner shall comply with all of the requirements of the Community Development Department.

Section III: That the City Clerk be and is hereby directed to amend all pertinent records of the City of Crystal Lake to show the issuance of a Special Use Permit 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 7th day of June, 2022.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

Passed: June 7, 2022
Approved: June 7, 2022

Draft

#2022-92
U Haul Final PUD Amendment
Project Review for Planning and Zoning Commission

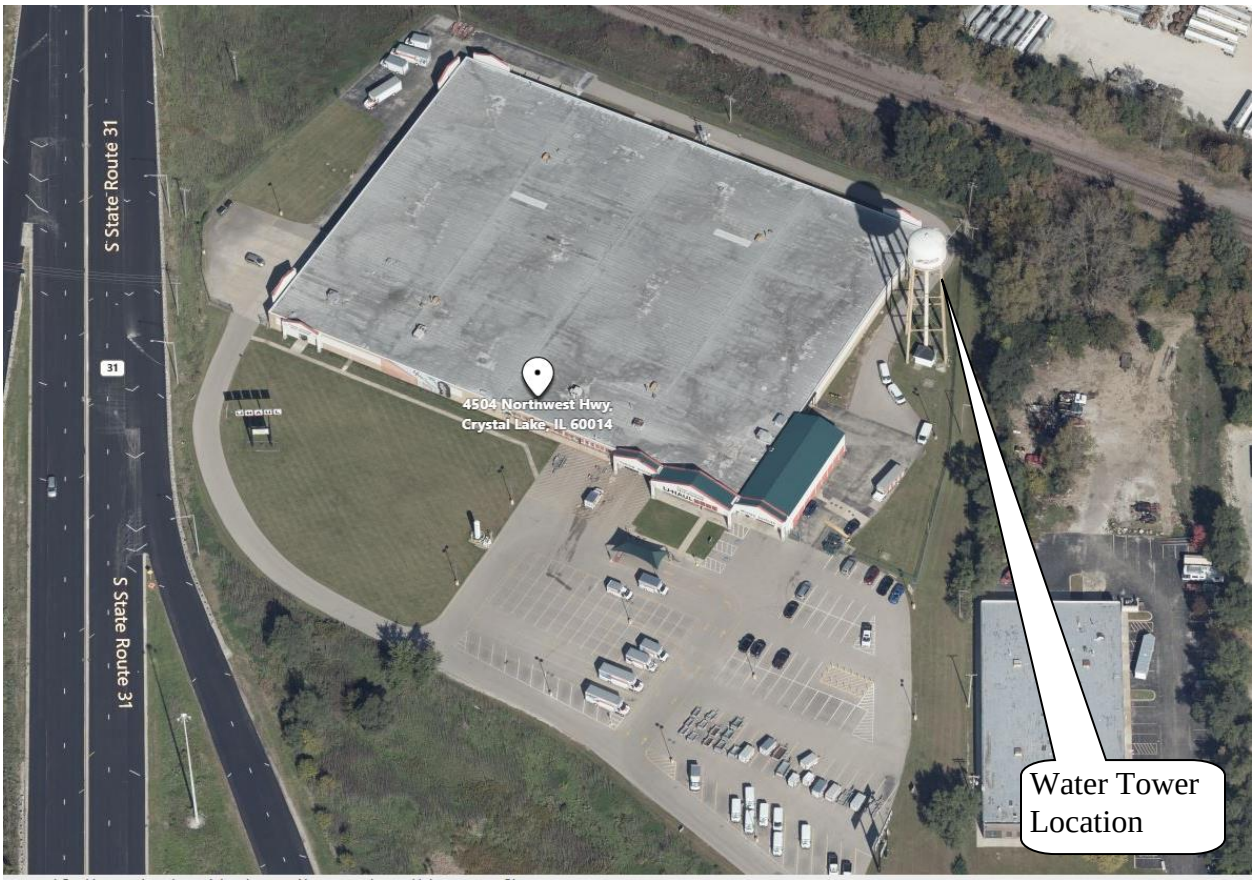
Meeting Date:	May 18, 2022
Request:	Final PUD Amendment to allow signage on the water tower.
Location:	4504 Northwest Highway
Acreage:	Approximately 8.2 acres
Zoning:	M PUD Manufacturing
Surrounding Properties:	North: M Manufacturing South: B-2 PUD General Commercial East: M PUD Manufacturing West: B-2 PUD General Commercial
Staff Contact:	Elizabeth Maxwell (815.356.3615)

Background:

- Previous Approvals:
  - The property was annexed in 2016 and zoned M PUD. They received a Special Use Permit for Bulk Inside Storage and Outside Storage.
- Existing Use: U Haul operates the facility for inside and outside storage. The water tower is a private water tower.

Development Analysis:

- Request: To allow the water tower to be painted with signage. Each sign would be 130 square feet for a total of 260 square feet.
- This request is unique because this is a private water tower in the city limits. There are no other properties that would qualify for this type of variation.
- Land Use: The land use map shows the area as Commerce. This land use designation is appropriate for service and storage.
- Zoning: The site is zoned M Manufacturing. The zoning district is appropriate for the storage use.



Planned Unit Development Variation
The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, in the form of relief from compliance with conventional zoning ordinance site and design therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often requirements.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. If the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation request be lessened or denied.

U Haul is requesting a variation from Article 4-1000 Commercial Signs to allow signage at 260 square feet on the water tower.

Signs can be evaluated based on certain for the hardship:

A. The proposed variation will not serve merely as a convenience, but alleviate some demonstrable and unusual hardship.

B. The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The proposed variation will not by itself, or with other signs, contribute to the creation of a visual distraction which may lead to personal injury or a substantial reduction in the value of the property.

C. The proposed variation is in harmony with the intent, purpose and objectives of the Ordinance.

Findings of Fact:

Final Planned Unit Development Amendment

The petitioner is requesting approval of an amendment to a Final Planned Unit Development to allow signage on the water tower (130 square feet each sign face, 260 square feet total). 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*

Comprehensive Land Use Plan 2020 Vision Summary Review:

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

Land Use – Commerce

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

This can be accomplished with the following supporting actions:

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

Recommended Conditions:

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

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application (Jeff Jones, received 04/25/22).
   B. Sign Plan (U Haul, undated, received 04/25/22)

2. Ordinances 7269, 7270 and 7271 approving the Annexation and Zoning are still valid except as modified by this request.

3. The sign is only valid for the current user. The size of the sign cannot be increased without another variation.

4. The petitioner shall comply with all of the requirements of the Community Development Department.

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

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

Owner Information

Name: Jeff Jones (U-Haul)

Address: 4504 W. Northwest Hwy.
Crystal Lake, IL 60014

Phone: (224) 402-0042

E-mail: jeff_jones@uhaul.com

Project Name & Description:
Record Number BLD-2022-00878

Project Address/Location: 4504 W. Northwest Hwy.

Signature

Jeff Jones 4-25-2022

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, MAY 18, 2022
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

The meeting was called to order by Pro-Tem Chair Mr. Gronow at 7:00 p.m.

CALL TO ORDER

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

Kathryn Cowlin, Director of Community Development and Elizabeth Maxwell, City Planner were present from Staff.

Mr. Gronow 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.

MEMBER TO PARTICIPATE TELEPHONICALLY

Mr. Gronow asked for a motion to allow Mr. Greenman to participate in the meeting telephonically due to being away on business.

Mr. Skluzacek made a motion to allow the phone participation. Ms. Teetsov seconded the motion. Members Atkinson, Repholz, Skluzacek, Teetsov, and Gronow voted aye. Motion passed.

Mr. Gronow asked if Mr. Greenman could hear everything. He confirmed that he could.

2022-92 – 4504 NORTHWEST HIGHWAY – FINAL PUD AMENDMENT

Final Planned Unit Development Amendment to allow signage on the water tower.

Mr. Jeffrey Jones, U Haul marketing company president and Ivy Schwoch, U Haul assistant, were present to present the request. Mr. Jones stated they would like to rebrand the current water tower and looking to add about 260 square feet of signage.

Mr. Gronow opened the public hearing. There being no one who wanted to speak, he closed the public hearing and turned it over to the commissioners.

Mr. Skluzacek asked if the water tower is being used. Mr. Jones confirmed yes it is for their fire suppression system. He said they already have two large signs and they really do not need more signage.

Mr. Atkinson said this is okay and the tower is far enough back that it is not an issue.

Ms. Teetsov asked if this was not approved would they paint the tower or would it stay as is. Mr. Jones confirmed that the tower would stay as is. The tower is in bad shape and she would like to see it painted with a nice clean and clear design. She likes "Crystal Lake" on the tower to signify entry to the City.

Mr. Greenman said he is not in favor of the request and does not believe they meet the Findings of Fact. They do not meet number 1, as this is not necessary at this location and he cannot support it.

Mr. Gronow struggles with the addition of more signage. There is no real need and this is just for convenience. Approving this could allow for other unique sign requests by property owners.

Mr. Skluzacek asked if U Haul were to leave when the signage would be taken down. The commission agreed to modify condition #3 to ensure signage was removed within 60 days of them vacating the property.

Mr. Atkinson made a motion to approve the Final Planned Unit Development Amendment with the following conditions:

1. Approved plans, to reflect staff and advisory board comments, as approved by the City Council:
   A. Application (Jeff Jones, received 04/25/22).
   B. Sign Plan (U Haul, undated, received 04/25/22)

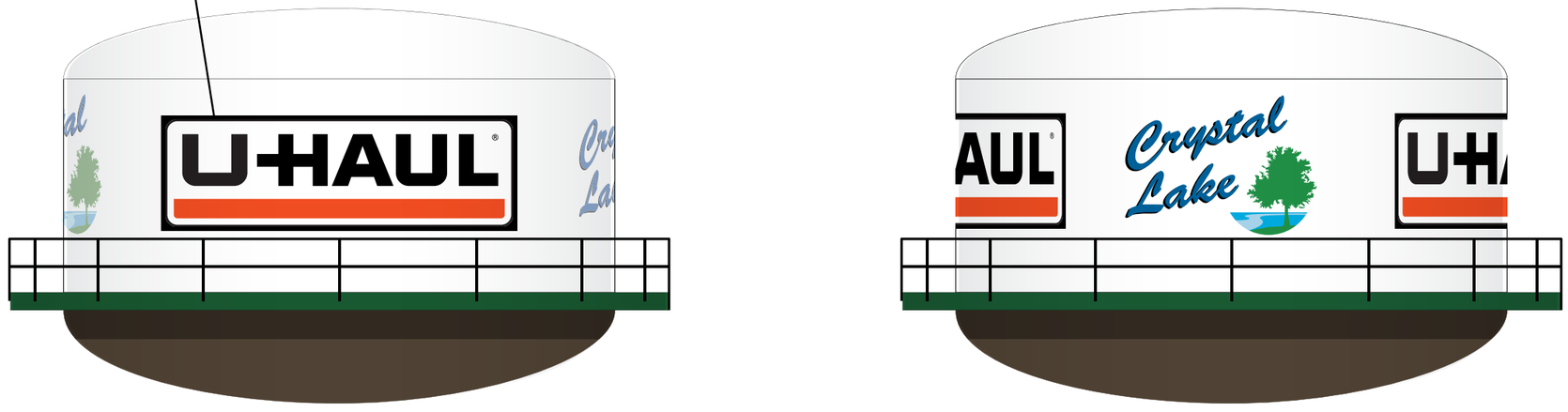
2. Ordinances 7269, 7270 and 7271 approving the Annexation and Zoning are still valid except as modified by this request.

3. **The sign is only valid for the current user. The size of the sign cannot be increased without another variation. If U Haul vacates the property, the water tower shall be painted white within 60 days. (Modified by the PZC)**

4. The petitioner shall comply with all of the requirements of the Community Development Department.

Ms. Repholz seconded the motion. On roll call Members Atkinson, Repholz, Skluzacek, and Teetsov voted aye. Members Greenman and Gronow voted no. Motion passed 4-2.

6’- 6” X 20’





Agenda Item No: 14

City Council
Agenda Supplement

Meeting Date: June 7, 2022

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: Final Planned Unit Development (PUD) for a 99-unit multi-family residential development and approval of a development agreement

Petitioner: Tim Beechick, Hamilton Partners, petitioner

PZC Recommendation: 1. To approve the Planning & Zoning Commission (PZC) recommendation and adopt an Ordinance granting a Final Planned Unit Development (PUD) for a 99-unit multi-family residential development; and

2. Motion to authorize the Mayor to execute a development agreement in relation to the 99-unit multi-family residential development at 95 E. Crystal Lake Avenue.

Staff Contact: Kathryn Cowlin, Director of Community Development

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Background:

- The site is the former Hines Lumber property.
- The site received Preliminary Planned Unit Development (PUD) approval on January 4, 2022 for the proposed 99-unit multi-family residential project.

Request:

- The request is for Final PUD for the proposed 99-unit multi-family residential development.
- The project is consistent with the Preliminary PUD approval and includes two residential housing types. A 48-unit apartment building and 51 townhome rental units.

Key Points:

- The development traffic was incorporated into the intersection design and built to accommodate development at the subject property. The recommendations from the traffic study for the project were included in the Preliminary PUD ordinance conditions and are also included in the Final PUD ordinance recommended conditions.

- The proposed landscape plan has been enhanced to reflect the conditions of approval from the Preliminary PUD.
- The existing tree along Main Street will be protected during construction in an effort to save and maintain the tree as requested by a member of the public during the Preliminary PUD review.
- The proposed project includes private green spaces for the residents to gather. These spaces have been enhanced to have a cohesive paver plaza area with seating. The green space is accessible to all residents with the placement of sidewalks throughout the site.
- A stamped asphalt will be used to at the internal driveway intersection to add to the sense of place and break-up the asphalt drive.
- Near the corner of Crystal Lake Avenue and Main Street, a Downtown Crystal Lake Directory/kiosk and landscape planters are proposed within the right-of-way. These features are an extension of the Downtown streetscape.
- The Final PUD architectural plans reflect all of the conditions of approval from the Preliminary PUD approval.
- The building materials include brick and fiber cement siding, which are materials found in other Downtown developments.

PZC Highlights:

- The petitioner reviewed the changes from the Preliminary PUD plans to the Final PUD plans, including the enhancements the landscape plan and complying with the conditions of approval regarding the elevations.
- The PZC thanked the petitioners for addressing the PZC, City Council and neighbor's comments.
- The PZC stated the Final PUD is in substantial compliance with the Preliminary PUD.

The PZC recommended **approval (6-0)** of the petitioner's request with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Hamilton Partners, dated 05/05/2022)
   B. Plat of Survey (Terra Technology Land Surveying, Inc., dated 06/15/2021)
   C. Final Site Plan (BSB Design, dated 05/03/2022)
   D. Final Engineering Plan (RWG Engineering LLC, dated 03/11/2022)
   E. Sight Line Exhibit (BSB Design, dated 05/04/2022)
   F. Final Stormwater Management Report (RWG Engineering LLC, dated 03/17/2022)
   G. Final Sign Plan (Olympik Signs, dated 05/11/2022)
   H. Final Landscape Plan (Dickson Design Studio, dated 05/04/2022)
   I. Colored Renderings (BSB Design, dated 03/17/2022)
   J. Architectural Plan Set (BSB Design, dated 03/10/2022)
   K. Traffic Study (CivilTech, dated 09/30/2021)

2. Site Plan/Landscape Plan:
   A. **Add two trees to the site to make up for the two missing parking lot landscape island trees. (Modified by the PZC)**

3. Engineering Plan:
   A. Work with staff to finalize easement locations for municipal utilities and resolve any conflicts between easements and landscaping.
   B. Work with staff on final water and sanitary sewer utility locations.
   C. At the north site access driveway, a "Do Not Block Driveway" sign is recommended for eastbound traffic along Crystal Lake Avenue to reduce the chances that access to and from the site will be hindered by eastbound queues on Crystal Lake Avenue.
   D. Restripe the eastbound left turn lane on Crystal Lake Avenue to a bi-directional turn lane.

4. Lighting/Photometric Plan:
   A. Utilize black colored parking lot light poles/fixtures to blend in with the Downtown Crystal Lake aesthetic.
   B. Utilize a decorative fixture for the wall mounted lighting.
   C. Light levels at the property lines must comply with the UDO standards outlined in Article 4-800.

5. All signs for the property must comply with the Preliminary PUD approval.

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

Development Agreement:

- The proposed development agreement was reviewed and accepted by the petitioner and the City's special counsel.
- The proposed development agreement includes a cap on city building permit fees. Due to the cost of public infrastructure on the site, which will benefit the area, the petitioners requested a total cap of $250,000 for the infrastructure availability charge and building permit fees.
- The City is proposing a 35% reduction of building permit fees to match the petition's request.
- The remainder of the development agreement is standard language that is consistent with the City Code.

Votes Required to Pass: A simple majority.

Acknowledgement Form

Regarding the 95 E. Crystal Lake Avenue Multi-Family Residential Final PUD Project. Please check one of the choices and sign below.

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

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

The recommended conditions of approval including plans, drawings, studies and reports are subject to minor alterations approved by the City Engineer and minor changes as approved by the Director of Community Development.

Petitioner's Name: Timothy M. Hamilton Date: 5/31/2022
Signature

Recommended Conditions of Approval:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Hamilton Partners, dated 05/05/2022)
   B. Plat of Survey (Terra Technology Land Surveying, Inc., dated 06/15/2021)
   C. Final Site Plan (BSB Design, dated 05/03/2022)
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K. Traffic Study (CivilTech, dated 09/30/2021)

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   A. **Add two trees to the site to make up for the two missing parking lot landscape island trees. (Modified by the PZC)**

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   A. Work with staff to finalize easement locations for municipal utilities and resolve any conflicts between easements and landscaping.
   B. Work with staff on final water and sanitary sewer utility locations.
   C. At the north site access driveway, a "Do Not Block Driveway" sign is recommended for eastbound traffic along Crystal Lake Avenue to reduce the chances that access to and from the site will be hindered by eastbound queues on Crystal Lake Avenue.
   D. Restripe the eastbound left turn lane on Crystal Lake Avenue to a bi-directional turn lane.

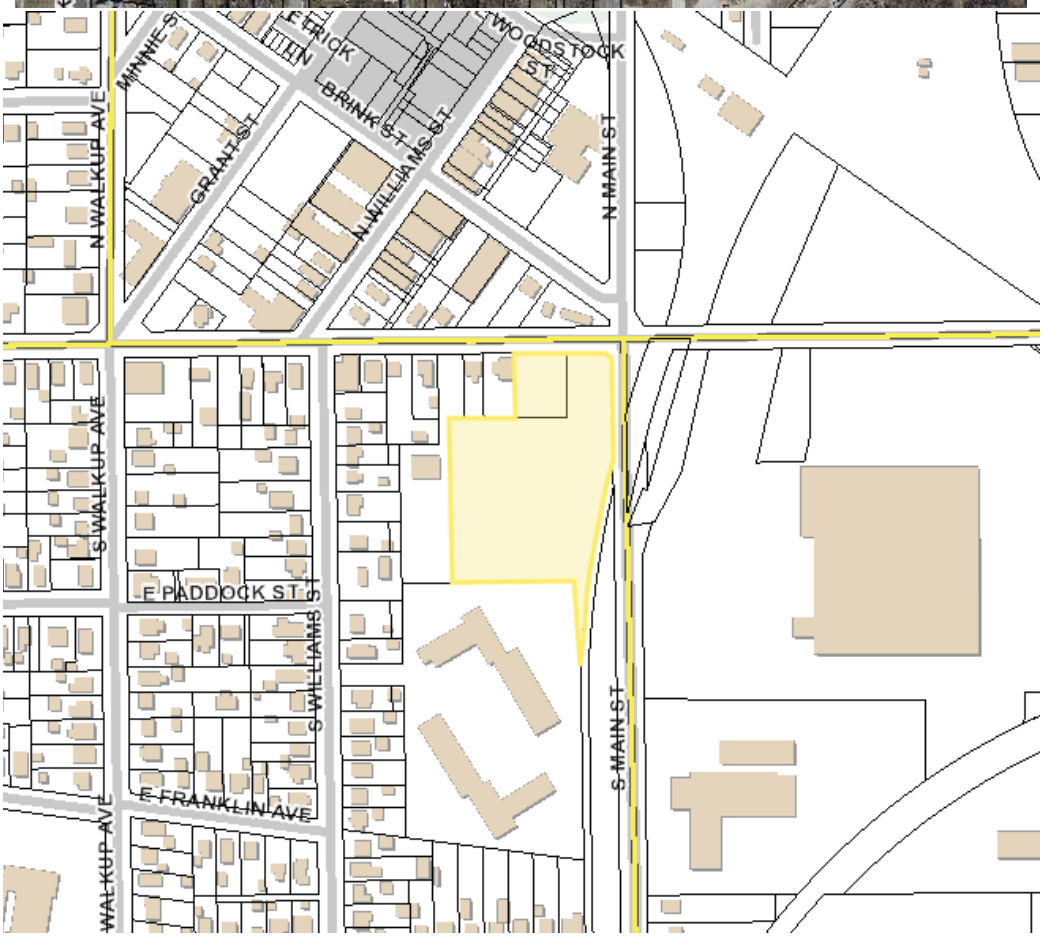
4. Lighting/Photometric Plan:
   A. Utilize black colored parking lot light poles/fixtures to blend in with the Downtown Crystal Lake aesthetic.
   B. Utilize a decorative fixture for the wall mounted lighting.
   C. Light levels at the property lines must comply with the UDO standards outlined in Article 4-800.

5. All signs for the property must comply with the Preliminary PUD approval.

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

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





Ord. No. XXXX
File No. XXX

The City of Crystal Lake Illinois

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

WHEREAS, pursuant to the terms of a Petition (File #PLN-2022-66) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Final Planned Unit Development for a 99-unit multi-family residential development at 95 E. Crystal Lake Avenue; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, held a public meeting at 7:00 p.m., on May 18, 2022 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed Final Planned Unit Development; and

WHEREAS, on May 18, 2022, the Planning and Zoning Commission, having fully heard and considered the testimony of all those present at the public meeting 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 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 be issued as requested in said Petition.

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

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

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Hamilton Partners, dated 05/05/2022)
   B. Plat of Survey (Terra Technology Land Surveying, Inc., dated 06/15/2021)
   C. Final Site Plan (BSB Design, dated 05/03/2022)
   D. Final Engineering Plan (RWG Engineering LLC, dated 03/11/2022)
   E. Sight Line Exhibit (BSB Design, dated 05/04/2022)

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F. Final Stormwater Management Report (RWG Engineering LLC, dated 03/17/2022)
G. Final Sign Plan (Olympik Signs, dated 05/11/2022)
H. Final Landscape Plan (Dickson Design Studio, dated 05/04/2022)
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K. Traffic Study (CivilTech, dated 09/30/2021)

2. Site Plan/Landscape Plan:
   A. Add two trees to the site to make up for the two missing parking lot landscape island trees.

3. Engineering Plan:
   A. Work with staff to finalize easement locations for municipal utilities and resolve any conflicts between easements and landscaping.
   B. Work with staff on final water and sanitary sewer utility locations.
   C. At the north site access driveway, a "Do Not Block Driveway" sign is recommended for eastbound traffic along Crystal Lake Avenue to reduce the chances that access to and from the site will be hindered by eastbound queues on Crystal Lake Avenue.
   D. Restripe the eastbound left turn lane on Crystal Lake Avenue to a bi-directional turn lane.

4. Lighting/Photometric Plan:
   A. Utilize black colored parking lot light poles/fixtures to blend in with the Downtown Crystal Lake aesthetic.
   B. Utilize a decorative fixture for the wall mounted lighting.
   C. Light levels at the property lines must comply with the UDO standards outlined in Article 4-800.

5. All signs for the property must comply with the Preliminary PUD approval.

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

Section III: That the City Clerk be and is hereby directed to amend all pertinent records of the City of Crystal Lake to show the issuance of a 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.

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Ord. No. XXXX
File No. XXX

DATED at Crystal Lake, Illinois, this 7th day of June, 2022.

City of Crystal Lake, an
Illinois municipal corporation

Haig Haleblian, MAYOR

SEAL

ATTEST:

Nick Kachiroubas, CITY CLERK

Passed: June 7, 2022
Approved: June 7, 2022

Draft

Res. 22R-

The City of Crystal Lake Illinois

RESOLUTION

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE that the Mayor is hereby authorized and directed to execute a development agreement with the owner of the property for the development at 95 E. Crystal Lake Avenue.

DATED at Crystal Lake, Illinois, this 7th day of June, 2022.

CITY OF CRYSTAL LAKE, an Illinois Municipal Corporation

BY: _____
Haig Haleblian, MAYOR

SEAL

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

PASSED: June 7, 2022

APPROVED: June 7, 2022

Draft

DEVELOPMENT AGREEMENT FOR THE PROPERTY LOCATED AT 95 CRYSTAL LAKE AVENUE

DATED: June ___, 2022

Draft

Prepared by:

David F. Pardys
Swanson, Martin & Bell, LLP
1860 Winchester, Suite 201
Libertyville, Illinois 60048
(847) 949-0025

After Recording, Return to:

Gary Mayerhofer, City Manager
100 W. Woodstock Street
Crystal Lake, Illinois 60014
(815) 459-2020

PERMANENT INDEX NO: 19-05-228-051 & 19-05-228-062

PROPERTY ADDRESS: 95 Cryst 95 Crystal Lake Avenue,
Crystal Lake, IL 60014

CITY OF CRYSTAL LAKE

AN AGREEMENT RELATING TO THE DEVELOPMENT OF PROPERTY LOCATED AT 95 CRYSTAL LAKE AVENUE

THIS AGREEMENT, made as of this____ day of June, 2022 by and between the CITY OF CRYSTAL LAKE, an Illinois home rule municipal corporation (the "City"), by and through the Mayor and City Council of the City of Crystal Lake (the "**Corporate Authorities**"), FIRST MIDWEST BANK (Owner") and 95 East LLC ("Developer"). Hereinafter, the Owner, the Developer and the City may sometimes be individually referred to as a "Party" or collectively as the "Parties."

W I T N E S S E T H :

WHEREAS, Owner is the sole owner of the real estate described on **Exhibit A** attached hereto (the "**Subject Property**"); and

WHEREAS, the Subject Property consists of approximately 4.8 acres; and

WHEREAS, the Subject Property is comprised of tax parcel identification numbers 19-05-228-051 and 19-05-228-062**;** and

WHEREAS, an affiliate of the Developer is the contract purchaser of the Subject Property and it, or its assignee (in either case the "**Successor Owner**"), and intends to acquire fee simple title to the Subject Property from the Owners (hereinafter, the Developer and the Successor Owner); and

WHEREAS, the Subject Property is currently zoned in the City' s B-4 Mixed Use Zoning District; and

WHEREAS, the Developer and the Owners have heretofore filed with the City a duly executed application signed by the Owner and the Developer seeking approval of the Final Planned Unit Development for the Subject Property.; and

WHEREAS, once the Developer has acquired title to the Subject Property, the Developer intends to improve the Subject Property, and to thereafter use the Subject Property to construct a 99-unit multi-family residential development in substantial compliance with this Agreement, the ordinances adopted pursuant to this Agreement, and in compliance with all applicable federal, state

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and City laws, statutes, codes, ordinances, resolutions, rules and regulations except as departures from any of same may be herein granted ("**Requirements of Law**"); and

WHEREAS, pursuant to notice published in the Northwest Herald, as provided by statute, a public hearing was held by the Planning and Zoning Commission of the City on December 15, 2021 and the Planning and Zoning Commission has made its recommendations with respect to the requested application for a preliminary planned unit development.

WHEREAS, the Corporate Authorities after due and careful consideration, approved the requested preliminary planned unit development request on January 4, 2022.

WHEREAS, the Developer presented the final planned unit development request for the 99-unit multi-family residential development to the Planning and Zoning Commission of the City on May 18, 2022 and the Planning and Zoning Commission has made its recommendations with respect to the requested application for a final planned unit development.

WHEREAS, the Corporate Authorities after due and careful consideration, have concluded that the development of the Subject Property pursuant to and in accordance with this Agreement and all Requirements of Law would further enable the City to control the development of the area and would serve the best interests of the City; and

WHEREAS, the Corporate Authorities have reviewed and considered the proposed development of the Subject Property and proposed final planned unit development to be consistent with the character of, and existing development patterns in the City; and

NOW, THEREFORE, in consideration of the foregoing recitals, which are hereby incorporated into and made a part of this Agreement, and the mutual covenants and agreements set forth below, the Parties hereby agree as follows:

Section 1. Approval of Ordinance Approving Preliminary Planned Unit Development.

(a) Immediately following the execution of this Agreement by Owners and the Corporate Authorities the City shall adopt in the form attached hereto as **Exhibit "B"**) a valid and binding ordinance approving the Planned Unit Development for the Subject (the "**Final Planned Unit Development Ordinance")**.

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(b) Immediately following satisfaction of the conditions precedent to the effectiveness of the Final Planned Unit Development Ordinance and the execution of this Agreement by the City Mayor, the City shall promptly cause this Agreement to be properly recorded in the office of the McHenry County Recorder of Deeds.

Section 2. Development of the Subject Property.

A. General Restrictions and Requirements: Departures. Except for minor alterations approved by the City Engineer due to field conditions, minor changes as approved by the Community Development Director, or as may otherwise be approved by the City Council, the Subject Property may, at the election of the Developer or Successor Owner, be developed pursuant to and in strict accordance with the following plans (collectively, the "**Approved Plans**", with the development depicted therein being herein referred to as the "**Approved PUD Project**"):

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

1. Application (Hamilton Partners, dated 05/05/2022)
2. Plat of Survey (Terra Technology Land Surveying, Inc., dated 06/15/2021)
3. Final Site Plan (BSB Design, dated 05/03/2022)
4. Final Engineering Plan (RWG Engineering LLC, dated 03/11/2022)
5. Sight Line Exhibit (BSB Design, dated 05/04/2022)
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7. Final Sign Plan (Olympik Signs, dated 05/11/2022)
8. Final Landscape Plan (Dickson Design Studio, dated 05/04/2022)
9. Colored Renderings (BSB Design, dated 03/17/2022)
10. Architectural Plan Set (BSB Design, dated 03/10/2022)
11. Traffic Study (CivilTech, dated 09/30/2021)
12. Such other conditions as may be incorporated into the ordinance approving the Final Planned Unit Development.

Section 3 Improvements and Easements.

A. Improvements Required. If the Developer or Successor Owner elects to proceed with the development of the Subject Property for the Approved PUD Project, then upon issuance

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by the City and any other governmental body having authority over the development of the Subject Property to the Developer or Successor Owner of all required permits (collectively, "Project Permits") , the Developer shall, at its sole cost and expense, construct and install all of the public improvements and facilities necessary to serve the Subject Property as shown on the Approved Final Engineering Plans (the "**Public Improvements**"), including without limitation, all storm water detention and retention facilities, water mains, storm sewers, sanitary sewers, streets, lighting, sidewalks, parkways, rough and final grading, trees, sod, seeding and other landscaping in public rights of way, and all other public improvements required pursuant to this Agreement.

B. Easements Required. The Developer shall, as a condition precedent to any development of the Subject Property and the issuance of any Project Permits, grant to the City and other applicable governmental bodies commercially reasonable utility and stormwater easements, as for the purposes of installing, operating, maintaining, servicing, repairing and replacing utility facilities servicing the Subject Property. The City will assist Developer in obtaining and if necessary, jointly applying for all easements necessary to enable the installation of such connections and extensions, at Developer's or its successor's, assign's or grantee's expense.

C. Design and Construction of the Public Improvements.

1. General Standards. Conditional upon the Developer's or Successor Owner's request for, and the issuance of, all Project Permits, the Public Improvements shall be designed and constructed pursuant to and in accordance with the standards set forth in Section 3 of this Agreement and to the reasonable satisfaction of the City Engineer based upon sound general engineering practices in effect at the time such determination is made. The Developer shall cause all work on the Public Improvements to be conducted in a good and workmanlike manner and with reasonable diligence. All materials used for construction of the Public Improvements shall be new and of first quality.

2. Contract Terms: Prosecution of the Work. The Developer shall use commercially reasonable efforts to promptly cause the work to be completed on the Public Improvements with reasonable diligence.

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3. City Inspections and Approvals. All work on the Public Improvements shall be subject to inspection and approval by City professional staff and consultants at all times.

4. Other Approvals. Where the construction and installation of any Public Improvement requires the consent, permission or approval of any public agency or private party, the Developer shall promptly file all applications, enter into all agreements, post all security, pay all fees and costs, and otherwise take all steps that may be required to obtain such consent, permission or approval and the and the City shall cooperate with Developer in order to fulfill said obligations.

5. Construction Traffic. The City reserves the right to designate certain prescribed routes of access to the Subject Property for construction traffic related to the development of the Subject Property to provide protection of pedestrians and to minimize disruption of traffic and damage to paved street surfaces. Developer shall keep all routes used for construction traffic related to the Subject Property free and clear of mud, dirt, debris, obstructions and hazards and shall repair any damage caused by such construction traffic.

D. Schedule for Completion of the Public Improvements. Once the Developer or Successor Owner requests and procures all required Project Permits, said Public Improvements shall be completed by the Developer, and made ready for inspection, approval and, where appropriate, acceptance by the City, with reasonable diligence.

E. Dedication and Maintenance of the Public Improvements.

1. Final Inspection and Approval of the Public Improvements. The Developer shall notify the City when it believes that any or all of the Public Improvements have been fully and properly completed and shall request final inspection, approval and, where appropriate acceptance of the Public Improvements by the City. Such notice and request shall be accompanied by the "as built" or "record" drawings required by Subsection 3(F) below and by proposed drafts of the documents of title transfer required by Subsection 3(G) below. Such notice and request shall be given far enough in advance of the to allow the City time to inspect the Public Improvements and to prepare a punch list of items requiring repair or correction and to allow the Developer time to make all required repairs and corrections prior to such completion date.

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The Developer shall promptly make all necessary repairs and corrections as specified on the punch list. The City shall not be required to approve or accept any portion of the Public Improvements until all of the Public Improvements, including all punch list items, have been fully and properly completed. Upon completion and approval, the City will accept the Public Improvements.

2. Dedication and Acceptance of Specified Improvements. The Successor Owner shall dedicate to the City the Public Improvements set forth in the schedule attached hereto as **Exhibit "C"**. Neither the execution of this Agreement, nor any other act by or on behalf of the City shall constitute an acceptance by the City of any of the Public Improvements

F. "As-Built" or "Record" Drawings and Specifications of the Public Improvements. The Developer shall, not later than the time it gives the notice of completion and request for approval and, where appropriate, acceptance required pursuant to Subsection 3(E) above, provide to the City three sets of "as-built" or "record" drawings and specifications for all of the Public Improvements, including one set on a reproducible Mylar and one set on an external thumb drive. Such "as-built" or "record" drawings and specifications shall depict every Public Improvement as built and shall include all final dimensions, elevations and calculations necessary to fully describe the Public Improvements and to establish their compliance with all applicable standards and requirements.

G. Transfer of Ownership of the Public Improvements and Easements to the City. Upon the approval of, and prior to acceptance of, the Public Improvements to be accepted by the City pursuant to Subsection 3E above, the Successor Owner shall execute, or cause to be executed, such commercially reasonable documents as the City shall request to transfer ownership of such Public Improvements to, and to evidence ownership of such Public Improvements by, the City, free and clear of all liens, claims, encumbrances and restrictions unless otherwise approved by the City in writing. The Successor Owner shall, at the same time, grant, or cause to be granted, to the City all such easements or other property rights as the City may require to install, operate, maintain, service, repair and replace the Public Improvements which have not previously been granted to the City, free and clear of all liens, claims, encumbrances and restrictions unless otherwise approved by the City in writing.

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H. Two-Year Guaranty of the Public Improvements. The Developer hereby guaranties the prompt and satisfactory correction of all defects and deficiencies in the Public Improvements, including without limitation landscaping installed by the Developer on public lands or within public rights-of-way or easements that occur or become evident within two years after acceptance of the Public Improvements by the City pursuant to Subsections 3(E) above. If any such defect or deficiency occurs or becomes evident during such period, then the Developer shall use commercially reasonable efforts, within thirty (30) days, weather permitting, after written demand from the City to do so, correct it or cause it to be corrected unless more time is reasonably required to correct the defect or deficiency, in which case the Developer shall use commercially reasonable efforts to commence to correct it or cause it to be corrected within such thirty (30) day period, weather permitting, and thereafter pursue, or cause to be pursued, the correction to completion.

I. Issuance of Permits and Certificates.

1. The City agrees to issue, within a reasonable time after initial submission, review, and approval of building construction plans, and, except as provided herein, the payment of required building permit fees and all other applicable fees, all necessary building and other permits for the construction of any and all improvements on the Subject Property, including without limitation for the Approved PUD Project, or issue a letter of denial within said period of time informing Developer as to wherein the application does not conform to the stated section of the Code The Subject Property is located within the City's Downtown District and has been vacant since 2001. The City recognizes that it is in the best interests of the City and its residents that this prominently located property be developed and productively utilized. In order to encourage the successful development and use of the Subject Property the City agrees to waive thirty-five percent (35%) of the building permit fees which would otherwise be payable with respect to the construction of the Approved PUD. This waiver will result in a total combined amount due to the city for building permit and infrastructure availability charges to an amount not to exceed $250,000.

2. The City shall have the absolute right to withhold any building permit or certificate of occupancy at any time Successor Owner or Developer is in violation of, or is not in full compliance with, the terms of this Agreement beyond any applicable notice and cure periods.

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J. Duty to Restore Property. If the Developer fails to diligently pursue all construction and installation of the Public Improvements as required by this Section 3 to completion as prescribed pursuant to Subsection 3(D) above, then the City, in its sole discretion and in writing, may demand removal of any or all of any partially completed building, structure or improvement from the Subject Property and restoration of the affected property to its original condition. The Developer shall, within sixty (60) days after receipt of such a demand from the City, either cure its failure to perform as described in this paragraph or remove any such partially completed building, structure or improvement from the Subject Property and restore the affected property in accordance with the City's demand.

K. City Rights to Complete Work. If, having commenced the construction of the Approved PUD Project after having received all Project Permits, the Developer fails or refuses, beyond applicable notice and cure periods, to pursue all construction and installation of the Public Improvements with reasonable diligence as required by this Section 3 to completion pursuant to Subsection 3(D) above, or to correct any defect or deficiency as required pursuant to Subsection 3H above, or to remove any partially completed building, structure or improvement from the Subject Property as required by Subsection 3(J) above, then the City shall have, and Successor Owner and the Developer hereby grant to the City, in addition to all other rights afforded to the City in this Agreement and by law, the right, at the City's option, after providing at least thirty (30) days prior written notice to Successor Owner and Developer, to complete such construction and installation of said Public Improvements, to correct any such defect or deficiency therein, or to demolish and remove any or all of such partially completed Public Improvements from the Subject Property, using either its own forces or contractors hired for that purpose. The City shall exercise this option only if the Developer, after the sixty (60) day demand period set forth in Section 3(J) above, has failed to pursue the completion of the construction and installation of the Public Improvements with reasonable diligence as required by Subsection 3(D) and brought the status of the completion of the construction and installation of the Public Improvements current not later than one hundred twenty (120) days following the demand required by this Subsection 3(K), above. The City shall have the right to draw from the performance securities deposited pursuant to Section

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7 of this Agreement, as well as the right to demand payment directly from the Developer, based either on costs actually incurred or the City's reasonable estimates of costs to be incurred, an amount of money sufficient to defray the entire costs of such work, including legal fees and administrative expenses. The Developer shall, upon demand by the City, pay such amount to the City.

L. No Obligation to Pay Recapture Fees. The City (i) represents that, to its knowledge, there are no so-called recapture or reimbursement agreements pursuant to Section 9-5-1 of the Illinois Municipal Code ("**Recapture Agreements**") currently in place, and (ii) the City will not hereafter approve any Recapture Agreements, in either case that do currently require or will hereafter require the Successor Owner, as a benefitted property owner or otherwise, to reimburse any third party for a portion of the cost of the construction and installation, including, interest, if any, of any water main, sanitary sewer, storm sewer or any other utility or telecommunication improvement or any street improvement or traffic control device or facility, or any other improvement that allegedly may be used for the benefit of the Subject Property, or a portion thereof.

Section 4. Damage to Public Property. The Developer shall maintain the Subject Property and all streets, sidewalks and other public property in and adjacent to the Subject Property in a good and clean condition at all times during the development of the Subject Property and the construction of the Public Improvements; shall promptly clean all mud, dirt or debris deposited on any street, sidewalk or other public property in or adjacent to the Subject Property caused to be deposited thereon by the Developer or any agent of or contractor hired by, or on behalf of the Developer; and shall repair any damage to any street, sidewalk or other public property that may be caused by the activities of the Developer or any agent of or contractor hired by, or on behalf of the Developer.

Section 5. Dedications and Contributions.

A. Dedications. The Developer shall dedicate sites, easements and rights-of-way as required by Subsections 3(E) and 3(G) of this Agreement.

B. No Other Dedications. Except as required by this Section 5, the Successor Owner shall not be required to dedicate or donate any land to the City nor shall the City require Successor

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Owner to dedicate or donate any land to any other governmental or private agency. Notwithstanding, the foregoing the Developer is subject to pay all applicable Impact Fees as required by the City Code.

Section 6. Payment of City Fees and Costs.

A. General Requirements. Except as provided herein and subject to the limits set forth in Section 3.I.1, in addition to any other costs, payments, fees, charges, contributions or dedications required by this Agreement, the Developer shall pay to the City, as and when due, all application, inspection and permit fees, and all water and sewer connection fees.

Section 7. Performance Security.

A. Costs. The Developer shall provide and shall bear the full cost of securing and maintaining the Performance and Payment Letter of Credit and Guaranty Letter of Credit, as required by the City Code in connection with development of the Approved PUD Project, including, but not limited to, the Public Improvements to be dedicated to the City (as described in Exhibit C) and grading and erosion control.

B. Use of Funds in the Event of Breach of Agreement. If the Developer fails or refuses to complete the Public Improvements in accordance with this Agreement, or fails or refuses to correct any defect or deficiency in the Public Improvements as required by Subsection 3H of this Agreement, or fails or refuses to maintain and repair streets, sidewalks and other public property pursuant to Paragraphs 3(D)6 and Section 4 of this Agreement, or fails or refuses to restore property in accordance with a demand made pursuant to Subsection 3(J) of this Agreement, or fails or refuses to pay immediately any amount, or to make immediately any dedication of land, demanded by the City pursuant to Sections 5 and 6 of this Agreement or in any other manner fails or refuses to meet fully any of its obligations under this Agreement, then the City may, in its discretion, draw on and retain all or any of the funds remaining in the Performance and Payment Letter of Credit and the Guaranty Letter of Credit. The City thereafter shall have the right to exercise its rights under Subsections 3(K) of this Agreement, to take any other action it deems reasonable and appropriate to

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mitigate the effects of such failure or refusal, and to reimburse itself from the proceeds of the Performance and Payment Letter of Credit and the Guaranty Letter of Credit for all of its fees, costs and expenses, including legal fees and administrative expenses, resulting from or incurred as a result of the Developer's failure or refusal to fully meet its obligations under this Agreement. If the funds remaining in the Performance and Payment Letter of Credit and the Guaranty Letter of Credit are insufficient to repay fully the City for all such fees, costs and expenses, and to maintain a cash reserve equal to the required Guaranty Letter of Credit during the entire time such Guaranty Letter of Credit should have been maintained by the Developer, then the Developer shall, upon demand of the City therefor, immediately deposit with the City such additional funds as the City reasonably determines are necessary to fully repay such fees, costs and expenses and to establish such cash reserve.

C. City Lien Rights. If any money, property or other consideration due from the Developer or the Successor Owner to the City or any other governmental agency pursuant to Sections 3, 4, 5 or 6 of this Agreement is not either recovered from the performance security deposits required in this Section 7 or paid or conveyed to the City by Developer or Successor Owner within ten (10) business days after a demand for such payment or conveyance, then such money, or the City's reasonable estimate of the value of such property or other consideration, together with interest and costs of collection, including legal fees and administrative expenses, shall become a lien upon all portions of the Subject Property in which Successor Owner retains any legal, equitable or contractual interest, and the City shall have the right to collect such amount or value, with interest and costs, including legal fees and administrative expenses, and the right to enforce such lien in the same manner as in statutory mortgage foreclosure proceedings. Such lien shall be subordinate to any first mortgage now or hereafter placed upon the Subject Property; provided, however, that such subordination shall apply only to charges that have become due and payable prior to a sale or transfer of the Subject Property pursuant to a decree of foreclosure or any other proceeding in lieu of foreclosure. Such sale or transfer shall not relieve the Subject Property from liability for any charges thereafter becoming due nor from the lien of any subsequent charge.

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Section 8. Liability and Indemnity of City.

A. No Liability for City Review. The Successor Owner acknowledges and agrees (1) that the City is not, and shall not be, in any way liable for any violations of restrictive covenants applicable to the Subject Property that may occur, or for any damages or injuries that may be sustained, as the result of the City's review and approval of any plans for the Subject Property or the Public Improvements, or as a result of the issuance of any approvals, permits, certificates or acceptances for the development or use of any portion of the Subject Property or the Public Improvements, and (2) that the City's review and approval of any such plans and issuance of any such approvals, permits, certificates or acceptances does not, and shall not, in any way be deemed to insure Successor Owner, or any of its heirs, successors, assigns, tenants or licensees, or any third party, against restrictive covenant violations or damage or injury of any kind at any time.

B. Indemnification. The Successor Owner and Developer each agrees to defend, hold harmless, and indemnify the City, and all of its elected and appointed officials, officers, employees, and agents (collectively, "**City Indemnitees**"), from any and all claims by a third party that are asserted at any time against any of such parties in connection with (1) injuries to any person or damage to any property, occurring before the dedication of the Public Improvements to the City, to the extent caused by Successor Owner's or Developers, as applicable, development, construction, maintenance or use of any portion of the Public Improvements, (2) the violation of any restrictive covenant applicable to the Subject Property by Successor Owner or Developer, as applicable, and (3) the breach by Successor Owner or Developer, as applicable, of its respective obligations under this Agreement, except to the extent such claims result from the negligence or willful or intentional misconduct of the City Indemnitees.

C. Defense Expenses. The Successor Owner and Developer, as applicable, shall, and does hereby agree to, pay all expenses, including legal fees and administrative expenses, incurred in defending City Indemnitees with regard to any and all of the claims mentioned in Subsection 8B above.

Section 9. Nature, Survival and Transfer of Obligations.

A. Upon conveyance of fee simple title to the Subject Property by the Owners to the Successor Owner, the Owners shall be released from all further obligations to the City under this

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Agreement arising from and after the date of conveyance and, by accepting conveyance of the Subject Property from the Owners, the Successor Owner shall be deemed to have assumed all of the obligations, and shall have all of the benefits, of the Owners under this Agreement arising from and after the date of conveyance.

B. Upon any subsequent conveyance of the fee simple title to the Subject Property by the Successor Owner to any third party (hereafter a "Grantee") all of the rights and obligations of the Successor Owner under this Agreement shall be binding upon Grantee personally, upon any and all of Grantee's heirs, successors and assigns, and upon any and all successor legal or beneficial owners of all or any portion of the Subject Property.

C. The Successor Owner further agrees that all payment and conveyance obligations under this Agreement, together with interest and costs of collection, including legal fees and administrative expenses, may, if not satisfied as required by this Agreement, become an enforceable lien upon the Subject Property and the City shall have the right to collect such amount or value, with interest and costs, including legal fees and administrative expenses, and the right to enforce such lien in the same manner as in statutory mortgage foreclosure proceedings. Such lien shall be subordinate to any first mortgage now or hereafter placed upon the Subject Property; provided, however, that such subordination shall apply only to charges that have become due and payable prior to a sale or transfer of the Subject Property pursuant to a decree of foreclosure or any other proceeding in lieu of foreclosure. Such sale or transfer shall not relieve the Subject Property from liability for any charges thereafter becoming due nor from the lien of any subsequent charge.

D. If, prior to the issuance of any permits, and the posting of any Performance and Payment Letter of Credit or Guaranty Letter of Credit with respect to the Subject Property the party herein identified as the Developer assigns its rights and obligations as such to the Successor Owner, then upon notice to the City, (i) Successor Owner or its contractor shall provide the City, with substitute security reasonably acceptable to the City, and Successor Owner shall submit an executed assumption of the rights duties and obligations of this Agreement in a form which is reasonably acceptable to the City, whereupon the City shall release the security posted by the transferring Developer, (ii) the originally named Developer shall be relieved of all rights and obligations

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hereunder, and (iii) all such rights and obligations of the originally named "Developer" shall become the rights and obligations of Successor Owner. The Developer may also assign its rights and obligations hereunder to a "Successor Developer" as provided in Subsection 9(e)3 below.

E. To ensure that the Successor Owner and all of its successors in interest have notice of this Agreement and the obligations created by it, see "Exhibit D".

1. The Owners shall deposit with the City Clerk, contemporaneously with the City's approval of this Agreement, any consents or other documents necessary to authorize the City to record this Agreement with the McHenry County Recorder of Deeds; and

2. Owners shall notify the City in writing within five (5) business days after the date on which the Owners transfer fee simple title to all or any portion of the Subject Property to the Successor Owner;

3. The Successor Owner or the Developer shall notify the City in writing within five (5) business days after the date on which the Successor Owner transfers fee simple title to all or any portion of the Subject Property to a Grantee;

4. Each transferor of fee simple title to the Subject Property shall incorporate, by reference, this Agreement into any and all real estate sales contracts entered into for the sale of all or any portion of the Subject Property to any party not a Party to this Agreement; and

F. Except as provided herein, the provisions in the immediately preceding Subsection (d) clauses shall not apply to any Grantee after which all Public Improvements have been installed and accepted by the City pursuant to Subsections 3(E) of this Agreement or will remain the personal obligation of the transferor. The City agrees that upon a successor becoming bound to the personal obligation created herein in the manner provided herein and providing the financial assurances if required herein, the personal liability of the Successor Owner shall be released to the extent of the transferee's assumption of such liability. The failure of a transferor (other than the Owners with respect to a conveyance to the Successor Owner) to comply with the requirements of this Section 9 shall result in Successor Owner remaining fully liable for all of Successor Owner's obligations under this Agreement but shall not relieve the transferee of its liability for all such obligations as a successor to Owner. To the extent that the two-year guaranty period set forth in

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Section 3(H) has not expired at the time of the transfer to a Grantee the transferor shall remain liable for the obligations set forth in Section 3(H) shall maintain the Guaranty Letter of Credit unless a substitute security reasonably acceptable to the City has been deposited with the City by such Grantee.

Section 10. No Implied Waiver of City Rights. The City shall be under no obligation to exercise rights granted to it in this Agreement except as it shall determine to be in its best interest from time to time. Except to the extent embodied in a duly authorized and written waiver of the City, no failure to exercise at any time any right granted herein to the City shall be construed as a waiver of that or any other right.

Section 11. Requirements of Law. Every reference in this Agreement to Requirements of Law shall include such Requirements of Law as they have been, or as they may hereafter be, amended.

Section 12. Notices. All notices and other communications in connection with this Agreement shall be in writing and shall be deemed delivered to the addressee thereof (1) when delivered in person on a business day at the address set forth below or (2) on the third business day after being deposited in any main or branch United States post office, for delivery by properly addressed, postage prepaid, certified or registered mail, return receipt requested, at the address set forth below, or (3) on the next business day following the placement of such notice into the hands of a nationally recognized overnight delivery company (such as FedEx or UPS) .

If to the City: City of Crystal Lake
100 W. Woodstock Street
Crystal Lake, Illinois 60014
Attention: City Manager

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If to First Midwest Bank:
Kenneth Freebairn
Vice President
Corporate Real Estate Manager
First Midwest Bank, a division of Old National Bank
8750 Bryn Mawr
Suite 1300
Chicago, IL. 60631

If to 95 East LLC:
Attention: HP Crystal Lake LLC
Tim Beechick
c/o Hamilton Partners Inc.
300 Park Boulevard
Suite 201
Itasca, IL. 60143

By notice complying with the requirements of this Section 14, each Party shall have the right to change the addressee, the address of the addressee or both for all future notices and communications to such party, but no notice of a change of addressee or address shall be effective until actually received.

Section 13. Enforcement. The Parties hereto may, in law or in equity, by suit, action, mandamus or any other proceeding, including without limitation specific performance, enforce or compel the performance of this Agreement; provided, however, that Owners and Successor Owner agree that it / they will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the City or any elected or appointed officials, officers, employees, agents, representatives, engineers or attorneys thereof, on account of the negotiation, execution or breach of any of the terms and conditions of this Agreement.

In the event of a judicial proceeding brought by one Party to this Agreement against the other Party to this Agreement, the prevailing Party in such judicial proceeding shall be entitled to reimbursement of all costs and expenses, including reasonable attorneys' fees and expert

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witness fees, incurred by the prevailing Party in connection with such judicial proceeding from the unsuccessful party.

Section 14. Authority To Execute. The Parties hereby acknowledge and agree that all required notices, meetings and hearings have been properly given and held by the City with respect to the approval of this Agreement and agree not to challenge this Agreement or any of the obligations created by it on the grounds of any procedural infirmity or any denial of any procedural right. The City hereby warrants and represents to Owners and the Successor Owner that the persons executing this Agreement on the City's behalf have been properly authorized to do so by the Corporate Authorities. Each of the Owners hereby warrants and represents to the City (1) that it is the record and beneficial owner of fee simple title to its respective portions of the Subject Property, (2) that no other person or entity has any legal, beneficial, contractual or security interest to its respective portions of the Subject Property, (3) that it has the full and complete right, power and authority to enter into this Agreement and to agree to the terms, provisions and conditions set forth herein and to bind to its respective portions of the Subject Property as set forth herein, (4) that all legal actions needed to authorize the execution, delivery and performance of this Agreement have been taken by it, and (5) that neither the execution of this Agreement nor the performance of the obligations assumed by it hereunder will (i) result in a breach or default under any agreement to which it is a Party or to which its respective portions of the Subject Property is bound or (ii) violate any statute, law, restriction, court order or agreement to which it or its respective portions of the Subject Property is subject.

Section 15. Amendments and Waivers. No modification, addition, deletion, revision, alteration or other change to this Agreement shall be effective unless and until such change is reduced to writing and executed and delivered by the Parties pursuant to all applicable statutory procedures. No term or condition of this Agreement shall be deemed waived by any Party unless the term or condition to be waived, the circumstances giving rise to such waiver and, where applicable, the conditions and limitations on such waiver are set forth specifically in a duly

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authorized and written waiver of such party. No waiver by any Party of any term or condition of this Agreement shall be deemed or construed as a waiver of any other term or condition of this Agreement, nor shall waiver of any breach be deemed to constitute a waiver of any subsequent breach whether of the same or different provisions of this Agreement**.**

Section 16. No Third Party Beneficiaries. Except for the Successor Owner, no claim as a third party beneficiary under this Agreement by any person, firm or corporation shall be made, or be valid, against the City or Owners.

Section 17. Exhibits. The following Exhibits "A" through and including "D" attached to, or incorporated by reference in, this Agreement are by this reference incorporated herein and made a part hereof:

Exhibit A	Legal Description of Subject Property
Exhibit B	Final Planned Unit Development Ordinance
Exhibit C	Schedule of Public Improvements to be Dedicated to the City
Exhibit D	Transferee Assumption Agreement

[signature pages follow]

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CITY OF CRYSTAL LAKE

By _____
Haig Haleblian, Mayor

ATTEST:

_____
Nick Kachiroubas
City Clerk

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS.
COUNTY OF MCHENRY)

The foregoing instrument was acknowledged before me on _____, 20221 by Haig Haleblian, the City Mayor of the CITY OF CRYSTAL LAKE an Illinois municipal corporation, and by Nick Kachiroubas, the City Clerk of said municipal corporation.

_____
Signature of Notary

My Commission Expires:

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FIRST MIDWEST BANK

By: _____
Name:
Title:
Date: _____, 2022

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF McHenry)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, _____, personally known to me to be the_____ of First Midwest Bank, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such _____ he signed and delivered the said instrument as their free and voluntary act and deed of said First Midwest Bank, for the uses and purposes therein set forth.

Given under my hand and official seal this
_____ day of _____, 2022.

_____
(SEAL)

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95 East, LLC

By: HP Crystal Lake LLC, its manager

By: _____
Name:
Title:
Date: _____, 2022

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF McHenry)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, _____, personally known to me to be the _____ of 95 East, LLC and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such _____ he signed and delivered the said instrument as their free and voluntary act and deed of said 95 East, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal this

_____ day of _____, 2022.

_____

(SEAL)

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EXHIBIT A

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

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

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

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

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

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EXHIBIT B

FINAL PUD ORDINANCE

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EXHIBIT C
SCHEDULE OF PUBLIC IMPROVEMENTS TO BE DEDICATED TO THE CITY

Public sanitary sewer mains and water mains and appurtenances thereto.

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EXHIBIT "D"

TRANSFEREE (SUCCESSOR DEVELOPER) ASSUMPTION AGREEMENT

THIS TRANSFEREE ASSUMPTION AGREEMENT ("Agreement") is made as of the Effective Date (defined below) by, between and among _____ ("Transferor"), _____ ("Transferee"), and the CITY OF CRYSTAL LAKE, ILLINOIS, an Illinois municipal corporation ("City").

RECITALS:

WHEREAS, under that certain Development Agreement dated _____ 2022 (the Development Agreement", the terms and provisions of which are incorporated herein by reference) among _____ (individually or collectively, the "Owner"), the City, and the Transferor, as "Developer", has various obligations with respect to the construction of certain Public Improvements (the "Developer Obligations"); and

WHEREAS, the Development Agreement pertains to certain real property situated in McHenry County, Illinois and legally described in Exhibit A attached hereto and by this reference incorporated herein and made a part hereof ("Subject Property"); and

WHEREAS, the Transferor now proposes to transfer and assign its interest, rights and obligations as "Developer" under the Development Agreement to Transferee, with the knowledge and consent of the Owner ("Transfer"); and

WHEREAS, following the aforesaid Transfer, the Transferee will be the Successor Developer as defined in the Development Agreement; and

NOW, THEREFORE, in consideration of the agreement of the Transferor making the Transfer to the ; and of the City agreeing to accept the Transfer as provided herein and to grant the release granted herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is hereby agreed by, between and among the City, the Owner, the Transferor, and the Transferee as follows:

1. Recitals. The foregoing Recitals are by this reference incorporated herein and made a part hereof as substantive provisions of this Agreement.

2. Assumption of Obligations. As of the Effective Date, Transferor assigns to Transferee all of its right, title, and interest in and to the Development Agreement. As of the Effective Date, Transferee assumes all of Transferor's right, title, and interest in and to the Development Agreement and the Transferee, on its behalf, hereby agrees, at its sole cost and expense, to comply with all of the terms, requirements and obligations of the "Developer" under the Development Agreement, including all exhibits and attachments thereto, which arise from and after the Effective Date. Transferor shall remain liable, at its sole cost and expense, for complying with all of the terms, requirements and obligations of the "Developer" under the Development Agreement, including all exhibits and attachments thereto, arising before and up to the Effective Date.

3. Assurances of Financial Ability. Contemporaneously with the Transferee's execution of this Agreement, the Transferee shall deposit with the City Administrator the

Draft

Performance and Payment Letter of Credit required by Section 7 of the Development Agreement (the "Substitute Security"), if any. Upon receipt of same, the City shall deposit the Substitute Security with the City Administrator, and shall surrender and release for cancellation the original Performance and Payment Letter of Credit to the Transferor.

4. Payment of City Fees and Costs. In addition to any other costs, payments, fees, charges, contributions or dedications required by this Agreement, the Development Agreement or by applicable City codes, ordinances, resolutions, rules or regulations, the Transferee shall pay to the City, immediately upon presentation of a written demand or demands therefor, all legal, engineering and other consulting or administrative fees, costs and expenses incurred in connection with the negotiation, preparation, consideration and review of this Agreement.

5. Acknowledgment and Release of Transferor. The City hereby agrees to the Transfer and Transferee's assumption of the obligation to comply with the terms, requirements and obligations of the Development Agreement, including all exhibits and attachments thereto, as described in Section 2 of this Agreement, and the City hereby releases the Transferor from any personal liability for failure to comply with the terms, requirements and obligations of "Developer" under the Development Agreement first occurring and arising from and after the date of the Transfer.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the later of the dates set forth below.

CITY OF CRYSTAL LAKE

ATTEST

By: _____ By _____
Haig Haleblian, Mayor

Date: _____

\

[TRANSFEROR]

ATTEST:

By: _____

By:_____ Name: _____

Name: _____ Title: _____

Title: _____ Date:

Draft

[TRANSFEREE]

ATTEST:

By: _____

By:_____ Name: _____

Name: _____ Title: _____

Title: _____ Date:

[OWNER]

ATTEST:

By: _____

By:_____ Name: _____

Name: _____ Title: _____

Title: _____ Date:

Draft

#PLN-2022-66
95 E. Crystal Lake Ave – Final PUD
Project Review for Planning and Zoning Commission

Meeting Date:	May 18, 2022
Request:	Final Planned Unit Development review for a 99-unit multi-family residential development.
Location:	95 E. Crystal Lake Ave
Acreage:	Approximately 4.8 acres
Zoning:	B-4 – Mixed-Use Business
Surrounding Properties:	North: B-4 – Mixed-Use Business South: R-3B PUD – Multi-Family Residential PUD East: M – Manufacturing West: M-L & R-3A – Manufacturing Limited & Two-Family Residential
Staff Contact:	Kathryn Cowlin (815.356.3798)

Background:

- The site is the former Hines Lumber property.
- The site received Preliminary Planned Unit Development (PUD) approval on January 4, 2022 for the proposed 99-unit multi-family residential project.

Development Analysis:

LAND USE/ZONING

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

GENERAL

- The project is consistent with the Preliminary PUD approval and includes two residential housing types. A 48-unit apartment building and 51 townhome rental units.

- The apartment building would include studio, one and two-bedroom units. There is 1,200 square feet of amenity space included within the building for the residents. The amenity space would be located on the first floor of the building at the corner of the intersection to mimic first floor commercial retail space.
- The townhome units would be a mix of two and three-bedroom units and include a two-car garage for each unit.
- There are a total of ten buildings, one apartment style building and nine townhome style buildings.

TRAFFIC IMPACT STUDY

- The development traffic was incorporated into the intersection design and built to accommodate development at the subject property.
- A traffic impact study was conducted by CivilTech for the proposed project. The following improvements and recommendations have been incorporated into the plans:
    - At the north site access driveway, a "Do Not Block Driveway" sign is recommended for eastbound traffic along Crystal Lake Avenue to reduce the chances that access to and from the site will be hindered by eastbound queues on Crystal Lake Avenue.
    - Restripe the eastbound left turn lane on Crystal Lake Avenue to accommodate a bi-directional turn lane, see image below.





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

LANDSCAPE PLAN/PLACEMAKING

- The proposed landscape plan has been enhanced to reflect the conditions of approval from the Preliminary PUD.
- The existing tree along Main Street will be protected during construction in an effort to save and maintain the tree as requested by a member of the public during the Preliminary PUD review.
- Landscaping is provided along the boundaries of the property. In order to further enhance the plan, curved beds and landscaping along Main Street were added.
- The proposed project includes private green spaces for the residents to gather. These spaces have been enhanced to have a cohesive paver plaza area with seating. The green space is accessible to all residents with the placement of sidewalks throughout the site.
- A stamped asphalt will be used to at the internal driveway intersection to add to the sense of place and break-up the asphalt drive.
- Near the corner of Crystal Lake Avenue and Main Street, a Downtown Crystal Lake Directory/kiosk and landscape planters are proposed within the right-of-way. These features are an extension of the Downtown streetscape.
- The raised landscape planter at the corner of Crystal Lake Avenue and Main Street on private property is accented with two sculptural cranes. The petitioners are proposing the sculpture as a way to further enhance the view corridor of the intersection.
- The landscape plan notes that the petitioners will work with the City to identify existing trees that could be preserved in the dog park area.

ELEVATIONS

- During the Preliminary PUD review, there was a discussion at the Planning & Zoning Commission and City Council regarding the architectural style. At the City Council meeting, the petitioners presented three color scheme options. The City Council was in favor of the original scheme that was presented to the Planning & Zoning Commission.
- The building materials include brick and fiber cement siding, which are materials found in other Downtown developments.
- The Final PUD plans reflect all of the conditions of approval from the Preliminary PUD approval:
    - Utilized the enhanced side elevation for Building B.
    - Increased the depth of the townhome front porches one additional foot.
    - Added brick to the base of the porch columns for the townhomes facing Main Street.

- Added brackets under the eaves at the corners of the apartment building.
- Added a parapet to the eastern elevation of the apartment building.

LIGHTING

- A photometric plan was submitted and will be refined to comply with the UDO requirements for site lighting at the property lines.
- It is recommended that the fixtures be black to complement the Downtown area fixtures.

Findings of Fact:

FINAL PLANNED UNIT DEVELOPMENT

The petitioner is requesting approval of a Final Planned Unit Development for a 99-unit multi-family residential development. The Final Planned Unit Development must be reviewed against the approved Preliminary PUD conditions. The Final PUD is in substantial compliance with the approved Preliminary PUD.

Comprehensive Land Use Plan 2030 Vision Summary Review:

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

Land Use - Residential

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

This can be accomplished with the following supporting action:

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

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Hamilton Partners, dated 05/05/2022)
   B. Plat of Survey (Terra Technology Land Surveying, Inc., dated 06/15/2021)
   C. Final Site Plan (BSB Design, dated 05/03/2022)
   D. Final Engineering Plan (RWG Engineering LLC, dated 03/11/2022)
   E. Sight Line Exhibit (BSB Design, dated 05/04/2022)
   F. Final Stormwater Management Report (RWG Engineering LLC, dated 03/17/2022)
   G. Final Sign Plan (Olympik Signs, dated 05/11/2022)
   H. Final Landscape Plan (Dickson Design Studio, dated 05/04/2022)

I. Colored Renderings (BSB Design, dated 03/17/2022)
J. Architectural Plan Set (BSB Design, dated 03/10/2022)
K. Traffic Study (CivilTech, dated 09/30/2021)

2. Site Plan/Landscape Plan:
   A. Add a parking lot landscape island tree to each island near Building C.

3. Engineering Plan:
   A. Work with staff to finalize easement locations for municipal utilities and resolve any conflicts between easements and landscaping.
   B. Work with staff on final water and sanitary sewer utility locations.
   C. At the north site access driveway, a "Do Not Block Driveway" sign is recommended for eastbound traffic along Crystal Lake Avenue to reduce the chances that access to and from the site will be hindered by eastbound queues on Crystal Lake Avenue.
   D. Restripe the eastbound left turn lane on Crystal Lake Avenue to a bi-directional turn lane.

4. Lighting/Photometric Plan:
   A. Utilize black colored parking lot light poles/fixtures to blend in with the Downtown Crystal Lake aesthetic.
   B. Utilize a decorative fixture for the wall mounted lighting.
   C. Light levels at the property lines must comply with the UDO standards outlined in Article 4-800.

5. All signs for the property must comply with the Preliminary PUD approval.

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

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: _____

Action Requested

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

Petitioner Information

Name: Timothy G. Beechick / Hamilton Partners

Address: 1130 Lake Cook Road #190

Buffalo Grove, IL 60089

Phone: 847-459-9225

Fax: 847-459-8918

E-mail: tbeechick@hpre.com

Owner Information (if different)

Name: First Midwest Bank / Amanda Panozzo

Address: 7800 W. 95th Street

Hickory Hills, IL 60457

Phone: 708-576-7148

Fax: 708-398-3577

E-mail: Amanda.panozzo@firstmidwest.com

Property Information

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

Project Address/Location: 95 Crystal Lake Avenue – Crystal Lake, IL

Located at the southwest corner of Crystal Lake Avenue & Main Street in Crystal Lake

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

Development Team

Please include address, phone, fax and e-mail

Developer: Hamilton Partners & Harlem-Irving Companies

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

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

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

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

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

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

Other:

Signatures

Hamilton Partners, Inc. / Timothy G. Beechick — Timothy G. Beechick — MAY 4, 2022

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.

First Midwest Bank/Amanda L Panozzo — DocuSigned by: Amanda L. Panozzo 0C7090922B084B0... — 5/5/2022

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.

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, MAY 18, 2022
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

The meeting was called to order by Pro-Tem Chair Mr. Gronow at 7:00 p.m.

CALL TO ORDER

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

Kathryn Cowlin, Director of Community Development and Elizabeth Maxwell, City Planner were present from Staff.

Mr. Gronow 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.

MEMBER TO PARTICIPATE TELEPHONICALLY

Mr. Gronow asked for a motion to allow Mr. Greenman to participate in the meeting telephonically due to being away on business.

Mr. Skluzacek made a motion to allow the phone participation. Ms. Teetsov seconded the motion. Members Atkinson, Repholz, Skluzacek, Teetsov, and Gronow voted aye. Motion passed.

Mr. Gronow asked if Mr. Greenman could hear everything. He confirmed that he could.

2022-66 – 95 E. CRYSTAL LAKE AVENUE – FINAL PLANNED UNIT DEVELOPMENT

Final Planned Unit Development for a 99-unit multi-family development.

Mr. Tim Beechick and Mike Rolfs representing Hamilton Partners and Rick Filler with Harlem Irving were present to present the request. Mr. Beechick noted that they have been working with staff to address the comments from the preliminary PUD approval. He made a presentation and went through the elevations, their site plan, the greenspace and the changes to adding public art, decorative paving and more greenspace.

There was no one in the public wishing to comment on this agenda item.

Ms. Cowlin provided an overview of how the petitioner has addressed topics from the preliminary PUD, including elevation colors, hardscape, landscaping and open spaces for gathering.

Mr. Atkinson said this is going to be a great development. This lot has been sitting so long and it is the entry to Downtown and this will look nice.

Mr. Skluzacek said this project will enhance the area. He remembers when this was a lumber yard so it is good to see it redeveloped.

Ms. Teetsov asked if there would be any bike parking. The petitioners responded that there would be racks near the south side of the apartment building. She also asked what the open space near the corner could be used for and if it would be separated from the parking lot. They said it could be for tables and chairs, a gathering area, or benches.

Ms. Repholz asked about a water feature near the corner. Mr. Beechick said the small amount of people that would stop to enjoy it did not balance with the high maintenance costs and responsibilities. Right now the development team is showing two cranes as placeholders for a public art feature that will be determined later. She asked if they contacted any local artists to do any sculpture work on the property. The development team agreed they would speak with local artists, there is an idea to repurpose some of the rail tracks into art to give a nod to the history of the property.

Mr. Greenman thanked the developer for the journey that they went through on this with staff. They have been great to work with.

Mr. Gronow also thanked them for presenting a great project. He noted they met the Findings of Fact and are in compliance with the approved preliminary PUD.

Ms. Cowlin clarified that the petitioners did not agree with condition #2 to add in two additional trees. Due to the lighting requirements the trees would interfere with the necessary light levels along that drive aisle. She suggested that the two trees be located elsewhere on the property.

Ms. Repholz made a motion to approve the Final PUD with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Hamilton Partners, dated 05/05/2022)
   B. Plat of Survey (Terra Technology Land Surveying, Inc., dated 06/15/2021)
   C. Final Site Plan (BSB Design, dated 05/03/2022)
   D. Final Engineering Plan (RWG Engineering LLC, dated 03/11/2022)
   E. Sight Line Exhibit (BSB Design, dated 05/04/2022)
   F. Final Stormwater Management Report (RWG Engineering LLC, dated 03/17/2022)
   G. Final Sign Plan (Olympik Signs, dated 05/11/2022)
   H. Final Landscape Plan (Dickson Design Studio, dated 05/04/2022)
   I. Colored Renderings (BSB Design, dated 03/17/2022)
   J. Architectural Plan Set (BSB Design, dated 03/10/2022)
   K. Traffic Study (CivilTech, dated 09/30/2021)

2. Site Plan/Landscape Plan:
   A. **Add two trees to the site to make up for the two missing parking lot landscape island trees. (Modified by the PZC)**

3. Engineering Plan:
   A. Work with staff to finalize easement locations for municipal utilities and resolve any conflicts between easements and landscaping.
   B. Work with staff on final water and sanitary sewer utility locations.
   C. At the north site access driveway, a "Do Not Block Driveway" sign is recommended for eastbound traffic along Crystal Lake Avenue to reduce the chances that access to and from the site will be hindered by eastbound queues on Crystal Lake Avenue.
   D. Restripe the eastbound left turn lane on Crystal Lake Avenue to a bi-directional turn lane.

4. Lighting/Photometric Plan:
   A. Utilize black colored parking lot light poles/fixtures to blend in with the Downtown Crystal Lake aesthetic.
   B. Utilize a decorative fixture for the wall mounted lighting.
   C. Light levels at the property lines must comply with the UDO standards outlined in Article 4-800.

5. All signs for the property must comply with the Preliminary PUD approval.

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

REPORT FROM PLANNING

Staff summarized the items that were approved by City Council and noted the items scheduled for the next PZC meeting, June 1, 2022.

COMMENTS FROM THE COMMISSION

Mr. Greenman thanked Mr. Gronow for filling in and running the meeting, he did an excellent job.

ADJOURNMENT

Mr. Atkinson made a motion to adjourn the meeting. Mr. Skluzacek seconded the motion. On voice vote, all members voted aye. The meeting was adjourned at 8:33 p.m.



HAMILTON PARTNERS

Apartment Character Elevation

Crystal Lake & Main
Crystal Lake, Illinois

BSB DESIGN
BSBDESIGN.COM

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

March 17, 2022 | MP210365.00

REVISED CONCEPT

SITE INFORMATION:

Total Site Acreage **4.62 acres**

Total Residential Units: 99 Units

Building One 48

6 Studio *12.5%*

26 One Bedroom *54.0%*

16 Two Bedroom *33.5%*

____ sq ft Amenity

Townhomes 51

21 - 2 Bedroom

typ. 20'w x 36'

30 - 3 Bedroom

typ. 21'w x 37'

Parking: **183 Spaces**

Building One (1.3 per unit) 64

1.08 spaces per bedroom

Townhome (2.3 per unit) 119

Garage 102

Guest 17

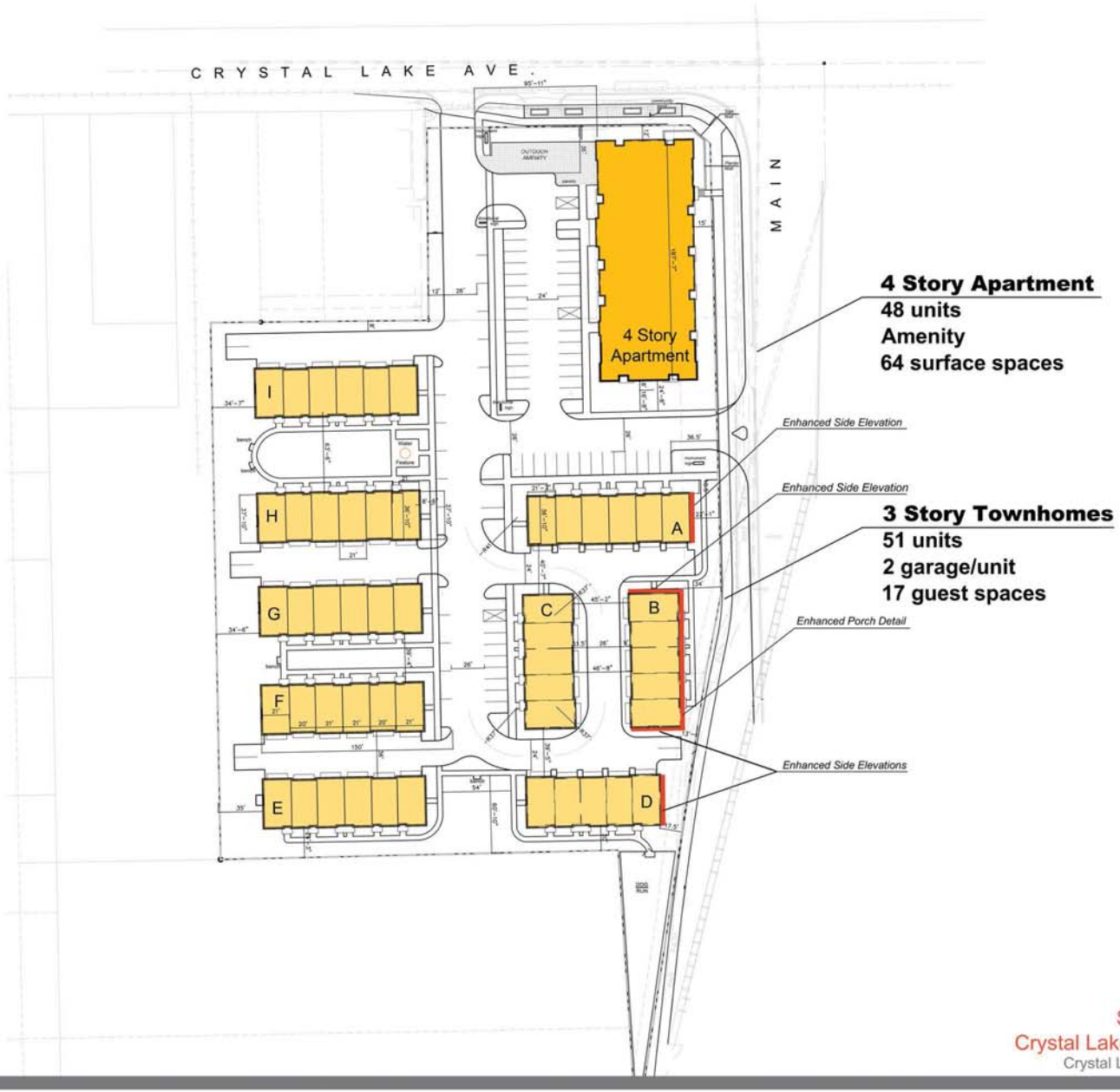
Overall Ratio 1.8:1

North

Scale: 1" = 40'

0 40 80

HAMILTON PARTNERS



Site Plan
Crystal Lake & Main
Crystal Lake, Illinois

BSB DESIGN
BSBDESIGN.COM

Rev. May 3, 2022

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HAMILTON PARTNERS

Apartment Character Elevation

Crystal Lake & Main
Crystal Lake, Illinois

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May 3, 2022 | MP210365.00



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



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

HAMILTON PARTNERS

APARTMENT ELEVATIONS

Crystal Lake & Main
Crystal Lake, Illinois

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May 3, 2022 | MP210365.00



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



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

HAMILTON PARTNERS

APARTMENT ELEVATIONS

Crystal Lake & Main
Crystal Lake, Illinois

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May 3, 2022 | MP210365.00

BSB DESIGN
BSBDesign.com



Apartment Vignette



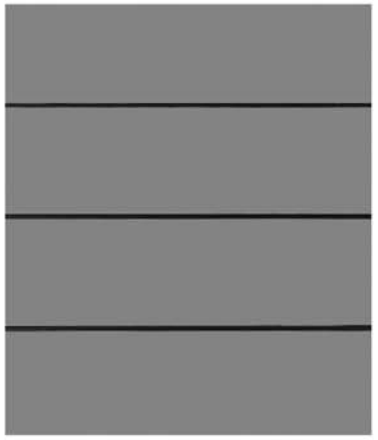
Metal Awnings
PAC-CLAD "Matte Black"



Fiber Cement Board & Batten
Siding + Trim
James Hardie "Arctic White"



Sioux City Brick
"Aztec White" Modular



Fiber Cement Lap Siding
James Hardie "Gray Slate"

HAMILTON PARTNERS

PROPOSED COLOR PALETTE

Crystal Lake & Main
Crystal Lake, Illinois

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HAMILTON PARTNERS

Townhome Character Elevation

Crystal Lake & Main

Crystal Lake, Illinois

BSB DESIGN
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May 3, 2022 | MP210365.00



Typical Front Elevation

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



Front Elevation - Building "B" at Main Street

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

HAMILTON PARTNERS

TOWNHOME ELEVATIONS

Crystal Lake & Main

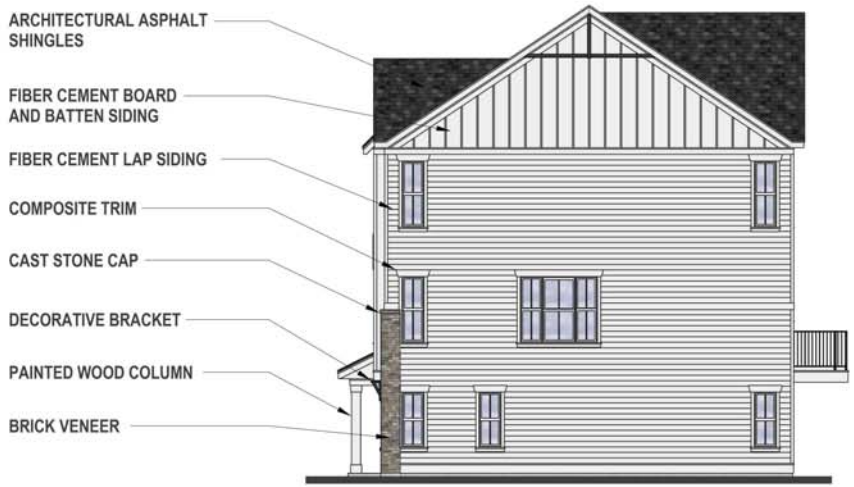
Crystal Lake, Illinois

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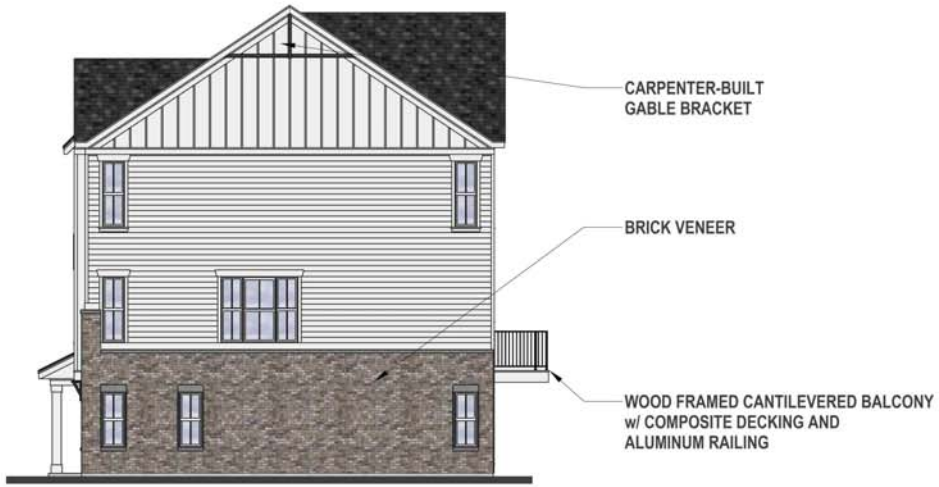
May 3, 2022 | MP210365.00

BSB DESIGN

BSBDesign.com



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



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



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

HAMILTON PARTNERS

TOWNHOME ELEVATIONS

Crystal Lake & Main
Crystal Lake, Illinois

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May 3, 2022 | MP210365.00

BSB DESIGN
BSBDesign.com



Townhome Vignette



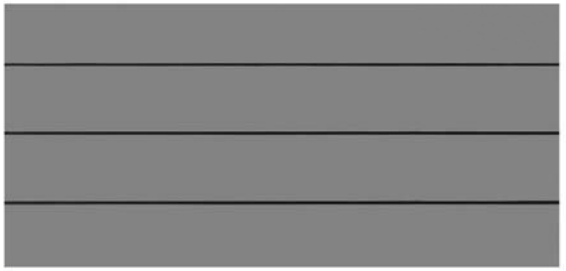
Asphalt Shingles
Owens Corning Duration Premium "Onyx Black"



Standing Seam Metal Roof
PAC-CLAD "Matte Black"



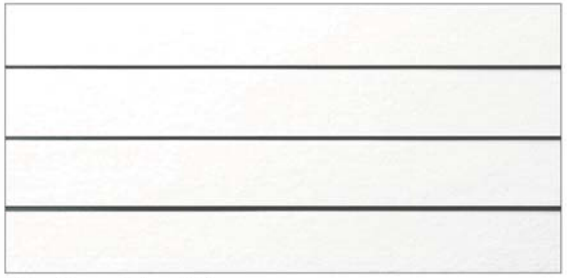
Fiber Cement Board & Batten Siding
James Hardie "Arctic White"



Fiber Cement Lap Siding + Trim
James Hardie "Gray Slate"



Sioux City Brick
"Aztec White" Modular



Fiber Cement Lap Siding
James Hardie "Arctic White"

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PLANT & MATERIALS LIST - OVERALL LANDSCAPE

PARKWAY (PUBLIC) TREES

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Parkway Trees				
CO	3	2.5" caliper	Celtis occidentalis	Hackberry
GD	1	2.5" caliper	Gymnocladus dioica	Kentucky Coffeetree

COMMON AREA & APARTMENT BUILDING

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Shade Trees				
AFAB	6	2.5" caliper	Acer freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple
AFC	1	2.5" caliper	Acer freemanii 'Celebration'	Celebration Maple
CO	1	2.5" caliper	Celtis occidentalis	Hackberry
GB	1	2.5" caliper	Ginko biloba	Ginko (male species)
GTI	2	2.5" caliper	Gleditsia triancanthos var. inermis	Thornless Common Honeylocust
LT	2	2.5" caliper	Liriodendron tulipifera	Tulip Tree
NS	2	2.5" caliper	Nyssa sylvatica	Black Gum or Black Tupelo
PAMC	1	2.5" caliper	Platanus acerifolia 'Morton Circle'	Exclamation London Planetree
QB	1	2.5" caliper	Quercus bicolor	Swamp White Oak
QI	1	2.5" caliper	Quercus imbricaria	Shingle Oak
QR	1	2.5" caliper	Quercus rubra	Red Oak
TSS	2	2.5" caliper	Tilia tometosa 'Sterling Silver'	Sterling Silver Linden
UM	1	2.5" caliper	Ulmus x 'Morton'	Morton Accolade Elm
Columnar Shade Trees				
AMM	1	2.5" caliper	Acer miyabei 'Morton'	State Street Miyabe Maple
APCS	2	2.5" caliper	Acer platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple
GDE	2	2.5" caliper	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffee Tree
GPS	1	2.5" caliper	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo *(male species)*
LTA	3	2.5" caliper	Liriodendron tulipifera 'Arnold'	Arnold Tulip Tree
QRRP	3	2.5" caliper	Quercus robur 'Regal Prince'	Regal Prince English Oak
Evergreen Trees				
JCMB	6	6' high	Juniperus chinensis 'Mountbatten'	Mountbatten Juniper
JWB	10	6' high	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper
PAPS	2	6' high	Picea abies 'Paul's Select Blue'	Paul's Select Blue Norway Spruce
PGD	1	6' high	Picea glauca 'Densata'	Black Hills Spruce
PGD8	2	8' high	Picea glauca 'Densata'	Black Hills Spruce
PGD10	1	10' high	Picea glauca 'Densata'	Black Hills Spruce
PO	1	6' high	Picea omorika	Serbian Spruce
PO8	3	8' high	Picea omorika	Serbian Spruce
PO10	2	10' high	Picea omorika	Serbian Spruce
TOT8	1	8' high	Thuja occidentalis 'Techny'	Mission Arborvitae
TOT	11	6' high	Thuja occidentalis 'Techny'	Mission Arborvitae
Ornamental Trees				
AC8	5	8' high	Amelanchier canadensis	Shadblow Serviceberry
AGAB	1	2.5" caliper	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry
APB	1	2.5" caliper	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple
BN	1	6' high	Betula nigra	River Birch
CA	1	8' high	Cornus alternifolia	Pagoda Dogwood
CM	1	6' high	Cornus mas	Cornelian Cherry
CWK	1	6' high	Crataegus viridis 'Winter King'	Winter King Hawthorn
MA	1	6' high	Malus 'Adams'	Adams Crabapple
MB	1	6' high	Malus x 'Beverly'	Beverly Flowering Crabapple
MC	2	6' high	Malus x 'Camelot'	Camelot Crab
MLJ	4	5' high	Magnolia liliflora 'Jane'	Jane Magnolia
MRJ	1	6' high	Malus x 'Red Jewel'	Red Jewel Flowering Crabapple
MSRS	1	6' high	Magnolia stellata 'Royal Star'	Royal Star Magnolia
MS	1	6' high	Malus sargentii	Sargent Flowering Crabapple
SRI	1	6' high	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
VP	2	6' high	Viburnum prunifolium	Blackhaw Viburnum
Evergreen Shrubs				
BGG	17	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
BGV	22	30" wide	Buxus x 'Green Velvet'	Green Velvet Boxwood
BXGM	3	42" high	Buxus x 'Green Mountain'	Green Mountain Boxwood
JCK	34	3 Gal./24" wide	Juniperus chinensis 'Kallay'	Kallay Compact Chinese Juniper
JCSG	57	36" wide	Juniperus chinensis 'Sea Green'	Sea Green Juniper
JVGO	14	24" wide	Juniperus virginiana 'Grey Owl'	Grey Owl Red Cedar
PMED	1	30" wide	Pinus mugo var. 'Enci'	Enci Dwarf Mugo Pine
TCGW	6	48" wide	Taxus cuspidata 'Green Wave'	Green Wave Japanese Yew
TMH	2	60" high	Taxus media 'Hicksii'	Hicks Intermediate Yew *(specimen)*
TMD	7	36" wide	Taxus x media 'Densiformis'	Dense Yew
Large Deciduous Shrubs				
AAB	3	36" high	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry
CAIH	12	36" high	Cornus alba 'Ivory Halo'	Ivory Halo Tatarian Dogwood
CSF	8	36" high	Cornus sericea 'Flaviramea'	Yellowtwig Dogwood
CSI	9	36" high	Cornus sericea 'Isanti Redtwig'	Isanti Redtwig Dogwood
FGBS	4	36" high	Fothergilla gardenii 'Blue Shadow'	Blue Shadow Dwarf Fothergilla
HAA	6	7 Gal./36"	Hydrangea aborescens 'Annabelle'	Annabelle Hydrangea
HMB	21	7 Gal./36"	Hydrangea macrophylla 'Baildav'	Light-O-Day Hydrangea
HPB	4	7 Gal./36"	Hydrangea paniculata 'Bobo'	Bobo Panicle Hydrangea
HPLQF	6	7 Gal./36"	Hydrangea paniculata 'Little Quick Fire'	Little Quick Fire Hydrangea
HQA	10	7 Gal./36"	Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea
VBM	15	36" high	Viburnum burkwoodii 'Mohawk'	Mohawk Viburnum
VC	13	42" high	Viburnum carlesii	Koreanspice Viburnum
VDBM	1	36" high	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum
Medium - Small Deciduous Shrubs				
AIB	26	5 Gal./24"	Aronia melanocarpa 'Iroquis Beauty'	Iroquois Beauty Black Chokeberry
BBC	17	5 Gal./24"	Buddleia x 'Blue Chip'	Lo & Behold Buddleia
DGN	10	5 Gal./24"	Deutzia gracilis 'Nikko'	Nikko Slender Deutzia
HKBF	8	5 Gal./24"	Hypericum kalamianum 'Blues Festival'	Blues Festival St. Johns Wort
HKRS	2	5 Gal./24"	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea
PDM	5	7 Gal./36"	Physocarpus opulifolius 'Donna May'	Little Devil Common Ninebark
RGL	55	3 Gal./24"	Rhus aromatica 'Gro-Low'	Gro Low Sumac
SAW	11	5 Gal./24"	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea
SGF	22	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Bumald Spirea
VCC	15	7 Gal./36"	Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum
WMW	11	5 Gal./24"	Weigela florida 'Midnight Wine'	Midnight Wine Weigela
Ornamental Grasses				
CAB3	37	3 Gal.	Calamagrostis arundinacea 'Brachytricha'	Korean Reed Grass
CKF	30	3 Gal.	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
PAH	125	3 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
PHM3	22	3 Gal.	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass
SA	10	1 Gal.	Sesleria autumnalis	Autumn Moor Grass
SH	32	1 Gal.	Sporobolus heterolepsis	Prairie Dropseed

COMMON AREA & APARTMENT BUILDING *(continued)*

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Perennials				
ACG	29	1 Gal.	Ajuga reptans 'Catlin's Giant'	Catlin's Giant Bugleweed
CCB	48	1 Gal.	Coreopsis x 'Crème Brulee'	Crème Brulee Coreopsis
CNSN	18	1 Gal.	Calamintha nepeta s. nepeta	Calamint
EKKH	22	1 Gal.	Echinacea purpurea 'Kim's Knee High'	Kim's Knee High Coneflower
GMF	67	1 Gal.	Geranium sanguineum 'Max Frei'	Max Frei Cranesbill
HJS	17	1 Gal.	Hemerocallis x 'Joan Senior'	Joan Senior Daylily
HPP	9	1 Gal.	Heuchera micrantha 'Palace Purple'	Palace Purple Coral Bells
NBW	10	1 Gal.	Nepeta faassenii 'Blue Wonder'	Blue Wonder Catmint
NWL	53	1 Gal.	Nepeta faassenii 'Walker's Low'	Walker's Low Catmint
RVLS	31	1 Gal.	Rubeckia fulgida var. speciosa	Viette's Little Suzy Black-Eyed Susan
SMN	17	1 Gal.	Salvia x sywestris 'May Night'	May Night Sage
Groundcover				
EFC/Flat	151	1 Flat	Euonymus fortunei 'Coloratus'	Purpleleaf Wintercreeper *(32 plants per flat)*
Seasonal Annuals				
-	42 x 3	S.F.	-	3 Fields (14 SF ea.) of color per planter Spring: bulbs, Summer: flowers, Fall: Mums
Materials				
-	26	C.Y.	-	Soil Amendments
-	78	C.Y.	-	Shredded Hardwood Mulch
-	92	L.F.	-	Metal Edging
-	1	C.Y.	-	Pea Gravel *(north side apartments)*
-	19	C.Y.	-	Woodchips *(dog park)*
-	10	EACH	-	Splash Blocks *(approx. amount)*
-	3,835	S.Y.	-	Kentucky Bluegrass Blend Sod
Amenities				
-	800	S.F.	-	Decorative Paving *(plazas)*
-	6	EACH	-	Benches *(plazas)*
-	1	EACH	-	Bench *(dog park)*
-	3	EACH	-	Seatwall Raised Bed Stone Planters
-	687	L.F.	-	6' Board on Board cedar fence
-	TBD	L.F.	-	4' Wood and Wire Fence *(dog park)*
-	TBD	L.F.	-	4' Ornamental Fence *(dog park)*
-	4	EACH	-	4' Ornamental Fence Gates *(dog park)*
-	1	EACH	-	Signs *(dog park)*
-	1	EACH	-	Waste Station *(dog park)*
-	5	EACH	-	Bike Racks

NOTES - GENERAL LANDSCAPE

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
2. CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
3. GENERAL PLANT NOTES:
   A. ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
   B. ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
   C. ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
   D. PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
   E. ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
4. LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
6. PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
7. ALL SHRUB, GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
8. ALL PLANTING ISLANDS SHALL BE MOUNDED TO PROVIDE POSITIVE DRAINAGE.
9. ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
10. ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).
11. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
12. LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.
14. EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.
15. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
16. PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.
17. PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.
18. CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
19. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
20. ALL TURF SHALL SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), PER VILLAGE, SEED IS NOT ALLOWED.
21. CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
22. LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.
23. CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, IN PERPETUITY.
24. (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

PROJECT TEAM

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

KINZIE BUILDERS
930 WOODLANDS PARKWAY
VERNON HILLS, IL 60061

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

CONTACT: NATALIE VISCUSO / JOE MASCHEK

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

CONTACT: ROBERT W. GUDMUNDSON

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

CONTACT: SHARON DICKSON / JEFF TORRENS

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

CONTACT: PETER DEVORE

SHEET KEY

L0.1 PROJECT TEAM
GENERAL LANDSCAPE NOTES
PLANTING DETAILS
PLANT & MATERIALS LIST - OVERALL LANDSCAPE
L1.0 OVERALL LANDSCAPE PLAN & SHEET KEY
L1.1 LANDSCAPE PLAN DETAIL: SOUTHEAST AREA
L1.2 LANDSCAPE PLAN DETAIL: SOUTHWEST AREA
L1.3 LANDSCAPE PLAN DETAIL: NORTHEAST AREA AND APARTMENT FOUNDATION PLANS
PLANTING DETAILS
L1.4 LANDSCAPE PLAN DETAILS: PLAZA FEATURES AND DOG PARK.
L1.5 LANDSCAPE SPECIFICATIONS AND DETAILS: PLAZA LAYOUT DETAILS
L1.6 LANDSCAPE SPECIFICATIONS AND DETAILS: PLAZA FEATURES
L1.7 LANDSCAPE SPECIFICATIONS AND DETAILS: DOG PARK LAYOUT AND DETAILS.
L1.8 TOWNHOME FOUNDATION LANDSCAPE PLANS
PLANT & MATERIALS LIST - 5 UNIT TOWNHOMES
PLANT & MATERIALS LIST - 6 UNIT TOWNHOMES

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

CLIENT NAME AND ADDRESS

HAMILTON PARTNERS
300 PARK BOULEVARD, SUITE 201
ITASCA, ILLINOIS 60143

PLAN DATE

SEPTEMBER 7, 2021

REVISIONS

1.	PER EXHIBIT 9/13/21
2.	ADDED PLANT MIX 9/13/21
3.	REVISED SITE PLAN 11/19/21
4.	PER CITY COMMENTS 12/6/21
5.	ARCH/SITE PLAN REVISIONS 5/4/22
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

CRYSTAL LAKE AVE. & MAIN STREET
CRYSTAL LAKE, IL
FINAL LANDSCAPE PLAN: COVER SHEET

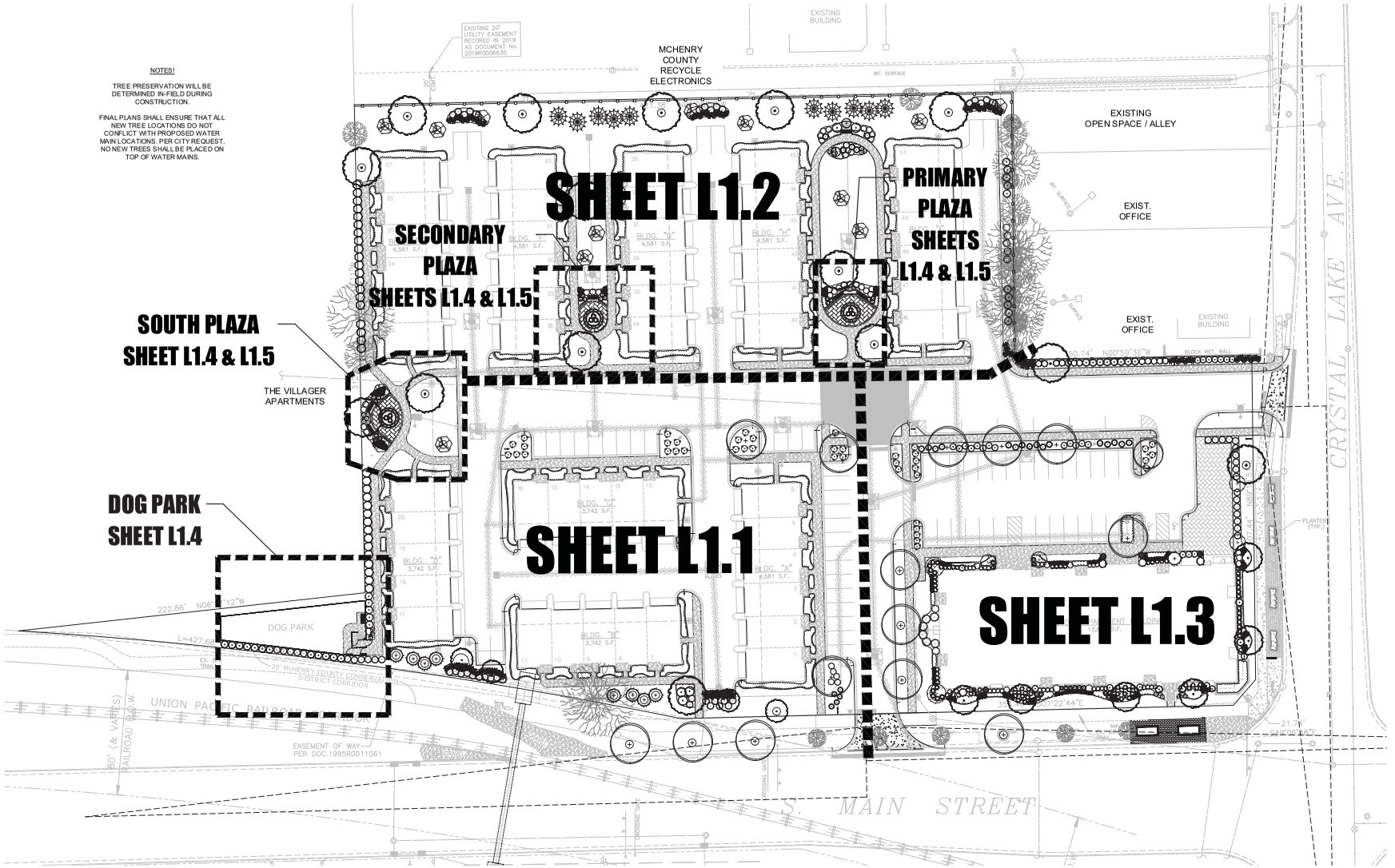
SHEET NUMBER

L0.1

NOTES!

TREE PRESERVATION WILL BE DETERMINED IN-FIELD DURING CONSTRUCTION.

FINAL PLANS SHALL ENSURE THAT ALL NEW TREE LOCATIONS DO NOT CONFLICT WITH PROPOSED WATER MAIN LOCATIONS. PER CITY REQUEST, NO NEW TREES SHALL BE PLACED ON TOP OF WATER MAINS.



NORTH

OVERALL LANDSCAPE PLAN

SCALE: 1" = 30'-0"

0 15' 30' 60'

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

CLIENT NAME AND ADDRESS

HAMILTON PARTNERS

300 PARK BOULEVARD, SUITE 201
ITASCA, ILLINOIS 60143

PLAN DATE

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PROJECT NAME AND SHEET TITLE

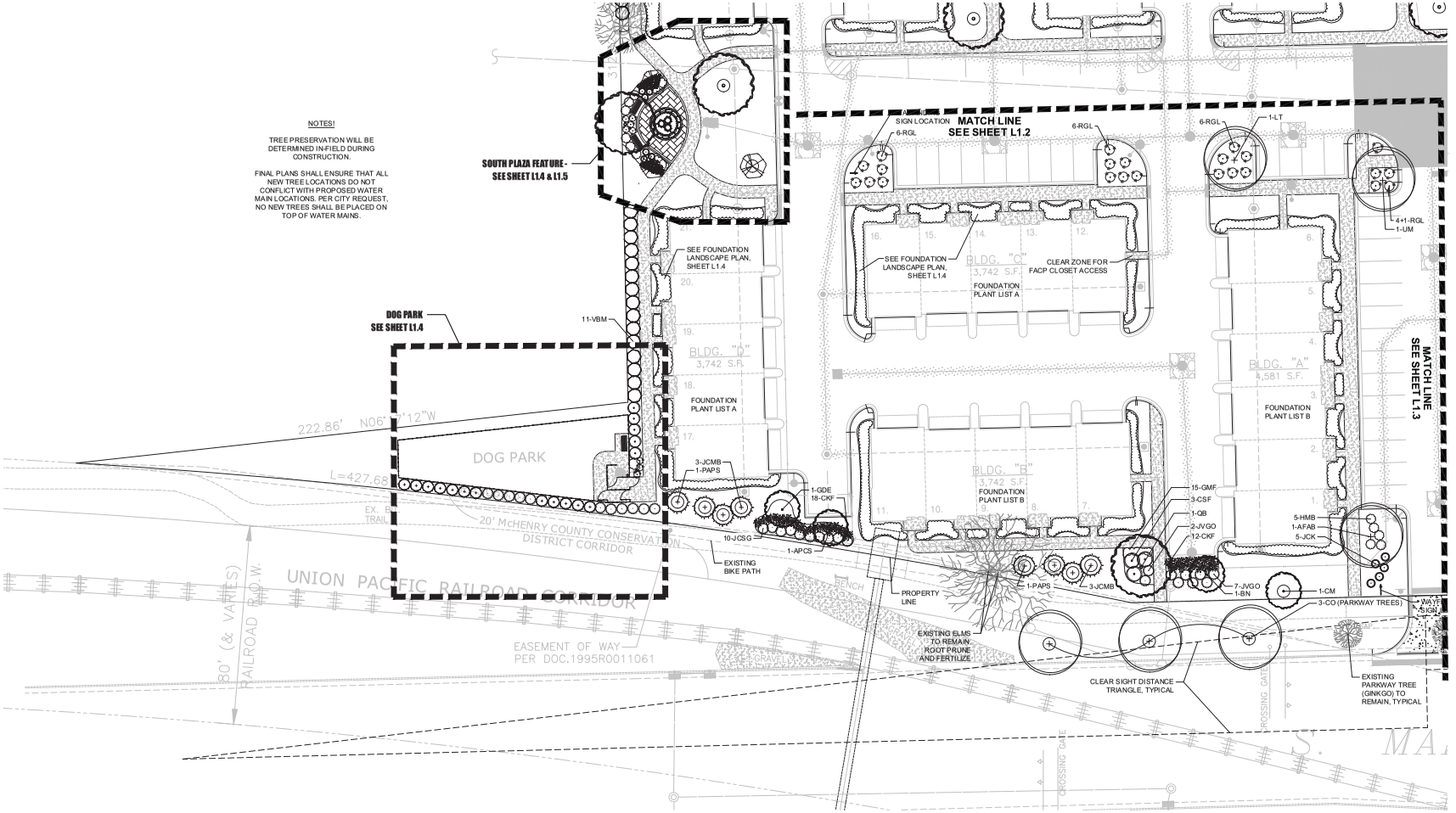
CRYSTAL LAKE AVE. & MAIN STREET

CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN: OVERALL / SHEET KEY

SHEET NUMBER

L1.0



SOUTH-EAST AREA LANDSCAPE PLAN

SCALE: 1" = 20'-0"

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

CLIENT NAME AND ADDRESS

HAMILTON PARTNERS

300 PARK BOULEVARD, SUITE 201
ITASCA, ILLINOIS 60143

PLAN DATE

SEPTEMBER 7, 2021

REVISIONS

1.	PER EXHIBIT 9/13/21
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PROJECT NAME AND SHEET TITLE

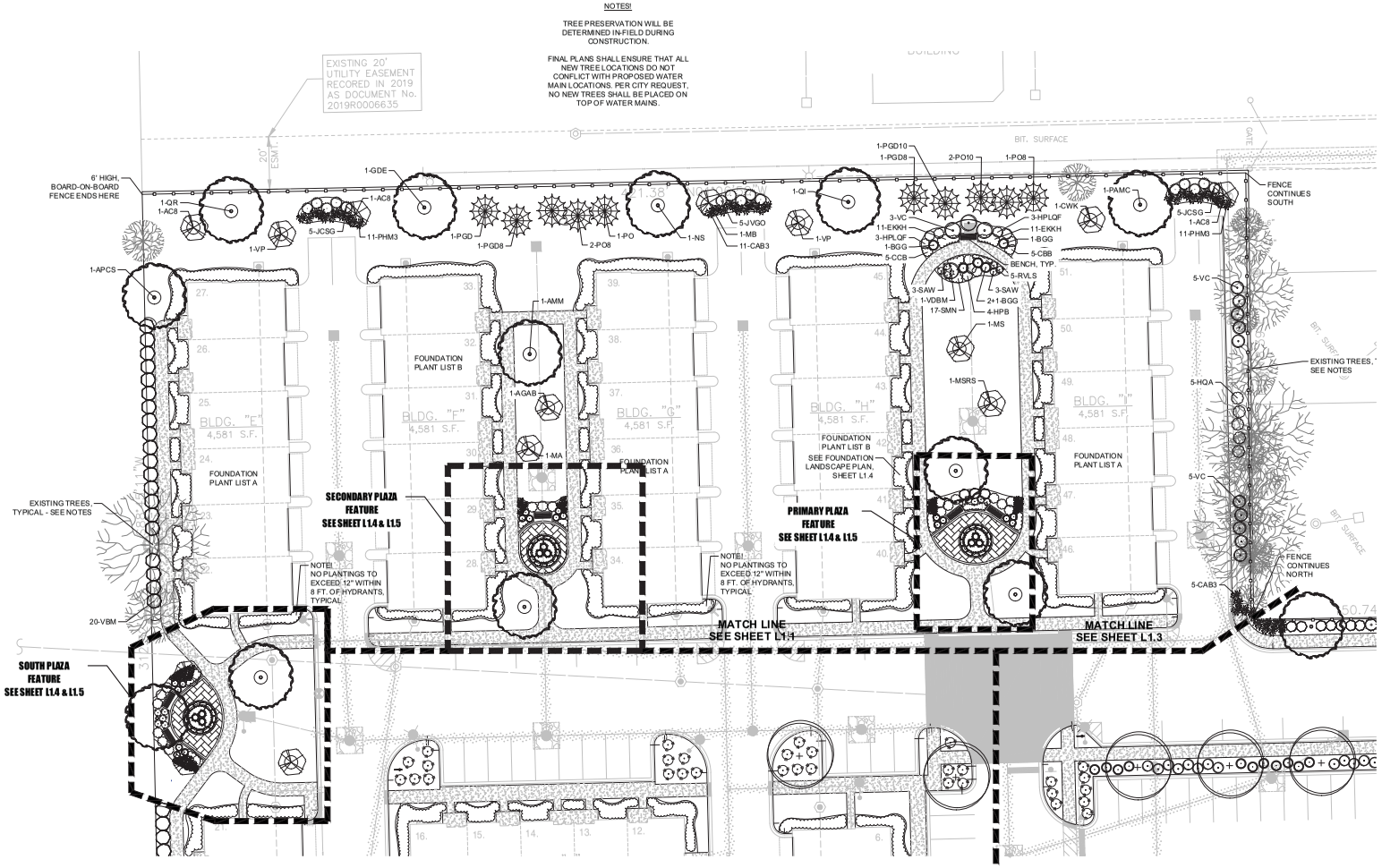
CRYSTAL LAKE AVE. & MAIN STREET

CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN: SOUTH-EAST

SHEET NUMBER

L1.1



SOUTH-WEST AREA LANDSCAPE PLAN

SCALE: 1" = 20'-0"

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

CLIENT NAME AND ADDRESS

HAMILTON PARTNERS

300 PARK BOULEVARD, SUITE 201
ITASCA, ILLINOIS 60143

PLAN DATE

SEPTEMBER 7, 2021

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PROJECT NAME AND SHEET TITLE

CRYSTAL LAKE AVE. & MAIN STREET

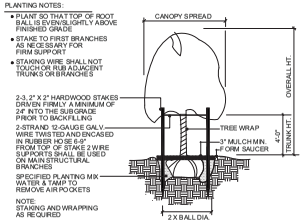
CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN: SOUTH-WEST

SHEET NUMBER

L1.2

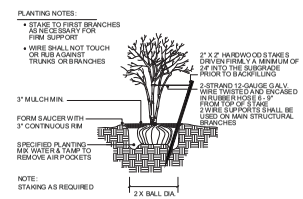
PLANTING DETAILS



TREE PLANTING & STAKING
NOT TO SCALE



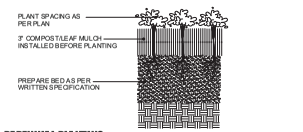
EVERGREEN TREE PLANTING
NOT TO SCALE



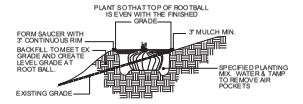
MULTI-TRUNK TREE STAKING
NOT TO SCALE



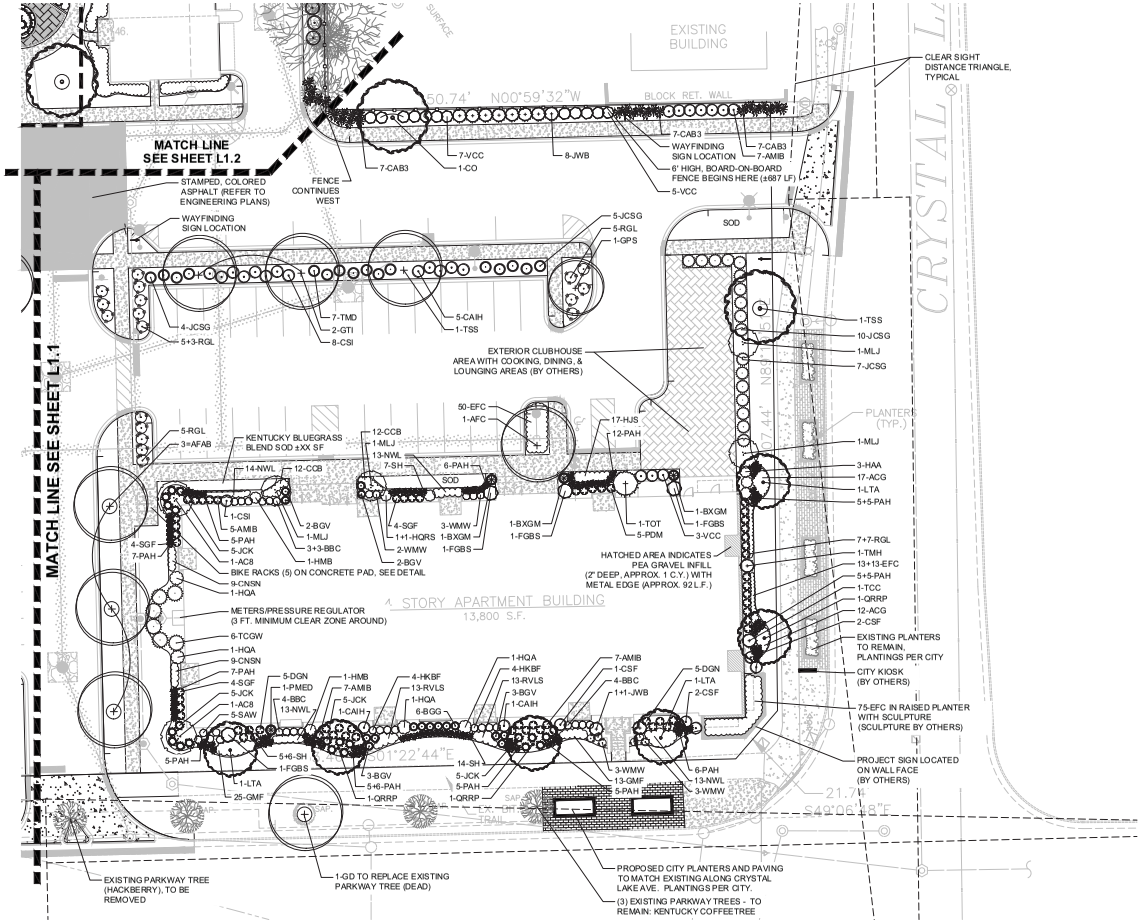
SHRUB PLANTING
NOT TO SCALE



PERENNIAL PLANTING
NOT TO SCALE



HILLSIDE PLANTING
NOT TO SCALE



NORTH-EAST AREA AND APARTMENT FOUNDATION LANDSCAPE PLAN

SCALE: 1" = 20'-0"

NORTH

0 10' 20' 40'

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

CLIENT NAME AND ADDRESS

HAMILTON PARTNERS

300 PARK BOULEVARD, SUITE 201
ITASCA, ILLINOIS 60143

PLAN DATE

SEPTEMBER 7, 2021

REVISIONS

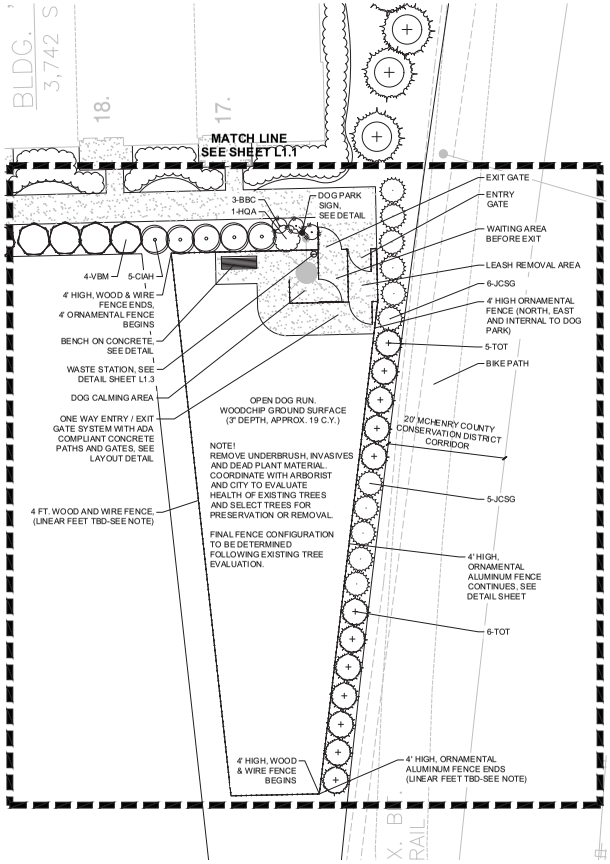
1.	PER EXHIBIT 9/13/21
2.	ADDED PLANT MIX 9/13/21
3.	REVISED SITE PLAN 11/19/21
4.	PER CITY COMMENTS 12/6/21
5.	ARCH/SITE PLAN REVISIONS 5/4/22
6.	
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PROJECT NAME AND SHEET TITLE

CRYSTAL LAKE AVE. & MAIN STREET
CRYSTAL LAKE, IL
FINAL LANDSCAPE PLAN: NORTH-EAST & APARTMENT FOUNDATION

SHEET NUMBER

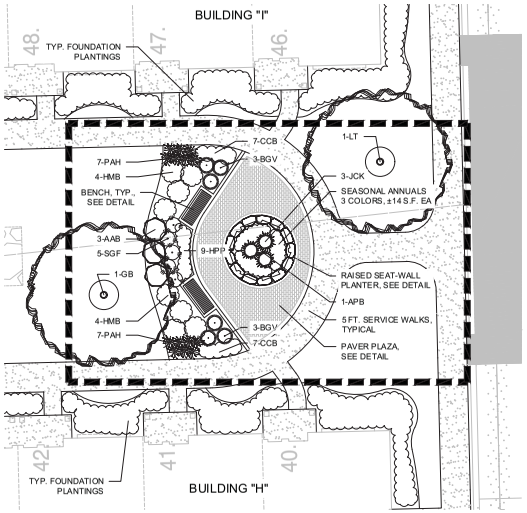
L1.3



NORTH

PLAN DETAIL: DOG PARK

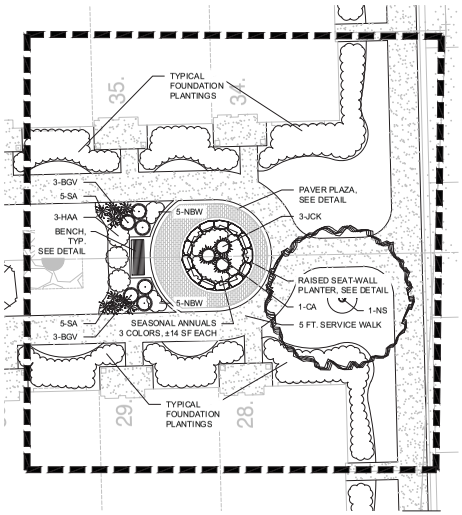
SCALE: 1" = 10'-0"



NORTH

PLAN DETAIL: PRIMARY PLAZA FEATURE

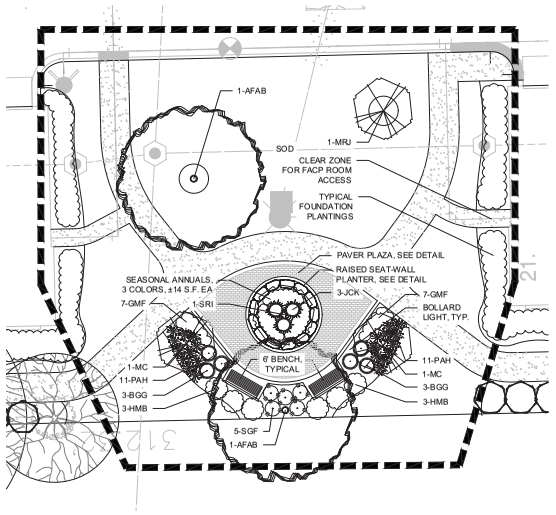
SCALE: 1" = 10'-0"



NORTH

PLAN DETAIL: SECONDARY PLAZA FEATURE

SCALE: 1" = 10'-0"



NORTH

PLAN DETAIL: SOUTH PLAZA FEATURE

SCALE: 1" = 10'-0"

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

CLIENT NAME AND ADDRESS

HAMILTON PARTNERS

300 PARK BOULEVARD, SUITE 201
ITASCA, ILLINOIS 60143

PLAN DATE

SEPTEMBER 7, 2021

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1.	PER EXHIBIT 9/13/21
2.	ADDED PLANT MIX 9/13/21
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PROJECT NAME AND SHEET TITLE

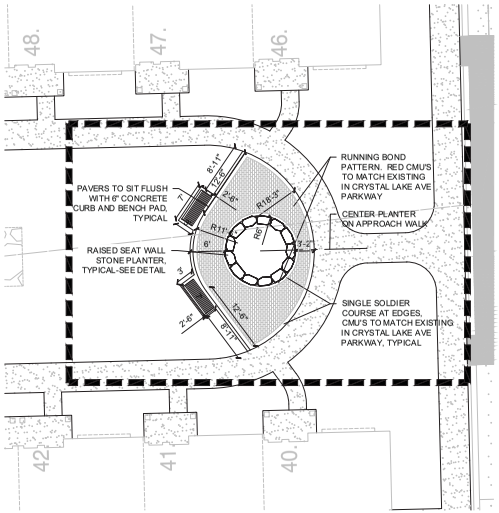
CRYSTAL LAKE AVE. & MAIN STREET

CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN: PLAZAS & DOG PARK

SHEET NUMBER

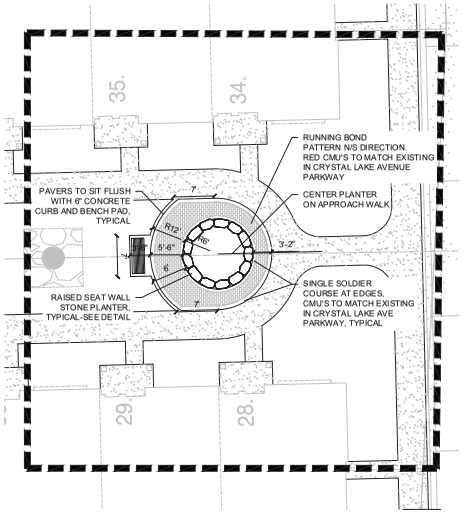
L1.4



NORTH

LAYOUT DETAIL: PRIMARY PLAZA FEATURE

SCALE: 1" = 10'-0"



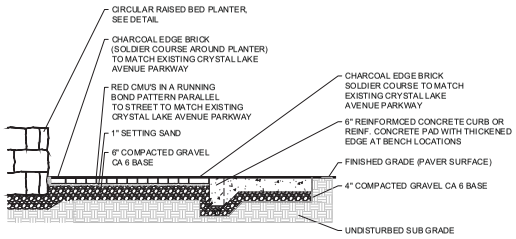
NORTH

LAYOUT DETAIL: SECONDARY PLAZA FEATURE

SCALE: 1" = 10'-0"

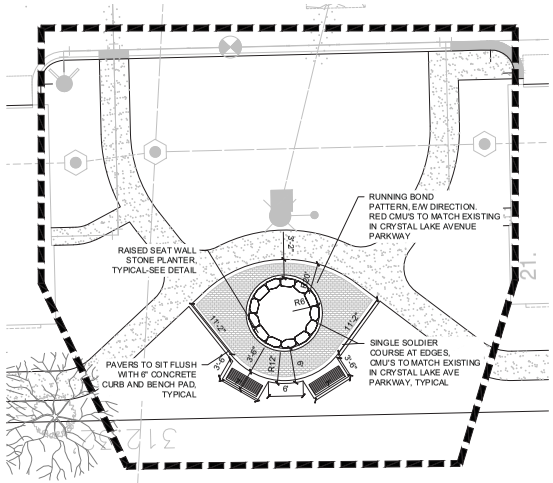
1 DETAIL: PAVER PLAZA

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





EXISTING PAVERS / PLANTER AT CRYSTAL LAKE AVENUE



NORTH

LAYOUT DETAIL: SOUTH PLAZA FEATURE

SCALE: 1" = 10'-0"

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CLIENT NAME AND ADDRESS

HAMILTON PARTNERS

300 PARK BOULEVARD, SUITE 201
ITASCA, ILLINOIS 60143

PLAN DATE

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PROJECT NAME AND SHEET TITLE

CRYSTAL LAKE AVE. & MAIN STREET

CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN: SPECIFICATIONS & DETAILS - PLAZA LAYOUT DETAILS

SHEET NUMBER

L1.5

SPECIFICATIONS & DETAILS: OVERALL SITE

1 SPECIFICATION - SEATING BENCH

SHALL BE:

- QUANTITY: 6
- NAME: DuMOR, BENCH 57
- MODEL: 57-60PL (SURFACE MOUNT)
- MATERIAL: STEEL POWDER COATED BASE WITH RECYCLED PLASTIC WOOD SEAT
- MEASURES: 6'L x 17"H
- SEAT HEIGHT: 17"
- COLOR, "CEDAR" FRAME: BLACK

- INSTALL: PER MANUFACTURER'S SPECIFICATIONS

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



2 SPECIFICATION - BIKE RACK

SHALL BE:

- QUANTITY: 5
- NAME: DuMOR, BIKE RACK
- MODEL: 293-00 / S-2 (SURFACE MOUNT)
- MATERIAL: STEEL POWDER COATED
- MEASURES: 40 3/8"L x 32 5/16"H
- COLOR, BLACK

- INSTALL: PER MANUFACTURER'S SPECIFICATIONS

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



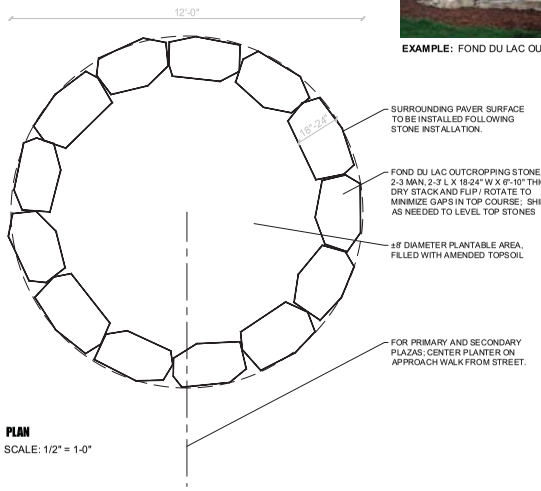
3 DETAIL: SEAT-WALL RAISED PLANTER

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

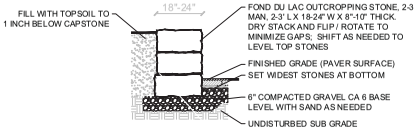
- QUANTITY: 3 (±5-6 TONS EACH)
- NAME: CUSTOM RAISED OUTCROPPING STONE PLANTER
- MATERIALS:
  2-3 MAN FOND DU LAC STONE, DRY STACKED IN PLACE OVER COMPACTED GRAVEL BASE.



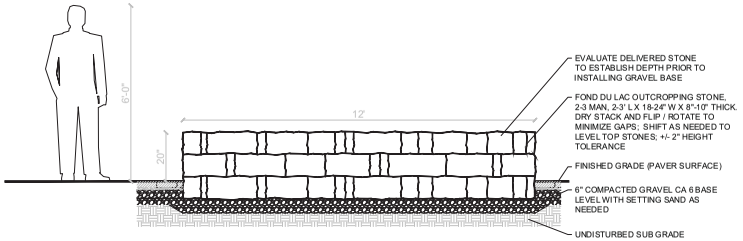
EXAMPLE: FOND DU LAC OUTCROPPING STONE



PLAN
SCALE: 1/2" = 1-0"



SECTION



ELEVATION

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

CLIENT NAME AND ADDRESS

HAMILTON PARTNERS

300 PARK BOULEVARD, SUITE 201
ITASCA, ILLINOIS 60143

PLAN DATE

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PROJECT NAME AND SHEET TITLE

CRYSTAL LAKE AVE. & MAIN STREET
CRYSTAL LAKE, IL
FINAL LANDSCAPE PLAN: SPECIFICATIONS & DETAILS - PLAZA FEATURES

SHEET NUMBER

L1.6

SPECIFICATIONS & DETAILS: DOG PARK

1 SPECIFICATION - SEATING BENCH

SHALL BE:

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

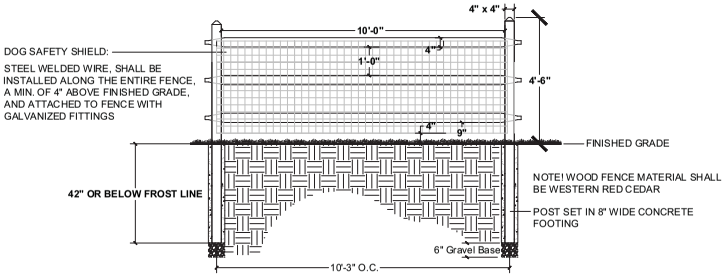
- INSTALL: PER MANUFACTURER'S SPECIFICATIONS

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



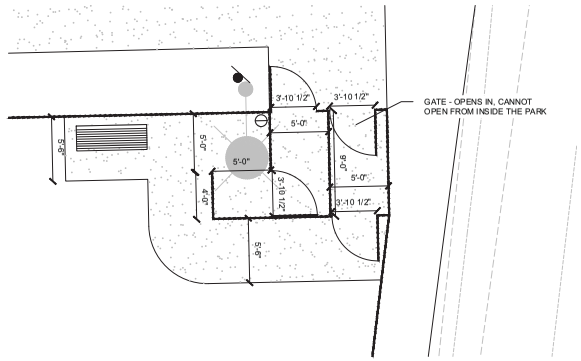
2 DETAIL - FENCE, WOOD & WIRE

NOT TO SCALE



3 DETAIL - DOG PARK ENTRANCE AREA LAYOUT

NOT TO SCALE



4 SPECIFICATIONS - PARK SIGNAGE & WASTE STATION

SHALL BE:

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

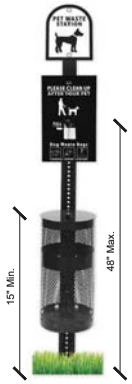
SHALL BE:

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

- INSTALL: PER MANUFACTURER'S SPECIFICATIONS

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

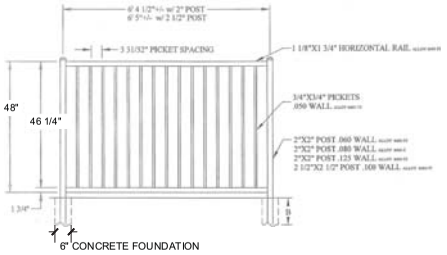




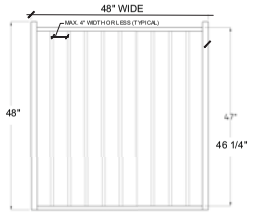
5 SPECIFICATIONS & DETAILS - FENCE, ORNAMENTAL ALUMINUM

NOT TO SCALE

FENCE



GATE



SPECIFICATION - ORNAMENTAL FENCE

SHALL BE:

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

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

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

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CLIENT NAME AND ADDRESS

HAMILTON PARTNERS

300 PARK BOULEVARD, SUITE 201
ITASCA, ILLINOIS 60143

PLAN DATE

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PROJECT NAME AND SHEET TITLE

CRYSTAL LAKE AVE. & MAIN STREET
CRYSTAL LAKE, IL
FINAL LANDSCAPE PLAN: SPECIFICATIONS & DETAILS

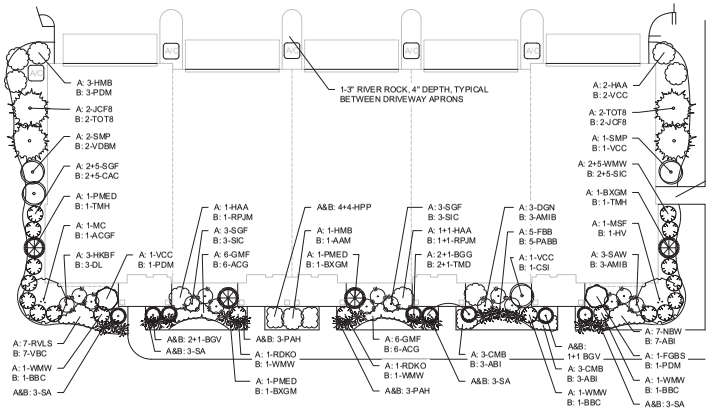
SHEET NUMBER

L1.7

PLANT & MATERIALS LIST - 5 UNIT TOWNHOMES

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
FOUNDATION LANDSCAPE - 5 UNIT BUILDING, ORIENTATION "A"				
Evergreen Trees				
JCF8	2	8' high	Juniperus chinensis 'Fairview'	Fairview Chinese Juniper
TOT8	2	8' high	Thuja occidentalis 'Techny'	Mission Arborvitae
Ornamental Trees				
MC	1	6' high	Malus x 'Camelot'	Camelot Crab
MSF	1	4' BB wide head	Malus sargentii 'Firebird'	Firebird Sargent Crabapple
Evergreen Shrubs				
BXGG	3	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
BXGV	5	30" wide	Buxus x 'Green Velvet'	Green Velvet Boxwood
BXGM	1	42" wide	Buxus x 'Green Mountain'	Green Mountain Boxwood
PMED	3	30" wide	Pinus mugo var. 'Enci'	Enci Dwarf Mugo Pine
Large Deciduous Shrubs				
FGBS	1	7 Gal./36"	Fothergilla gardenii 'Blue Shadow'	Blue Shadow Dwarf Fothergilla
HAA	5	7 Gal./36"	Hydrangea aborescens 'Annabelle'	Annabelle Hydrangea
HMB	4	7 Gal./36"	Hydrangea macrophylla "Bailday"	Light-O-Day Hydrangea
SMP	3	7 Gal./36"	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
Medium-Small Deciduous Shrubs				
DGN	3	5 Gal./24"	Deutzia gracilis 'Nikko'	Nikko Slender Deutzia
HKBF	3	5 Gal./24"	Hypericum kalamianum 'Blue Festival'	Blue Festival St. Johns Wort
PGD	7	5 Gal./24"	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla
RDKO	2	5 Gal./24"	Rosa 'Double Knock Out'	Double Knock Out Rose
SAW	3	5 Gal./24"	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea
SGF	13	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Bumald Spirea
VCC	2	7 Gal./36"	Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum
WMW	3	5 Gal./24"	Weigela florida 'Midnight Wine'	Midnight Wine Weigela
Ornamental Grasses				
FBB	5	1 Gal.	Festuca ovina glauca 'Beyond Blue'	Beyond Blue Fescue
PAH	6	1 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
SA	12	1 Gal.	Sesleria autumnalis	Autumn Moor Grass
Perennials				
CMB	6	1 Gal.	Coreopsis 'Moonbeam'	Moonbeam Coreopsis
GMF	12	1 Gal.	Geranium sanguinuem 'Max Frei'	Max Frei Cranesbill
HPP	8	1 Gal.	Heuchera micrantha 'Palace Purple'	Palace Purple Coralbells
NBW	7	1 Gal.	Nepeta faassenii 'Blue Wonder'	Blue Wonder Catmint
RVLS	7	1 Gal.	Rubeckia fulgida var. speciosa	Viette's Little Suzy Black-Eyed Susan
Materials				
-	3	C.Y.	-	Soil Amendments
-	9	C.Y.	-	Shredded Hardwood Mulch
-	2	C.Y.	-	River Rock (1-3")
-	5	EACH	-	Splash Blocks

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
FOUNDATION LANDSCAPE - 5 UNIT BUILDING, ORIENTATION "B"				
Evergreen Trees				
JCF8	2	8' high	Juniperus chinensis 'Fairview'	Fairview Chinese Juniper
TOT8	2	8' high	Thuja occidentalis 'Techny'	Mission Arborvitae
Ornamental Trees				
ACGF	1	6' high	Amelanchier canadensis 'Glennform'	Rainbow Pillar Shadblow Serviceberry
HV	1	6' high	Hamamelis vernalis	Vernal Witchhazel
Evergreen Shrubs				
BXGV	5	30" wide	Buxus x 'Green Velvet'	Green Velvet Boxwood
BXGM	2	42" wide	Buxus x 'Green Mountain'	Green Mountain Boxwood
TMD	3	24" wide	Taxus x media 'Densiformis'	Dense Yew
TMH	2	60" high	Taxus media 'Hicksii'	Hicks Intermediate Yew
Large Deciduous Shrubs				
AAM	1	36" high	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry
CSI	1	36" high	Cornus sericea 'Isanti Redtwig'	Isanti Redtwig Dogwood
RPJM	3	36" high	Rhododendron 'P.J.M'	P.J.M. Rhododendron
VDBM	2	42"	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum
Medium-Small Deciduous Shrubs				
AMIB	6	5 Gal./24"	Aronia melanocarpa 'Iroquis Beauty'	Iroquois Beauty Black Chokeberry
BBC	3	5 Gal./24"	Buddleja 'Blue Chip'	Lo & Behold Buddleja
CAC	7	5 Gal./24"	Cotoneaster apiculatus	Cranberry Cotoneaster
DL	3	5 Gal./24"	Diervilla lonicera	Northernbush Honeysuckle
PDM	5	7 Gal./36"	Physocarpus opulifolius 'Donna May'	Little Devil Common Ninebark
SIC	13	5 Gal./24"	Stephanandra incisa 'Crispa'	Cutleaf Stephanandra
VCC	2	7 Gal./36"	Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum
WMW	2	5 Gal./24"	Weigela florida 'Midnight Wine'	Midnight Wine Weigela
Ornamental Grasses				
PABB	5	1 Gal.	Pennisetum alopecuroides 'Burgundy Bunny'	Dwarf Burgundy Fountain Grass
PAH	6	1 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
SA	12	1 Gal.	Sesleria autumnalis	Autumn Moor Grass
Perennials				
ABI	13	1 Gal.	Amsonia montana 'Blue Ice'	Blue Ice Blue Star
AMA	12	1 Gal.	Alchemilla mollis 'Auslese'	Auslese Lady's Mantle
HPP	8	1 Gal.	Heuchera micrantha 'Palace Purple'	Palace Purple Coralbells
VBC	7	1 Gal.	Veronica spicata 'Bubblegum Candles'	Bubblegum Candles Speedwell
Materials				
-	3	C.Y.	-	Soil Amendments
-	9	C.Y.	-	Shredded Hardwood Mulch
-	2	C.Y.	-	River Rock (1-3")
-	5	EACH	-	Splash Blocks



PLAN DETAIL: TYPICAL TOWNHOME FOUNDATION LANDSCAPE - 5 UNIT

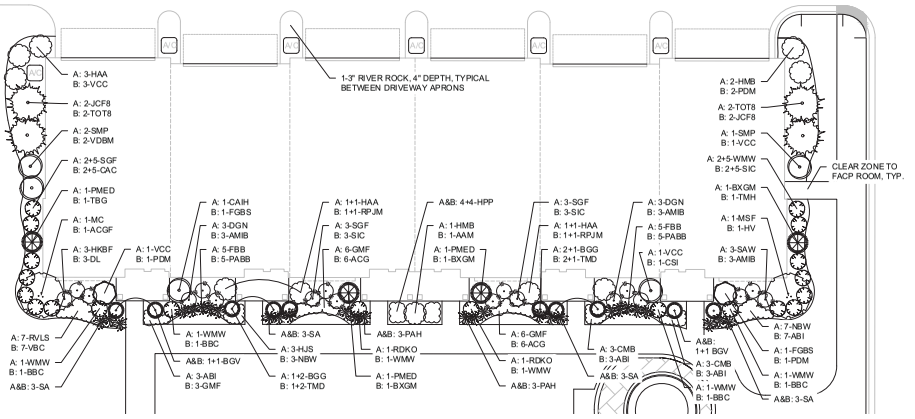
SCALE: 1" = 20'-0"

NOTE!
BUILDINGS WITH THEIR FRONT FACADES FACING SOUTH OR WEST SHALL RECEIVE FOUNDATION PLANTING "A",
WHILE BUILDINGS WITH THEIR FRONT FACADES FACING NORTH OR EAST SHALL RECEIVE FOUNDATION PLANTING "B".

PLANT & MATERIALS LIST - 6 UNIT TOWNHOMES

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
FOUNDATION LANDSCAPE - 6 UNIT BUILDING, ORIENTATION "A"				
Evergreen Trees				
JCF8	2	8' high	Juniperus chinensis 'Fairview'	Fairview Chinese Juniper
TOT8	2	8' high	Thuja occidentalis 'Techny'	Mission Arborvitae
Ornamental Trees				
MC	1	6' high	Malus x 'Camelot'	Camelot Crab
MSF	1	4' BB wide head	Malus sargentii 'Firebird'	Firebird Sargent Crabapple
Evergreen Shrubs				
BXGG	6	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
BXGV	4	30" wide	Buxus x 'Green Velvet'	Green Velvet Boxwood
BXGM	1	42" wide	Buxus x 'Green Mountain'	Green Mountain Boxwood
PMED	3	30" wide	Pinus mugo var. 'Enci'	Enci Dwarf Mugo Pine
Large Deciduous Shrubs				
CAIH	1	42" high	Cornus alba 'Ivory Halo'	Ivory Halo Tatarian Dogwood
FGBS	1	36" high	Fothergilla gardenii 'Blue Shadow'	Blue Shadow Dwarf Fothergilla
HAA	7	7 Gal./36"	Hydrangea aborescens 'Annabelle'	Annabelle Hydrangea
HMB	7	7 Gal./36"	Hydrangea macrophylla "Bailday"	Light-O-Day Hydrangea
SMP	3	42" high	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
Medium-Small Deciduous Shrubs				
DGN	6	5 Gal./24"	Deutzia gracilis 'Nikko'	Nikko Slender Deutzia
HKBF	3	5 Gal./24"	Hypericum kalamianum 'Blue Festival'	Blue Festival St. Johns Wort
PGD	7	5 Gal./24"	Potentilla fruticosa 'Gold Drop'	Gold Drop Potentilla
RDKO	2	5 Gal./24"	Rosa 'Double Knock Out'	Double Knock Out Rose
SAW	3	5 Gal./24"	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea
SGF	13	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Bumald Spirea
VCC	2	7 Gal./36"	Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum
WMW	4	5 Gal./24"	Weigela florida 'Midnight Wine'	Midnight Wine Weigela
Ornamental Grasses				
FBB	10	1 Gal.	Festuca ovina glauca 'Beyond Blue'	Beyond Blue Fescue
PAH	6	1 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
SA	12	1 Gal.	Sesleria autumnalis	Autumn Moor Grass
Perennials				
ABI	3	1 Gal.	Amsonia montana 'Blue Ice'	Blue Ice Blue Star
CMB	6	1 Gal.	Coreopsis 'Moonbeam'	Moonbeam Coreopsis
GMF	12	1 Gal.	Geranium sanguinuem 'Max Frei'	Max Frei Cranesbill
HPP	8	1 Gal.	Heuchera micrantha 'Palace Purple'	Palace Purple Coralbells
HJS	3	1 Gal.	Hemerocallis x 'Joan Senior'	Joan Senior Daylily
NBW	7	1 Gal.	Nepeta faassenii 'Blue Wonder'	Blue Wonder Catmint
RVLS	7	1 Gal.	Rubeckia fulgida var. speciosa	Viette's Little Suzy Black-Eyed Susan
Materials				
-	4	C.Y.	-	Soil Amendments
-	10	C.Y.	-	Shredded Hardwood Mulch
-	2	C.Y.	-	River Rock (1-3")
-	6	EACH	-	Splash Blocks

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
FOUNDATION LANDSCAPE - 6 UNIT BUILDING, ORIENTATION "B"				
Evergreen Trees				
JCF8	2	8' high	Juniperus chinensis 'Fairview'	Fairview Chinese Juniper
TOT8	2	8' high	Thuja occidentalis 'Techny'	Mission Arborvitae
Ornamental Trees				
ACGF	1	6' high	Amelanchier canadensis 'Glennform'	Rainbow Pillar Shadblow Serviceberry
HV	1	6' high	Hamamelis vernalis	Vernal Witchhazel
Evergreen Shrubs				
BXGV	4	30" wide	Buxus x 'Green Velvet'	Green Velvet Boxwood
BXGM	2	42" wide	Buxus x 'Green Mountain'	Green Mountain Boxwood
TBG	1	54"	Taxus media 'Browni Globe'	Browns Globe Intermediate Yew
TMD	6	24" wide	Taxus x media 'Densiformis'	Dense Yew
TMH	1	60"	Taxus media 'Hicksii'	Hicks Intermediate Yew
Large Deciduous Shrubs				
AAM	1	36" high	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry
CSI	1	36" high	Cornus sericea 'Isanti Redtwig'	Isanti Redtwig Dogwood
FGBS	1	36" high	Fothergilla gardenii 'Blue Shadow'	Blue Shadow Dwarf Fothergilla
RPJM	4	36" high	Rhododendron 'P.J.M'	P.J.M. Rhododendron
VDBM	2	36" high	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum
Medium-Small Deciduous Shrubs				
AMIB	9	5 Gal./24"	Aronia melanocarpa 'Iroquis Beauty'	Iroquois Beauty Black Chokeberry
BBC	4	5 Gal./24"	Buddleja 'Blue Chip'	Lo & Behold Buddleja
CAC	7	5 Gal./24"	Cotoneaster apiculatus	Cranberry Cotoneaster
DL	3	5 Gal./24"	Diervilla lonicera	Northernbush Honeysuckle
PDM	4	7 Gal./36"	Physocarpus opulifolius 'Donna May'	Little Devil Common Ninebark
SIC	13	5 Gal./24"	Stephanandra incisa 'Crispa'	Cutleaf Stephanandra
VCC	4	7 Gal./36"	Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum
WMW	3	5 Gal./24"	Weigela florida 'Midnight Wine'	Midnight Wine Weigela
Ornamental Grasses				
PABB	10	1 Gal.	Pennisetum alopecuroides 'Burgundy Bunny'	Dwarf Burgundy Fountain Grass
PAH	6	1 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
SA	12	1 Gal.	Sesleria autumnalis	Autumn Moor Grass
Perennials				
ABI	13	1 Gal.	Amsonia montana 'Blue Ice'	Blue Ice Blue Star
AMA	12	1 Gal.	Alchemilla mollis 'Auslese'	Auslese Lady's Mantle
GMF	3	1 Gal.	Geranium sanguinuem 'Max Frei'	Max Frei Cranesbill
HPP	8	1 Gal.	Heuchera micrantha 'Palace Purple'	Palace Purple Coralbells
NBW	3	1 Gal.	Nepeta faassenii 'Blue Wonder'	Blue Wonder Catmint
VBC	7	1 Gal.	Veronica spicata 'Bubblegum Candles'	Bubblegum Candles Speedwell
Materials				
-	4	C.Y.	-	Soil Amendments
-	10	C.Y.	-	Shredded Hardwood Mulch
-	2	C.Y.	-	River Rock (1-3")
-	6	EACH	-	Splash Blocks



PLAN DETAIL: TYPICAL TOWNHOME FOUNDATION LANDSCAPE - 6 UNIT

SCALE: 1" = 20'-0"

NOTE!
BUILDINGS WITH THEIR FRONT FACADES FACING SOUTH OR WEST SHALL RECEIVE FOUNDATION PLANTING "A",
WHILE BUILDINGS WITH THEIR FRONT FACADES FACING NORTH OR EAST SHALL RECEIVE FOUNDATION PLANTING "B".

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

CLIENT NAME AND ADDRESS

HAMILTON PARTNERS

300 PARK BOULEVARD, SUITE 201
ITASCA, ILLINOIS 60143

PLAN DATE

SEPTEMBER 7, 2021

REVISIONS

1.	PER EXHIBIT 9/13/21
2.	ADDED PLANT MIX 9/13/21
3.	REVISED SITE PLAN 11/19/21
4.	PER CITY COMMENTS 12/6/21
5.	ARCH/SITE PLAN REVISIONS 5/4/22
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

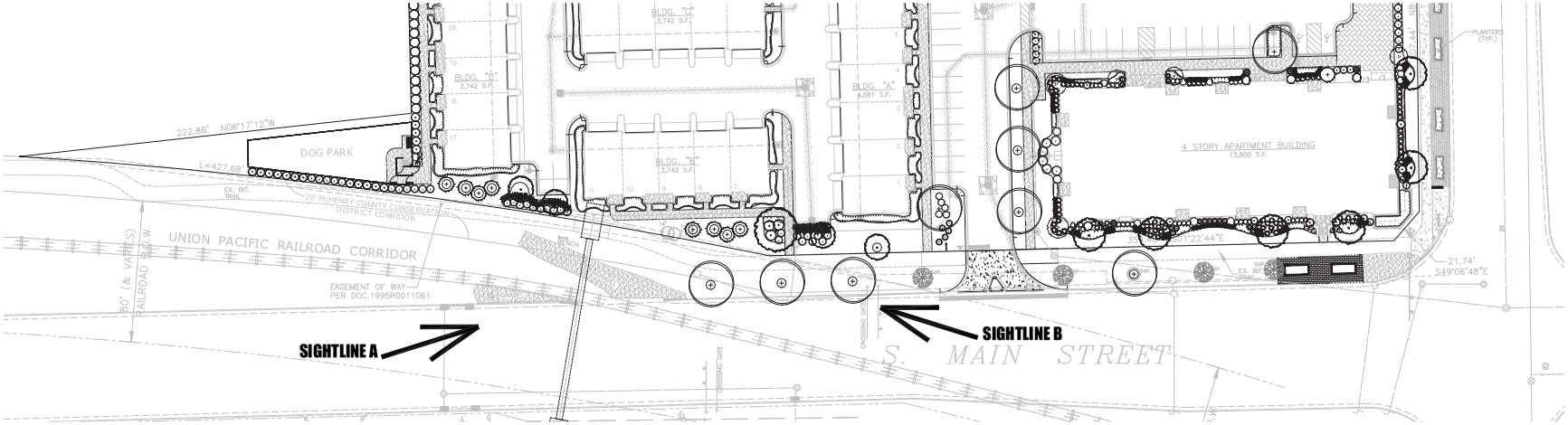
CRYSTAL LAKE AVE. & MAIN STREET

CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN: TOWNHOME FOUNDATIONS

SHEET NUMBER

L1.8



SIGHTLINE VIEWS

NOT TO SCALE

0' 30' 60' 90'



SIGHTLINE A

NOT TO SCALE



SIGHTLINE B

NOT TO SCALE

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

CLIENT NAME AND ADDRESS

HAMILTON PARTNERS

ITASCA, ILLINOIS

PLAN DATE

MAY 4, 2022

PROJECT NAME AND SHEET TITLE

CRYSTAL LAKE ROAD & MAIN STREET

CRYSTAL LAKE, IL

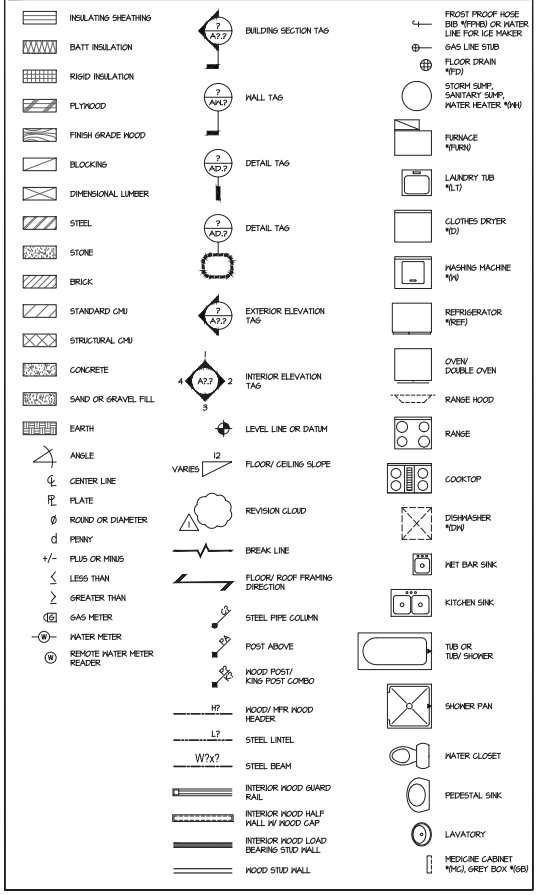
EXHIBIT - SIGHTLINES: FINAL LANDSCAPE PLAN

BSB ABBREVIATIONS

A	AB	ANCHOR BOLT
	ABV	ABOVE
	A/C	AIR CONDITIONING
	ACC	ACCESS
	ACT	ACOUSTICAL TILE (CLG)
	AFF	ABOVE FINISH FLOOR
	AD	AREA DRAIN
	ADD	ADDENDUM
	ADH	ADHESIVE
	ADJ	ADJUSTABLE
	AGG	AGGREGATE
	AHU	AIR HANDLING UNIT
	ALT	ALTERNATE
	ALUM	ALUMINUM
	AP	ACCESS PANEL
	APX	APPROXIMATE
	ARCH	ARCHITECTURAL
	ASPH	ASPHALT
	AT	ASPHALT TILE
	AUTO	AUTOMATIC
	AVG	AVERAGE
	AWNG	AWNING
B	BD	BOARD
	BF	BI-FOLD (DOOR)
	BIT	BITUMINOUS
	BLDG	BUILDING
	BLK	BLOCK (CMU)
	BLKG	BLOCKING
	BM	BEAM OR BENCH MARK
	BP	BI-PASS (DOOR)
	BRG	BEARING
	BRK	BRICK
	BS	BOTH SIDES
	BSMT	BASEMENT
	BTM	BOTTOM
	BTWN	BETWEEN
	BVL	BEVELED
	BW	BOTH WAYS
C	CAB	CABINET
	CB	CATCH BASIN
	CEM	CEMENT
	CER	CERAMIC
	CF	CUBIC FOOT
	CHAM	CHAMFER
	CI	CAST IRON
	CIP	CAST-IN-PLACE
	CIR	CIRCLE
	CIRC	CIRCUMFERENCE
	CJ	CONTROL JOINT
	CK	CAULK(ING)
	CL	CLOSET OR CENTER LINE
	CLG	CEILING
	CLR	CLEAR(ANCE)
	CLS	CLOSURE OR CLOSER
	CM	(DOOR) CENTIMETER(S)
	CMU	CONCRETE MASONRY UNIT
	CO	CASED OPENING
	COL	COLUMN
	COMB	COMBINATION
	CONC	CONCRETE
	COND	(AC) CONDENSER
	CONST	CONSTRUCTION
	CONT	CONTINUOUS
	CONTR	CONTRACTOR
	CORR	CORRUGATED
	CPR	COPPER
	CPT	CARPET
	CRS	COURSE(S)
	CSMT	CASEMENT
	CST	CAST STONE
	CT	CERAMIC TILE
	CTR	CENTER OR COUNTER
	CY	CUBIC YARD
D	D	DRYER, OR DRAIN
	DBL	DOUBLE
	DECO	DECORATIVE
	DEMO	DEMOLISH, DEMOLITION
	DEP	DEPRESSED
	DTL	DETAIL
	DF	DRINKING FOUNTAIN
	DH	DOUBLE HUNG
	DIA	DIAMETER
	DIM	DIMENSION
	DL	DEAD LOAD
	DN	DOWN (STAIRS)
	DP	DAMP-PROOFING
	DR	DOOR
	DS	DOWNSPOUT
	DT	DRAIN TILE
	DW	DISH WASHER
	DWG	DRAWING
	DWR	DRAWER
E	EA	EACH
	EB	EYEBROW (FLAT ARCH)
	EF	EACH FACE
	EJ	EXPANSION JOINT
	EL	ELEVATION
	ELEC	ELECTRIC(AL)
	EP	ELECTRICAL PANEL
	EQ	EQUAL
	EST	ESTIMATE
	EWC	ELECTRIC WATER COOLER
	EXG	EXISTING
	EXH	EXHAUST
	EXT	EXTERIOR
F	FAS	FASTENER)
	FB	FACE BRICK
	FBO	FURNISHED BY OTHERS
	FD	FLOOR DRAIN
	FE	FIRE EXTINGUISHER
	FF	FINISH FLOOR (LINE)
	FG	FIXED GLASS
	FGL	FIBERGLASS
	FIN	FINISH
	FLG	FLASHING
	FLR	FLOOR(ING)
	FLUR	FLUORESCENT (LIGHT)
	FMB	FLOOR MATERIAL BREAK
	FN	FENCE
	FND	FOUNDATION
	FO	FACE OF
	FP	FIRE PROOF
	FPHB	FROST PROOF HOSE BIBB
	FPL	FIREPLACE
	FR	FRAMED(ING)
	FS	FULL SIZE
	FTG	FOOTING
	FUR	FURRED(ING)
	FWD	FOOD WASTE DISPOSAL
G	GA	GAUGE
	GC	GENERAL CONTRACTOR
	GD	GRADE OR GRADING
	GDO	GARAGE DOOR OPENER
	GFCI	GROUND FAULT-CIRCUIT INTERRUPTER
	GL	GLASS OR GLAZING
	GLBK	GLASS BLOCK
	GI	GALVANIZED IRON
	GT	GROUT
	GYP	GYPSUM
H	HB	HOSE BIBB
	HC	HOLLOW CORE
	HD	HEAT DETECTOR OR HEAVY DUTY
	HDR	HEADER
	HDWR	HARDWARE
	HM	HOLLOW METAL
	HORZ	HORIZONTAL
	HR	HOUR OR HALF ROUND (WINDOW)
	HS	HORIZONTAL SLIDER
	HT	HEIGHT
	HTG	HEATING
	HVAC	HEATING/VENTILATING/AIR COND
	HWD	HARDWOOD (FLOORS)
I	IB	IRONING BOARD
	ID	INSIDE DIAMETER
	ILO	IN LIEU OF
	IM	INSULATED METAL
	INSUL	INSULATED(TION)
	INT	INTERIOR
J	JST	JOIST (FLOOR OR ROOF)
	JT	JOINT
K	KD	KNOCKDOWN (CEILING)
	KIT	KITCHEN
	KO	KNOCKOUT
	KPL	KICKPLATE (ON DOOR)
	KS	KNEE SPACE
L	LAM	LAMINATE(D)
	LAV	LAVATORY (SINK)
	LBO	LOCATION BY OTHERS
	LIV	LIVING
	LL	LIVE LOAD
	LP	LAMINATED PLASTIC
	LSL	LAMINATED STAND LUMBER
	LT	LIGHT OR LAUNDRY TUB
	LTL	LINTEL
	LVL	LAMINATED VENEER LUMBER
	LVR	LOUVER
M	M	METER(S)
	MAX	MAXIMUM
	MAS	MASONRY
	MATL	MATERIAL
	MC	MEDICINE CABINET
	MECH	MECHANICAL
	MFR	MANUFACTURER
	MH	MANHOLE
	MIN	MINIMUM
	MIR	MIRROR
	MISC	MISCELLANEOUS
	MLD	MOULDING
	MM	MILLIMETER
	MMB	MEMBRANE
	MO	MASONRY OPENING
	MOD	MODULAR
	MRB	MARBLE
	MTL	METAL
	MT	MOUNTED(ING)
	MULL	MULLION OR MULLED
N	N/A	NOT APPLICABLE
	NIC	NOT IN CONTRACT
	NL	NAILABLE
	NOM	NOMINAL
	NTS	NOT TO SCALE
	NGVD	NATIONAL GEODETIC-VERTICAL DATUM
O	OA	OVERALL
	OBS	OBSCURE (GLASS)
	OC	ON CENTER
	OD	OUTSIDE DIAMETER
	OHD	OVERHEAD GARAGE DOOR
	OH	OVERHEAD
	OPNG	OPENING
	OPT	OPTIONAL
	OSB	ORIENTED STRAND BOARD
P	PAR	PARALLEL
	PBD	PARTICLE BOARD
	PC	PRECAST CONCRETE
	PE	PORCELAIN ENAMEL
	PED	PEDESTAL (SINK)
	PERIM	PERIMETER
	PKG	PARKING
	PL	PLATE (HEIGHT)
	PLAM	PLASTIC LAMINATE
	PLAS	PLASTER
	PNL	PANEL
	PNT	PAINT(ED)
	PR	PAIR (OF)
	PREFAB	PREFABRICATED
	PSF	POUNDS PER SQUARE FOOT
	PSI	POUNDS PER SQUARE INCH
	PSL	PARALLEL STRAND LUMBER
	PTN	PARTITION
	PT	PRESSURE TREATED (WOOD)
	PV	PAVED) OR PAVING
	PVC	POLYVINYL CHLORIDE (PIPE)
	PVMT	PAVEMENT
	PWD	PLYWOOD
Q	QT	QUARRY TILE
R	R	RISER (ON STAIRS)
	R/A	RETURN AIR
	RB	RUBBER BASE
	RAD	RADIUS
	RBL	RUBBLE
	RD	ROOF DRAIN
	REF	REFRIGERATOR
	REQ	REQUIRED
	RES	RESILIENT
	REV	REVISION(S), REVISED
	REINF	REINFORCED(ING)
	RFG	ROOFING
	RJB	REINFORCED JUNCTION BOX
	RLG	RAILING
	R+M	RANGE W/ MICROWAVE
	RM	ROOM
	RO	ROUGH OPENING
	ROW	RIGHT OF WAY
S	SC	SOLID CORE (DOOR)
	SCH	SCHEDULE
	SD	SMOKE DETECTOR
	SECT	SECTION
	SF	SQUARE FEET
	SFGL	SAFETY GLASS
	SG	SHEET GOODS (VINYL)
	SGD	SLIDING GLASS DOOR
	SH	SINGLE HUNG OR SHELF(VING)
	SHT	(DRAWING) SHEET
	SHTHG	SHEATHING
	SIM	SIMILAR
	SKL	SKYLIGHT
	SL	SIDELIGHT OR SLEEVE
	SNT	SEALANT
	SPC	SPACER
	SPEC	SPECIFICATIONS
	SPK	(AUDIO) SPEAKER(S)
	SS	STAINLESS STEEL
	STD	STANDARD
	STOR	STORAGE
	STL	STEEL
	STR	STRUCTURAL
	SQ	SQUARE
	SUS	SUSPENDED
	SW	SHEAR WALL
	S+R	SHELF AND ROD
	S4S	SURFACED FOUR SIDES
T	T	TREAD (AT STAIRS) OR TILE
	TB	TOWEL BAR
	TBD	TO BE DETERMINED
	TC	TERRA COTTA
	TCJ	TROWELED CONTROL JOINT
	TEMP	TEMPERED (GLASS)
	T+G	TONGUE & GROOVE
	TELE	TELEPHONE
	THK	THICK(NESS)
	TH	THRESHOLD
	TOC	TOP OF CONCRETE
	TOF	TOP OF FOUNDATION
	TOM	TOP OF MASONRY
	TOW	TOP OF WINDOW
	TRN	TRANSOM (WINDOW)
	TP	TOILET PAPER HOLDER
	TV	TELEVISION OUTLET
	TYP	TYPICAL
	TD	TRENCH DRAIN
U	UC	UNDERCUT(DOOR)
	UL	UNDERWRITER'S LABORATORY
	UNF	UNFINISHED
	UNO	UNLESS NOTED OTHERWISE
V	VB	VANITY BASE OR VAPOR BARRIER
	VCT	VINYL COMPOSITION TILE
	VERT	VERTICAL
	VS	VEGETABLE SINK
	VT	VINYL TILE
W	W	WIDE OR WASHING MACHINE
	WC	WATER CLOSET
	WD	WOOD
	WF	WIDE FLANGE (STEEL BEAM)
	WH	WATER HEATER
	WH	WALL HUNG
	WI	WROUGHT IRON
	WIC	WALK-IN CLOSET
	WIN	WINDOW
	W/ W/O	WITH OR WITHOUT
	WP	WATERPROOF(ING)
	WR	WATER RESISTANT
	WS	WATER SOFTENER
	WSCT	WAINSCOT
	WTW	WALL TO WALL
	WWF	WELDED WIRE FABRIC

SYMBOLS

NOTE: REFER TO ELECTRICAL LAYOUTS FOR ALL ELECTRICAL SYMBOLS.
NOTE: *( ) DENOTES PLAN CALL OUT ABBREVIATION.



DRAWING INDEX

ISSUE LOG

DATE	REV.	DESCRIPTION
03-10-2022		PROGRESS SET

SHEET	DESCRIPTION	ISSUED • ◇, REVISED AND ISSUED • ◆
TOWNHOMES		
ARCHITECTURAL		
A0.00	COVER SHEET, DRAWING INDEX, REVISION LOG	◇
A0.01	GENERAL NOTES	◇
A0.02	GENERAL NOTES	◇
A0.03	BUILDING REFERENCE SITE PLAN, SITE LOCATION MAP	
	BUILDING TYPE 1 - (5 UNIT BLDG)	
AA1	PARTIAL EDGE OF SLAB PLAN, FOUNDATION NOTES	◇
AA1.2	PARTIAL EDGE OF SLAB PLAN, FOUNDATION NOTES	◇
AA2.1	LOWER LEVEL + MAIN FLOOR BUILDING PLANS	◇
AA2.2	UPPER FLOOR BUILDING PLAN, ROOF PLAN, ATTIC VENTILATION SCHEDULE	◇
AA3.1	EXTERIOR ELEVATIONS, ELEVATION NOTES	◇
	BUILDING TYPE 2 - (6 UNIT BLDG)	
AA1	PARTIAL EDGE OF SLAB PLAN, FOUNDATION NOTES	◇
AA1.2	PARTIAL EDGE OF SLAB PLAN, FOUNDATION NOTES	◇
AA2.1	LOWER LEVEL + MAIN FLOOR BUILDING PLANS	◇
AA2.2	UPPER FLOOR BUILDING PLAN, ROOF PLAN, ATTIC VENTILATION SCHEDULE	◇
AA3.1	EXTERIOR ELEVATIONS, ELEVATION NOTES	◇
	UNIT A	
AU2.1A	LOWER + MAIN LEVEL PLANS, PLAN NOTES, LIGHT + VENT SCHED, SQ. FT.	◇
AU2.2A	UPPER FLOOR PLANS, PLAN NOTES	◇
AU3.1A	ELEVATIONS, ELEVATION NOTES	◇
AU4.1A	ELECTRICAL PLANS, ELECTRICAL NOTES	◇
AU6.1A	BUILDING SECTIONS	◇
	UNIT B	
AU2.1B	LOWER LEVEL PLANS, PLAN NOTES	◇
AU2.2B	MAIN FLOOR PLANS, PLAN NOTES, LIGHT + VENT SCHEDULE, SQ. FT.	◇
AU2.3B	UPPER FLOOR PLANS, PLAN NOTES	◇
AU3.1B	ELEVATIONS, ELEVATION NOTES	◇
AU3.2B	SIDE ELEVATIONS, ELEVATION NOTES	◇
AU4.1B	ELECTRICAL PLANS, ELECTRICAL NOTES	◇
AU6.1B	BUILDING SECTIONS	◇
	COMMON	
A7.01	DOOR SCHEDULE, DOOR + FRAME TYPES, DETAILS, NOTES	◇
A7.02	WINDOW SCHEDULE, WINDOW TYPES	◇
	DETAILS	
AB.01	WALL SECTIONS	◇
AB.02	WALL SECTIONS	◇
AB.03	WALL SECTIONS	◇
AB.01	DETAILS	◇
AB.02	DETAILS	◇
AB.03	DETAILS	◇
AB.04	DETAILS	◇
AB.05	DETAILS	◇
AB.06	DETAILS	◇

ISSUE DATE: 03-10-2022
REVISIONS

THESE PLANS ARE PROPRIETARY AND SHALL REMAIN THE PROPERTY OF BSB DESIGN AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON THE PROJECT AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BSB DESIGN.

HAMILTON PARTNERS

CRYSTAL LAKE & MAIN

CRYSTAL LAKE AND MAIN
CRYSTAL LAKE, IL 60014

BSB DESIGN
220 N. Smith Street
Palatine, IL 60067
847.705-4200

JOB NO: MP21086.00 PROJ MGR: MR
DRAWN: KK CHECKED: ML

PROJECT INFORMATION
SHEET INDEX
ABBREVIATIONS
SYMBOLS

A0.0

FIRE ACCESS LEGEND

- FIRE HYDRANT LOCATION
- FIRE DEPARTMENT PERSONNEL ACCESS POINT
- STANDPIPE CONNECTIONS
- TRAFFIC DIRECTION
- (X) PARKING SPACE COUNT
- ACCESSIBLE EGRESS PATH TO PUBLIC WAY

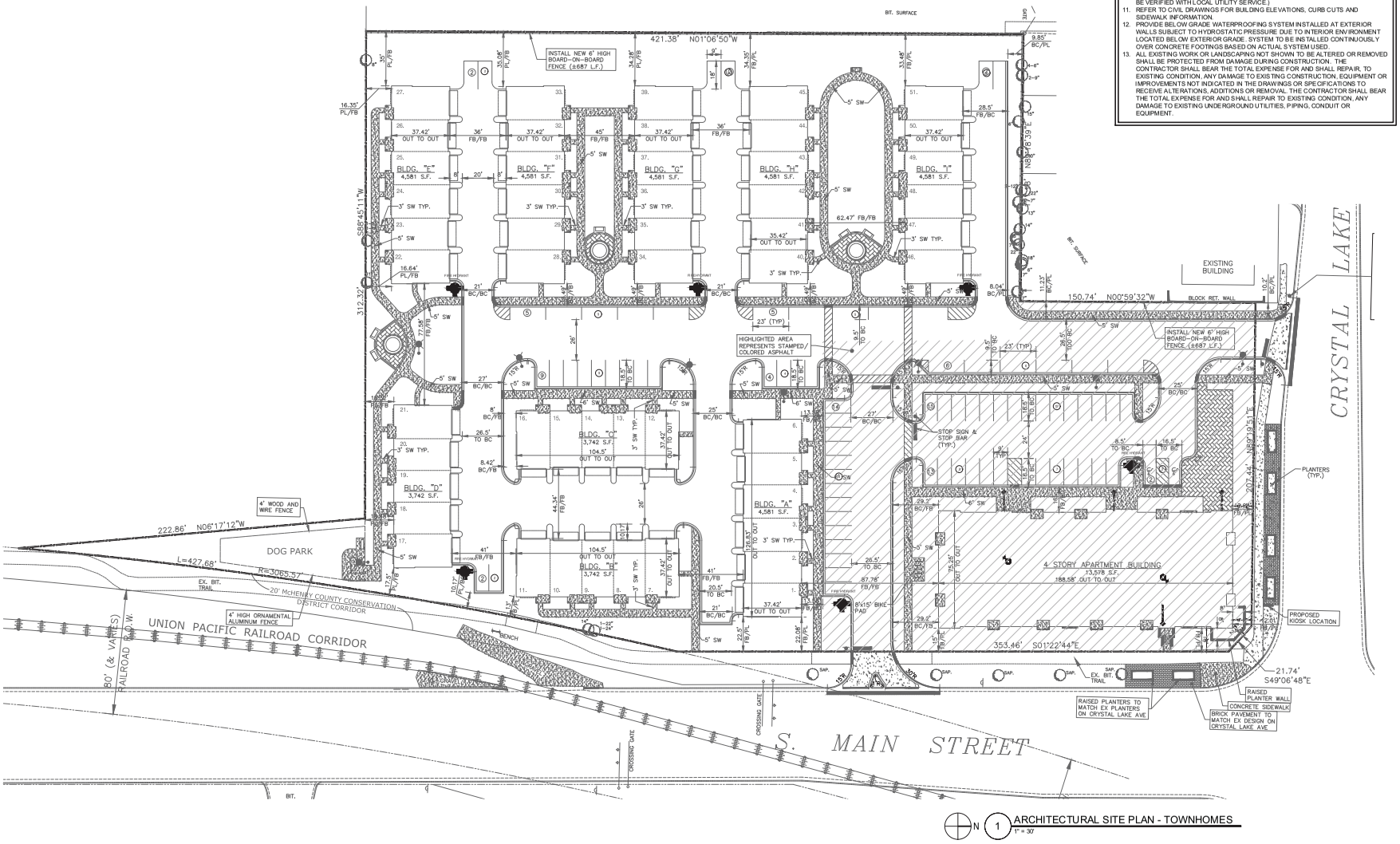
OVERALL PARKING TOTALS

TYPE	NUMBER	NOTES:
REGULAR	79	
H.C.	(2)	
VAN H.C.	2	
TOTAL	81	

VICINITY MAP:

GENERAL SITE NOTES:

1. THIS ARCHITECTURAL SITE PLAN IS TO BE USED FOR GENERAL INFORMATION, BUILDING IDENTIFICATION, AND RELATIVE POSITIONING OF THE BUILDINGS ONLY. FOR PRECISE SITE DOCUMENTATION INCLUDING, BUT NOT LIMITED TO, GEOMETRY, GRADING, UTILITIES, WATER, SEWER, DRAINAGE AND ADA SITE ACCESSIBILITY, REFER TO DRAWINGS BY CIVIL ENGINEER. PERMITS ON SUCH PORTION OF WORK TO BE SUBMITTED SEPARATELY.
2. COORDINATE WITH ALL ELECTRICAL, PLUMBING & MECHANICAL ENGINEERING DOCUMENTS AFFECTING CONSTRUCTION PRIOR TO FABRICATION, PURCHASE OR INSTALLATION OF ANY EQUIPMENT.
3. SEE CIVIL DRAWINGS FOR SITE ACCESSIBILITY REQUIREMENTS.
4. RETAINING WALLS OVER 30" IN HEIGHT WILL HAVE 42" GUARDRAILS WITH RAIL SPACING OF LESS THAN 4" CLEAR.
5. SEE CIVIL FOR CURB CUTS AND SIDEWALK INFORMATION.
6. PROVIDE SIGNAGE FOR USE BY FIRE DEPARTMENT INDICATING SPRINKLER EQUIPMENT ROOM AND FIRE PROTECTION EQUIPMENT COMPONENTS. SPRINKLER EQUIPMENT ROOM DOOR ASSEMBLIES SHALL BE PROVIDED WITH A SIGN CONFORMING TO THE REQUIREMENTS OF NFPA-13 AND SHALL BE AT LEAST 4" IN HEIGHT AND SHALL READ "SPRINKLER CONTROL VALVES". G.C. TO PROVIDE SHOP DRAWING SUBMITTAL TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
7. ALL SITE WORK AND LANDSCAPING IS TO BE ESTABLISHED AND DESIGNED BY CIVIL AND LANDSCAPE ARCHITECT.
8. REFER TO CIVIL DRAWINGS FOR DIMENSIONAL CONTROL PLAN AND GRADING
9. REFER TO CIVIL DRAWINGS FOR FIRE HYDRANT LOCATIONS.
10. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR TRANSFORMER LOCATIONS. (TO BE VERIFIED WITH LOCAL UTILITY SERVICE.)
11. REFER TO CIVIL DRAWINGS FOR BUILDING ELEVATIONS, CURB CUTS AND SIDEWALK INFORMATION.
12. PROVIDE BELOW GRADE WATERPROOFING SYSTEM INSTALLED AT EXTERIOR WALLS SUBJECT TO HYDROSTATIC PRESSURE DUE TO INTERIOR ENVIRONMENT LOCATED BELOW EXTERIOR GRADE. SYSTEM TO BE INSTALLED CONTINUOUSLY OVER CONCRETE FOOTINGS BASED ON ACTUAL SYSTEM USED.
13. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR, TO EXISTING CONDITION, ANY DAMAGE TO EXISTING CONSTRUCTION, EQUIPMENT OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATIONS, ADDITIONS OR REMOVAL. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR TO EXISTING CONDITION, ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES, PIPING, CONDUIT OR EQUIPMENT.



N 1 ARCHITECTURAL SITE PLAN - TOWNHOMES
1" = 30'

ISSUE DATE: 03-10-2022

REVISIONS

HAMILTON PARTNERS

CRYSTAL LAKE & MAIN

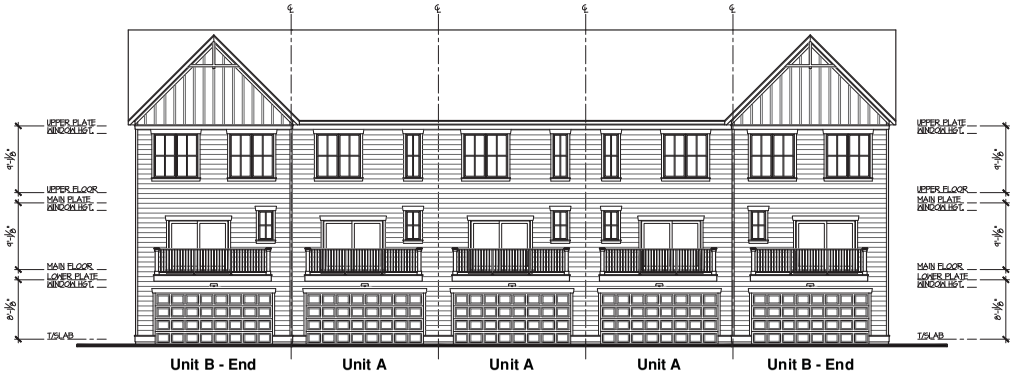
CRYSTAL LAKE AND MAIN
CRYSTAL LAKE, IL 60014

BSB DESIGN
220 N. Smith Street
Palatine, IL 60067
847.705-3200

JOB NO: MP21086.00 PROJ MGR: MR
DRAWN: KK CHECKED: ML

SITE PLAN

A0.3



Building Type 1: 5-Unit

Rear Elevation

SCALE: 1/8"=1'-0"



Building Type 1: 5-Unit

Left Elevation

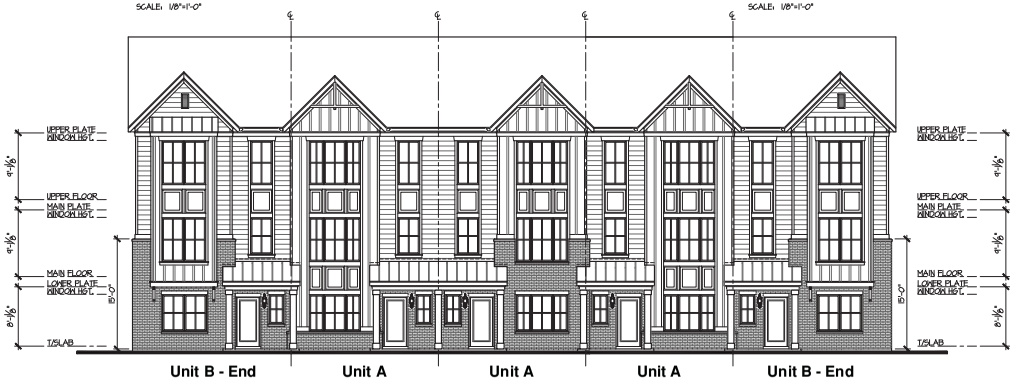
SCALE: 1/8"=1'-0"



Building Type 1: 5-Unit

Right Elevation

SCALE: 1/8"=1'-0"



Building Type 1: 5-Unit

Front Elevation

SCALE: 1/8"=1'-0"

GENERAL EXTERIOR ELEVATION NOTES:

- ALL JOINTS, SEAMS, PENETRATIONS, OPENINGS BETWEEN WINDOWS AND DOORS AND THEIR RESPECTIVE FRAMING, AND OTHER SOURCES OF AIR LEAKAGE (INFILTRATION OR EXFILTRATION) THROUGH THE BUILDING ENVELOPE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED, WRAPPED OR OTHERWISE SEALED
- DISCHARGE DOWNSPOUTS TO CITY STORM VIA HARD PIPE. SEE CIVIL DWGS.
- PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
- PROVIDE METAL FLASHING AT ALL ROOF TO WALL CONDITIONS
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
- PROVIDE ROOF AND SOFFIT VENTS AS SPECIFIED BY BUILDER.
- PROVIDE GUTTERS AND DOWNSPOUTS AS SPECIFIED BY BUILDER.

EXTERIOR ELEVATION KEYNOTES:

[#] THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS.

- ALL TRIM TO BE FIBER CEMENT

1. 30 YR. ARCHITECTURAL SINGLES
2. STANDING SEAM METAL ROOF
3. 8" FIBER CEMENT LAP SIDING w/ 7" EXPOSURE
4. FIBER CEMENT VERTICAL BOARD & BATTEN SIDING
5. BRICK VENEER
6. 4x4 CAST STONE SILL (CHAMFERED EDGE)
7. 1x8 FIBER CEMENT FASCIA
8. 1x8 FIBER CEMENT RAKE
9. 5/4x2 TRIM OVER 5/4x6 SUB-RAKE TRIM
10. 5/4x4 CORNER TRIM
11. 5/4x2 TRIM OVER 5/4x8 FRIEZE TRIM
12. 5/4x4 TRIM
13. 5/4x6 TRIM
14. 5/4x8 TRIM
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16. 5/4x2 TRIM OVER 5/4x6 TRIM
17. 5/4x2 TRIM OVER 5/4x10 TRIM
18. FIBER CEMENT PANEL
19. DECORATIVE LOUVER W/ 5/4x4 TRIM
20. FYPON GABLE BRACKET PEDIMENT MEIER
21. 10"x10" BUILT UP COLUMN
22. 2" BRICK MOULD
23. 4" CONC. PORCH SLAB
24. ALUMINUM BALCONY RAILING
25. BALCONY POST
26. STONE CAP
27. 4"x4" CAST STONE BAND (CHAMFERED EDGE)
28. 4"x8" CAST STONE HEADER

ISSUE DATE: 03-10-2022

REVISIONS

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HAMILTON PARTNERS

CRYSTAL LAKE & MAIN

CRYSTAL LAKE AND MAIN
CRYSTAL LAKE, IL 60014

BSB DESIGN

220 N. Smith Street
Palatine, IL 60067
847.705-5200

JOB NO: MP21086.00 PROJ MGR: MR
DRAWN: KK CHECKED: ML

ELEVATIONS

Building Type 1

AA3.1



Building Type 2: 6-Unit

Rear Elevation

SCALE: 1/8"=1'-0"



Building Type 2: 6-Unit

Left Elevation

SCALE: 1/8"=1'-0"



Building Type 2: 6-Unit

Right Elevation

SCALE: 1/8"=1'-0"



Building Type 2: 6-Unit

Front Elevation

SCALE: 1/8"=1'-0"

GENERAL EXTERIOR ELEVATION NOTES:

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- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
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11. 5/4x2 TRIM OVER 5/4x8 FRIEZE TRIM
12. 5/4x4 TRIM
13. 5/4x6 TRIM
14. 5/4x8 TRIM
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ISSUE DATE: 03-10-2022

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HAMILTON PARTNERS

CRYSTAL LAKE & MAIN

CRYSTAL LAKE AND MAIN
CRYSTAL LAKE, IL 60014

BSB DESIGN
220 N. Smith Street
Palatine, IL 60067
847.705-5200

JOB NO: MP21085.00 PROJ MGR: MR
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ELEVATIONS

Building Type 2

AA3.1

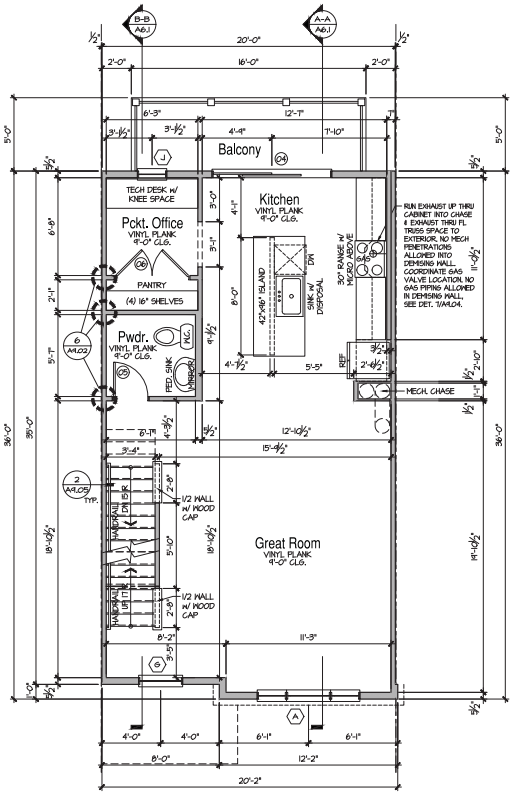
LIGHT AND VENTILATION SCHEDULE - UNIT A							
ROOM	AREA (SQFT)	LIGHT (8%)		VENT (4%)		MECH. (CFM)	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
FLEX ROOM	171	13.68	27.31	6.84	13.12		
KITCHEN	184	15.12	45.15	7.56	22.56		
GREAT ROOM	322	25.76	33.33	12.88	16.47		
POCKET OFFICE	42	3.36	5.92	1.68	2.85		
POWDER ROOM	34	-	-	**	**	**	**
BEDROOM 1	151	12.08	33.33	6.04	16.47		
BATH 1	67	-	-	**	**	**	**
BEDROOM 2	135	10.84	24.60	5.32	14.46		
BATH 2	48	-	-	**	**	**	**

NOTES:
* ALL WINDOWS IN BEDROOMS MUST MEET A MINIMUM CLEAR OPENING HEIGHT OF 24", WIDTH OF 20" AND 5.7 SQUARE FEET
* ARTIFICIAL LIGHT SHALL BE PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (65 lux) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL
** REFER TO MECHANICAL DRAWINGS.

GENERAL FLOOR PLAN NOTES:

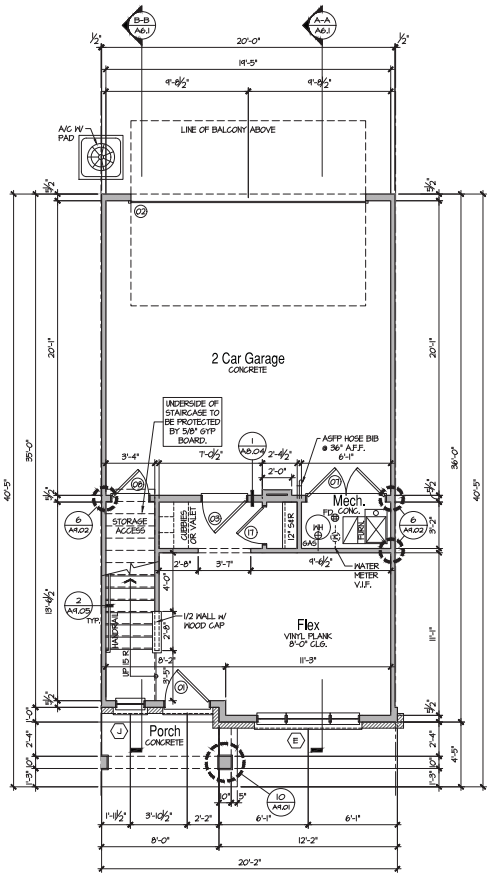
* ALL UNDIMENSIONED PARTITIONS (4-4") ARE 3 1/2" ROUGH.
* LOAD BEARING WALLS - 2x_ STUDS AT 16" o/c UNLESS OTHERWISE NOTED.
* NON-LOAD BEARING WALLS - 2x_ STUDS AT 16" o/c UNLESS OTHERWISE NOTED. CABINET WALLS SHALL BE AT 16" O.C.
* ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
* ALL STUD WALLS SHALL HAVE DOUBLE TOP PLATES.
* ALL CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION V/A BEAMS, POSTS AND/OR SOLID BLOCKING.
* ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
* ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND / OR GIRDER TRUSSES UNLESS OTHERWISE NOTED ON TRUSS DIAGRAMS.
* TRUSS MFR. TO SIZE MEMBERS, FASTENERS, HANGERS AND SET SPACING FOR ALL TRUSSES.
* WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN EACH SLEEPING ROOM MEETS THE NET CLEAR OPENING REQUIREMENTS FOR EMERGENCY ESCAPE AND RESCUE OPENINGS.
* BALLOON FRAME ALL VOLUME CEILING EXTERIOR WALLS WITH CONTINUOUS STUDS TO UNDERSIDE OF UPPER FLOOR PLATE.
* ALL ELECTRICAL AND MECHANICAL EQUIP. ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.
* ALL FRAMED CORNERS SHALL HAVE A MINIMUM OF THREE STUDS.
* ALL MULTIPLE FRAMING TO BE SECURED W/ 2 ROWS OF 16d NAILS @ 16" O.C. TOP AND BOTTOM.
* WHERE TOP PLATE IS CUT BY 50% OR MORE ON A BEARING OR EXTERIOR WALL, THE PLATE SHALL BE REINFORCED WITH A 24 GAUGE METAL ANGLE.
* PROVIDE FIRE BLOCKING AND DRAFT STOPPING AT ALL LOCATIONS REQUIRED BY THE 2012 INTERNATIONAL RESIDENTIAL CODE.
* ALL TUB OR SHOWER ENCLOSURES, WINDOWS ADJACENT TO TUB/WHIRLPOOLS AND WINDOWS LESS THAN 18 INCHES OFF FINISHED FLOOR ARE TO BE SAFETY GLAZED.
* HATCHED AREAS ON FLOOR PLANS INDICATE 8'-0" SOFFIT CONDITIONS.
* SHADED WALLS ON FLOOR PLANS INDICATES LOAD BEARING WALLS.
* FOR ADDITIONAL NOTES SEE GENERAL NOTES ON A0.03 - A0.04 AND DETAILS.
* PASSIVE RADON REDUCTION SYSTEM MUST BE INSTALLED IN COMPLIANCE WITH ILLINOIS STATE LAWS, SEE DETAIL #10 ON SHEET A9.05
* FLOOR AND ROOF TRUSSES SHALL BE DESIGNED AND LOCATED TO ACCOMMODATE PLUMBING OPENINGS, PLUMBING WALLS, PLUMBING FIXTURES HVAC DUCTWORK AND RECESSED LIGHTING FIXTURES, G.C. TO COORDINATE
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* TYPICAL WINDOW HEAD HEIGHTS SHALL BE 8'-0 7/8" A.F.F. (U.N.O.) W/ 9'-1 1/8" CLG. AND 7'-0 7/8" A.F.F (U.N.O.) W/ 8'-1 1/8" CLG.

VERIFY NOTES



Main Floor Plan

SCALE: 1/4"=1'-0" (24x36) N.T.S. (11x17)



Lower Floor Plan

SCALE: 1/4"=1'-0" (24x36) N.T.S. (11x17)

HAMILTON PARTNERS

220 N. Smith Street
Palatine, IL 60067
847.705-5200

ISSUE DATE: 03-10-2022
REVISIONS

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CRYSTAL LAKE AND MAIN
CRYSTAL LAKE, IL 60014

BSB DESIGN

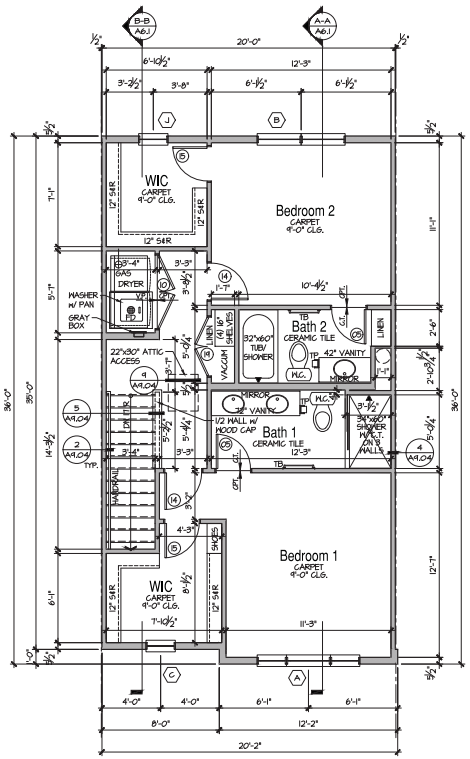
220 N. Smith Street
Palatine, IL 60067

JOB NO: MP21085.00 PROJ MGR: MR
DRAWN: KK CHECKED: ML

LOWER FLOOR PLAN
MAIN FLOOR PLAN
FLOOR PLAN NOTES
LIGHT & VENT SCHEDULE
SQUARE FEET CHART

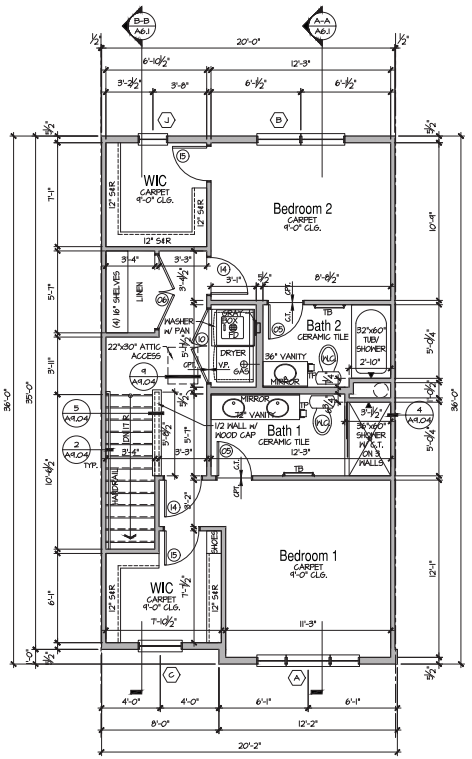
UNIT A

AU2.1A



Unit A - Option
Upper Floor Plan

SCALE: 1/4"=1'-0" (24x36) N.T.S. (1:1)



Unit A
Upper Floor Plan

SCALE: 1/4"=1'-0" (24x36) N.T.S. (1:1)

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VERIFY NOTES

ISSUE DATE: 03-10-2022

REVISIONS

08/04/22 PERMIT RESIDENTIAL

09/09/22 PERMIT REVISIONS

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HAMILTON PARTNERS

CRYSTAL LAKE & MAIN

CRYSTAL LAKE AND MAIN
CRYSTAL LAKE, IL 60014

BSB DESIGN

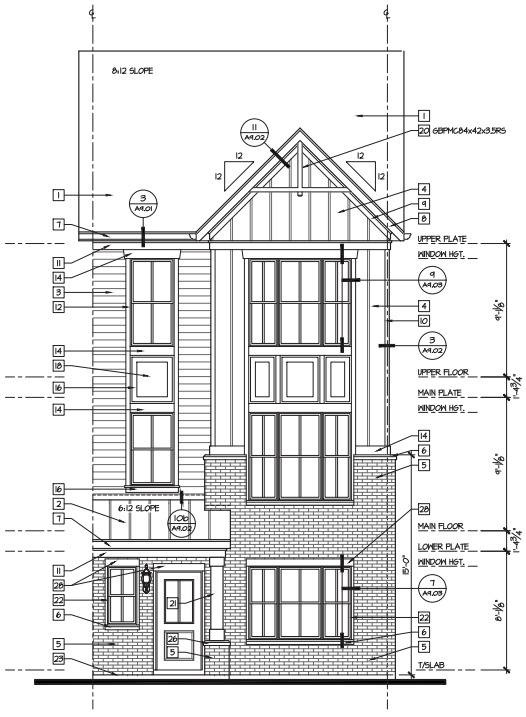
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Palatine, IL 60067
847.705-5200

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UPPER FLOOR PLAN
UPPER FLOOR PLAN - OPTION
FLOOR PLAN NOTES

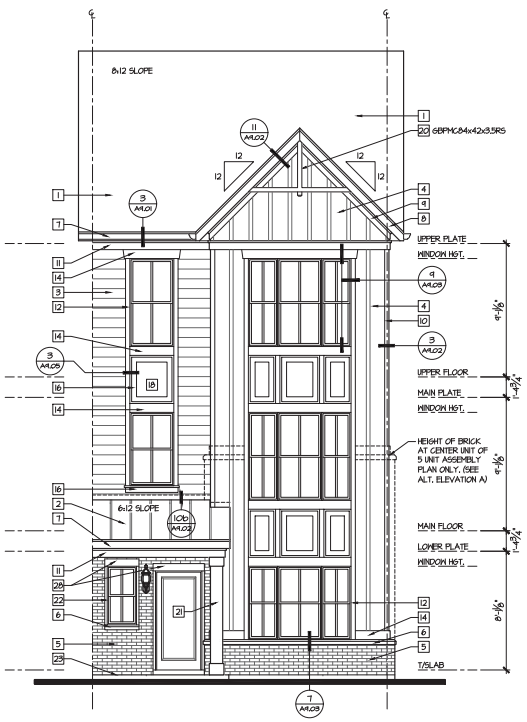
UNIT A

AU2.2A



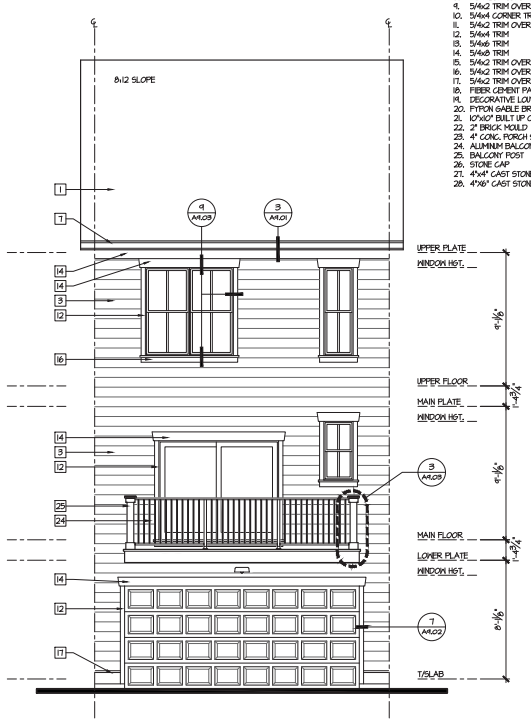
Unit A - Enhanced Elevation
Front Elevation

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



Unit A
Front Elevation

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



Unit A
Rear Elevation

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

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ISSUE DATE: 03-10-2022

REVISIONS

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HAMILTON PARTNERS

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CRYSTAL LAKE, IL 60014

BSB DESIGN

220 N. Smith Street
Palatine, IL 60067
847.705-5200

JOB NO: MP21088.00 PROJ MGR: MR
DRAWN: KK CHECKED: ML

ELEVATIONS

UNIT A

AU3.1A

LIGHT AND VENTILATION SCHEDULE - UNIT B								
ROOM	AREA (SQFT)	LIGHT (8%)		VENT (4%)		MECH. (CFM)	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
FLEX ROOM	184	15.12	24.27	7.56	11.64		
KITCHEN	218	17.44	45.15	8.72	22.56		
GREAT ROOM	336	27.04	24.60	13.52	14.46		
POCKET OFFICE	48	3.84	5.42	1.92	2.85		
POWDER ROOM	34	-	-	**	**	**	**
BEDROOM 1	170	13.60	24.60	6.80	14.46		
BATH 1	55	-	-	**	**	**	**
BEDROOM 2	109	8.72	24.60	4.36	14.46		
BEDROOM 3	109	8.72	24.60	4.36	14.46		
BATH 2	50	-	-	**	**	**	**

NOTES:
* ALL WINDOWS IN BEDROOMS MUST MEET A MINIMUM CLEAR OPENING HEIGHT OF 24", WIDTH OF 20" AND 5.7 SQUARE FEET

* ARTIFICIAL LIGHT SHALL BE PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (65 lux) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL

** REFER TO MECHANICAL DRAWINGS.

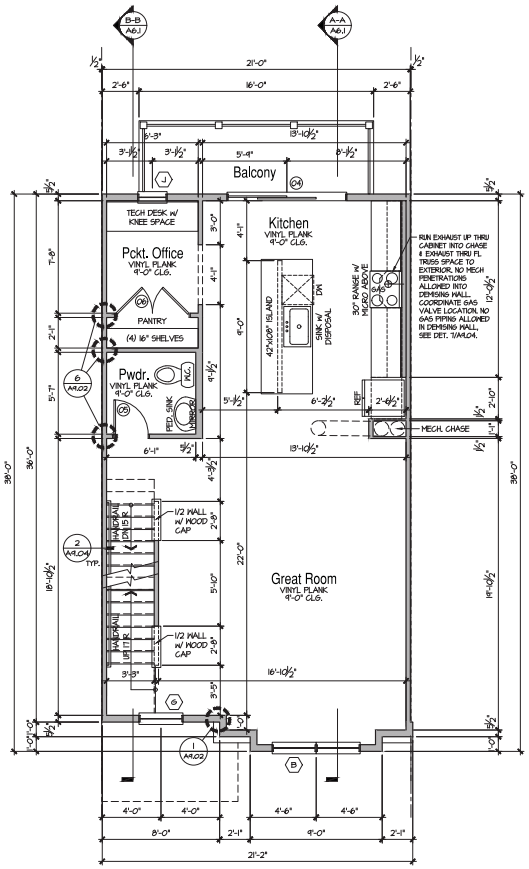
SQUARE FOOTAGES	
	(sq.ft.)
LOWER FLOOR	901
MAIN FLOOR	712
UPPER FLOOR	671
SUBTOTAL	1383
GARAGE	411
PORCH	44
TOTAL	1838

LIGHT AND VENTILATION SCHEDULE - UNIT B - END								
ROOM	AREA (SQFT)	LIGHT (8%)		VENT (4%)		MECH. (CFM)	
		REQ.	ACT.	REQ.	ACT.	REQ.	ACT.
FLEX ROOM	184	15.12	39.45	7.56	19.16		
KITCHEN	218	17.44	45.15	8.72	22.56		
GREAT ROOM	336	27.04	72.19	13.52	35.35		
POCKET OFFICE	48	3.84	5.42	1.92	2.85		
POWDER ROOM	34	-	-	**	**	**	**
BEDROOM 1	170	13.60	38.86	6.80	19.08		
BATH 1	55	-	-	**	**	**	**
BEDROOM 2	109	8.72	24.60	4.36	14.46		
BEDROOM 3	109	8.72	38.86	4.36	19.08		
BATH 2	50	-	-	**	**	**	**

NOTES:
* ALL WINDOWS IN BEDROOMS MUST MEET A MINIMUM CLEAR OPENING HEIGHT OF 24", WIDTH OF 20" AND 5.7 SQUARE FEET

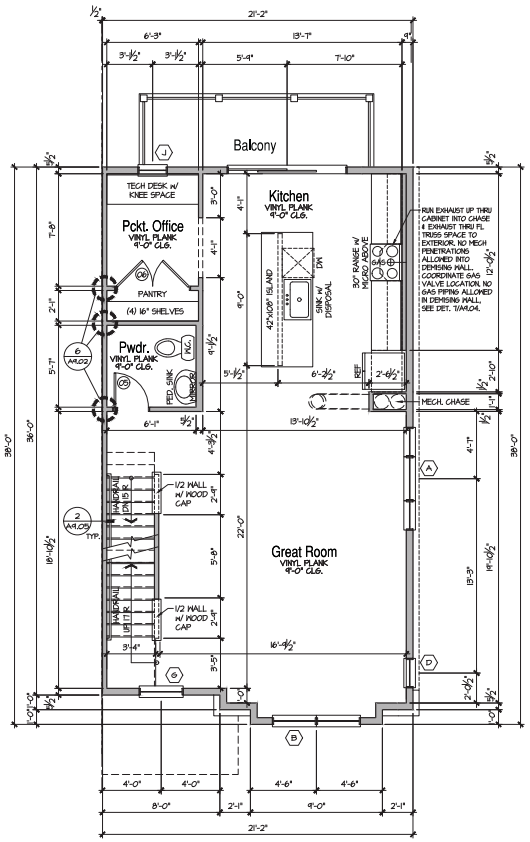
* ARTIFICIAL LIGHT SHALL BE PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (65 lux) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL

** REFER TO MECHANICAL DRAWINGS.



Unit B - Interior Condition
Main Floor Plan

SCALE: 1/4"=1'-0" (24x36) N.T.S. (11x17)



Unit B - End Condition
Main Floor Plan

SCALE: 1/4"=1'-0" (24x36) N.T.S. (11x17)

GENERAL FLOOR PLAN NOTES:

* ALL UNDIMENSIONED PARTITIONS (4-4") ARE 3 1/2" ROUGH.
* LOAD BEARING WALLS - 2x_ STUDS AT 16" o/c UNLESS OTHERWISE NOTED.
* NON-LOAD BEARING WALLS - 2x_ STUDS AT 16" o/c UNLESS OTHERWISE NOTED. CABINET WALLS SHALL BE AT 16" O.C.
* ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
* ALL STUD WALLS SHALL HAVE DOUBLE TOP PLATES.
* ALL CONCENTRATED LOADS SHALL BE TRANSFERRED TO FOUNDATION VIA BEAMS, POSTS AND/OR SOLID BLOCKING.
* ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
* ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND / OR GIRDER TRUSSES UNLESS OTHERWISE NOTED ON TRUSS DIAGRAMS.
* TRUSS MFR. TO SIZE MEMBERS, FASTENERS, HANGERS AND SET SPACING FOR ALL TRUSSES.
* WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN EACH SLEEPING ROOM MEETS THE NET CLEAR OPENING REQUIREMENTS FOR EMERGENCY ESCAPE AND RESCUE OPENINGS.
* BALLOON FRAME ALL VOLUME CEILING EXTERIOR WALLS WITH CONTINUOUS STUDS TO UNDERSIDE OF UPPER FLOOR PLATE.
* ALL ELECTRICAL AND MECHANICAL EQUIP. ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS; CONTRACTOR TO VERIFY.
* ALL FRAMED CORNERS SHALL HAVE A MINIMUM OF THREE STUDS.
* ALL MULTIPLE FRAMING TO BE SECURED w/ 2 ROWS OF 16d NAILS @ 16" O.C. TOP AND BOTTOM.
* WHERE TOP PLATE IS CUT BY 50% OR MORE ON A BEARING OR EXTERIOR WALL, THE PLATE SHALL BE REINFORCED WITH A 24 GAUGE METAL ANGLE.
* PROVIDE FIRE BLOCKING AND DRAFT STOPPING AT ALL LOCATIONS REQUIRED BY THE 2012 INTERNATIONAL RESIDENTIAL CODE.
* ALL TUB OR SHOWER ENCLOSURES, WINDOWS ADJACENT TO TUB/WHIRLPOOLS AND WINDOWS LESS THAN 18 INCHES OFF FINISHED FLOOR ARE TO BE SAFETY GLAZED.
* HATCHED AREAS ON FLOOR PLANS INDICATE 8'-0" SOFFIT CONDITIONS.
* SHADED WALLS ON FLOOR PLANS INDICATES LOAD BEARING WALLS.
* FOR ADDITIONAL NOTES SEE GENERAL NOTES ON A0.03 - A0.04 AND DETAILS.
* PASSIVE RADON REDUCTION SYSTEM MUST BE INSTALLED IN COMPLIANCE WITH ILLINOIS STATE LAWS, SEE DETAIL #10 ON SHEET A9.05
* FLOOR AND ROOF TRUSSES SHALL BE DESIGNED AND LOCATED TO ACCOMMODATE PLUMBING OPENINGS, PLUMBING WALLS, PLUMBING FIXTURES HVAC DUCTWORK AND RECESSED LIGHTING FIXTURES, G.C. TO COORDINATE
* FLOOR TRUSSES SHALL BE LOCATED TO AVOID (CLEAR) INTERIOR PARALLEL WALLS TOILETS, TUB SHOE AND SHOWER DRAINS, KITCHEN EXHAUST AND FAN DUCTING, G.C. TO COORDINATE.
* TRUSS MANUFACTURER TO PROVIDE LAYOUT FOR REVIEW AND APPROVAL BY MEP TRADES PRIOR TO FABRICATION, G.C. TO COORDINATE.
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* TYPICAL WINDOW HEAD HEIGHTS SHALL BE 8'-0 7/8" A.F.F. (U.N.O.) W/ 9'-1 1/8" CLG. AND 7'-0 7/8" A.F.F. (U.N.O.) W/ 8'-1 1/8" CLG.

ISSUE DATE: 03-10-2022
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09/09/22 PERMIT REVISIONS

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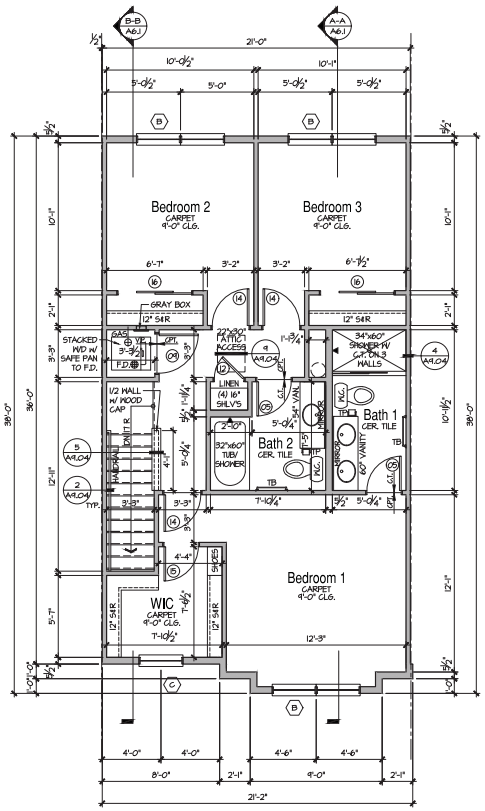
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847.705-5200

JOB NO: MP21085.00 PROJ MGR: MR
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MAIN FLOOR PLAN
FLOOR PLAN NOTES
LIGHT & VENT SCHEDULE
SQUARE FEET CHART

UNIT B

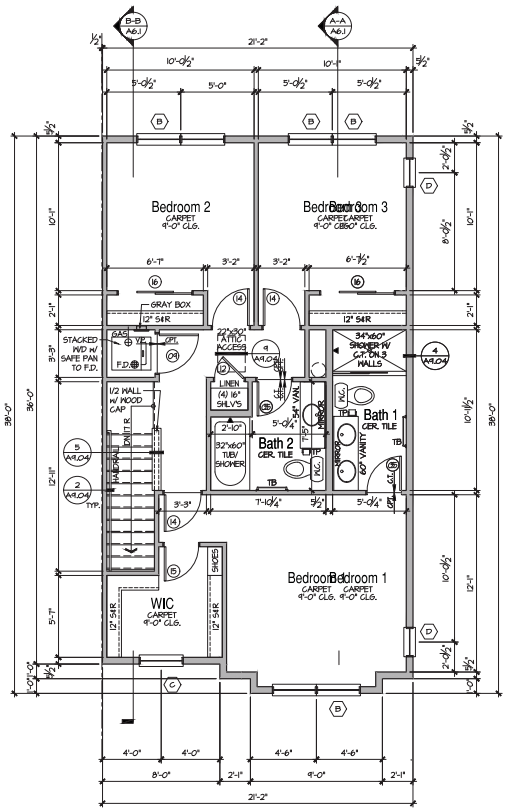
AU2.2B



Unit B - Interior Condition

Upper Floor Plan

SCALE: 1/4"=1'-0" (24x36) N.T.S. (11x17)



Unit B - End Condition

Upper Floor Plan

SCALE: 1/4"=1'-0" (24x36) N.T.S. (11x17)

GENERAL FLOOR PLAN NOTES:

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ISSUE DATE: 03-10-2022

REVISIONS

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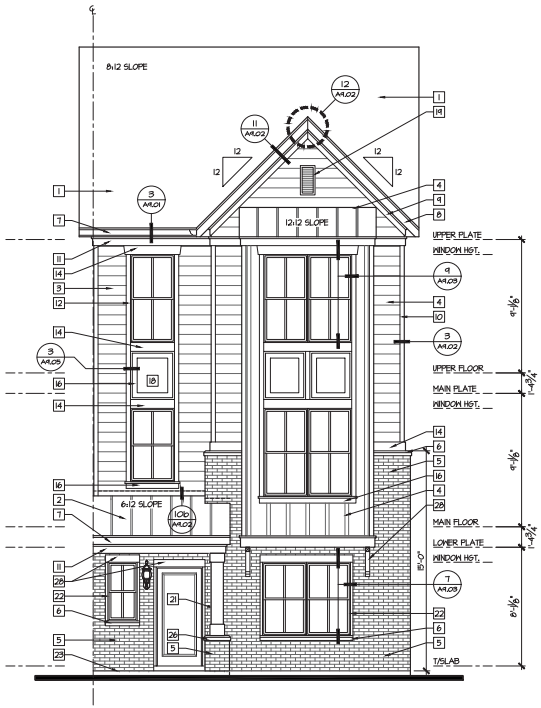
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UPPER FLOOR PLAN
FLOOR PLAN NOTES

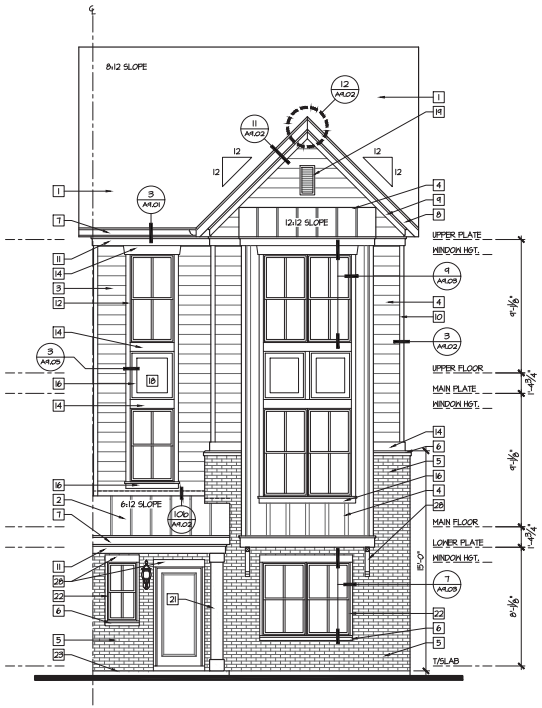
UNIT B

AU2.3B



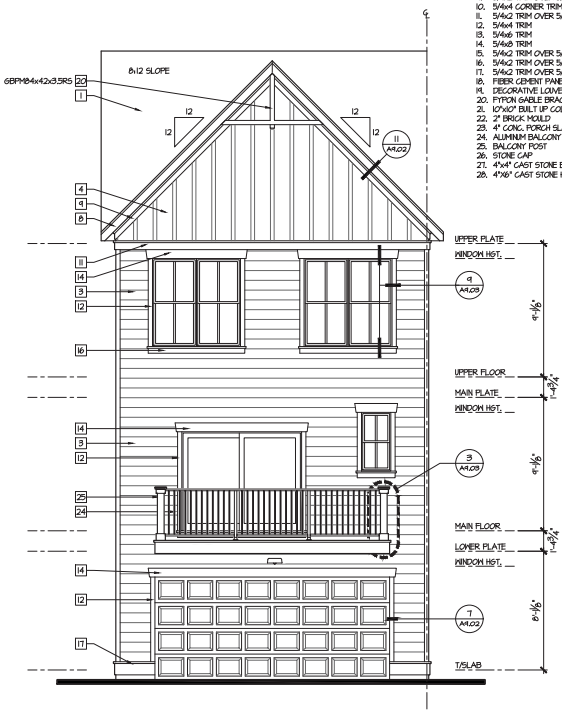
Unit B - Enhanced Elevation
Front Elevation

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



Unit B
Front Elevation

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



Unit B
Rear Elevation

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

GENERAL EXTERIOR ELEVATION NOTES:

- ALL JOINTS, SEAMS, PENETRATIONS, OPENINGS BETWEEN WINDOWS AND DOORS AND THEIR RESPECTIVE FRAMING, AND OTHER SOURCES OF AIR LEAKAGE (INFILTRATION OR EXFILTRATION) THROUGH THE BUILDING ENVELOPE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED, WRAPPED OR OTHERWISE SEALED
- DISCHARGE DOWNSPOUTS TO CITY STORM VIA HARD PIPE. SEE CIVIL DWGS.
- PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
- PROVIDE METAL FLASHING AT ALL ROOF TO WALL CONDITIONS
- GRADE CONDITIONS MAY VARY FOR INDIVIDUAL SITE FROM THAT SHOWN.
- PROVIDE ROOF AND SOFFIT VENTS AS SPECIFIED BY BUILDER.
- PROVIDE GUTTERS AND DOWNSPOUTS AS SPECIFIED BY BUILDER.

EXTERIOR ELEVATION KEYNOTES:

8 THE FOLLOWING KEYNOTES REFERENCE THE SYMBOLS AS SHOWN ON PLANS.

- ALL TRIM TO BE FIBER CEMENT

1. 30 YR. ARCHITECTURAL SINGLES
2. STANDING SEAM METAL ROOF
3. 8" FIBER CEMENT LAP SIDING w/ 7" EXPOSURE
4. FIBER CEMENT VERTICAL BOARD & BATTEN SIDING
5. BRICK VENEER
6. 4x4 CAST STONE SILL (CHAMFERED EDGE)
7. 1x8 FIBER CEMENT FASCIA
8. 1x8 FIBER CEMENT RAKE
9. 5/4x2 TRIM OVER 5/4x6 SUB-RAKE TRIM
10. 5/4x4 CORNER TRIM
11. 5/4x2 TRIM OVER 5/4x8 FRIEZE TRIM
12. 5/4x4 TRIM
13. 5/4x6 TRIM
14. 5/4x8 TRIM
15. 5/4x2 TRIM OVER 5/4x4 TRIM
16. 5/4x2 TRIM OVER 5/4x6 TRIM
17. 5/4x2 TRIM OVER 5/4x10 TRIM
18. FIBER CEMENT PANEL
19. DECORATIVE LOUVER W/ 5/4x4 TRIM
20. FYPON GABLE BRACKET PEDIMENT MEIER
21. 10"x10" BUILT UP COLUMN
22. 2" BRICK MOULD
23. 4" CONC. PORCH SLAB
24. ALUMINUM BALCONY RAILING
25. BALCONY POST
26. STONE CAP
27. 4"x4" CAST STONE BAND (CHAMFERED EDGE)
28. 4"X8" CAST STONE HEADER

ISSUE DATE: 03-10-2022

REVISIONS

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CRYSTAL LAKE, IL 60014

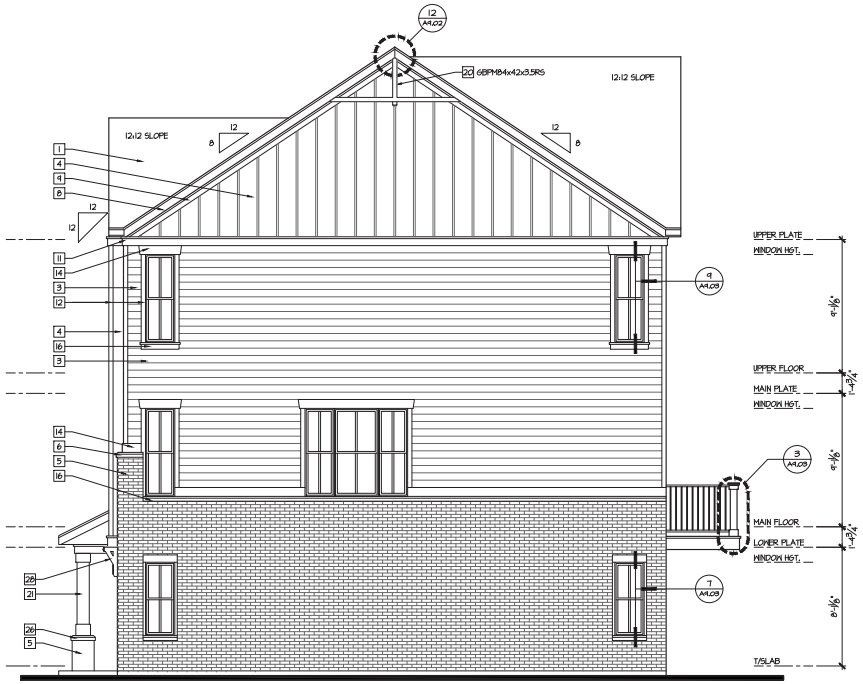
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ELEVATIONS

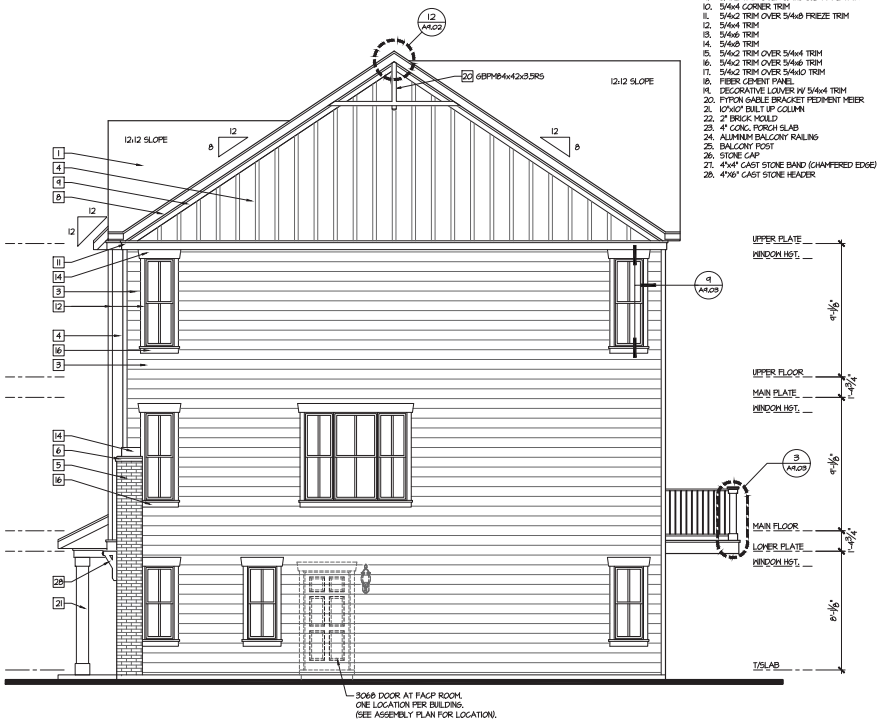
UNIT B

AU3.1B



Unit B - Enhanced Elevation
Side Elevation

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



Unit B
Side Elevation

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

GENERAL EXTERIOR ELEVATION NOTES:

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2. STANDING SEAM METAL ROOF
3. 8" FIBER CEMENT LAP SIDING w/ 7" EXPOSURE
4. FIBER CEMENT VERTICAL BOARD & BATTEN SIDING
5. BRICK VENEER
6. 4x4 CAST STONE SILL (CHAMFERED EDGE)
7. 1x8 FIBER CEMENT FASCIA
8. 1x8 FIBER CEMENT RAKE
9. 5/4x2 TRIM OVER 5/4x6 SUB-RAKE TRIM
10. 5/4x4 CORNER TRIM
11. 5/4x2 TRIM OVER 5/4x8 FRIEZE TRIM
12. 5/4x4 TRIM
13. 5/4x6 TRIM
14. 5/4x8 TRIM
15. 5/4x2 TRIM OVER 5/4x4 TRIM
16. 5/4x2 TRIM OVER 5/4x6 TRIM
17. 5/4x2 TRIM OVER 5/4x10 TRIM
18. FIBER CEMENT PANEL
19. DECORATIVE LOUVER W/ 5/4x4 TRIM
20. FYPON GABLE BRACKET PEDIMENT MEIER
21. 10"x10" BUILT UP COLUMN
22. 2" BRICK MOULD
23. 4" CONC. PORCH SLAB
24. ALUMINUM BALCONY RAILING
25. BALCONY POST
26. STONE CAP
27. 4"x4" CAST STONE BAND (CHAMFERED EDGE)
28. 4"x8" CAST STONE HEADER

ISSUE DATE: 03-10-2022

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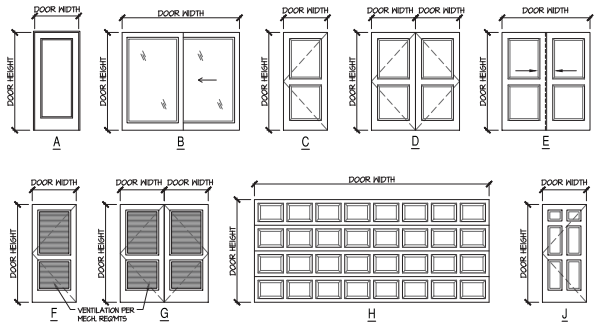
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ELEVATIONS

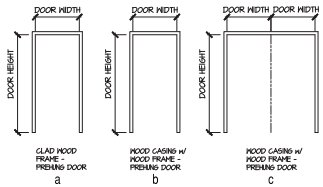
UNIT B

AU3.2B



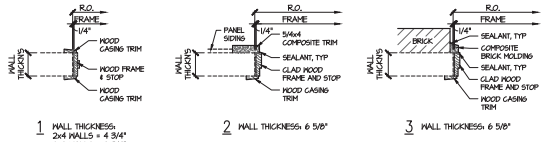
Door Types

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



Frame Types

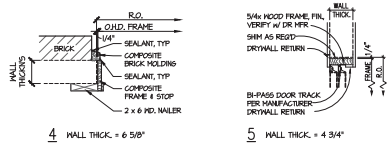
SCALE: 1/4"=1'-0"



1 WALL THICKNESS:
2x4 WALLS = 4 3/4"
2x6 WALLS = 6 3/4"

2 WALL THICKNESS: 6 5/8"

3 WALL THICKNESS: 6 5/8"



4 WALL THICK. = 6 5/8"

5 WALL THICK. = 4 3/4"

Door Details

SCALE: N.T.S.

DOOR SCHEDULE

xDrSched

	DOOR NUMBER	DOOR LOCATION	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR SIZE THICK	DOOR TYPE	DOOR MAT'L	DOOR FINISH	DOOR GLAZING	LABEL DOOR & FRAME	FRAME TYPE	FRAME MAT'L	FRAME FINISH	FRAME SIDELIGHT	FRAME GLAZING	FRAME WEATHERSTRIP	DETAILS HEAD	DETAILS JAMB	DETAILS THRESHOLD	HARDWARE SET	REMARKS	DOOR NUMBER
																					PROVIDE PAINTED DOOR CASING PER OWNER'S SELECTION, TYP.	
UNITS	01	UNIT ENTRY	3'-0"	6'-8"	1-3/4"	A	FIBERGLASS	PAINTED	TEMPERED-INSULATED	-	a	CLAD WOOD	PAINTED	-	-	●	8 SIM	8	●	1	INSULATED	01
	02	GARAGE CHD	16'-0"	7'-0"	MFR'S STD	H	GALV MTL	PRE-FINISHED		-	MFR'S STD TRACK	GALV MTL	MFR'S STD	-	-	●	4 SIM	4	-	8	PROVIDE AUTOMATIC DOOR OPENER & LOCKABLE HARDWARE	02
	09	GARAGE	2'-8"	6'-8"	1-3/4"	G	INSULATED STEEL	PAINTED	-	20 MIN.	b	INSULATED HOL MTL	PAINTED	-	-	●	1 SIM	1	●	7	SELF-CLOSING, SELF-LATCHING. FINISH CARPENTER TO INSTALL EXPANSIVE FOAM INSULATION AS REQUIRED	09
	04	BALCONY	8'-0"	6'-8"	MFR'S STD	B	VINYL	PRE-FINISHED	TEMPERED-INSULATED	-	MFR'S STD	VINYL	PRE-FINISHED	-	-	MFR'S STD	MFR'S STD	MFR'S STD	MFR'S STD	MFR'S STD	SLIDING GLASS DOOR	04
	05	BATH / POWDER RM.	2'-4"	6'-8"	1-3/8"	C	MASONITE	PAINTED	-	-	b	WOOD	PAINTED	-	-	-	1 SIM	1	-	2		05
	06	PANTRY/ LINEN	(2) 2'-6"	6'-8"	1-3/8"	D	MASONITE	PAINTED	-	-	c	WOOD	PAINTED	-	-	-	1 SIM	1	-	5		06
	07	GAR. MECH.	(2) 2'-8"	6'-8"	1-3/4"	D	INSULATED STEEL	PAINTED	-	-	c	INSULATED HOL MTL	PAINTED	-	-	●	1 SIM	1	●	4	SELF-CLOSING, SELF-LATCHING. FINISH CARPENTER TO INSTALL EXPANSIVE FOAM INSULATION AS REQUIRED	07
	08	GAR. STORAGE	2'-6"	6'-8"	1-3/4"	C	INSULATED STEEL	PAINTED	-	-	b	INSULATED HOL MTL	PAINTED	-	-	●	1 SIM	1	●	6	SELF-CLOSING, SELF-LATCHING. FINISH CARPENTER TO INSTALL EXPANSIVE FOAM INSULATION AS REQUIRED	08
	03	LAUNDRY CLOSET	2'-8"	6'-8"	1-3/8"	F	WOOD	PAINTED	-	-	b	WOOD	PAINTED	-	-	-	1 SIM	1	-	3	LOUVERED DOOR	03
	10	LAUNDRY CLOSET	(2) 2'-6"	6'-8"	1-3/8"	G	WOOD	PAINTED	-	-	c	WOOD	PAINTED	-	-	-	1 SIM	1	-	3	LOUVERED DOORS	10
	11	LINEN	1'-6"	6'-8"	1-3/8"	C	MASONITE	PAINTED	-	-	b	WOOD	PAINTED	-	-	-	1 SIM	1	-	3		11
	12	LINEN	2'-0"	6'-8"	1-3/8"	C	MASONITE	PAINTED	-	-	b	WOOD	PAINTED	-	-	-	1 SIM	1	-	3		12
	13	LINEN	(2) 2'-0"	6'-8"	1-3/8"	K	MASONITE	PAINTED	-	-	c	WOOD	PAINTED	-	-	-	1 SIM	1	-	3		13
	14	BEDROOMS	2'-6"	6'-8"	1-3/8"	C	MASONITE	PAINTED	-	-	b	WOOD	PAINTED	-	-	-	1 SIM	1	-	2		14
	15	M.C.	2'-4"	6'-8"	1-3/8"	C	MASONITE	PAINTED	-	-	b	WOOD	PAINTED	-	-	-	1 SIM	1	-	3		15
	16	BEDROOM CLOSET	5'-0" BP	6'-8"	1-3/8"	E	MASONITE	PAINTED	-	-	c	WOOD	PAINTED	-	-	-	1 SIM	1	-	9	BI-PASS DOORS	16
	17	CLOSET/ STORAGE	2'-6"	6'-8"	1-3/8"	C	MASONITE	PAINTED	-	-	b	WOOD	PAINTED	-	-	-	1 SIM	1		2		17
	18	FACP	3'-0"	6'-8"	1-3/4"	J	INSULATED STEEL	PAINTED			b	INSULATED HOL MTL	PAINTED			●	IA SIM	IA	●	7	SELF-CLOSING, SELF-LATCHING. FINISH CARPENTER TO INSTALL EXPANSIVE FOAM INSULATION AS REQUIRED	18
																						19

HARDWARE SET SCHEDULE

NOTE: ALL DOORS THAT SWING LESS THAN 180 DEGREES FROM THEIR CLOSED POSITION ARE TO BE EQUIPPED WITH 1 WALL STOP @ BASE TRIM, FLOOR, OR HINGE PER DOOR LEAF, TYP.

SET # 1: UNIT ENTRY DOORS:
1-1/2 PAIRS BALL-BEARING BUTT HINGES
1 ENTRY LOCKSET - RELEASE LOCK W/O KEY FROM INSIDE
1 CLOSER WITH BACKCHECK
1 PRE-FINISHED ADJUSTABLE ALUMINUM THRESHOLD
1 DOOR KNOCKER w/ 180 DEGREE VIEWER HOLE INSTALLED 60" A.F.F.

SET # 2: PRIVACY DOOR:
1-1/2 PAIRS BUTT HINGES
1 PRIVACY LOCKSET

SET # 3: PASSAGE / CLOSET DOOR:
1-1/2 PAIRS BUTT HINGES
1 PASSAGE LATCHSET

SET # 4: PASSAGE / CLOSET DOOR:
3 PAIR BUTT HINGES
2 LEVERED DUMMY HARDWARE PULLS
1 SET WEATHERSTRIPPING

SET # 5: PASSAGE / CLOSET DOORS:
3 PAIRS BUTT HINGES
2 LEVERED DUMMY HARDWARE PULLS
2 BALL CATCHES

SET # 6: GARAGE CLOSET DOOR:
1 PAIR BUTT HINGES
1 PASSAGE LOCKSET
1 SET WEATHERSTRIPPING

SET # 7: GARAGE ENTRY DOOR:
1-1/2 PAIRS BALL-BEARING BUTT HINGES
1 ENTRY LOCKSET - RELEASE LOCK W/O KEY FROM INSIDE
1 CLOSER WITH BACK-CHECK
1 PRE-FINISHED ADJUSTABLE ALUMINUM THRESHOLD
1 SET WEATHERSTRIPPING

SET # 8: OVERHEAD GARAGE DOOR:
1 OVERHEAD DOOR MFR'S STANDARD TRACK AND ROLLERS
1 OVERHEAD DOOR MFR'S STANDARD CYLINDER LOCKSET
1 OVER-HEAD DOOR MOTOR CONTROLLER WITH SAFETY SENSOR OVERRIDE
1 SET WEATHERSTRIPPING

SET # 9: BI-PASS DOORS
HEAD TRACK
FLOOR GUIDE
1 RECESSED PULL PER DOOR LEAF

General Notes

1. CONTRACTOR MUST VERIFY ALL ROUGH OPENING AND MASONRY DIMENSIONS, WITH DOOR MANUFACTURER PRIOR TO ORDERING, FABRICATING, OR INSTALLATION.
2. ALL MEANS OF EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
3. CLOSERS INDICATED WITH "HD" SHALL BE HEAVY DUTY RATED.
   INTERIOR DOORS: CLOSER SHALL BE MOUNTED TOWARD "UNFINISHED" SPACE. PARALLEL ARM SHALL BE USED WHEN MOUNTED TOWARD FINISHED SPACE.
   EXTERIOR DOORS: CLOSER SHALL BE MOUNTED TOWARD INTERIOR SPACE.
4. DOORS WITH CLOSERS SHALL REQUIRE NO MORE THAN FIVE (5) LBS. TO PUSH/PULL OPEN AT INTERIOR HINGED LOCATIONS AND SHALL REQUIRE NO MORE THAN EIGHT-AND-A-HALF (8.5) LBS. MAX. AT EXTERIOR HINGED LOCATIONS.
5. ALL DOOR OPERATING DEVICES SHALL BE CAPABLE OF OPERATION WITH ONE HAND AND SHALL NOT REQUIRE GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE (LEVER TYPE).
6. OPENING FORCE FOR ALL DOORS SHALL NOT EXCEED FIVE (5) LBS. FORCE.
7. PROVIDE SOLID REINFORCING AT LOCATIONS OF ALL LOCK AND LATCH SETS AND AT LOCATIONS OF CLOSERS WHERE APPLICABLE.
8. ALL DOOR GLAZING SHALL BE CLEAR, SHALL BE TEMPERED (T) SAFETY GLASS AND HAVE A U-FACTOR NO GREATER THAN .32. PROVIDE 3/4" INSULATED CLEAR GLAZING AT EXTERIOR LOCATIONS.
9. ALL DOOR OPENING DEVICES SHALL BE "LEVER" TYPE, U.N.O.
10. SEE FLOOR PLANS FOR DOOR NUMBERS, LOCATIONS, AND SWING OF DOOR(S).
11. ALL INTERIOR DOORS TO BE PRE-HUNG, U.N.O
12. ALL SAFETY / TEMPERED GLASS SHALL BEAR A PERMANENT MARKING/LABEL, INDICATING THE MANUFACTURER AND THE TYPE OF GLASS
13. ALL HARDWARE TO BE POLISHED CHROME FINISH, U.N.O.

ISSUE DATE: 03-10-2022
REVISIONS

HAMILTON PARTNERS

CRYSTAL LAKE & MAIN

CRYSTAL LAKE AND MAIN
CRYSTAL LAKE, IL 60014

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JOB NO: MP21086.00 PROJ MGR: MR
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DOOR SCHEDULE
DOOR TYPES
DOOR DETAILS

Townhome
Door Schedule

A7.1

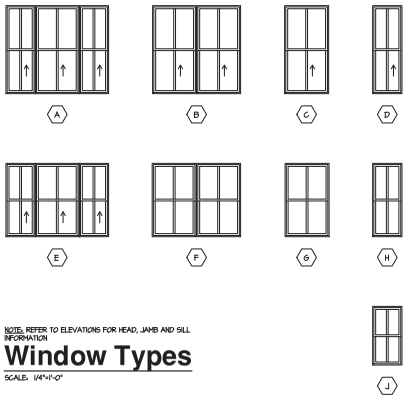
Window Schedule

MARK	DESCRIPTION	WINDOW SIZE		WINDOW MATERIAL		LABEL	REMARKS
		WIDTH	HEIGHT	MATERIAL	GLAZING		
A	2060 SH, 3060 SH, 2060 SH - MULLED	7'-0"	6'-0"	VINYL	INSULATED	-	
B	(2) 3060 SH - MULLED	6'-0"	6'-0"	VINYL	INSULATED	-	
C	3060 SH	3'-0"	6'-0"	VINYL	INSULATED	-	
D	2060 SH	2'-0"	6'-0"	VINYL	INSULATED	-	
E	2050 SH, 3050 SH, 2050 SH - MULLED	7'-0"	5'-0"	VINYL	INSULATED	-	
F	(2) 3050 SH - MULLED	6'-0"	5'-0"	VINYL	INSULATED	-	
G	3050 SH	3'-0"	5'-0"	VINYL	INSULATED	-	
H	2050 SH	2'-0"	5'-0"	VINYL	INSULATED	-	
J	2040 SH	2'-0"	4'-0"	VINYL	INSULATED	-	

(*) ASTERISKS INSIDE OF WINDOW TAG ON PLANS INDICATES SINGLE HUNG WINDOWS WITH FIXED SASHES.

NOTES:
- SEE HARDWARE SPECIFICATION FOR MORE INFORMATION.
- ALL LOCKS SHALL BE EGRESSABLE WITHOUT KEY.
- ALL GLAZING SHALL BE CLEAR.
- INSULATED GLAZING AT EXTERIOR LOCATIONS.
- FINISH FRAME SAME AS TRIM.
- PROVIDE ALUMINUM MESH INSECT SCREENS AT ALL OPERABLE UNITS.
- PROVIDE MUNTIN PATTERNS AS SHOWN ON THE ELEVATIONS / WINDOW TYPES.
- ALL EGRESS WINDOWS FROM SLEEPING ROOMS AND BASEMENTS MUST HAVE A MINIMUM NET CLEARANCE OPENING OF 5.7 SQFT. THE MINIMUM HEIGHT DIMENSION SHALL BE 24 INCHES AND THE MINIMUM WIDTH DIMENSION SHALL BE 20 INCHES. THE SILL SHALL NOT BE MORE THAN 44 INCHES OFF THE FLOOR.
- WINDOWS SHALL BE DRYWALL STOCK WINDOWS.
- WINDOW SUPPLIER TO PROVIDE TEMPERED GLAZING AS REQUIRED PER SECTION R308 OF THE 2018 IRC.
- ALL WINDOW GLAZING TO BE U FACTOR = 0.32, SHGC = 0.29
- WINDOWS SHALL BE DRYWALL STOCK WINDOWS

VERIFY WITH ENERGY CONSULTANT



NOTE: REFER TO ELEVATIONS FOR HEAD, JAMB AND SILL INFORMATION

Window Types

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

ISSUE DATE: 03-10-2022

REVISIONS

HAMILTON PARTNERS

CRYSTAL LAKE & MAIN

CRYSTAL LAKE AND MAIN
CRYSTAL LAKE, IL 60014

BSB DESIGN

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Palatine, IL 60067
847.705.3200

JOB NO: MP21086.00 PROJ MGR: MR
DRAWN: KK CHECKED: ML

WINDOW SCHEDULE
WINDOW TYPES

Townhome
Window Schedule

A7.2

CRYSTAL LAKE & MAIN

APARTMENTS
CRYSTAL LAKE, IL 60014



STRUCTURE	ARCHITECTURE	OWNER
PIERCE ENGINEERS, INC. 181 N. BROADWAY MILWAUKEE, WI 53202 RANDY ELLIOTT 414.278.6060	BSB DESIGN 220 N. SMITH STREET, SUITE 210 PALATINE, IL 60067 JOE SAFIN 847.705.2200	HAMILTON PARTNERS 300 PARK BOULEVARD, SUITE 201 ITASCA, IL 60143 630.250.9700
MECHANICAL - PLUMBING	**CIVIL**	**DEVELOPER**
RTM ENGINEERING CONSULTANTS 650 E. ALGONQUIN ROAD, SUITE 250 SCHAUMBURG, IL 60173 847.756.4180	RWG ENGINEERING, LLC 975 E. 22ND ST., SUITE 400 WHEATON, IL 60189 ROBERT GUDMUNSON 630.480.7889	KINZIE BUILDERS, LLC 678 BROADWAY STREET, SUITE 200 LIBERTYVILLE, IL 60048 MATT SHEPARD 847.383.6780
ELECTRICAL	**LANDSCAPE**	**GENERAL CONTRACTOR**
LE TECH 4716 52ND AVE KENOSHA WI 53144 DON LARSEN 262.653.9300	DICKSON DESIGN STUDIO 526 SKYLINE DRIVE ALGONQUIN, IL 60102 JEFF TORRENS 847.878.4019	KINZIE BUILDERS, LLC 678 BROADWAY STREET, SUITE 200 LIBERTYVILLE, IL 60048 MATT SHEPARD 847.383.6780
FIRE PROTECTION	**INTERIOR DESIGN**	
	KEYVISION INTERIORS 2550 VIA TEJON, SIUTE 3L PALOS VERDES ESTATES, CA 90274 KELLY KEYES MILLER 310.475.6200	

ISSUE DATE: 04.07.2022
REVISIONS

HAMILTON PARTNERS

CRYSTAL LAKE & MAIN
CRYSTAL LAKE & MAIN
CRYSTAL LAKE, IL 60014

DESIGN DEVELOPMENT SET 04-07-2022

BSB DESIGN

220 N. Smith Street, Suite 210
Palatine, IL 60067
847.705.2200

JOB NO: MP21086.26 PROJ MGR: MR
DRAWN: JL, TR CHECKED: ML
COVER SHEET

APARTMENTS
A0.00

ISSUE LOG

ISSUE LOG KEY:
- INDICATES INITIAL ISSUE OR SHEET ISSUED WITH REVISIONS
- INDICATES SHEET ISSUED WITH NO REVISIONS

SHEET	DESCRIPTION

INTRODUCTION

A0.00	COVER SHEET
A0.01	SHEET INDEX
A0.02	ARCHITECTURAL SITE PLAN
A0.03	GENERAL NOTES
A0.04	CODE SUMMARIES
A0.05	LIFE SAFETY PLAN LEVEL - 1
A0.06	LIFE SAFETY PLAN LEVEL - 2
A0.07	LIFE SAFETY PLAN LEVEL - 3
A0.08	LIFE SAFETY PLAN LEVEL - 4

CIVIL

LANDSCAPE

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A1.03	BUILDING PLAN LEVEL - 3
A1.04	BUILDING PLAN LEVEL - 4
A1.05	BUILDING PLAN - ROOF
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A3.01	BUILDING SECTIONS
A3.01	WALL SECTIONS
A3.02	WALL SECTIONS
A4.01	ENTRY ELEVATOR LOBBIES MECH ROOMS PLANS LEVELS 1, 2 AND 3
A4.02	ELEVATOR LOBBY MECH ROOMS PLANS LEVEL 4 AND SECTION
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A5.02A	UNIT A1.A ANSI FLOOR PLANS AND INTERIOR ELEVATIONS
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S4.20	STRUCTURAL DETAILS
S4.21	STRUCTURAL DETAILS
S4.22	STRUCTURAL DETAILS
S4.23	STRUCTURAL DETAILS
S4.24	STRUCTURAL DETAILS
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E5.02A	UNIT A1.A ENLARGED ELECTRICAL LAYOUT
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E5.04	UNIT A3 ENLARGED ELECTRICAL LAYOUT
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E5.06	UNIT B2 ENLARGED ELECTRICAL LAYOUT
E5.07.A	UNIT B3.A ENLARGED ELECTRICAL LAYOUT

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE. I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF ILLINOIS.

12/26/2019
JOE A. SAFIN [ILLINOIS REGISTRATION #001-014146] DATE

PAGES OR SHEETS COVERED BY THIS SEAL: A0.02 - A8.07

ISSUE DATE: 04.07.2022

REVISIONS

THE PLANS AS PRESENTED ARE SUBJECT TO MINOR CHANGES AND MODIFICATIONS AS REQUIRED BY THE BUILDING DEPARTMENT AND OTHER GOVERNING AUTHORITIES.

HAMILTON PARTNERS

DESIGN DEVELOPMENT SET 04-07-2022

CRYSTAL LAKE & MAIN

CRYSTAL LAKE & MAIN
CRYSTAL LAKE, IL 60014

BSB DESIGN

220 N. Smith Street, Suite 210
Palatine, IL 60067
847.705.3200

JOB NO: MP21066.20 PROJ MGR: MR
DRAWN: JL, TR CHECKED: ML

SHEET INDEX

APARTMENTS

A0.01

FIRE ACCESS LEGEND

- FIRE HYDRANT LOCATION
- FIRE DEPARTMENT PERSONNEL ACCESS POINT
- STANDPIPE CONNECTIONS
- TRAFFIC DIRECTION
- (X) PARKING SPACE COUNT
- ACCESSIBLE EGRESS PATH TO PUBLIC WAY

ACCESSIBLE UNIT CALCULATIONS

TOTAL UNITS = 48
REQUIREMENT PER BUILDING CODE 1107.6.2

1. (10) IAC/ TYPE-A UNITS PROVIDED
2. UNITS HAVE BEEN DISPERSED WITHIN THE APARTMENT BUILDING AND ASSIGNED IN PROPORTION TO THE PERCENTAGES OF UNIT CLASSIFICATIONS.

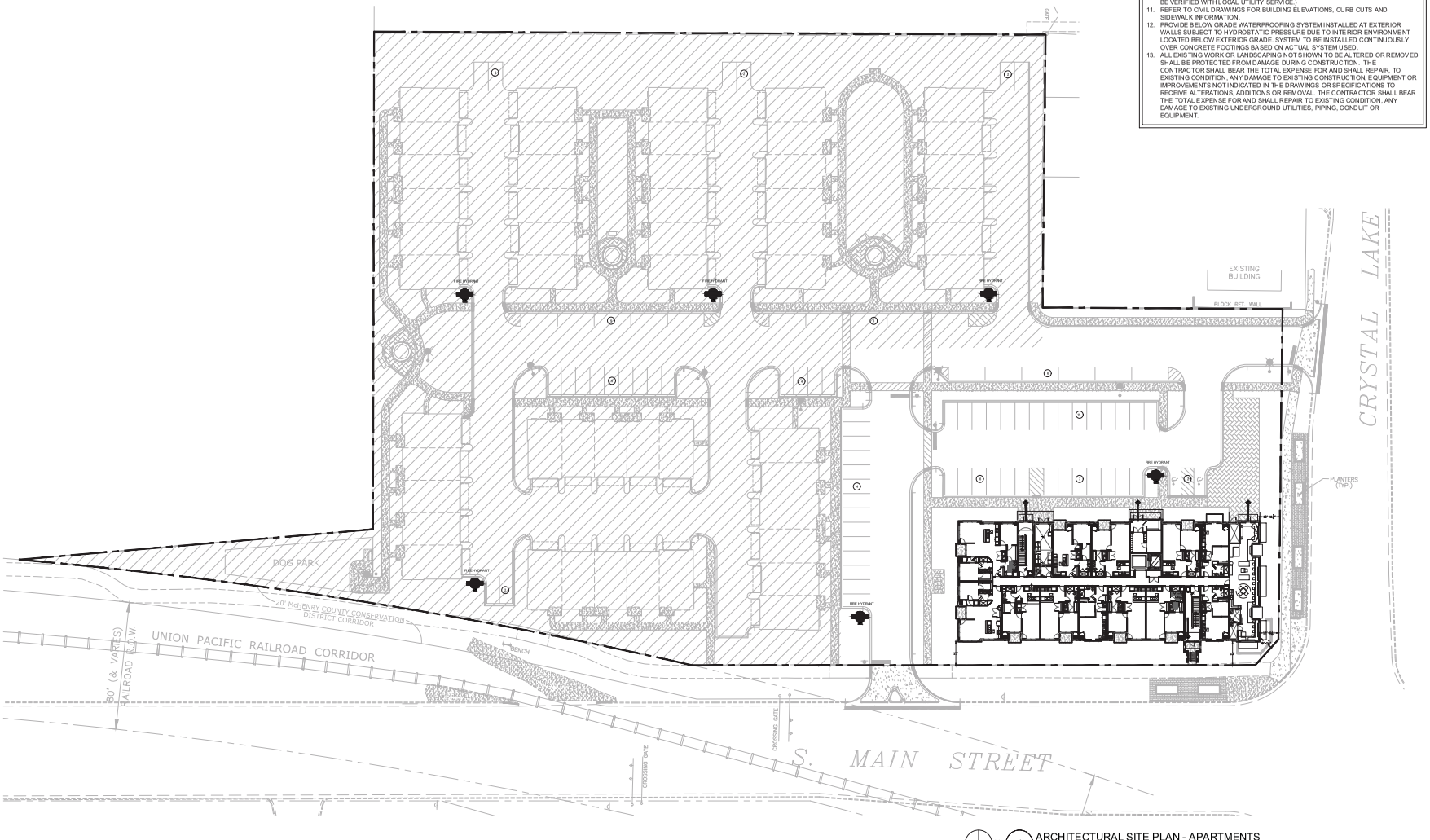
OVERALL PARKING TOTALS

TYPE	NUMBER	NOTES:
REGULAR	79	
H.C.	(2)	
VAN H.C.	2	
TOTAL	81	

VICINITY MAP:

GENERAL SITE NOTES:

1. THIS ARCHITECTURAL SITE PLAN IS TO BE USED FOR GENERAL INFORMATION, BUILDING IDENTIFICATION, AND RELATIVE POSITIONING OF THE BUILDINGS ONLY. FOR PRECISE SITE DOCUMENTATION INCLUDING, BUT NOT LIMITED TO, GEOMETRY, GRADING, UTILITIES, WATER, SEWER, DRAINAGE AND ADA SITE ACCESSIBILITY, REFER TO DRAWINGS BY CIVIL ENGINEER. PERMITS ON SUCH PORTION OF WORK TO BE SUBMITTED SEPARATELY.
2. COORDINATE WITH ALL ELECTRICAL, PLUMBING & MECHANICAL ENGINEERING DOCUMENTS AFFECTING CONSTRUCTION PRIOR TO FABRICATION, PURCHASE OR INSTALLATION OF ANY EQUIPMENT.
3. SEE CIVIL DRAWINGS FOR SITE ACCESSIBILITY REQUIREMENTS.
4. RETAINING WALLS OVER 30" IN HEIGHT WILL HAVE 42" GUARDRAILS WITH RAIL SPACING OF LESS THAN 4" CLEAR.
5. SEE CIVIL FOR CURB CUTS AND SIDEWALK INFORMATION.
6. PROVIDE SIGNAGE FOR USE BY FIRE DEPARTMENT INDICATING SPRINKLER EQUIPMENT ROOM AND FIRE PROTECTION EQUIPMENT COMPONENTS. SPRINKLER EQUIPMENT ROOM DOOR ASSEMBLIES SHALL BE PROVIDED WITH A SIGN CONFORMING TO THE REQUIREMENTS OF NFPA-13 AND SHALL BE AT LEAST 4" IN HEIGHT AND SHALL READ "SPRINKLER CONTROL VALVES". G.C. TO PROVIDE SHOP DRAWING SUBMITTAL TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
7. ALL SITE WORK AND LANDSCAPING IS TO BE ESTABLISHED AND DESIGNED BY CIVIL AND LANDSCAPE ARCHITECT.
8. REFER TO CIVIL DRAWINGS FOR DIMENSIONAL CONTROL PLAN AND GRADING
9. REFER TO CIVIL DRAWINGS FOR FIRE HYDRANT LOCATIONS.
10. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR TRANSFORMER LOCATIONS. (TO BE VERIFIED WITH LOCAL UTILITY SERVICE.)
11. REFER TO CIVIL DRAWINGS FOR BUILDING ELEVATIONS, CURB CUTS AND SIDEWALK INFORMATION.
12. PROVIDE BELOW GRADE WATERPROOFING SYSTEM INSTALLED AT EXTERIOR WALLS SUBJECT TO HYDROSTATIC PRESSURE DUE TO INTERIOR ENVIRONMENT LOCATED BELOW EXTERIOR GRADE. SYSTEM TO BE INSTALLED CONTINUOUSLY OVER CONCRETE FOOTINGS BASED ON ACTUAL SYSTEM USED.
13. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR, TO EXISTING CONDITION, ANY DAMAGE TO EXISTING CONSTRUCTION, EQUIPMENT OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATIONS, ADDITIONS OR REMOVAL. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR TO EXISTING CONDITION, ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES, PIPING, CONDUIT OR EQUIPMENT.



N 1 ARCHITECTURAL SITE PLAN - APARTMENTS
N.T.S.

ISSUE DATE: 04.07.2022
REVISIONS

HAMILTON PARTNERS

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CRYSTAL LAKE & MAIN
CRYSTAL LAKE, IL 60014

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JOB NO: MP21066.20 PROJ MGR: MP
DRAWN: JL, TR CHECKED: ML

ARCHITECTURAL SITE PLAN

DESIGN DEVELOPMENT SET 04-07-2022

APARTMENTS
A0.02

ENVELOPE COMPLIANCE CERTIFICATE

MASONRY CONTROL JOINT NOTES

VERTICAL EXPANSION JOINTS IN BRICK VENEER:

- FOR BRICKWORK WITHOUT OPENINGS, SPACE NO MORE THAN 25 FT O.C.
- FOR BRICKWORK WITH MULTIPLE OPENINGS, UTILIZE SYMMETRICAL PLACEMENT OF EXPANSION JOINTS AND REDUCED SPACING OF NO MORE THAN 20 FT O.C.
- WHEN SPACING BETWEEN VERTICAL EXPANSION JOINTS IN PARAPETS IS MORE THAN 15 FT, MAKE EXPANSION JOINTS WIDER OR PLACE ADDITIONAL EXPANSION JOINTS HALFWAY BETWEEN FULL-HEIGHT EXPANSION JOINTS
- PLACE AS FOLLOWS:
  - AT OR NEAR CORNERS
  - AT OFFSETS AND SETBACKS
  - AT WALL INTERSECTIONS
  - AT CHANGES IN WALL HEIGHT
  - WHERE WALL BACKING SYSTEM CHANGES
  - WHERE SUPPORT OF BRICK VENEER CHANGES
  - WHERE WALL FUNCTION OR CLIMATIC EXPOSURE CHANGES
- EXTEND TO TOP OF BRICKWORK, INCLUDING PARAPETS

HORIZONTAL EXPANSION JOINTS IN BRICK VENEER:

- LOCATE IMMEDIATELY BELOW SHELF ANGLES
- MINIMUM ¼ IN. SPACE OR COMPRESSIBLE MATERIAL RECOMMENDED BELOW SHELF ANGLE
- FOR BRICK INFILL, PLACE BETWEEN THE TOP OF BRICKWORK AND STRUCTURAL FRAME

BRICKWORK WITHOUT SHELF ANGLES:

- ACCOMMODATE BRICKWORK MOVEMENT BY:
  - PLACING EXPANSION JOINTS AROUND ELEMENTS THAT ARE RIGIDLY ATTACHED TO THE FRAME AND PROJECT INTO THE VENEER, SUCH AS WINDOWS AND DOOR FRAMES
  - INSTALLING METAL CAPS OR COPINGS THAT ALLOW INDEPENDENT VERTICAL MOVEMENT OF WYTHES
  - INSTALLING JAMB RECEPTORS THAT ALLOW INDEPENDENT MOVEMENT BETWEEN THE BRICK AND WINDOW FRAME - INSTALLING ADJUSTABLE ANCHORS OR TIES

EXPANSION JOINT SEALANTS:

- COMPLY WITH ASTM C 920, GRADE NS, USE M
- CLASS 50 MINIMUM EXTENSIBILITY RECOMMENDED; CLASS 25 ALTERNATE
- CONSULT SEALANT MANUFACTURER'S LITERATURE FOR GUIDANCE REGARDING USE OF PRIMER AND BACKING MATERIALS

BOND BREAKS:

- USE BUILDING PAPER OR FLASHING TO SEPARATE BRICKWORK FROM DISSIMILAR MATERIALS, FOUNDATIONS AND SLABS

LOAD-BEARING MASONRY:

- USE REINFORCEMENT TO ACCOMMODATE STRESS CONCENTRATIONS, PARTICULARLY IN PARAPETS, AT APPLIED LOADING POINTS AND AROUND OPENINGS
- CONSIDER EFFECT OF VERTICAL EXPANSION JOINTS ON BRICKWORK STABILITY

GENERAL PROJECT NOTES

GENERAL:

1. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED SHOULD BE VERIFIED WITH THE OWNER OR ARCHITECT.
2. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE FEDERAL, LOCAL, AND STATE CODES AND AMENDMENTS
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
4. ANY ERRORS, OMISSIONS OR INCONSISTENCIES ON THESE DRAWINGS OR ANY VARIATIONS OR AMBIGUITIES BETWEEN THESE DRAWINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING, IMMEDIATELY.
5. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS; THE OWNER AND ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT SITE AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.
8. CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
9. STORE MATERIALS IN CONDITIONS DESIGNATED BY MANUFACTURERS SPECIFICATIONS.
10. REMOVE RUBBISH FROM PREMISES AS OFTEN AS NECESSARY OR AS DIRECTED.
11. ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER BEFORE TURNING SAME OVER TO OWNER.
12. THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, OPENINGS AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THE OWNER OR OTHERS WITH THE MANUFACTURER OR SUPPLIER BEFORE STARTING ANY CONSTRUCTION RELATED TO SAID WORK AND/OR EQUIPMENT.
13. ALL MATERIALS SHALL BE NEW AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS AND/OR RECOMMENDATIONS UNLESS INDICATED OTHERWISE IN THE DRAWINGS AND SPECIFICATIONS.
14. BRACE WALLS BETWEEN WORK DAYS AS NECESSARY TO GUARANTEE STABILITY.
15. DO NOT SCALE DRAWINGS.

INTERIOR:

16. THE CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS.
17. DRYWALL INSTALLATION SHALL BE IN CONFORMANCE WITH THE GYPSUM ASSOCIATION'S RECOMMENDED PRACTICES FOR THICKNESS, NAILING, TAPING AND CORNER STUD SPACING.
18. ALL PLUMBING AND DRYER VENT WALLS EXCEPT AS NOTED SHALL BE FRAMED WITH 2X6 WOOD STUDS.
19. CABINET SUPPLIER TO FIELD MEASURE AREA OF WORK AFTER ROUGH FRAMING, TO ASSURE AN EXACT FIT. NOTIFY OWNER OR ARCHITECT OF ANY DISCREPANCIES.
20. MAXIMUM FLAME SPREAD RATING ON ALL INTERIOR FINISH MATERIALS SHALL NOT EXCEED 200.
21. ALL CEILINGS IN CORRIDORS TO RECEIVE TYPE "C" GYPSUM BOARD.
22. SEE UNIT PLANS FOR FINISH FLOORING.
23. FF&E PROVIDED SEPARATELY BY OWNER.
24. PROVIDE TACTILE SIGN COMPLYING WITH ADAAG REQUIREMENTS AT ALL EXIT DOORS
25. ALL MEANS OF EGRESS SHALL HAVE A CEILING HEIGHT OF AT LEAST 7'-6" ABOVE FINISHED FLOOR
26. SEE STAIR PLANS FOR INFORMATION REGARDING ADA REQUIREMENTS
27. PROVIDE A SIGN ON THE EXTERIOR OF THE FIRE PROTECTION ROOM DOOR(S) TO READ "FIRE SPRINKLER ROOM" AT 5'-0" ABOVE THE FLOOR TO THE BOTTOM OF THE LETTERING.
28. PROVIDE A SIGN ON THE EXTERIOR OF THE ELECTRICAL ROOM DOOR(S) TO READ "ELECTRICAL ROOM" AT 5'-0" ABOVE THE FLOOR TO THE BOTTOM OF THE LETTERING.
29. PROVIDE A SIGN ON THE DOOR(S) LEADING TO THE ROOF TO READ "ROOF ACCESS" AT 5'-0" ABOVE THE FLOOR TO THE BOTTOM OF THE LETTERING.

EXTERIOR:

30. ALL EXPOSED MATERIALS FOR BALCONIES, SOFFITS, OVERHANGS, ETC, TO BE APPROVED EXTERIOR GRADE AND PER CODE.
31. APPROVED ADDRESS TO BE CLEARLY LOCATED ON THE BUILDING AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY DURING CONSTRUCTION AND WHEN COMPLETED.
32. CORROSION RESISTANT FLASHING IS REQUIRED AT THE HEAD, SILL, AND JAMBS OF ALL WINDOWS, ROOF OPENINGS, AND THE INTERSECTION OF ROOF AND FRAME WALLS. SEALANT TO BE USED AT TOP AND SIDES TO GUARANTEE LEAK-PROOF CONSTRUCTION.
33. ADD SILICONE SEALANT TO ALL EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL PANELS, AND TO ALL PENETRATIONS OR UTILITIES THROUGH WALLS AND ROOFS. REFER TO LOCAL CODES FOR REQUIREMENTS.
34. ALL INSIDE AND OUTSIDE CORNERS OF EXTERIOR SHEATHING TO RECEIVE A 12" SELF-ADHERED MEMBRANE FLASHING APPLICATION AT THE SHEATHING LEVEL TO PREVENT WATER INTRUSION AND ENERGY LOSS. LAP VERTICAL JOINTS 6-INCHES.
35. ALL PATIOS AND PORCHES TO BE SLOPED MIN. 1/4" PER 1'-0" IN DIRECTION INDICATED ON FOUNDATION PLANS.
36. GENERAL CONTRACTOR TO VERIFY POUND FORCE ON ALL RAILINGS TO DETERMINE ADEQUATE NUMBER OF SUPPORT POSTS. NO MIDDLE SUPPORT PREFERRED. GUARDRAIL ASSEMBLIES SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION, AT ANY POINT ALONG THE TOP, AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING.
37. GUARDRAIL BALUSTERS SHALL BE SPACED SO A 4" SPHERE CANNOT PASS THROUGH ANY OPENING.
38. FLASHING SHALL BE INSTALLED AROUND ALL WINDOW AND ROOF OPENINGS. CAULK AND MAKE WEATHER-TIGHT.
39. INSULATE ALL TUB, WATER HEATER, AND WASHER WALLS ON EXTERIOR AND COMMON WALLS.
40. GENERAL CONTRACTOR TO CONSOLIDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL DRYERS AND EXHAUST VENTS. COORDINATE BETWEEN MECHANICAL, ARCHITECTURAL AND STRUCTURAL.
41. ALL EXTERIOR PENETRATIONS THROUGH EXTERIOR SHEATHING AND CLADDING TO BE PROPERLY SEALED TO PREVENT WATER INFILTRATION ONTO THE DRAINAGE PLANE.
42. ALL WALLS TO RECEIVE FIRE BLOCKING 48" FROM BASE OF WALL. WALLS TALLER THAN 12-FEET TO RECEIVE ANOTHER LINE OF FIREBLOCKING 9'6" FROM BASE OF WALL.
43. REFER TO PME DRAWINGS FOR HOSE BIB LOCATIONS AND SITE LIGHTING INFORMATION.
44. SEE ELEVATIONS FOR BUILDING HEIGHT INFORMATION.
45. GYPSUM BOARD IN CORRIDORS TO HAVE CONTROL JOINTS EVERY 30-FEET.

GENERAL LEGEND

- BUILDING SECTION TAG
- EXTERIOR ELEVATION TAG
- REFRIGERATOR *(REF)
- WALL TAG
- INTERIOR ELEVATION TAG
- DISHWASHER *(DW)
- WET BAR SINK
- DETAIL TAG
- LEVEL LINE OR DATUM
- KITCHEN SINK
- FLOOR/ CEILING SLOPE (VARIES 12)
- WATER CLOSET
- DETAIL TAG
- REVISION CLOUD
- LAVATORY
- BREAK LINE

RESIDENTIAL UNIT MATRIX

PROJECT	CRYSTAL LAKE & MAIN	CLIENT	HAMILTON PARTNERS
PHASE	DESIGN DEVELOPMENT DRAWINGS	DATE	2/26/2022

UNIT	DESCRIPTION	TARGETED SF	NSF (SF)	GSF (SF	UNIT COUNT LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	PERCENT OF TOTAL	TOTAL NSF	TOTAL GSF	NOTES:
STUDIO UNITS													
S1	STUDIO (ANSI-B)	0	556	615	2	0	0	1	3	6.3%	1,668	1,845	
S1.A	STUDIO (HC/ ANSI-A)	0	553	615	1	1	1	0	3	6.3%	1,659	1,845	
TOTAL STUDIO									6	12.5%	3,327	3,690	
ONE BEDROOM UNITS													
A1	1 BED / 1 BATH (ANSI-B)	0	718	819	5	4	4	4	17	35.4%	12,206	13,923	
A1.A	1 BED / 1 BATH (HC/ ANSI-A)	0	716	819	1	1	1	1	4	8.3%	2,864	3,276	
A2	1 BED / 1 BATH (ANSI-B)	0	724	819	1	0	0	0	1	2.1%	724	819	
A3	1 BED / 1 BATH (ANSI-B)	0	894	990	1	1	1	1	4	8.3%	3,576	3,960	
TOTAL ONE BEDROOM									26	54.2%	19,370	21,978	
TWO BEDROOM UNITS													
B1	2 BED / 2 BATH (ANSI-B)	0	1,021	1,138	0	1	1	1	3	6.3%	3,063	3,414	
B2	2 BED / 2 BATH (ANSI-B)	0	1,214	1,330	1	3	3	3	10	20.8%	12,140	13,300	
B3.A	2 BED / 2 BATH (HC/ ANSI-A)	0	1,119	1,248	0	1	1	1	3	6.3%	3,357	3,744	
TOTAL TWO BEDROOM									16	33.3%	18,560	20,458	
TOWNHOME UNITS													
C1	2 BED / 2 1/2 BATH (ANSI-B)	0	0	0	0	0	0	0	0	0.0%	0	0	
TOTAL TOWNHOMES									0	0.0%	0	0	
TOTALS					12	12	12	12	48	100.0%	41,257	46,126	

NOTE: PARKING PROVIDED AT 1 SPACE PER BEDROOM

NSF: MEASURED AT INTERIOR FACE OF GYP BOARD AT PERIMETER OF UNIT

GSF: MEASURED TO EXTERIOR FACE OF STUD AT EXTERIOR AND CORRIDOR WALLS AND TO CENTERLINE OF DEMISING WALLS

ISSUE DATE: 04/07/2022

REVISIONS

THESE PLANS ARE PROPRIETARY AND SHALL REMAIN THE PROPERTY OF BSB DESIGN AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF BSB DESIGN

HAMILTON PARTNERS

CRYSTAL LAKE & MAIN

CRYSTAL LAKE & MAIN
CRYSTAL LAKE, IL 60014

BSB DESIGN

220 N. Smith Street, Suite 210
Palatine, IL 60067
847.705.2200

JOB NO: MP21086.26 PROJ MGR: MP
DRAWN: JL, TR CHECKED: ML

GENERAL NOTES

APARTMENTS

A0.03

APARTMENT BUILDING

OCCUPANCY INFORMATION

Primary Occupancies: Assembly ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
☐ Business ☐ Educational ☐ Factory-Industrial ☐ F-1 ☐ F-2
☐ High-Hazard ☐ H-1 ☐ H-2 ☐ H-3 ☐ H-4 ☐ H-5
☐ Institutional ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
I-x USE CONDITION: ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ Mercantile ☐ Residential ☐ R-1 ☒ R-2 ☐ R-3 ☐ R-4
Storage ☐ S-1 ☐ S-2 ☐ Hpm-Mod
S-x SPECIAL CONDITION: ☐ Repair Garage (MS2)
S-x SPECIAL CONDITION: ☐ Open (MS2) ☐ Enclosed (MS4)
☐ Utility and Miscellaneous

Secondary Occupancy: N/A

Other Uses: Accessory Uses (Indicate Percentage): A4 ASSEMBLY (LIBRARY, BATHROOM, MECHANICAL AND STORAGE) AT 1ST/2ND = 1.1 / 1,255 SF = 1,255 SF / 12,677 SF = 12% < 10%
Incidental Uses:

Special Occupancies: ☐ 402 ☐ 403 ☐ 404 ☐ 405 ☐ 406 ☐ 407 ☐ 485
☐ 409 ☐ 410 ☐ 411 ☐ 412 ☐ 413 ☐ 414 ☐ 415
☐ 416 ☐ 417 ☐ 418 ☐ 419 ☐ 420 ☐ 421

Mixed Occupancy: ☒ No ☐ Yes Separation: _____

☐ Non-Separated Mixed Occupancy (508.3)

☐ Separated Mixed Occupancy (508.4)

BUILDING DATA

CONSTRUCTION TYPE: ☐ I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-A ☐ III-B
☐ IV ☒ V-A ☐ V-B
MIXED CONSTRUCTION: ☐ NO ☐ YES TYPES: _____

SPRINKLERS: ☐ NO ☒ YES ☒ NFPA 13R ☐ NFPA 13 ☐ NFPA 13D
STANDPIPES: ☐ NO ☒ YES CLASS ☒ I ☐ II ☐ III WET ☐ DRY
FIRE DISTRICT: ☒ NO ☐ YES
MEZZANINE: ☒ NO ☐ YES
HIGH RISE: ☒ NO ☐ YES

BUILDING AREA

FLOOR NUMBER	DESCRIPTION & USE	A AREA PER AREA	B AREA PER STORY	C TABLE 506.2 AREA	D AREA FOR OPEN SPACE INCREASE	E AREA FOR SPRINKLER INCREASE	F ALLOWABLE AREA OR UNLIMITED	G MAXIMUM BUILDING AREA
1	R-2 APARTMENTS	12,422 SF	13,677 SF	11,500 SF 12,000 SF	9,000 SF	-	21,000 SF	-
	A-3 ASSEMBLY (ACCESSORY - AMENITIES)	1,255 SF						
2	R-2 APARTMENTS	-	13,677 SF	12,000 SF	9,000 SF	-	21,000 SF	-
3	R-2 APARTMENTS	-	13,677 SF	12,000 SF	9,000 SF	-	21,000 SF	-
4	R-2 APARTMENTS	-	13,677 SF	12,000 SF	9,000 SF	-	21,000 SF	-
TOTAL			55,508 SF				84,000 SF	

ALLOWABLE HEIGHT

	Allowable (Table 503)	Increase for Sprinklers (504.2)	Shown on Plans	Code Reference
Occupancy / Type of Construction	A-3 / VA			
Building Height in feet from Grade	70'-0"	20'-0"	11'-0"	TABLE 504.3
Building Height in Stories	1 STORIES	1 STORY	1 STORY	TABLE 504.4
Occupancy / Type of Construction	R-2 / VA			
Building Height in feet from Grade	60'-0"	10'-0"	46'-0"	TABLE 504.3
Building Height in Stories	3 STORIES	1 STORY	4 STORIES	TABLE 504.4

PLUMBING REQUIREMENTS

OCCUPANCY	WATER CLOSETS		URINALS	LAVATORIES		SHOWERS/ TUBS	DRINKING FOUNTAINS		SINKS	CLOTHES WASHER
	Male	Female		Male	Female		Regular	Accessible		
ASSEMBLY A-3 (AMENITIES)	1		N/A	1		N/A	0	0	1 SERVICE	N/A
APARTMENTS R-2	1 PER DWELLING UNIT		N/A	1 PER DWELLING UNIT		1 PER DWELLING UNIT	N/A	N/A	1 KITCHEN	1

A-3 / R-2 LIFE SAFETY CALCULATIONS

OCCUPANT LOAD AND EXIT WIDTH

Use Group and/or Space Designator	(a) AREA (1) SQ FT	(b) AREA (1) PER OCCUPANT	(a)(b) OCCUPANTS PER FLOOR / OCCUPANTS PER STAIR FOR EGRESS (1004.3.3)	(c) EGRESS WIDTH PER OCCUPANT (1005.3)		EXIT WIDTH (in) (2.3.4.3 REQ'D WIDTH (SECTION 1005.3) (a)(b)(c)		ACTUAL WIDTH SHOWN ON PLANS	
				STAIRS	LEVEL	STAIRS	LEVEL	STAIRS	LEVEL
A-3	LEVEL - 1	1,255	15	84/3684	0.3"	0.2"	10.8"	16.8"	90.0"	90.0"
R-2	LEVEL - 1	12,622	200	72/96/72	0.3"	0.2"	10.8"	14.4"	90.0"	90.0"
R-2	LEVEL - 2	13,677	200	72/96/72	0.3"	0.2"	10.8"	14.4"	90.0"	90.0"
R-2	LEVEL - 3	13,677	200	72/96/72	0.3"	0.2"	10.8"	14.4"	90.0"	90.0"
R-2	LEVEL - 4	13,677	200	72/96/72	0.3"	0.2"	10.8"	14.4"	90.0"	90.0"

ASSEMBLY / RESIDENTIAL EXIT REQUIREMENTS

SEE LIFE SAFETY PLANS ON SHEETS: A0.05, A0.06, A0.07 AND A0.08

Number and Arrangement of Exits									
Floor, Room or Area		Occupant Load	Minimum # of Exits		Travel Distance			Arrangement of Means of Egress	
BUILDING AREA			Required	Shown	Allowed	Actual		Required	Actual
A-3	LEVEL - 1	84	2	2	250'	69'		07' -	07' -
R-2	LEVEL - 1	67	2	2	250'	109'		68'	109'
R-2	LEVEL - 2	70	2	2	250'	109'		68'	109'
R-2	LEVEL - 3	70	2	2	250'	109'		68'	109'
R-2	LEVEL - 4	70	2	2	250'	109'		68'	109'

GENERAL INFORMATION

NAME OF PROJECT: CRYSTAL LAKE AND MAIN APARTMENTS
ADDRESS: SOUTHWEST CORNER OF EAST CRYSTAL LAKE AVE. AND SOUTH MAIN STREET
PROPOSED USE: APARTMENTS FOR RENT
OWNER OR CONTACT: HAMILTON PARTNERS PHONE: 630.250.9700

OWNED BY: ☐ CITY/COUNTY ☒ PRIVATE ☐ STATE ☒ CITY ☐ COUNTY
CODE ENFORCEMENT JURISDICTION:

PROJECT SUMMARY:
BUILDING DESCRIPTION:
- A FOUR STORY APARTMENT BUILDING WITH 48 DWELLING UNITS ON A SLAB ON GRADE FOUNDATION

SCOPE OF WORK: THIS SET OF DOCUMENTS IS FOR FOUNDATION PERMIT REVIEW
JURISDICTION: CRYSTAL LAKE DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING CODE EDITIONS:
- 2018 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS
- 2012 ILLINOIS STATE PLUMBING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2018 NFPA 70 NATIONAL ELECTRICAL CODE (NFPA 70)
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2018 IN TERNATIONAL FIRE CODE
- NFPA 72 FIRE ALARM CODE
- NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
- 2018 ILLINOIS ACCESSIBILITY CODE
- 2009 ICC / ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
- 2018 PROPERTY MAINTENANCE CODE

Alternative Means of Compliance Request: NONE

☒ NEW CONSTRUCTION ☐ RENOVATION ☐ UPFIT ☐ ALTERATION

FIRE PROTECTION REQUIREMENTS

SEE LIFE SAFETY PLANS ON SHEETS: A0.05, A0.06, A0.07 AND A0.08

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FT)	RATING IN HOURS REQ'D / SECTION OR TABLE	RATING IN HOURS PROVIDED / PROTECTION	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLIES	DESIGN # FOR RATED PENET-RATION	DESIGN # FOR RATED JOINTS	STC/IIC RATING
Structural frame, including columns, girders, trusses		1 / TABLE 601	1 HOUR	A3-A29	SEE BELOW	I>=1479	I>=3079	
Bearing walls								
Exterior								
North	OVER 30'	1 / TABLE 601	1-HOUR	1-G/A6.01	UL - U356	UL - 1479	UL - 2079	
East	OVER 30'	1 / TABLE 601	1-HOUR	1-G/A6.01	UL - U356	UL - 1479	UL - 2079	
West	OVER 30'	1 / TABLE 601	1-HOUR	1-G/A6.01	UL - U356	UL - 1479	UL - 2079	
South	OVER 30'	1 / TABLE 601	1-HOUR	1-G/A6.01	UL - U356	UL - 1479	UL - 2079	
Interior	N/A	1 / TABLE 601	1-HOUR	B/A6.01	UL - U305	UL - 1479	UL - 2079	
NON-BEARING WALLS AND PARTITIONS								
Exterior								
North	OVER 30'	1-HOUR	1-HOUR	1-G/A6.01	UL - U356	N/A	N/A	
East	OVER 30'	1-HOUR	1-HOUR	1-G/A6.01	UL - U356	N/A	N/A	
West	OVER 30'	1-HOUR	1-HOUR	1-G/A6.01	UL - U356	N/A	N/A	
South	OVER 30'	1-HOUR	1-HOUR	1-G/A6.01	UL - U356	N/A	N/A	
Interior	N/A	0-HOUR	0-HOUR	6/A6.01	UL - U356	N/A	N/A	
Floor construction, including supporting beams and joists		1 / TABLE 601	1-HOUR	19A/A6.02, 20/A6.02	UL - L521, UL - L501	UL - 1479	UL - 2079	50 + 45 FIELD
Roof construction, including supporting beams and joists		1 / TABLE 601	1-HOUR	23A/A6.02, 21/A6.02	UL - P522, RC 2601	UL - 1479	UL - 2079	
Shafts - Exit Stairs		2 / 1023.2 AND 707	2-HOUR	9/A6.01, 11/A6.01	UL - U362, UL - U501	UL - 1479	UL - 2079	N/A
Shafts - Elevator, Trash Chute, Other		2 / 713.4	2-HOUR	9/A6.01, 11/A6.01, 10/A6.01, 5/A6.01	UL - U362, UL - U501, UL - U514, UL - U905	UL - 1479	UL - 2079	N/A
Corridor Separation		1 / TT1020.1	1-HOUR	4/A6.01	UL - U305	UL - 1479	UL - 2079	50 + 45 FIELD
Occupancy Separation		TT606.4	N/A	N/A	N/A	UL - 1479	UL - 2079	50 + 45 FIELD
Fire Wall / Party Wall		TT706.4	N/A	N/A	N/A	UL - 1479	UL - 2079	50 + 45 FIELD
Fire Barrier Separation - Trash Access Rooms and Trash Discharge Room		1 / TT 713.3 1 / TT 713.3 2 / TT 713.4 2 / TT 713.4	1-HOUR 1-HOUR 2-HOUR 2-HOUR	11A/A0.01, 3/A6.01, 9/A6.01, 11A/A0.01	UL - U305, UL - U362, UL - U362, UL - U501	UL - 1479	UL - 2079	N/A 50 + 45 FIELD
Smoke Partition Separation		1 / 709.3	1-HOUR	B/A6.01	UL - U305	UL - 1479	UL - 2079	N/A
Dwelling Unit Separation Wall		1 / 420.2	1-HOUR	3/A6.01	UL 4362	UL - 1479	UL - 2079	50 + 45 FIELD

LIFE SAFETY REQUIREMENTS

EMERGENCY LIGHTING: ☐ NO ☒ YES
EXIT SIGNS: ☐ NO ☒ YES
FIRE ALARM: ☐ NO ☒ YES
SMOKE DETECTION: ☐ NO ☒ YES
PANIC HARDWARE: ☐ NO ☒ YES

STRUCTURAL LOADS
SEE STRUCTURAL DRAWINGS FOR LOADING INFORMATION

BUILDING DRAIN SIZE
SEE PLUMBING DRAWINGS FOR BUILDING DRAIN SIZE

ENERGY SUMMARY
SEE COMCHECK SUMMARY FOR ENERGY CODE COMPLIANCE

ELECTRICAL SUMMARY
SEE ELECTRICAL DRAWINGS FOR ELECTRICAL CODE COMPLIANCE SUMMARY

MECHANICAL SUMMARY
SEE MECHANICAL DRAWINGS FOR MECHANICAL CODE COMPLIANCE SUMMARY

SPECIAL INSPECTIONS - CHAPTER 17
SPECIAL INSPECTIONS SHALL BE CONDUCTED ON ALL PROJECTS THAT FALL WITHIN BUILDING CATEGORIES AND/OR CONTAIN ELEMENTS SUBJECT TO SPECIAL INSPECTIONS AS PRESCRIBED BY CHAPTER 17.

DEFERRED SUBMITTALS
- AUTOMATIC SPRINKLER SYSTEMS
- EMERGENCY ALARM SYSTEMS
- POOL
- FLOOR & ROOF TRUSSES
- ELEVATORS
- RAILINGS SYSTEMS
- WALL PANELS
- MANUFACTURED WOOD STAIRS
- METAL STAIRS

EXTERIOR OPENING PERCENTAGE

BUILDING FACADE	(TABLE 705,8) FIRE SEPARATION DISTANCE	ALLOWABLE AREA	ACTUAL AREA
NORTH	X > 30 FEET	NO LIMIT	N/A
SOUTH	X > 30 FEET	NO LIMIT	N/A
EAST	X > 30 FEET	NO LIMIT	N/A
WEST	X > 30 FEET	NO LIMIT	N/A

DESIGN DEVELOPMENT SET 04-07-2022

ISSUE DATE: 04.07.2022
REVISIONS

THE PLANS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF HAMILTON PARTNERS. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF HAMILTON PARTNERS.

HAMILTON PARTNERS

CRYSTAL LAKE & MAIN

CRYSTAL LAKE & MAIN
CRYSTAL LAKE, IL 60014

BSB DESIGN
220 N. Smith Street, Suite 210
Palatine, IL 60067
847.705.2200

JOB NO: MP21066.26 PROJ MGR: MR
DRAWN: JL, TR CHECKED: ML

CODE SUMMARIES

APARTMENTS
A0.04



1 EAST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

3 NORTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

ELEVATION NOTES

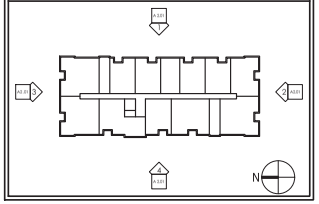
1. PROVIDE DRIP CAP FLASHING AT ALL WINDOW & DOOR HEADS.
2. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATIONS.
3. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER INTO THE EXTERIOR SHELL OF THE BUILDING.
4. ACCESSIBLE ROUTES - ADJUST FINISHED GRADING & SLOPE WALKWAYS UP TO PORCH LANDINGS AT ALL EXTERIOR COMMON ENTRIES. COORDINATE REQUIREMENTS WITH CIVIL ENGINEERING DOCUMENTS.
5. SEE SPECIFICATIONS, GENERAL NOTES AND DETAILS FOR ADDITIONAL INFORMATION.
6. WINDOW SUPPLIER TO PROVIDE TEMPERED GLAZING AS REQUIRED PER SECTION 2406 OF THE 2018 IBC.
7. EXTERIOR MATERIALS, DETAILING, AND COLORS TO WRAP CORNER AT ALL BAY CONDITIONS AND TERMINATE AT THE INSIDE CORNER, UNLESS OTHERWISE NOTED.
8. CONTROL JOINTS SHOULD OCCUR AT INSIDE CORNER WHERE WALLS MEET AND WHERE SHOWN ON ELEVATIONS. EXTEND UP ENTIRE MASONRY VENEER FACE, UNLESS NOTED OTHERWISE.
9. SEAL ALL WALL PENETRATIONS WITH MEMBRANE FLASHING AT SURFACE OF EXTERIOR SHEATHING.
10. PROVIDE 3/8" JOINT SPACE WITH SEALANT INTERFACE BETWEEN DISSIMILAR EXTERIOR FINISHES.
11. GENERAL CONTRACTOR TO CONSOLIDATE AND ALIGN (VERTICALLY AND HORIZONTALLY) ALL DRYERS AND EXHAUST VENTS. COORDINATE WITH MEP, ARCHITECTURAL AND STRUCTURAL.
12. CONFIRM EXTERIOR SIGNAGE LOCATIONS WITH THE OWNER AND PROVIDE BLOCKING AND POWER AS REQUIRED. COORDINATE EXTERIOR FINISH INSTALLATION WITH SIGNAGE AS NECESSARY.

ELEVATION FINISH SCHEDULE

TAG	MATERIAL
1	BRICK VENEER, MODULAR, 'AZTEC WHITE'
2	FIBER CEMENT, LAP SIDING, 7" EXPOSURE, 'GRAY SLATE'
3	FIBER CEMENT, VERT. PANEL SIDING, 'ARCTIC WHITE'
4	FIBER CEMENT, BOARD & BATTEN SIDING, 'ARCTIC WHITE'
5	5/4 FIBER CEMENT TRIM - 4" NOM., 'ARCTIC WHITE'
6	5/4 FIBER CEMENT TRIM - 8" NOM., 'ARCTIC WHITE'
7	5/4 FIBER CEMENT TRIM - PER SECT./DETAILS, 'ARCTIC WHITE'
8	CAST STONE BANDING - 4"x4"
9	CAST STONE HEADER - 4"x6"
10	CAST STONE SILL - 4"x4"
11	BALCONY TRIM/FASCIA, 'BRONZE'
12	VINYL SINGLE-HUNG WINDOWS, 'WHITE'
13	VINYL SLIDING PATIO DOOR, 'WHITE'
14	VINYL SWING PATIO DOOR, 'WHITE'
15	ALUMINUM STOREFRONT DOOR / WINDOWS, 'BRONZE'
16	PRE-FINISHED ALUM. RAILING SYSTEM, 'BRONZE'
17	PRE-FINISHED ALUM. JULIETTE BALCONY RAILING SYSTEM, 'BRONZE'
18	MECHANICAL LOUVER/ THROUGH WALL PENETR. PER MFR. TO MATCH WALL COLOR AT PENETR.'
19	PRE-FINISHED METAL CORNICE, TO MATCH 'ARCTIC WHITE'
20	PRE-FINISHED METAL COPING, TO MATCH 'ARCTIC WHITE'
21	PRE-FINISHED METAL CANOPY, 'BRONZE'
22	MASONRY CONTROL JOINT
23	PRE-MANUF. CORBEL/BRACKET, PTD.TO MATCH 'ARCTIC WHITE'
24	METAL DOOR , PAINTED, 'BRONZE'
25	FIRE DEPARTMENT CONNECTION
26	RETAINING WALL - SEE CIVIL DWGS.
27	LAMBS TONGUE

NOTE: KEY NOTES INDICATE TYPICAL MATERIALS - REVIEW ELEVATIONS & DETAILS FOR ADDITIONAL INFORMATION

ELEVATION KEY PLAN



DESIGN DEVELOPMENT SET 04-07-2022

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CRYSTAL LAKE, IL 60014

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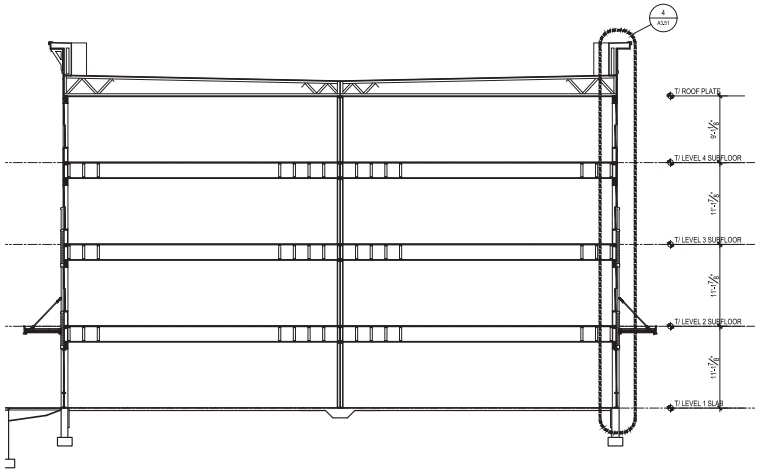
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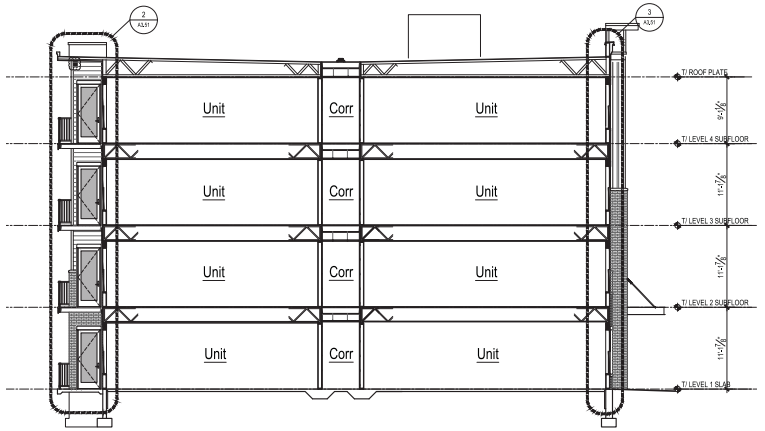
ELEVATIONS

APARTMENTS

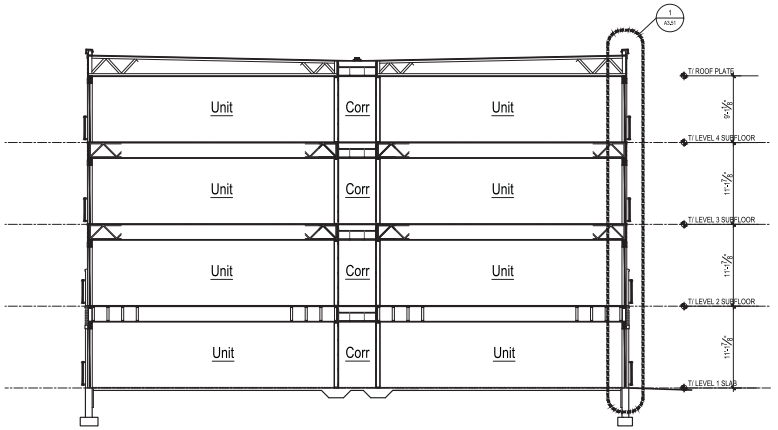
A2.01



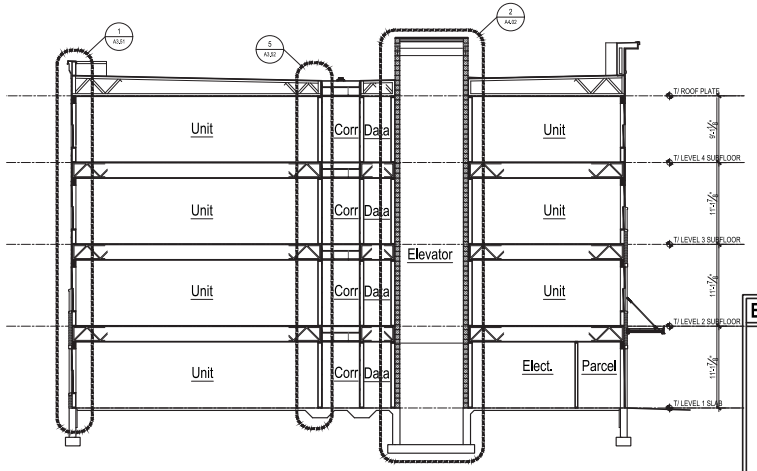
4 BUILDING SECTION 4
1/8" = 1'-0"



2 BUILDING SECTION 2
1/8" = 1'-0"

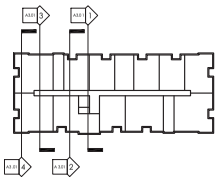


3 BUILDING SECTION 3
1/8" = 1'-0"



1 BUILDING SECTION 1
1/8" = 1'-0"

BUILDING SECTION KEY PLAN



N

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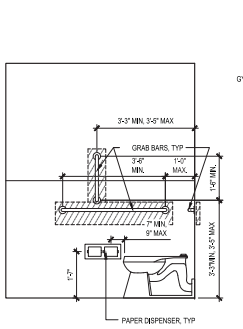
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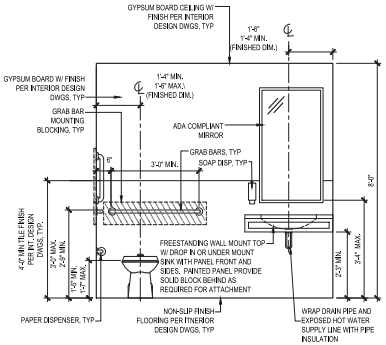
BUILDING SECTIONS

APARTMENTS

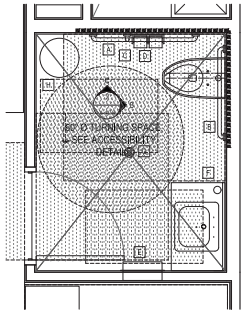
A3.01



A105 RESTROOM
INTERIOR ELEVATION
C SCALE: 1/2"=1'-0"



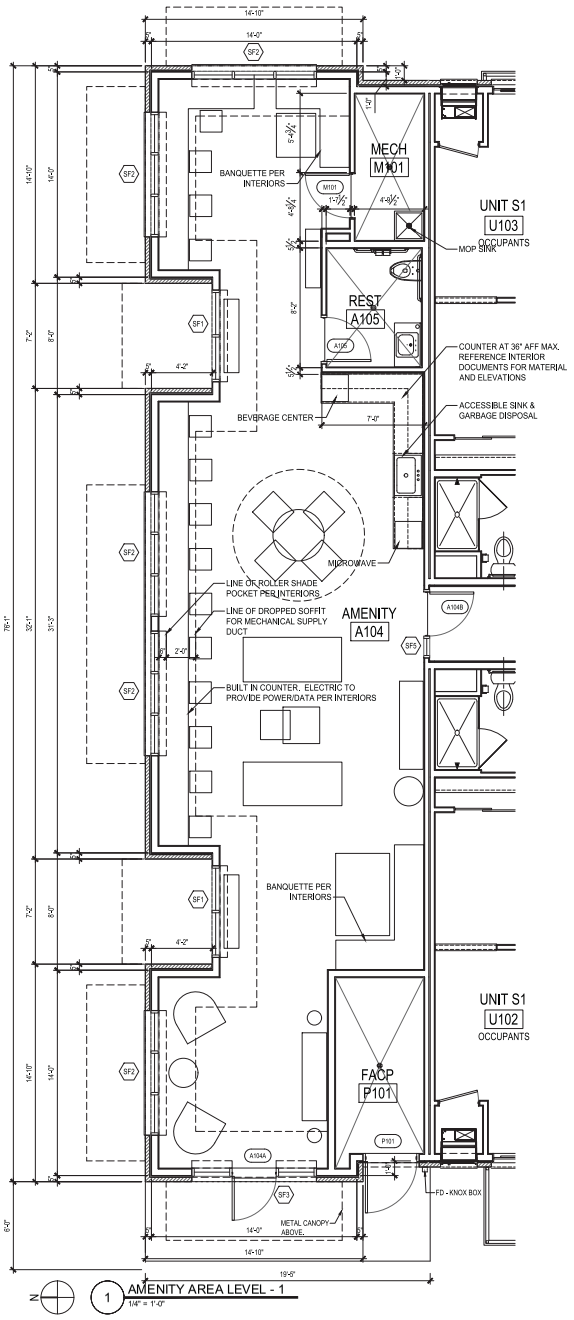
A105 RESTROOM
INTERIOR ELEVATION
B SCALE: 1/2"=1'-0"



A105 RESTROOM
FLOOR PLAN
A SCALE: 1/2"=1'-0"

BATH ACCESS. KEY

A	42" GRAB BAR
B	36" GRAB BAR
C	18" VERTICAL GRAB BAR
D	DOUBLE ROLL TOILET TISSUE DISPENSER
E	SEMI-RECESSED PAPER TOWEL DISPENSER - MOUNT WITHIN 48" REACH RANGE
F	WALL MOUNTED LIQUID SOAP DISPENSER
G	FLOOR DRAIN w/ SLOPED FLOORS, SEE MEP DWGS FOR DRAIN SIZE.
H	TRASH RECEPTACLE



1 AMENITY AREA LEVEL - 1
1/4" = 1'-0"

2 AMENITY RESTROOM
1/2" = 1'-0"

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AMENITY AREA PLAN AND INTERIOR ELEVATIONS LEVEL -1

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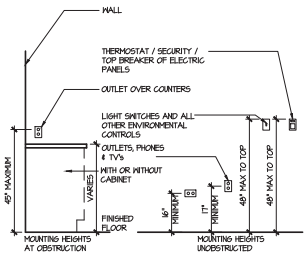
APARTMENTS
A4.08

UNIT INTERIOR FINISH SCHEDULE

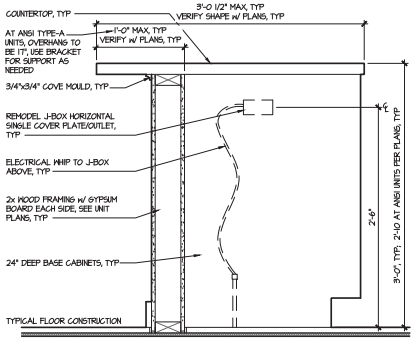
ROOM NAME	FLOORS		BASE	WALLS					CEILING			
	CARPET (CPT)	LUXURY VINYL TILE (LVT)	PAINTED (SEMI-GLOSS)	PAINTED (FLAT)	PAINTED (EGGSHELL)	SHOWER/TUB SURROUND (MOSAIC)	BACKSPLASH (CERAMIC TILE)		PAINTED (FLAT)	PAINTED (EGGSHELL)		
ENTRY		●	●	●					●			
KITCHEN		●	●	●			●		●			
LAUNDRY CLOSET		●	●	●					●			
UTILITIES CLOSET		●	●	●					●			
BATHROOM		●	●		●	●				●		
LIVING ROOM		●	●	●					●			
BEDROOM	●		●	●					●			
BEDROOM CLOSETS	●		●	●					●			
COMM. CLOS/ PANTRY		●	●						●			
MECH		●		●					●			

UNIT NOTES

1. ALL UNDESIGNATED DIMENSIONED WALLS TO BE 3 1/2" WOOD STUD.
2. DIMENSIONS IN PLANS ARE FACE OF STUD TO FACE OF STUD, UNLESS OTHERWISE NOTED.
3. ALL UNDIMENSIONED DOORS TO BE CENTERED OR TO BE LOCATED 4" OFF SIDE WALL TO JAMB.
4. ALL CABINETRY SHALL BE DESIGNED BY OTHERS AND SHALL MEET ALL APPLICABLE CODES ACCORDING TO THE LAYOUT GENERALLY SHOWN ON THE UNIT PLANS. VERIFY DIMENSIONS AND CONNECTIONS OF ALL APPLIANCES WITH MANUFACTURER BEFORE CABINET INSTALLATION. CABINET SHOP DRAWINGS TO BE SUBMITTED TO ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
5. SEE A0.X SERIES AND A5.01 SHEETS FOR TYPICAL GRAB BAR BLOCKING REQUIREMENTS AND DETAILS FOR TOILETS, TUBS AND SHOWERS.
6. SEE ELECTRICAL DRAWINGS FOR UNIT ELECTRICAL LAY OUTS.
7. SEE BUILDING PLANS AND ELEVATIONS FOR TYPICAL WINDOW AND EXTERIOR DOOR LOCATIONS.
8. SEE SHEETS A5.01 FOR TYPICAL INTERIOR PROFILES.
9. REFER TO INTERIOR ELEVATIONS FOR DIMENSIONS AND ADDITIONAL INFORMATION.
10. UNLESS NOTED OTHERWISE, ALL ANGLED WALLS ARE TO BE 45-DEGREES.
11. SEE A7.X SERIES SHEETS FOR BUILDING DOOR SCHEDULE AND WINDOW ELEVATIONS.
12. CONTRACTOR TO VERIFY AND COORDINATE PLUMBING ROUGH-IN DIMENSIONS.
13. SEE FINISH SCHEDULES FOR ACTUAL UNIT FINISH MATERIALS. ALL FINISH AND COLOR SELECTIONS TO BE APPROVED BY OWNER AND/OR ARCHITECT.
14. FLOOR DEMARCATION LINES ON PLANS ARE FOR REFERENCE WHEN MATERIALS ARE TO DIFFER. PROVIDE FLOOR TRANSITION AS NECESSARY.
15. PROVIDE BLOCKING FOR ALL CABINETS, CEILING FANS, HANDRAILS, GUARDRAILS, BATH ACCESSORIES AND GRAB BARS.
16. INSPECT, REPAIR, AND PREPARE FLOORS AS REQUIRED TO PROVIDE A SATISFACTORY SUB-FLOOR FOR FLOOR FINISH MATERIALS. SATISFACTORY SUB-FLOOR IS DEFINED AS A SUBSURFACE THAT IS FREE FROM IMPAIRED PERFORMANCE OR APPEARANCE OF THE FINISH MATERIALS.
17. CONTRACTOR TO COORDINATE WITH CABINET MANUFACTURER FOR EXACT LOCATIONS OF KITCHEN EQUIPMENT AND FIXTURES, CONTRACTOR TO REVIEW PLUMBING, ELECTRICAL, AND FINISH LOCATIONS WITH CABINET DESIGN.
18. KITCHEN COUNTERTOP JOINT LOCATIONS MUST BE APPROVED BY THE OWNER AND ARCHITECT PRIOR TO COUNTERTOP FABRICATION.
19. REFERENCE BUILDING PLANS AND ELEVATIONS FOR MASONRY LOCATIONS
20. ICE MAKER AND WASHER PLUMBING BOXES SHALL BE GYPSUM BOARD PRE-ROCKED TO MEET UL RATING.
21. ALL EXTERIOR DIMENSIONS ARE SHOWN TO THE OUTSIDE FACE OF STUD UNLESS NOTED OTHERWISE.
22. 5/8" DENSHIELD TILE BACKER BOARD SHALL BE USED IN BOTH TUB AND SHOWER COMPARTMENTS, UNLESS NOTED OTHERWISE.
23. ALL WET WALLS SHALL HAVE WATER RESISTANT GYPSUM BOARD PER CODE.
24. USE MANUFACTURER APPROVED SEALANT WHERE BATHTUB/SHOWER MEETS FLOOR.
25. ALL SHELVING TO BE VINYL COATED WIRE SHELVING UNLESS NOTED OTHERWISE.
26. SEE UNIT PLANSHEETS FOR UNIT CABINET ELEVATIONS.
27. SEE FOR TYPICAL DETAILS INCLUDING MOUNTING HEIGHTS, CLEARANCES, ETC. FOR BOTH TYPE-A AND TYPE-B UNITS.
28. SEE INTERIOR ELEVATIONS FOR KITCHEN PANTRY SIZES.
29. SEE INTERIOR ELEVATIONS FOR BATHROOM LINEN CABINET SIZES.
30. DO NOT SCALE OFF DRAWINGS; DIMENSIONS IN QUESTION SHALL BE CLARIFIED BY ARCHITECT.
31. ALL UNITS SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS, SUCH AS HARDWARE, REACH RANGES, CLEAR FLOOR SPACES, GRAB BAR LOCATIONS, OPERABLE PARTS AND APPLIANCES, AS A MINIMUM PER 1988 FAIR HOUSING ACT DESIGN GUIDE LINES, CHAPTER 11 OF THE 2018 IBC, AND THE UNIT'S SPECIFIED ACCESSIBILITY UNIT TYPE. SEE THE UNIT MATRIX FOR ACCESSIBILITY UNIT TYPES. ACCESSIBILITY UNIT TYPES ARE AS FOLLOWS: ANSI TYPE-A AND TYPE-B UNITS PER ANSI A117.1-2009 AND IAC - PER THE 2018 ILLINIOS ACCESSIBILITY CODE (ADAPTABLE UNITS).
32. ALL BATHROOM VANITIES TO HAVE 32-1/2" TALL CABINETS, NOT JUST IN IAC/ANSI-A UNITS.
33. ALL UNITS TO RECEIVE PORTABLE FIRE EXTINGUISHERS, AS REQUIRED BY THE INTERNATIONAL FIRE CODE.
34. ALL FLOOR MATERIAL TRANSITIONS TO OCCUR AT DOOR TRANSITIONS UNLESS NOTED OTHERWISE.
35. BATHTUB SEATS IN ANSI UNITS ARE NOT PERMANENTLY MOUNTED.
36. FIELD VERIFY DIMENSIONS PRIOR TO INSTALLING BATHROOM MIRRORS.
37. TOWEL BARS TO BE MOUNTED AT 48" AFF
38. SEE SHEET FOR TYPICAL ANSI REQUIRED KNEE CLEARANCES AT SINKS AND LAVATORIES.
39. EXTEND FLOOR FINISHES UNDER SINKS AT ANSI AND ADAPTABLE UNIT KITCHENS AND BATHROOMS.
40. GYPCRETE TO BE INSTALLED UNDER ALL SHOWER UNITS/TUBS AND MAY REQUIRE AN INSPECTION HOLE TO VERIFY GYPCRETE COVERAGE.
41. WALL CLEAN-OUTS TO BE 12" AFF IN ORDER TO AVOID CUTTING THE WALL BASE AROUND THE CLEAN-OUT COVER.
42. SHOWER SEATS ARE NOT IN CONTRACT. PROVIDE BLOCKING ONLY PER ANSI 117.1, 608.4 EXCEPTION 2.
43. DIMENSIONS SHOWN FOR PLUMBING FIXTURES ARE FROM THE CENTER LINE OF FIXTURE AND ARE ASSUMED 'CLEAR' TO MAINTAIN REQUIRED CLEARANCES.
44. AT LOCATIONS WHERE 2X4 UNIT DEMISING WALL EXTENDS BEYOND ADJACENT UNIT TOWARDS THE BUILDING EXTERIOR, THE EXTERIOR WALL FRAMING WILL BE REQUIRED TO TRANSITION TO 2X6 WALL FRAMING. ALIGN OUTSIDE FACE OF STUDS WITH EDGE OF SLAB BELOW. CONTINUE 2X6 STUD FRAMING TO CORNER OF CLOSEST INTERIOR PERPENDICULAR WALL, TYP.
45. MAINTAIN MINIMUM 7'-0" (84") HEADROOM CLEARANCE ABOVE FINISHED FLOOR AT BATHROOMS, KITCHENS , STORAGE AND LAUNDRY ROOMS.
46. SEAL CONNECTION FROM DYNAPAK CLOSETS TO SOFFITS.
47. AT SIDE BY SIDE WASHER DRYERS, DRYER AND IN-WALL DRYER BOX ALWAYS LOCATED ON THE RIGHT.
48. PROVIDE PLATFORM FOR FLOOR MOUNTED WATER HEATERS - REFER TO MECH/PLUMBING DRAWINGS
49. FOR NON-RATED WALL INTERSECTIONS WITH RATED WALL OR CEILINGS REFER TO DETAILS 1 & 2 ON SHEET A8.02 AND 7 & 8 ON SHEET A8.06



2 TYPICAL MOUNTING HEIGHTS
1 1/2" = 1'-0"



1 TYPICAL COUNTERTOP
1 1/2" = 1'-0"

RESIDENTIAL UNIT MATRIX

PROJECT	CRYSTAL LAKE & MAIN	CLIENT	HAMILTON PARTNERS
PHASE	DESIGN DEVELOPMENT DRAWINGS	DATE	2/28/2022

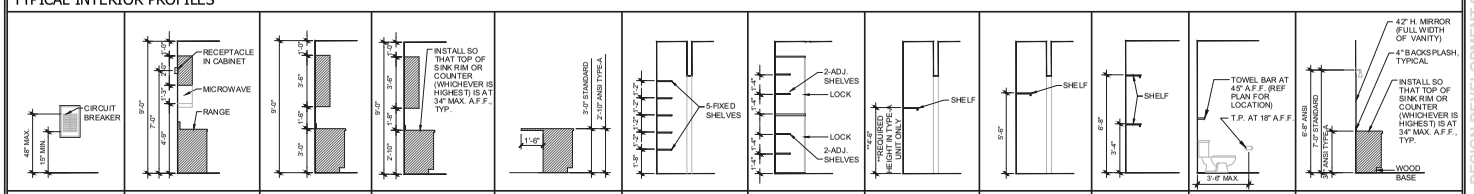
UNIT	DESCRIPTION	TARGETED SF	NSF (SF)	GSF (SF	UNIT COUNT						TOTAL NSF	TOTAL GSF	NOTES:
					LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	TOTAL	PERCENT OF TOTAL			
STUDIO UNITS													
S1	STUDIO (ANSI-B)	0	556	615	2	0	0	1	3	6.3%	1,668	1,845	
S1.A	STUDIO (IAC/ ANSI-A)	0	553	615	1	1	1	0	3	6.3%	1,659	1,845	
TOTAL STUDIO									6	12.5%	3,327	3,690	
ONE BEDROOM UNITS													
A1	1 BED / 1 BATH (ANSI-B)	0	718	819	5	4	4	4	17	35.4%	12,206	13,923	
A1.A	1 BED / 1 BATH (IAC/ ANSI-A)	0	716	819	1	1	1	1	4	8.3%	2,864	3,276	
A2	1 BED / 1 BATH (ANSI-B)	0	724	819	1	0	0	0	1	2.1%	724	819	
A3	1 BED / 1 BATH (ANSI-B)	0	894	990	1	1	1	1	4	8.3%	3,576	3,960	
TOTAL ONE BEDROOM									26	54.2%	19,370	21,978	
TWO BEDROOM UNITS													
B1	2 BED / 2 BATH (ANSI-B)	0	1,021	1,138	0	1	1	1	3	6.3%	3,063	3,414	
B2	2 BED / 2 BATH (ANSI-B)	0	1,214	1,330	1	3	3	3	10	20.8%	12,140	13,300	
B3.A	2 BED / 2 BATH (IAC/ ANSI-A)	0	1,119	1,248	0	1	1	1	3	6.3%	3,357	3,744	
TOTAL TWO BEDROOM									16	33.3%	18,560	20,458	
TOWNHOME UNITS													
C1	2 BED / 2 1/2 BATH (ANSI-B)	0	0	0	0	0	0	0	0	0.0%	0	0	
TOTAL TOWNHOMES									0	0.0%	0	0	
TOTALS					12	12	12	12	48	100.0%	41,257	46,126	

NOTE: PARKING PROVIDED AT 1 SPACE PER BEDROOM

NSF: MEASURED AT INTERIOR FACE OF GYP BOARD AT PERIMETER OF UNIT

GSF: MEASURED TO EXTERIOR FACE OF STUD AT EXTERIOR AND CORRIDOR WALLS AND TO CENTERLINE OF DEMISING WALLS

TYPICAL INTERIOR PROFILES



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CRYSTAL LAKE & MAIN

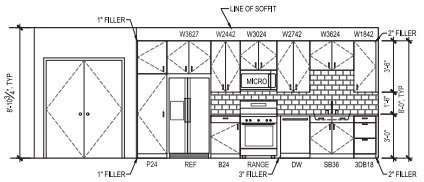
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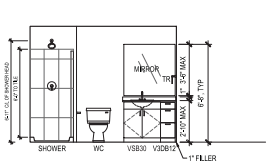
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DRAWN: JL, TR CHECKED: ML
UNIT INFORMATION

APARTMENTS

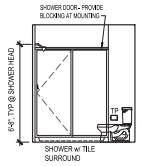
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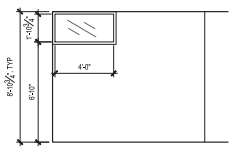
A Kitchen
SCALE: 1/4"=1'-0"



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



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

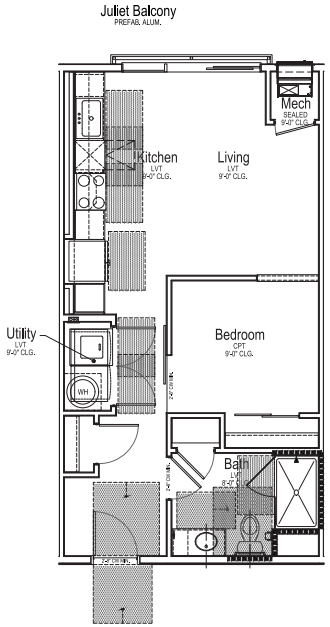


D Clerestory
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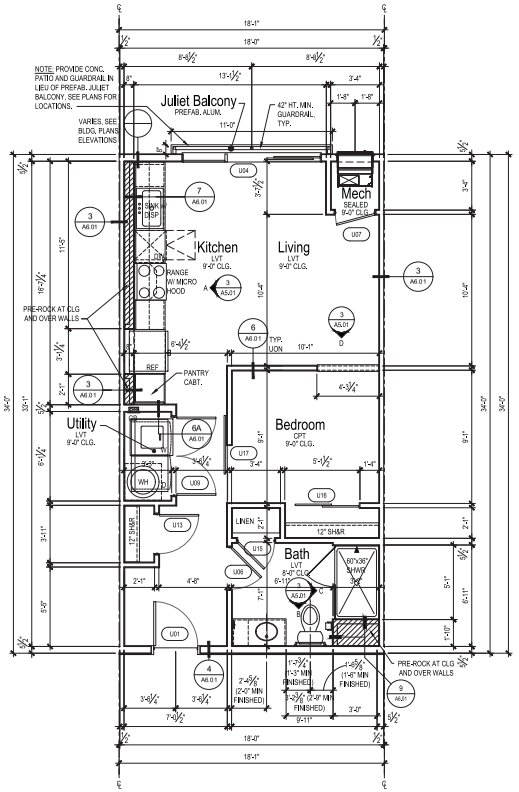
NOTE: VERIFY AND CONFIRM ALL ITEMS WITH INTERIOR DESIGN DOCUMENTS AND NOTIFY OWNER OF ANY DISCREPANCIES FOR APPROVAL.

NOTE: PROVIDE METAL PLATE OR BLOCKING BEHIND TOILET PAPER HOLDERS AND TOWEL BARS.

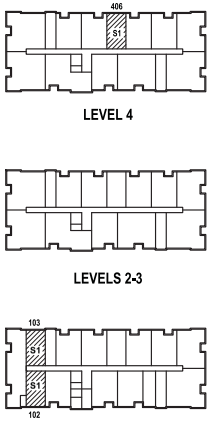
3 UNIT S1 INTERIOR ELEVATIONS
1/4" = 1'-0"



2 UNIT S1 ACCESSIBILITY PLAN - ANSI TYPE B (OPTION A BATH)
1/4" = 1'-0"



1 UNIT S1 FLOOR PLAN - 1 BEDROOM 1 BATH - ANSI TYPE B
1/4" = 1'-0"



UNIT KEY PLANS N

DESIGN DEVELOPMENT SET 04-07-2022

ISSUE DATE: 04/07/2022
REVISIONS

HAMILTON PARTNERS

CRYSTAL LAKE & MAIN

CRYSTAL LAKE & MAIN
CRYSTAL LAKE, IL 60014

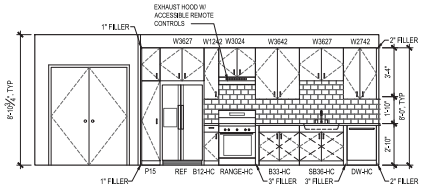
BSB DESIGN

220 N. Smith Street, Suite 210
Palatine, IL 60067
847.705.3200

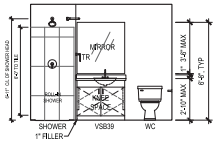
JOB NO: MP21086.26 PROJ MGR: MR
DRAWN: JL, TR CHECKED: ML

UNIT S1 ANSI-A FLOOR PLANS AND INTERIOR ELEVATIONS

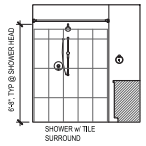
APARTMENTS
A5.01



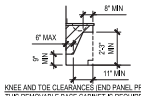
A Kitchen
SCALE: 1/4"=1'-0"



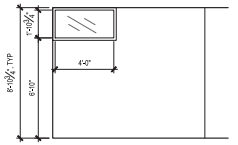
B Bath
SCALE: 1/4"=1'-0"



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



KNEE AND TOE CLEARANCES (END PANEL PROFILE)
THIS REMOVABLE BASE CABINET IS REQUIRED TO PROVIDE CLEAR FLOOR SPACE FOR THE TOILET. IF THE SINK AND OR COUNTER TOP ABOVE THE REMOVABLE BASE CABINET USES A SUPPORT BRACKET OR AN END PANEL BETWEEN THE SINK AND THE TOILET, BOTH THE SUPPORT BRACKET AND OR THE END PANEL MUST MEET THE REQUIRED KNEE AND TOE CLEARANCES. SEE THE ACCESSIBILITY DETAILS FOR MORE INFORMATION.



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

NOTE: VERIFY AND CONFIRM ALL ITEMS WITH INTERIOR DESIGN DOCUMENTS AND NOTIFY OWNER OF ANY DISCREPANCIES FOR APPROVAL

NOTE: PROVIDE METAL PLATE OR BLOCKING BEHIND TOILET PAPER HOLDERS AND TOWEL BARS.

3 UNIT S1-IAC INTERIOR ELEVATIONS
1/4" = 1'-0"

NOTE: ALL APPLIANCES' OPERABLE FEATURES MUST MEET ANSI REQUIREMENTS, INCLUDING KITCHEN APPLIANCES AND CLOTHES WASHING MACHINE AND CLOTHES DRYER. IF MICROWAVE OVENS ARE PROVIDED IN OTHER DWELLING UNITS, THEN A MICROWAVE SHALL BE LOCATED SUCH THAT IT MEETS ANSI APPLIANCE REQUIREMENTS. VERIFY MECHANICAL REQUIREMENTS FOR ALTERNATE LOCATIONS IF NECESSARY.

KITCHEN SINK: 30"x48" CLEAR FLOOR SPACE REQUIRED FOR FRONTAL APPROACH AT KITCHEN SINK. COUNTER TOP AT KITCHEN SINK TO BE AT 34" A.F.F.. CABINETS MAY BE INSTALLED UNDER KITCHEN SINK SO LONG AS THEY ARE REMOVABLE. FLOORING MUST BE INSTALLED UNDER KITCHEN SINK SPACE. IF CABINETS ARE INSTALLED, FLOORING IS TO EXTEND UNDER CABINETS.

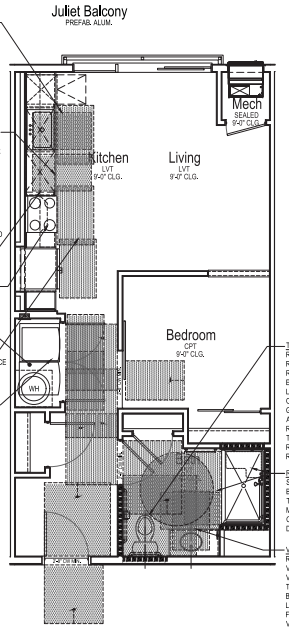
WORK SURFACE: A MIN. 30" WIDE WORK SURFACE IS REQUIRED WITH COUNTER TOP AT 34" A.F.F.. A 30"x48" CLEAR FLOOR SPACE REQUIRED FOR FRONTAL APPROACH AT WORK SURFACE. CABINETS MAY BE INSTALLED UNDER WORK SURFACE SO LONG AS THEY ARE REMOVABLE. FLOORING MUST BE INSTALLED UNDER WORK SURFACE SPACE. IF CABINETS ARE INSTALLED, FLOORING IS TO EXTEND UNDER CABINETS. OWNER TO PROVIDE TABLE TO MEET THIS REQUIREMENT.

LOCATION OF COUNTERTOP MICROWAVE

EXHAUST HOOD: CONTROLS FOR EXHAUST HOOD TO BE WITHIN ADA ANSI-A REACH REQUIREMENTS OR PROVIDE ADDITIONAL CONTROLS/ SWITCH IN ANOTHER LOCATION THAT SATISFIES THIS REQUIREMENT.

TYPICAL FLOOR CLEARANCE AT GAS APPLIANCES: 30"x48" CLEAR FLOOR SPACE IS REQUIRED AT RANGE, REFRIGERATOR AND DISHWASHER, LOCATED PER ANSI REQUIREMENTS.

LAUNDRY: ACCESSIBLE WASHER AND DRYER w/ CONTROLS AND LOADING PER ANSI-A117.1 SECT. 611.

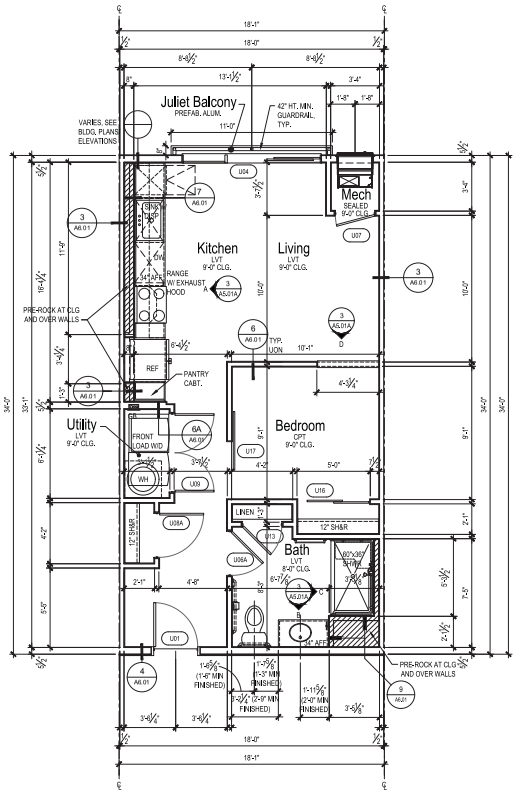


TOILET: 60"x66" FLOOR SPACE REQUIRED AT TOILET - 60" ACROSS REAR WALL, 66" PERPENDICULAR TO REAR WALL. FLOOR SPACE MAY EXTEND UNDER VANITY CABINET SO LONG AS NO CABINET IS INSTALLED. OR INSTALLED CABINET IS REMOVABLE. GRAB BARS NEED NOT BE INSTALLED AT THIS TIME, BUT REQUIRED REINFORCING MUST BE INSTALLED AT TIME OF CONSTRUCTION. SEE REINFORCING DETAILS FOR REQUIREMENTS

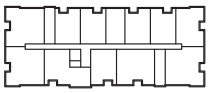
ROLL-IN SHOWER: 30"x60" FLOOR SPACE REQUIRED AT SHOWER. GRAB BARS NEED NOT BE INSTALLED AT THIS TIME, BUT REQUIRED REINFORCING MUST BE INSTALLED AT TIME OF CONSTRUCTION. SEE REINFORCING DETAILS FOR REQUIREMENTS..

VANITY: 30"x48" CLEAR FLOOR SPACE REQUIRED FOR PARALLEL APPROACH AT VANITY (WITH OPEN SPACE BELOW VANITY), THE VANITY (RIM) AND COUNTER TOP TO BE 34" MAX. A.F.F. CABINETS MAY BE INSTALLED UNDER VANITY TOP SO LONG AS THEY ARE REMOVABLE. FLOORING MUST BE INSTALLED UNDER VANITY SPACE. IF CABINETS ARE INSTALLED, FLOORING IS TO EXTEND UNDER CABINETS.

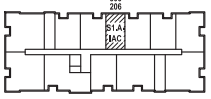
2 UNIT S1.A ACCESSIBILITY PLAN - IAC
1/4" = 1'-0"



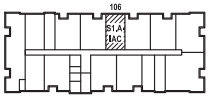
1 UNIT S1.A FLOOR PLAN - 1 BEDROOM 1 BATH - IAC
1/4" = 1'-0"



LEVEL 4



LEVELS 2-3



LEVEL 1

UNIT KEY PLANS N

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CRYSTAL LAKE, IL 60014

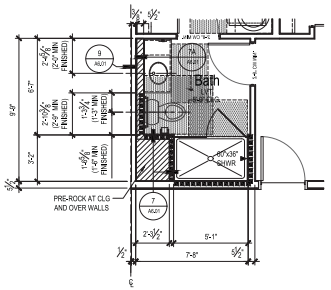
BSB DESIGN

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Palatine, IL 60067
847.705.2200

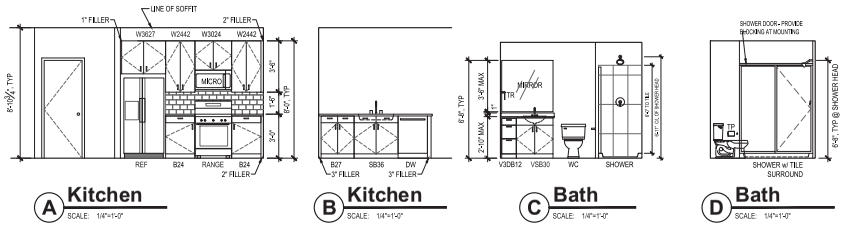
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DRAWN: JL, TR CHECKED: ML

UNIT S1.A IAC AND S1A FLOOR PLANS AND INTERIOR ELEVATIONS

APARTMENTS
A5.01A



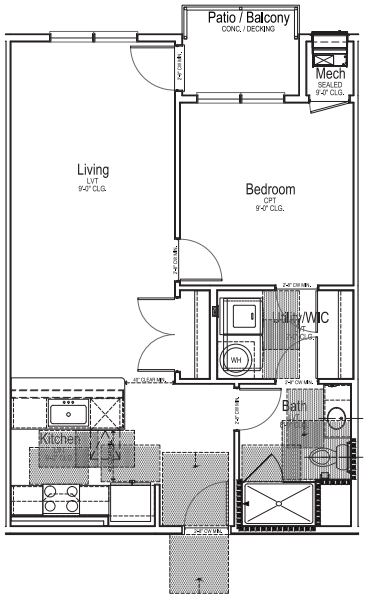
3 UNIT A1 BATH AT STAIR FIRE BARRIER
1/4" = 1'-0"



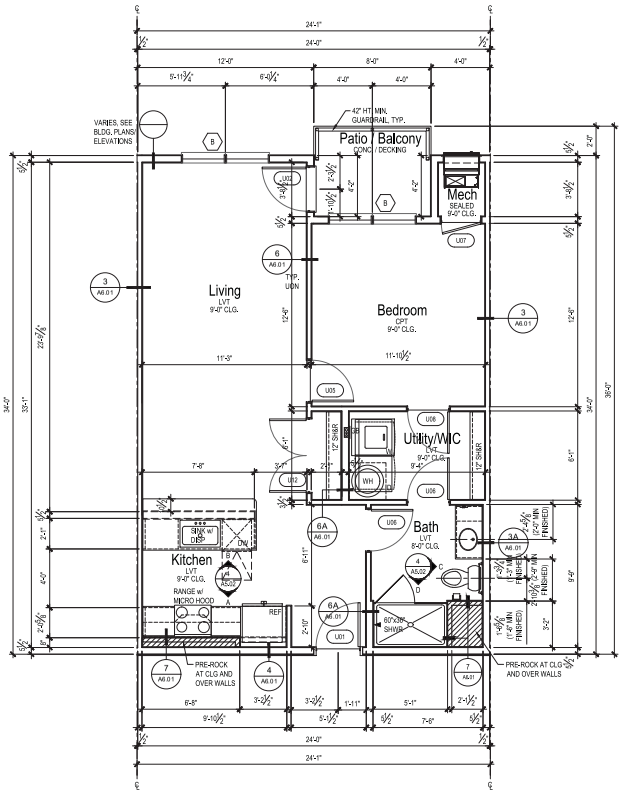
4 UNIT A1 INTERIOR ELEVATIONS
1/4" = 1'-0"

NOTE: VERIFY AND CONFIRM ALL ITEMS WITH INTERIOR DESIGN DOCUMENTS AND NOTIFY OWNER OF ANY DISCREPANCIES FOR APPROVAL

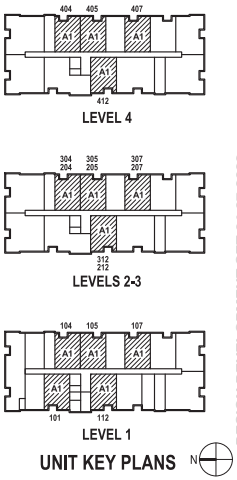
NOTE: PROVIDE METAL PLATE OR BLOCKING BEHIND TOILET PAPER HOLDERS AND TOWEL BARS.



2 UNIT A1 ACCESSIBILITY PLAN - ANSI TYPE B (OPTION A BATH)
1/4" = 1'-0"



1 UNIT A1 FLOOR PLAN - 1 BEDROOM 1 BATH - ANSI TYPE B
1/4" = 1'-0"



UNIT KEY PLANS N

DESIGN DEVELOPMENT SET 04-07-2022

ISSUE DATE: 04/07/2022
REVISIONS

HAMILTON PARTNERS

CRYSTAL LAKE & MAIN

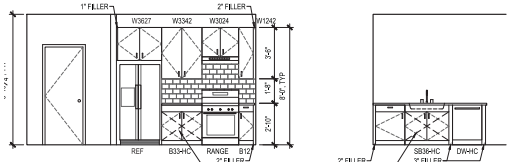
CRYSTAL LAKE & MAIN
CRYSTAL LAKE, IL 60014

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Palatine, IL 60067
847.705.2200

JOB NO: MP21086.20 PROJ MGR: MR
DRAWN: JL, TR CHECKED: ML

UNIT A1 ANSI A FLOOR PLANS AND INTERIOR ELEVATIONS

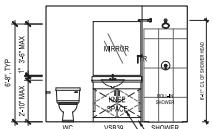
APARTMENTS
A5.02



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

PROVIDE REMOVABLE CABINETS FOR A MIN OF 30" FORWARD APPROACH TO KITCHEN SINK AND WORK SURFACE. SUPPORT BRACKETS OFF BACK WALL. RUN FLOOR FINISH TO WALL AND FINISH WALLS AND ENDS ON ADJACENT CABINETRY. WHEN CABINET IS REMOVED, PROVIDE KNEE AND TOE CLEARANCES. SEE DETAIL FOR MORE INFORMATION.

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

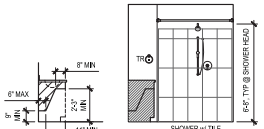


C Bath
SCALE: 1/4"=1'-0"

PROVIDE REMOVABLE CABINET. SUPPORT BRACKETS OFF BACK WALL. RUN FLOOR FINISH TO WALL AND FINISH WALLS AND ENDS ON ADJACENT CABINETS. WHEN CABINET IS REMOVED, PROVIDE KNEE AND TOE CLEARANCES, SEE DETAIL FOR MORE INFORMATION.

KNEE AND TOE CLEARANCES (END PANEL PROFILE)

THIS REMOVABLE BASE CABINET IS REQUIRED TO PROVIDE CLEAR FLOOR SPACE FOR THE TOILET. IF THE SINK AND OR COUNTER TOP ABOVE THE REMOVABLE BASE CABINET USES A SUPPORT BRACKET OR AN END PANEL BETWEEN THE SINK AND THE TOILET, BOTH THE SUPPORT BRACKET AND OR THE END PANEL MUST MEET THE REQUIRED KNEE AND TOE CLEARANCES. SEE THE ACCESSIBILITY DETAILS FOR MORE INFORMATION.

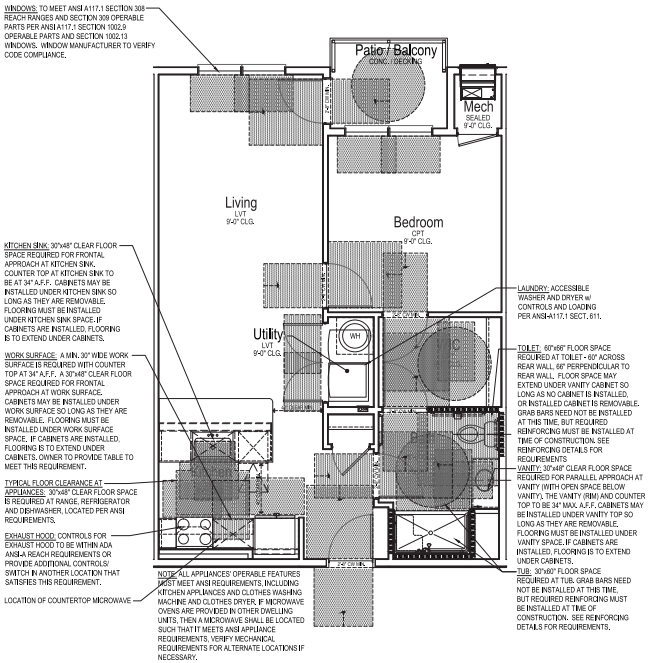


E Bath
SCALE: 1/4"=1'-0"

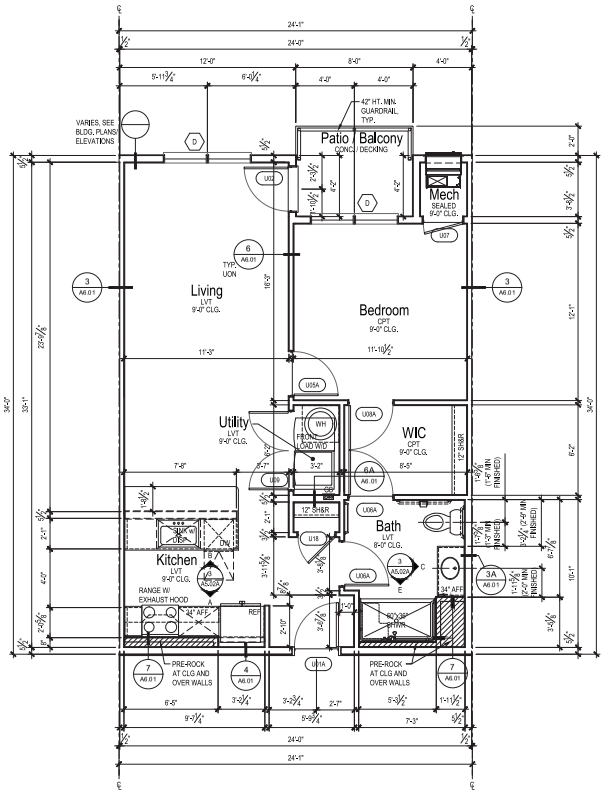
NOTE: VERIFY AND CONFIRM ALL ITEMS WITH INTERIOR DESIGN DOCUMENTS AND NOTIFY OWNER OF ANY DISCREPANCIES FOR APPROVAL

NOTE: PROVIDE METAL PLATE OR BLOCKING BEHIND TOILET PAPER HOLDERS AND TOWEL BARS.

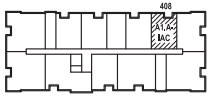
3 UNIT A1-IAC INTERIOR ELEVATIONS
1/4" = 1'-0"



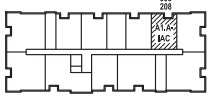
2 UNIT A1.A ACCESSIBILITY PLAN - IAC
1/4" = 1'-0"



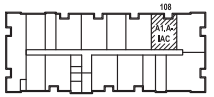
1 UNIT A1.A FLOOR PLAN - 1 BEDROOM 1 BATH - IAC
1/4" = 1'-0"



LEVEL 4



LEVELS 2-3



LEVEL 1

UNIT KEY PLANS

DESIGN DEVELOPMENT SET 04-07-2022

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REVISIONS

HAMILTON PARTNERS

CRYSTAL LAKE & MAIN

CRYSTAL LAKE & MAIN
CRYSTAL LAKE, IL 60014

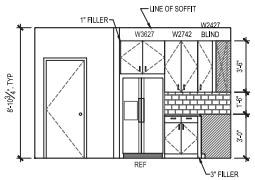
BSB DESIGN

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847.705.3200

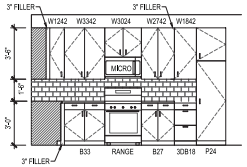
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DRAWN: JL, TR CHECKED: ML

UNIT A1.A IAC FLOOR PLANS AND INTERIOR ELEVATIONS

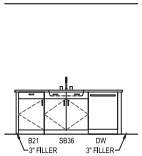
APARTMENTS
A5.02A



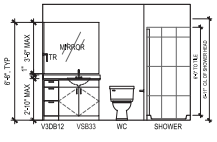
A **Kitchen**
SCALE: 1/4"=1'-0"



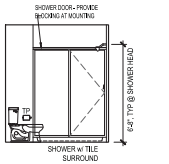
B **Kitchen**
SCALE: 1/4"=1'-0"



C **Kitchen**
SCALE: 1/4"=1'-0"



D **Bath**
SCALE: 1/4"=1'-0"

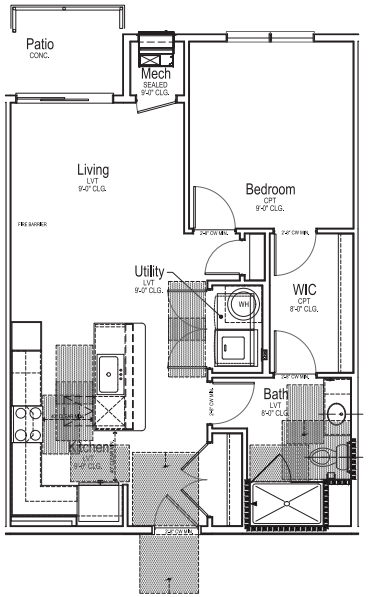


E **Bath**
SCALE: 1/4"=1'-0"

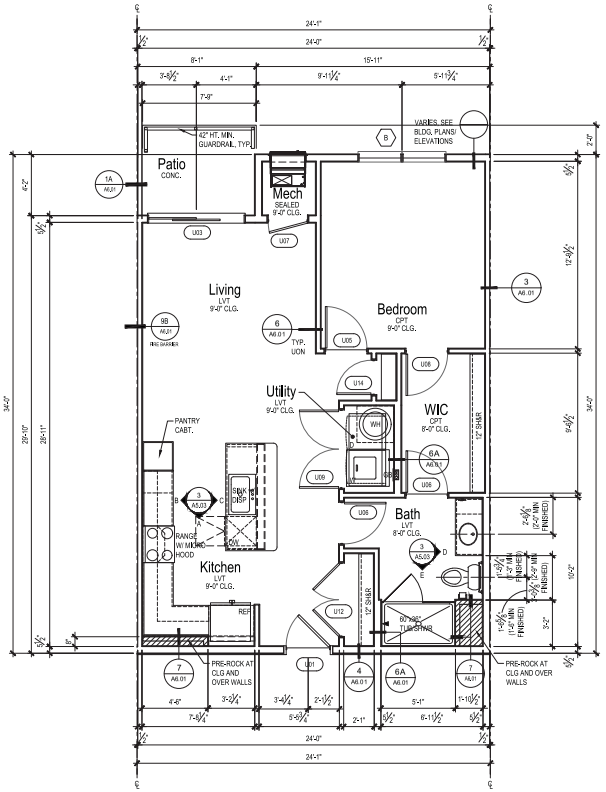
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NOTE: PROVIDE METAL PLATE OR BLOCKING BEHIND TOILET PAPER HOLDERS AND TOWEL BARS.

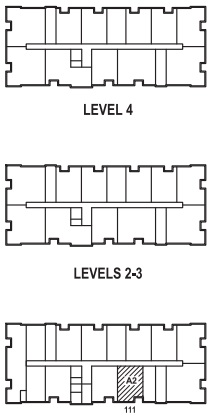
3 UNIT A2 INTERIOR ELEVATIONS
1/4" = 1'-0"



2 UNIT A2 ACCESSIBILITY PLAN - ANSI TYPE B (OPTION A BATH)
1/4" = 1'-0"



1 UNIT A2 FLOOR PLAN - 1 BEDROOM 1 BATH - ANSI TYPE B
1/4" = 1'-0"



UNIT KEY PLANS N

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REVISIONS

HAMILTON PARTNERS

CRYSTAL LAKE & MAIN

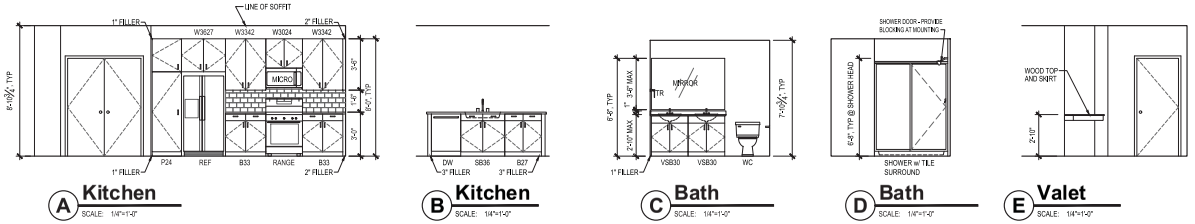
CRYSTAL LAKE & MAIN
CRYSTAL LAKE, IL 60014

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Palatine, IL 60067
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DRAWN: JL, TR CHECKED: ML

UNIT A2 ANSI-A FLOOR PLANS AND INTERIOR ELEVATIONS

APARTMENTS
A5.03



A **Kitchen** SCALE: 1/4"=1'-0"

B **Kitchen** SCALE: 1/4"=1'-0"

C **Bath** SCALE: 1/4"=1'-0"

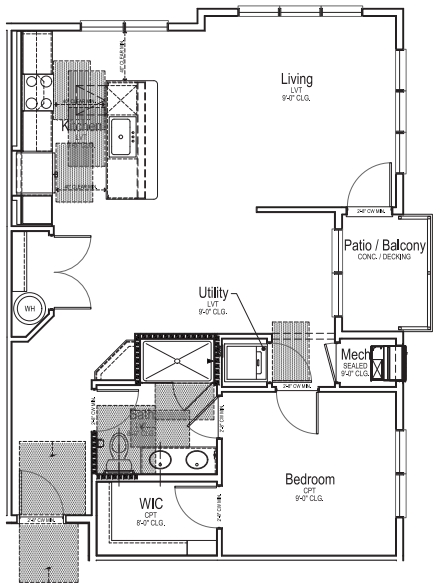
D **Bath** SCALE: 1/4"=1'-0"

E **Valet** SCALE: 1/4"=1'-0"

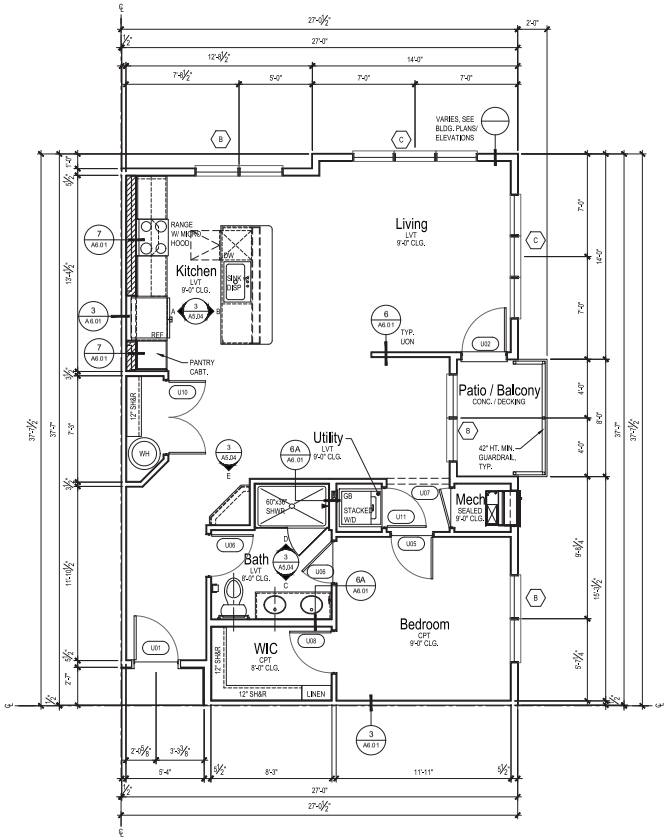
3 UNIT A3 INTERIOR ELEVATIONS
1/4" = 1'-0"

NOTE: VERIFY AND CONFIRM ALL ITEMS WITH INTERIOR DESIGN DOCUMENTS AND NOTIFY OWNER OF ANY DISCREPANCIES FOR APPROVAL

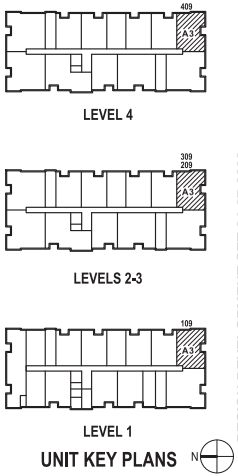
NOTE: PROVIDE METAL PLATE OR BLOCKING BEHIND TOILET PAPER HOLDERS AND TOWEL BARS.



2 UNIT A3 ACCESSIBILITY PLAN - ANSI TYPE B (OPTION B BATH)
1/4" = 1'-0"



1 UNIT A3 FLOOR PLAN - 1 BEDROOM 1 BATH - ANSI B (OPTION B BATH)
1/4" = 1'-0"



UNIT KEY PLANS N

DESIGN DEVELOPMENT SET 04-07-2022

ISSUE DATE: 04/07/2022
REVISIONS

HAMILTON PARTNERS

CRYSTAL LAKE & MAIN

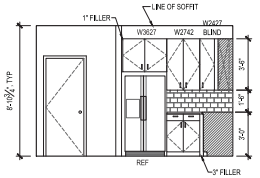
CRYSTAL LAKE & MAIN
CRYSTAL LAKE, IL 60014

BSB DESIGN
220 N. Smith Street, Suite 210
Palatine, IL 60067
847.705.3200

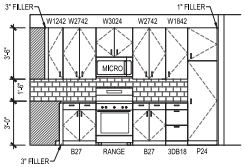
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DRAWN: JL, TR CHECKED: ML

UNIT A3 ANSI-B FLOOR PLANS AND INTERIOR ELEVATIONS

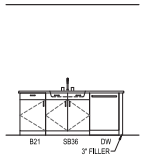
APARTMENTS
A5.04



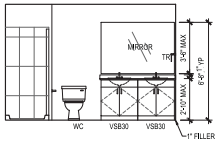
A Kitchen
SCALE: 1/4"=1'-0"



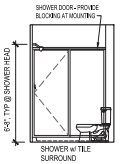
B Kitchen
SCALE: 1/4"=1'-0"



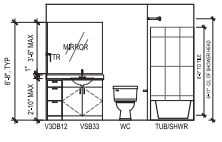
C Kitchen
SCALE: 1/4"=1'-0"



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



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

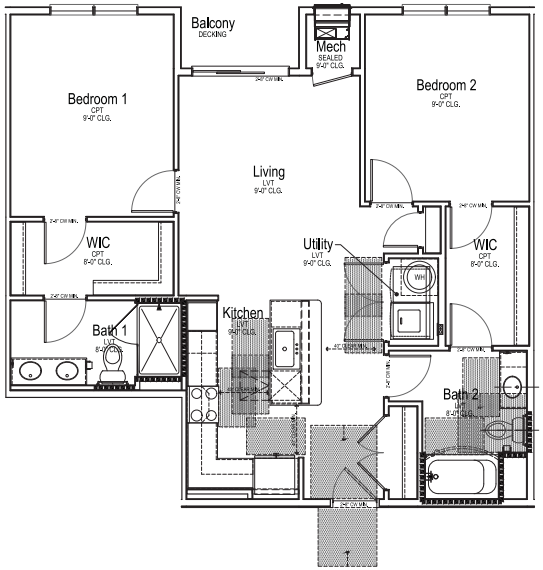


F Bath 2
SCALE: 1/4"=1'-0"

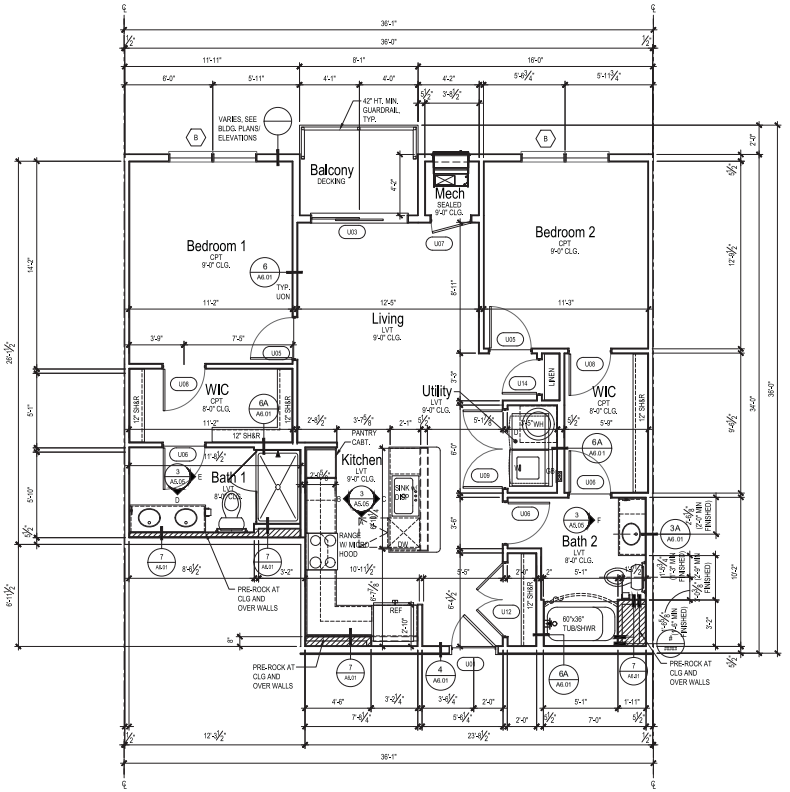
NOTE: VERIFY AND CONFIRM ALL ITEMS WITH INTERIOR DESIGN DOCUMENTS AND NOTIFY OWNER OF ANY DISCREPANCIES FOR APPROVAL

NOTE: PROVIDE METAL PLATE OR BLOCKING BEHIND TOILET PAPER HOLDERS AND TOWEL BARS.

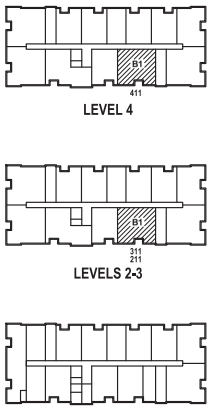
3 UNIT B1 INTERIOR ELEVATIONS
1/4" = 1'-0"



2 UNIT B1 ACCESSIBILITY PLAN - ANSI TYPE B (OPTION A BATH)
1/4" = 1'-0"



1 UNIT B1 FLOOR PLAN 2 BEDROOM 2 BATH - ANSI TYPE B
1/4" = 1'-0"



UNIT KEY PLANS N

DESIGN DEVELOPMENT SET 04-07-2022

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REVISIONS

HAMILTON PARTNERS

CRYSTAL LAKE & MAIN

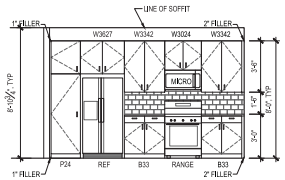
CRYSTAL LAKE & MAIN
CRYSTAL LAKE, IL 60014

BSB DESIGN
220 N. Smith Street, Suite 210
Palatine, IL 60067
847.705.2200

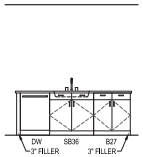
JOB NO: MP21086.26 PROJ MGR: MR
DRAWN: JL, TR CHECKED: ML

UNIT B1 ANSI-A FLOOR PLANS AND INTERIOR ELEVATIONS

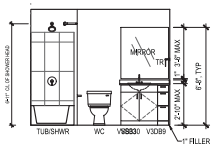
APARTMENTS
A5.05



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



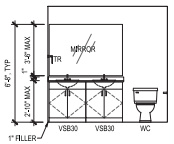
B Kitchen
SCALE: 1/4"=1'-0"



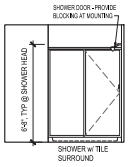
C Bath 2
SCALE: 1/4"=1'-0"



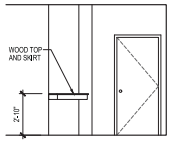
D Bath 2
SCALE: 1/4"=1'-0"



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



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

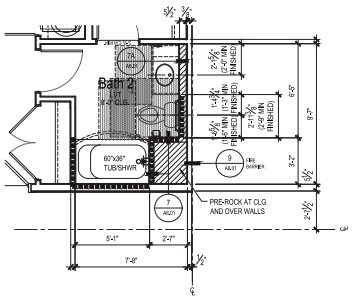


G Valet
SCALE: 1/4"=1'-0"

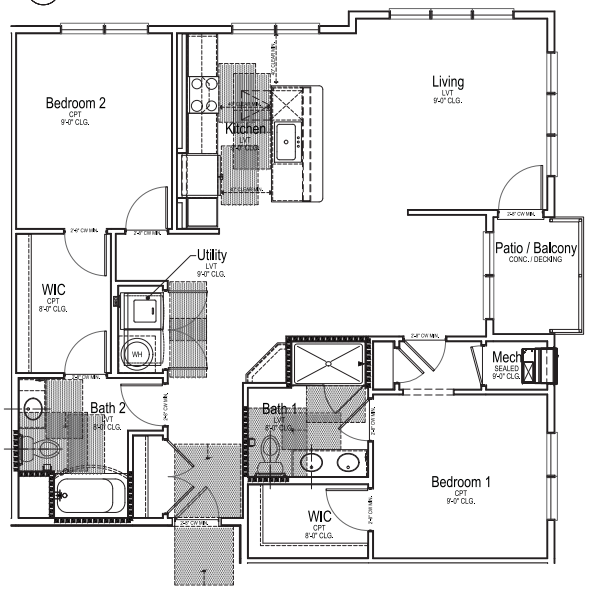
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NOTE: PROVIDE METAL PLATE OR BLOCKING BEHIND TOILET PAPER HOLDERS AND TOWEL BARS.

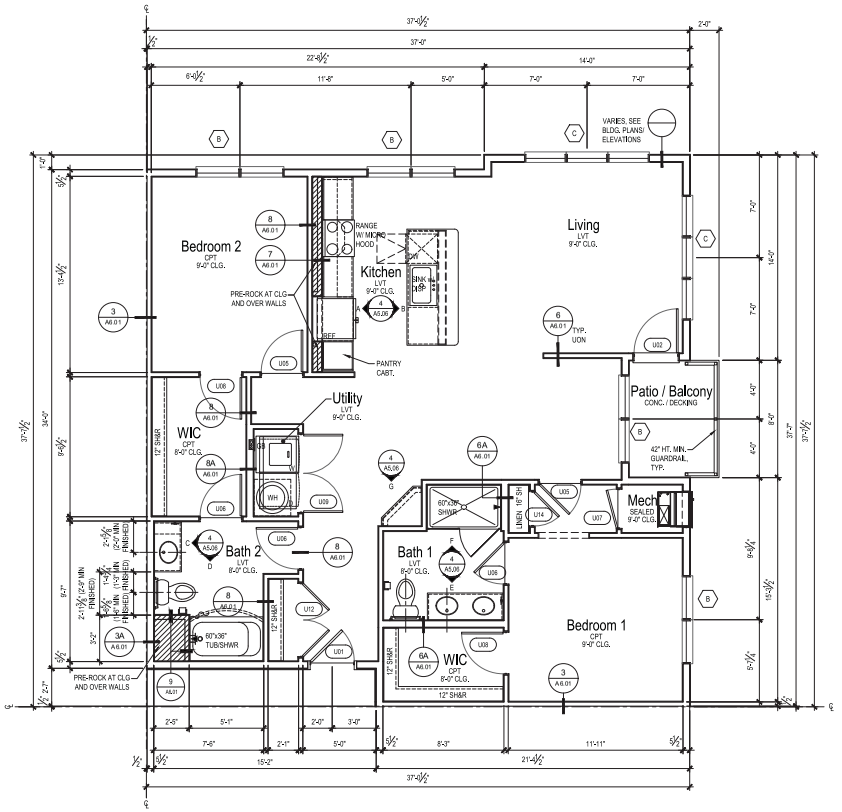
4 UNIT B2 INTERIOR ELEVATIONS
1/4" = 1'-0"



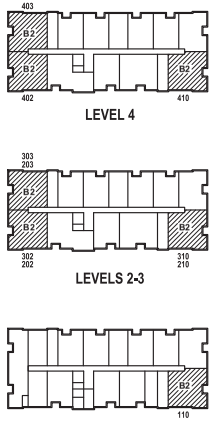
3 UNIT B2 BATH 2 AT STAIR FIRE BARRIER
1/4" = 1'-0"



2 UNIT B2 ACCESSIBILITY PLAN - ANSI TYPE B (OPTION A BATH)
1/4" = 1'-0"



1 UNIT B2 FLOOR PLAN - 2 BEDROOM 2 BATH - ANSI TYPE B
1/4" = 1'-0"



UNIT KEY PLANS N

DESIGN DEVELOPMENT SET 04-07-2022

ISSUE DATE: 04.07.2022
REVISIONS

HAMILTON PARTNERS

CRYSTAL LAKE & MAIN

CRYSTAL LAKE & MAIN
CRYSTAL LAKE, IL 60014

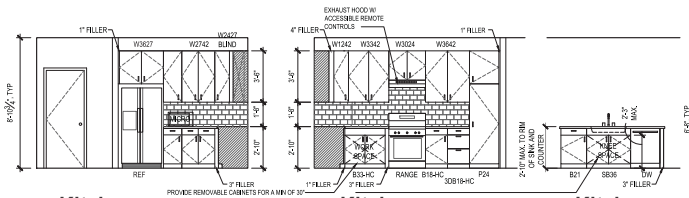
BSB DESIGN

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Palatine, IL 60067
847.705.3200

JOB NO: MP21066.20 PROJ MGR: MR
DRAWN: JL, TR CHECKED: ML

UNIT B2 ANSI A FLOOR PLANS AND INTERIOR ELEVATIONS

APARTMENTS
A5.06



PROVIDE REMOVABLE CABINETS FOR A MIN OF 30" FORWARD APPROACH TO KITCHEN SINK AND WORK SURFACE. SUPPORT BRACKETS OFF BACK WALL, RUN FLOOR FINISH TO WALL AND FINISH WALLS AND ENDS ON ADJACENT CABINETRY. WHEN CABINET IS REMOVED, PROVIDE KNEE AND TOE CLEARANCES. SEE DETAIL FOR MORE INFORMATION.

PROVIDE REMOVABLE CABINET, SUPPORT BRACKETS OFF BACK WALL, RUN FLOOR FINISH TO WALL AND FINISH WALLS AND ENDS ON ADJACENT CABINETS. WHEN CABINET IS REMOVED, PROVIDE KNEE AND TOE CLEARANCES. SEE DETAIL FOR MORE INFORMATION.

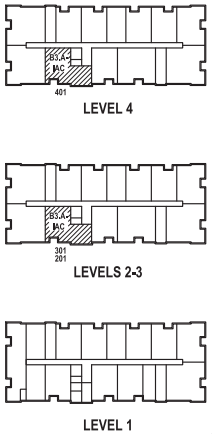
KNEE AND TOE CLEARANCES (END PANEL PROFILE)
THIS REMOVABLE BASE CABINET IS REQUIRED TO PROVIDE CLEAR FLOOR SPACE FOR THE TOILET. IF THE SINK AND OR COUNTER TOP ABOVE THE REMOVABLE BASE CABINET USES A SUPPORT BRACKET OR AN END PANEL BETWEEN THE SINK AND THE TOILET, BOTH THE SUPPORT BRACKET AND OR THE END PANEL MUST MEET THE REQUIRED KNEE AND TOE CLEARANCES. SEE THE ACCESSIBILITY DETAILS FOR MORE INFORMATION.

PROVIDE REMOVABLE CABINET, SUPPORT BRACKETS OFF BACK WALL, RUN FLOOR FINISH TO WALL AND FINISH WALLS AND ENDS ON ADJACENT CABINETS. WHEN CABINET IS REMOVED, PROVIDE KNEE AND TOE CLEARANCES. SEE DETAIL FOR MORE INFORMATION.

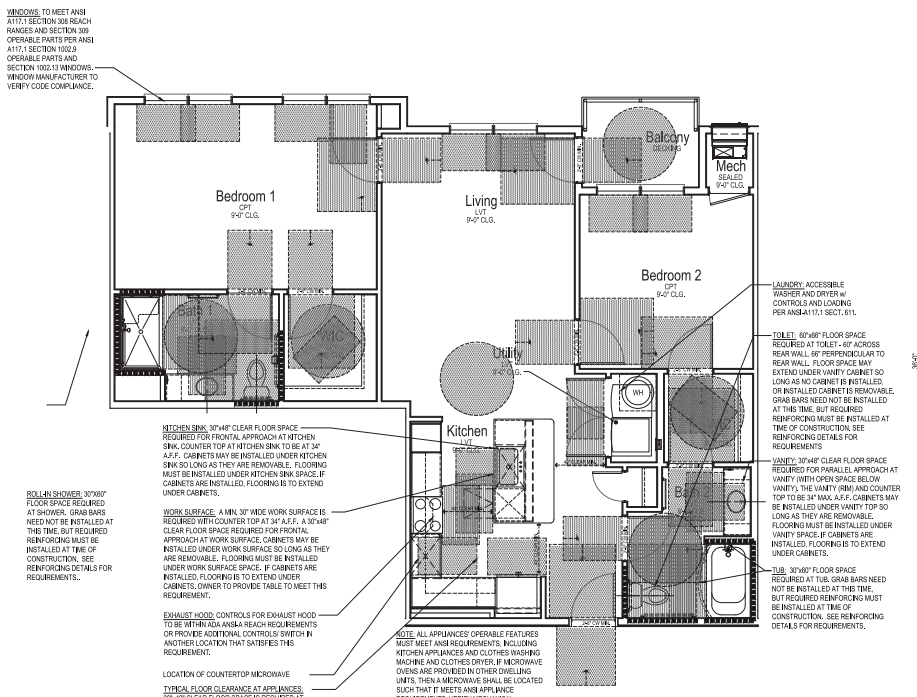
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NOTE: PROVIDE METAL PLATE OR BLOCKING BEHIND TOILET PAPER HOLDERS AND TOWEL BARS.

3 UNIT B3-IAC INTERIOR ELEVATIONS
1/4" = 1'-0"



UNIT KEY PLANS



WINDOWS: TO MEET ANSI A117.1 SECTION 308 REACH RANGES AND SECTION 309 OPERABLE PARTS PER ANSI A117.1 SECTION 1002.9 OPERABLE PARTS AND SECTION 1002.13 WINDOWS. WINDOW MANUFACTURER TO VERIFY CODE COMPLIANCE.

LAUNDRY: ACCESSIBLE WASHER AND DRYER w/ CONTROLS AND LOADING PER ANSI-A117.1 SECT. 611.

TOILET: 60"x66" FLOOR SPACE REQUIRED AT TOILET - 60" ACROSS REAR WALL, 66" PERPENDICULAR TO REAR WALL. FLOOR SPACE MAY EXTEND UNDER VANITY CABINET SO LONG AS NO CABINET IS INSTALLED, OR INSTALLED CABINET IS REMOVABLE. GRAB BARS NEED NOT BE INSTALLED AT THIS TIME, BUT REQUIRED REINFORCING MUST BE INSTALLED AT TIME OF CONSTRUCTION. SEE REINFORCING DETAILS FOR REQUIREMENTS

VANITY: 30"x48" CLEAR FLOOR SPACE REQUIRED FOR PARALLEL APPROACH AT VANITY (WITH OPEN SPACE BELOW VANITY). THE VANITY (RIM) AND COUNTER TOP TO BE 34" MAX. A.F.F. CABINETS MAY BE INSTALLED UNDER VANITY TOP SO LONG AS THEY ARE REMOVABLE. FLOORING MUST BE INSTALLED UNDER VANITY SPACE. IF CABINETS ARE INSTALLED, FLOORING IS TO EXTEND UNDER CABINETS.

TUB: 30"x60" FLOOR SPACE REQUIRED AT TUB. GRAB BARS NEED NOT BE INSTALLED AT THIS TIME, BUT REQUIRED REINFORCING MUST BE INSTALLED AT TIME OF CONSTRUCTION. SEE REINFORCING DETAILS FOR REQUIREMENTS.

KITCHEN SINK: 30"x48" CLEAR FLOOR SPACE REQUIRED FOR FRONTAL APPROACH AT KITCHEN SINK. COUNTER TOP AT KITCHEN SINK TO BE AT 34" A.F.F. CABINETS MAY BE INSTALLED UNDER KITCHEN SINK SO LONG AS THEY ARE REMOVABLE. FLOORING MUST BE INSTALLED UNDER KITCHEN SINK SPACE. IF CABINETS ARE INSTALLED, FLOORING IS TO EXTEND UNDER CABINETS.

ROLL-IN SHOWER: 30"x60" FLOOR SPACE REQUIRED AT SHOWER. GRAB BARS NEED NOT BE INSTALLED AT THIS TIME, BUT REQUIRED REINFORCING MUST BE INSTALLED AT TIME OF CONSTRUCTION. SEE REINFORCING DETAILS FOR REQUIREMENTS..

WORK SURFACE: A MIN. 30" WIDE WORK SURFACE IS REQUIRED WITH COUNTER TOP AT 34" A.F.F. A 30"x48" CLEAR FLOOR SPACE REQUIRED FOR FRONTAL APPROACH AT WORK SURFACE. CABINETS MAY BE INSTALLED UNDER WORK SURFACE SO LONG AS THEY ARE REMOVABLE. FLOORING MUST BE INSTALLED UNDER WORK SURFACE SPACE. IF CABINETS ARE INSTALLED, FLOORING IS TO EXTEND UNDER CABINETS. OWNER TO PROVIDE TABLE TO MEET THIS REQUIREMENT.

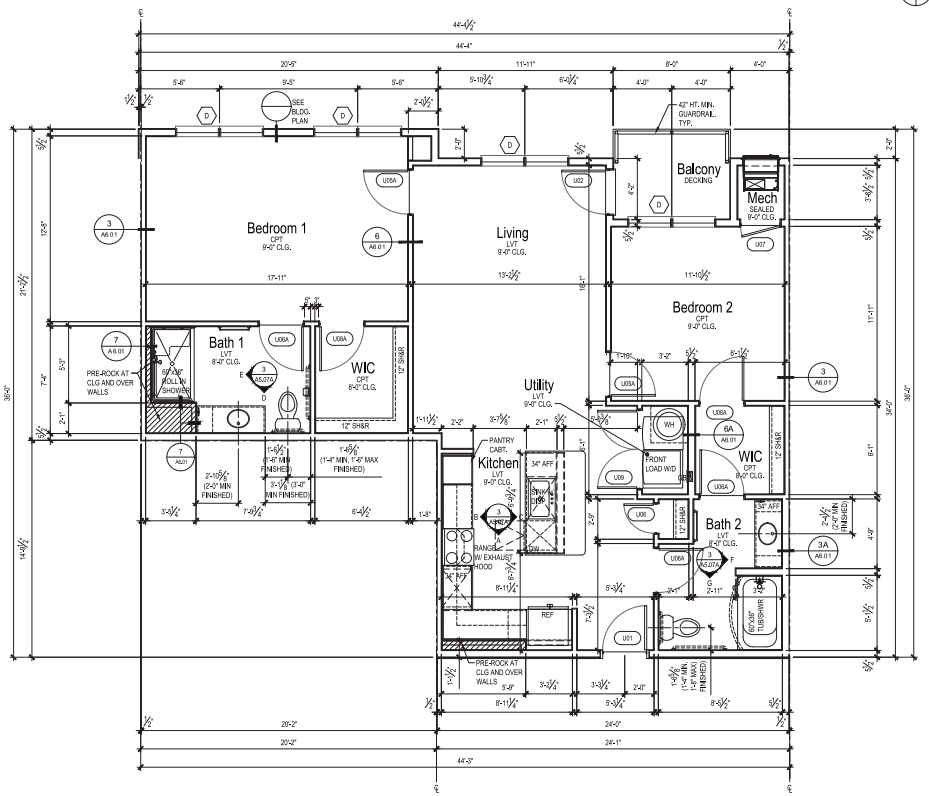
EXHAUST HOOD: CONTROLS FOR EXHAUST HOOD TO BE WITHIN ADA ANSI-A REACH REQUIREMENTS OR PROVIDE ADDITIONAL CONTROLS/ SWITCH IN ANOTHER LOCATION THAT SATISFIES THIS REQUIREMENT.

LOCATION OF COUNTERTOP MICROWAVE

TYPICAL FLOOR CLEARANCE AT APPLIANCES: 30"x48" CLEAR FLOOR SPACE IS REQUIRED AT RANGE, REFRIGERATOR AND DISHWASHER, LOCATED PER ANSI REQUIREMENTS.

NOTE: ALL APPLIANCES' OPERABLE FEATURES MUST MEET ANSI REQUIREMENTS, INCLUDING KITCHEN APPLIANCES AND CLOTHES WASHING MACHINE AND CLOTHES DRYER. IF MICROWAVE OVENS ARE PROVIDED IN OTHER DWELLING UNITS, THEN A MICROWAVE SHALL BE LOCATED SUCH THAT IT MEETS ANSI APPLIANCE REQUIREMENTS. VERIFY MECHANICAL REQUIREMENTS FOR ALTERNATE LOCATIONS IF NECESSARY.

2 UNIT B3.A ACCESSIBILITY PLAN - IAC - ANSI TYPE-A
1/4" = 1'-0"



1 UNIT B3.A FLOOR PLAN - 2 BEDROOM 2 BATH - IAC - ANSI TYPE-A
1/4" = 1'-0"

DESIGN DEVELOPMENT SET 04-07-2022

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REVISIONS

HAMILTON PARTNERS

CRYSTAL LAKE & MAIN

CRYSTAL LAKE & MAIN
CRYSTAL LAKE, IL 60014

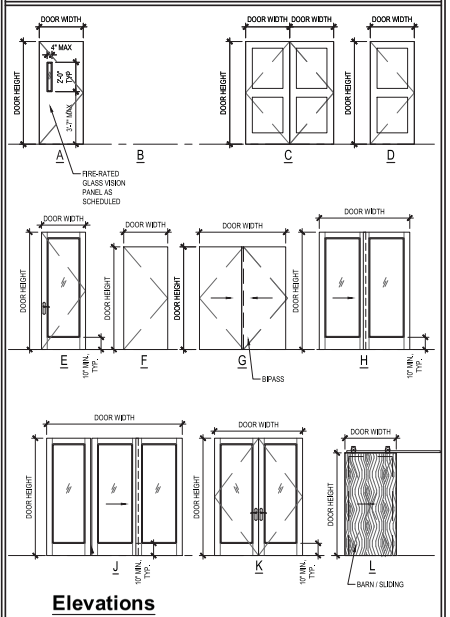
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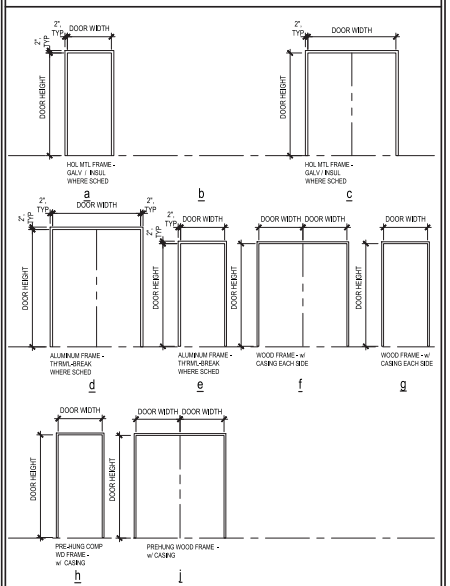
UNIT B3.A IAC ANSI A FLOOR PLANS AND INTERIOR ELEVATIONS

APARTMENTS
A5.07A

DOOR ELEVATION SCHEDULE



Elevations



Frame Types

DOOR SCHEDULE

BUILDING	DOOR NUMBER	DOOR LOCATION	DOOR SIZE			DOOR				LABEL DR & TRIM	FRAME						DETAILS			REMARKS	DOOR NUMBER
			WIDTH	HEIGHT	THICK	TYPE	MAT'L	FINISH	GLAZING		TYPE	MAT'L	FINISH	GLAZING	SIDELITE	TRSM	HEAD	JAMB			
ALL FLOORS UNITS	U01	UNIT ENTRY	3'-0"	7'-0"	1 ¾"	D	HOLLOW MTL	PAINTED	-	20 MIN	a	HOLLOW METAL	PAINTED	-	-	-	6/A7.02	5/A7.02		CONFIRM HT OF ENTRY DOORS ON 1ST FLR; ONE PEEP HOLE @ 60" A.F.F.; 3/4" DOOR UNDERCUT	U01
	U01A	UNIT ENTRY	3'-0"	7'-0"	1 ¾"	D	HOLLOW MTL	PAINTED	-	20 MIN	a	HOLLOW METAL	PAINTED	-	-	-	6/A7.02	5/A7.02		CONFIRM HT OF ENTRY DOORS ON 1ST FLR; ONE PEEPHOLE @ 60" A.F.F.; SECOND PEEP HOLE @ 43" MAX A.F.F.; 3/4" DOOR UNDERCUT	U01A
	U02	BALCONY	3'-0"	7'-10"		E				-											U02
	U03	BALCONY	6'-4"	7'-10"	MFR'S STD	H	VINYL	MFR'S STD	INSUL. TEMPERED	-	MFR'S STD	VINYL	MFR'S STD	-	SEE DOOR ELEV.	-	12.14/A7.03	11.1/A7.03		2 UNIT SLIDING PATIO	U03
	U04	BALCONY	9'-4"	7'-10"	MFR'S STD	J	VINYL	MFR'S STD	INSUL. TEMPERED	-	MFR'S STD	VINYL	MFR'S STD	-	SEE DOOR ELEV.	-	12.14/A7.03	11.1/A7.03		3 UNIT SLIDING PATIO	U04
	U05	BEDROOM	2'-10"	6'-8"	1 ⅜"	D	HOLLOW CORE WOOD	PAINTED	-	-	h	PRE-HUNG COMP WOOD	PAINTED	-	-	-	3/A7.02	1/A7.02			U05
	U05A	BEDROOM	3'-0"	6'-8"	1 ⅜"	D	HOLLOW CORE WOOD	PAINTED	-	-	h	PRE-HUNG COMP WOOD	PAINTED	-	-	-	3/A7.02	1/A7.02			U05A
	U06	BATH	2'-10"	6'-8"	1 ⅜"	D	HOLLOW CORE WOOD	PAINTED	-	-	h	PRE-HUNG COMP WOOD	PAINTED	-	-	-	3/A7.02	1/A7.02			U06
	U06A	BATH	3'-0"	6'-8"	1 ⅜"	D	HOLLOW CORE WOOD	PAINTED	-	-	h	**PRE-HUNG COMP WOOD**	**PAINTED**	-	-	-	3/A7.02	1/A7.02			U06A
	U07	MECH.	2'-8"	6'-8"	1 ¾"	F	SOLID CORE WOOD	PAINTED	-	-	h	PRE-HUNG COMP WOOD	PAINTED	-	-	-	3/A7.02	1/A7.02		Solid Core Flush in Rabbited Jamb with Entry Lock & Weather Threshold	U07
	U08	W.C	2'-10"	6'-8"	1 ⅜"	D	HOLLOW CORE WOOD	PAINTED	-	-	h	PRE-HUNG COMP WOOD	PAINTED	-	-	-	3/A7.02	1/A7.02			U08
	U08A	W.C	3'-0"	6'-8"	1 ⅜"	D	HOLLOW CORE WOOD	PAINTED	-	-	h	PRE-HUNG COMP WOOD	PAINTED	-	-	-	3/A7.02	1/A7.02			U08A
	U09	UTILITY	(2) 2'-6"	6'-8"	1 ⅜"	C	HOLLOW CORE WOOD	PAINTED	-	-	j	PRE-HUNG COMP WOOD	PAINTED	-	-	-	3/A7.02	1/A7.02			U09
	U10	UTILITY/CLOS	(2) 2'-6"	6'-8"	1 ⅜"	C	HOLLOW CORE WOOD	PAINTED	-	-	j	PRE-HUNG COMP WOOD	PAINTED	-	-	-	2/A7.02	1/A7.02			U10
	U11	UTILITY	2'-8"	6'-8"	1 ⅜"	D	HOLLOW CORE WOOD	PAINTED	-	-	h	PRE-HUNG COMP WOOD	PAINTED	-	-	-	3/A7.02	1/A7.02			U11
	U12	CLOSET	(2) 2'-6"	6'-8"	1 ⅜"	C	HOLLOW CORE WOOD	PAINTED	-	-	j	PRE-HUNG COMP WOOD	PAINTED	-	-	-	2/A7.02	1/A7.02			U12
	U13	CLOSET	2'-8"	6'-8"	1 ⅜"	D	HOLLOW CORE WOOD	PAINTED	-	-	h	PRE-HUNG COMP WOOD	PAINTED	-	-	-	2/A7.02	1/A7.02			U13
	U14	LINEN	2'-4"	6'-8"	1 ⅜"	D	HOLLOW CORE WOOD	PAINTED	-	-	h	PRE-HUNG COMP WOOD	PAINTED	-	-	-	2/A7.02	1/A702			U14
	U15	LINEN	2'-6"	6'-8"	1 ⅜"	D	HOLLOW CORE WOOD	PAINTED	-	-	h	PRE-HUNG COMP WOOD	PAINTED	-	-	-	2/A7.02	1/A702			U15
	U16	CLOSET	5'-0"	6'-8"	1 ⅜"	G	HOLLOW CORE WOOD	PAINTED	-	-	-	GYP BD WRAPPED OPNG	PAINTED	-	-	-	8/A7.02	7/A7.02		BIPASS	U16
	U17	BEDROOM	4'-0"	6'-8"		L	WOOD	PAINTED	-	-	-	GYP BD WRAPPED OPNG	PAINTED	-	-	-	10/A7.03	9/A7.02		SLIDING BARN DOOR	U17
	U18	CLOSET	2'-6"	6'-8"	1 ⅜"	D	HOLLOW CORE WOOD	PAINTED	-	-	h	PRE-HUNG COMP WOOD	PAINTED	-	-	-	2/A7.02	1/A7.02			U18
	U19	CLOSET	1'-8"	6'-8"	1 ⅜"	D	HOLLOW CORE WOOD	PAINTED	-	-	h	PRE-HUNG COMP WOOD	PAINTED	-	-	-	2/A7.02	1/A7.02			U19
	U20	CLOSET	2'-0"	6'-8"	1 ⅜"	D	HOLLOW CORE WOOD	PAINTED	-	-	h	PRE-HUNG COMP WOOD	PAINTED	-	-	-	2/A7.02	1/A7.02			U20
ALL FLOORS COMMON AREAS	A101	VESTIBULE 1/ EXTERIOR	(2) 3'-0"	7'-10"	MFR.	K	THRML-BRK ALUM & GLASS	ANODIZED	INSUL, TEMPERED	-	d	THRM'L BRK ALUM & GL	ANODIZED	INSUL, TEMPERED	(2) 3'-0"	-	18/A7.03	17/A7.03		SF4	A101
	L101	VESTIBULE / LOBBY	(2) 3'-0"	7'-10"	MFR.	K	ALUM & GLASS	ANODIZED	TEMPERED	20 MIN	d	ALUM & GL	ANODIZED	TEMPERED	(2) 3'-0"	-	16/A7.03	15/A7.03		SF4	L101
	E101	MAN ELECT / LOBBY	3'-0"	7'-0"	1 ¾"		HOLLOW MTL	PAINTED	-	20 MIN	a	HOL MTL	PAINTED	-	-	-	6/A7.02	5/A7.02		PANIC HARDWARE	E101
	A102	PARCEL / VESTIBULE	3'-0"	7'-0"	1 ¾"		HOLLOW MTL	PAINTED	-	20 MIN	a	HOL MTL	PAINTED	-	-	-	6/A7.02	5/A7.02			A102
	A104A	AMENITY / EXTERIOR	3'-0"	7'-10"	MFR.	E	THRML-BRK ALUM & GLASS	ANODIZED	INSUL, TEMPERED	-	e	THRM'L BRK ALUM	ANODIZED	INSUL, TEMPERED	(2) 3'-0"	-	18/A7.03	17/A7.03		SF3	A104A
	A104B	AMENITY / CORRIDOR	3'-0"	7'-10"	MFR.	E	ALUM & GLASS	ANODIZED	TEMPERED	20 MIN	e	ALUM & GL	ANODIZED	TEMPERED	1'-2"	-	16/A7.03	15/A7.03		SF5	A104B
	E102	ELECT-DATA / CORRIDOR	(2) 3'-0"	7'-0"	1 ¾"		HOLLOW MTL	PAINTED	-	20 MIN	a	HOL MTL	PAINTED	-	-	-	6/A7.02	5/A7.02			E102
	A105	RESTROOM / AMENITY	3'-0"	6'-8"	1 ½"	F	SOLID CORE WOOD	PAINTED	-		h	PRE-HUNG COMP WOOD	PAINTED	-	-	-	2/A7.02	1/A7.02		REFER TO INTERIORS DOCS FOR FINISH	A105
	M101	MECH / AMENITY	3'-0"	6'-8"	1 ¾"	F	SOLID CORE WOOD	PAINTED	-		h	PRE-HUNG COMP WOOD	PAINTED	-	-	-	2/A7.02	1/A7.02		REFER TO INTERIORS DOCS FOR FINISH	M101
	P101	FACP / EXTERIOR	3'-0"	7'-0"	1 ¾"		GALV HOLLOW METAL	PAINTED	-	-	a	GALV MTL	PAINTED	-	-	-	20/A7.04	19/A7.04			P101
	T101A	TRASH / CORRIDOR	3'-0"	7'-0"	1 ½"		INSULATED GALV METAL	PAINTED	-	90 MIN	a	GALV MTL	PAINTED	-	-	-	6/A7.02	5/A7.02			T101A
	T101B	TRASH / EXTERIOR	(2) 3'-0"	7'-0"	1 ¾"		GALV HOLLOW METAL	PAINTED	-	-	c	GALV MTL	PAINTED	-	-	-	20/A7.04	19/A7.04			T101B
	A101A	STAIR 1 / CORRIDOR	3'-0"	7'-0"	1 ½"	A	HOLLOW MTL	PAINTED	TEMPERED VISION PANEL	90 MIN	a	HOL MTL	PAINTED	-	-	-	6A7.02	5A7.02			A101A
	A101B	STAIR 1 / EXTERIOR	3'-0"	7'-10"	1 ½"	E	THRML-BRK ALUM & GLASS	ANODIZED	INSUL, TEMPERED	-	e	THRM'L BRK ALUM	ANODIZED	-	-	-	18/A7.03	17/A7.03		SF6	A101B
	A102A	STAIR 2 / CORRIDOR	3'-0"	7'-0"	1 ½"	A	HOLLOW MTL	PAINTED	TEMPERED VISION PANEL	90 MIN	a	HOL MTL	PAINTED	-	-	-	6A7.02	5A7.02			A102A
	A102B	STAIR 2 / EXTERIOR	3'-0"	7'-10"	1 ½"	E	THRML-BRK ALUM & GLASS	ANODIZED	INSUL, TEMPERED	-	e	THRM'L BRK ALUM	ANODIZED	-	-	-	18/A7.03	17/A7.03		SF6	A102B
	L201	LOBBY / CORRIDOR	(2) 3'-0"	7'-0"	1 ½"		HOLLOW MTL	PAINTED	-	20 MIN	c	HOL MTL	PAINTED	-	-	-				HOLD OPEN DEVICE, SMOKE CONTROL	L201
	E201	ELEC-DATA / CORRIDOR	(2) 3'-0"	7'-0"	1 ½"		HOLLOW MTL	PAINTED	-	20 MIN	a	HOL MTL	PAINTED	-	-	-	6/A7.02	5/A7.02			E201
	T201	TRASH / CORRIDOR	3'-0"	7'-0"	1 ½"		INSULATED GALV METAL	PAINTED	-	90 MIN	a	GALV MTL	PAINTED	-	-	-	6/A7.02	5/A7.02			T201
	A201	STAIR 1 / CORRIDOR	3'-0"	7'-0"	1 ½"	A	HOLLOW MTL	PAINTED	TEMPERED VISION PANEL	90 MIN	a	HOL MTL	PAINTED	-	-	-	6A7.02	5A7.02			A201
	A202	STAIR 2 / CORRIDOR	3'-0"	7'-0"	1 ½"	A	HOLLOW MTL	PAINTED	TEMPERED VISION PANEL	90 MIN	a	HOL MTL	PAINTED	-	-	-	6A7.02	5A7.02			A202
	L301	LOBBY / CORRIDOR	(2) 3'-0"	7'-0"	1 ½"		HOLLOW MTL	PAINTED	-	20 MIN	c	HOL MTL	PAINTED	-	-	-				HOLD OPEN DEVICE, SMOKE CONTROL	L301
	E301	ELEC-DATA / CORRIDOR	(2) 3'-0"	7'-0"	1 ½"		HOLLOW MTL	PAINTED	-	20 MIN	a	HOL MTL	PAINTED	-	-	-	6/A7.02	5/A7.02			E301
	T301	TRASH / CORRIDOR	3'-0"	7'-0"	1 ½"		INSULATED GALV METAL	PAINTED	-	90 MIN	a	GALV MTL	PAINTED	-	-	-	6/A7.02	5/A7.02			T301
	A301	STAIR 1 / CORRIDOR	3'-0"	7'-0"	1 ½"	A	HOLLOW MTL	PAINTED	TEMPERED VISION PANEL	90 MIN	a	HOL MTL	PAINTED	-	-	-	6A7.02	5A7.02			A301
	A302	STAIR 2 / CORRIDOR	3'-0"	7'-0"	1 ½"	A	HOLLOW MTL	PAINTED	TEMPERED VISION PANEL	90 MIN	a	HOL MTL	PAINTED	-	-	-	6A7.02	5A7.02			A302
	L401	LOBBY / CORRIDOR	(2) 3'-0"	7'-0"	1 ½"		HOLLOW MTL	PAINTED	-	20 MIN	c	HOL MTL	PAINTED	-	-	-				HOLD OPEN DEVICE, SMOKE CONTROL	L401
	E401	ELEC-DATA / CORRIDOR	(2) 3'-0"	7'-0"	1 ½"		HOLLOW MTL	PAINTED	-	20 MIN	a	HOL MTL	PAINTED	-	-	-	6/A7.02	5/A7.02			E401
	T401	TRASH / CORRIDOR	3'-0"	7'-0"	1 ½"		INSULATED GALV METAL	PAINTED	-	90 MIN	a	GALV MTL	PAINTED	-	-	-	6/A7.02	5/A7.02			T401
	A401	STAIR 1 / CORRIDOR	3'-0"	7'-0"	1 ½"	A	HOLLOW MTL	PAINTED	TEMPERED VISION PANEL	90 MIN	a	HOL MTL	PAINTED	-	-	-	6A7.02	5A7.02			A401
	A402	STAIR 2 / CORRIDOR	3'-0"	7'-0"	1 ½"	A	HOLLOW MTL	PAINTED	TEMPERED VISION PANEL	90 MIN	a	HOL MTL	PAINTED	-	-	-	6A7.02	5A7.02			A402

DOOR GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL ROUGH OPENING AND MASONRY DIMENSIONS WITH DOOR AND WINDOW MANUFACTURER PRIOR TO ORDERING, FABRICATING AND INSTALLATION.
2. ALL MEANS OF EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
3. ALL DOORS AND HARDWARE SHALL COMPLY WITH APPLICABLE ACCESSIBILITY CODE REQUIREMENTS.
4. CLOSERS INDICATED WITH "HD" SHALL BE HEAVY DUTY RATED. ALL CLOSERS SHALL BE GRADE 1 ADA COMPLIANT.
5. INTERIOR DOORS: CLOSER SHALL BE MOUNTED TOWARD "UNFINISHED" SPACE. PARALLEL ARM SHALL BE USED WHEN MOUNTED TOWARD "FINISHED" SPACE.
6. EXTERIOR DOORS: CLOSER SHALL BE MOUNTED TOWARD INTERIOR SPACE.
7. DOORS WITH CLOSERS SHALL REQUIRE NO MORE THAN FIVE (5) POUNDS TO PUSH/PULL OPEN AT INTERIOR HINGED LOCATIONS AND SHALL REQUIRE NO MORE THAN EIGHT-AND-ONE-HALF (8.5) POUNDS. MAXIMUM AT EXTERIOR HINGED LOCATIONS.
8. ALL DOOR OPERATING DEVICES SHALL BE CAPABLE OF OPERATION WITH ONE HAND AND SHALL NOT REQUIRE GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.
9. OPENING FORCE FOR ALL DOORS SHALL NOT EXCEED FIVE (5) POUNDS OF FORCE.
10. PROVIDE SOLID REINFORCING AT LOCATIONS OF ALL LOCK AND LATCH SETS AND AT LOCATIONS OF CLOSERS WHERE APPLICABLE.
11. COORDINATE VOLTAGE REQUIREMENTS FOR ELECTRIC LOCK(S), MAGNETIC HOLD-OPEN(S) AND CARD READER(S) W/ SECURITY VENDOR AND HARDWARE SELECTED.
12. 2'-10" WIDE UNIT INTERIOR DOORS SHALL HAVE HARDWARE PRODUCING A CLEAR WIDTH OF 32" WITH THE DOOR FULLY OPEN AT 90 DEGREES.
13. UPON ACTIVATION OF THE FIRE ALARM SYSTEM OR LOSS OF POWER TO THE BUILDING, ALL ELECTRIC STRIKES AND MAGNETIC "HOLD-OPEN" LOCKS SHALL RELEASE AND THOSE DOORS SHALL BE READILY OPERABLE.
14. ALL DOOR GLAZING SHALL BE CLEAR AND SHALL BE TEMPERED (T) SAFETY GLASS. PROVIDE 3/4" INSULATED CLEAR GLAZING AT EXTERIOR LOCATIONS, UNLESS NOTED OTHERWISE
15. ALL DOOR OPENING DEVICES SHALL BE "LEVER" TYPE.
16. SEE UNIT / FLOOR PLANS FOR DOOR MARKS, LOCATIONS AND SWING OF DOORS.
17. ALL INTERIOR DOORS SHALL BE PRE-HUNG, UNLESS NOTED OTHERWISE
18. ALL INTERIOR DOORS SHALL BE PRIMED AND PAINTED, UNLESS NOTED OTHERWISE, REFER TO INTERIOR DESIGN DRAWINGS FOR DOOR AND FRAME FINISH.
19. ALL SAFETY / TEMPERED GLASS AND FIRE LABELED DOORS AND FRAMES SHALL BEAR A PERMANENT MARKING/LABEL INDICATING THE MANUFACTURER AND THE TYPE OF GLASS OR SHALL BEAR THE UL FIRE RESISTANCE LABEL.
20. ALL EXTERIOR HOLLOW METAL DOORS AND FRAMES SHALL BE GALVANIZED AND INSULATED. ALL EXTERIOR HOLLOW METAL FRAMES SHALL BE FULLY WELDED.
21. ALL HARDWARE SHALL BE SATIN FINISH, UNLESS NOTED OTHERWISE
22. ALL HOLLOW METAL FRAMES SHALL BE EQUIPPED WITH MINIMUM THREE (3) DOOR SILENCERS.
23. PROVIDE A TACTILE WARNING (KNURLING) ON ALL DOOR HANDLES FOR DOORS THAT LEAD TO POTENTIALLY DANGEROUS AREAS, SUCH AS ELECTRICAL, MECHANICAL OR TRASH ROOMS.
24. ALL FIRE LABELED DOORS AND FRAMES SHALL BEAR A PERMANENT MARKING/LABEL INDICATING THE UL FIRE RESISTANCE RATING. DO NOT PAINT, COVER OR OTHERWISE REMOVE LABELS INDICATING FIRE LABELED DOORS.
25. ALL FIRE LABELED DOOR ASSEMBLIES SHALL BE CERTIFIED BY THE INSTALLING CONTRACTOR THAT THE INSTALLED HARDWARE ITEMS UTILIZED ARE LISTED FOR THE FIRE RESISTANCE RATING REQUIRED BY THE RATING.
26. ALL EXTERIOR ALUMINUM DOORS AND FRAMES SHALL BE THERMALLY BROKEN.
27. VERIFY DOOR FRAME SIZES AT WALLS ADJACENT TO TUBS OR SHOWERS WHERE ADDITIONAL GYPSUM BOARD MAY BE REQUIRED.
28. INSTALL CONTINUOUS SEALANT AT ALL JOINTS BETWEEN FRAME AND WALL.
29. ALL DOOR HARDWARE MOUNTING AND FUNCTION TO MEET ADAAG AND ICC/ANSI A117.1 REQUIREMENTS.
30. COORDINATE WITH OWNER/TENANT FOR DOORS/FRAMES TO BE PREPARED FOR LOW VOLTAGE HARDWARE AND FUNCTIONS.

DOOR HARDWARE SET SCHEDULE

COMMON AREA HOLLOW METAL DOORS & HARDWARE
Lever = Tell HD Cortland Levers with respective standard finish options.
Lever Finish = Satin/Brushed Chrome.
See STANDARD HARDWARE PACKAGE FOR HOLLOW METAL DOORS
Hardware Package Finish = Tell Manufacturing stock Brushed Chrome.

UNIT ENTRY HOLLOW METAL DOORS & HARDWARE
Lever = Schlage Interconnect hardware (or approved equal)
Lever Finish = Satin Chrome (26D)
See STANDARD HARDWARE PACKAGE FOR HOLLOW METAL DOORS
Hardware Package Finish = Tell Manufacturing stock/standard Brushed Chrome

UNIT INTERIOR DOORS
Lever = Kwikset Halifax
Lever Function = Passage (incorporate privacy locks at unit bedrooms/bathrooms, as applicable).
Lever Finish = Satin Chrome (26D).
Hardware Package = Standard Door Hinges, Brushed Chrome Finish.

STANDARD HARDWARE PACKAGE FOR HOLLOW METAL DOORS
o Hinges = Tell 4.5"x 4.5" square satin chrome hinges.
o Thresholds = Tell 5" commercial, aluminum saddle thresholds.
o Weatherstrips = Tell commercial weatherstrips with drip caps and sweeps.
o Smoke Seals = Pemko ASSA Abloy smoke seals.
o Closers = Tell 600 Series HD closers at unit entries & 900 Series HD at common areas.
o Levers = Tell HD Cortland levers.
o Lever Escutcheons = Tell Cortland lever escutcheon (EX100 303).
o Panic Bars = Tell 9500 HD rim device.
o Deadbolts = Tell 8" surface door bolts (DT100017/4131BS).
o Peepholes/Door Knockers = ASSA Abloy 614V door knocker; EXCLUDED.
o Wall Stops = Tell Stainless Steel Wall Stop (DT100094022V).
o MAG Locks = Excluded; Architect to confirm if/where required by code.
o Vertical Rod Exit Devices = Tell 9400 HD surface vertical rods; AT APPLICABLE LOCATIONS.
o Electric Strikes = HES 1006 electric strikes; AT APPLICABLE LOCATIONS.

ISSUE DATE: 04.07.2022
REVISIONS

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DESIGN DEVELOPMENT SET 04-07-2022

BSB DESIGN

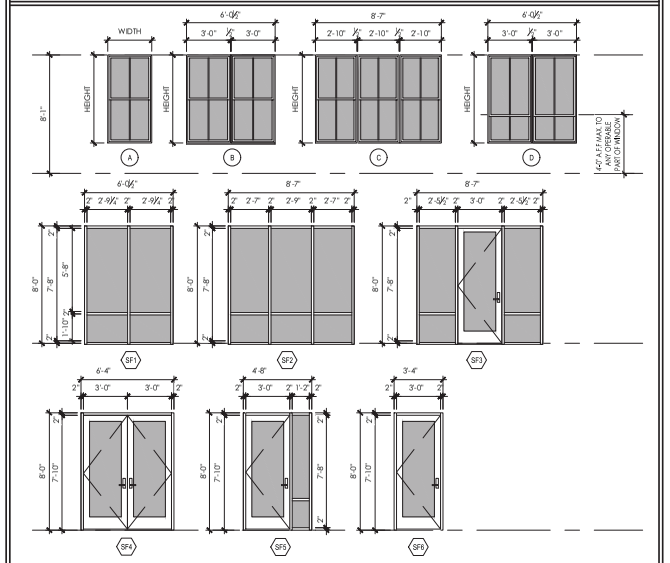
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DOOR SCHEDULE

APARTMENTS
A7.01

WINDOW ELEVATION TYPES



WINDOW ELEVATION SCHEDULE

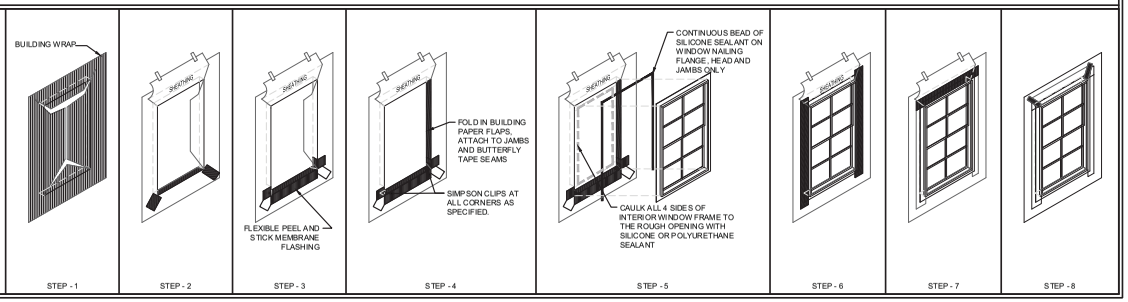
TAG	DESCRIPTION	WINDOW SIZE		TYPE	WINDOW MATERIAL		LABEL	DETAILS*	REMARKS	TAG
		WIDTH	HEIGHT		MATERIAL	GLAZING		HEAD/ JAMB	* VINYL WINDOW DETAILS ARE ON A7.04, WHICH ARE REFERENCED ON THE EXTERIOR ELEVATIONS SHEETS A2.01 AND A2.02.	
A	3060 FIXED	3'-0"	6'-0"	A	VINYL	NOTES 8, 9	-	1-6 / A7.06		A
B	(2) 3060 SH - FACTORY MULLED	6'-0 1/2"	6'-0"	B	VINYL	NOTES 8, 9	-	1-6 / A7.06	w/ SCREEN, PROVIDE ASTM F2090-10.	B
C	(3) 21060 SH - FACTORY MULLED	8'-7"	6'-0"	C	VINYL	NOTES 8, 9	-	1-6 / A7.06	w/ SCREEN, PROVIDE ASTM F2090-10.	C
D	(2) 3060 SH - FACTORY MULLED	6'-0 1/2"	6'-0"	D	VINYL	NOTES 8, 9	-	1-6 / A7.06	w/ SCREEN, PROVIDE ASTM F2090-10.	D
SF1	6080	6'-0 1/2"	8'-0"	SF1	ANNODIZED ALUMINUM	1" IGU, TEMP., NOTES 8, 9	-	7-9 / A7.04	AMENITIES EXTERIOR	SF1
SF2	8780	8'-7"	8'-0"	SF2	ANNODIZED ALUMINUM	1" IGU, TEMP., NOTES 8, 9	-	7-9 / A7.04	AMENITIES EXTERIOR; MAIL ROOM EXTERIOR	SF2
SF3	8780	8'-7"	8'-0"	SF3	ANNODIZED ALUMINUM	1" IGU, TEMP., NOTES 8, 9	-	7-9 / A7.04	AMENITIES ENTRY W/ DOOR A104A	SF3
SF4	6480	6'-4"	8'-0"	SF4	ANNODIZED ALUMINUM	1/4", TEMP., NOTE 9	-	7-9 / A7.04	MAIN ENTRY DOOR A101	SF4
SF5	4880	4'-8"	8'-0"	SF5	ANNODIZED ALUMINUM	1/4", TEMP., NOTE 9	-	7-9 / A7.04	AMENITIES W/ DOOR A104B	SF5
SF6	4880	4'-8"	8'-0"	SF6	ANNODIZED ALUMINUM	1/4", TEMP., NOTE 9	-	7-9 / A7.04	STAIR EXITS TO EXTERIOR X101B , X102B	SF6

GENERAL WINDOW NOTES:

1. CONTRACTOR SHALL VERIFY ALL ROUGH OPENING & MASONRY DIMENSIONS WITH DOOR & WINDOW MANUFACTURERS PRIOR TO ORDERING, FABRICATING, OR INSTALLATION.
2. PROVIDE ACCESSIBLE WINDOW OPENING CONTROL DEVICES ON ALL OPERABLE WINDOWS LOCATED ON SECOND FLOOR & ALL FLOORS ABOVE.
3. WINDOW SILLS
   IN OCCUPANCY GROUPS R-2 AND R-3, ONE- AND TWO-FAMILY AND MULTIPLE-FAMILY DWELLINGS, WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE AT A HEIGHT NOT LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4-INCH-DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 36 INCHES OF THE FINISHED FLOOR.
   EXCEPTIONS:
   - OPERABLE WINDOWS WHERE THE SILL PORTION OF THE OPENING IS LOCATED MORE THAN 75 FEET ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW AND THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2006.
   - WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4-INCH-DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION.
   - OPENINGS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
   - WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION 1015.8.1.
4. WINDOW OPENING CONTROL DEVICES
   WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F 2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION 1030.2.
5. ALL REQUIRED ACCESSIBLE WINDOW HANDLES SHALL BE LEVER TYPE.
6. ALL WINDOWS, PATIO/BALCONY DOORS, & HARDWARE SHALL COMPLY WITH APPLICABLE ACCESSIBILITY CODE REQUIREMENTS
7. REFER TO PROJECT SPECIFICATIONS FOR COMPLETE INFORMATION & REQUIREMENTS FOR HARDWARE
8. ALL EXTERIOR WINDOWS SHALL HAVE LOW E , ARGON INSULATED, CLEAR GLAZING. (U-VALUE AT FIXED = 0.38, U-VALUE AT OPERABLE = 0.45, U-VALUE AT DOORS w/ GLAZING = 0.77, SHGC = SEE TABLE C402.4 OF THE 2018 ICC INTERNATIONAL ENERGY CONSERVATION CODE.
9. ALL GLAZING SHALL BE CLEAR UNLESS NOTED OTHERWISE.
10. WINDOW SUPPLIER TO IDENTIFY AND PROVIDE SAFETY GLAZING FOR ALL REQUIRED AREAS PER SECTION 2406 OF THE 2018 INTERNATIONAL BUILDING CODE
11. WINDOW & DOOR PERFORMANCE CRITERIA:
    RESIDENTIAL WINDOWS:
    WATER PENETRATION: NO UNCONTROLLED LEAKAGE WHEN TESTED AT 4 PSF
    AIR INFILTRATION: NO GREATER THAN .3 CFM/SF WHEN TESTED WITH AAMA PROCEDURES AT 6.24 PSF.
    STOREFRONT GLAZING:
    WATER PENETRATION: NO UNCONTROLLED LEAKAGE WHEN TESTED AT 4 PSF
    AIR INFILTRATION: NO GREATER THAN .06 CFM/SF WHEN TESTED WITH ASTM E283 PROCEDURES AT 1.57 PSF

WINDOW FLASHING SEQUENCING

- SEE STEP #1 - COMPLETELY INSTALL BUILDING WRAP OVER SHEATHING USING "BUTTON CAP" NAILS (OR SCREWS FOR STEEL STUDS). "BUTTON CAP" FASTENERS SHALL BE USED AT ALL PERIMETER EDGES OF SHEET MATERIALS. ALL TERMINATIONS, PENETRATIONS , HORIZONTAL AND VERTICAL SEAMS ARE TO BE TAPED WITH APPROVED BUILDING WRAP TAPE. CUT BUILDING WRAP FLUSH WITH HEAD OPENING. THIS IS SOMETIMES CALLED AN "UPSIDE DOWN MARTINI GLASS." FOLD THE SILL PORTION OF THE BUILDING WRAP INSIDE AND OVER SILL AND FASTEN. LEAVE REMAINING PORTION NEAR JAMBS AND HEAD LOOSE UNTIL LATER STEPS.
- SEE STEP #2 - INSTALL A PIECE OF BUILDING WRAP TAPE AT EACH CORNER OF THE SILL ON TOP OF BUILDING PAPER. THESE PATCHES SHOULD BE INSTALLED DIAGONALLY AT THE CORNERS OF THE SILL WITH A PORTION OF THE MEMBRANE EXTENDING INTO THE WINDOW OPENING AT THE CORNERS.
- SEE STEP #3 - INSTALL 9" FLEXIBLE PEEL AND STICK SILL FLASHING ON HORIZONTAL SURFACE OF ROUGH SILL COVERING FULL DEPTH OF SILL, EXTEND A MINIMUM OF 6 INCHES UP BOTH JAMBS, EXTEND DOWNWARD 4 INCHES MINIMUM ONTO BUILDING PAPER BELOW SILL. MAKE SURE SILL FLASHING IS CONTINUOUS ON SILL AND JAMBS (NO CUTS OR GAPS IN MEMBRANE WHERE SILL AND JAMBS MEET). FOR 2X6 WALLS, A 12" WIDE MEMBRANE IS NEEDED. ROLL (SMOOTH) OUT ANY BUBBLES.
- SEE STEP #4 - INSTALL SIMPSON A23 CLIPS AT ALL CORNERS AS SPECIFIED. NAILS TO BE SET IN MANUFACTURER'S SEALANT. FOLD IN BUILDING PAPER FLAPS, ATTACH TO JAMBS AND BUTTERFLY TAPE SEAMS.
- SEE STEP #5 - INSTALL A 3/8" CONTINUOUS BEAD OF SILICONE SEALANT ON WINDOW NAILING FLANGE AT WINDOW JAMBS AND HEAD ONLY. DO NOT INSTALL ANY SEALANT ON THE SILL NAILING FLANGE. INSTALL WINDOW PER MANUFACTURER RECOMMENDATIONS. CAULK ALL FOUR SIDES OF THE INTERIOR WINDOW FRAME TO THE ROUGH OPENING WITH SILICONE OR POLYURETHANE SEALANT.
- SEE STEP #6 & #7 - INSTALL A 6" RUBBERIZED PEEL AND STICK MEMBRANE OVER NAILING FLANGE AT JAMB, CONTINUE 6" ABOVE OPENING, THEN HEAD WITH FULL OVERLAP, IN THAT ORDER. DO NOT TAPE OVER SILL FLANGE. A WIDER MEMBRANE MAY HAVE TO BE USED IF WINDOWS ARE TO RECEIVE ACCENT TRIM (SUCH AS A 2X6 OR 2X8) WRAP. ROLL (SMOOTH) OUT ANY BUBBLES.
- SEE STEP #8 - FLIP HEAD FLAP OF BUILDING PAPER DOWN OVER THE HEAD FLASHING. SECURE FLAP ABOVE WINDOW WITH SHEATHING TAPE, MAKING SURE TO COMPLETELY COVER ENTIRE CUT AREA.



ISSUE DATE: 04.07.2022
REVISIONS

HAMILTON PARTNERS

CRYSTAL LAKE & MAIN

CRYSTAL LAKE & MAIN
CRYSTAL LAKE, IL 60014

BSB DESIGN
220 N. Smith Street, Suite 210
Palatine, IL 60067
847.705.2200

JOB NO: MP21056.26 PROJ MGR: MP
DRAWN: JL, TR CHECKED: ML
WINDOW SCHEDULE

APARTMENTS
A7.05

DESIGN DEVELOPMENT SET 04.07.2022

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

LIMITATION OF WARRANTY OF ENGINEER'S INSTRUMENTS OF SERVICE

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

LEGEND

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

ABBREVIATIONS

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

811 Know what's below. Call before you dig.
Formerly JULIE 1-800-892-0123

FINAL ENGINEERING PLANS

FOR

CRYSTAL LAKE RESIDENTIAL

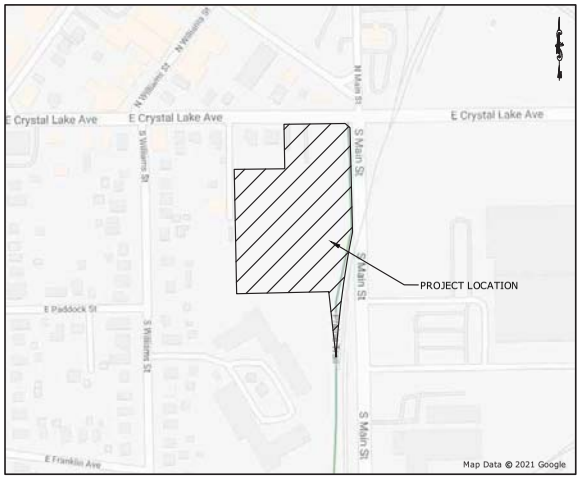
SW CORNER OF CRYSTAL LAKE AVE AND MAIN STREET
CRYSTAL LAKE, ILLINOIS

PLANS PREPARED FOR

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

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

LOCATION MAP



INDEX OF SHEETS

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

GENERAL NOTES

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

BENCHMARKS

BENCHMARK NO.1:

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

ELEVATION = 910.37 (NAVD 88 DATUM)

ROBERT V. GEORGIANA
38423
REGISTERED PROFESSIONAL ENGINEER
OF
ILLINOIS

EXP 11/30/23

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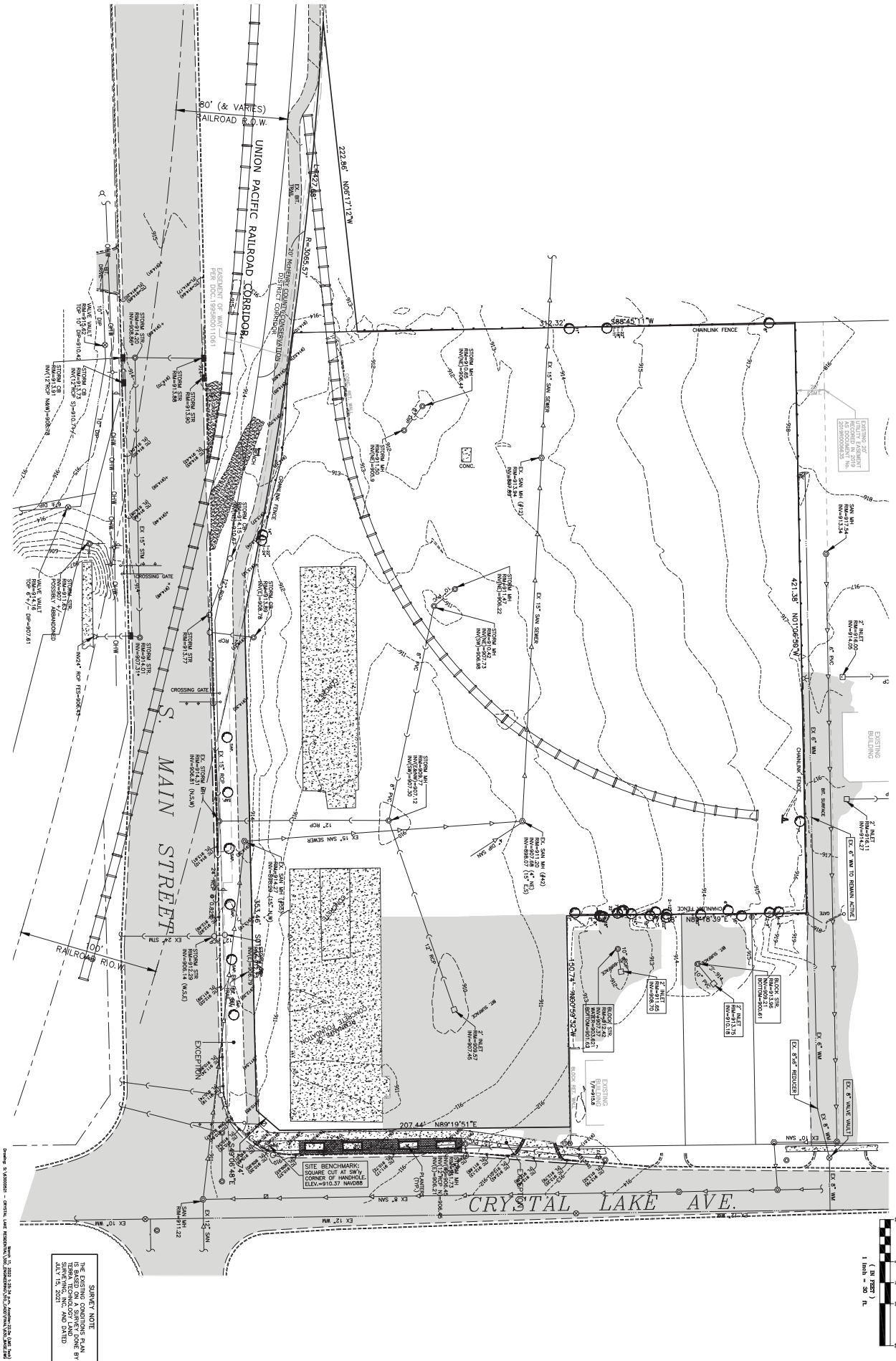
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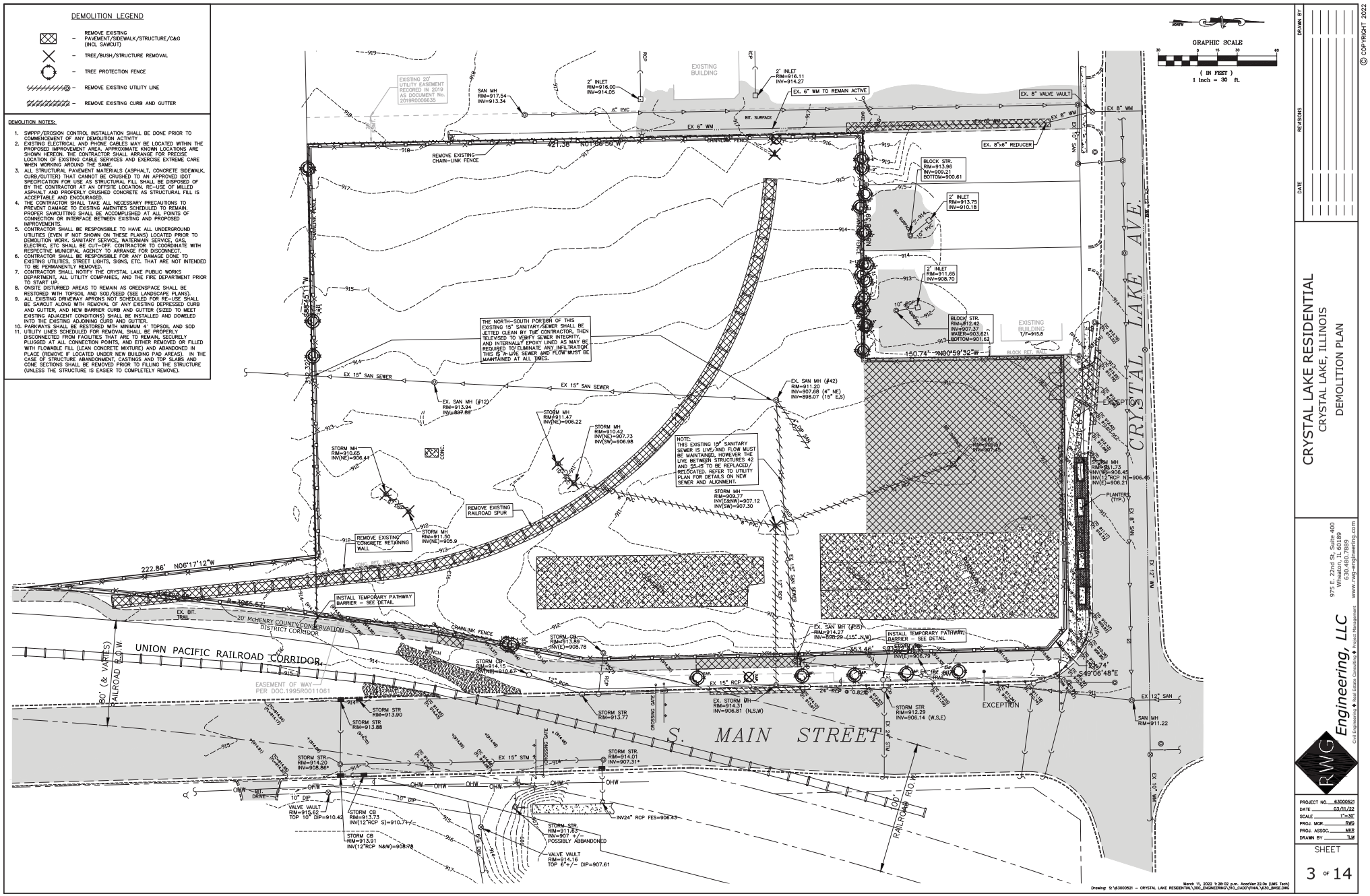
CRYSTAL LAKE RESIDENTIAL
CRYSTAL LAKE, ILLINOIS
TITLE SHEET

RWG Engineering, LLC
Civil Engineering ◆ Real Estate Consulting ◆ Project Management
975 E. 22nd St, Suite 400
Wheaton, IL 60189
(630) 462-2888
www.rwg-engineering.com

PROJECT NO. 63000521
DATE 03/11/22
SCALE NONE
PROJ. MGR. RWG
PROJ. ASSOC. MKR
DRAWN BY TLM

SHEET
1 OF 14


80' (& VARIES) RAILROAD R.O.W.
UNION PACIFIC RAILROAD CORRIDOR
222.86' N61°17'12"W
R=3065.57'
20' McHENRY COUNTY CONSERVATION DISTRICT CORRIDOR
EASEMENT OF WAY PER DOC 1995R0011061
CHAINLINK FENCE
312.32' S88°45'11"W
EX 15" SAN SEWER
EXISTING 20' UTILITY EASEMENT AS DOCUMENT No. 2019R0006430
SAN MH RIM=917.54 INV=913.54
421.38' N01°09'56"W
EXISTING BUILDING
EX. 6" WM TO REMAIN ACTIVE
EX. 6" WM
EX. 8"x6" REDUCER
EX. 8" VALVE VAULT
207.44' N89°19'51"E
CRYSTAL LAKE AVE.
S. MAIN STREET
100' RAILROAD R.O.W.
353.46' S01°09'56"E
150.74' N89°59'32"W
SITE BENCHMARK: SQUARE CUT AT SW'LY CORNER OF HANDHOLE. ELEV.=910.37 NAVD88
CROSSING GATE
EXCEPTION
EX 15" STM
EX 12" RCP
EX 18" SAN SEWER
EX 8" SAN
EX 10" WM
EX 12" WM
EX 15" SAN
EX 24" STM
EX 24" RCP
EX 8" WM
EX 10" SAN
EX. 15" RCP
EX. STORM MH RIM=906.81 (N,S,W)
STORM MH RIM=907.12 INV(E&W)=897.30 INV(S)=897.30
STORM MH RIM=907.73 INV(E)=902.73 INV(W)=904.38
STORM MH RIM=911.47 INV(N)=906.22
STORM CB RIM=913.58 INV(E)=906.78
STORM STR RIM=913.77
STORM STR RIM=914.01 INV=907.21
STORM STR RIM=911.90 POSSIBLY ABANDONED
VALVE VAULT RIM=914.18 TOP 8"+/- DIP=907.61
24" RCP FES=906.43
STORM STR RIM=913.96 INV=906.14 (W,S,E)
STORM STR RIM=913.96 INV=906.14 (W,S,E)
STORM STR RIM=913.96 INV=906.14 (W,S,E)



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CRYSTAL LAKE RESIDENTIAL
CRYSTAL LAKE, ILLINOIS
DEMOLITION PLAN

RWG Engineering, LLC
Civil Engineering ◆ Real Estate Consulting ◆ Project Management
975 E. 22nd St, Suite 400
Wheaton, IL 60189
(630) 668-8989
www.rwg-engineering.com

PROJECT NO.: 63000521
DATE: 03/11/22
SCALE: 1"=30'
PROJ. MGR.: RWG
PROJ. ASSOC.: MKR
DRAWN BY: TLM

SHEET
3 OF 14

SITE DATA:

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

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

EXISTING SITE CONDITIONS:
EXISTING BUILDING FOOTPRINT = 0 S.F. (0.00%)
EXISTING PAVT./SIDEWALK/ = 38,314 S.F. (19.09%)
EXISTING GREENSPACE = 28,788 S.F. (14.34%)
EXISTING GRAVEL(*) = 133,642 S.F. (66.57%)

EXISTING CONDITIONS IMPERVIOUS AREA = 171,956 S.F. (3.948 AC)

PROPOSED SITE CONDITIONS:
PROPOSED BUILDING FOOTPRINTS = 52,512 S.F. (26.16%)
PROPOSED ASPHALT/CONC PAVT., WALK = 89,516 S.F. (44.59%)
PROPOSED GREENSPACE = 58,716 S.F. (29.25%)

PROPOSED CONDITIONS IMPERVIOUS AREA = 142,028 S.F. (3.26 AC)

RESIDENTIAL UNIT SUMMARY:
PROPOSED TOWNHOMES = 51 UNITS
PROPOSED APARTMENTS:
STUDIO UNITS = 6 UNITS
ONE BEDROOM UNITS = 26 UNITS
TWO BEDROOM UNITS = 16 UNITS
TOTAL= 48 UNITS

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

SURFACE IMPROVEMENT LEGEND:

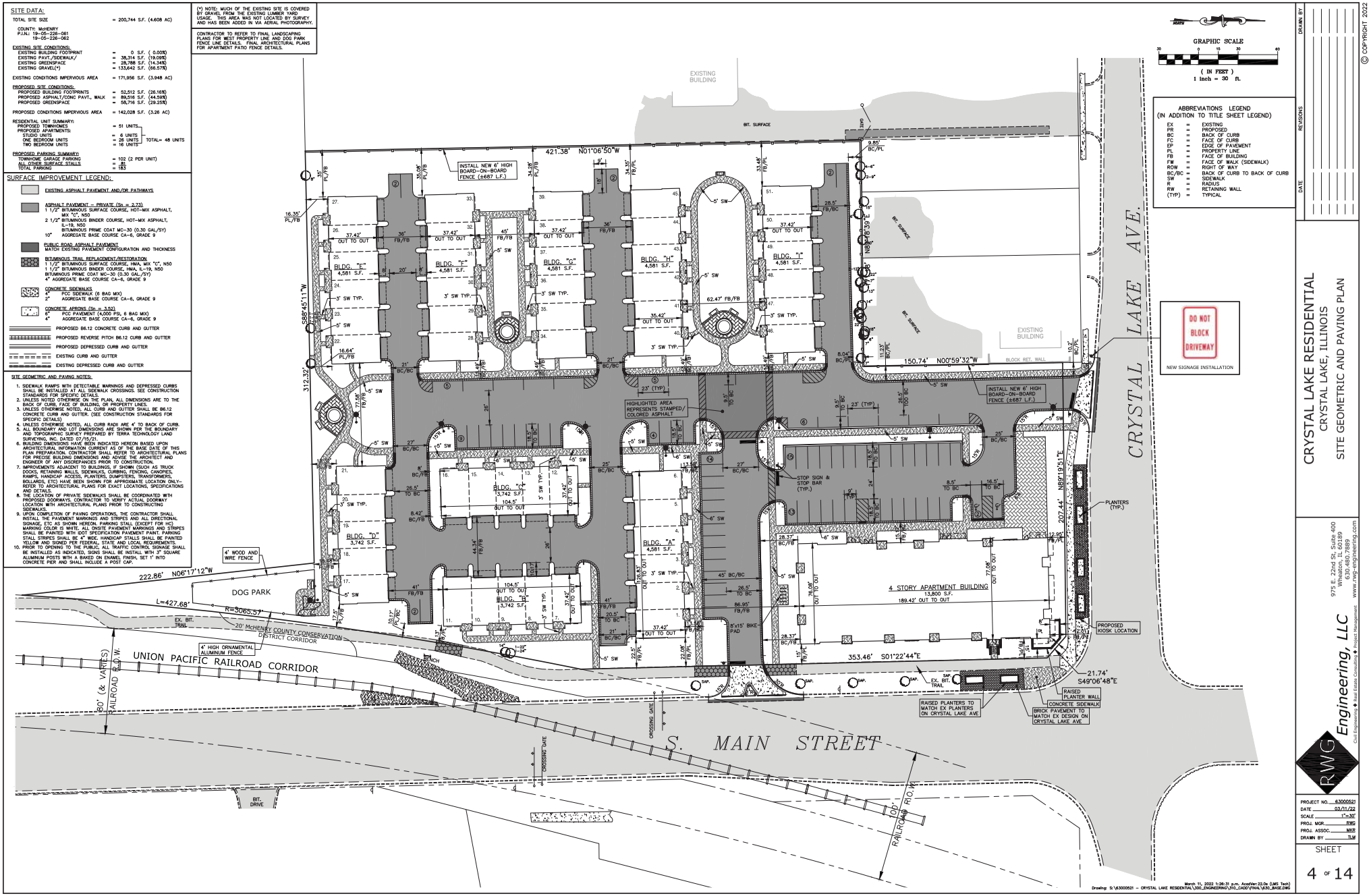
- EXISTING ASPHALT PAVEMENT AND/OR PATHWAYS
- ASPHALT PAVEMENT – PRIVATE (Sn = 2.73): 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX "C", N50; 2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50; BITUMINOUS PRIME COAT MC-30 (0.30 GAL/SY); 10" AGGREGATE BASE COURSE CA-6, GRADE 9
- PUBLIC ROAD ASPHALT PAVEMENT: MATCH EXISTING PAVEMENT CONFIGURATION AND THICKNESS
- BITUMINOUS TRAIL REPLACEMENT/RESTORATION: 1 1/2" BITUMINOUS SURFACE COURSE, HMA, MIX "C", N50; 1 1/2" BITUMINOUS BINDER COURSE, HMA, IL-19, N50; BITUMINOUS PRIME COAT MC-30 (0.30 GAL/SY); 4" AGGREGATE BASE COURSE CA-6, GRADE 9
- CONCRETE SIDEWALKS: 6" PCC SIDEWALK (6 BAG MIX); 2" AGGREGATE BASE COURSE CA-6, GRADE 9
- CONCRETE APRONS (Sn = 3.52): 6" PCC PAVEMENT (4,000 PSI, 6 BAG MIX); 4" AGGREGATE BASE COURSE CA-6, GRADE 9
- PROPOSED B6.12 CONCRETE CURB AND GUTTER
- PROPOSED REVERSE PITCH B6.12 CURB AND GUTTER
- PROPOSED DEPRESSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING DEPRESSED CURB AND GUTTER

SITE GEOMETRIC AND PAVING NOTES:

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

(*) NOTE: MUCH OF THE EXISTING SITE IS COVERED BY GRAVEL FROM THE EXISTING LUMBER YARD USAGE. THIS AREA WAS NOT LOCATED BY SURVEY AND HAS BEEN ADDED IN VIA AERIAL PHOTOGRAPHY.

CONTRACTOR TO REFER TO FINAL LANDSCAPING PLANS FOR WEST PROPERTY LINE AND DOG PARK FENCE LINE DETAILS. FINAL ARCHITECTURAL PLANS FOR APARTMENT PATIO FENCE DETAILS.



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SITE GEOMETRIC AND PAVING PLAN

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975 E. 22nd St, Suite 400
Wheaton, IL 60189
(630) 653-5599
www.rwg-engineering.com

PROJECT NO. 63000521
DATE 03/11/22
SCALE 1"=30'
PROJ. MGR. RWG
PROJ. ASSOC. MKR
DRAWN BY TLM

SHEET
4 OF 14

March 11, 2022 1:26:31 p.m. AcadVer:22.0s (LMS Tech)
Drawing: S:\63000521 – CRYSTAL LAKE RESIDENTIAL\100_ENGINEERING\110_CADD\FINAL\630_BASE.DWG

GRADING NOTES:

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

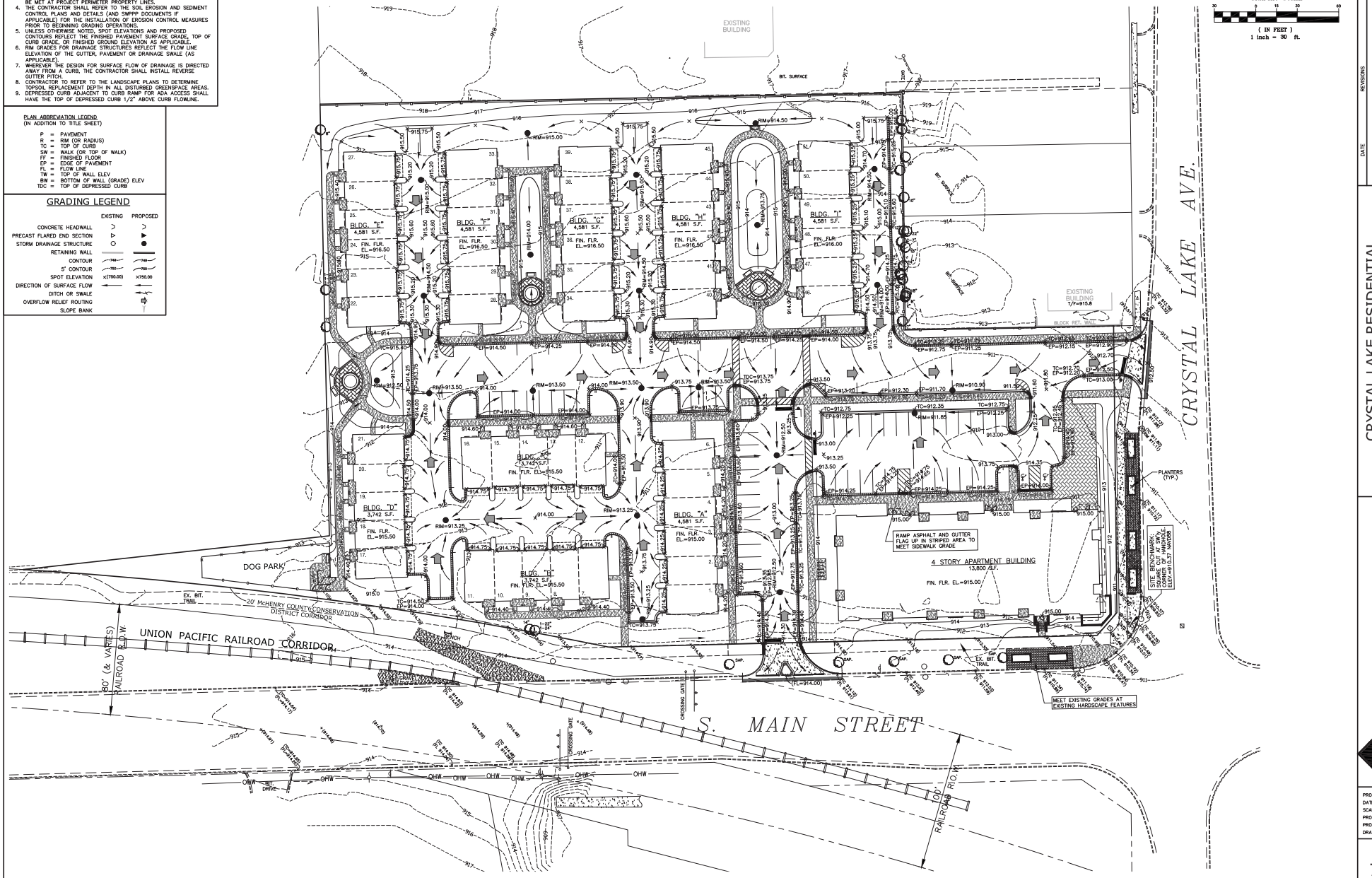
PLAN ABBREVIATION LEGEND
(IN ADDITION TO TITLE SHEET)

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

GRADING LEGEND

	EXISTING	PROPOSED
CONCRETE HEADWALL	⊃	⊃
PRECAST FLARED END SECTION	▷	▶
STORM DRAINAGE STRUCTURE	○	●
RETAINING WALL		
CONTOUR	748	748
5' CONTOUR	750	750
SPOT ELEVATION	×(750.00)	×750.00
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
OVERFLOW RELIEF ROUTING		
SLOPE BANK		

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



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CRYSTAL LAKE RESIDENTIAL
CRYSTAL LAKE, ILLINOIS
GRADING PLAN

975 E. 22nd St, Suite 400
Lombard, IL 60148
(630) 417-8689
www.rwg-engineering.com

RWG Engineering, LLC
Civil Engineering ◆ Real Estate Consulting ◆ Project Management

PROJECT NO. 63000521
DATE 03/11/22
SCALE 1"=30'
PROJ. MGR. RWG
PROJ. ASSOC. MKR
DRAWN BY TLM

SHEET
7 OF 14

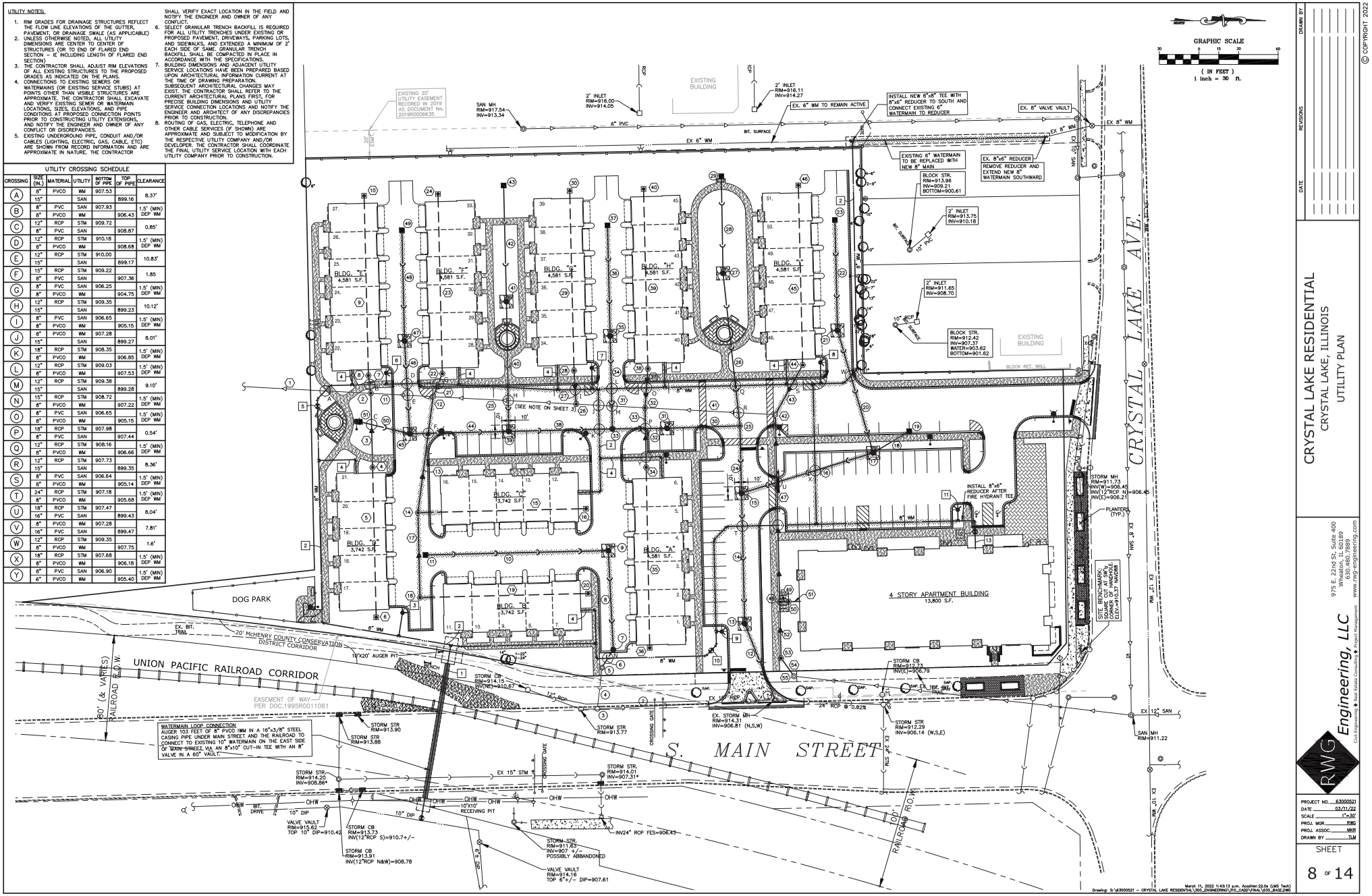
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Drawing: S:\63000521 – CRYSTAL LAKE RESIDENTIAL\300_ENGINEERING\310_CADD\FINAL\G30_BASE.DWG

UTILITY NOTES:

1. RIM GRADES FOR DRAINAGE STRUCTURES REFLECT THE FLOW LINE ELEVATIONS OF THE GUTTER, PAVEMENT, OR DRAINAGE SWALE (AS APPLICABLE)
2. UNLESS OTHERWISE NOTED, ALL UTILITY DIMENSIONS ARE CENTER TO CENTER OF STRUCTURES (OR TO END OF FLARED END SECTION – IE INCLUDING LENGTH OF FLARED END SECTION)
3. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO THE PROPOSED GRADES AS INDICATED ON THE PLANS.
4. CONNECTIONS TO EXISTING SEWERS OR WATERMAINS (OR EXISTING SERVICE STUBS) AT POINTS OTHER THAN VISIBLE STRUCTURES ARE APPROXIMATE. THE CONTRACTOR SHALL EXCAVATE AND VERIFY EXISTING SEWER OR WATERMAIN LOCATIONS, SIZES, ELEVATIONS, AND PIPE CONDITIONS AT PROPOSED CONNECTION POINTS PRIOR TO CONSTRUCTING UTILITY EXTENSIONS, AND NOTIFY THE ENGINEER AND OWNER OF ANY CONFLICT OR DISCREPANCIES.
5. EXISTING UNDERGROUND PIPE, CONDUIT AND/OR CABLES (LIGHTING, ELECTRIC, GAS, CABLE, ETC) ARE SHOWN FROM RECORD INFORMATION AND ARE APPROXIMATE IN NATURE. THE CONTRACTOR SHALL VERIFY EXACT LOCATION IN THE FIELD AND NOTIFY THE ENGINEER AND OWNER OF ANY CONFLICT.
6. SELECT GRANULAR TRENCH BACKFILL IS REQUIRED FOR ALL UTILITY TRENCHES UNDER EXISTING OR PROPOSED PAVEMENT, DRIVEWAYS, PARKING LOTS, AND SIDEWALKS, AND EXTENDED A MINIMUM OF 2' EACH SIDE OF SAME. GRANULAR TRENCH BACKFILL SHALL BE COMPACTED IN PLACE IN ACCORDANCE WITH THE SPECIFICATIONS.
7. BUILDING DIMENSIONS AND ADJACENT UTILITY SERVICE LOCATIONS HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE TIME OF DRAWING PREPARATION. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THE CONTRACTOR SHALL REFER TO THE CURRENT ARCHITECTURAL PLANS FIRST, FOR PRECISE BUILDING DIMENSIONS AND UTILITY SERVICE CONNECTION LOCATIONS AND NOTIFY THE ENGINEER AND ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
8. ROUTING OF GAS, ELECTRIC, TELEPHONE AND OTHER CABLE SERVICES (IF SHOWN) ARE APPROXIMATE AND SUBJECT TO MODIFICATION BY THE RESPECTIVE UTILITY COMPANY AND/OR DEVELOPER. THE CONTRACTOR SHALL COORDINATE THE FINAL UTILITY SERVICE LOCATION WITH EACH UTILITY COMPANY PRIOR TO CONSTRUCTION.

UTILITY CROSSING SCHEDULE

CROSSING	SIZE (IN.)	MATERIAL	UTILITY	BOTTOM OF PIPE	TOP OF PIPE	CLEARANCE
A	8"	PVCO	WM	907.53		8.37'
	15"		SAN		899.16	
B	8"	PVC	SAN	907.93		1.5' (MIN) DEP. WM
	8"	PVCO	WM		906.43	
C	12"	RCP	STM	909.72		0.85'
	8"	PVC	SAN		908.87	
D	12"	RCP	STM	910.18		1.5' (MIN) DEP. WM
	8"	PVCO	WM		908.68	
E	12"	RCP	STM	910.00		10.83'
	15"		SAN		899.17	
F	15"	RCP	STM	909.22		1.85
	8"	PVC	SAN		907.36	
G	8"	PVC	SAN	906.25		1.5' (MIN) DEP. WM
	8"	PVCO	WM		904.75	
H	12"	RCP	STM	909.35		10.12'
	15"		SAN		899.23	
I	8"	PVC	SAN	906.65		1.5' (MIN) DEP. WM
	8"	PVCO	WM		905.15	
J	8"	PVCO	WM	907.28		8.01'
	15"		SAN		899.27	
K	18"	RCP	STM	908.35		1.5' (MIN) DEP. WM
	8"	PVCO	WM		906.85	
L	12"	RCP	STM	909.03		1.5' (MIN) DEP. WM
	8"	PVCO	WM		907.53	
M	12"	RCP	STM	909.38		9.10'
	15"		SAN		899.28	
N	15"	RCP	STM	908.72		1.5' (MIN) DEP. WM
	8"	PVCO	WM		907.22	
O	8"	PVC	SAN	906.65		1.5' (MIN) DEP. WM
	8"	PVCO	WM		905.15	
P	18"	RCP	STM	907.98		0.54'
	8"	PVC	SAN		907.44	
Q	12"	RCP	STM	908.16		1.5' (MIN) DEP. WM
	8"	PVCO	WM		906.66	
R	12"	RCP	STM	907.73		8.36'
	15"		SAN		899.35	
S	8"	PVC	SAN	906.64		1.5' (MIN) DEP. WM
	8"	PVCO	WM		905.14	
T	24"	RCP	STM	907.18		1.5' (MIN) DEP. WM
	8"	PVCO	WM		905.68	
U	18"	RCP	STM	907.47		8.04'
	16"	PVC	SAN		899.43	
V	8"	PVCO	WM	907.28		7.81'
	16"	PVC	SAN		899.47	
W	12"	RCP	STM	909.35		1.6'
	8"	PVCO	WM		907.75	
X	18"	RCP	STM	907.68		1.5' (MIN) DEP. WM
	8"	PVCO	WM		906.18	
Y	8"	PVC	SAN	906.90		1.5' (MIN) DEP. WM
	6"	PVCO	WM		905.40	



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DRAWN BY | REVISIONS | DATE

CRYSTAL LAKE RESIDENTIAL
CRYSTAL LAKE, ILLINOIS
UTILITY PLAN

RWG Engineering, LLC
Civil Engineering ◆ Real Estate Consulting ◆ Project Management
975 E. 22nd St, Suite 400
Lombard, IL 60148
(630) 467-1659
www.rwg-engineering.com

PROJECT NO.: 63000521
DATE: 03/11/22
SCALE: 1"=30'
PROJ. MGR.: RWG
PROJ. ASSOC.: MKR
DRAWN BY: TLM

SHEET
8 OF 14

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	1	3M-1	SINGLE	1.000	11175	72	OSQM-B-11L-40K7-3M-UL-NM-__ w/OSQ-ML-B-DA-__
	2	4M-1	SINGLE	1.000	11175	70	OSQM-B-11L-57K7-4M-UL-NM-__ w/OSQ-ML-B-DA-__
	5	5Q-1	SINGLE	1.030	11950	72	OSQM-B-11L-57K7-5Q-UL-NM-__ w/OSQ-ML-B-DA-__
	5	XSPW--4ME	SINGLE	0.960	2490	19	XSPW-B-WM-4ME-2L-57K-UL-XX
	2	XSPW--4ME 800	SINGLE	0.960	800	9	XSPW-B-WM-4ME-2L-57K-UL-XX
	102	5M-800	SINGLE	1.000	800	10	COACH FIXTURE BY OTHERS
	2	PWY-EDG-5M-E	SINGLE	0.990	1730	22	PWY-EDG-5M-P8-02-E-UL-XX-350

Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED AREA	Fc	1.08	4.5	0.1	10.80	45.00
SITE	Fc	0.38	4.8	0.0	N.A.	N.A.

Pole Schedule

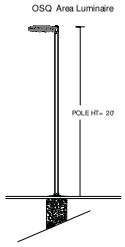
(8) SSS-4-11-20-CW-BS-1D-C-BZ (20' X 4" X 11ga STEEL SQUARE POLE)

Proposed poles meet 140 MPH sustained winds.

Additional Equipment:
(8) OSQ-ML-B-DA-X__

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***

OSQ Area Luminaire



CREE LIGHTING
A COMPANY OF IDEAL INDUSTRIES, INC.
9201 Washington Ave, Racine, WI 53406 https://creelighting.com - (800) 236-6800

Illumination results shown on this lighting design are based on project parameters provided to Cree Lighting used inconjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting,or energy code.

Project Name: Crystal Lake, IL

CASE # 00478153 | Footcandles calculated at grade | Filename: 2201203CL1LJSR4.AGI

Layout By:
Linda Schaller

Date:4/6/2022

Scale 1" = 40'

0 80 160


ENCLAVE
CRYSTAL LAKE
N Main Street & E Crystal Lake Avenue
Crystal Lake, IL 60014
Ground Signs
Building Signs
job#: 22-9098
OLYMPIK SIGNS
1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100
Fx.# 630.424.6120
WWW.OLYSIGNS.COM
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05-11-22



Site Plan -

ENCLAVE
CRYSTAL LAKE

OLYMPIK SIGNS
1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

account representative	client		drawn by	
ROB WHITEHEAD		N Main Street & E Crystal Lake Avenue Crystal Lake, IL 60014	PAMELA F	• job#: 22-9098 • 04-20-22 • rev.# 05-11-22

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Comments:

SITE PLAN



ENCLAVE

CRYSTAL LAKE

N Main Street & E Crystal Lake Avenue
Crystal Lake, IL 60014

account representative: ROB WHITEHEAD
client:
drawn by: PAMELA F

- job#: 22-9098
- 04-20-22
- rev.# 05-11-22

Comments:

SIGN CONCEPT

OLYMPIK SIGNS
1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

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Sign to meet multi-family residential freestanding sign square footage of 16 square feet as approved in Preliminary PUD. 5/13/2022

Concept Landscaping Retaining Wall - A-1

Scale N.T.S.



1/4" Aluminum FCO (flat cut out) Letters, painted **Matthews Black**, pin-mounted

Front View

FCOs Pin Mounted to Landscaping Retaining Wall - A-1

Scale 1" = 1'-0"
Qty: (1) Required
Square Footage: 55.43
1/4" Aluminum FCO (flat cut out) Letters, painted Matthews Black, pin-mounted to landscaping retaining wall.
Field survey required prior to fabrication. Drawing for concept purposes only.

ENCLAVE
CRYSTAL LAKE
N Main Street & E Crystal Lake Avenue
Crystal Lake, IL 60014

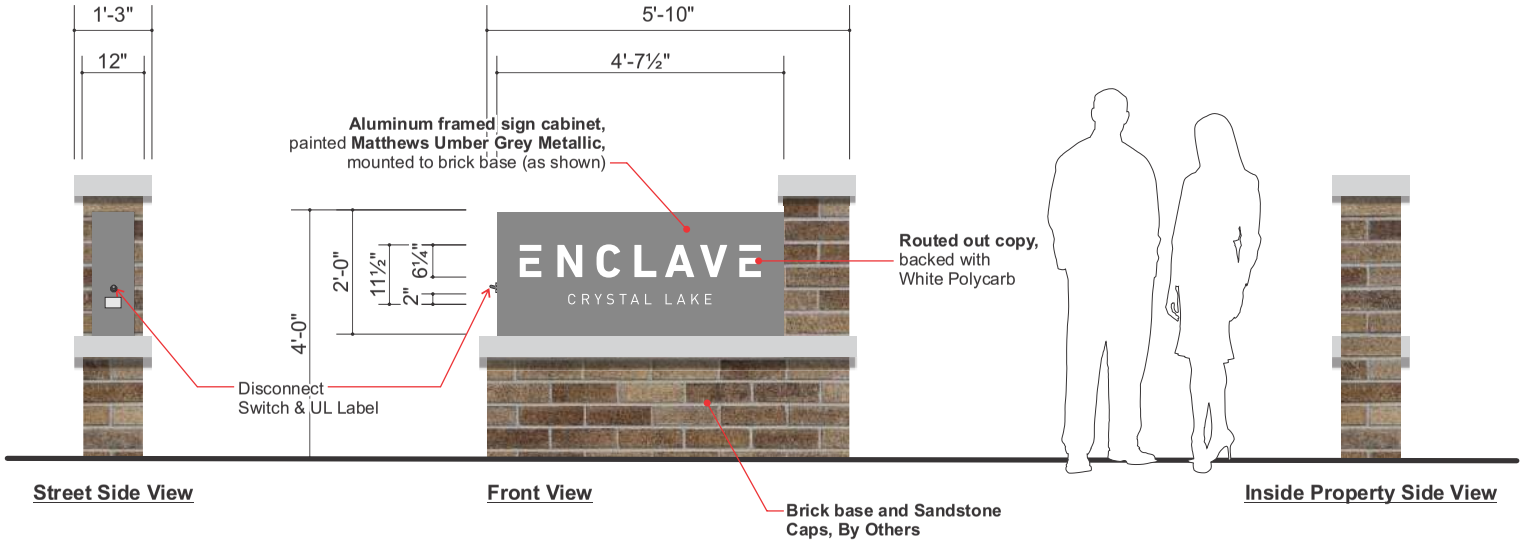
account representative: ROB WHITEHEAD
client:
drawn by: PAMELA F
job#: 22-9098
04-20-22
rev.# 05-11-22

Comments:

SIGN LAYOUT

OLYMPIK SIGNS
1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

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D/F Illuminated Entrance Monument - A-2 & A-3

Scale 1/2" = 1'-0"
Qty: (2) Required
Square Footage: 9.25
Aluminum constructed sign frame with aluminum sign faces. Routed out copy backed with White Polycarb.
To be illuminated with White LED Module Lighting System. Electrical service to be brought to sign site by others.
Drawing for concept purposes only.

Staid Gray Metallic

MP32195

CMYK
60 / 53 / 49 / 20

RGB
102 / 101 / 104

ENCLAVE
CRYSTAL LAKE
N Main Street & E Crystal Lake Avenue
Crystal Lake, IL 60014

account representative: ROB WHITEHEAD
client:
drawn by: PAMELA F
• job#: 22-9098
• 04-20-22
• rev.# 05-11-22

Comments:

OLYMPIK SIGNS
1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

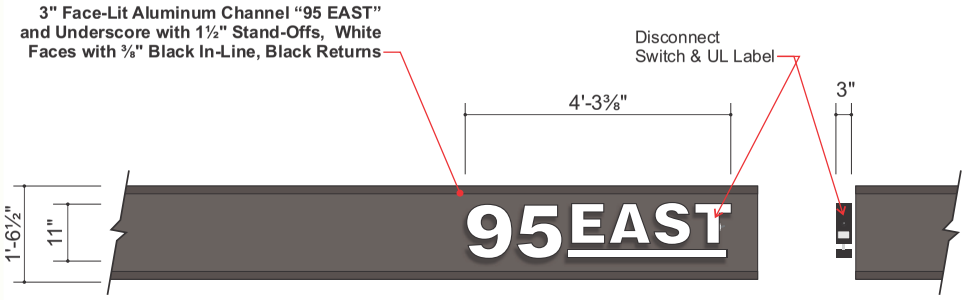
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SIGN LAYOUT



Partial West Building Elevation - B-1

Scale N.T.S.
Drawing for concept purposes only.



Front View Side View

Face-Lit Aluminum Channel Address - Attached to Canopy B-1

Scale 1/2" = 1'-0"
Qty: (1) Required
Square Footage: 3.9
Aluminum constructed sign frame with aluminum sign faces. 3"deep Face-Lit Channel "95 EAST" and Underscore. To be illuminated with White LED Module Lighting System. Electrical service to be brought to sign site by others. Attachment method to canopy to be determined. Drawing for concept purposes only.

ENCLAVE
CRYSTAL LAKE
N Main Street & E Crystal Lake Avenue
Crystal Lake, IL 60014

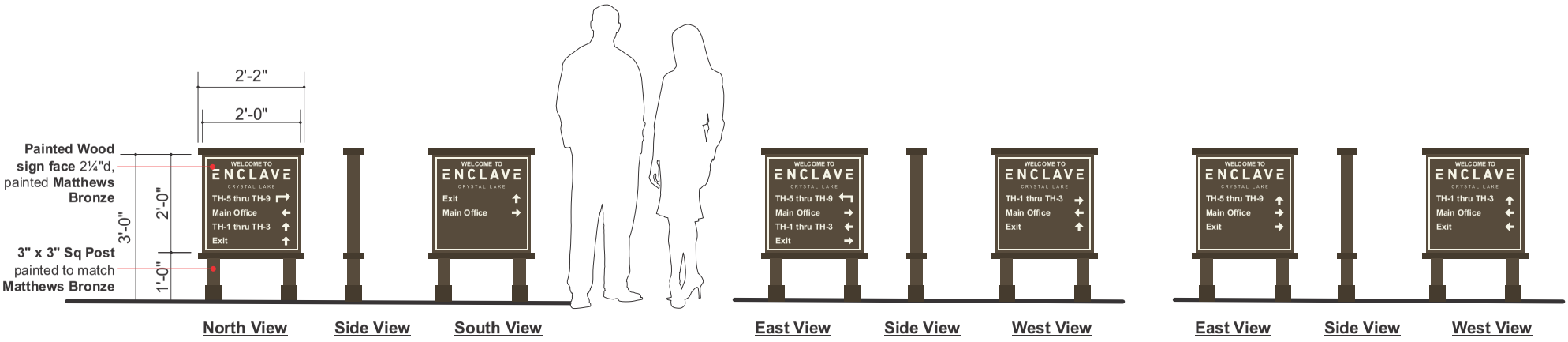
account representative: ROB WHITEHEAD
client:
drawn by: PAMELA F
• job#: 22-9098
• 04-20-22
• rev.# 05-11-22

Comments:

SIGN LAYOUT

OLYMPIK SIGNS
1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

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D/F Non-Illuminated Wayfinding Sign - C-1

Scale 1/2" = 1'-0"
Qty: (1) Required | Square Footage: 4.0
Aluminum constructed sign frame with painted wood sign panel
Drawing for concept purposes only.

D/F Non-Illum. Wayfinding Sign - C-2

Scale 1/2" = 1'-0"
Qty: (1) Required | Square Footage: 4.0
Aluminum constructed sign frame with painted wood sign panel
Drawing for concept purposes only.

D/F Non-Illum. Wayfinding Sign - C-3

Scale 1/2" = 1'-0"
Qty: (1) Required | Square Footage: 4.0
Aluminum constructed sign frame with painted wood sign panel
Drawing for concept purposes only.

Dark Bronze
MP41313SP
CMYK
58 / 58 / 60 / 35
RGB
90 / 80 / 76

ENCLAVE
CRYSTAL LAKE
N Main Street & E Crystal Lake Avenue
Crystal Lake, IL 60014

account representative: ROB WHITEHEAD
client:
drawn by: PAMELA F
job#: 22-9098
04-20-22
rev.# 05-11-22

Comments:

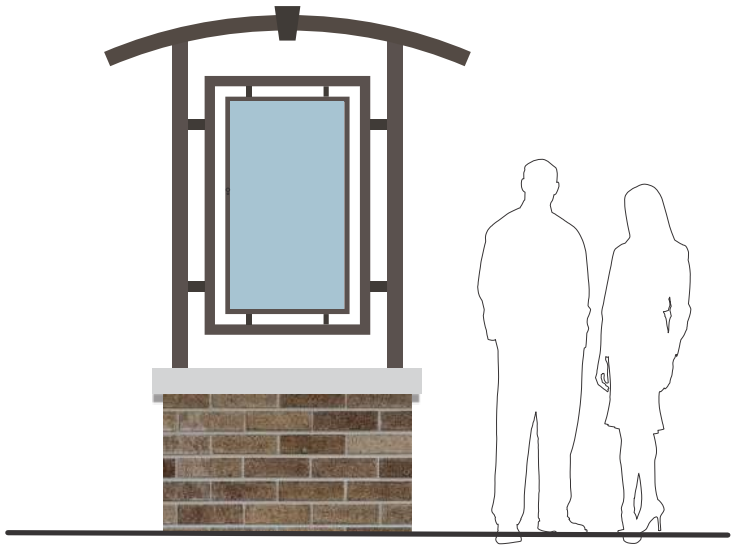
SIGN LAYOUT

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1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

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Example of Downtown Crystal Lake Directory - D



Front View

D/F Solar-Illuminated Community Directory - D

Scale 1/2" = 1'-0"
Qty: (1) Required
Aluminum constructed sign frame with aluminum sign faces with framed enclosed cabinet with clear covered directory with key lock. Dimensions TBD.
Drawing for concept purposes only.



Example of Street Signage - E

ENCLAVE
CRYSTAL LAKE
N Main Street & E Crystal Lake Avenue
Crystal Lake, IL 60014

OLYMPIK SIGNS
1130 N. Garfield
Lombard, IL 60148
Ph.# 630.424.6100 Fx.# 630.424.6120 WWW.OLYSIGNS.COM

account representative: ROB WHITEHEAD
client:
drawn by: PAMELA F

- job#: 22-9098
- 04-20-22
- rev.# 05-11-22

Comments:

SIGN LAYOUT

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PLAT OF SURVEY

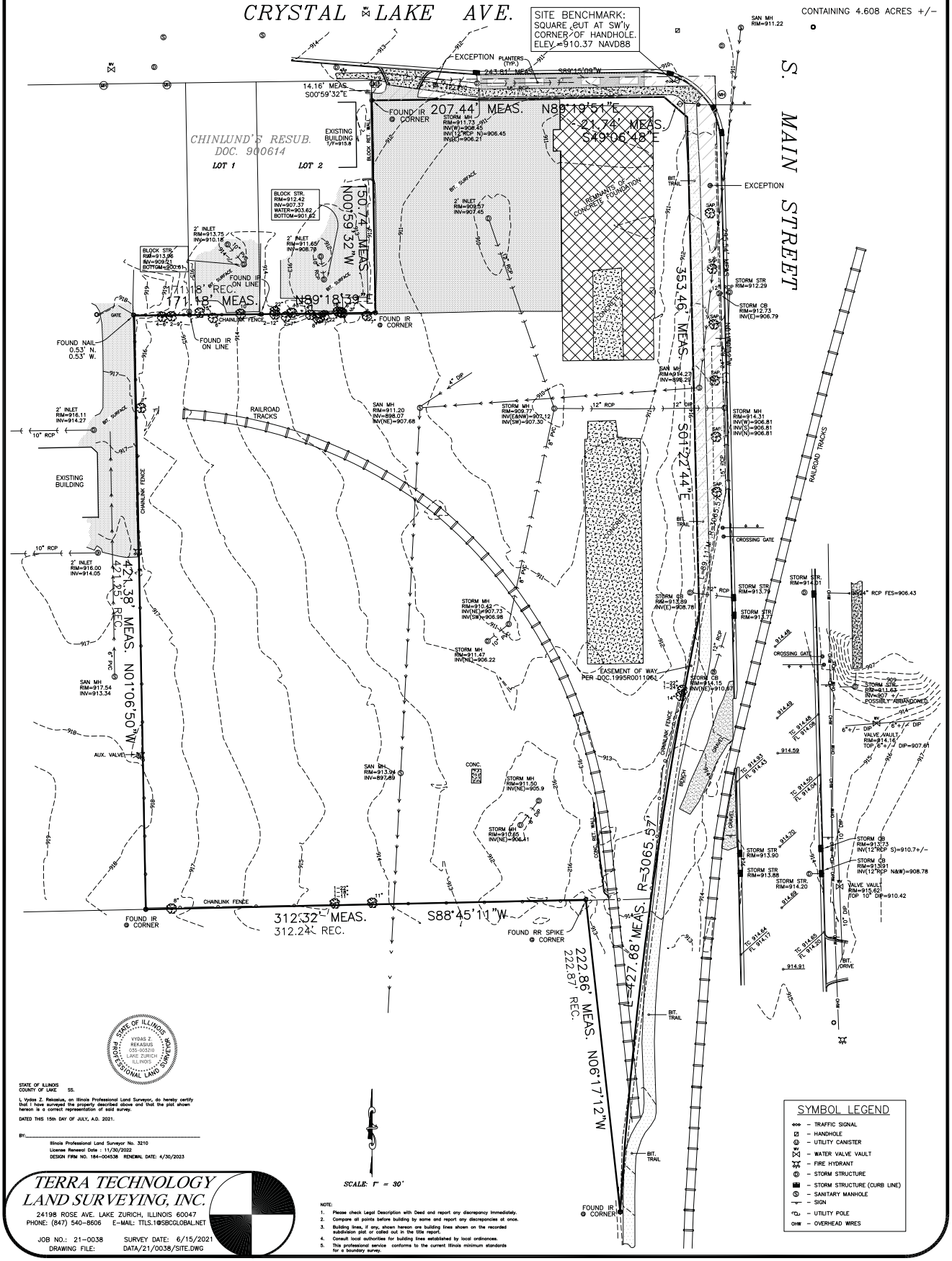
THAT PART OF LOTS 8 AND 9 IN BLOCK 1 OF PADDOCK'S ADDITION TO CRYSTAL LAKE, BEING A PART OF LOT 1 OF THE ASSESOR'S PLAT OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 43 NORT, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 29, 1874 IN BOOK 55 OF DEEDS, PAGE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

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

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

COMMENCING AT A MAG NAIL SET AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER PER MONUMENT RECORD 91R044510; THENCE SOUTH 00 DEGREES 35 MINUTES 20 SECONDS EAST, 99.70 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD CORPORATION; THENCE SOUTHWESTERLY 238.64 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 3065.57 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 15 DEGREES 20 MINUTES 38 SECONDS WEST, 238.58 FEET TO THE WEST RIGHT-OF-WAY LINE OF MAIN STREET FOR THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 30 MINUTES 32 SECONDS WEST, 295.54 FEET ALONG SAID WEST RIGHT-OF-WAY TO THE SOUTH RIGHT-OF-WAY LINE OF CRYSTAL LAKE AVENUE; THENCE SOUTH 89 DEGREES 15 MINUTES 09 SECONDS WEST, 243.83 FEET ALONG SAID SOUTH RIGHT-OF-WAY TO THE NORTHEAST CORNER OF LOT 2 IN CHINLUND'S RESUB, RECORDED FEBRUARY 8, 1985 AS DOCUMENT NUMBER 900614; THENCE SOUTH 01 DEGREES 04 MINUTES 42 SECONDS EAST, 14.16 FEET ALONG THE EAST LINE OF SAID LOT 2; THENCE NORTH 89 DEGREES 19 MINUTES 51 SECONDS EAST 207.44 FEET; THENCE SOUTH 49 DEGREES 06 MINUTES 48 SECONDS EAST, 21.74 FEET; THENCE SOUTH 01 DEGREES 22 MINUTES 44 SECONDS EAST, 353.46 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE LAND CONVEYED TO THE MCHENRY COUNTY CONSERVATION DISTRICT BY DEED RECORDED DECEMBER 27, 1991 AS DOCUMENT NUMBER 91R052211; THENCE NORTHEASTERLY 89.11 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 3065.57 FEET, THE CHORD OF SAID CURVE BEARS NORTH 12 DEGREES 16 MINUTES 52 SECONDS EAST, 89.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.608 ACRES +/-



STATE OF ILLINOIS
COUNTY OF LAKE SS.

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

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

BY:_____

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

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

SCALE: 1" = 30'

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

SYMBOL LEGEND

- TRAFFIC SIGNAL
- HANDHOLE
- UTILITY CANISTER
- WATER VALVE VAULT
- FIRE HYDRANT
- STORM STRUCTURE
- STORM STRUCTURE (CURB LINE)
- SANITARY MANHOLE
- SIGN
- UTILITY POLE
- OHW — OVERHEAD WIRES

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

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

Agenda Item No: 15

City Council
Agenda Supplement

Meeting Date: June 7, 2022

Item: Crystal Lake Watershed Stormwater Management Facilities Non-Residential Maintenance Plan, Grant of Easement, and Funding Agreement for 8900 Route 14, McHenry County College.

Staff Recommendation: Motion to adopt a Resolution authorizing the Mayor to execute a Crystal Lake Watershed Stormwater Management Facilities Non-Residential Maintenance Plan, Grant of Easement, and Funding Agreement for 8900 Route 14, McHenry County College

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

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Background:
On November 6, 2007, the City Council adopted the *Crystal Lake Watershed Stormwater Management Design Manual* and the *Crystal Lake Watershed Stormwater Management Program Implementation Plan.* The purpose of both documents is to protect Crystal Lake by regulating the stormwater management practices of properties that develop or redevelop in the watershed.

The *Crystal Lake Watershed Stormwater Management Program Implementation Plan* (Implementation Plan) provides more detail on how the watershed requirements are regulated by the City. The implementation plan gives specific details on what the responsibilities of developers, property owners, and the City are in the watershed.

Per the requirements of the implementation plan, a "Crystal Lake Watershed Stormwater Facilities Non-Residential Maintenance Plan, Grant of Easement and Funding Agreement" (agreement) was created. This agreement is utilized as a template whenever an existing or new development is completed within the watershed. This same agreement has been used for other projects in the Crystal Lake Watershed.

The agreement is necessary with McHenry County College since it added an access drive at the southeast side of the campus which added additional impervious area.

The City's special counsel has reviewed the agreement and it is in the City's standard format.

Votes Required to Pass:
Simple Majority

RESOLUTION

WHEREAS, the City of Crystal Lake Watershed Stormwater Management Program Implementation Plan (Plan) and Crystal Lake Watershed Stormwater Design Manual (Manual) have been adopted by the City Council to mitigate the impacts of development on stormwater and to protect the water quality and quantity entering Crystal Lake; and

WHEREAS, the Plan and Manual dictate requirements for non-residential developments to create easements and fund the maintenance and inspection of stormwater facilities;

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 Mayor be authorized to execute the Crystal Lake Watershed Stormwater Management Facilities Non-Residential Maintenance Plan, Grant of Easement, and Funding Agreement with McHenry County College, owner of 8900 Route 14.

DATED this 7th day of June, 2022.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By: _____

Haig Haleblian, MAYOR

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SEAL

ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: June 7, 2022
APPROVED: June 7, 2022

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CITY of Crystal Lake
Crystal Lake Watershed
Stormwater Management Facilities
Non-Residential Maintenance Plan, Grant of Easement and Funding Agreement

This Agreement made as of this 3rd day of May, 2022, by and between the CITY of Crystal Lake, an Illinois municipal corporation, 100 West Woodstock Street, Crystal Lake, IL 60014 referred to herein as the "CITY", and McHENRY COUNTY COLLEGE 8900 US Route 14, Crystal Lake, Illinois 60012, referred to herein as the "OWNER".

WHEREAS OWNER owns certain real property described in **Exhibit A** attached hereto, which is located within the Crystal Lake Watershed in the CITY of Crystal Lake, Illinois (said property is hereinafter referred to as "the Subject Property").

WHEREAS, the Subject Property is located within the Crystal Lake Watershed (hereinafter, "the Watershed") and is subject to the development restrictions set forth in Chapter 630 of the CITY of Crystal Lake Municipal Code (hereinafter, "the Code"); and

WHEREAS, pursuant to Section 630-5 of the Code, any development within the Watershed must be designed in accordance with the Crystal Lake Stormwater Management Design Manual (hereinafter, "the Design Manual"); and

WHEREAS, pursuant to City of Crystal Lake Ordinance No. 6285, on November 6, 2007, the CITY adopted the Crystal Lake Watershed Stormwater Management Program Implementation Plan (hereinafter, "the Implementation Plan"); and

WHEREAS, the Subject Property is subject to the terms and provisions of the Implementation Plan; and

WHEREAS, the Design Manual provides at Section 6.1 that all stormwater management facilities located within the Watershed must be designed and maintained in

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accordance with maintenance requirements set forth in the Design Manual and pursuant to a maintenance plan which shall be incorporated within any stormwater permits issued; and

WHEREAS, the Implementation Plan provides for an inspection program to be conducted by a consultant hired by the City both during and subsequent to the construction of stormwater management facilities within the Watershed; and

WHEREAS, the storm water management facilities within the Subject Property (hereinafter, "the Facilities"), include the following:

1. All structural components including, but not limited to, detention/retention basins, swales/channels, storm sewers, manholes, catch basins, outlet and inlet structures and pipes, culverts, restrictors/orifices/weirs, vegetation, basin retaining walls, trash racks, trench drains, drywells, water quality best management practices (BMP's), and
2. All associated appurtenances contributing to the function and maintenance of these components.

WHEREAS, the Facilities are located upon the Subject Property and within the area described as the "Stormwater Management Easement" depicted in Exhibit A (hereinafter referred to as the "Easement Area").

WHEREAS, the CITY and the OWNER, desire to enter into this Agreement in order to provide for the inspection, maintenance, repair and continued operation of the Facilities, and the preservation of the Watershed, in compliance with the Code, the Implementation Plan and the Design Manual (hereinafter referred to individually, or collectively referred to as "the Regulations") and to provide for the granting of certain easement rights to the City upon the Subject Property and the Easement Area and such other rights as further described in this Agreement.

NOW, THEREFORE, the CITY and OWNER hereby agree as follows:

1. Recitals. The foregoing recitals are hereby repeated and incorporated by reference as though fully set forth herein.
2. Final Inspection and Approval of the Facilities. OWNER shall provide written notification to the CITY within 10 business days when the OWNER has reasonable knowledge to believe that any or all of the Facilities has been fully and properly completed and shall request final inspection and approval of the Facilities by CITY. Such notice and request for approval shall be accompanied by "As-Built" or "Record" drawings. Such notice and request shall be given with sufficient time to allow the CITY to inspect the Facilities and to prepare a punch list of items requiring repair or correction pursuant to the approved drawings and to allow OWNER time to make all required repairs and corrections prior to the CITY approving the Facilities. The Owner shall make all repairs reasonably required by the CITY pursuant to such punch list as a prerequisite to CITY approval of the Facilities.
3. Grant of Easement: The OWNER hereby grants to the CITY and its employees, agents and contractors (hereinafter, collectively, the "Grantees") a non-exclusive

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perpetual easement over, upon and under the Easement Area for the purpose of performing the inspection, maintenance, repair and replacement services (hereafter collectively referred to as "the Services") with respect to the System, as may be required or allowed by the Regulations and this Agreement, and further grants to the Grantees the right of access to the Easement Area upon the Subject Property, as reflected in the Plat, in order to allow for the CITY to accomplish such services. The easement rights granted herein shall not be construed as prohibiting the OWNER from performing regular mowing of any turf grass within the Stormwater Management, provided, however, that the OWNER shall be solely responsible for the cost of any repair to the Facilities which are required as a result of OWNER'S mowing of the turf grass.

4. CITY's Right/Obligation to Perform Inspection/Routine Maintenance Services. Upon the approval of the Facilities by the CITY, the CITY shall, at the expense of the OWNER, assume responsibility for performing the inspection and routine maintenance services of the Facilities in accordance with the Regulations In accordance with the Implementation Plan the CITY has previously retained or will in the future retain the Services of a qualified consultant (hereinafter, "the Consultant") for the purpose of performing the inspection and routine maintenance services (hereinafter the "Contract for Services"). The CITY represents that any Consultant currently retained by the CITY or retained by the City in the future, has been or will be selected based upon the City's normal competitive bidding process. The Consultant shall perform the inspection and routine maintenance services of the Facilities in accordance with the Regulations and in accordance with a Contract for Services currently established or to be established between the Consultant and the CITY. Such Contract for Services with the Consultant shall expire one year from the date of its execution, unless otherwise continued for an additional year by agreement of the CITY and the Consultant. A copy of any contract entered into between the CITY and the Consultant in connection with the Services shall be made available to the OWNER upon request. The Scope of Services to be included within the Contract for Services shall be solely within the discretion of the CITY, provided that the Contract for Services shall include the following provisions:
   a. A representation that the Consultant has the requisite expertise and ability to render the Services and will perform the Services with reasonable diligence and in a professional and workmanlike manner, consistent with generally accepted standards and in compliance with any and all applicable laws, rules and regulations.
   b. Consultant shall be responsible for any damage that may be caused to the Property by the activities of the Consultant under the Contract for Services and shall exercise due diligence in the protection of all improvements and other property of the OWNER which may be located on and around the Easement Area against fire or damage from any and all other causes.
   c. The OWNER shall not be responsible for damages to property or injuries to persons which may arise from or be incident to Consultants entry onto the Property or Easement Area, nor for damages to the property of the Consultant, or for damages to the property or injuries to the person of the Consultant's officers, agents, servants, or employees or others who may be on the Property at their invitation or the invitation of any of them (provided that such injury and/or damage does not arise out of the negligent or willful

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conduct of the OWNER), and the Consultant, shall hold the OWNER and CITY harmless from any and all such claims.

d. The Consultant will fully indemnify and hold harmless the OWNER from all claims or causes of action against it that may arise in connection with the provision of the Services, which includes all areas included in or adjacent to the Easement Area, provided that such claims or causes of action do not arise out of the negligent or willful conduct of the OWNER. Prior to commencing operations under the Contract for Services, the Consultant will obtain from an insurance company, licensed in the State of Illinois and acceptable to the CITY, liability insurance, with the OWNER named as an additional insured, providing for limits no less than $1,000,000 per person in any one claim, and an aggregate limit of $2,000,000 for any number of persons or claims arising from any one accident with respect to bodily injuries or death resulting from such accident, and $250,000 for property damage suffered by any person or persons resulting from the Services of the Consultant under the terms of the Contract for Services.

5. OWNERS's Obligation For All Costs Associated with Inspection/Routine Maintenance Services. All costs relating to such Contract for Services (hereinafter referred to as "Costs") shall be the sole responsibility of the OWNER and its successors and assigns, in perpetuity. In order to ensure payment of the Costs, the OWNER, on its own behalf and on behalf of its successors and assigns agrees to the following:

   a. Escrow Funding. Upon the approval of the Facilities by the CITY, the CITY shall provide the OWNER with an estimate of Costs for the upcoming year (hereinafter, "the Estimate"). The Estimate shall be calculated based upon the anticipated Costs which the CITY, per the Contract for Services and the requirements outlined in the Regulations, determines will likely be incurred for performance of the Services during the year following the issuance of the Estimate. Within thirty (30) days of the Estimate being delivered to the OWNER, the OWNER shall deposit with the CITY funds equal to the Estimate for such year and the CITY shall hold such funds in escrow and shall be authorized to draw upon such funds (hereinafter, "the Escrowed Funds"), as the CITY deems necessary, in order to pay the Costs incurred by the CITY. The Owner shall not be entitled to any interest with respect to any funds deposited with the CITY pursuant to this paragraph. On each anniversary date of the Estimate, the CITY shall provide a revised Estimate and within thirty days of the revised Estimate being delivered to the OWNER, the OWNER shall deposit sufficient funds with the CITY to cause the balance of the Escrowed Funds held by the CITY to be increased to the amount reflected in the revised Estimate (hereinafter, the Annual Escrow Deposit"). In the event that the Escrowed Funds during any year are insufficient to pay any Costs incurred by the CITY, the Owner shall, within, thirty days of demand by the CITY, deposit sufficient funds to increase the Escrowed Funds to the balance required by the CITY to pay such Costs. (hereinafter, "the Deficit Reimbursement").

6. CITY's Right/Obligation to Perform Repair and/or Replacement Services. In the event that the Consultant and/or the CITY determine that an element of the Facilities has become damaged or otherwise requires repair and/or replacement, the CITY shall provide written notification to the OWNER of such condition with the required scope of work (hereinafter, "scope") via certified mail, unless

the repair is of an emergency nature. Within five (5) business days following the date mailing of such written notification, the OWNER shall be required to respond to the City representative in writing with their decision to either complete the work on their own or have the City hire a contractor. Should the OWNER decide to move forward with the repair and/or replacement, the OWNER shall have ten (10) days following the date of mailing of such written notification to provide the CITY with a signed written proposal from a qualified contractor or contractors for the repair/replacement of the element(s) of the Facilities requiring repair or replacement. The proposal shall include not less than three (3) references for each contractor that the OWNER proposes to perform the work. Provided that such contractor(s) possess the qualifications to perform the repair or replacement, as reasonably determined by the CITY, and such proposal provides a completion date for such repair or replacement that is acceptable to the CITY, the CITY shall authorize the OWNER to accept the proposal and allow the contractor(s) to perform the necessary repair and/or replacement in accordance with the proposal. Within three (3) business days of the CITY'S receipt of the proposal, the CITY shall provide the OWNER with written notice of its approval or disapproval of the proposal and contractor. All costs related to repair and/or replacement performed by contractor(s) hired by the OWNER shall be the sole responsibility of the OWNER. The OWNER shall be required to obtain a building permit prior to any work commencing. The building permit shall include the application and the proposal which outlines the specific work to be completed. Such repair and/or replacement shall be subject to the inspection and approval by the CITY'S Consultant. In the event that the CITY'S Consultant determines that the repairs have not been completed correctly, the Consultant shall provide written notification to the OWNER of the deficiencies and the OWNER shall cause the contractor(s) to cure the deficiencies within five (5) business day. In the event that: a) the OWNER fails to provide a written proposal to the CITY within the ten (10) period provided by this paragraph; or (b) such written proposal is not approved by the City; or c) the OWNER fails to complete the repairs or replacement by the completion date set forth in the proposal; or d) the OWNER fails to cure any deficiencies in repairs or replacement performed by contractors retained by the Owner by the deadline established by the Consultant or such later date relating to these deadlines as may be approved by the CITY, in writing, the CITY may, without further notice to the OWNER, pursuant to its Purchasing Policy and Procedure Manual select an independent contractor to perform the necessary repair and/or replacement or perform the work necessary to cure any deficiency in work performed by the Owner's contractor(s). The CITY shall not be required to comply with the notice requirements of this paragraph in the event that such repair and/or replacement is required on an emergency basis, as determined by the CITY. In the case of such an emergency, the CITY shall be authorized to engage its own contractors to perform such emergency repair or replacement and shall provide the OWNER with notice of such repair as soon as may be practical.

7. <u>OWNERS's Obligation for All Costs Associated with Repair and/or Replacement Services Performed by the CITY or Its Contractor.</u> Upon completion of any repair and/or replacement of the Facilities by the City or its authorized independent contractors pursuant to the provisions of Section 6, above, the CITY shall forward the invoice from the independent contractor for such repair and/or replacement to the OWNER. Within thirty (30) days of the

final invoice from the independent contractor retained by the CITY to perform such repair and/or replacement being delivered to the OWNER, the OWNER shall pay the amount due pursuant to such invoice directly to the contractor (hereinafter, the "Repair and/or Replacement Cost").

8. Notice to Subsequent Owners/Tenants. The OWNER shall provide in all deeds of conveyance or leases transferring any interest in the Subject Property that the Subject Property is subject to the terms and conditions of this Agreement, including the requirement for the payment of the Costs and the Repair and/or Replacement Costs and the Deficit Reimbursement. To the extent that any property owner's association for the Subject Property is formed, any restrictive covenants related thereto shall also reference this Agreement and provide for the payment of funds by members of such association to ensure that sufficient funds are available to pay the OWNER's financial obligations this Agreement.

9. Lien Upon the Subject Property/Formation of Special Service Area ("SSA"). In the event that the OWNER: 1) fails to deposit the initial Escrowed Fund; and/or 2) fails to make any Annual Escrow Deposit; and/or 3) fails to pay the CITY for any Deficit Reimbursement; and/or 4) fails to pay any Costs or any Repair and/or Replacement Cost, (hereinafter, individually and/or collectively referred to as a "Payment Default") the amounts due as a result of such Payment Default shall constitute a lien upon the Subject Property. Additionally, if such Payment Default continues for a period of more than sixty (60) days , the CITY may, at any time thereafter, establish (but shall not be required to establish) an SSA to fund the obligations of the OWNER as set forth in Section 4(a) and 4(b) of this Agreement. The OWNER on its own behalf and on behalf of its successor, heirs and assigns, agrees that in the event of such Payment Default, it will neither object to nor, in any manner, oppose the creation of Such SSA. The boundaries of the SSA shall be coterminous with the boundaries of the Subject Property.

10. Record Keeping. The CITY shall maintain separate and distinct records, according to the requirements of the Crystal Lake Stormwater Ordinance, for work performed and Costs incurred in connection with this Agreement. The CITY shall record dates of Services provided. Such records shall be kept by the CITY and be available for OWNER'S review upon request, notwithstanding that said records may not be subject to disclosure under the Freedom of Information Act, as amended.

11. Agreement Running with the Land. This Agreement shall run with the Subject Property and shall benefit and be binding upon the CITY and the OWNER and their respective successors and assigns.

12. Enforcement. The parties hereto may, in law or in equity, by suit, action, mandamus, or any other proceeding, including without limitation specific performance, enforce or compel the performance of this Agreement. In addition to every other remedy permitted by law for the enforcement of the terms of this Agreement, the CITY shall be entitled to withhold the issuance of building permits or certificate of occupancy for any and all buildings and structures within the Subject Property at any time when the OWNER has failed or refused to meet fully any of its obligations under this Agreement so long as such withholding of permits or certificates of occupancy are not unreasonably withheld or the OWNER's ability to obtain same is due to an unavoidable delay outside of the OWNER'S control.

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13. Amendments and Waivers. No modification, addition, deletion, revision, alteration or other change to this Agreement shall be effective unless and until such change is reduced to writing and executed and delivered by the CITY and the OWNER. No term or condition of this Agreement shall be deemed waived by any party unless the term or condition to be waived, the circumstances giving rise to such waiver and, where applicable, the conditions and limitations on such waiver are set forth specifically in a fully authorized and written waiver of such party. No waiver by any party of any term or conditions of this Agreement shall be deemed or construed as a waiver of any other term or condition of this Agreement, nor shall waiver of any breach be deemed to constitute a waiver of any subsequent breach whether of the same or different provisions of this Agreement. Before any failure of any party to this Agreement to perform its obligations under this Agreement shall be deemed to be a breach of this Agreement, the party claiming such failure shall notify, in writing, by certified mail/return receipt requested, the party alleged to have failed to perform and performance shall be demanded. The party alleged to be in default shall be considered to have cured the breach if said nonperformance is cured within a fifteen (15) working day period from the date of the notice of breach.
14. Term. The term of this Agreement shall continue in force in perpetuity unless otherwise agreed to, in writing, by both the CITY and the OWNER.
15. Severability. If any provision of this Agreement is held to be invalid, the remaining provisions shall remain in full force and effect.
16. Any notice given in connection with this Agreement shall be given in writing and delivered either by hand to the party or by certified mail, return receipt requested to the party at that party's address stated at the top of this Agreement. Any party may change its notice address by giving notice of the change within 30 days of the party obtaining a new address in accordance with this section.
17. This Agreement supersedes all prior oral or written agreements, if any, between the parties and constitutes the entire agreement between the parties.

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Approved By: CITY of Crystal Lake	Accepted By: McHenry County College
By: _____ (Signature)	By: _____ (Signature)
Date: _____	Date: 05/03/2022
Name: _____ (Print)	Name: Robert Tenuta (Print)
Title: _____ (Print)	Representing: _____ (Print)

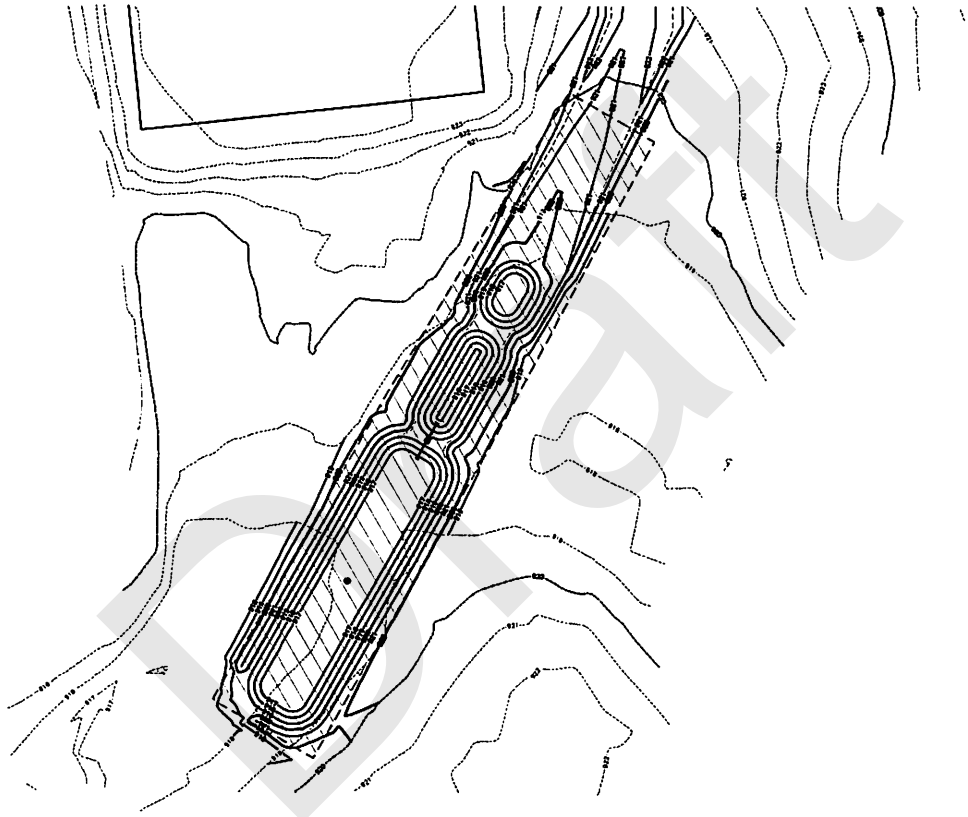
EXHIBIT A

That part of the Southeast Quarter of Section 25, Township 44 North, Range 7 East of the Third Principal Meridian, described as follows:

Commencing at the Southwest corner of a parcel of land described per Document No. 2019R0028438; thence North 05 degrees 58 minutes 34 seconds West, 255.80 feet to the Point of Beginning; thence South 28 degrees 28 minutes 21 seconds West, 70.65 feet; thence South 30 degrees 00 minutes 00 seconds West, 232.00 feet; thence North 60 degrees 00 minutes 00 seconds West, 76.00 feet; thence North 30 degrees 00 minutes 00 seconds East, 232.00 feet; thence North 31 degrees 31 minutes 39 seconds East, 225.10 feet; thence South 60 degrees 00 minutes 00 seconds East, 64.00 feet; thence South 28 degrees 28 minutes 21 seconds West, 154.45 feet to the Point of Beginning, in McHenry County, Illinois.

Part of PIN 13-25-300-021
Part of PIN 13-25-400-012

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HATCH LEGEND

EXISTING STORMWATER MANAGEMENT EASEMENT

BAR IS ONE INCH ON ORIGINAL DRAWINGS

IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: TMR JOB DATE: 03/01/2023

APPROVED: JOB NUMBER: 212129

CAD DATE: 3/24/2023 8:41:56 AM

CAD FILE: J:\2021\212129\Survey\Dwg\212129_Stormwater Easement-11x17.dwg

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen.com

McHENRY COUNTY COLLEGE
STORAGE BUILDING
CRYSTAL LAKE, ILLINOIS

CIVIL

STORMWATER MANAGEMENT EASEMENT

SHEET NO.

EX-1

Draft

Agenda Item No: 16

City Council
Agenda Supplement

Meeting Date: June 7, 2022

Item: Ordinance amending Chapters 329 and 268 of the City Code Regarding Licensing of Establishments Engaged in Video Gaming

Recommendation: Motion to adopt an Ordinance amending Chapter 268 and Chapter 329 of the City Code, regarding Video Gaming allowing new restaurants, the ability to apply for a video gaming license after holding a liquor license for six months when occupying a location that previously had a video gaming licensed restaurant use.

Staff Contact: Eric T. Helm, Deputy City Manager
Kathryn Cowlin, Director of Community Development

Background:

The City permits video gaming at Crystal Lake full-service restaurants and bars with certain conditions. One condition requires the restaurant or bar to hold a valid liquor license for one year prior to the City considering the issuance of a video gaming license. The purpose of this requirement is to ensure that video gaming is incidental to a restaurant's or bar's principal use of selling food and/or alcoholic liquor.

In order to encourage the opening of new restaurant uses in vacant locations that previously had a restaurant use, City staff recommends modifying the City Code to allow new restaurant users to be considered for a video gaming license after holding a liquor license for six months, instead of the current one year requirement. This change is recommended because it is in the interest of the City to backfill vacant second generation restaurant locations with new restaurants as quickly as possible.

The City Code will still require video gaming to be incidental to the primary use of the new full-service restaurant establishment. If adopted, the requirement to hold a liquor license for six month will still provide City staff adequate time to determine and review compliance with the definition of "restaurant" per the City Code, which includes that the primary use of the establishment is for the retail sale of food for on-premises consumption. If it is determined that the new restaurant does not comply with the conditions necessary for a video gaming license, the City can choose to deny the video gaming license application.

Votes Required to Pass: Simple majority

Ordinance #:
File

ORDINANCE AMENDING CHAPTERS 329 AND 268 OF THE CITY CODE REGARDING LICENSING OF ESTABLISHMENTS ENGAGED IN VIDEO GAMING WITHIN THE CITY OF CRYSTAL LAKE

WHEREAS, §268-3(A) of the City Code defines licensed video gaming establishments and presently requires that a video gaming license holder must have held a liquor license issued in accordance with Chapter 329 of the City Code for the subject location for a period of at least one year prior to the filing of the application for the video gaming license for such location; and

WHEREAS, §268-3(D)(1)(b) sets forth terms and limitations of video gaming licenses and provides that the City Manager may issue a video gaming license to an owner who possesses for such location "a current and valid liquor license issued in accordance with Chapter 329 of this Code which the owner has held for a period of not less than one year prior to the application for the video gaming license"; and

WHEREAS, §268-3(D)(1)(c) of the City Code further mandates that a video gaming license holder must also hold a current and valid Class 28 video gaming supplemental liquor license issued in accordance with Chapter 329 of the City Code; and

WHEREAS, §329-5(AB) of the City Code sets forth the requirements and limitations of the Class 28 video gaming supplemental liquor license and mandates that such license may only be issued to an applicant that 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".

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WHEREAS, the Mayor and City Council have determined that it would be appropriate to consider a modification of the one-year requirement set forth in the above referenced sections in order to accommodate new restaurant applicants for video gaming licenses upon premises which were most recently occupied by a restaurant which held a video gaming license for such premises.

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

SECTION ONE. Recitals. The foregoing recitals are incorporated as though fully set forth herein.

SECTION TWO. Amendment to Section 268-3(A) (Definition of Licensed Establishment). Subsection (2) of the definitions of Licensed Establishment is hereby amended as follows [Additions are shown as **bold** and underlined deletions are shown as ~~strikethroughs~~]

> (2) A current and valid Crystal Lake liquor license issued in accordance with Chapter 329 of this Code which the owner has held for a period of not less than one year prior to the filing of an application for a video gaming license pursuant to the provisions of this Chapter 268. **The one-year requirement set forth in this paragraph shall not apply to an owner when each of the following conditions are met: 1) for a period of not less than six months prior to filing of an application for a video gaming license, the owner has operated a full service restaurant within the premises for which a video gaming license is to be issued, and has held during that period, a valid and current liquor license for such premises, issued pursuant to chapter 329 of this Code; and 2) the most recent occupant of the premises prior to the owner was a video gaming licensed establishment operated as a full service restaurant.**

SECTION THREE. Amendment to Section §268-3(D)(1)(b). Section 268(D)(1)(B) is hereby amended as follows: [Additions are shown as **bold** and underlined deletions are shown as ~~strikethroughs~~]

> (b) A current and valid liquor license issued in accordance with Chapter 329 of this Code which the owner has held for a period of not less than one year prior to the application for the video gaming. **The one-year requirement set forth in this paragraph shall not apply to an owner when each of the following conditions are met: 1) for a period of not less than six months prior to filing of an application for a video gaming license, the owner has operated a full service restaurant within the premises for which a video gaming license is to**

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be issued, and has held during that period, a valid and current liquor license for such premises, issued pursuant to chapter 329 of this Code; and 2) the most recent occupant of the premises prior to the owner was a video gaming licensed establishment operated as a full service restaurant.

SECTION FOUR. Amendment to Section §329-5(AB). The first paragraph of Section 329-5(AB) is hereby amended as follows: [Additions are shown as **bold** and underlined deletions are shown as ~~strikethroughs~~]

Class 28 video gaming supplemental liquor license shall authorize the retail sale of alcoholic liquors, for consumption on the premises, at a bar or restaurant, as defined by § 268-3 of this 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. **The one-year requirement set forth in this paragraph shall not apply to an owner when each of the following conditions are met: 1) for a period of not less than six months prior to filing of an application for a video gaming license, the owner has operated a full service restaurant within the premises for which a video gaming license is to be issued, and has held during that period, a valid and current liquor license for such premises, issued pursuant to this chapter; and 2) the most recent occupant of the premises prior to the owner was a video gaming licensed establishment operated as a full service restaurant.** The issuance of a Class 28 supplemental liquor license shall be strictly subject to the following conditions:

SECTION FIVE. Effective Date. This Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form in the manner provided by law.

DATED this 7th day of June, 2022

APPROVED:

_____
Haig Haleblian, MAYOR

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

PASSED: June 7, 2022
APPROVED: June 7, 2022

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

Draft

Agenda Item No: 17

City Council
Agenda Supplement

Meeting Date: June 7, 2022

Item: Ordinance Further Authorizing the Use of Bond Proceeds

Staff Recommendation: Motion to adopt an Ordinance Further Authorizing the Use of Bond Proceeds

Staff Contact: Jodie Hartman, Director of Finance
Adam Orton, Assistant Director of Finance

Background:
At the June 18, 2019 City Council meeting, the City Council adopted an Ordinance ("authorizing ordinance") that provided for the issuance of not to exceed $15,000,000 in general obligation bonds ("2019 G.O. Bonds") for the City for the purpose of financing certain capital improvements within the City and refunding certain outstanding bonds of the City. Per the authorizing ordinance, the use of these bond funds was identified to four specific capital improvement projects. The first three projects have been completed and the fourth is underway, with bond funds remaining currently of about $2.5 million. In order to use the remaining bond funds for additional capital projects, an ordinance must be adopted by City Council, listing the additional capital projects and providing further authorization from the 2019 G.O. Bonds.

The original capital projects listed as the overall "project" included:

1. Crystal Lake Park Beach North Shore Storm Sewer Project
2. Pine/Oriole Storm Water Project
3. McCormick Park Area Water Main
4. IL 176 and Main Street Water Main

These four projects have been completed. Approximately $2.5 million in bond funds remain available for additional projects from the 2019 G.O. Bond issuance. One major contributing factor to having excess bond funds is the receipt of grant funds. The Pine/Oriole Storm Water

Project in particular received over $1.2 million in grant funds, covering the City's cost of the entire project and freeing up the 2019 G.O. bond proceeds for other critical capital projects. Two upcoming projects have been identified as appropriate candidates for the remaining bond funds. These two projects include:

- Wastewater Treatment Plant 2 UV Disinfection Improvements
- North Shore Drive Sanitary Sewer Pumping Station (Lift 14) Improvements

Once approved, staff will be able to draw down the remaining funds to offset costs of these projects as they come due. Final cost totals of both projects are not yet available but are anticipated to be sufficient to draw down the remaining bond funds in their entirety.

Recommendation:

Staff is requesting City Council approval of the attached Ordinance further authorizing the use of the 2019 G.O. Bond Proceeds to include the Wastewater Treatment Plant 2 UV Disinfection Improvement project and the North Shore Drive Sanitary Sewer Pumping Station Lift 14) Improvement project.

ORDINANCE NO. _____
FILE NO. _____

AN ORDINANCE FURTHER AUTHORIZING USE OF BOND PROCEEDS

WHEREAS, the City of Crystal Lake (the "***City***") is an Illinois home rule municipality; and

WHEREAS, pursuant to Ordinance No. 7554, the City issued $14,330,000 of general obligation bonds (the "***2019 G.O. Bonds***") in accordance with its authority under Section 6 of Article VII of the Constitution of the State of Illinois; and

WHEREAS, the 2019 G.O. Bonds were issued to pay the costs of a "Project" (as defined in Ordinance No. 7554), being the construction certain capital improvements within the City; and

WHEREAS, among the capital improvements included within the Project were the following specific activities:

1. Crystal Lake Park Beach North Shore Storm Sewer Project;
2. Pine/Oriole Storm Water Project;
3. McCormick Park Area Water Main; and
4. IL 176 and Main Street Water Main,

(collectively, the "***Original Project Activities***"); and

WHEREAS, the City has been able to complete the first three of the Original Project Activities and the fourth activity is in progress, with approximately $2.5 million of the proceeds of the 2019 G.O. Bonds available for further Project activities; and

WHEREAS, the City Council of the City has determined that it is in the best interest of the City and its residents to further define the Project by supplementing the scope of the authorized capital improvement activities for which the 2019 G.O. Bond proceeds may be used, as further described in this Ordinance; and

Draft

WHEREAS, the City Council hereby appropriates and authorizes the use of 2019 G.O. Bond proceeds for the Project, as such term is supplemented and further defined in this Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Crystal Lake, McHenry County, Illinois, as follows:

Section One: Recitals. The foregoing recitals are incorporated herein as findings of the Mayor and City Council.

Section Two: Further Defining the Project for the 2019 G.O. Bonds. The City Council hereby further defines and supplements the definition of "Project" in Ordinance No. 7554 by including within such definition of "Project" the following:

5. Wastewater Treatment Plant 2 UV Disinfection Improvements

6. North Shore Drive Sanitary Sewer Pumping Station Lift 14 Improvements

The 2019 G.O. Bond proceeds may be used in furtherance of the Project (as supplemented and further defined herein), and the 2019 G.O. Bond proceeds are hereby specifically authorized to defray the cost of completing the capital improvements as listed. Nothing in this Ordinance shall limit the City Council's authority to further define and supplement the definition of "Project" as set forth in Ordinance No. 7554.

Section Three. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law.

AYES:

NAYS:

ABSENT:

PASSED this ____ day of _____, 2022.

APPROVED by me this ____ day of _____, 2022.

Draft

_____
MAYOR

ATTEST:

_____
CITY CLERK

Draft

Agenda Item No: 18

City Council
Agenda Supplement

Meeting Date: June 7, 2022

Item: Proposal Award – North Shore Drive Sanitary Sewer Pumping Station (Lift 14) Design and Construction Engineering Consultant Services

Staff Recommendation: Motion to adopt a Resolution authorizing the Mayor to execute an agreement with Trotter and Associates, Inc. for the North Shore Drive Sanitary Sewer Pumping Station (Lift 14) Design and Construction Engineering Consultant Services in the amount of $74,974.00, approve warranted changes for up to 10 percent of the agreement cost, and to approve warranted completion date extensions.

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

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Background:
The North Shore Sanitary Sewer Pumping Station 14 is located on North Shore Drive west of Sunnyside Avenue and was originally constructed in the 1960's and modified in 1973 (49 years ago). The station is in need of a full rehabilitation, new electrical controls and an emergency backup generator. In addition, sanitary sewer influent valves in the street need to be replaced. The City has purchased a lot on Sunnyside that provide room for the emergency generator and electrical controls. Excavation for this work will be approximately 15-18 feet deep. The proximity to the Lake and high ground water conditions will make construction challenging as significant dewatering will be required.

Public Works posted an open invitation for proposals from engineering firms. Because of the complexities of the project, an optional pre-proposal meeting was scheduled on site to discuss the site and surroundings with prospective engineering firms. Five proposals were received. Of these five, only three firms attended the optional pre-proposal site meeting. The proposals were reviewed and scored based on familiarity with the project (attendance at the pre-proposal meeting), lift station experience, understanding of the scope, staff qualifications, adequacy of hours and cost. The evaluation process (value index summarized below) ranked Trotter and Associates, Inc. the highest based on qualifications, scope, etc. When the qualifications and costs were considered together, Trotter and Associates, Inc. remained the highest ranked consultant (best value for the

City). While the cost proposal from Clark Dietz was lower than Trotter, Clark Dietz did not attend the pre-proposal meeting and in staff's opinion underestimated the hours required for this project. As noted above, adequate provisions for dewatering and ensuring the dewatering operation does not impact the Lake is a significant issue that needs to be addressed during the design phase. Trotter's proposal included a detailed discussion on dewatering alternatives to protect the Lake and optimize costs. The scoring of the consultants reflects these issues.

North Shore Sanitary Sewer Pumping Station 14 Engineering Consultant Evaluation

Proposal Ranking Excellent = 5 Very Good = 4 Good = 3 Acceptable = 2 Poor = 1 Unacceptable = 0	Committee's Relative Weight of Importance	Clark Dietz		Trotter		HMG		Baxter & Woodman		Fehr Graham	
		Rating (0-5)	Weighted Rating	Rating (0-5)	Weighted Rating	Rating (0-5)	Weighted Rating	Rating (0-5)	Weighted Rating	Rating (0-5)	Weighted Rating
Criteria	(1-10)										
Attended On-Site Pre-proposal meeting	10	0	0.00	5	50.00	5	50.00	5	50.00	0	0.00
Lift Station Experience in the general area (northeastern Illinois)	8	4	32.00	5	40.00	5	40.00	5	40.00	4	32.00
Understanding of Project Scope: Did the consultant properly identify key aspects of the specific design/ how to resolve them and not submit a generic approach?	9	1	9.00	5	45.00	3	27.00	1	9.00	2	18.00
Are the project hours by task appropriate and align with other consultant's submittals and past experience.	8	1	8.00	3	24.00	3	24.00	3	24.00	2	16.00
Project examples are pertinent and aligned with the proposed scope	6	3	18.00	3	18.00	3	18.00	3	18.00	3	18.00
Senior/ lead project team members have demonstrated experience, relevant experience in project examples, good performance on past CL projects	7	3	21.00	3	21.00	3	21.00	3	21.00	3	21.00
Total Weighted Rating	70		88.00		198.00		180.00		162.00		105.00
PROPOSAL RANKING		1.26		2.83		2.57		2.31		1.50	
Total Cost		$49,080.00		$74,974		$75,670.00		$87,010.00		$99,200.00	
Relative Cost Ranking (Formula) (2.5 = avg. cost, points awarded/deducted for fee compared to avg)		3.41		2.57		2.55		2.18		1.79	
TOTAL VALUE RANKING =		2.33		2.70		2.56		2.25		1.64	

Recommendation:

This contract is being presented pursuant to a request for qualification (RFQ) process. Under such process, the contract is to be awarded to the vendor whose proposal "will be the most advantageous to the City." The City staff has reviewed the various proposals received, and determined that the recommended consultant is the most well-suited for the project.

Based on the proposals received, the City's evaluation criteria, reference checks, and the detailed review by staff, it is the recommendation of staff that Trotter and Associates, Inc. be selected for the design and construction engineering services. This project is included in the Fiscal Year 2022/2023 Capital Budget. The City anticipates using funds from the 2019 bond proceeds for all costs associated with this project, pending City Council approval of an Ordinance to further authorize the use of the 2019 bond funds.

Votes Required to Pass:

Simple majority.

RESOLUTION

WHEREAS the CITY OF CRYSTAL LAKE has identified the need to rehabilitate the North Shore Drive Sanitary Sewer Pumping Station 14; and

WHEREAS, the CITY requires consultant design and construction engineering services; and

WHERAS proposals were publically solicited and reviewed resulting in a determination that Trotter and Associates, Inc. offered a proposal that is the most advantageous to the City.

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 Mayor is authorized to execute an agreement with Trotter and Associates, Inc. for design and construction engineering services in the amount of $74,974.00; and

BE IT FURTHER RESOLVED that the Mayor is authorize to approve warranted changes orders for up to ten percent (10%) of the agreement value and to approve warranted time extensions.

DATED this 7th day of June, 2022.

Draft

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By:_____
Haig Haleblian, MAYOR

SEAL

ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: June 7, 2022
APPROVED: June 7, 2022

Draft

Agenda Item No: 19

City Council
Agenda Supplement

Meeting Date: June 7, 2022

Item: Bid Award – Wastewater Treatment Plant 2 UV Disinfection Improvements

Staff Recommendation: Motion to award the bid for the Wastewater Treatment Plant 2 UV Disinfection Improvements to the lowest responsive and responsible bidder, Keno and Sons Construction, Inc. and adopt a Resolution authorizing the Mayor to execute a contract with Keno and Sons Construction, Inc. in the amount of $739,200.00 with a 10% contingency for unforeseen expenses and to approve warranted completion date extensions.

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

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Background:
The City utilizes an ultraviolet light (UV) disinfection system during the spring/summer months to comply with the City's Illinois Environmental Protection Agency (IEPA) operating permit for Wastewater Treatment Plant 2 (Dartmoor Drive). The existing UV disinfection system is 21 years old, has reached the end of its service life and replacement parts are no longer manufactured for the unit. Failure of this equipment would result in the City violating the permit and releasing non-disinfected treated wastewater into Crystal Creek. The City does not have a redundant unit and therefore this is a critical piece of equipment. Engineering for this project has been completed.

On May 24, 2022 the City of Crystal Lake publicly opened and read aloud the bids received for the Wastewater Treatment Plant 2 UV Disinfection Improvements. The results are as follows:

Bidder	Bid
√ Keno and Sons Construction	$739,200.00
Boller Construction	$805,300.00
Manusos General Contracting	$835,000.00

√ - Indicates lowest responsive and responsible bidder

Recommendation

This contract is being presented pursuant to a competitive bidding process. Under such process, the contract is to be awarded to the "lowest responsive and responsible bidder." The lowest responsive and responsible bidder is the contractor: (i) whose bid substantially conforms to the material provisions of the bid specifications, (ii) who demonstrates the financial capacity and ability to undertake and complete the project in question in accordance with bid specifications, and (iii) whose bid price is lowest among the responsive and responsible bidders. Selecting a contractor on bases not set forth in the bid specifications can lead to challenges to the City's award.

The Public Works Department has reviewed all bids received for completeness and accuracy in accordance with the Invitation to Bid document. It is the recommendation from staff to award the bid for the Wastewater Treatment Plant 2 UV Disinfection Improvements to the lowest responsive and responsible bidder, Keno and Sons Construction, Inc. in the amount bid. Keno and Sons Construction, Inc. has completed previous projects satisfactorily for the City. The City anticipates using funds from the 2019 bond proceeds for all costs associated with this project, pending City Council approval of an Ordinance to further authorize the use of the 2019 bond funds. This project is included in the FY23 Capital Budget.

Votes Required to Pass:

Simple majority.

RESOLUTION

WHEREAS, the CITY OF CRYSTAL LAKE has identified the need to replace the ultraviolet light (UV) disinfection system at wastewater treatment plant 2; and

WHEREAS the CITY publicly opened and read aloud the bids received for the project on May 24, 2022; and

WHEREAS the lowest responsive and responsible was Keno and Sons Construction, Inc.

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 Mayor is authorized to execute a contract between the CITY OF CRYSTAL LAKE and Keno and Sons Construction, Inc. in the amount of $739,200.00; and

BE IT FURTHER RESOLVED that the Mayor is authorized to approve up to a 10% contingency for unforeseen expenses and warranted completion date extensions.

DATED this 7th day of June, 2022.

CITY OF CRYSTAL LAKE, an
Illinois municipal corporation,

By: _____
Haig Haleblian, MAYOR

Draft

SEAL

ATTEST

_____
Nick Kachiroubas, CITY CLERK

PASSED: June 7, 2022
APPROVED: June 7, 2022

Draft

Agenda Item No: 20

City Council
Agenda Supplement

Meeting Date: June 7, 2022

Item: Ordinance waiving the bidding requirements under City Code Section 102-3 and for authorization to enter into agreements for the procurement of water treatment chemicals

Staff Recommendation: Motion to adopt an Ordinance waiving competitive bidding and authorizing the Mayor to execute a 90-day contract retroactively to May 1, 2022 with Alexander Chemical Corporation for the purchase of chlorine gas at $1.213 per pound ($182 per 150 pound cylinder) and Carus, LLC for the purchase of ortho and poly phosphates at $0.78/pound ($8.89 per gallon.)

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

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Background:
The City of Crystal Lake annually requests bids for chemicals used in the water treatment process. The chemicals used are chlorine (gaseous form) for disinfection, ortho poly phosphates for corrosion control and sequestration, and hydrofluosilicic acid (fluoride). These chemicals are used at the City's five water treatment plants to comply with drinking water standards set by the Illinois Environmental Protection Agency (IEPA). The term of the contracts has historically been one year with an option for a second year at a given bid price.

Supply chain and global demand issues associated with the production of the raw materials utilized to produce chlorine gas and ortho poly phosphates have resulted in the material suppliers to our current vendors declaring "force majeure" and imposing cost increases. The manufacturer/suppliers of our chemicals have indicated that they can no longer honor the contract prices bid in November of 2021.

The City has reached out to a number of municipalities such as Wilmette, Evanston, Highland Park and they are experiencing, or have experienced, recent significant cost increases. Some have taken City Council action to purchase chemicals at a higher cost or for a shorter duration than one year. Other local municipalities are purchasing on a periodic basis or waiving bidding requirements.

Staff has also reached out to other vendors that have historically bid on the City's contract and they stated that they have been directed to not enter into new contracts with customers because the supply is very limited. In other words, vendors are working hard to maintain adequate supplies for their current customers and will not take on additional business.

Prior to May 1, 2022, the City was paying $0.869/pound for chlorine gas ($130.35 per cylinder) and $0.71/pound ($8.094 per gallon) of ortho poly phosphate. The proposed 90-day price for chlorine will be $1.213 per pound ($182 per 150 pound cylinder) and $0.78/pound ($8.89 per gallon) for ortho poly phosphate.

Recommendation:

Based on the volatility of the market and supply limitations, it is staff's recommendation to waive the bidding requirements and authorize the Mayor to enter into a 90-day purchase agreement (effective retroactively to May 1, 2022) with Alexander Chemical Corporation for Chlorine Gas, and Carus LLC for Ortho Poly Phosphate in the submitted amounts. Staff will evaluate the market and availability from other vendors prior to July 31, 2022. It is likely that an additional 90-day purchase agreement will be required as market conditions do not appear likely to resolve prior to July 31, 2022. This issue has been reviewed by legal counsel. The Ordinance has been prepared by legal counsel.

Votes Required to Pass:

Two-thirds majority vote of Council members holding office (5 affirmative votes).

Ordinance #:
File

ORDINANCE APPROVING THE WAIVER OF COMPETITIVE BIDDING IN ORDER TO ENSURE PROCUREMENT OF WATER TREATMENT CHEMICALS

WHEREAS, the City annually requests bids for chemicals used in connection with the water treatment process; and

WHEREAS, in December of 2021, the City entered into an agreement with Alexander Chemical Corporation ("Alexander") to provide chlorine gas and with Carus, LLC ("Carus") to provide ortho poly phosphate (hereinafter, chlorine gas and ortho poly phosphate are referred to individually, or collectively referred to as the "Chemicals"); and

WHEREAS, both the contract with Alexander and the contract with Carus provided that the vendors would supply the Chemicals to the City at a fixed price through December of 2022; and

WHEREAS, the Contract between the City and Alexander established a price of $0.869 per pound of Chlorine the contract between the City and Carus established a price of $8.094 per gallon of ortho poly phosphate; and

WHEREAS, supply chain issues associated with the production of raw materials utilized to produce chlorine gas and ortho poly phosphates, created, in part by the ongoing conflict in Ukraine and plant disruptions due to fire (chlorine gas), have caused suppliers to chemical vendors to declare *force majeure* and maintain that they cannot supply product at agreed upon pricing; and

WHEREAS, both Alexander and Carus have indicated that they have been significantly impacted by these supply chain issues and have indicated that they can no longer honor the pricing which they agreed to prior to the conflict in Ukraine and chlorine gas supply issues; and

WHEREAS, the Chemicals are critical to the ability of the City to safely operate its water treatment facilities; and

WHEREAS, Alexander has indicated that it would continue to supply chlorine gas to the City at a fixed price of $1.213 per pound ($182/150 pound cylinder) through July, 2022;

WHEREAS, Carus has indicated that it would continue to supply ortho poly phosphate to the City at a fixed price of $0.78/pound ($8.89 per gallon); and

Draft

WHEREAS, §102-3(A)(9) of the City Code allows the City to enter into contracts for the procurement of goods, without the necessity of public bidding upon a vote of two-thirds of the Council Members then holding office; and

WHEREAS, in order to ensure a continued supply of the Chemicals and to provide City Staff with the opportunity to seek new competitive bids from vendors of the Chemicals, the Mayor and City Council have found and determined that it is in the best interests of the City and its residents to waive competitive bidding and to authorize the Mayor to enter into agreements with Alexander and Carus for the supply of chlorine gas and ortho poly phosphate, respectively, for the period of May, 2022 through July, 2022 based upon the pricing set forth above; and

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

SECTION ONE. Recitals. The foregoing recitals are incorporated as though fully set forth herein.

SECTION TWO. Waiver of Competitive Bidding and authorization to enter into Agreements with Alexander Chemical Corporation and Carus, LLC. The Mayor is hereby authorized to enter into agreements, in such form as may be approved by the Mayor, for the purchase of chlorine gas and ortho poly phosphate in such amounts as may be needed for use in the City's water treatment facilities, without the necessity of seeking competitive bids, as follows:

1. Purchase of Chlorine Gas from Alexander Chemical Corporation. Chlorine gas may be purchased from Alexander Chemical Corporation at the price of $1.213 per pound ($182 per 150 pound cylinder for the period of May 1, 2022 through July 31, 2022.
2. Purchase of Ortho Poly Phosphate from Carus, LLC. Ortho poly phosphate may be purchased from Carus, LLC at the price of $0.78/pound ($8.89 per gallon.) for the period of May 1, 2022 through July 31, 2022.

SECTION THREE. Effective Date. This Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form in the manner provided by law.

Draft

DATED this 7th day of June, 2022

APPROVED:

_____
Haig Haleblian, MAYOR

ATTEST:

_____
Nick Kachiroubas, CITY CLERK

PASSED: June 7, 2022
APPROVED: June 7, 2022

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

Draft

Agenda Item No: 21

City Council
Agenda Supplement

Meeting Date: June 7, 2022

Item: Adoption of the Amended Salary Ordinance for the 2022/23 Fiscal Year

Staff Recommendation: Motion to Adopt the Amended Salary Ordinance for the 2022/23 Fiscal Year,

Staff Contact: Jodie Hartman, Director of Finance/Treasurer
Julie Meyer, Director of Human Resources

Background:

Included with the adoption of the Annual Budget for Fiscal Year 2022/23 (FY23), the City Council also approved the annual salary ordinance on April 5, 2022. This annual salary ordinance establishes the pay ranges for all City employees each year.

As part of the annual salary ordinance, staff reviews the salary ranges for any recommended changes to the ranges. For the current year FY23, one of the recommendations adjusted the minimum and maximum salary range for Police Sergeants by 2.75%. Given the recent results of collective bargaining with the Police Officer union, Police Officers received a 3% increase on May 1, 2022. As such, staff is recommending to also provide a 3% increase to the Police Sergeant salary range, giving the Police Chief the ability to award the same increase to the sergeants. This change to the salary range requires an amendment to the compensation plan via the Salary Ordinance.

This 0.25% increase to the range has no effect on the budget as a 3% increase was budgeted for this position. It also does not guarantee any or all sergeants will receive a 3% increase.

Recommendation:

Motion to Adopt the Amended Salary Ordinance for the 2022/23 Fiscal Year.

Votes Required to Pass: Simple Majority.

Ord. No.
File No.

AN ORDINANCE RESTATING AND AMENDING CERTAIN ANNUAL, DAILY OR HOURLY PAY RATES AND PAY RANGES AND THE SALARY ADMINISTRATION SCHEDULE FOR THE CITY OF CRYSTAL LAKE EMPLOYEES

WHEREAS, the Mayor and City Council of the City of Crystal Lake (the "***City***") previously approved on April 5, 2022 "An Ordinance Establishing Certain Annual, Daily or Hourly Pay Rates and Pay Ranges and the Salary Administration Schedule for the City of Crystal Lake Employees" (the "***Annual Salary Ordinance***"); and

WHEREAS, since the adoption of the Annual Salary Ordinance, the City Manager has recommended further adjustments to the salaries of sergeants within the City's Police Department; and

WHEREAS, such adjustment in the Annual Salary Ordinance will not impact the budget amounts approved by the City Council; and

WHEREAS, the Mayor and City Council have determined that it is in the best interests of the City and its residents to restate and amend the Annual Salary Ordinance as hereinafter set forth;

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

SECTION I: ANNUAL, DAILY OR HOURLY RATES

That the ranges of annual, daily or hourly rates for the employees of the City are hereby to read as set forth on the amended chart attached hereto as Exhibit A (the "***Compensation Plan***").

SECTION II: SALARY ADMINISTRATION PROCEDURES

A. The City Manager shall develop procedures and direct the administration of those procedures to ensure that individual employee's wages are determined and allocated in an equitable manner in keeping with the goals and requirements of this policy.

B. New employees and newly promoted employees shall be paid a salary within their new salary range that is not less than the minimum of the range and does not exceed the maximum of their new pay range. Salary increases for individual employees will be timed and salary increase amounts will be determined following the specific criteria below:

Draft

1. Quality of performance since the employee's last salary adjustment.

2. Comparison of current salary to pay of other employees of like duties, responsibilities and performance.

3. Position of an employee's current salary within the pay range in terms of overall ability and overall performance since the employee first entered the range.

C. The City Manager shall annually direct the review and survey of certain positions and their salary ranges in comparison with other communities in proximity to the City of Crystal Lake or of like size and comparable composition.

D. The City Manager shall annually approve salary rates and their effective dates for all employees.

E. The City Manager may initiate exceptions to this policy when, in his judgment, such action is for the good of the organization.

SECTION III: JOB CLASSIFICATION:

That all positions of the City shall be separated into classifications and each classification shall have a pay range and the designation of an annual, daily, or hourly rate of pay. The classifications of positions may be modified as deemed appropriate by the City Manager.

All employees, including department directors, part-time employees and seasonal employees, shall receive such compensation as shall be determined from time to time by the City Manager; provided, however, no expenditure shall be made on account of or pursuant to appointment or employment by the City Manager unless sufficient funds have been appropriated in the annual budget.

SECTION IV: REPEALER

That all ordinances or parts of ordinances, rules and regulations in conflict with this ordinance shall be and are hereby repealed.

SECTION V: EFFECTIVE DATE

That this Ordinance shall be in full force and effect immediately upon its passage and approval in the manner provided by law; provided, however, that the pay rates set forth in the attached Compensation Plan shall relate back and shall be effective as of May 1, 2022.

DATED at Crystal Lake, Illinois, this 7th day of June 2022.

Draft

APPROVED:

_____

Haig Haleblian, Mayor

ATTEST:

_____

Nick Kachiroubas, City Clerk

PASSED: June 7, 2022
APPROVED: June 7, 2022

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

Draft

EXHIBIT A

Compensation Plan

Draft

Compensation Plan - Full-Time Non-Represented Employees
Effective 05.01.2022 to 04.30.2023
Amended 06.07.2022

		Annual		Hourly	
	Grade	Minimum	Maximum	Minimum	Maximum
Office Assistant	1	42,118	65,982	20.25	31.72
Police Records Assistant	3	46,437	72,760	22.33	34.98
Administrative Assistant	4	49,669	77,823	23.88	37.41
Community Service Officer	4	49,669	77,823	23.88	37.41
Development Services Representative	4	49,669	77,823	23.88	37.41
Financial Services Representative	4	49,669	77,823	23.88	37.41
Management Assistant	4	49,669	77,823	23.88	37.41
Development Services Specialist	5	53,167	83,275	25.56	40.04
Property Control Officer	5	53,167	83,275	25.56	40.04
Human Resources Assistant	6	56,906	89,145	27.36	42.86
Executive Assistant	7	61,441	96,234	29.54	46.27
Accountant	8	65,132	101,998	31.31	49.04
Building Inspector	8	65,132	101,998	31.31	49.04
Engineering Inspector	8	65,132	101,998	31.31	49.04
Fire Inspector	8	65,132	101,998	31.31	49.04
Management Analyst	8	65,132	101,998	31.31	49.04
Public Works Analyst	8	65,132	101,998	31.31	49.04
Support Services Coordinator	8	65,132	101,998	31.31	49.04
Lab Supervisor	9	70,994	111,191	34.13	53.46
Plans Examiner	9	70,994	111,191	34.13	53.46
Plumbing Inspector	9	70,994	111,191	34.13	53.46
Engineering Supervisor	10	81,548	119,967	39.21	57.68
Police Records Supervisor	10	81,548	119,967	39.21	57.68
Public Works Supervisor	10	81,548	119,967	39.21	57.68
Assistant City Planner	11	84,820	124,745	40.78	59.97
Assistant to the City Manager	11	84,820	124,745	40.78	59.97
Public Works Manager	11	84,820	124,745	40.78	59.97
Police Sergeant		114,629	125,237	55.11	60.21
		~~114,338~~	~~124,946~~	~~54.97~~	~~60.07~~
Civil Engineer	12	88,212	129,731	42.41	62.37
Assistant Finance Director	14	95,402	140,325	45.87	67.46
Public Works Superintendant	14	95,402	140,325	45.87	67.46
Assistant City Manager	15	99,200	145,285	47.69	69.85
Building Commissioner	15	99,200	145,285	47.69	69.85
Capital Engineering Manager	15	99,200	145,285	47.69	69.85
City Engineer	15	99,200	145,285	47.69	69.85
City Planner	15	99,200	145,285	47.69	69.85
Economic Development Manager	15	99,200	145,285	47.69	69.85
Fire Battalion Chief	15	99,200	145,285	47.69	69.85
Fire Bureau Chief	15	99,200	145,285	47.69	69.85
Police Commander	15	99,200	145,285	47.69	69.85
Deputy Fire Chief	17	108,360	165,747	52.10	79.69
Deputy Police Chief	17	108,360	165,747	52.10	79.69
Deputy Director of Public Works & Engineering	17	108,360	165,747	52.10	79.69
Director of Human Resources	18	112,702	171,420	54.18	82.41
Director of Information Technology	18	112,702	171,420	54.18	82.41
Deputy City Manager	19	117,213	185,133	56.35	89.01
Director of Community Development	19	117,213	185,133	56.35	89.01
Director of Finance	19	117,213	185,133	56.35	89.01
Director of Public Works & Engineering	20	121,893	192,553	58.60	92.57
Fire Rescue Chief	20	121,893	192,553	58.60	92.57
Police Chief	20	121,893	192,553	58.60	92.57

Draft

Compensation Plan - Regular & Temporary Part-Time Non-Represented Employees
Effective 05.01.2022 to 04.30.2023

	Grade	Hourly Minimum	Hourly Maximum
Temporary/Seasonal Positions			
Seasonal Laborer			
Public Works Fleet		12.00	15.00
Public Works Streets Summer		12.00	15.00
Public Works Water		12.00	15.00
Public Works Wastewater		12.00	15.00
Three Oaks Attendant		12.00	15.00
Three Oaks Lifeguard		12.00	16.00
Three Oaks Assistant Marina Manager		14.50	18.00
Three Oaks Assistant Lifeguard Manager		14.50	18.00
Public Works Streets Winter		22.50	26.50
Interns			
Administrative Intern		15.00	22.00
Engineering Intern		15.00	20.00
GIS Intern		15.00	20.00
Plannig Intern		15.00	20.00
Finance Intern		15.00	20.00
Regular Part-Time Positions			
Police Records Assistant	3	22.33	34.98
Firefighter II/EMT-B Trainee		12.00	12.00
Firefighter II/EMT-B [(1)]		15.50	19.00
Three Oaks Assistant Operations Manager		16.50	25.00
Three Oaks Maintenance Manager		16.50	27.00
Three Oaks Operations Manager		16.50	31.00

(1) Fire Rescue Part Time Staff: Additional $0.50/hour for each certification on top of base for for additional Certifications of Paramedic, FAE, or Firefighter III; Additional $0.50/hour for 10 years or more service to CLFRD

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Agenda Item No: 22

City Council
Agenda Supplement

Meeting Date: June 7, 2022

Item: Resolution of support for the Dvorak Drive and Walkup Road traffic control improvements

Recommendation: Adopt a Resolution supporting traffic control improvements at the intersection of Dvorak Drive and Walkup Road.

Staff Contact: Eric T. Helm, Deputy City Manager
Mike Magnuson, Director of Public Works and Engineering

Background:

Dvorak Drive provides access from Walkup Road to Prairie Ridge High School. While Prairie Ridge High School is located in the incorporated boundaries of Crystal Lake, the actual intersection of Dvorak Drive and Walkup Road is not in the City of Crystal Lake. The Nunda Township Road District, in accordance with an agreement between School District 155 and the Nunda Township Road District, is responsible for the maintenance of Dvorak Drive, including the approach to the intersection. The McHenry County Division of Transportation has jurisdiction over Walkup Road and the intersection.

In the past, there has been discussion about the installation of a traffic signal at this intersection. While the City is not responsible for the funding of the intersection improvements, City staff recommends supporting the installation of a traffic signal at the intersection. The attached resolution would formally express the City's support for the project.

Prairie Ridge High School also has an access drive that intersects Pleasant Hill Road opposite of Wisteria Drive. The section of Pleasant Hill Road adjacent to the Prairie Ridge High School property is a City street and therefore the City has jurisdiction over this section of road and the intersection. The City will be resurfacing this section of Pleasant Hill Road as part of the City's 2022 resurfacing program. In addition to the new pavement surface, the City will be replacing all of the pavement markings on this section of road including the crosswalk from Prairie Ridge High School across Pleasant Hill Road. The City will also perform traffic and pedestrian counts this fall when school is in session to review if additional traffic control devices, such as push button activated warning lights, are warranted at the crosswalk. A 20 miles per hour (mph) school speed zone is already posted on this section of Pleasant Hill Road.

Votes Required to Pass:

Simple majority

CITY OF CRYSTAL LAKE

RESOLUTION NO. 2022-R-_____

A RESOLUTION SUPPORTING THE INSTALLATION OF A TRAFFIC SIGNAL ON WALKUP AVENUE AT PRAIRIE RIDGE HIGH SCHOOL

WHEREAS, the City of Crystal Lake (the "***City***") has a long history of promoting traffic improvements to foster safe vehicular travel and protect pedestrians and other users along public ways; and

WHEREAS, traffic conditions along Walkup Avenue at the entrance of Prairie Ridge High School present safety conditions to motorists, bicyclists, pedestrians, and other users of Walkup Avenue; and

WHEREAS, although Walkup Avenue is a county highway over which the City has no jurisdiction, authority, or responsibility, such highway serves the City, its residents, and the general public; and

WHEREAS, to better ensure the safety of those attending and otherwise using Prairie Ridge High School, as well as those using Walkup Avenue in the vicinity of such high school, the City believes that it is in the best interests of the traveling public to have a traffic signal installed on Walkup Avenue at the entrance of Prairie Ridge High School; and

WHEREAS, the Mayor and City Council of the City hereby encourage the County to pursue all reasonable opportunities to cause a traffic signal to be installed on Walkup Avenue at the entrance of Prairie Ridge High School; and

WHEREAS, on behalf of the City and its residents, the City Council hereby supports the installation of a traffic signal on Walkup Avenue at the entrance of Prairie Ridge High School;

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

SECTION ONE: RECITALS. The foregoing recitals are incorporated in and made a part of this Resolution by this reference as findings of the Mayor and City Council.

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SECTION TWO: SUPPORT FOR TRAFFIC SIGNAL. For the reasons set forth in this Resolution, the Mayor and City Council hereby support the installation of a traffic signal on Walkup Avenue at the entrance of Prairie Ridge High School. Further, the Mayor and City Council encourage the McHenry County Board and its Division of Transportation to take all reasonable measures to cause the installation of a traffic signal on Walkup Avenue at the entrance of Prairie Ridge High School.

SECTION THREE: PRESENTATION. The City Manager is hereby authorized and directed to cause a certified copy of this Resolution to be delivered to the Chair of the McHenry County Board, the McHenry County Clerk, and the Director of the McHenry County Division of Transportation.

SECTION FOUR: EFFECTIVE DATE. This Resolution shall be in full force and effect upon the passage and approval in the manner provided by law.

PASSED THIS ___ DAY OF _____, 2022.

AYES:

NAYS:

ABSENT:

APPROVED THIS ___ DAY OF _____, 2022.

_____
Mayor

SEAL

ATTEST:

_____
City Clerk

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